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# Solid Fuel Heater Building Consent Application

KAIPARA DISTRICT COUNCIL

| Owner Details                              | Applicant Details                                  |
|--------------------------------------------|----------------------------------------------------|
| Owner <u>David &amp; Margaret Morrison</u> | Applicant <u>Plumbing &amp; Heating Centre Ltd</u> |
| Postal Address .....                       | Postal Address <u>102 Jervois Street,</u>          |
| .....                                      | <u>R02, Dargaville, 0372</u>                       |
| Phone No: .....                            | Phone No: <u>09 439 6123</u>                       |
| Fax No: .....                              | Fax No: <u>09 439 624</u>                          |

Post Information to

Owner

☐

Applicant

☒

## Project Location

Street Address: Bradleys Landing East Road

Legal Description\* Lot 2 DP 16851, LOTS 12 DP: 116263

Valuation No\*: 01050-15401

\*Refer to your rates notice

## Solid Fuel Heater Details

Make: Metro Ltd Model: Wee Rad

Total Value of Work (estimated): \$ 2500

Wetback ☐ Freestanding ☒ Inbuilt ☐ Existing Flue ☐

New ☒ Existing ☐ Second Hand ☐

Installers Name: .....

Address: .....

Plumbers Name (if wetback): .....

Address: .....

Please ensure your application is accompanied by:

- Two copies of the manufacturers test approved installation instructions including flue kit installation.
- A floor plan sufficient to show accurately the location the appliance within the building.
- Application fee of \$144.00

Signed: David Uby

Date: 9.5.08

Receipt Number 548399

Date: 20.05.08

## Tax Invoice

D and M Morrison  
C/- Plumbing and Heating Centre Limited  
102 Jervois Street  
Dargaville

GST Reg No. 52-237-122  
Date 20/05/08  
Customer No: BC080389  
Invoice Number 21690

080389 : 292 BRADLEYS LANDING EAST ROAD, BRADLEYS  
Install Metro Ltd Wee Rad  
Owner: D and M Morrison

| Qty                                                                                                                                                                                                                                                                                                                                                                                                     | Description              | Rate | Amount          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------|-----------------|
|                                                                                                                                                                                                                                                                                                                                                                                                         | Building Consent Fee     |      | 144.00 *        |
|                                                                                                                                                                                                                                                                                                                                                                                                         | (* Incl GST \$16.00)     |      |                 |
|                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Total incl. GST</b>   |      | <b>\$144.00</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                         | <b>LESS DEPOSIT PAID</b> |      | <b>144.00CR</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Net Due</b>           |      | <b>0.00</b>     |
|  <p>KAIPARA DISTRICT</p> <p>Kaipara te Oraohangi - Two Oceans Two Harbours</p> <p>TAX INVOICE RECEIPT (GST NO. 52-237-122)<br/>Received with thanks by 3/87</p> <p>20-05-08 9:14 Receipt no.548395</p> <p>DR BC080389 FIRE PLACE 144.00-<br/>D and M Morrison::C/- Plumbing and Heat</p> <p>Cash Tendered 144.00</p> |                          |      |                 |

### Remittance Advice

Please use this remittance when making your payment and make cheques payable to Kaipara District Council.

D and M Morrison  
C/- Plumbing and Heating Centre Limited  
102 Jervois Street  
Dargaville

Customer Number BC080389  
Invoice Date 20/05/08  
Invoice Number 21690  
Amount Due 0.00



Kaipara te Orangahui • Two Oceans Two Harbours

# Solid Fuel Only

## Application Acceptance Checklist

KAIPARA DISTRICT COUNCIL

\*FOR COUNCIL USE ONLY

Name Of Applicant D & M Morrison BC 080389Received By Doolie Date Stamp 

|                          |
|--------------------------|
| RECEIVED                 |
| 20 MAY 2008              |
| Kaipara District Council |

Received <sup>?</sup> ☐ In Person ☐ By Mail ☐ By Courier ☐ By Email ☐ Other☒ Print off 'General Property Information' to confirm legal description of property.☒ Certificate of Title provided or other evidence of ownership.☒ Check that all sections (1 – 14) of the application have been filled in and the application has been signed and dated.☒ Check that all relevant details (plans, calc and specs) for Part B (PIM) and Part C (Building Consent) are provided.☒ Check all **contractors** have been listed in Part D (Key Personnel).☒ Check that Part E (Compliance Schedule Details) is completed.☒ Is the **Building Consent Application Checklist** completed?☒ Is the **Means of Compliance Checklist** completed?☒ Are any other application forms required, ie☐ Vehicle Crossing☐ Fire Service Design☐ Rapid Application☐ Application for Reticulated ServicesFees: \$144.00Receipt Number 548399Date 20.05.08Received By Doolie



Kaipara te Orangahui • Two Oceans Two Harbours

## Application Acceptance Checklist

KAIPARA DISTRICT COUNCIL

### Building Consent Processing Time

A building consent authority has 20 working days from the date the application for a building consent was received to decide whether to refuse or grant the application.

**Further Information:** A building consent authority may request more information in respect of the application within 20 working days from the date the application was received. If a request is made, the 20 working day period is suspended until the building consent authority receives this information.

### The Building Consent

A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent, unless the owner has gained approval from the building consent authority to extend the time required.

### Inspections

Most projects require between 1 and 8 inspections. Additional inspections will be charged as required. Refer to Fees and Charges booklet.

Please phone council 48 hours ahead to book an inspection, and provide the following details: owners name, site address, building consent number, contact phone number and type of inspection required. The building consent documentation pack should be kept on the building site and be available at all times. Copies of the inspection details will be left onsite. They will state what work needs to be completed and re-inspected before work can progress, or that the completed work has passed inspection and work may continue to the next stage.

### Code Compliance Certificate

The building consent authority must decide within 24 months from the building consent being granted, whether to issue the code compliance certificate. Once again, the owner can also apply for an extension of time if required.

The owner must apply for a Code Compliance Certificate after all work set out in the building consent approval has been completed.

The following documentation should be submitted with the application for the code compliance certificate, (if they have not already been presented):

- any certificates relating to any gas fitting or prescribed electrical work (energy work)
- As Built plans for plumbing and drainage
- a complete list of all personnel who undertook work, including registration numbers if applicable.
- certificates relating to specific design (ie trusses, beams outside of NZS3604)
- installers certificates (ie fire places)

If the owner does not supply the requested information it may not be possible to issue a code compliance certificate.

# Kaipara District Council

## General Property Information

### Property

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Valuation No.     | 0105015401: (GIS)                                                |
| Location          | 292 BRADLEYS LANDING EAST ROAD, BRADLEYS LANDING                 |
| Legal Description | LOT 2 DP 16851 LOTS 1 2 DP 116263                                |
| Owner             | Morrison David Max : Morrison Margaret Elizabeth & Ors           |
| Owner Address     | C/- DSR Farms Ltd : 42 Maungaraho Rock Road : RD 10 : Dargaville |
| Area (hectares)   | 83.8317                                                          |

### Rates

| Government Valuation            |             |
|---------------------------------|-------------|
| Land                            | \$ 540,000  |
| Improvements                    | \$ 210,000  |
| Capital Value                   | \$ 750,000  |
| Current Rates Year 2007 to 2008 |             |
| Annual Rates                    | \$ 2,448.50 |
| Current Instalment              | \$ 408.00   |
| Outstanding Balance             | \$ 448.70   |
| Arrears for Previous Years      |             |
| Next Instalment Date            |             |

| Planning/Resource Management      |                                                                                                    |
|-----------------------------------|----------------------------------------------------------------------------------------------------|
|                                   | RESOURCE CONSENT 080073 : Subdivide Lot 1 DP 116263 into Two Lots. : End of deferral S.37 15/05/08 |
|                                   | RESOURCE CONSENT 951203 : SUBDIVISION INTO 2 LOTS : Section 306(LGA) Certificate Issued 5/12/86    |
| Building                          |                                                                                                    |
| 4/07/06                           | BUILDING CONSENT 060511 : Alterations and Additions to a Dwelling : Consent Granted 4/07/06        |
| 2/12/05                           | BUILDING CONSENT 050999 : Addition to Dining Room : Consent Granted 2/12/05                        |
| 22/10/93                          | BUILDING CONSENT 950153 : IMPLEMENT SHED : Code Compliance Cert Issued 12/04/94                    |
| 28/07/93                          | BUILDING CONSENT 950152 : ADD TO DWELLING : Code Compliance Cert Issued 12/04/94                   |
| 18/03/92                          | BUILDING PERMIT J 60050 ADD TO GARAGE- SLEEPOUT                                                    |
| 26/01/88                          | BUILDING PERMIT F 001698 WOOLSHED                                                                  |
| 26/08/86                          | BUILDING PERMIT D 046074 IDEAL GARAGE/WORKSHOP                                                     |
| 8/11/84                           | BUILDING PERMIT B 026746 DWELLING                                                                  |
| Licences                          |                                                                                                    |
| No information located            |                                                                                                    |
| Sewer & Drainage                  |                                                                                                    |
| No information located            |                                                                                                    |
| Land and Building Classifications |                                                                                                    |
| No information located            |                                                                                                    |
| Transport                         |                                                                                                    |

## General Property Information

Page 2 of 2

|                              |
|------------------------------|
| No information located       |
| <b>Special Land Features</b> |
| No information located       |
| <b>Swimming Pools</b>        |
| No information located       |
| <b>Other</b>                 |
| No information located       |
| <b>** End of enquiry **</b>  |

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Author: Greg M Lee





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**0105015401 292 BRADLEYS LANDING EAST ROAD, BRADLEYS LANDING LOT 2 DP 16851  
LOTS 1 2 DP 116263 Morrison David Max**

The information displayed has been taken from Kaipara District Council's databases and maps. It is made available in good faith but its accuracy or completeness is not guaranteed.

Position of property boundaries is INDICATIVE only and must NOT be used for legal purposes. All services data should be verified before commencing work. Digital cadastral data supplied by Critchlow Associates Ltd. Sourced from Land Information New Zealand data. Crown Copyright Reserved.

**Kaipara**  
DISTRICT



Kaipara District Council - Two Oceans Two Horizons

**Building Consent Inspection Checklist**

KAIPARA DISTRICT COUNCIL

| Required Inspections |                          | Building Consent No.<br><b>080389</b>                                                                                                                                                                                           |
|----------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <b>Foundations</b>       | Excavations level clean, reinforcement in place, starters tied, with correct clearances prior to placement of concrete. Tanking.                                                                                                |
|                      | <b>Subfloor</b>          | Sub floor bracing connectors, crawl space, dpc.                                                                                                                                                                                 |
|                      | <b>Floor Slab</b>        | Damp proofing /or reinforcement in place, correct clearances, plumbing and drainage pipes in place protected, damp proofing continuous to the exterior face of the building.                                                    |
|                      | <b>Masonry</b>           | Including bond beams, reinforcement in place, starters tied, bottom of core and ports clean, plumbing and drainage pipes in place. Tanking.                                                                                     |
|                      | <b>Pre-Cladding</b>      | Exterior bracing straps, building paper placement, external and internal flashings, cavities, fixing as per specifications, fixing materials eg stainless steel and corresponding to cladding system.                           |
|                      | <b>Brick Veneer</b>      | When the veneer reaches sill height (brick ties, weep holes, clean cavities, steel lintels which support brickwork).                                                                                                            |
|                      | <b>Pre-lining</b>        | At the stage where exterior cladding joinery is in place, but prior to the erection or fixing of internal linings, includes plumbing in walls under test, framing, bracing, moisture content, insulation, fixings for subfloor. |
|                      | <b>Insulation</b>        | Skillion roofs, solid construction (where insulation cannot be seen at the preline stage).                                                                                                                                      |
|                      | <b>Gib Nail</b>          | Sheet bracing insulation, double skin firewalls                                                                                                                                                                                 |
|                      | <b>Sanitary Drainage</b> | Manholes, benching, test on lines bedding SS connection, septic tank, irrigation installations prior to backfilling.                                                                                                            |

As Built Drainage Plan Required? YES ☐ NO ☐

|   |                                     |                                                                                                                                                                                                                                |
|---|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Stormwater Drainage</b>          | All drains, manholes, connection to SW system, soak holes in place but prior to covering up.                                                                                                                                   |
|   | <b>Disconnect Sanitary Drainage</b> | Demolition work, capping sewer.                                                                                                                                                                                                |
|   | <b>Disconnect Stormwater</b>        | Removal capping of existing stormwater connection.                                                                                                                                                                             |
|   | <b>Disconnect Water</b>             | Removal of water meter from Council supply.                                                                                                                                                                                    |
|   | <b>Special Conditions</b>           | Where notice is required for specific items.                                                                                                                                                                                   |
| ✓ | <b>Completion</b>                   | Weathertightness, flashings, doors, deviation from plans, building, plumbing, drainage, free sting fire unit completion of all work authorised by this consent required prior to the issue of the Code Compliance Certificate. |

Contact: **Kaipara District Council**

Telephone: Dargaville Telephone (09) 439 7059 fax: (09) 439 6756

Kaiwaka Telephone (09) 431 2013 fax: (09) 431 2023

Depending on the form of construction some of these inspections could  
be incorporated into one inspection  
Other Inspections May Be Necessary

**Note:** This form is to be kept on site at all times together with the approved plans/specifications.  
One working days notice is required for all inspections

**KAIPARA DISTRICT COUNCIL**  
**Building Consent Status History Change**  
New Current Status , Enquiry , Search

---

**No:** 080389

**Applicant:** D and M Morrison

**Proposal:** Install Metro Ltd Wee Rad

**Location:** 292 BRADLEYS LANDING EAST ROAD, BRADLEYS

**Valuation No:** 0105015401

**Overseer:** Western

| Change Status        | Status date | Delete                        | Insert                        | Status Notes     |
|----------------------|-------------|-------------------------------|-------------------------------|------------------|
| Formally Received    | 20/05/08    | <a href="#">delete status</a> | <a href="#">insert status</a> |                  |
| Invoiced             | 20/05/08    | <a href="#">delete status</a> | <a href="#">insert status</a> | 21690            |
| Information Received | 20/05/08    | <a href="#">delete status</a> | <a href="#">insert status</a> | Fees Paid 548399 |
| Information Received | 30/05/08    |                               |                               | ok to issue      |

New Current Status , Enquiry , Search

[Cancel](#)

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*Author: Lesley Marshall*



# Building Consent Conditions

KAIPARA DISTRICT COUNCIL

TO: Customer Services Team

FROM: ~~Derek Higgins / John / John / Derek Free / Des Sharpe~~

Please insert the conditions indicated into BC No: 080389

- 01 This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.
- 02 No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
- 03 IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.
- 04 As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
- 05 Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc. within certain prescribed distances of an overhead electric line.
- 06 To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.
- 07 NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 222 of the Building Act 2004, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:
  - 08 a) at least 2 working days notice of the intended commencement of construction.
  - 09 b) at least 1 working days notice of the covering up of any
    - 10 i) drainage or plumbing
    - 11 ii) excavation for a foundation
    - 12 iii) reinforcing steel for a foundation
    - 13 iv) timber required to have a specific moisture content
    - 14 v) other work required to give notice as a condition
- 15 Council MUST be notified at the completion of building work on the attached form.
- 16 This building MUST NOT be used for human habitation.
- 17 THIS CONSENT IS ISSUED SUBJECT TO AN ENTRY PURSUANT TO SECTION 72 OF THE BUILDING ACT 2004. EQC ADVISES THAT THIS MAY EFFECT THE NATURAL DISASTER INSURANCE. REFER TO THE ATTACHED STATEMENT AND CLAUSE 3(D) OF THE 3RD SCHEDULE TO THE EARTHQUAKE COMMISSION ACT 1993.
- 18 From 28 April 2003 all new dwellings, additions or alterations to dwellings must be provided with domestic smoke alarm(s) in order to comply with the Building Code.
- 19 This Building Consent is issued subject to Section 37 of the Building Act 2004 whereby no building work shall be carried out until Resource Consent is granted.
- 20 This building consent is issued subject to the condition that the element(s) of the building work with limited life/lives which is/are the subject of this building consent, is/are demolished, removed or altered on or before the end of the specified intended life
- 21 Council recommends that woodburners are installed by a member of the New Zealand Home Heating Association and an installers certificate is submitted to Council with the application for Code Compliance Certificate

|    |   |
|----|---|
| 1  | ✓ |
| 2  | ✓ |
| 3  | ✓ |
| 4  | ✓ |
| 5  |   |
| 6  |   |
| 7  |   |
| 8  |   |
| 9  |   |
| 10 |   |
| 11 |   |
| 12 |   |
| 13 |   |
| 14 |   |
| 15 |   |
| 16 |   |
| 17 |   |
| 18 | ✓ |
| 19 |   |
| 20 |   |
| 21 | ✓ |

Other non standard condition/s:

New Freestanding Fireplace.

A Compliance Schedule ~~is~~ / is not required for the building.

PIM NUMBER : 080389

This Project Information Memorandum confirms that building work may be carried out.

Council advises the applicant that:

**1. This document is not approval to build.**

2. Once a building consent is issued, the Council will follow up on building work not completed within two years of building consent issue.
3. A building consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
4. If the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
5. If the building is wholly or partly a dam, a project information memorandum and building consent must be obtained from the regional authority.
6. The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etc.
7. Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etc.) before you make an application for a building consent.

This Project Information Memorandum includes :

- **Information identifying special features of the land concerned**

- The proposed project complies with / ~~does not comply with~~ the District Plan zoning as it does/~~does not meet~~ the Rural Zone Rules. ~~Please see the attached Form 4.~~

- There are special planning restrictions (include exact reference from page 1 heritage & landscape protection) known to affect this site which will have an impact on the proposed project. Please refer to the attached Heritage and landscape protection rules.
  - The site contains an overland flow path that needs to be maintained e.g. through the building of a "swale drain". OR For your information: The site is low lying but is not known to flood. OR For your information: The site is located in a natural floodplain that is assisted by a number of flood drainage schemes.
  - This property is subject to a section 73 notice - where an entry has been made on the Certificate of Title to allow land subject to certain hazards to be developed as long as the owner and future owners are aware of the risks. Under section 392 of the Building Act, the Council is not liable in any civil proceedings brought against it in respect of a building consent issued under section 72 where the building suffers damage directly or indirectly from the natural hazard noted on the Certificate of Title. Please also note that the existence of an entry under Section 74 of The Building Act 2004 may limit statutory natural disaster insurance. Refer to Clause 3(d) of Third Schedule to The Earthquake Commission Act 1993. Please call the Earthquake Commission on 0800 652 333 if you have any enquiries about your property.
  - The Council's records show that the building site may be subject to one or more natural hazards (list hazards). You will need to take both legal and engineering expert advice as this proposed building development will, or may, be subject to risks. You need to take these risks into account in this building project. The building consent, if the natural hazard is verified, will be subject to a section 73/74 notice which will be registered against the title of this property at building consent stage. The existence of an entry pursuant to section 73 / 74 of the Building Act 2004 may limit statutory natural disaster insurance. Refer Clause 3(d) of the Earthquake Commission Act

- 1993. For further information please contact the Earthquake Commission on 0800 652 333.
- 

- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**

- For your information: The Council has found that the site wind zone rating is (low / medium / high / very high / exceeds very high. Special engineering will be required.
- For your information: The Council has found that the site exposure zone is Sea Spray Zone Zone 1 Zone 2
- The provisions (hoardings / gantries / temporary support) being made with regard to building over or adjacent to a road or public place are acceptable / not acceptable.
- The existing building is classified as insanitary / dangerous / earthquake prone.
- The site is known to be affected by hazardous contaminants (chemical contamination / underground tanks / asbestos) which may impact on the proposed project. The Northland Regional Council has been advised of your application, and ...
- An evacuation scheme may be required for the proposed building, under section 21A of the Fire Services Act. Please see the attached form that, when completed, must be sent to the New Zealand Fire Services.
- Council considers that notification to the New Zealand Historic Places Trust is required under section 39. A copy of the PIM application has therefore been sent to the New Zealand Historic Places Trust, under section 39 of the Building Act, as the application affects a (registered historic place / historic area / wahi tapu / wahi tapu area). The Historic Places Trust may impose conditions on the application, and a Building Consent will not be issued by the Council until approval, or conditions, from the Historic Places Trust is received.
- Under section 38 of the Building Act, a copy of this PIM has been sent to (statutory / network utility authority) as they are affected by the proposal.

- **Details of relevant infrastructure systems**

- The proposed vehicle access (gradient / width / length) needs to comply with District Plan requirements. Attached, for your use, is a copy of the crossing application form and supporting information can be found in section 9 of the District Plan.
- The Northland Regional Council Transitional Regional Rule for small domestic sewerage treatment systems, requires that there be a two metre separation between the lowest point of a septic tank effluent field and the highest ground water level. As this can only be determined by an examination of your site it is recommended that you seek professional advice on this point. If you cannot obtain the required separation it will be necessary to apply to the Northland Regional Council for a Resource Consent to discharge effluent.
- The proposed methods for building over or near service pipes acceptable/ not acceptable. The application needs approval from the Assets section of Council, and design of the building needs to meet their requirements.

- **Details of authorisations which have been granted**

- The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
  - Previous resource consents granted include ...
  - Previous network utility operator authorisations include...
-

- **Notification of any authorisation which must be obtained before the proposed building work may be undertaken**
  - The alterations to the property and/or the use mean/s that a review of the means of escape and access and facilities for people with disabilities may need to be upgraded. The building use type is listed in Schedule 2 of the Building Act, as such the provisions of sections 117–120 may apply and access and facilities for people with disabilities must be considered.
  - You will require a health license/liquor license to operate, and this requirement will be subject to the building consent being granted. Please see the enclosed application forms.
  - As the PIM application outlines plans for more than one unit, you may have to provide additional development contributions as per the Council's development contributions policy. Please note that a code compliance certificate cannot be issued until all development contributions have been paid. Please find attached a Section 36 Development Contribution Notice, form 3.
  - The building work referred to in this PIM will / may be affected by active resource consents - please see the attached conditions from Resource Consent (number).
  - The PIM is subject to a condition under section 75 of the Building Act (2004) where 1 or more of the specified allotments (provide allotment DPs) must not be transferred or leased except in conjunction with (provide allotment DPs) of those allotments. The attached certificate is to be signed by owner and proof of lodgement with the Registrar General of Land must be provided to Council before the building consent may be granted. If required, exemptions to section 75 are possible if the building work is constructed with a party wall on the boundaries of the allotments referred to, or if the owner provides evidence of an application to the Registrar-General of Land for amalgamation of the allotments.
  - Please apply for a section 363A Certificate of Public Use if you wish to continue to use the premises for public use while building commences.
- **Details of authorisations which have been refused**
  - The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
  - Previous resource consents refused include...
  - Previous network utility operator refusals include...

**Attachments:**

- GIS map of property and utilities etc.
- Form 4
- Application to the Fire Commissioner for approval of an evacuation scheme
- Form 3
- Section 73 Notification
- Section 74 removal of hazard condition
- Section 75 Allotment development condition
- Section 363A Application for certificate of public use
- Resource Consent application form
- Rapid Number application form
- Liquor License form
- Health license form
- Crossing application form
- Vehicle access rules
- Zone rules
- Heritage rules

[illegible]

|                                                                                           |                                                                                                                                                        |
|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>This project information memorandum includes:</b>                                      |                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                       | Information identifying relevant special features of the land concerned                                                                                |
| <input checked="" type="checkbox"/>                                                       | Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings |
| <input type="checkbox"/>                                                                  | Details of relevant utility systems                                                                                                                    |
| <input type="checkbox"/>                                                                  | Details of authorisations that have been granted                                                                                                       |
| <input type="checkbox"/>                                                                  | Notification of any other authorisations that must be obtained before the proposed building work may be undertaken                                     |
| <input type="checkbox"/>                                                                  | Details of authorisations, which have been refused                                                                                                     |
| Building work may be carried out? <u>Yes</u> Building work may not be carried out?        |                                                                                                                                                        |
| PROCESSED BY: (Print Name)                                                                |                                                                                                                                                        |
| SIGNED:  | DATE: <u>26-5-08</u>                                                                                                                                   |

## Project Information Memorandum 080389

Section 31, Building Act 2004

D and M Morrison  
C/- Plumbing and Heating Centre Limited  
102 Jervois Street  
Dargaville

Issue Date: 3/06/08  
Application Date: 20/05/08  
Overseer: Western

### THE PROJECT:

**Description:** Install Metro Ltd Wee Rad  
DOMESTIC FIREPLACES

**Type of Work:**

**Estimated Value:** \$2,500

**Intended Use:** Housing - Detached - Fireplace

**Intended Life:** Indefinite, but not less than 50 years

**Stages:** Being Stage 1 of an intended 1 Stages

### THE BUILDING:

**Street Address of Building:** 292 BRADLEYS LANDING EAST ROAD, BRADLEYS

**Valuation Number:** 0105015401

**Legal Description:** LOT 2 DP 16851 LOTS 1 2 DP 116263

**Building Name:**

**Location of Building within site/block number:**

**Level/Unit Number:**

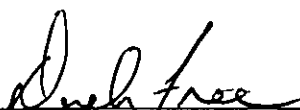
This Project Information Memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the Building Consent.

This project information memorandum includes:

\_\_\_ Information identifying special features of the land concerned

\_\_\_ Information about the land or building concerned notified to the Council by any statutory organisation having the power to classify land or buildings

Signature



Date: 3/06/08

Position Building Services Officer

On behalf of: KAIPARA DISTRICT COUNCIL

**PIM NUMBER : 080389**

**This Project Information Memorandum confirms that building work may be carried out.**

**Council advises the applicant that:**

**1. This document is not approval to build.**

2. Once a building consent is issued, the Council will follow up on building work not completed within two years of building consent issue.
3. A building consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
4. If the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
5. If the building is wholly or partly a dam, a project information memorandum and building consent must be obtained from the regional authority.
6. The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etc.
7. Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etc.) before you make an application for a building consent.

**This Project Information Memorandum includes :**

- **Information identifying special features of the land concerned**  
The proposed project complies with the District Plan zoning as it does meet the Rural Rules.
- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**
  - For your information: The Council has found that the site wind zone rating is high.
  - For your information: The Council has found that the site exposure zone is Zone 1

**Attachments:**

- GIS map of property and utilities etc.
-

## Building Consent 080389

(Form 5) Section 51, Building Act 2004

D and M Morrison  
C/- Plumbing and Heating Centre Limited  
102 Jervois Street  
Dargaville

Issue Date: 3/06/08  
Application Date: 20/05/08  
Overseer: Western

### THE PROJECT: (the following Building Work is authorised by this Building Consent)

|                         |                                                  |
|-------------------------|--------------------------------------------------|
| <b>Description:</b>     | Install Metro Ltd Wee Rad<br>DOMESTIC FIREPLACES |
| <b>Type of Work:</b>    |                                                  |
| <b>Estimated Value:</b> | \$2,500                                          |
| <b>Intended Use:</b>    | Housing - Detached - Fireplace                   |
| <b>Intended Life:</b>   | Indefinite, but not less than 50 years           |
| <b>Stages:</b>          | Being Stage 1 of an intended 1 Stages            |

### THE BUILDING:

|                                                       |                                          |
|-------------------------------------------------------|------------------------------------------|
| <b>Street Address of Building:</b>                    | 292 BRADLEYS LANDING EAST ROAD, BRADLEYS |
| <b>Valuation Number:</b>                              | 0105015401                               |
| <b>Legal Description:</b>                             | LOT 2 DP 16851 LOTS 1 2 DP 116263        |
| <b>Building Name:</b>                                 |                                          |
| <b>Location of Building within site/block number:</b> |                                          |
| <b>Level/Unit Number:</b>                             |                                          |

### THE OWNER:

|                                                                                  |                  |                 |                     |
|----------------------------------------------------------------------------------|------------------|-----------------|---------------------|
| <b>Owners Name:</b> D and M Morrison                                             |                  |                 |                     |
| <b>Owners Mailing Address:</b> C/- DSR Farms Ltd, 42 Maungaraho Rock Road, RD 10 |                  |                 |                     |
| <b>Street Address/Registered Office:</b>                                         |                  |                 |                     |
| <b>Phone</b>                                                                     | <b>Landline:</b> | <b>Daytime:</b> | <b>After Hours:</b> |
| <b>Number</b>                                                                    | <b>Mobile:</b>   | <b>Fax:</b>     |                     |
| <b>Email:</b>                                                                    |                  | <b>Website:</b> |                     |

### FIRST POINT OF CONTACT: (with the Council/Building Authority)

|                                                                                                 |                  |                 |                     |
|-------------------------------------------------------------------------------------------------|------------------|-----------------|---------------------|
| <b>First Point of Contact:</b>                                                                  |                  |                 |                     |
| <b>Mailing Address:</b> C/- Plumbing and Heating Centre Limited, 102 Jervois Street, Dargaville |                  |                 |                     |
| <b>Phone</b>                                                                                    | <b>Landline:</b> | <b>Daytime:</b> | <b>After Hours:</b> |
| <b>Number</b>                                                                                   | <b>Mobile:</b>   | <b>Fax:</b>     |                     |
| <b>Email:</b>                                                                                   |                  | <b>Website:</b> |                     |

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.

Signature



Date: 3/06/08

Position Building Services Officer

On behalf of KAIPARA DISTRICT COUNCIL

**ADDENDA TO THIS BUILDING CONSENT:**

1. This building consent will lapse and be of no effect if the building work to which it relates does not commence within 12 months after the date of issue. The consent may be extended for any further period at the discretion of council.
2. No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
3. IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.
4. As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
5. From 28 April 2003 all new dwellings, additions or alterations to dwellings must be provided with domestic smoke alarm(s) in order to comply with the Building Code.
6. Council recommends that woodburners are installed by a member of the New Zealand Home Heating Association and an installers certificate is submitted to Council with the application for the Code Compliance Certificate

**COMPLIANCE SCHEDULE:**

A compliance schedule is not required for the building.

**ATTACHMENTS:**

Copies of the following documents are attached to this building consent:

**BUILDING CONSENT FEES:**

Please note that further fees may be required to be paid before a Code Compliance Certificate is issued for this Building Consent. All fees must be paid before a Code Compliance Certificate will be issued.

---



102 Jervois Street  
P.O. Box 377  
Dargaville 0340  
Phone: 09 439 6123  
Fax: 09 439 6124  
E: sales@plumbingandheat.co.nz

# PRODUCER STATEMENT

ISSUED BY: Plumbing & Heating Centre Ltd  
INSTALLER NO: 1641

TO: D & M Morrison

IN RESPECT OF: Installation of solid fuel heater

AT: 292 Bradleys Landing East Road  
R D 4, Dargaville 0374

Andrew Boakes has contracted to: D & M Morrison

I, Andrew Boakes, Certified Installer no: 1641 have sighted Building Consent No: 080389 and believe on reasonable grounds that the solid fuel heating appliance installation has been as per the above Building Consent and the Heater Manufacturers instructions.

CERTIFIED INSTALLER: Andrew Boakes  
DATE: 22<sup>nd</sup> May 2008

EMPLOYED BY: PLUMBING & HEATING CENTRE LTD  
102 JERVOIS STREET  
P O BOX 377  
DARGAVILLE 0340  
PH: (09) 439 6123  
FAX: (09) 439 6124

**Inspection summary for one consent** 03 Jul 2008 02:49:37 PM

**Page: 1**

Summary of Inspections for Building Consent 080389

---

Applicant: D and M Morrison : C/- Plumbing and Heating Cent  
Project location: 292 BRADLEYS LANDING EAST ROAD, BRADLEYS  
Project descrn: DOMESTIC FIREPLACES  
Install Metro Ltd Wee Rad  
Estimated value: \$ 2,500  
Consent issued: 3/06/08  
CCC issued: 17/06/08  
Overseer: Western

Inspection details:

16/06/08 Jim Vallance

Producer statement for installation received from  
Andrew Boakes, certified installer No 1641.



KAIPARA DISTRICT COUNCIL

# Application for a Code Compliance Certificate for 080389

(Form 6) Section 92 Building Act 2004

D and M Morrison  
C/- Plumbing and Heating Centre Limited  
102 Jervois Street  
Dargaville

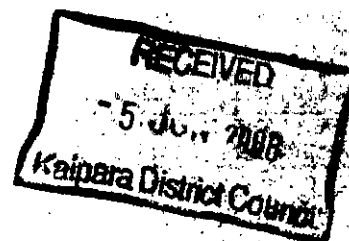
Issue Date: 3/06/08  
Application Date: 20/05/08  
Overseer: Western

## IMPORTANT:

You need to submit this form when requesting your final inspection. Please check that the details below are still current when submitting it, and that all information required is provided. Once you make this request, Council will have 20 working days within which to deal with it.  
You will need to insure that all fees relating to this Building Consent are paid. The Code Compliance Certificate will not be issued while fees are owing.

## THE PROJECT: (the following Building Work was authorised by this Building Consent)

|                         |                                                  |
|-------------------------|--------------------------------------------------|
| <b>Description:</b>     | Install Metro Ltd Wee Rad<br>DOMESTIC FIREPLACES |
| <b>Type of Work:</b>    |                                                  |
| <b>Estimated Value:</b> | \$2,500                                          |
| <b>Intended Use:</b>    | Housing - Detached - Fireplace                   |
| <b>Intended Life:</b>   | Indefinite, but not less than 50 years           |
| <b>Stages:</b>          | Being Stage 1 of an intended 1 Stages            |



## THE BUILDING:

|                                                       |                                          |
|-------------------------------------------------------|------------------------------------------|
| <b>Street Address of Building:</b>                    | 292 BRADLEYS LANDING EAST ROAD, BRADLEYS |
| <b>Valuation Number:</b>                              | 0105015401                               |
| <b>Legal Description:</b>                             | LOT 2 DP 16851 LOTS 1 & 2 DP 116263      |
| <b>Building Name:</b>                                 |                                          |
| <b>Location of Building within site/block number:</b> |                                          |
| <b>Level/Unit Number:</b>                             |                                          |

## THE OWNER:

|                                                                                  |                  |                 |                     |
|----------------------------------------------------------------------------------|------------------|-----------------|---------------------|
| <b>Owners Name:</b> D and M Morrison                                             |                  |                 |                     |
| <b>Owners Mailing Address:</b> C/- DSR Farms Ltd, 42 Maungaraho Rock Road, RD 10 |                  |                 |                     |
| <b>Street Address/Registered Office:</b>                                         |                  |                 |                     |
| <b>Phone Number</b>                                                              | <b>Landline:</b> | <b>Daytime:</b> | <b>After Hours:</b> |
|                                                                                  | <b>Mobile:</b>   | <b>Fax:</b>     |                     |
| <b>Email:</b>                                                                    |                  | <b>Website:</b> |                     |

**FIRST POINT OF CONTACT: (with the Council/Building Authority)**

|                                                                                                 |                              |                         |                     |
|-------------------------------------------------------------------------------------------------|------------------------------|-------------------------|---------------------|
| <b>First Point of Contact:</b>                                                                  |                              |                         |                     |
| <b>Mailing Address:</b> C/- Plumbing and Heating Centre Limited, 102 Jervois Street, Dargaville |                              |                         |                     |
| <b>Phone Number</b>                                                                             | <b>Landline:</b> 09 439 6123 | <b>Daytime</b>          | <b>After Hours:</b> |
|                                                                                                 | <b>Mobile:</b>               | <b>Fax:</b> 09 439 6124 |                     |
| <b>Email:</b>                                                                                   |                              | <b>Website:</b>         |                     |

**EVIDENCE OF OWNERSHIP:**

The following evidence of ownership is attached to this application:

|                                     |                                                                             |
|-------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/>            | Copy of Certificate of Title                                                |
| <input type="checkbox"/>            | Lease Agreement for Sale and Purchase                                       |
| <input checked="" type="checkbox"/> | Other document showing full name of legal owner(s) of the building/property |
| <b>Please state other document:</b> |                                                                             |

**SPECIFIED SYSTEMS:**

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.

|                                                                                      |                                                                                                                           |
|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>E1 : Systems Necessitating a Compliance Schedule :</b>                            |                                                                                                                           |
| The building will contain the following:                                             |                                                                                                                           |
| (tick each box and attach proposed inspection, maintenance and reporting procedures) |                                                                                                                           |
| <input checked="" type="checkbox"/>                                                  | Automatic sprinkler systems or other systems of automatic fire protection                                                 |
| <input type="checkbox"/>                                                             | Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire |
| <input type="checkbox"/>                                                             | Emergency warning systems for fire or other dangers                                                                       |
| <input type="checkbox"/>                                                             | Emergency lighting systems                                                                                                |
| <input type="checkbox"/>                                                             | Riser mains for fire service use                                                                                          |
| <input checked="" type="checkbox"/>                                                  | Any automatic back-flow preventer connected to a potable water supply                                                     |
| <input type="checkbox"/>                                                             | Lifts, escalators, or travelators or other similar systems                                                                |
| <input type="checkbox"/>                                                             | Mechanical ventilation or air conditioning system serving all or a major part of the building                             |
| <input type="checkbox"/>                                                             | Any other mechanical units for providing access to the exterior and interior walls of buildings                           |
| <input type="checkbox"/>                                                             | Building maintenance units for providing access to the exterior and interior walls of buildings                           |
| <input type="checkbox"/>                                                             | Such signs as are required by the building code in respect of the above mentioned systems                                 |
| <input type="checkbox"/>                                                             | None of the above                                                                                                         |

**E1 : Systems Necessitating a Compliance Schedule:**

The building will contain the following:

(tick each box and attach proposed inspection, maintenance and reporting procedures)

- ☒ Means of escape from fire
- ☒ Safety Barriers
- ☒ Means of access and facilities for use by persons with disabilities which meet the requirements of Schedule 2 of the Building Act 2004
- ☒ Hand-held hoses for fire-fighting
- ☐ Such signs as are required by the New Zealand Building Code or Schedule 2 of the Building Act 2004

**ATTACHMENTS:**

The following documents are attached to this application:

- ☒ Certificates from the personnel who carried out the work
- ☒ Certificates that relate to the energy work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the Building Consent

**REQUEST TO ISSUE A CODE COMPLIANCE CERTIFICATE FOR BC 080389:**

All of the building work relating to the Building Consent 080389 was completed on:

I request that the Kaipara District Council issue a Code Compliance Certificate for the Building Consent 080389 under Section 95 of the Building Act 2004.

Signed:

Signed by/for and on behalf of the owner

**NOTE:** If acting for and on behalf of the property owner, please read the following declaration prior to signing:

I hereby declare that I am authorised to act as the Agent of the Applicant:

Signed:

Signature

Name

Date:

4-6-08

## Code Compliance Certificate 080389

Form 7, Section 95, Building Act 2004

Morrison David Max  
C/- Plumbing and Heating Centre Limited  
102 Jervois Street  
Dargaville

Issue Date: 17/06/08

Overseer: Western

### THE BUILDING:

|                                                |                                          |
|------------------------------------------------|------------------------------------------|
| Street Address of Building:                    | 292 BRADLEYS LANDING EAST ROAD, BRADLEYS |
| Valuation Number:                              | 0105015401                               |
| Legal Description:                             | LOT 2 DP 16851 LOTS 1 2 DP 116263        |
| Building Name:                                 |                                          |
| Location of Building within site/block number: |                                          |
| Level/Unit Number:                             |                                          |
| Current Lawfully Established Use:              | Housing - Detached - Fireplace           |
| Year First Constructed:                        |                                          |

### THE PROJECT:

|                |                                               |
|----------------|-----------------------------------------------|
| Description:   | Install Metro Ltd Wee Rad DOMESTIC FIREPLACES |
| Type of Work:  |                                               |
| Intended Use:  | Housing - Detached - Fireplace                |
| Intended Life: | Indefinite, but not less than 50 years        |
| Stages:        | Being Stage 1 of an intended 1 Stages         |

### THE OWNER:

|                                   |                                                               |          |              |
|-----------------------------------|---------------------------------------------------------------|----------|--------------|
| Owners Name:                      | Morrison David Max                                            |          |              |
| Owners Mailing Address:           | C/- DSR Farms Ltd, 42 Maungaraho Rock Road, RD 10, Dargaville |          |              |
| Street Address/Registered Office: |                                                               |          |              |
| Phone                             | Landline:                                                     | Daytime: | After Hours: |
| Number                            | Mobile:                                                       | Fax:     |              |
| Email:                            | Website:                                                      |          |              |

### FIRST POINT OF CONTACT:

|                         |                                                                                          |
|-------------------------|------------------------------------------------------------------------------------------|
| First Point of Contact: | Full Name: D and M Morrison                                                              |
|                         | Mailing Address: C/- Plumbing and Heating Centre Limited, 102 Jervois Street, Dargaville |
|                         | Phones:: 09 439 6123                                                                     |
|                         | Fax: 09 439 6124                                                                         |

### BUILDING WORK:

|                          |                          |
|--------------------------|--------------------------|
| Building Consent Number: | 080389                   |
| Issued By:               | Kaipara District Council |

This Code Compliance Certificate is issued by the Kaipara District Council. As the Building Consent Authority it is satisfied, on reasonable grounds that :

(a) the building work complies with the Building Consent 080389

Signature



Date: 17/06/08

Position Building Services Officer

On behalf of: Kaipara District Council

## ■ INSTALLATION CLEARANCES & SPECIFICATIONS

Minimum clearances shown are in mm, with a Pioneer double flue mounted shield fitted. All Metro wood fires comply with AS/NZS2918:2001.

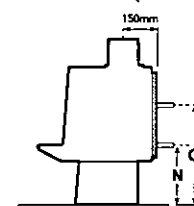
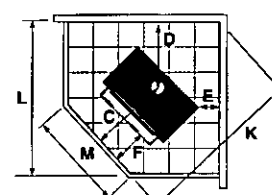
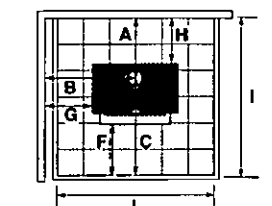
Specifications were correct at the time of printing, but may alter and those detailed within should be used only as a guide. Refer to the installation and operation manual supplied with every Metro, or if in doubt, consult your Metro retailer.

### Clearance reductions

AS/NZS 2918:2001 allows for a reduction in minimum clearances as detailed in tables 3.1 and 3.2 of the standard which your Metro retailer will be able to advise you on. Pioneer has also tested certain model Metros with "side extensions" fitted to the Pioneer double flue mounted shield, to achieve a reduction in clearances, details are:

- The LTD Wee Ped installed with a Pioneer double flue mounted shield with side extensions fitted can have side clearances B and G reduced by 80mm if installed into an alcove which does not project forward of the Metro.
- The ECO Euro Ped, ECO Xtreme Ped and ECO Euro Trad installed with a Pioneer double flue mounted shield with side extensions fitted reduces minimum corner clearance E from 170mm to 110mm. In this situation use the LTD Metro equivalent for measurements E, D, K & L. (i.e use LTD Euro Ped chart for ECO Euro Ped for E, D, K & L).
- The LTD Wee Rad & LTD Wee Ped rear clearance (H) and overall floor protector depth (I) can reduce by 50mm providing a wetback is not fitted and therefore maintenance access is not required.

| Model               | A   | B   | C   | D   | E   | F   | G   | H   | I   | J   | K    | L    | M   | N   | O   |
|---------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|-----|-----|-----|
| ECO Tiny Rad        | 225 | 552 | 580 | 420 | 150 | 200 | 300 | 75  | 805 | 650 | 1165 | 925  | 250 | 280 | 470 |
| ECO Tiny Trad       | 210 | 430 | 580 | 290 | 25  | 200 | 185 | 60  | 790 | 650 | 990  | 875  | 250 | 295 | 485 |
| ECO Tiny Ped        | 210 | 430 | 580 | 290 | 25  | 200 | 185 | 60  | 790 | 650 | 990  | 875  | 250 | 280 | 470 |
| ECO Wee Rad         | 260 | 525 | 580 | 385 | 80  | 200 | 220 | 110 | 840 | 825 | 1125 | 950  | 425 | 295 | 485 |
| ECO Wee Trad        | 260 | 595 | 580 | 385 | 85  | 200 | 300 | 110 | 840 | 825 | 1120 | 950  | 425 | 295 | 485 |
| ECO Wee Ped         | 260 | 595 | 580 | 385 | 85  | 200 | 300 | 110 | 840 | 825 | 1120 | 950  | 425 | 295 | 485 |
| ECO Xtreme Rad (DV) | 250 | 575 | 625 | 435 | 80  | 200 | 200 | 100 | 875 | 905 | 1240 | 1065 | 505 | 338 | 528 |
| ECO Xtreme Ped (DV) | 230 | 585 | 625 | 495 | 170 | 200 | 250 | 80  | 855 | 905 | 1325 | 1120 | 505 | 325 | 515 |
| ECO Euro Rad (DV)   | 250 | 625 | 625 | 435 | 80  | 200 | 250 | 100 | 875 | 905 | 1240 | 1065 | 505 | 338 | 528 |
| ECO Euro Trad (DV)  | 230 | 585 | 625 | 495 | 170 | 200 | 250 | 80  | 855 | 905 | 1325 | 1120 | 505 | 325 | 515 |
| ECO Euro Ped (DV)   | 230 | 585 | 625 | 495 | 170 | 200 | 250 | 80  | 855 | 905 | 1325 | 1120 | 505 | 325 | 515 |
| LTD Wee Rad         | 250 | 555 | 580 | 400 | 80  | 200 | 250 | 100 | 830 | 825 | 1145 | 950  | 425 | 295 | 485 |
| LTD Wee Ped         | 250 | 595 | 580 | 400 | 85  | 200 | 300 | 100 | 830 | 825 | 1145 | 950  | 425 | 295 | 485 |
| LTD Xtreme Rad      | 250 | 575 | 625 | 455 | 80  | 200 | 200 | 100 | 875 | 905 | 1265 | 1065 | 505 | 353 | 543 |
| LTD Xtreme Ped      | 250 | 575 | 625 | 455 | 110 | 200 | 240 | 100 | 875 | 905 | 1265 | 1065 | 505 | 340 | 530 |
| LTD Euro Ped        | 250 | 575 | 625 | 455 | 110 | 200 | 240 | 100 | 875 | 905 | 1265 | 1065 | 505 | 340 | 530 |
| LTD Mega Rad        | 270 | 675 | 725 | 500 | 125 | 200 | 300 | 120 | 995 | 905 | 1425 | 1175 | 505 | 353 | 543 |
| LTD Mega Ped        | 270 | 610 | 725 | 465 | 130 | 200 | 275 | 120 | 995 | 905 | 1400 | 1140 | 505 | 340 | 530 |



Wetback connections for the Tiny models are 92mm left of the flue centre, all other Metro models are 140mm left of the flue centre facing the hearth/wall.

| Model                     | Width   | Depth | Height  | Firebox    | Area* |
|---------------------------|---------|-------|---------|------------|-------|
| ECO Tiny Rad              | 505     | 530   | 665     | 36 litres  | 120m2 |
| ECO Tiny Ped/Trad         | 490     | 530   | 665     | 36 litres  | 120m2 |
| ECO & LTD Wee Rad         | 607     | 530   | 665     | 50 litres  | 150m2 |
| ECO & LTD Wee Ped/Trad    | 590     | 530   | 665     | 50 litres  | 150m2 |
| ECO & LTD Xtreme Rad      | 750     | 575   | 745     | 68 litres  | 220m2 |
| ECO & LTD Xtreme Ped/Trad | 670     | 575   | 715     | 68 litres  | 200m2 |
| ECO Euro Rad              | 750     | 575   | 745     | 68 litres  | 220m2 |
| ECO & LTD Euro Ped/Trad   | 670     | 575   | 715     | 68 litres  | 220m2 |
| LTD Mega Ped              | 670     | 675   | 715     | 103 litres | 280m2 |
| LTD Mega Rad              | 750     | 675   | 745     | 103 litres | 280m2 |
| ECO Insert Firebox        | 560     | 500   | 550     | 56 litres  | 140m2 |
| LTD Insert Firebox        | 560     | 500   | 550     | 63 litres  | 150m2 |
| LTD Mega Built-In         | 800     | 600   | 750     | 70 litres  | 220m2 |
| ECO/LTD Trad Fascia       | 805/900 | 195   | 655/685 |            |       |
| ECO/LTD Trend Fascia      | 810     | 180   | 650     |            |       |
| LTD Mega Built-In Fascia  | 900     | 30    | 800     |            |       |

\*Area - Estimated on a 2.4m stud height in an average climate/insulation. If you are unsure of the correct Metro for your requirements, please consult with your Metro retailer.

## ■ FLOOR PROTECTORS

Freestanding Metro wood fires do not require an insulating floor protector, as they are tested and comply with the minimum floor protector requirements of AS/NZS 2918:2001. Note:

- The minimum floor protector sizes are specified in the clearance chart above.
- A floor protector can include ceramic tiles with grouted joints, a sheet of toughened glass, panel steel or any other non combustible material laid directly onto a wooden floor.
- If being installed onto a concrete or non combustible floor, no floor protector is required.

## ■ FLUE SYSTEMS

All Metro freestanding wood fires should be installed with the energy efficient Metro ECO Flue System which comes complete with detailed installation instructions. All Metro ECO Flue Systems include Metro's vertical discharge cowl which improves draft and performance.

**PIONEER**  
MANUFACTURING LIMITED

Mamaku Street | PO Box 11 | Inglewood | New Zealand  
Phone 06-756 6520 | Fax 0800 HOTFAX - 0800 468 329  
[www.metrofires.co.nz](http://www.metrofires.co.nz) | [info@metrofires.co.nz](mailto:info@metrofires.co.nz)

All measurements listed are correct at time of printing.



This brochure is printed using soy based inks and is printed on paper sourced from sustainable plantation wood and is Elemental Chlorine Free (ECF). The paper manufacturer is one of the world's leading paper producers and operates under the coveted ISO 14001 Environmental Certification and (IPPC) Integrated Pollution Prevention Control.

GADGET 4393 TECH08 08

**Outside of Central Otago Air Shed 1, Canterbury & Nelson Clean Air Zones**

As a general rule, any wood fire that is tested and complies with the National Environmental Standard can be installed on properties less than 2 hectares. ECAN and MFE have an approved list, which is a list of wood fires that comply with their "more stringent" requirements for Canterbury and Nelson clean air areas. If you live outside of these areas (the rest of New Zealand) legally all you need to gain approval from your local authority is a copy of the test certificate detailing that the Metro of your choice complies with the National Environmental Standard. Metro test certificates are on the Metro Fires website which is downloadable for your use.

[www.metrofires.co.nz](http://www.metrofires.co.nz)

# METROFIRES

## TECHNICAL BULLETIN 08



COUNCIL

## ☐ NATIONAL ENVIRONMENTAL STANDARDS

National Environmental Standards came into effect throughout New Zealand in 2005, imposing a minimum 65% efficiency and maximum 1.5gm emission requirements on all woodfires installed on properties with a land area of less than two hectares. Properties of two hectares or more are exempt from this National Environmental Standard. This effectively creates two woodfire markets, and as a consequence Metro are manufacturing a range of product for each;

**ECO Metros** – Designed for properties less than two hectares, ECO Metro woodfires surpass the requirements of the National Environmental Standard. Utilising advanced combustion technology ECO Metros have a more complex firebox design which operate at higher combustion temperatures, but offer shorter burn times than their LTD Metro equivalents.

**LTD Metros** – Designed for properties two hectares or more, LTD Metros retain features like overnight burning and genuine wetbacks while still meeting internationally accepted efficiency and emission standards.

*Note – Some regional councils have imposed emission requirements which take precedence over the national standard, while some other councils within New Zealand have imposed or are considering adopting bylaws relating to environmental issues. If in doubt talk to your Metro retailer. The following table was correct at the time of printing.*

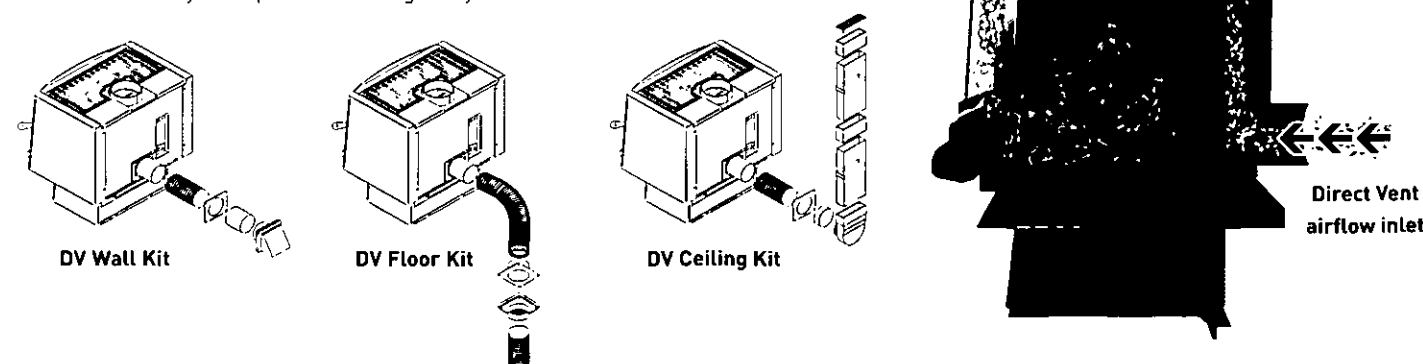
| ECO Models                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Tested Emission & Efficiency |               | Complies with National Environmental Standards |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------|------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Without Wetback              | With Wetback  |                                                |
| ECO Tiny Rad                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.94gms/75.0%                | 0.85gms/67.0% | With & Without Wetback                         |
| ECO Tiny Trad                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.70gms/78.0%                | 1.0gms/66%    | With & Without Wetback                         |
| ECO Tiny Ped                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.70gms/78.0%                | 1.0gms/66%    | With & Without Wetback                         |
| ECO Wee Rad                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.88gms/70.4%                | 0.96gms/65.2% | With & Without Wetback                         |
| ECO Wee Trad                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.88gms/70.4%                | 0.96gms/65.2% | With & Without Wetback                         |
| ECO Wee Ped                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.88gms/70.4%                | 0.96gms/65.2% | With & Without Wetback                         |
| ECO Xtreme Rad [DVI]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0.89gms/68.2%                | 0.94gms/68.8% | With & Without Wetback                         |
| ECO Xtreme Ped                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.86gms/69.4%                | 1.04gms/67.4% | With & Without Wetback                         |
| ECO Euro Rad [DVI]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.70gms/72.0%                | Not tested    | Without Wetback only                           |
| ECO Euro Trad                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.65gms/70.4%                | 1.08gms/70.2% | With & Without Wetback                         |
| ECO Euro Ped                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.65gms/70.4%                | 1.08gms/70.2% | With & Without Wetback                         |
| ECO Insert                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.91gms/65.0%                | Not tested    | Without Wetback only                           |
| <p>• All ECO Metros "without wetbacks" can be installed on any property size New Zealand wide. Nelson &amp; Christchurch have specific zones restricting the installation of woodfires for homes that have not had an existing woodfire previously installed (see your Metro retailer)</p> <p>• All ECO Metros "with wetbacks" can be installed within New Zealand on any property that is two hectares or more in size. Most ECO models can be installed with a wetback in clean air zones, some restrictions apply to some models/regions</p> <p>• Test certificates for all Metro ECO fires are detailed on the Metro website – <a href="http://www.metrofires.co.nz">www.metrofires.co.nz</a></p> |                              |               |                                                |

## ☐ DIRECT VENT ECO METROS

New to the Metro range are the larger ECO Metros which incorporate the very latest Direct Vent [DV] technology. These "DV" Metros offer two significant advantages;

- All air consumed during combustion enters the appliance near the bottom/rear of the firebox, this enables both the primary and secondary air supply to be pre-heated to very high temperatures before entering the firebox. This air supply is ducted over the rear face of the firebox, then through preheating tubes fitted into the firebox's secondary burn chamber, resulting in emission and efficiency levels detailed in the chart above, that were previously unattainable.
- Metros with the "DV" technology also offer the option of connecting the air supply to outside the home. laboratory testing confirms a typical woodfire producing 10kW's of heat at 67% efficiency consumes 8.4 litres of air per second burning fuel with a 17% moisture content, equating to around one "roomful" of air every hour. By connecting the air supply to outside the home the Metro consumes air drawn in from outside the home rather than using the heated air from within the home, saving fuel and further increasing the overall efficiency of the Metro.

There are three Direct Vent kits available – DV WALL KIT ducts through an outside wall, DV FLOOR KIT ducts through the floor directly behind the Metro and the DV CEILING KIT ducts into the wall cavity and up into the ceiling cavity.



## ☐ INSERT SPEC SHEET

### Pre Installation

Metro fireplace inserts are tested to/comply with AS/NZS 2918:2001 incorporating appendix "E" when installed in accordance with the installation and operation manual supplied with every Metro wood fire. Prior to installing your Metro fireplace insert into a masonry chimney, it is important that certain clearances and other requirements are complied with as detailed below :-

Chimney – The masonry chimney must be swept and checked for: -

- Cracks and general overall condition, with repairs carried out if necessary by a suitably qualified person.
- Cavity dimensions to ensure the fireplace insert will fit, it is usually necessary to remove the fire bricks from the lower masonry chimney cavity.
- The base of the masonry chimney 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 chimney it should be sealed shut to prevent air entering the cavity.

### Mantel

If a timber or combustible mantelshelf exists above the fireplace insert opening, it should be a minimum distance above the top of the Metro's fascia, minimum distances are: • Metro LTD Insert = 460mm • Metro ECO Insert = 340mm • Metro LTD Mega Built-In = 500mm

If less than the above minimum specified, a deflector or heat shield will be required to be fitted under the mantel.

### ECO Insert Fan

On properties less than 2 hectares, the Metro ECO Insert must be installed with Metro's ECO Insert fan which is a single speed, thermostatically controlled device. This fan must be permanently wired and therefore requires the services of a registered electrician. Fitting instructions for the fan are supplied with the fan module.

### Floor Protector Requirements

A floor protector must extend from behind the fascia the distance specified in the table below, and 200mm to each side of door opening.

**NOTE – Floor protector requirements differ for the three models listed;**

LTD INSERT: Requires an insulated floor protector and the forward projection is dependant on the height of the fireplace insert above the combustible floor. The schedule of projections listed for heights of 0mm to 50mm+ can be achieved by the thickness of the floor protector, raising the insert or a combination of the two. [Recommended construction is "tiled Promina board" with a combined thickness as specified]

LTD MEGA BUILT-IN: Requires a "minimal" insulating floor protector (recommended construction is "tiles on 6mm thick Promina board", although any non-combustible material fixed to the 6mm Promina board is suitable including glass or steel/aluminum sheet etc)

ECO INSERT: Only requires a non-insulating "ash-hearth" floor protector (recommended construction is "tiles on 6mm thick villa board", although any non-combustible material fixed direct to the combustible floor is acceptable including glass or steel/aluminum sheet etc)

| Height                   | 0mm                                                                                                   | 10mm  | 15mm  | 20mm  | 25mm  | 30mm  | 35mm  | 40mm  | 45mm  | 50mm  |
|--------------------------|-------------------------------------------------------------------------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| LTD Insert (Dimension X) | 455mm                                                                                                 | 455mm | 455mm | 436mm | 424mm | 408mm | 396mm | 366mm | 350mm | 350mm |
| ECO Insert               | Dimension X = 300mm minimum projection is required irrespective of the height of the floor protector. |       |       |       |       |       |       |       |       |       |
| LTD Mega Built-In        | Dimension X = 330mm minimum projection is required irrespective of the height of the floor protector. |       |       |       |       |       |       |       |       |       |

| Fascia Model             | Base Width | Body Width |
|--------------------------|------------|------------|
| LTD & ECO Trend Fascia   | 810mm      | 810mm      |
| LTD & ECO Trad Fascia    | 900mm      | 810mm      |
| LTD Mega Built-In Fascia | 900mm      | 900mm      |

| Firebox Model     | A     | B     | Width |
|-------------------|-------|-------|-------|
| LTD Insert        | 500mm | 405mm | 560mm |
| ECO Insert        | 500mm | 405mm | 560mm |
| LTD Mega Built-In | 600mm | 340mm | 800mm |

### Flue Systems

All Metro wood fires should be installed with the Metro ECO Flue System which comes complete with detailed installation instructions. All Metro ECO Flue Systems include Metro's vertical discharge cowl which improves draft and performance.

### Vented Zero Clearance Cabinet

The function of the Metro "Vented Zero Clearance Cabinet (VZCC) is to enable the Metro LTD Insert and ECO Insert Fireplace to be installed into a timber framed wall. The VZCC therefore replaces the more traditional masonry chimney at a fraction of the cost. Detailed instructions for the VZCC are available from your Metro retailer.

### LTD & ECO Inserts

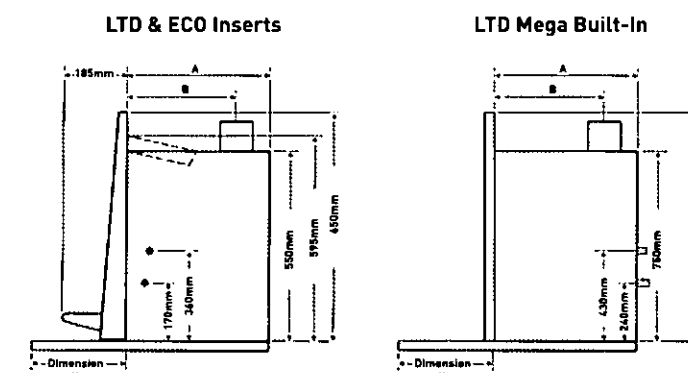
The wall opening cavity size required:

| Width of opening  | Height of opening | Depth of opening |
|-------------------|-------------------|------------------|
| - 700mm suggested | - 685mm suggested | - 575mm minimum  |
| - 800mm maximum   | - 690mm maximum   |                  |
| - 690mm minimum   | - 685mm minimum   |                  |

### LTD Mega Built-In

The wall opening cavity size required:

| Width of opening  | Height of opening | Depth of opening |
|-------------------|-------------------|------------------|
| - 850mm suggested | - 780mm suggested | - 650mm minimum  |
| - 880mm maximum   | - 790mm maximum   |                  |
| - 820mm minimum   | - 760mm minimum   |                  |

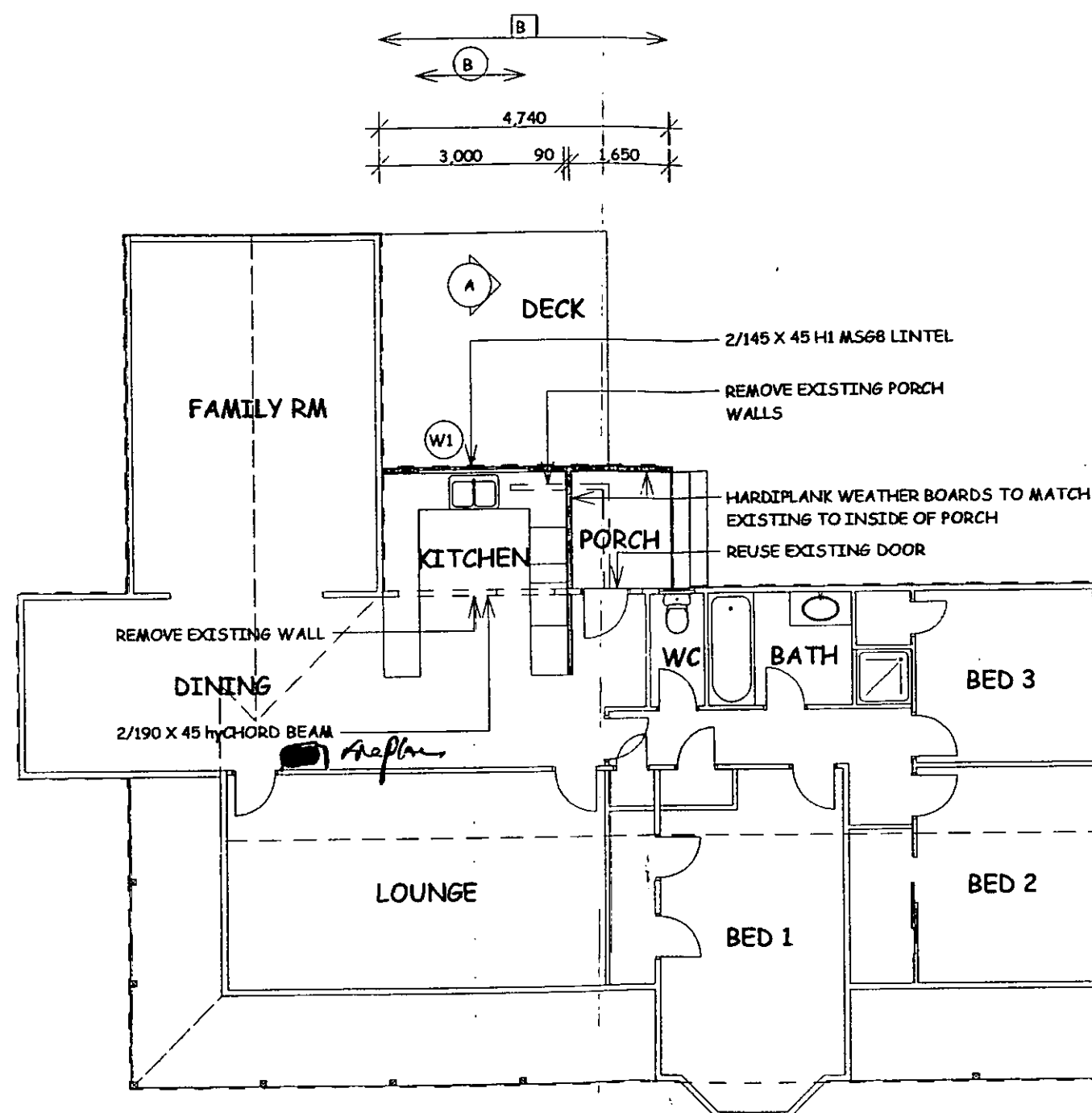


# COUNCIL

KAIPARA DISTRICT COUNCIL

BC 080389

BUILDING INSPECTOR



## NOTE

**[B]** STUD TO TOP PLATE FIXING - USE LUMBERLOK FIXING TYPE B - 1.7kN  
2/90 X 3.33 PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY INTO  
STUD, PLUS SINGLE TYLOK 2T4 PLATE.

**[B]** LINTEL FIXING - USE LUMBERLOK LINTEL FIXING TYPE B - 4.0kN

AREA OF ADDITION 9.48m<sup>2</sup>

ALTERATIONS AND ADDITIONS TO DWELLING FOR  
D. & M. MORRISON  
BRADLEYS LANDING EAST RD ARAPOHUE

NOTES  
CHECK ALL DIMENSIONS ON SITE

FLOOR PLAN

BRIAN RANDALL  
B.Arch., B.A.S., NZCE Civil  
PH-FAX 094390099  
DARGAVILLE

SCALE  
1:100

SHEET NO.  
03