

961245

BC 0096024500



D H NORMAN

61 RIVER RD

H.R.
(Honey Comb.)

4/6/98
1/8/97
Saw Loam 5/98

11015

DARGAVILLE BOROUGH COUNCIL

APPLICATION FOR PERMIT FOR DRAINAGE AND/OR PLUMBING WORK

The Town Clerk,

Dargaville Borough Council
Private Bag,
DARGAVILLE.

I, the undersigned hereby
apply for permission to have the work described herein and set out in the plan
attached hereto, carried out in the premises situated at

..... and situated on land legally described
as Assessment No. 96/245

Name & Address of person for whom) Mr. H.R. Honeycomb
work is to be carried out.) 61 River Rd.

Name of Plumber CUTHBERT & SMITH PLUMBERS LIMITED (Undertaking such work)

Name of Regd. Drainlayer CUTHBERT & SMITH PLUMBERS LIMITED (Undertaking such work)

Description of Work (Sanitary Plumbing and Drainage, but excluding roofing)

State type of premises House (e.g. house, beach cottage,
shop, factory etc.)

State extent of work New Sewer Le.

(e.g. Urinal, W.C., septic tank, bath, shower, washtub, water reticulation, Hot
water reticulation, stormwater drainage or sanitary drainage - and whether New,
additional, repair or replace.)

Estimate Value of Work:-

Drainage \$ 400.00

Plumbing \$

\$ 400.00 Total

(These amounts should be the real value of the work as opposed to the possible
cost of work or material.)

Dated 24.11.88 1988

Signature Bob Smith

OFFICE USE ONLY

Received \$ 5.00

Approved for permit

Receipt No. 53773

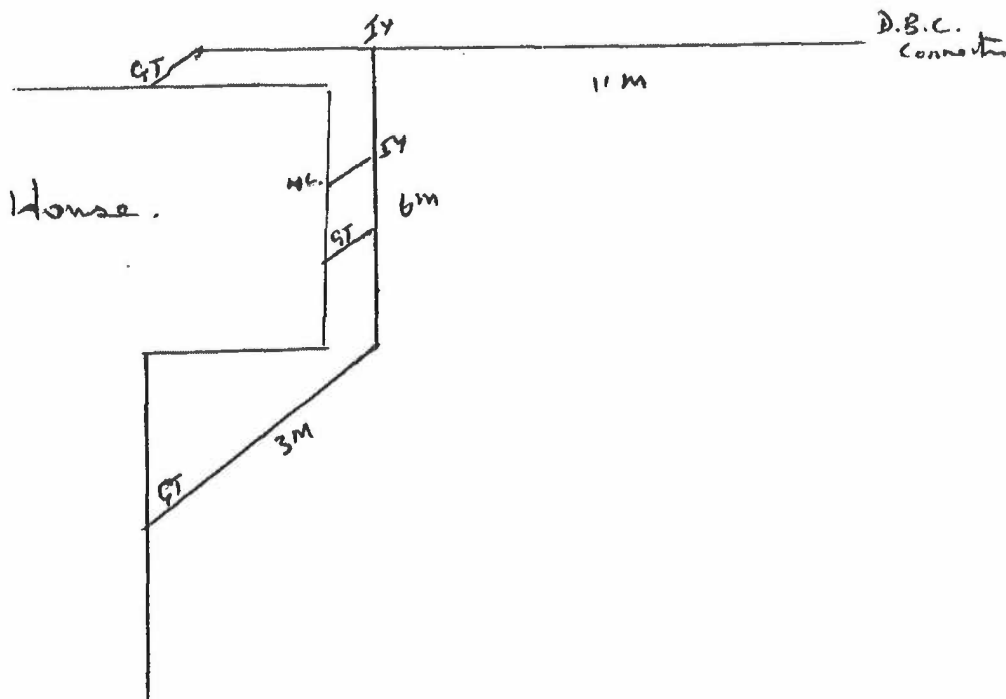
Permit No. 688

Date 19

Issued

<u>Estimated Value of Work:-</u>	<u>Fees Payable</u>
Not exceeding \$50	\$1.00
Exceeding \$ 50 but not exceeding, \$100	\$2.00
Exceeding \$100 but not exceeding \$200	\$3.00
Exceeding \$200 but not exceeding \$400	\$5.00
Plus \$2.00 for every \$200 or part thereof in excess of the first \$4.00	

A suitable small plan should be provided here indicating position, and length of the walls of the building, the position of sanitary fittings, the proposed position of drainage and septic tank, distances from boundaries and the position and dimensions to nearest sewer.



No application will be entertained unless:-

1. (a) Work to be carried out by a registered plumber or drain layer.
(b) A plan of the proposed work **is** drawn on this sheet; or attached hereto.
(c) **"As built"** plans of the completed work must be submitted before a certificate of completion will be issued. Blank block drainage plan sheets for this purpose are obtainable at the office of the Dargaville Borough Council.
2. Permit fees are payable on sanitary **plumbing** and drainage, but not on roofing.

With the compliments
of

LOCAL BODY CENTRE

Incorporating

Hobson County Council, Dargaville Borough Council

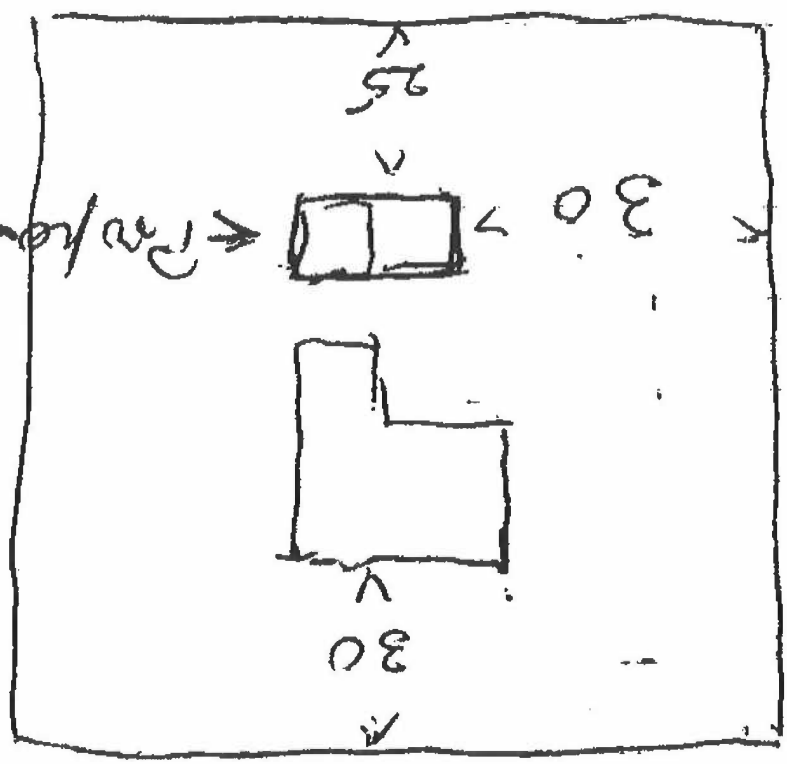
Private Bag, Dargaville — Phone 7059, 8225

2 $\frac{1}{2}$ hrs 4.16 10.40

36 miles .24c 8.60

19.00

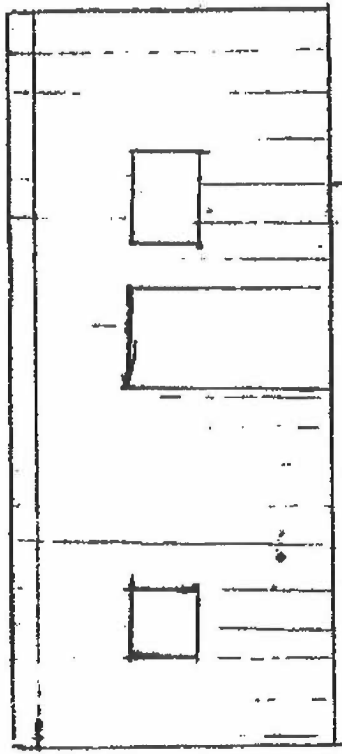
River Road.



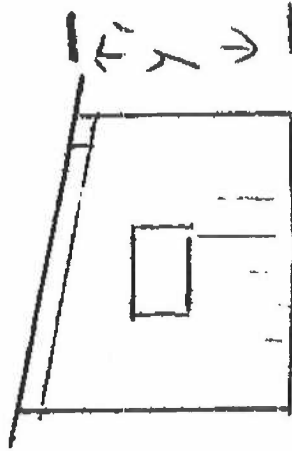
← Improved Shed

Murbecks
ST.

Front



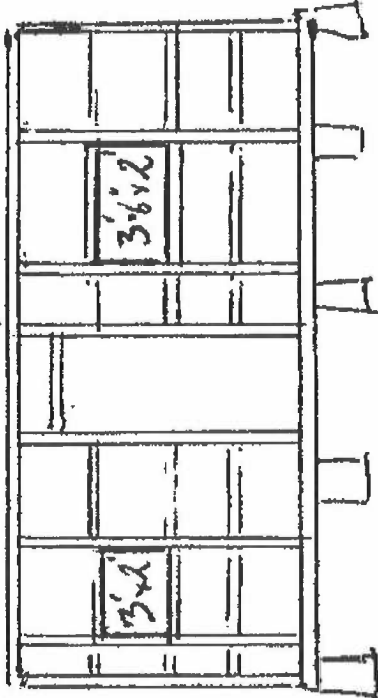
← 18' →



← 12' →

side

- Plates - 14 x 2 } Top & Bottom
- Bricks - 3 x 2 } U.S. Primer
- Brackets - 3 x 2
- Walls - 9 x 1 L. in & Kauri
- Floor - wood U.S.R.
- Roof - Corrugated Iron



10 x 14 x 16
Wood
The primer

McEwen/Norman
96 | 245

Dargaville Borough Council

Private Bag,
Dargaville.

Local Government Centre,
(Office, Hokianga Road.)
Dargaville

Phone 7059
Dargaville

APPLICATION FOR BUILDING PERMIT

TO THE BOROUGH ENGINEER,

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan, detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:—

OWNER Name D H NORMAN

Postal Address RIVER Rd Phone

BUILDER Name S W BERRIDGE

Postal Address 178 HOKIANGA Rd Phone

PLUMBER Name

Postal Address Phone

DRAINLAYER Name

Postal Address Phone

EXISTING USE OF SITE AND BUILDINGS DWELLING

NATURE OF PROPOSED BUILDING WORK GARAGE
e.g., additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) 96/245

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds)

LOT 112 DP14948

Road or Street: RIVER RD

AREA OF SITE: Acres Roods Perches

..... square metres.

NATURE OF SOIL: (rock clay sand, loam, etc).

FLOOR AREA: (proposed work—square metres)

	Basement	Ground Floor	Other Floors	Total
Main Building				
Accessory Buildings				<u>5.4</u>

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing and drainage) \$

Accessory Buildings (excluding plumbing and drainage) \$

Plumbing and Drainage \$

Total of Work \$2300.00

CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Dargaville Borough Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant: S W Berridge

Date: 22/1/81

8334

FOR OFFICE USE ONLY

TO ADMINISTRATIVE OFFICER:

Date Received

Check List Forms completed (Valuation No. () Fees received ()

Remarks:

Signature: Date:

TO PLANNING OFFICER:

(Check with District Planning Scheme. Refer to Council if required).

Approved by Council Minute No. Date:

Checked and approved by Officer Signature: Date:

TO HEALTH INSPECTOR:

(Check for drainage, health, etc)

Checked and approved Signature: Date:

TO BUILDING INSPECTOR:

(Check for by-laws, etc.)

Checked and approved Signature: Date:

TO FIRE INSPECTOR:

(Check for by-laws, etc.)

Remarks:

.....

.....

.....

checked and approved Signature: Date:

TO STRUCTURAL ENGINEER:

(Check design calcs, etc.)

Remarks:

.....

.....

Checked and approved Signature: Date:

REMARKS:

.....

.....

.....

PERMIT TO BE ISSUED SUBJECT TO:

.....

.....

.....

GENERAL INFORMATION

(1) The following **MUST** accompany this Application

PLANS AND SPECIFICATIONS TO BE SUBMITTED IN DUPLICATE (in ink or on print paper) including—

- (a) Ground plans of proposed work showing position of all sanitary fittings and mains and sizes of various rooms.
- (b) Where the building is on a sloping site the correct height of foundations must be shown.
- (c) Front and side elevations.
- (d) Cross-section showing framing with bracing.
- (e) Where a building requires Plumbing and Drainage work a separate Application Form must be filled in and fee paid before a Building Permit can be issued.
- (f) Such drawings and information in detail as may be necessary to indicate that the proposed building or other work or change of use of land or buildings will comply in all respect with the District Planning Scheme and with the By-laws.
- (g) A report and calculations showing how the design complies with the By-laws in the case of buildings requiring specific designs.
- (h) Applications for (in so far applicable):
 - (1) Drainage and plumbing
 - (2) Sewer connections
 - (3) Water supply connection
 - (4) Crossing
 - (5) Footpath damage deposit
 - (6) Hoarding licence
 - (7) Vehicular crossing
 - (8) Stormwater connection
- (i) In duplicate a location drawing showing the site (all four boundaries) the buildings already on the site and the new proposed building shown in black. The measurements from the proposed building to all buildings on the site and the boundary lines should be given.

(2) FEES may be forwarded later on advice of availability of permit and the amount of fees required

FOR OFFICE USE ONLY

FEES (where applicable)	Receipt No.	Date	Permit No.
Building Permit	\$12.00	8334	30.1.81
Building Research Levy	\$:		
Plumbing and Drainage Permit	\$:		
Footpath Damage Deposit	\$:		
Sewer Connection	\$:		
Water Connection	\$:		
Stormwater Inspection	\$:		
Hoarding Licence	\$:		
Vehicular Crossing	\$:		
Off-street Parking			
Spaces			
Contribution	\$:		
TOTAL FEES	\$ 12.00		

SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the County Engineer shall have the absolute determination of the value of the proposed work or building.

BUILDING PERMIT FEES

ESTIMATED VALUE OF WORK (Value to exclude value of Plumbing and Drainage work).

ESTIMATED VALUE OF WORK

Not exceeding \$20		50
Over \$20 and not exceeding \$200	\$1.00	
" \$200 and not exceeding \$400	\$2.00	
" \$400 and not exceeding \$600	\$3.00	
" \$600 and not exceeding \$800	\$4.00	
" \$800 and not exceeding \$1000	\$5.00	
" \$1000 and not exceeding \$1200	\$6.00	
" \$1200 and not exceeding \$1400	\$7.00	
" \$1400 and not exceeding \$1600	\$8.00	
" \$1600 and not exceeding \$1800	\$9.00	
" \$1800 and not exceeding \$2000	\$10.00	
" \$2000 and not exceeding \$2500	\$12.00	
" \$2500 and not exceeding \$3000	\$14.00	
" \$3000 and not exceeding \$3500	\$16.00	
" \$3500 and not exceeding \$4000	\$18.00	
" \$4000 and not exceeding \$5000	\$21.00	
" \$5000 and not exceeding \$6000	\$24.00	
" \$6000 and not exceeding \$7000	\$27.00	
" \$7000 and not exceeding \$8000	\$30.00	
" \$8000 and not exceeding \$9000	\$33.00	
" \$9000 and not exceeding \$10,000	\$36.00	
" \$10,000 and not exceeding \$12,000	\$40.00	
" \$12,000 and not exceeding \$14,000	\$44.00	
" \$14,000 and not exceeding \$16,000	\$48.00	
" \$16,000 and not exceeding \$18,000	\$52.00	
" \$18,000 and not exceeding \$20,000	\$56.00	
" \$20,000 and not exceeding \$25,000	\$64.00	
" \$25,000 and not exceeding \$30,000	\$72.00	
" \$30,000 and not exceeding \$35,000	\$80.00	
" \$35,000 and not exceeding \$40,000	\$88.00	
" \$40,000 and not exceeding \$50,000	\$98.00	
" \$50,000 and not exceeding \$60,000	\$108.00	
" \$60,000 and not exceeding \$70,000	\$118.00	
" \$70,000 and not exceeding \$80,000	\$128.00	
" \$80,000 and not exceeding \$90,000	\$138.00	
" \$90,000 and not exceeding \$100,000	\$148.00	
" \$100,000 and not exceeding \$120,000	\$158.00	
" \$120,000 and not exceeding \$140,000	\$168.00	
" \$140,000 and not exceeding \$160,000	\$178.00	
" \$160,000 and not exceeding \$180,000	\$188.00	

BUILDING RESEARCH LEVY FEE

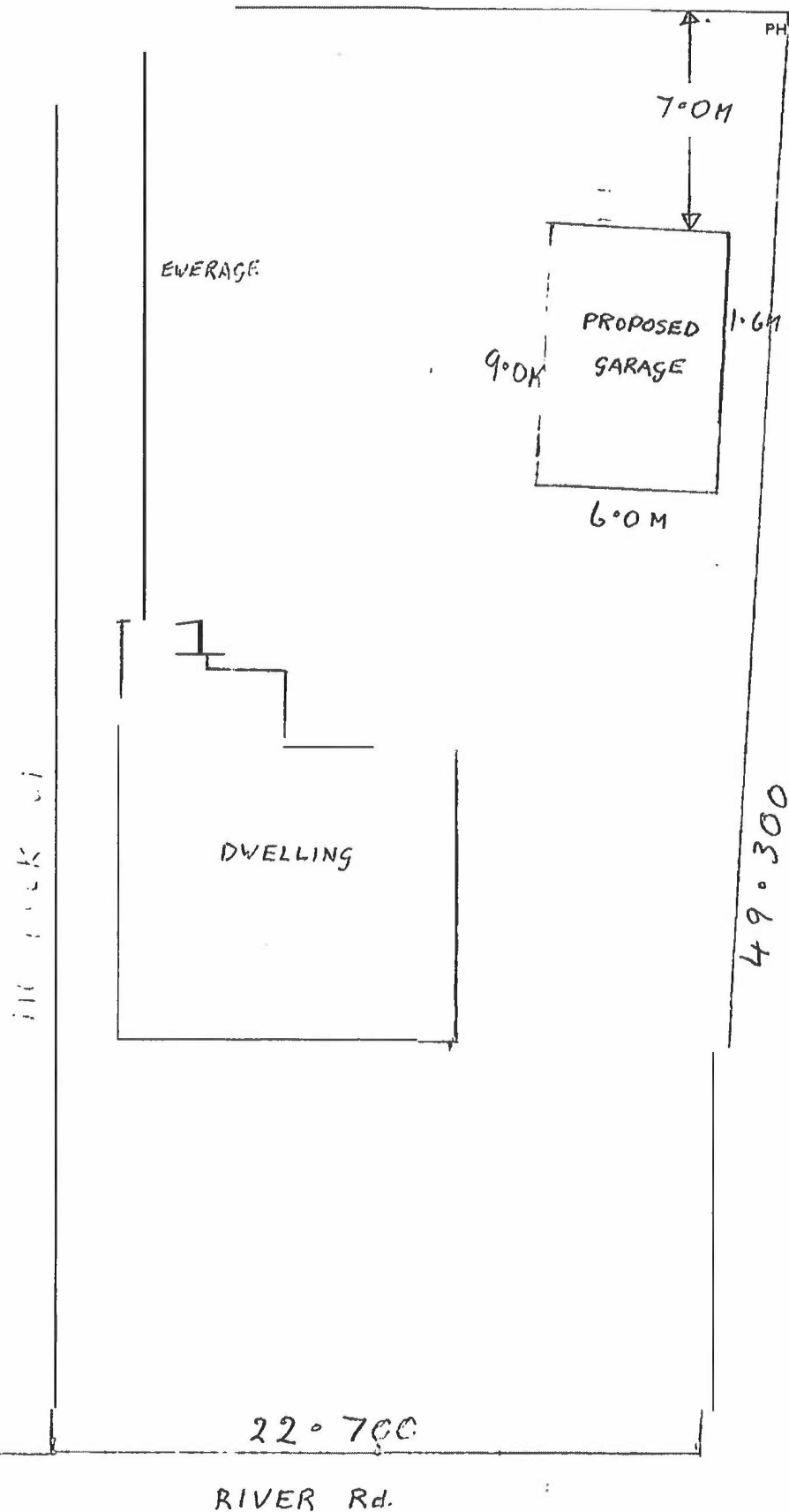
In addition to the above fees there will also be payable a Building Research Levy in accordance with the Building Research Levy Act, 1969, which is set at 20c in each \$1000 or part thereof of the value of each Building Permit issued. Permits for work of a value less than \$3000 are exempted.

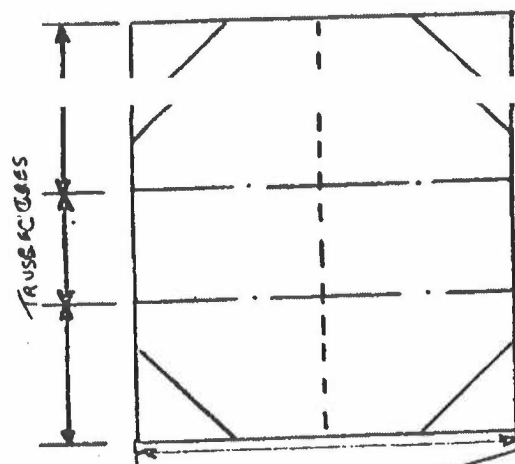
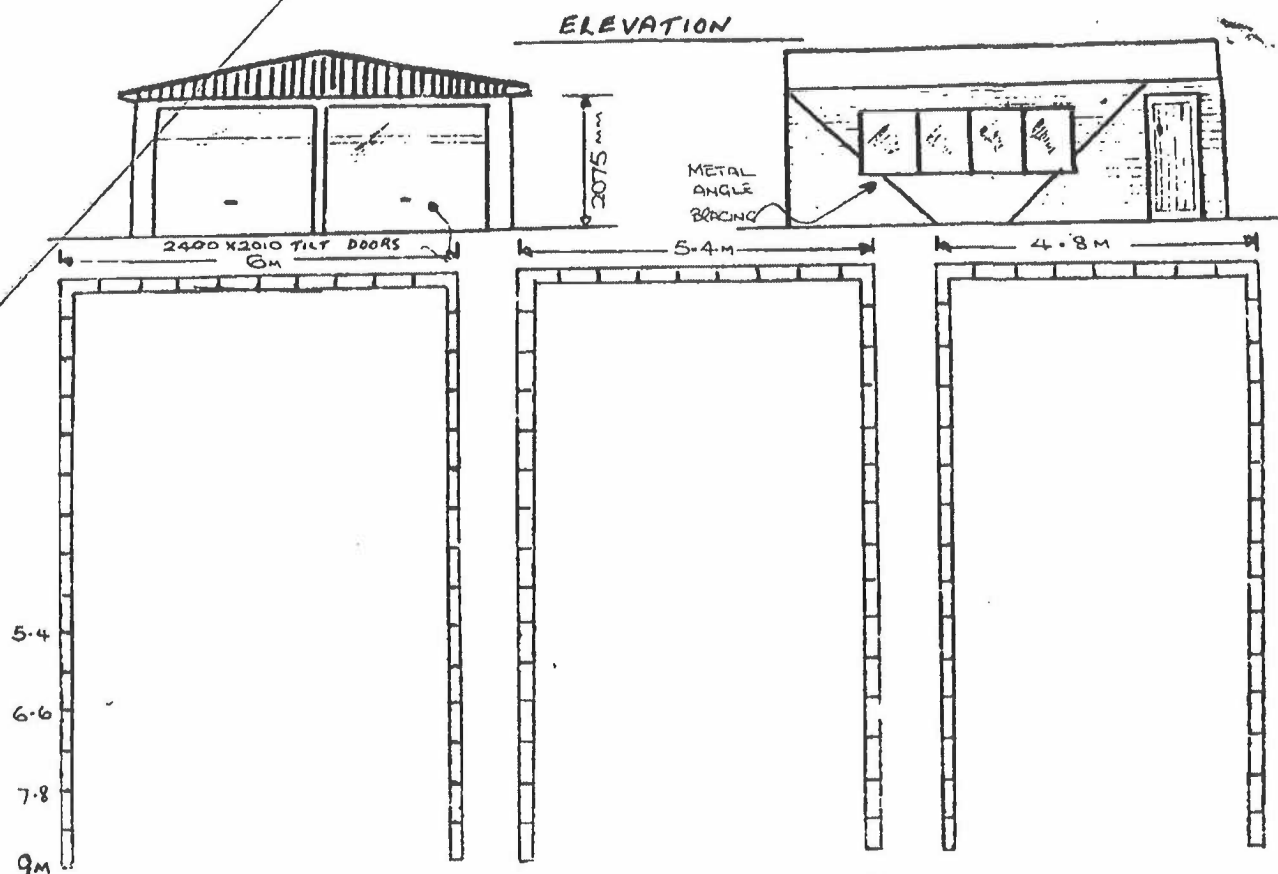
PLUMBING AND DRAINAGE PERMIT FEES

Up to \$50	Fee
\$51-\$100	\$1.00
\$101-\$200	\$2.00
\$201-\$400	\$3.00
	\$5.00

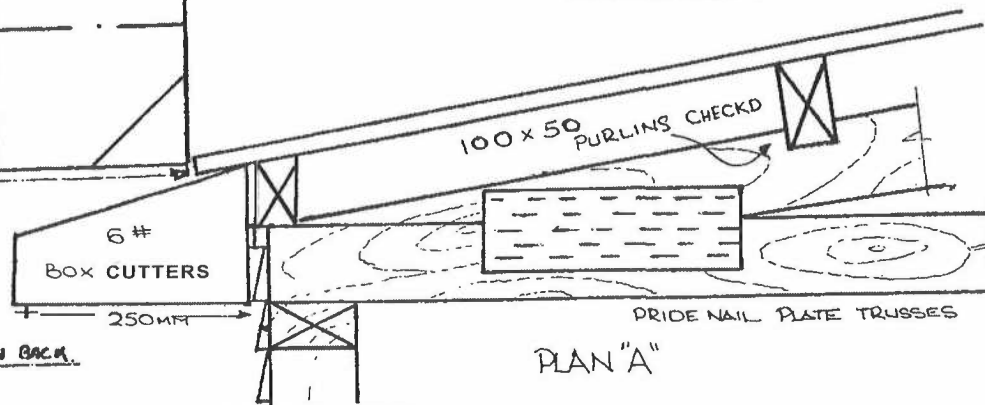
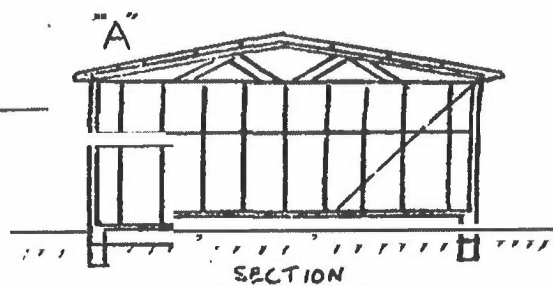
PH WELLINGTON 699-471
WHANGAMATA
PH WHANGAMATA 421

PHONE: 596-166





PLAN



SPECIFICATIONS

<u>Foundations</u>	200mm x 200mm Concrete Blocks @ 1200mm No. 8 wire ties Concrete Slab, Nib Wall No. 8 wire ties.
<u>Plates</u>	100mm x 50mm B.T. Rad. 150mm clear of ground.
<u>Studs</u>	100mm x 50mm B.T. Rad. @ 600mm CRS. 100mm x 50mm R.T. Rad. 1 Row
<u>Dragon Ties</u>	75mm x 50mm B.T. Rad. All External Corners.
<u>Ridge Braces</u>	75mm x 50mm B.T. Rad. each end.
<u>Purlins</u>	100mm x 50mm B.T. Rad. on edge checked 25mm over Trusses installed @ maximum 650mm CRS.
<u>Roof</u>	Pride Nail Plate Trusses by Ideal Constructions (Auck) Ltd., at 2400mm Centres. AK 2182-1
<u>Cladding</u>	Roof 0.45 Galv. Corr. Iron - Decramastic Tiles.
<u>Walls</u>	0.45 Galv. Metal Weatherboard. Flat Fibrolite

Ideal Constructions (Auck) Ltd.

DARGAVILLE BOROUGH COUNCIL
BUILDING APPLICATION FORM

22nd Dec 1966

THE BOROUGH ENGINEER (Building Inspector),
DARGAVILLE.

Sir,

I hereby apply for permission to

Shed
at enc, RIVER RD, MURDOCK Street/Road, Dargaville
for R. A. HOVERD
(Owner's Name)

of 1/2 Acre according
to locality plan and detailed plans, elevations, cross Section,
and specifications of building deposited herewith in duplicate.

Particulars of land: Lot No. 112/113 D.P. 14948
Block 1

Length of boundaries _____ Area _____

Particulars of building: Foundations 10 x 4 x 4 (wood)
Walls 9 x 1 (wood) Roof iron

Estimated cost- Building £ 50: 0: 0
Plumbing & Drainage ... £ _____

Total: £ 50: 0: 0

Proposed purposes for which every part of building is to
be used or occupied (describing separately each part intended
for use or occupation for a separate purpose):

Proposed **use** or occupancy of other part of building:

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

Flat

Postal Address:

61 RIVER RD

DARGAVILLE

Yours faithfully,

R. A. HOVERD

(Owner or builder)

Receipt No. 4423

Permit No 80168



786321

DEP B



173920

154

Dargaville Office
Private Bag 1001
DARGAVILLE
Phone 09 439 7059
Fax 09 439 6756

KAIPARA DISTRICT COUNCIL
APPLICATION FOR A BUILDING CONSENT

Paparoa Office
PO Box 1
PAPAROA
Phone 09 431 7019
Fax 09 431 7017

OWNER

Name Mr & Mrs D.H. Noeman
Postal Address 61 River Road
Dargaville
Phone Number 439 - 7693
Fax Number —

PROJECT LOCATION

Address 61 River Road. Dgole

LEGAL DESCRIPTION

Valuation Number 96 / 245
Lot(s) 112 DP(s) 14948
Section — Block —
Survey District —

Area of Site — hectares / square metres

Nature of soil (rock, clay, sand, loam etc) —

Floor area (proposed work - square metres)

Basement Ground Floor Other Floors Total

Main Building —
Accessory Buildings — 6m^{sq}

ESTIMATED VALUE OF WORK

(including GST)

Main buildings \$ 4000.00
Accessory buildings \$ —
Plumbing & Drainage \$ —
Total Value of Work \$ 4000.00

- ☐ Application for Building Consent only, in accordance with Project Information Memorandum No —
☐ Application for Building Consent and Project information Memorandum

APPLICANT

Name M & P Simpkin Ltd
Postal Address 25 Cobham Ave
Dargaville
Phone Number 434 - 8589
Fax Number —

DESCRIPTION OF WORK & INTENDED USE

Sun room at back of house

NATURE OF CONSENT

- ☐ NEW building - exclude domestic garages & domestic outbuildings
☐ Foundations only
☒ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances
☐ Domestic garages & domestic outbuildings
- Intended Life: indefinite, but not less than 50 yrs ☐ OR Specified as — yrs
Demolition ☐
Being stage of an intended stages

OFFICE USE ONLY

Property ID: —

FEES PAID ON APPLICATION

(including GST)

P I M \$ 50.00
Building Consent 145.00
BRANZ Levy —
6 I A Levy —
TOTAL 195.00

Receipt No 287550

Date 15-5-98

Signed for and on behalf

Signature —

Name M. SIMPKIN Date 15-5-98
Please print

Note: Information regarding vehicle crossings & services eg water connection, sewerage & stormwater connections are handled by the Assets Department. Forms for these items are available from the Dargaville & Paparoa offices.

PART B : PROJECT DETAILS

(Complete Part B only if you have not applied separately for a Project Information Memorandum)

The project involves the following matters (Tick each applicable box, if any, and attach relevant **information** in duplicate)

- ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings
(Site Plan with elevations, topography, drawn to scale)
- ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site
- ☐ Provisions to be made for vehicular access, including parking (to be shown on site plan)
- ☐ Provisions to be made in building over or adjacent to any road or public place
- ☐ New provisions to be made for disposing of stormwater and wastewater (to be shown on site plan)
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- ☐ New connections to public utilities ie water supply, stormwater system, wastewater system (Note: Council has no agreement with network utility operations to act as their agent)
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression or dust, disposal of debris, disconnection from public utilities, and suppression of noise
- ☐ Details of any cultural heritage significance of the building site, including whether it is on a marae, or waahi tapu
- ☐ Copy or reference to, of any resource consent or planning approval for this project
- ☐ Details of volume. Proposed excavations : Include volumes for site preparation, basement and driveway.

(Complete Part C in all cases)

PART C : BUILDING DETAILS

This application is accompanied by (Tick each applicable box, attach relevant documents in duplicate)

- ☐ The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including -
 - ☐ Building Certificates
 - ☐ Producer Statements
 - ☐ References to accreditation certificates issued by the Building Industry Authority
 - ☐ References to determinations issued by the Building industry Authority
 - ☐ Proposed procedures, if any, for inspection during construction

PART D : KEY PERSONNEL

(Complete Part D As far as possible in all cases. Give names, addresses and telephone numbers, Give relevant registration numbers if known)

DESIGNER(S)

Name Northern Wairoa Aluminium (Gary Robinson)

Address 47 Edward St. Dargaville

Phone Number 439-8315 Fax Number —

BUILDER

Name M & P Simkin Ltd

Address 25 Cobham Ave Dargaville

Phone Number 09-439-8589 Fax Number —

DRAINLAYER

Name /

Address /

Phone Number / Fax Number /

LUMBER

Name /

Address /

Phone Number / Fax Number /

CERTIFIERS

Name / Reg No /

Address /

Phone Number / Fax Number /

Certifying /

Name / Reg No /

Address /

Phone Number / Fax Number /

Certifying /

RELEASE OF INFORMATION

Council provides building consent information to a number of organisations. Included in this is the names of applicants and the location of the projects. Much of this information has to be supplied in terms of the Local Government Information Act, however we can withhold personal identification if you wish. Please indicate below if you object to release of identifying information.

I WISH TO OBJECT TO THE ISSUE OF IDENTIFYING INFORMATION ON MY PROJECT ☐

PART E : COMPLIANCE SCHEDULE DETAILS

E1 : SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Complete Part E1 for all new buildings and alterations, except single residential dwellings)

The building will contain the following (Tick ☐ each applicable box and attach proposed inspection, maintenance and reporting procedures.)

- ☐ Automatic Sprinkler systems or other systems of automatic fire protection
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- ☐ Emergency warning systems for fire and other dangers
- ☐ Emergency lighting systems
- ☐ Escape route pressurisation systems. Riser
- ☐ Mains for fire service use
- ☐ Any automatic back-flow preventer connected to a potable water supply
- ☐ Lifts, escalators, or travelators or other similar systems
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building
- ☐ Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the building code
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- ☐ Such signs as are required by the building code in respect of the above-mentioned systems
- ☐ None of the above

E2 : OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

(Complete Part E2 only if the building contains one or more of the systems listed in Part E1)

The building will contain the following (Tick ☐ each applicable 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 Section 25 of the Disabled Persons Community Welfare Act 1975.
- ☐ Hand-held hoses for fire fighting
- ☐ Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975

CCC P. L. L. L.
P. L. L. L.

Advice of Completion of Building Work

Section 43(1), Building Act 1991

To: KAIPARA DISTRICT COUNCIL

Consent Details

MR & MRS DH NORMAN	No.	980277
61 RIVER ROAD	Issue date	21/05/98
DARGAVILLE	Application date	15/05/98

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES SUNROOM AT BACK OF HOUSE
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	OWNERS USE
Estimated Value	\$4,000
Location	61 RIVER RD, DARGAVILLE
Legal Description	LOT 112 DP 14948
Valuation No.	0096024500

You are hereby advised that



All



Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue



A final



An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:



Building and energy certificates



A code compliance certificate issued by a building certifier



Producer statements

Signed by or for and on behalf of the owner:

Name:

Mike Simpson

Position:

Builder

Date: 09-06-98

Business hours contact phone no.: 439-8589

INSPECTOR'S FIELD SHEET

NAME: D. H. NORMAN

CONSENT NO: 980277 Sub Room

[illegible]

View B

3 050

Proposed Sun room
on concrete slab.

1.970

View A ↑

existing windows

Existing Dwelling.

Kitchen

existing window

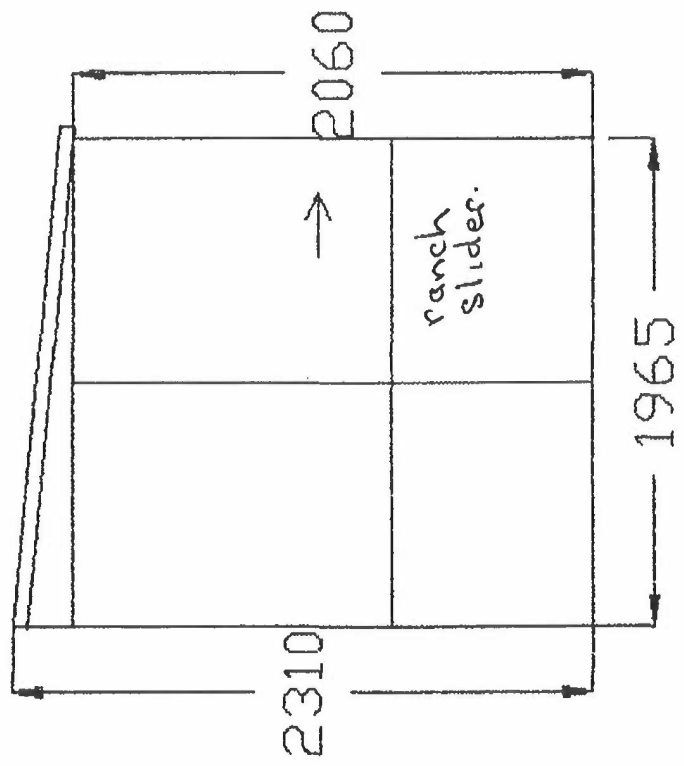
Existing Dwelling

existing porch entry.

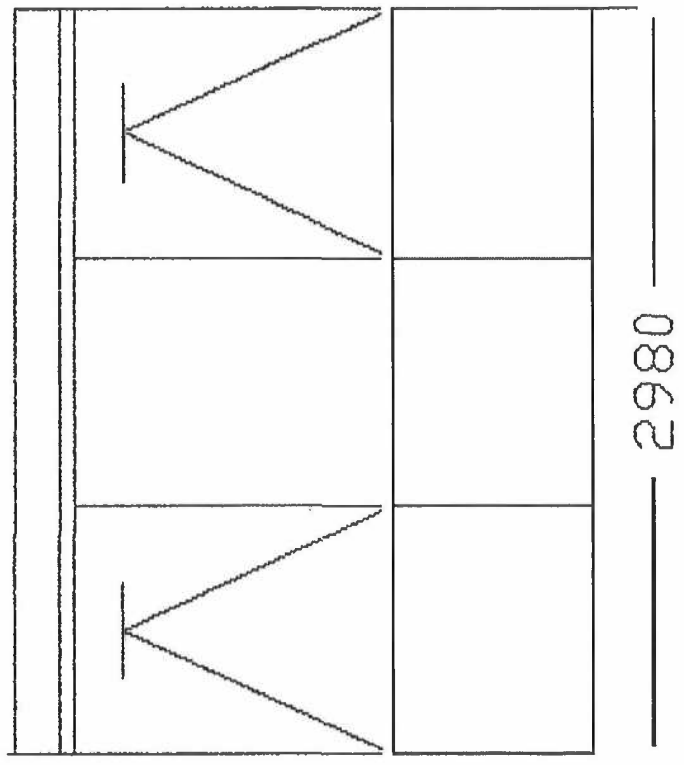
Proposed Addition
to D.H. Norman Residence

Scale 1:20

existing Bay window



View A.



View B.

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*****
*
*   NORTHERN WAIROA ALUMINIUM                      14-05-1998   *
*   47 Edward St DARGAVILLE                          *
*   Ph & Fax (09) 439 8315                             *
*
*   Proprietor  GARY ROBERTSON                          *
*
*****

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SPECIFICATIONS CONSERVATORY - D H NORMAN

Typical "Fairview" conservatory components, Elevations and cross sections as previously supplied.

Mullion - 7645 one-piece mullion
 - 8900 Flush Frame to sliding door with 7647 Cap.

Bottom Plate
 - 7646 Light Commercial Frame 8900 Flush frame
 for sliding door.

Transom - 7645 vision Rail to sliding panel, 7590 Mullion as transom.

Roof - 50mm Polypanel solid roof-

Glass - All 5mm Grey Float to N Z S 4233.

Aluminium to comply with N Z S 4211

Building Consent

Section 35, Building Act 1991

Application

MR & MRS DH NORMAN
61 RIVER ROAD
DARGAVILLE

No. 980277
Issue date 21/05/98
Application date 15/05/98

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES SUNROOM AT BACK OF HOUSE
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Intended Use	OWNERS USE
Estimated Value	\$4,000
Location	61 RIVER RD, DARGAVILLE
Legal Description	LOT 112 DP 14948
Valuation No.	0096024500

Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	195.00
Building Research Levy	\$	0.00
Building Industry Authority Levy	\$	0.00
Total	\$	195.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

Signed for and on behalf of the Council:



Name:

Date: 21-5-98

Project Information Memorandum

Section 31, Building Act 1991

Application

MR & MRS DH NORMAN
61 RIVER ROAD
DARGAVILLE

No.	980277
Issue date	21/05/98
Application date	15/05/98

Project

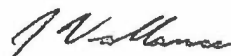
Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES SUNROOM AT BACK OF HOUSE
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	OWNERS USE
Estimated Value	\$4,000
Location	61 RIVER RD, DARGAVILLE
Legal Description	LOT 112 DP 14948
Valuation No.	0096024500

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

This project information memorandum includes:

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

Signed for and on behalf of the Council:



Name:

Date: 21-5-98

KAIAPARA DISTRICT COUNCIL

ATTACHMENT TO PROJECT INFORMATION MEMORANDUM NO 980277

INSPECTORATE

PLANNING

ENGINEERING

(A) Wind Zone rating for site Low Medium High ✓ Very High (B) Provisions being made with regard to building over or adjacent to a road or public place are acceptable Hoardings) Gantries) N/A Temporary Support) (C) Provisions made for demolition are adequate Removal of materials from site) Dust Extraction) N/A (D) The site is known to be affected by hazardous contaminants which may impact on the proposed project Chemical Contamination) Underground Tanks) None Known Asbestos) (E) Licences required to operate, subject to Building Consent being granted Health Licences) Dangerous Goods Licence) N/A	(A) Proposed Project complies with District Plan Zoning Yes ✓ No (E) The bulk and location of the proposed project complies with the restrictions of the District Plan Yes ✓ No (C) Special planning restrictions known to affect the site which impact on the proposed project Protected Tree Restrictions Historic Site Restrictions None Known (D) Proposed vehicle access acceptable Gradient) Width) N/A Length) (E) Resource Consent Required ☒ Nature of required consent NOTE: The Northland Regional Council Transitional Regional Rule for small domestic sewage 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.	(A) The site is known to have soil conditions which will have impact on the proposed project Fill) Erosion) Slippage) None Known Poor Bearing Capacity) (B) Site is known to be prone to flooding or lies within an overland flow path - Land is low lying but not known to have flooded (C) Proposed methods for building over or near service pipes acceptable? - N/A (D) Proposed connection to services acceptable Stormwater Disposal To existing Foulwater Disposal N/A Water Connection N/A (E) Proposed location of vehicle access acceptable Location) Traffic Implications) N/A (F) Restrictions which may be imposed owing to potential impact on traffic Signs N/A
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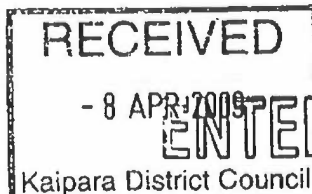
Item Checked	Y	N	NA	Comments
Application Form and Acceptance Checklist	(Y)	N	NA	PIM/BC Number: 090187
Building Consent and Conditions	(Y)	N	NA	
PIM	(Y)	N	NA	
Resource Consent	(Y)	N	NA	
Plans	(Y)	N	NA	
Specifications	(Y)	N	NA	
Drainage plan	(Y)	N	NA	
Design Reports	(Y)	N	NA	
Bracing / Engineering Calcs	(Y)	N	NA	
Producer Statements	(Y)	N	NA	
Specified Systems Information	(Y)	N	NA	
Processing Checklist	(Y)	N	NA	
Other Checklists (Please Note)	(Y)	N	NA	
Requests for Additional Information	(Y)	N	NA	
Records of all correspondence (emails, letters)	(Y)	N	NA	
Memorandum from NZFS	(Y)	N	NA	
Form 4A (Section 37)	(Y)	N	NA	
Approval from NZHPT	(Y)	N	NA	
Development Contributions	(Y)	N	NA	
Inspection Records	(Y)	N	NA	
Truss Layout	(Y)	N	NA	
Photos	(Y)	N	NA	
Geotech Report	(Y)	N	NA	
Notice to Fix	(Y)	N	NA	
Compliance Schedule	(Y)	N	NA	
BWOF	(Y)	N	NA	
Certificate of Public Use	(Y)	N	NA	
Copy of Complaints Received	(Y)	N	NA	
CCC Application, CCC Checklist and Code Compliance Certificate	(Y)	N	NA	
Drainage Asbuilt	(Y)	N	NA	
Electrical Certificate of Compliance	(Y)	N	NA	
Gas Certificate	(Y)	N	NA	
Other (Please State)	(Y)	N	NA	

Checked by:

Date:

Circle if applicable Y = Yes on file N = Not on file NA = Not applicable to this file

Note: If 'N, Not on file' is used, reasons need to be added to the comments box



090187
Solid Fuel Heater Building
Consent Application
KAIPARA DISTRICT COUNCIL

Owner Details	Applicant Details
Owner: <u>W.S. THOMAS</u>	Applicant: <u>W.S. THOMAS</u>
Postal Address: <u>27 GARFIELD ROAD</u> <u>HELENSVILLE AUCKLAND</u>	Postal Address: <u>27 GARFIELD ROAD</u> <u>HELENSVILLE AUCKLAND</u>
Phone No: <u>094208347 0274966711</u>	Phone No: <u>094208347 0274966711</u>
Fax No: <u>094208349</u>	Fax No: <u>094208349</u>

Post Information to

Owner ☒

Applicant ☒

Project Location

Street Address: 61 RIVER ROAD
DARGAVILLE

Legal Description* Lot 112 DP: 14948

Valuation No*: 00960-24500 Area of Site(m²/ha): 1001.52

*Refer to your rates notice

Heater Details

Make: YUNICA / FITZROY Model: FITZROY

Total Value of Work (estimated): \$ 2800

Wetback ☐ Freestanding ☒ Inbuilt ☐ Existing Flue ☐

New ☒ Existing ☐ Second Hand ☐

☒ The make and model listed above complies with national environmental standards (for more info to the National clean Air Standards at www.mfe.govt.nz)

☐ The appliance is to be installed on a lot larger than 2 hectares in size (please provide proof)

Tradesmen Details:

Installers Name: W.S. THOMAS CONSTRUCTION LTD

Address: 27 GARFIELD ROAD HELENSVILLE AUCKLAND

Plumbers/ Gasfitters Name: _____ REG No: _____

Address: _____

TO AVOID DELAYS IN PROCESSING OF YOUR APPLICATION PLEASE ENSURE YOU HAVE ATTACHED/PROVIDED THE FOLLOWING INFORMATION:

- ☒ Fire manufacturers installation instructions and specifications (2 copies).
- ☐ Secondhand fires require a certificate from Craftsman plumber or Home Heating Association Member
- ☒ Floor plan as described above (2 copies, if applicable). With smoke alarm locations
- ☒ Receipt for payment of fee for this application.
- ☒ Please check ALL details on this form are filled out and **ENSURE YOU HAVE SIGNED the declaration at the bottom of page one.**
- ☒ Application fee of \$253.00 (includes Wetback) or \$143.00 (excludes wetback) when installed by a member of the New Zealand Home Heating Association and a Producer Statement submitted to Council.

Declaration: 'This Heater will be installed to Building Code Requirements'

Signed: [Signature]

Date: 7th APRIL 2009

Receipt Number: _____

Date: _____

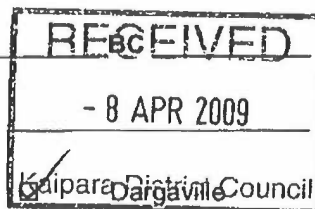


Kaipara te Orangahau - Two Oceans Two Harbours

Application Acceptance Checklist

KAIPARA DISTRICT COUNCIL

*For Council Use Only

Name Of Applicant W. J. ThomasReceived By John Date Stamp

090187

Office Received ☐ KaiwakaReceived ☒ 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.

If Compliance Schedule required extra fees will be charged.

☐ 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 Services☐ Is the connection to Mangawhai Eco-Care Drainage DistrictPayment Method ☐ Cash ☐ Eftpos ☐ Cheque ☐ Direct CreditNo Payment Received ☐OTAX INVOICE RECEIPT (GST NO. 52-237-122)
Received with thanks by 8/47

14-04-09 15:26 Receipt no. 572686

COPY *COPY* *COPY*
GL S8224266 THOMAS TXFE
** Refund * 143.00DR BC090187
THOMAS INV24254 TXFER FR 143.00-
W J Thomas::27 Garfield Road:Helensvillefor Solid Fuel
Heater App.Fees: 143
Receipt Number _____
Date _____
Received By _____



Kaipara te Orangahiri • 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.

Tax Invoice

W J Thomas
27 Garfield Road
Helensville

GST Reg No. 52-237-122
Date 14/04/09
Customer No: BC090187
Invoice Number 24254

090187 : 61 RIVER ROAD, DARGAVILLE
Yunca Fitzroy Fireplace
Owner: W J Thomas

Qty	Description	Rate	Amount
	Building Consent Fee		143.00 *
	(* Incl GST \$15.89)		
	Total incl. GST		\$143.00
	LESS DEPOSIT PAID		143.00 CR
	Net Due		\$0.00

OTAX INVOICE RECEIPT (GST NO. 52-237-122)
Received with thanks by 8/47

14-04-09 15:26 Receipt no.572686

GL S8224266 THOMAS TXFE
** Refund * 143.00

DR BC090187
THOMAS INV24254 TXFER FR 143.00-
W J Thomas::27 Garfield Road:Helensville

Remittance Advice

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

W J Thomas
27 Garfield Road
Helensville

Customer Number BC090187
Invoice Date 14/04/09
Invoice Number 24254
Amount Due \$0.00

Tax Invoice

W J Thomas
27 Garfield Road
Helensville

GST Reg No. 52-237-122
Date 20/04/09
Customer No: BC090187
Invoice Number 24278

Inspection fee for Fireplace

Qty	Description	Rate	Amount
	Amendment Fee		110.00 *
	(* Incl GST \$12.22)		
	Total incl. GST		\$110.00

Remittance Advice

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

W J Thomas
27 Garfield Road
Helensville

Customer Number BC090187
Invoice Date 20/04/09
Invoice Number 24278
Amount Due \$110.00

WARREN THOMAS

0274 966 711



KAIPARA
DISTRICT
The Ocean's Two Harbours

0096024500 61 RIVER ROAD, DARGAVILLE LOT 112 DP 14948 Thomas Warren James

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 Crichtlow Associates Ltd. Sourced from Land Information New Zealand data. Crown Copyright Reserved.



Kaipara District Council

General Property Information

Property

Valuation No.	0096024500: (GIS)
Location	61 RIVER ROAD, DARGAVILLE
Legal Description	LOT 112 DP 14948
Owner	Thomas Warren James : Thomas Jayne
Owner Address	23 Garfield Road : Helensville : :
Area (hectares)	0.1001

Rates

Government Valuation	
Land	\$ 67,000
Improvements	\$ 173,000
Capital Value	\$ 240,000
Current Rates Year 2008 to 2009	
Annual Rates	\$ 1,000.80
Current Instalment	\$ 166.80
Outstanding Balance	\$ 166.80-
Arrears for Previous Years	
Next Instalment Date	1/05/09

Planning/Resource Management	
No information located	
Building	
21/05/98	BUILDING CONSENT 980277 : SUNROOM AT BACK OF HOUSE : Code Compliance Certificate issued 22/06/98
30/01/81	BUILDING PERMIT IDEAL GARAGE
24/08/78	BUILDING PERMIT P&D 688 PLAN OF CONNECTION TO SEWER
22/12/61	BUILDING PERMIT 80168 SHED
Licences	
No information located	
Sewer & Drainage	
No information located	
Land and Building Classifications	
HISTORIC PLACE Former Marriner Residence District significance	
Transport	
No information located	
Special Land Features	
No information located	
Swimming Pools	
No information located	
Other	
No information located	

General Property Information

Page 2 of 2

**** End of enquiry ****

Napier Computer Systems Limited.
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Author: Greg M Lee





Conditions of the Building Consent Type of Inspections Required for Building Consent

Building Consent Number: 090187

T-19.4

Please circle	Description of Inspection	
01	Producer statement Construction (PS4)	As required by either the consent or BCA officer for specialist installations for ground conditions, pile driving, foundations, structural, all building work.
02	Foundations <i>slab or wall concrete strip foundations</i>	Boundaries are to be defined and foundations excavated, reinforcing placed as required. Depth/width of excavations, steel size, laps ties clearances ground bearing to be checked.
03	Footings <i>pile or posts</i>	Boundaries are to be clearly defined. Pile and/or post holes to be drilled/dug to required depth, cleaned and correct size. Depth/width of holes, ground bearing (i.e. firm original clay) anchor or bracing components identified, to be checked.
04	Slab drainage <i>concrete floors</i>	All sub floor drainage to be completed, and junctions exposed. Inspection to be carried out while under water test
05	Slab <i>concrete floors</i>	All slab steel, underlay, penetrations wrapped, thickenings and point loads, formwork complete. Please have a string line taught across slab for ready thickness check
06	Tilt Slabs	All Formwork complete. All steel in place, tied and on chairs. All welding plates lifting eyes as per engineer design.
07	Sub floor <i>timber floor</i>	Bearer support, fixings, and size, and joist span, support, fixings and size, and brace size, location, fixings to be complete (if this is carried out before the floor is laid it is useful). Decks – all fixings to be stainless steel or similar
08	Bond Beam	Any block work with bond beams or fill to be complete with steel correctly placed and if over 1200mm high washouts at the base of each starter
09	Framing	All framing to be completed, all bottom plate, stud to top plate, truss fixings, strapping diagonal braces, purlin fixings to be checked prior to building wrap or roof install
10	Cladding	Check of flashings and fixings to systems prior to coating being installed.
11	Flashing/Wrap/Cavity	All building wrap and flashing tape to be completed, roof can be installed by this stage Check of flashings and battens to cavity systems prior to cladding being installed / fitted.
12	Brick Veneer	Bricks half completed, brick tie spacing, slope, type checked, cavity width window flashings (dpc) checked
13	Preline	Cladding completed windows installed, building completely weather tight, pre-wire, pipe-out (see <i>preline plumbing</i>) wastes and soil stacks, vents and insulation complete.
14	Fireplace Chimney	Chimney to be inspected prior to the fire being installed (In Built)
15	Preline Plumbing <i>often part of preline</i>	All plumbing to be complete and mixers bypassed, outlets plugged and entire system to be under 1500kpa (250psi) pressure test for not less than 30 minutes, Pressure gauge to be on the line at time of inspection and under the above pressure
16	Post Line	When Internal linings (gib) are installed and all bracing elements correctly fastened, fastening type and spacing to be inspected. All fastening to be exposed, no stopping skirting, Scotia etc to be covering fasteners
17	Drainage	An inspection of all foul water, storm water drains, septic tanks, effluent fields, sewer connections is to be carried out when drains are completed prior to back filling all foul water lines to be under static water test at time of inspection. As built plan of drainage to be provided
18	Septic Tank	Septic Tank installed. Effluent systems completed and/or planted. As built plan of drainage required at time of inspection.
19	Swimming Pool Fence	The pool fence and gates must meet the requirements of the Swimming Pool and Fences Act 1987
20	Final – Heating Appliance	Required when appliance has been installed in strict compliance with the manufacturers instructions and NZ Building Code
21	Final – Building (Code Compliance Certificate inspection)	All work to be completed, all specified inspections on Inspection sheet passed by a Kaipara District Council building officer, and all work complying to consented plans. (This may require landscaping against building to be complete also). All required documentation to be provided, see below Development levies to be paid prior to issue of CCC if applicable
22	As built drainage plan	This plan shows the location of drains laid, inspection, gullies, depth of connections, with distances off boundaries or buildings to enable accurate relocation of services in the future
23	Producer statements	As required by either the consent or BCA officer for work such as water proof membranes, or specialist installations
24	Other documentation	As required. Copies of Electrical certificates, or Gas certificates included. CCC application

Contact: Kaipara District Council

Telephone: Dargaville Telephone (09) 439 7059

Facsimile: (09) 439 8756

Kaiwaka Telephone (09) 431 2013

Facsimile: (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



Minor Processing Checklist

 Unit: Building Processing
 Revision No.: Version 0.1

 Document No:
 Date Issued:

Address	61 River Rd, Pargauille										
Date	17/4/09	Consent number	070187	Processed by:	B. y.						
Current Use	CS	CL	CO	CM	SC	SD	SA	SR	Number of levels above ground		
Crowd Activity	SH	WL	WM	WH	WF	IA	ID	Number of levels below ground			
Building Cat.	(1)	2	3		Comp. level			1	2	(3, 2)	
Wind zone	L	M	H	VH	SD	Corrosion		Zone 1		Seaspray	

To be used as an aid, by the Building Control Officer, when processing Building Consents at the Processing table

- It is expected that there will be a tick in every line and that this will indicate that the BC application complies with the New Zealand Building Code. If it does not comply leave the line blank until it does

- This document is to be read in conjunction with the appropriate Building Consent Checklist

- The shaded areas are not to be filled in

- This document is to be used for all minor Building Consent applications, including the following:

Minor plumbing and drainage repairs/work Internal building alterations Heater installations Outbuildings - Garages and sheds Decks

NZBC Clause number	Clause	Items	Alternative solution	N/A	Complies		Comments Including Endorsements, Conditions and Requirements NOTE:- If its an alternative solution there must be comments
					P & D	Build	
PIM	S31 - S39	Have you filled in PIM conditions			✓	✓	
BA 2005	S47	Does this application need to go to the NZFS - DRU?		✓			
	S71 - 74	Building on land subject to erosion, check PIM entry		✓			
	S75 - 83	Building on 2 or more allotments		✓			
	S112	Alterations to existing Buildings			✓	✓	Install windfire in exit, ducting
	S100 - 107	Is a compliance schedule required		✓			
	S114 - 116	Change of use		✓			
	S118	Access and Facilities - does the building need them		✓			
	S122	Is it an earthquake prone building		✓			
	S222	Required inspections marked on site inspection sheet					
B1	Structure	Foundations		✓			
		Floor & Sub-Floor		✓			
		Wall Framing		✓			
		Roof Framing			✓		unchanged
		Trusses require a fully developed design		✓			
B2	Durability				✓	✓	
C1	Outbreak of Fire	Solid Fuel Appliances			✓	✓	Yes Fitzroy.
		Oil or Gas Appliances		✓			
C2	Means of Escape	Single Escape		✓			
		Exits		✓			
		Travel Distance		✓			
C3	Spread of fire	External fire separation		✓			
		Internal Fire separation		✓			
		Fire protection systems		✓			
		Smoke Control		✓			
C4	Structural stability During Fire			✓			
D1	Access Routes	Disabled access		✓			
		Stairs, Handrails		✓			
		Slip resistant Surfaces		✓			
		Lift required		✓			
D2	Mechanical Installations for Access	Producer Statement required		✓			
E1	Surface Water	Confirm FFL is min. 200mm above the 2% event level		✓			
		Hard surface areas		✓			
		Drainage system		✓			
E2	External Moisture	Risk Matrix		✓			
		Cavities		✓			
		Materials				✓	
		Penetrations/openings Flashings				✓	
E3	Internal Moisture	Impervious, Overflow, Thermal resistance, Ventilation		✓			



F1	Hazardous Agents on site	via the PIM		✓		
F2	Hazardous Building Materials	Glazing		✓		
F3	Substances & Processes	Hazardous Substances PIM note (9)		✓		
		Trade waste		✓		
		Gas, Solid, Liquid		✓		
F4	Safety from Falling	Barriers		✓		
		Restrictors		✓		
F5	Construction & Demolition Hazards	PIM note (13) or schedule of proposed safety procedures		✓		
F6	Lighting for Emergency	Possible compliance schedule		✓		
F7	Warning Systems	Possible compliance schedule		✓		
		Smoke alarm			✓	
F8	Signs			✓		
G1	Personal Hygiene	Number and type of units		✓		
		Location of units		✓		
		Accessible units		✓		
G2	Laundering	Accessible units		✓		
		Number of facilities		✓		
G3	Food preparation and prevention of contamination	Personal Services, Offensive trades, commercial food premises - Send to EHO		✓		
G4	Ventilation	Natural, Mechanical, gas- fuel appliances		✓		
G5	Interior Environment	Heating, Space and Accessibility requirements		✓		
G6	Airborne & Impact Sound	STC, IIC		✓		
G7	Natural Light	% of glass, Visual awareness		✓		
G8	Artificial Light	Access routes, Common spaces, exit s		✓		
G9	Electricity	Is it part of this BC application - PS1		✓		
G10	Piped Services	Fuel gas only - all others alternate solution		✓		
G11	Gas as an Energy Source	Is it part of this BC application. AS1 / NZS5261		✓		
G12	Water	Back flow prevention		✓		
		Cold Water		✓		
		Hot Water		✓		
		Non-Potable		✓		
G13	Foul Water	Drainage		✓		
		Sanitary Plumbing		✓		
		Septic tank (sent to TSO)		✓		
G14	Industrial Liquid Waste	TSO, Containment, Disposal		✓		
		Trade waste		✓		
G15	Solid Waste	Storage		✓		
		Access		✓		
		Design		✓		
H1	Energy Efficiency	R - value building		✓		
		R - value plumbing		✓		
Have you Stamped the plans and specification				✓	✓	
Have you signed the plans and specification				✓	✓	
Have you checked the application form				✓	✓	
Have you completed your task in NCS				✓	✓	
Consent documents sorted ready for issuing (customer pile and KDC pile)				✓	✓	
For amendments only - have you filled in the "Time taken in minutes column"						
Further Information Requested / Letter Sent						

Approval Granted / Refused	State outcome and reasons <i>Complies with the building code</i>	
Checked by:	<i>Ben mcey</i>	Date <i>17-6-09.</i>
Reviewed by:		Date



Inu 24278
Building Consent Conditions

KAIPARA DISTRICT COUNCIL

TO: Customer Services Team

FROM: David Hughes / Jim Vallance / Derek Free / Des Sheldon / Bryan McKay

Please insert the conditions indicated into BC No: 090187

- 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.
- 22 This Building Consent is issued subject to site and soil conditions being in 'good ground' as defined in NZS3604:1999
- 23 The design engineer or his agent is to INSPECT ALL ASPECTS OF THIS CONSTRUCTION as per the engineers Producer Statement covering engineering aspects of this project.
- 24 The engineers inspections are to be carried out in conjunction with Councils inspections to enable continuity throughout the project.
- 25 Council will require a Producer Statement Construction Review from the design engineer for this project upon completion of the building.
- 26 Every household unit requires smoke alarms in accordance with NZBC Clause F7/AS 1.3.1. Smoke alarms may be battery powered but shall have a hush facility and must comply with at least one of the following: UL 217, CAN/ULC S531, AS 3786, BS 5446: Part 1. Smoke alarms shall be installed near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.
- 27 A Compliance Schedule is required for the building

1	✓
2	
3	✓
4	✓
5	
6	
7	✓
8	
9	✓
10	
11	
12	
13	
14	✓
15	✓
16	
17	
18	✓
19	
20	
21	
22	✓
23	
24	
25	
26	
26a	✓
27	

Other non-standard condition/s:

Pi- Sea Wind zone - High
Corrosion zone - Seaspray zone.

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

No: 090187

Applicant: W J Thomas

Proposal: Yunca Fitzroy Fireplace

Location: 61 RIVER ROAD, DARGAVILLE

Valuation No: 0096024500

Overseer: Western

Change Status	Status date	Delete	Insert	Status Notes
Formally Received	8/04/09	delete status	insert status	
Invoiced	14/04/09	delete status	insert status	24254
Information Received	8/04/09	delete status	insert status	fees paid to s/a receipt 572464
Information Received	20/04/09			OK to issue BC

New Current Status , Enquiry , Search

[Cancel](#)

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Author: Lesley Marshall

Building Consent 090187

(Form 5) Section 51, Building Act 2004

W J Thomas
27 Garfield Road
Helensville

Issue Date: 20/04/09
Application Date: 8/04/09
Overseer: Western

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

Description:	Yunca Fitzroy Fireplace DOMESTIC FIREPLACES
Type of Work:	
Estimated Value:	\$2,800
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:	61 RIVER ROAD, DARGAVILLE
Valuation Number:	0096024500
Legal Description:	LOT 112 DP 14948
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	

THE OWNER:

Owners Name:	W J Thomas		
Owners Mailing Address:	27 Garfield Road, Helensville		
Street Address/Registered Office:			
Phone	Landline: 094208347	Daytime:	After Hours:
Number	Mobile: 0274966711	Fax: 094208349	
Email:	Website:		

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

First Point of Contact:			
Mailing Address:	27 Garfield Road, Helensville		
Phone	Landline: 094208347	Daytime:	After Hours:
Number	Mobile: 0274966711	Fax: 094208349	
Email:	Website:		

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: 20/04/09 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. 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:
 6. b) at least 1 working days notice of the covering up of any
 7. v) other work required to give notice as a condition
8. Council MUST be notified at the completion of building work on the attached form.
9. 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.
10. This Building Consent is issued subject to site and soil conditions being 'good ground' as defined in NZS3604:1999.
11. Every household unit requires smoke alarms in accordance with NZBC Clause F7/AS 1.3.1. Smoke alarms may be battery powered but shall have a hush facility and must comply with at least one of the following: UL 217, CAN/ULC S531, AS 3786, BS 5446: Part 1. Smoke alarms shall be installed near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.
12. near the ceiling and located on escape routes, in every sleeping space or within 3.0m of every sleeping space door.
13. PIM Information: Wind Zone - HIGH, Corrosion Zone - Sea Spray

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.



FIELD ADVICE NOTICE - 3 Pg 1

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

BC # 090187

Date: 22-04-09

05438

Applicant: W THOMAS

Contractor: OWNER

Site Address: 61 RIVER RD.

VAL #

Travelling Time:

Officer: JIM VALLANCE

Inspection **Passed** / Failed
Reinspection Required: Yes / **No**
Recommended to issue CCC: **Yes** / No

Inspection Time: 8-15 am

Signature: *W Thomas*

21	FINAL INSPECTION	OK	Not	N/A	Reason for the decision / Comments If further inspection needed please indicate
1	Peer Review required (over 5 yrs)				
2	Owners Application for CCC / Contractors List				
3	Consent Documents on Site				
4	Photos Taken				
20	FINAL FIREPLACES INSPECTION	OK	Not	N/A	
1	Smoke Alarms with Hush	✓			
2	Hearth size and & secured	✓			
3	Fire Place Clearances	✓			
4	Fire Place secured	✓			
5	Flue Shield	✓			
6	Flashings / Flue Height	✓			
7	Wet back circulators correct size and fall			✓	
	PLUMBING	OK	Not	N/A	
1	Waste pipe correct support & gradient				
2	Water filtration system installed				
3	Hot water pipe lagged				
4	1 metre minimum of copper outlet of HWC				
5	Hot water cylinder seismic restraint				
6	Hot water tempering valve set at 45/55 degrees				
7	Hot water energy cut out switch to all valve vented systems				
8	Hot water drain OK (falls to outside of building)				
9	Filter, non return, stop, cold water expansion, pressure reducing & pressure relief valves				
10	Notches & holes in joists & bearers				
11	Waste pipes sizing / fall / support to gully trap				
12	Soil pipe sizing / fall / support				
13	Adequate support to water pipes				
14	Water supply tank / bore / supply				
15	Back flow prevention where required				
16	Other				
	FINAL INTERNAL INSPECTION	OK	Not	N/A	
1	Smoke alarms with hush				
2	Sink insert secured correctly				
3	Service rooms impervious walls				
4	Service rooms impervious floors				
5	Producer statement membrane in wet areas				
6	Ceiling insulation (clear of downlights)				
7	Safety glass where required				
8	Ventilation				
9	Stairs gap / tread / rise / handrails				
10	Barrier Height 1.0m / 1.1m / Stairs 900mm				
11	Safety from falling eg. 100mm balustrade gaps				
12	Access for disabled (commercial only)				
13	Facilities for disabled (commercial only)				
14	All surfaces completed				

ISSUE CCC WHEN ADDITIONAL
FEES PAID

An inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within Days or otherwise stated

Action to be taken:

Issued by:

Designation: Building Officer

Next inspection:

This notice Received By:

Owner / Agent / Contractor



FIELD ADVICE NOTICE - 3 Pg 2

P O Box 26, Kaiwaka, Northland
Free Phone: 0800 100 388
Phone: (09) 431 2013
Fax: (09) 431 2023
www.kaipara.govt.nz

05438

FINAL EXTERIOR INSPECTION		OK	Not	N/A	Reason for the decision / Comments If further inspection needed please indicate
1	Conditions on Resource / Building consent				
1a	Landscaping Complete				
2	Joints in bearers supported				
3	Ground clearance to u/side of floor				
4	Subfloor ventilation				
5	Subfloor bracing				
6	U/floor insulation				
7	Finished ground level				
8	Cladding (joints, corner, scribes window flashing etc)				
9	Cladding - painted / penetrations sealed				
10	Brick veneer weep holes cleared				
11	Roof & post fixings				
12	Roof, ridging and flashings fixed correctly				
13	Roof penetrations flashed correctly				
14	Spouting fixed correctly				
15	Down pipe clips at 1.2				
16	Vent pipe clips at 1.2				
17	Vent Discharge / Vermin cage				
18	Stairs gap / tread / rise / handrails				
19	Barriers 1.0m / 1.1m / stairs 900mm				
20	Safe from falling ballustrades				
21	RAMPS grade / slip resistance				
22	Safety Glass (Glass Visible - commercial)				
DRAINAGE		OK	Not	N/A	
1	As built drainage plan s/water and sewer				
2	Gully dish 25mm above sealed surface "A"				
3	Gully dish 75mm above unsealed surface "B"				
4	Relief gully installed				
5	Foulwater drain finished				
6	Ventilation to drains, e.g. TV & or valves				
7	Stormwater drain finished				
8	Retaining wall drainage connected into stormwater drain				
9	Overflow to water tank				
10	Access for septic tank maintenance				
11	Commissioning statements				
12	Effluent Completed Barking / Planting				
PRODUCER STATEMENTS		OK	Not	N/A	
1	Engineer / Licenced Building Practitioner				
2	Membranes / Roof				
FINAL POOL INSPECTION		OK	Not	N/A	
1	Pool fencing compliance (sheet completed)				
2	Back flow prevention where required				
ENERGY CERTIFICATES		OK	Not	N/A	
1	Electrical				
2	Gas				
ROAD DAMAGE		OK	Not	N/A	
1	Footpath & kerb damage				
2	Crossing installed				
COMMERCIAL		OK	Not	N/A	
1	Compliance Schedule				
2	Fire Design Compliance				
3	FPIS report				
4	Certificate of Public Use				
5	Fire Service - Evacuation Scheme				
6	Fire Service - Conditions meet				
7	Producer Statements - Fire Alarm, Ventilation etc				

An Inspection of the above mentioned premises has been undertaken and the matters as listed must be completed within Days or otherwise stated

Action to be taken:

Issued by:

Designation: Building Officer

Next Inspection:

This notice Received By:

Owner / Agent / Contractor



Kaipara te Orangahui • Two Oceans Two Harbours

Code Compliance Certificate Checklist

KAIPARA DISTRICT COUNCIL

Code Compliance Certificate Checklist

Address of Property		61 River Road			
Consent Number		090187	Date	22/4/09	
Staff Responsible					
Note: In some cases some of the following items may not need to be checked					
Number	Issue	Yes	No	N/A	Comment *1-7 (CSO Build)
1 *	Change of owner	Yes	No	N/A	
2 *	Request for CCC within 2 year time-frame	Yes	No	N/A	
3 *	All inspections completed	Yes	No	N/A	inspection 22/4
4 *	Development contributions paid	Yes	No	N/A	
5 *	Energy works certificate provided	Yes	No	N/A	
6 *	Inspection fees paid	Yes	No	N/A	
7 *	All building consent conditions fulfilled	Yes	No	N/A	
8 *	Ensure that conditions of geotechnical reports, engineers reports of producer statements are complied with	Yes	No	N/A	
9 *	Work complies with approved building consent documentation	Yes	No	N/A	
10 *	Specified systems/performance standards	Yes	No	N/A	
11 *	Final sheet check items	Yes	No	N/A	
12 *	LBP advised that building work does not comply	Yes	No	N/A	
13 *	Survey certificates – siting, height in relation to boundary, maximum height of building or minimum floor level	Yes	No	N/A	
14 *	List of consultants	Yes	No	N/A	
15 *	Amendments, and associated documentation properly completed	Yes	No	N/A	
16 *	Document applies to building work for which a building consent has been issued before the date on which the compliance document came into force	Yes	No	N/A	

3117.0 BCA Manual

T-33.1 T-33.1 CCC Checklist July 2008.doc

17 *	Reference (if applicable) to acceptable solutions of verification methods	Yes	No	N/A	
18 *	Documentation incomplete , suspend the time clock. Obtain necessary information. Enter note into NCS.	Yes	No	N/A	
19 *	If time clock stopped owner notified	Yes	No	N/A	
20 *	File forwarded to Senior Building Services Officer to undertake a Peer Review and arrange issue of CCC	Yes	No	N/A	
21 *	If compliance schedule must be issued, co-ordinate issue with issue of CCC	Yes	No	N/A	
22 *	Photographs	Yes	No	N/A	
23 *	CPENG engineers producer statements	Yes	No	N/A	
24 *	Alternative solutions	Yes	No	N/A	
25 *	CCC Consent over 5 years old (Peer Review TTL, DE)	Yes	No	N/A	
	Compliance document must not state any restrictions relating to:				
26 *	Regulatory approvals, dispensations or waivers	Yes	No	N/A	

Issue CCC	Yes	No	
Reason for Decision			
Signed			

"Yes" means Approved

"No" Means not Approved

"N/A" means Not Applicable

Inspection summary for one consent 15 May 2009 10:33:50 AM

Page: 1

Summary of Inspections for Building Consent 090187

Applicant: W J Thomas : 27 Garfield Road : Helensville
Project location: 61 RIVER ROAD, DARGAVILLE
Project descrn: DOMESTIC FIREPLACES
Yunca Fitzroy Fireplace
Estimated value: \$ 2,800
Consent issued: 20/04/09
CCC issued: 6/05/09
Overseer: Western

Inspection details:

22/04/09 OK Jim Vallance
B20 B20 Final - Heating Appliance

FS 05438: Installed to spec. CCC to be issued upon receipt of additional fees.

Code Compliance Certificate 090187

Form 7, Section 95, Building Act 2004

W J Thomas
27 Garfield Road
Helensville

Issue Date: 6/05/09
Overseer: Western

THE BUILDING:

Street Address of Building:	61 RIVER ROAD, DARGAVILLE
Valuation Number:	0096024500
Legal Description:	LOT 112 DP 14948
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:	Yunca Fitzroy Fireplace 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:	W J Thomas		
Owners Mailing Address:	27 Garfield Road, Helensville		
Street Address/Registered Office:			
Phone Number	Landline: 094208347	Daytime:	After Hours:
Email:	Mobile: 0274966711	Fax: 094208349	Website:

FIRST POINT OF CONTACT:

First Point of Contact:	As above
-------------------------	----------

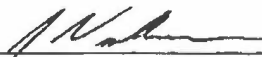
BUILDING WORK:

Building Consent Number:	090187
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 090187
- (b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.
- (a)

Signature



Date: 6/05/09

Position Building Services Officer

On behalf of: Kaipara District Council

COUNCIL²

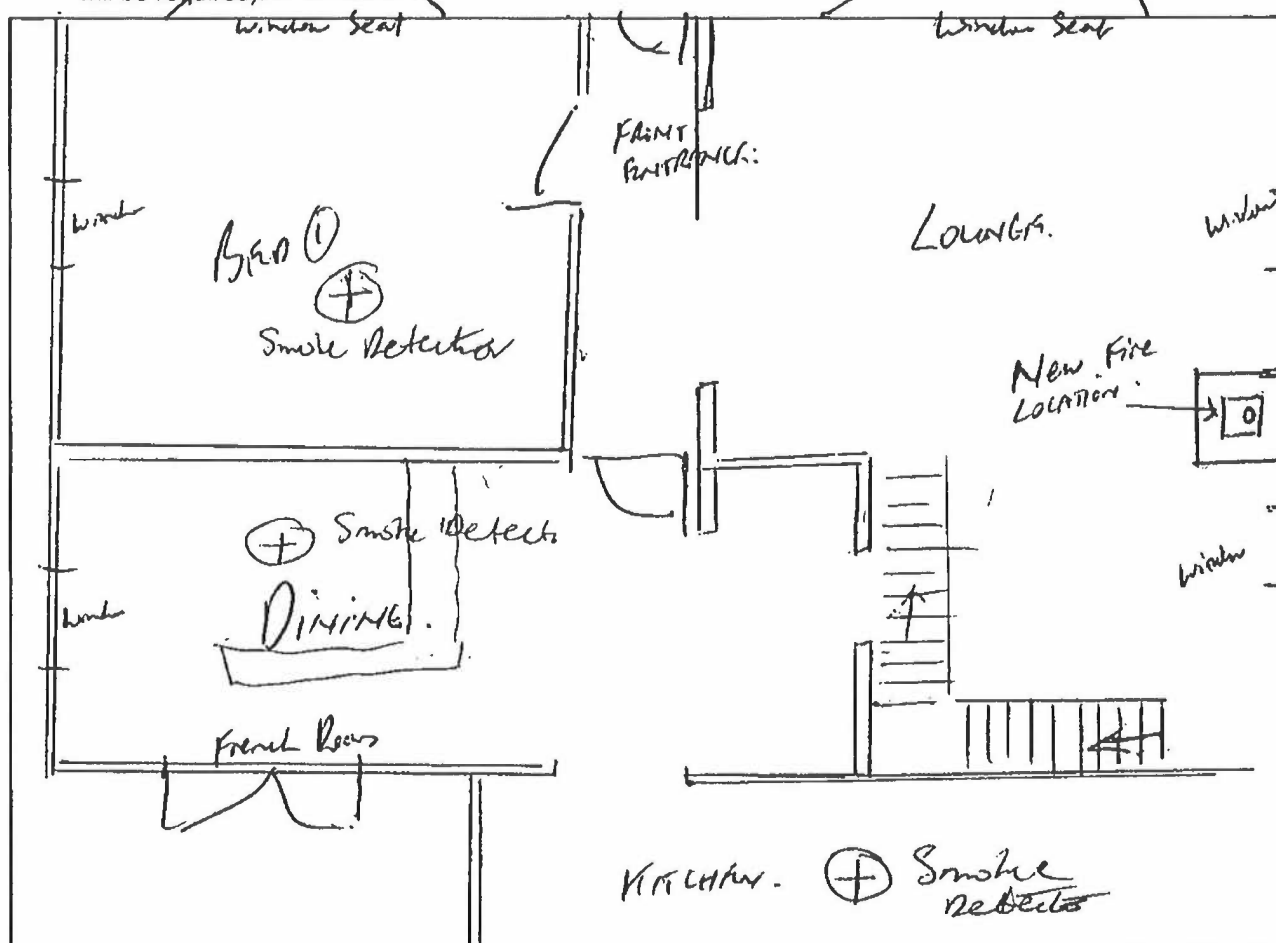


Please ensure that you enter the area total area of your property on the application form

Use this space to show the location of the appliance. Please ensure this accurately shows:

- ☒ Location of the heater within the building
- ☒ Smoke alarm locations
- ☒ Location of adjacent walls, windows and doors.
- ☒ Location of existing hot water cylinder if a wetback/hot water booster is to be fitted (a tempering valve will be required).

Smoke alarms to comply with clause F7 NZBC



Floor Plan

Note

- That the installation of solid fuel heaters must be in accordance with the manufacturers instructions and AS/NZS 2918 2001 and are to have seismic restraints to comply with B1.3.3 of the Building Regulations. **Gas heaters** (permanently fixed in place) do not need a building consent, but they must be installed by a registered gas fitter who will certify their own work.
- Producer statement or energy works certificate may be required before CCC can be issued

Please return the completed form to:

Dargaville Office

Private Bag 1001
Dargaville
Ph 09 439 7059
Fax 09 439 6756

KAIKARA DISTRICT COUNCIL

BC 090107

BUILDING INSPECTOR

Kaikara Office

State Highway 1
Kaikara
Ph 09 431 2013
Fax 09 431 2023

3117.0

WARRANTY

This Yunca Woodburner is warranted, with proof of purchase, to the first owner of each appliance for a period of 12 months, commencing on date of delivery of the appliance in new and unused state.

Repair or replacement is at Yunca's discretion and includes associated labour costs but excludes freight and travel costs.

This warranty does not cover damage caused by mishandling, misuse, failure to follow the manufacturer's installation and operating instructions, or work done by others, such as installers, or plumbers etc.

The manufacturer shall not be responsible for site conditions such as insufficient draught, downdraughts, or routine servicing and adjustments.

The following YUNCA heater components are replaceable parts and will be repaired (or replaced free of charge if required) due to defective material or workmanship during the above warranty period:

- Door seal and glass seal
- Combustion plate
- Refractory bricks and retainers
- Secondary air tubes
- Yunca Water boosters
- Yunca Flue systems
- Door handles and shafts
- Panels and castings

If a defect occurs, inform your dealer and the part will be repaired or replaced at our option.

EXTENDED FIREBOX WARRANTY

Your Yunca woodburner firebox is then covered by an extended 9 year warranty against defects during normal domestic use.

During the extended warranty period Yunca will repair or replace, free of charge, any part of the firebox requiring repair or replacement as a result of defective material or workmanship in manufacture and/or assembly.

In the case of a claim after the first 12 months, it shall be the owner's responsibility and expense to deliver the Yunca fire to the dealer from whom it was purchased (should this be necessary), and the reinstallation after any repair has been made.

Any part of the appliance repaired or replaced free of charge under the warranty will continue to have the benefit of such warranty during the balance of the warranty period.

The warranty does not extend to consequential loss or damage to either person(s) or property.

The warranty is NOT available if

- 1 Repair and/or replacement of parts assemblies which are necessary due to normal wear and tear, such as:
 - 1.1 Cladding and body components: door and panels; enamelling and paintwork; brightwork or finishing repairs due to causes beyond the control of the manufacturer or its franchised dealers
 - 1.2 Flues: Cleaning of flues, removing creosote build-up from flues, weather cap and cowl.
- 2 The appliance has been abused in any way or damaged by neglect, accident, improper use and has not been operated and maintained in accordance with the manufacturer's recommendations.
- 3 Damage resulting from acts of God and natural phenomena such as earthquakes, floods, landslips, sound vibrations and other damage caused by extreme weather conditions.
- 4 Damage resulting from theft or other criminal acts.
- 5 The appliance has been used for commercial use or for purposes not specific to the private use of the purchaser.
- 6 The appliance has been altered by changing the manufacturer's specifications, the installation and use of parts and assemblies not genuine, non-approved for

use by the manufacturer and the removal or change of the manufacturer's identification number or marks.

- 7 Fuel and accelerants are used which are not recommended by the manufacturer.
- 8 Any repair and/or adjustment performed by a non-franchised dealer or installer or damage resulting there from. NOTE: If unable to contact Yunca - in the case of an emergency the selling dealer can submit a claim for the work involved and it will be considered by the manufacturer on its merits.

The appliance and flue system may not be modified in any way without written approval from Yunca Heating.

Any modification of the appliance that has not been approved in writing by the testing authority is considered as a breach of AS/NZS 4013.

Warranty Registration:
(information for your records)

Serial Number _____
Purchase Date _____
Where Purchased _____

Manufactured by
Yunca Heating
Terry Young Ltd
41 Onslow St
PO Box 932
Invercargill 9840
New Zealand
Telephone +64 3 216 6626
Fax +64 3 216 2626
Email sales@yunca.co.nz
Web www.yunca.co.nz



2601he

COUNCIL



OPERATION MAINTENANCE & WARRANTY INFORMATION FOR YUNCA CLEAN AIR APPROVED WOODBURNERS ONLY SEPTEMBER 2008

THIS APPLIANCE SHOULD BE MAINTAINED AND OPERATED AT ALL TIMES IN ACCORDANCE WITH THESE INSTRUCTIONS.

Welcome. Congratulations on the purchase of your new Yunca Woodburner.

To ensure many years of safe, efficient and trouble free operation, please read the following and make sure all members of your home understand how this remarkable heater works.

Please fill out and return the registration card promptly.

Remember to put these instructions away in a convenient and safe place (with proof of purchase) for ready reference.

If you have any questions, please contact your Yunca agent.

COUNCIL
090187

OPERATION

LIGHTING OF UNIT:

- 1 Shift the control knob to the fully open position.
- 2 Ignite a bed of screwed up paper and small pieces of kindling or fire starters.
- 3 DO NOT USE PETROL OR OTHER ACCELERANTS TO START THE FIRE.
- 4 Once the fire has started, gradually add larger and larger pieces of wood until the fire is established.
- 5 When the fire is brightly burning, adjust the control knob to the desired setting.

Do not run heater for extended periods on high, or damage may occur to the firebox, and it will substantially reduce the life expectancy of the combustion plate, fire bricks and air tubes.

Important: For the first 24hrs of burning, there may be some smoke and odours present due to the burning off of light oils and paint used in the manufacture of the unit. There is no cause for alarm.

FUEL SELECTION:

The Yunca Woodburner is a very efficient woodburner. For peak log burning efficiency we recommend:

- 1 Use dry, well seasoned wood in your heater. It should be stacked under cover with good air circulation for at least nine months. This allows the moisture content to reduce and thereby reach optimum burning qualities. Remember that green wood can hold its own weight of water, and it takes time to get rid of this. Hard woods take about twice the length of time to dry than softwoods. Count on about 6-12 months for woods such as pine, and 12 months, to two years for hard woods.
- 2 Wet wood will reduce the efficiency of your heater and more importantly, will cause a build up of creosote in the flue, creating a fire hazard.
- 3 Denser timbers mean less refuelling and result in greater heat output.
- 4 Larger logs should be split to assist drying and burning.
- 5 You must avoid:
 - The use of salt borne drift wood. The salt absorbed into the wood reacts with the flame and other by-products to cause damage to your heater and its components.

For the same reason, chemical chimney cleaners should be avoided, as many of these comprise a high level of salt in their make-up. Chemically treated timbers should also be avoided. At best they generally don't burn as well as untreated timber. At worst, some of the chemicals may be noxious and pose a health risk.

- 6 Don't burn garbage, plastic or aerosol cans. It is dangerous and also reduces the life of your heater.

Best use of air controls:

Once a good fire is established, usually after 10-20 minutes, the air control should be adjusted back until a slower lazy type flame exists. This is your most efficient fire with an effective double burning action and maximum heat retention.

WHEN LIT, ALWAYS OPEN THE AIR CONTROL BEFORE OPENING THE FIRE DOOR.

Due to the latest clean air requirements, it is necessary to increase the amount of secondary air introduced into the combustion chamber, therefore reducing the overall banking hours. Fire bricks will slowly release heat through the night.

- 1 Fuel the heater and let it run about 10 to 15 minutes. Ensure that the fuel is glowing.
- 2 Adjust the control knob to low.
- 3 When increased heat is required, simply open the control knob to the desired setting.

COOKTOP:

With the exception of the Wegj woodburner, the top is designed to allow you to either cook or keep food warm. Cooking directly on any enamel grill top may damage the surface. The grill top on the Fitzroy may be removed for direct access to a cooktop surface. The cooktop surface of the Hobson should be treated with a stove blackening from time to time to keep it looking good.

MAINTENANCE

- 1 Panels may be easily cleaned by buffing with a soft cloth. A foamed or non-abrasive cleanser may be used for the more stubborn soiling. Polish afterwards with a soft, dry cloth.
- 2 Some residue may appear on the ceramic glass when the unit is closed down. Most of this will burn-off when the heater is

restarted. Use a damp paper towel dipped in ash and polish with a clean dry paper towel. If extra cleaning is required, a spray foam cleanser is recommended (rinse well). Clean only on a slightly warm or cold heater.

- 3 When using cleaning materials, please follow the instructions on the product label. DO NOT use abrasives or sharp metal tools when cleaning your Yunca Woodburner.
- 4 Have your Yunca Woodburner and flue system professionally checked and cleaned before the cooler season begins.

Ash clearing:

- 1 Your Yunca Woodburner is designed to have a bed of ash on the bottom of the firebox.
- 2 Remove ash when required, remembering to leave a bed of ash. This will maintain the efficiency of your heater and protect the firebox.
- 3 Ensure that ash is cold and when it is removed from your heater. Immediately place outdoors in a fireproof receptacle with a tight fitting lid, and locate clear of combustible materials. Providing that only untreated wood has been burnt, ash can safely be dug into the garden as it makes an excellent addition to the soil.

SAFETY:

- 1 For the protection of young children, install an effective fire safety screen around your fire.
- 2 The ceramic glass gets very hot. It is imperative that small children are warned of this danger.
- 3 Flues are recommended to be cleaned at least annually.
- 4 Keep door seals clear of any ash or wood as this may damage the seals and result in inefficient burning.
- 5 Under no circumstances use a vacuum cleaner to clean the heater unless it is totally cold and has not been used for several days.
- 6 DO NOT use flammable liquids or aerosols in the vicinity of this appliance when it is operating.
- 7 DO NOT store wood within the heater installation clearances.
- 8 Remember the "heater-metre" rule and keep soft furnishings one metre away from your fire.
- 9 THIS APPLIANCE SHOULD NOT BE OPERATED WITH A CRACKED GLASS.

Simple Maintenance

- Replacement of glass, glass seal (packing), door ropes and spare parts.

Yunca fires are designed to allow the owner to carry out simple maintenance work such as the replacement of fire bricks, combustion plates, air tubes, door handles and shafts, door rope, glass and glass seals.

For detailed information please refer to the website www.yunca.co.nz or contact Yunca Heating or their agents.

FAULTS	CAUSE	REMEDY
Heavy creosote build up on door glass	Burning wet wood Not enough heat in fire bed before shutting it down	Obtain a dryer wood supply or further dry out existing wood. Check flue is clean.
Glass blackening on medium to low heat setting	Burning wet wood Not enough heat in fire bed before shutting it down	Obtain a dryer wood supply or further dry out existing wood. Check flue is clean.
Heater unable to be turned down Clear Air fires are not designed to fully shut down	Faulty seal on door/ glass	Check door / glass seals - replace where necessary. Adjust locking nut on door handle shaft (selected models)
Water booster not performing	Liming up of booster Incorrect installation	Replace booster Refer to installation instructions Refer to installer
Water booster making banging noises	Incorrect installation	Refer to installation instructions Refer to installer
Fumes	Flue joints leaking	Seal flue joints with recommended flue sealer. Clean off any creosote using warm soapy water and abrasive cleaning pad.
	Blocked Flue	Have flue professionally cleaned.
	Insufficient draw from flue	Increase flue height to a minimum of 600mm above the ridge. Extend flue height if adjacent to nearby tall buildings or trees. Fit H-type weather cap if all the above does not remedy the situation.
"Blow Back"	This happens if too much fuel is added and smothers the bed of embers. Gases are building up before a flame eventually appears and the gases suddenly ignite. The result is a short, sharp blast of smoke from the heater	Add smaller amounts of fuel until desired fire is reached. Do not smother the embers. Ensure there is always a flame present at all times. (The flame will eliminate any sudden ignition of gases).
Soot or creosote fire	Build up of soot or creosote in flue	Turn heater controls to off. Call your local fire brigade
WE RECOMMEND THE FLUE AND UNIT COMPONENTS BE CHECKED ANNUALLY		
This heater has been tested and complies with the requirements of AS/NZS 2918:2001 and AS/NZS 4013		



A division of Terry Young Ltd, New Zealand

INSTALLATION INSTRUCTIONS for FITZROY FREESTANDING WOODBURNER APRIL 2007

TESTED in compliance with AS/NZS 2918: 2001

- A. Yunca recommends that competent trades persons carry out all installations (e.g. NZHHA Registered Installer), to obtain maximum performance and safe, efficient heating.
- B. A permit is required and we suggest you check with local building inspectors as by-laws do vary from area to area.
Also notify your Insurance Company that a solid fuel heater has been installed.
- C. Floor Protector –
 1. Must extend a minimum of 300mm in front of the door aperture.
 2. Must extend at least 100mm from each side of the heater.
 3. Ash Floor Protector must be constructed of non-combustible materials, with a minimum thickness of 12mm 70
- D. Seismic restraint – Heater must be restrained from seismic movement as required by NZS 7421. 10mm diameter bolting holes in the feet of the HOBSON allow restraint.
- E. Manufacturers' recommended tested minimum clearances from combustible walls:

Tested to AS/NZS 2918 : 2001 by APPLIED RESEARCH SERVICES	Clearance
Rear Clearance – <u>from rear of top lip</u> (with YUNCA flue mounted shield fitted) - N.B. clearance from rear panel is 120mm ✓	100 mm
Side Clearance (with YUNCA flue mounted shield fitted) ✓	300 mm
Corner Clearance (with YUNCA flue mounted shield fitted)	130 mm

F. YUNCA Flue Kit (Tested to AS/NZS 2918:2001 Appendix F): Fig A, B & E

1. 4.2m x 150mm stainless steel flue
2. 2.4m x 250mm galvanised liner.
3. 1 x ceiling tile.
4. 1 x insulation boundary shield.
5. 3 x spider brackets.
6. 1 x weather cap & cowl.

Please Note: All joints must be sealed with flue sealing compound. Use stainless steel screws or rivets to join the flue pipe (three equally spaced places at each joint). The first length of flue pipe must be screwed to flue spigot. The required minimum flue termination height is 4.6 m above the floor protector.

G. FITZROY Flue Mounted Shield (Flue Guard) Kit (Tested to AS/NZS 2918:2001): Fig A

- 1 x 1200mm length lined back guard plus an adjustable 900mm extension.
- 1 x 1200mm length perforated front guard
- 1 x 1200mm length tertiary back guard with spacer tabs.
- 1 x Top front deflector shield (half round shape, angled when installed). Optional.

Please Note: The minimum Flue Mounted Shield height is 1200mm. Extension accessory shields are also available.

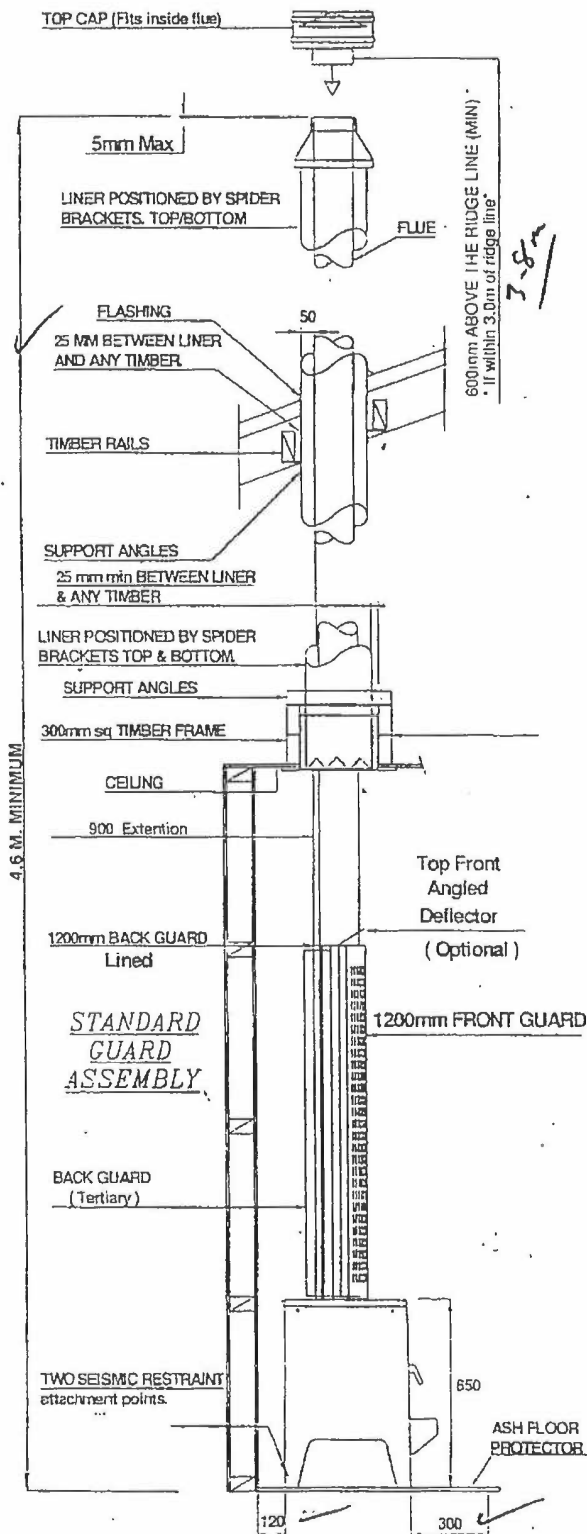
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COUNCIL

FITZROY - TYPICAL FLUE INSTALLATION (not drawn to scale)
FIG A

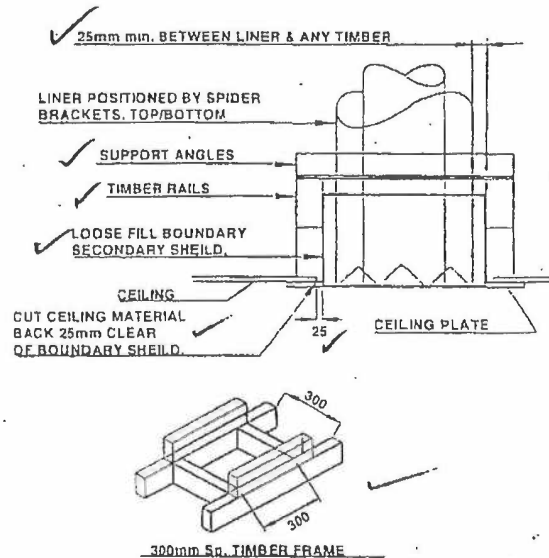
FIG B

090187



Note: All measurements are in millimetres
The rear clearance from the top lip of the fire is 100mm,
i.e. 120mm from the (recessed) rear panel.

ENLARGEMENT OF CEILING ASSEMBLY

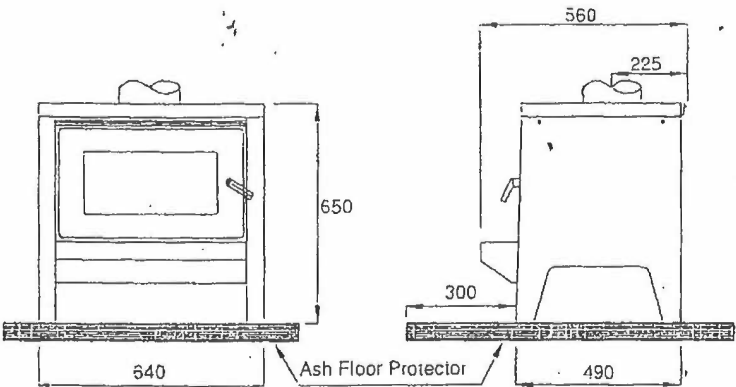


CONDITIONS FOR FLUES (Refer Fig. E)

The FLUE shall extend to:

1. Not less than 600mm above the highest point on the roof if within 3.0m of that point.
Not less than 1000mm above the intersection point with the roof and not lower than any point of the roof within 3.0m.
In any case the length of the flue shall not be less than 4.6m from the ash floor protector.
In some situations the Local Council may vary the above requirements.
2. All parts of the chimney exposed to the outside air shall be suitably insulated in accordance with the manufacturers' recommendations.
When loose-fill insulation is used in the adjacent ceiling space, maintain clearance between the secondary shield and the loose-fill insulation by provision of a boundary extending 200mm above the ceiling top surface.
This non-combustible boundary shield shall be capable of preventing accidental migration of the loose-fill by any action of wind or by persons moving in the ceiling space.

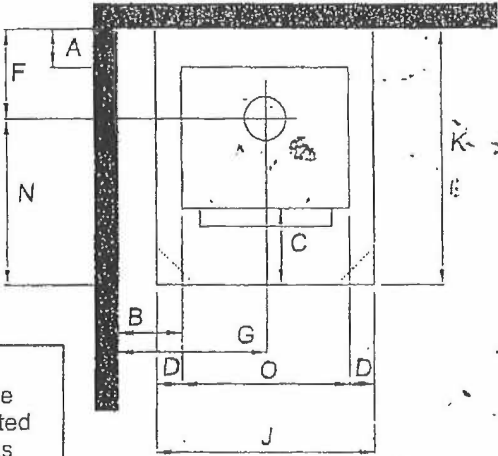
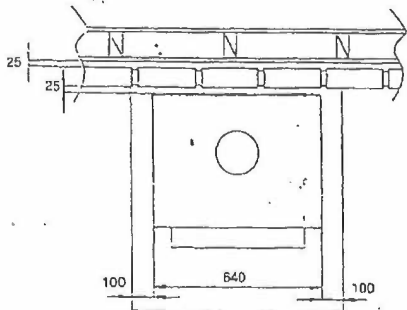
FIG C: HEATER DIMENSIONS – Fitzroy (Drawings on this page not drawn to scale)



090187
COUNCIL

FIG D: HEATER POSITION.

* N.B. Measurement "A" is taken from the top lip at the rear of the fire.



Above: Non combustible wall clearances. Brick lining from floor to within 25mm of ceiling. Leave air vents at the bottom to allow airflow in the cavity. If Yunca flue mounted shield is fitted, brickwork may be 1200mm high as long as all vertical joints in top and bottom of brickwork are left out to allow airflow when brickwork is capped.

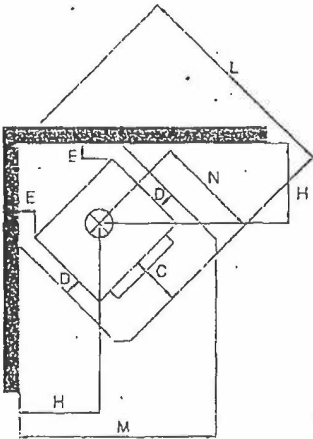
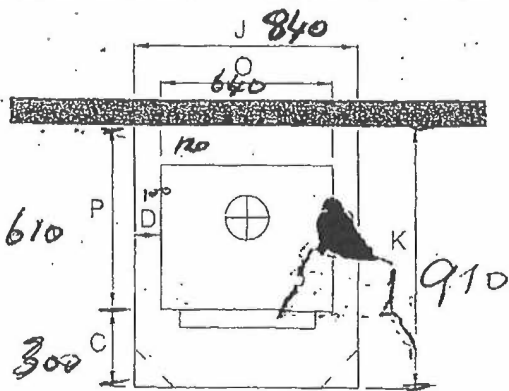


FIG D: MINIMUM FIRE TO COMBUSTABLE WALL CLEARANCES - FITZROY (WITH YUNCA FLUE MOUNTED SHIELD FITTED). Measurements in millimetres.

A	B	E	F	G	H			
100	300	130	325	620	501			

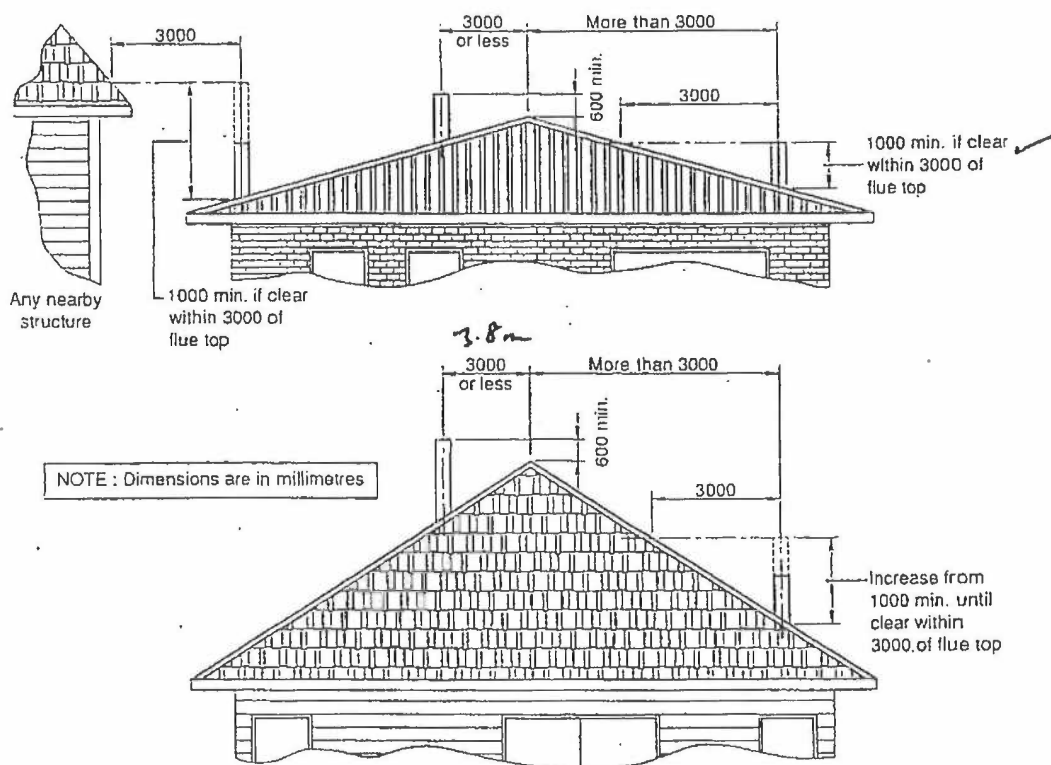
FIG D: MINIMUM FLOOR PROTECTION MEASUREMENTS

(WITH YUNCA FLUE MOUNTED SHIELD FITTED). Measurements in millimetres.

C	D	J	K	L	M	N	O	P
300	100	840	910	1274	1150	575	640	610

FLUE SYSTEM REQUIREMENTS FIG. E

090187



MINIMUM HEIGHT OF FLUE SYSTEM EXIT

IMPORTANT INFORMATION

- The appliance and flue system shall be installed in compliance with AS/NZS 2918 and the appropriate requirements of the relevant building code or codes.
- Appliances installed in accordance with this standard shall comply with the requirements of AS/NZS 4013 where required by the regulatory authority i.e. the appliance shall be identifiable by a compliance plate with the marking "TESTED TO AS/NZS 4013"
- Any modification of the appliance that has not been approved in writing by the testing authority is considered to be in breach of the approval granted for compliance with AS/NZS 4013.
- Mixing of appliance or flue system components from different sources or modifying the dimensional specification of components may result in hazardous conditions. Where such action is considered, the manufacturer should be consulted in the first instance.
- Cracked and broken components e.g. glass panels or fire bricks, may render the installation unsafe.

IF THE A WATERBOOSTER IS FITTED:

Note: A water booster cannot be fitted to the Sub 1.0 Clean Air model Fitzroy

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

Seismic Restraint

Secure the heater base to the hearth or sub-framing with dynabolts or similar through the holes provided. Follow local Council's Specifications.

Land Information Memorandum

Application

Dargaville Realty Ltd	No.	L250507
	Application date	9/09/2025
Not Given	Issue date	15/09/2025
	Phone	09 439 7295
	Fax	

Please Note: This LIM report contains information for the entire legal description below.

Property

Valuation No.	0096024500
Location	61 River Road, Dargaville
Legal Description	LOT 112 DP 14948
Owner	MacPherson Kim Elizabeth: MacPherson Aaron
Area (hectares)	0.1001

Rates

Government Valuation	
Land	\$210,000
Capital Value	\$525,000
Improvements	\$315,000
Current Rates Year 2025 to 2026	
Annual Rates	\$3,858.81
Current Instalment	\$ 964.70
Current Year - Outstanding Rates	\$ 249.70-
Arrears for Previous Years	\$ 0.00
Next Instalment Due	20/11/2025
Note: Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year.	
Please refer to the Kaipara District Council Long Term Plan 2024/2027 and to the Kaipara District Council Development Contribution Policy 2024 which can be found at the Council website www.kaipara.govt.nz .	

Planning/Resource Management

Zoning:	Kaipara District Plan 2013: Residential. See attached information regarding the District Plan.
Full details of the zone requirements are found in the current District Plan. Relevant zone ordinance can be found at the Council website .	
No other planning information located.	

Building

20/04/09	BUILDING CONSENT 090187: Yunca Fitzroy Fireplace: Code Compliance Certificate issued 6/05/09.
21/05/98	BUILDING CONSENT 980277: SUNROOM AT BACK OF HOUSE: Code Compliance Certificate issued 22/06/98.

30/01/81 BUILDING PERMIT D H NORMAN S W BERRIDGE IDEAL GARAGE.
24/08/78 BUILDING PERMIT P&D 688 H R HONEYCOMB CUTHBERT & SMITH PLUMBERS LTD PLAN OF CONNECTION TO SEWER.
22/12/61 BUILDING PERMIT 80168 R A HOVERD APPLICANT SHED.
No other information located.

Sewer and Water

Sewer Connected – Dargaville Wastewater.
Stormwater Available.
Water Water is metered.
Account: 540006
Balance Owing: \$264.00
Previous Year Billed: \$975.69
Previous Year Consumed:181

Copy of drainage plan attached.

No other information located.

Land and Building Classifications

HH-DAR-28 – Heritage Site : Former Marriner Residence District significance. River Road Dargaville.

Refer to copy of map from District Plan for other classifications in the immediate vicinity.

No other information located.

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

State Highway 12 not maintained by Kaipara District Council. For more information, please contact NZ Transport Agency.

No other information located.

Special Land Features

River Flood Hazard Zone – **See map attached.**

Coastal Flood Hazard Zone – **See map attached.**

This identification may affect any proposed building work on the property in relation to both resource consent and building consent. For further information you may want to visit the Natural Hazards website.

You may also wish to contact the Northland Regional Council on Freephone 0800 002 004 and ask to speak with the Natural Hazards Advisor.

No other information located.

Licences/Environmental Health

No information located.

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator.

No title search has been done on this property.

1. Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted. In the interests of safety, an inspection of any fireplace within the dwelling may be requested of Council at any time, after paying the appropriate fee.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. Please note that the property was neither inspected nor visited during the preparation of this Land Information Memorandum. Information is based on a search of Council records only and no inspection of the land or any building on it will be undertaken for the purpose of preparing the Report.
4. Other information may be held by other authorities, for example the Northland Regional Council or Heritage New Zealand.
5. This Land Information Memorandum is a disclosure of information (which may be historical) held by the Council at the time of application and is subject to change.
6. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive).
7. No Record of Title was supplied with this application for this Land Information Memorandum. The Council therefore does not warrant that the information supplied is related to the correct property.
8. Any Resource or Building consents run with the land; if the project is incomplete, there may be existing/additional charges to pay for which the new owner will be liable.
9. A Development Contribution and or Financial Contribution may be payable if development is carried out, the effect of which is to require new or additional assets or assets of increased capacity and as a consequence Council incurs capital expenditure to provide appropriately for those assets and that capital expenditure is not otherwise funded or provided for. Future rating policies are outlined in Council's Long Term Plan 2024-2027.

Name: Abdullahi Date: 15/09/2025.

All Maps

-  State Highway
-  Railway
-  Bridge or Causeway
-  Unformed Road
-  Sea, Lakes and Rivers
-  Parcel Boundary

Map Series One - Land Use

-  Estuary Estates
-  Rural
-  8m Height Restriction
-  Business: Commercial
-  Business: Industrial
-  Residential
-  Maori Land
-  Treaty Settlement
-  Estuary Estates
-  East Coast Overlay
-  Harbour Overlay
-  Kai Iwi Lakes Overlay
-  West Coast Overlay

Map Series Two - Sites, Features and Units

-  Heritage Resource
-  Notable Tree
-  Maungaturoto Dairy Factory Wastewater Pipeline
-  110-220 kV Electricity Transmission Line
-  50 kV Electricity Transmission Line
-  Petroleum Gas Pipeline
-  Designation Areas
-  Outstanding Natural Landscape
-  Reserve Management Units
-  Areas of Significance to Maori
-  Maungaturoto Dairy Factory Noise Contour Boundary (45dBA leq)

Performance Standards of the Kaipara District Plan 2013

To view the performance standards (rules) for each zone please refer to the relevant chapter of the Kaipara District Plan 2013:

Rural - Chapter 12

Residential - Chapter 13

Business: Commercial and Industrial - Chapter 14

Māori Purposes: Māori Land – Chapter 15A

Māori Purposes: Treaty Settlement Land – Chapter 15B

Estuary Estates – Chapter 16

Estuary Estates - Chapter 16A – Trifecta Development Area

All Zones - Chapter 10 Network Utilities and Chapter 11 Transport Network

How can I view the Kaipara District Plan 2013?

If you have access to the internet and want access to the most up to date information, visit the website

www.kaipara.govt.nz

If you do not have access to a computer, you can visit one of the following locations to view a hard copy of the Plan:

Venue	Opening Hours	
Kaipara District Council Office – Dargaville 32 Hokianga Road Dargaville Telephone 0800 727 059	Monday – Tuesday Wednesday Thursday - Friday	8.00am to 4.30pm 9.00am to 4.30pm 8.00am to 4.30pm
Kaipara District Council Office – Mangawhai Unit 5, The Hub 6 Molesworth Drive Telephone 0800 727 059	Monday – Friday	9.30am to 3.00pm
Dargaville Library Corner Poto and Normanby Streets Dargaville Telephone 0800 534 542	Monday – Wednesday Thursday Friday Saturday	9.30am to 5.00pm 9.30am to 6.00pm 9.30am to 5.00pm 9.30am to 12.30pm
Mangawhai Library 45 Moir Street Mangawhai Telephone 0800 532 542	Tuesday - Wednesday Thursday Friday Saturday	10.00am to 5.00pm 10.00am to 6.00pm 10.00am to 5.00pm 10.00am to 1.00pm
Kaiwaka Library Corner State Highway 1 and Kaiwaka Mangawhai Road Kaiwaka Telephone (09) 431 2539	Monday Tuesday Wednesday - Saturday	4.00pm to 6.00pm Closed 10.00am to 2.00pm
Maungaturoto Library Centennial Building Hurndall Street Maungaturoto Telephone (09) 431 8811	Monday – Tuesday Wednesday Thursday – Saturday Friday Terms 1 & 4 also	10.30am to 1.00pm 10.30am to 4.00pm 10.30am to 1.00pm 4.00pm to 6.00pm
Paparoa Library Brook House 1980 Paparoa Valley Road State Highway 12 Paparoa Telephone (09) 431 7555	Monday Tuesday Wednesday Thursday Friday Saturday	2.00pm to 4.30pm 10.00am to 1.00pm 2.00pm to 4.30pm 10.00am to 4.00pm 11.00am to 1.30pm 10.00am to 12.00pm

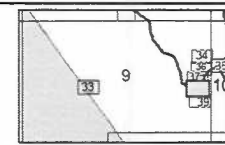
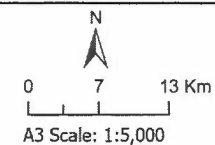


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Cadastral from 19 March 2021.

KAIPARA DISTRICT PLAN - OPERATIVE NOVEMBER 2013

Map Series Two Sites, Features and Units Dargaville





Rates Information - 2025/26

Valuation ID 0096024500

Property Description

Location (GIS) 61 River Road, Dargaville

[View in Google Maps](#)

Legal Description LOT 112 DP 14948

Certificate of Title NA45A/213

Service Flags Water-Meter

Use 91 Residential: Single Unit (other than bach)

Category RD191

TORAS 111000

Category Group Residential Dwelling
fully or semi detached

Tenure Property is not leased. Owner is also occupier.

Ward 3

Ownership Private: Individual

Region 1

Rateability Rateable

Zone 9A

Apportionment Std property - Not Applicable, Not apportionment

Valuations

Area (Hectares) 0.1001

Land Value 210,000

Improvements 315,000

Capital Value 525,000

Nature of Improvements DWG OBS OI

Valuation Date 1/09/23

Rates for Current Year - 2025/26

Type	Description (Basis)	Factor	Amount \$
002	Uniform Annual General Charge - Rating Unit	1.00	725.00
010	Dargaville Stormwater - (L)	210,000.00	297.15
203	Dargaville Wastewater Connected - SUIP	1.00	1,357.76
230	General Rate Residential & Small Sized Lifestyle - (L)	210,000.00	471.74
235	CCTV Dargaville - (U)	1.00	7.70
239	Parks and Libraries Targeted Rate - (U)	1.00	384.34
242	Museums Targeted Rate - (U)	1.00	14.00
	** Kaipara District Council Sub-Total		3,257.69
250	NRC Targeted Council Services Rate - (U)	1.00	262.32
253	NRC Pest Management Rate - (U)	1.00	125.86
254	NRC Targeted Flood Infrastructure Rate - (U)	1.00	41.66
255	NRC Targeted Emergency and Hazard Management Rate - (U)	1.00	77.38
256	NRC Targeted Regional Rescue Services Rate - (U)	1.00	8.87
257	NRC Targeted Regional Sporting Facilities Rate - (U)	1.00	16.09
259	NRC Targeted Land and Freshwater Management Rate - (L)	210,000.00	62.64
260	NRC Targeted Regional Economic Development Rate - (L)	210,000.00	6.30
	** Regional Council Sub-Total		601.12
	Total Rates Levied 2025/26		3,858.81
	(GST on Rates Levied)		503.32
	Rates Last Year 2024/25		3,687.12
	Last Year's Final Instalment		921.78

Rates Last Year 3,687.12 Instalments YTD 964.70 Current Instalment 964.70

History

Year	Land Value	Capital Value	Annual Rates
2024/25	210,000	525,000	3,687.12
2023/24	125,000	395,000	3,125.73
2022/23	125,000	395,000	2,947.80
2021/22	125,000	395,000	2,781.69
2020/21	80,000	315,000	2,425.08
2019/20	80,000	315,000	2,454.12
2018/19	80,000	315,000	2,404.84
2017/18	58,000	230,000	2,242.64
2016/17	58,000	230,000	2,134.29
2015/16	58,000	230,000	2,055.83

Code Compliance Certificate 090187

Form 7, Section 95, Building Act 2004

W J Thomas
27 Garfield Road
Helensville

Issue Date: 6/05/09
Overseer: Western

THE BUILDING:

Street Address of Building:	61 RIVER ROAD, DARGAVILLE
Valuation Number:	0096024500
Legal Description:	LOT 112 DP 14948
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:	Yunca Fitzroy Fireplace 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:	W J Thomas		
Owners Mailing Address:	27 Garfield Road, Helensville		
Street Address/Registered Office:			
Phone Number	Landline: 094208347	Daytime:	After Hours:
Email:	Mobile: 0274966711	Fax: 094208349	Website:

FIRST POINT OF CONTACT:

First Point of Contact:	As above
-------------------------	----------

BUILDING WORK:

Building Consent Number:	090187
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 090187
- (b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.
- (a)

Signature



Date: 6/05/09

Position Building Services Officer

On behalf of: Kaipara District Council

COUNCIL²

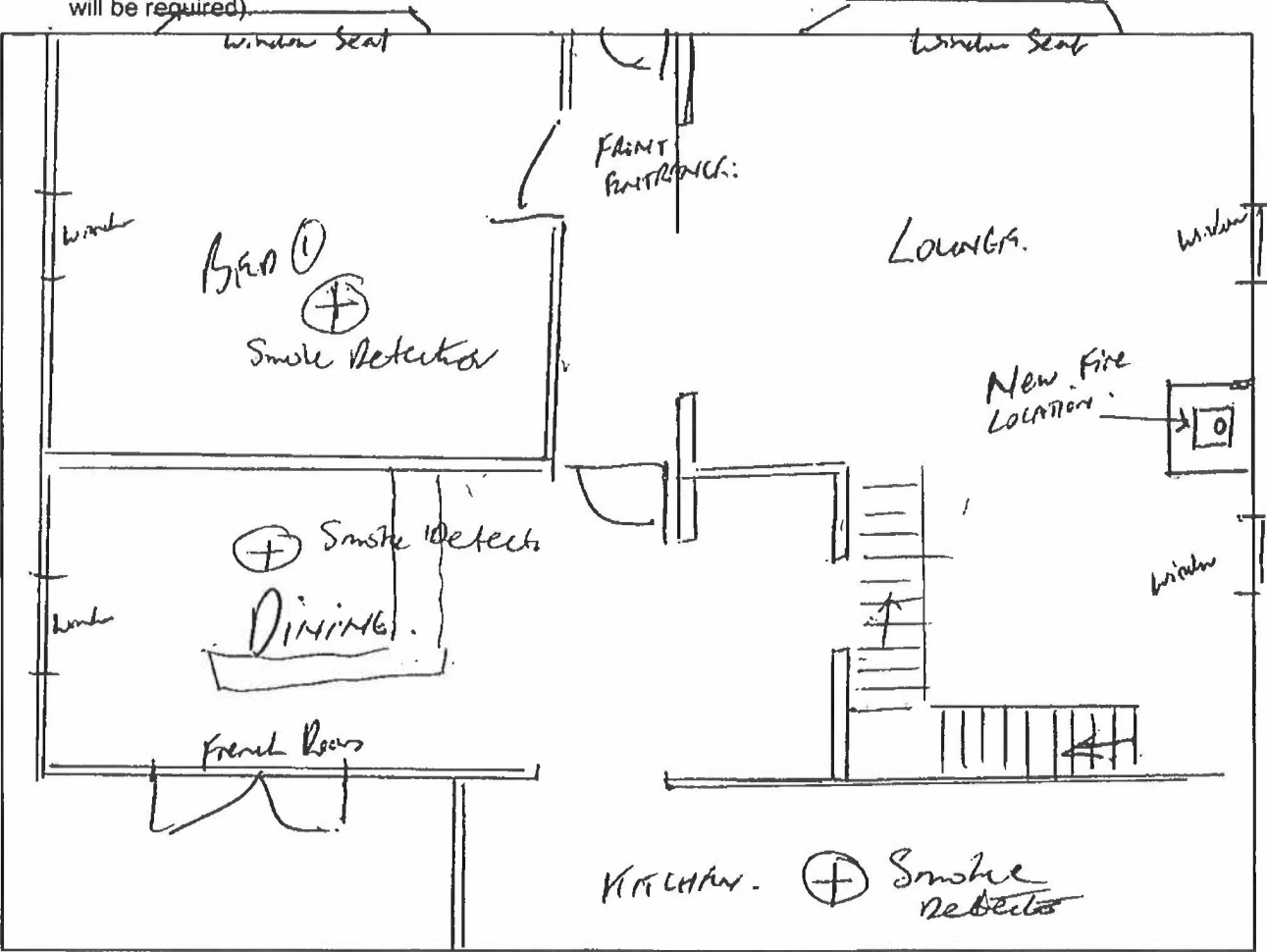


Please ensure that you enter the area total area of your property on the application form

Use this space to show the location of the appliance. Please ensure this accurately shows:

- ✓ Location of the heater within the building
- ✓ Smoke alarm locations
- ✓ Location of adjacent walls, windows and doors.
- ✗ Location of existing hot water cylinder if a wetback/hot water booster is to be fitted (a tempering valve will be required).

Smoke alarms to comply with clause F7 NZBC



Floor Plan

Note

- ✓ That the installation of solid fuel heaters must be in accordance with the manufacturers instructions and AS/NZS 2918 2001 and are to have seismic restraints to comply with B1.3.3 of the Building Regulations. Gas heaters (permanently fixed in place) do not need a building consent, but they must be installed by a registered gas fitter who will certify their own work.
- Producer statement or energy works certificate may be required before CCC can be issued

Please return the completed form to:

Dargaville Office

Private Bag 1001
Dargaville
Ph 09 439 7059
Fax 09 439 6756

KAIPARA DISTRICT COUNCIL

BC 000187

BUILDING INSPECTOR

Kaiwaka Office

State Highway 1
Kaiwaka
Ph 09 431 2013
Fax 09 431 2023

3117.0



A division of Terry Young Ltd, New Zealand

INSTALLATION INSTRUCTIONS for FITZROY FREESTANDING WOODBURNER APRIL 2007

TESTED in compliance with AS/NZS 2918: 2001

- A. Yunca recommends that competent trades persons carry out all installations (e.g. NZHHA Registered Installer), to obtain maximum performance and safe, efficient heating.
- B. A permit is required and we suggest you check with local building inspectors as by-laws do vary from area to area.
Also notify your Insurance Company that a solid fuel heater has been installed.
- C. Floor Protector –
 - 1. Must extend a minimum of 300mm in front of the door aperture.
 - 2. Must extend at least 100mm from each side of the heater.
 - 3. Ash Floor Protector must be constructed of non-combustible materials, with a minimum thickness of 12mm
- D. Seismic restraint – Heater must be restrained from seismic movement as required by NZS 7421. 10mm diameter bolting holes in the feet of the HOBSON allow restraint.
- E. Manufacturers' recommended tested minimum clearances from combustible walls:

Tested to AS/NZS 2918 : 2001 by APPLIED RESEARCH SERVICES	Clearance
Rear Clearance – from rear of top lip (with YUNCA flue mounted shield fitted) - N.B. clearance from rear panel is 120mm ✓	100 mm
Side Clearance (with YUNCA flue mounted shield fitted) ✓	300 mm
Corner Clearance (with YUNCA flue mounted shield fitted)	130 mm

F. YUNCA Flue Kit (Tested to AS/NZS 2918:2001 Appendix F): Fig A, B & E

- 1. 4.2m x 150mm stainless steel flue
- 2. 2.4m x 250mm galvanised liner.
- 3. 1 x ceiling tile.
- 4. 1 x insulation boundary shield.
- 5. 3 x spider brackets.
- 6. 1 x weather cap & cowl.

Please Note: All joints must be sealed with flue sealing compound. Use stainless steel screws or rivets to join the flue pipe (three equally spaced places at each joint). The first length of flue pipe must be screwed to flue spigot. The required minimum flue termination height is 4.6 m above the floor protector.

G. FITZROY Flue Mounted Shield (Flue Guard) Kit (Tested to AS/NZS 2918:2001): Fig A

- 1 x 1200mm length lined back guard plus an adjustable 900mm extension.
- 1 x 1200mm length perforated front guard
- 1 x 1200mm length tertiary back guard with spacer tabs.
- 1 x Top front deflector shield (half round shape, angled when installed). Optional.

Please Note: The minimum Flue Mounted Shield height is 1200mm. Extension accessory shields are also available.

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

MR & MRS DH NORMAN
61 RIVER ROAD
DARGAVILLE

No. 980277
Issue date 22/06/98

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES SUNROOM AT BACK OF HOUSE
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	OWNERS USE
Estimated Value	\$4,000
Location	61 RIVER RD, DARGAVILLE
Legal Description	LOT 112 DP 14948
Valuation No.	0096024500

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are \$ 0.00.

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

Signed for and on behalf of the Council:



Name:

Date: 22-6-98

CCC P. Lene
fin

Advice of Completion of Building Work

Section 43(1), Building Act 1991

To: KAIPARA DISTRICT COUNCIL

Consent Details

MR & MRS DH NORMAN	No.	980277
61 RIVER ROAD	Issue date	21/05/98
DARGAVILLE	Application date	15/05/98

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES SUNROOM AT BACK OF HOUSE
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	OWNERS USE
Estimated Value	\$4,000
Location	61 RIVER RD, DARGAVILLE
Legal Description	LOT 112 DP 14948
Valuation No.	0096024500

You are hereby advised that



All



Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue



A final



An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:



Building and energy certificates



A code compliance certificate issued by a building certifier



Producer statements

Signed **by or for** and on behalf of **the** owner:

Name:

Mike Simpkins

Position:

Builder

Date: 09-06-98

Business hours contact phone no.:

439-8589

INSPECTOR'S FIELD SHEET

ИЗДАТЕЛЬ: Д. И. КОДЯМАН

CONSENT NO: 980277 Sun Room

Data inspected

Comments

17-6-98

Final inspection: OK

View B

3 050

Proposed Sun room
on concrete slab.

1.970

View A ↑

existing windows

Existing Dwelling.

Kitchen

existing window

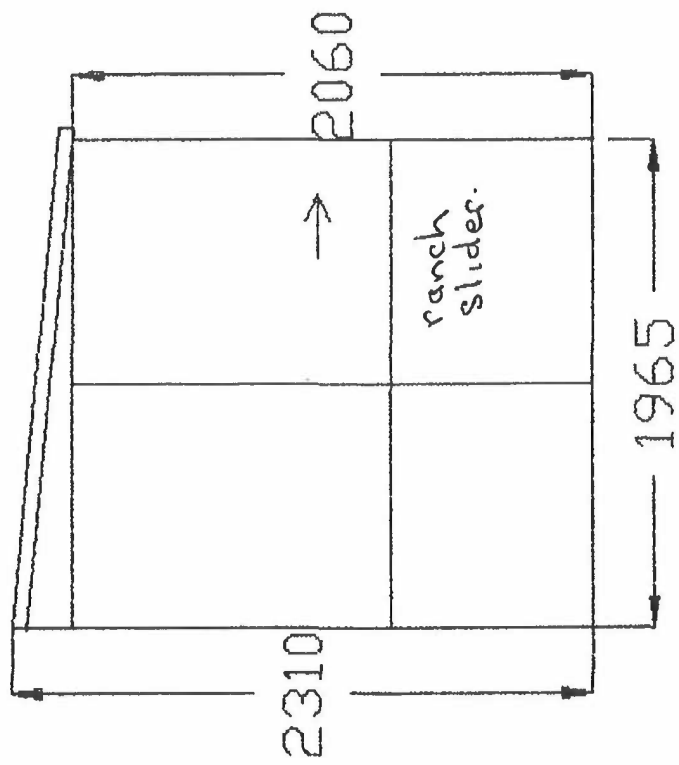
Existing Dwelling

existing porch entry.

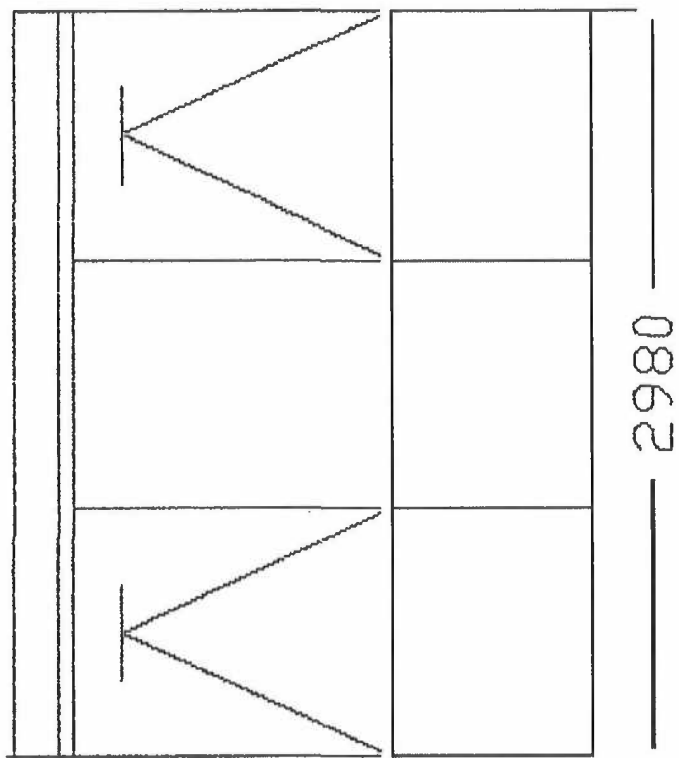
Proposed Addition
to D. H. Norman Residence

Scale 1:20

existing Bay window



View A.



View B.

```

*****
*
*   NORTHERN WAIROA ALUMINIUM                      14-05-1998   *
*   47 Edward St DARGAVILLE                          *
*   Ph & Fax (09) 439 8315                             *
*
*   Proprietor GARY ROBERTSON                          *
*
*****

```

SPECIFICATIONS CONSERVATORY - D H NORMAN

Typical "Fairview" conservatory components, Elevations and cross sections as previously supplied.

Mullion - 7645 one-piece mullion
 - 8900 Flush Frame to sliding door with 7647 Cap.

Bottom Plate
 - 7646 Light Commercial Frame 8900 Flush frame
 for sliding door.

Transom - 7645 vision Rail to sliding panel, 7590 Mullion as transom.

Roof - 50mm Polypanel solid roof-

Glass - All 5mm Grey Float to N Z S 4233.

Aluminium to comply with N Z S 4211

APPLICATION FOR BUILDING PERMIT

TO THE BOROUGH ENGINEER,

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan, detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:—

OWNER Name D. H. NORMAN

Postal Address RIVER Rd Phone

BUILDER Name S. W. BERRIDGE

Postal Address 178 HOKIANGA Rd Phone

PLUMBER Name

Postal Address Phone

DRAINLAYER Name

Postal Address Phone

EXISTING USE OF SITE AND BUILDINGS DWELLING

NATURE OF PROPOSED BUILDING WORK GARAGE
e.g., additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No.: (from rate demand) 96/245

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds)

LOT 112 DP14948

Road or Street: RIVER Rd

AREA OF SITE: Acres Roods Perches
..... square metres.

NATURE OF SOIL: (rock, clay, sand, loam, etc.)

FLOOR AREA: (proposed work—square metres)

	Basement	Ground Floor	Other Floors	Total
Main Building				
Accessory Buildings				<u>5.4</u>

ESTIMATED VALUE OF WORK:

Main Buildings (excluding plumbing and drainage) \$

Accessory Buildings (excluding plumbing and drainage) \$

Plumbing and Drainage \$

Total of Work \$ 2300.00

CERTIFICATE: I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Dargaville-Borough Council by-laws governing and regulating all matters the subject of the foregoing.

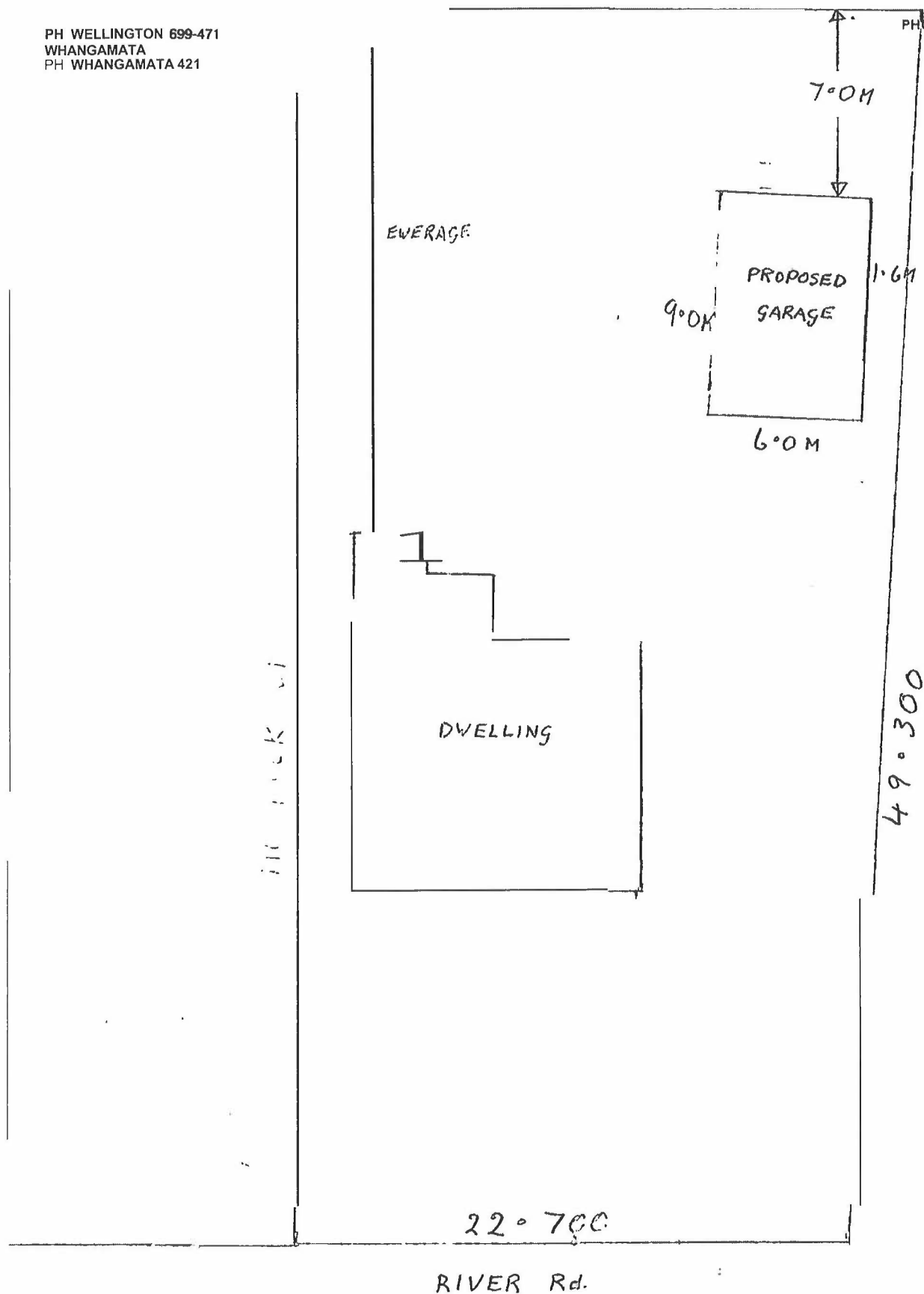
Signature of Applicant: S. W. Berridge

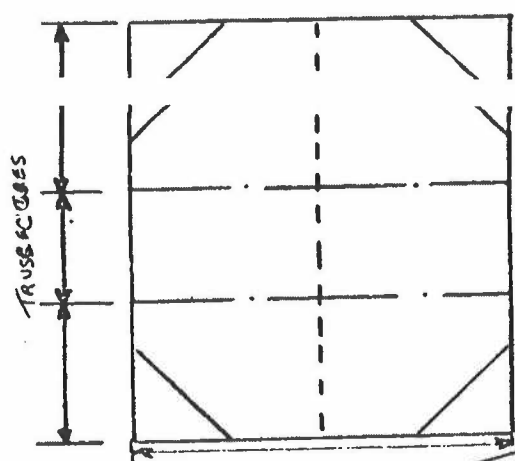
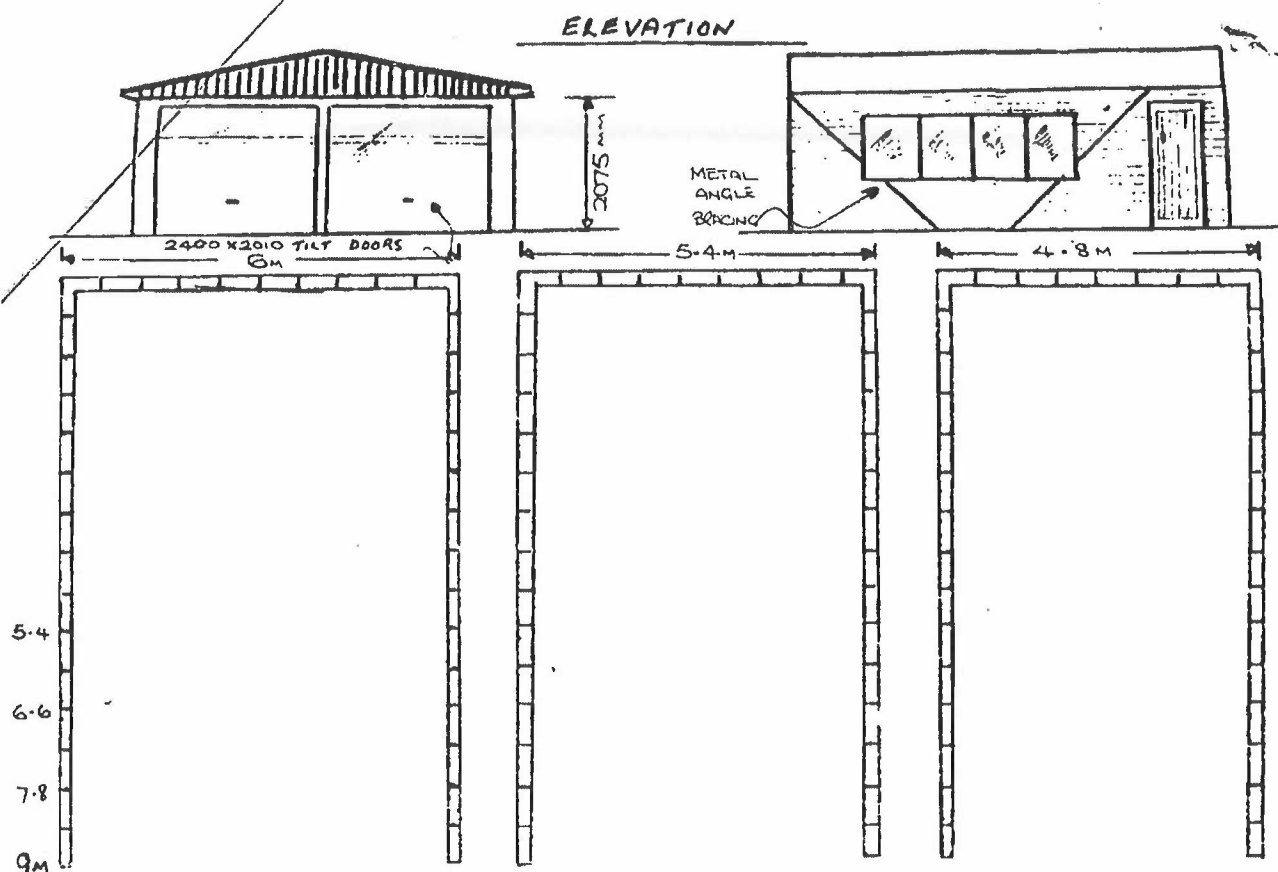
Date: 22/1/81

8334

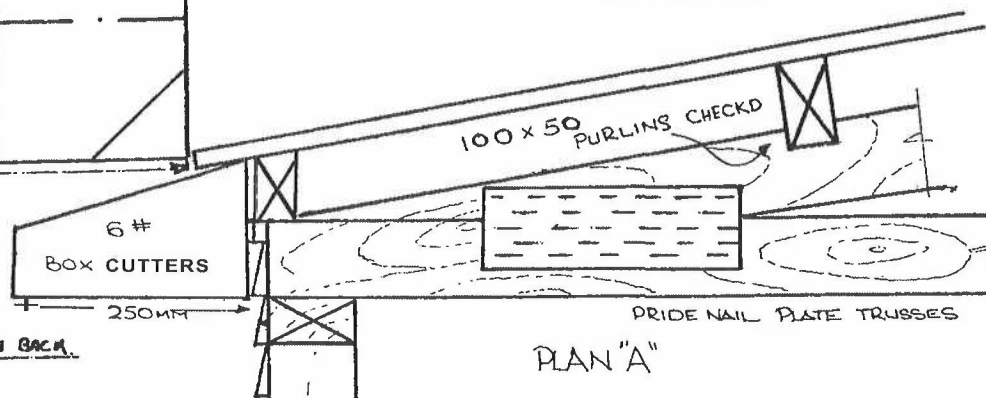
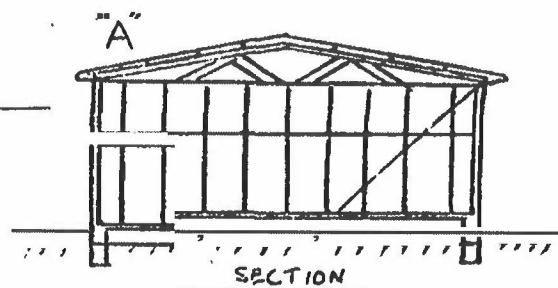
PH WELLINGTON 699-471
WHANGAMATA
PH WHANGAMATA 421

PHONE: 596-165





PLAN



NOTE! SITE PLAN ON BACK.

SPECIFICATIONS

<u>Foundations</u>	200mm x 200mm Concrete Blocks @ 1200mm No. 8 wire ties Concrete Slab, Nib Wall No. 8 wire ties.
<u>Plates</u>	100mm x 50mm B.T. Rad. 150mm clear of ground.
<u>Studs</u>	100mm x 50mm B.T. Rad. @ 600mm CRS. 100mm x 50mm R.T. Rad. 1 Row
<u>Dragon Ties</u>	75mm x 50mm B.T. Rad. All External Corners.
<u>Ridge Braces</u>	75mm x 50mm B.T. Rad. each end.
<u>Purlins</u>	100mm x 50mm B.T. Rad. on edge checked 25mm over Trusses installed @ maximum 650mm CRS.
<u>Roof</u>	Pride Nail Plate Trusses by Ideal Constructions (Auck) Ltd., at 2400mm Centres. AK 2182-1
<u>Cladding Roof</u>	0.45 Galv. Corr. Iron - Decramastic Tiles.
<u>Walls</u>	0.45 Galv. Metal Weatherboard. Flat Fibrolite

Ideal Constructions (Auck) Ltd.

DARGAVILLE BOROUGH COUNCIL
BUILDING APPLICATION FORM

22nd Dec 1961

THE BOROUGH ENGINEER (Building Inspector),

DARGAVILLE.

Sir,

I hereby apply for permission to

.....
.....
at 61 RIVER RD, MURDOCK Street/Road, Dargaville
for R. A. HOVERD
(Owner's Name)

of 1/2 according
to locality plan and detailed plans, elevations, cross Section,
and specifications of building deposited herewith in duplicate.

Particulars of land: Lot No. 112/113 D.P. 14948
Block 1

Length of boundaries Area

Particulars of building: Foundations 10 x 4 x 4 (wood)
Walls 9 x 1 (wood) Roof iron

Estimated cost- Building E 50: 0: 0
Plumbing & Drainage £

Total: £ 50: 0: 0

Proposed purposes for which every part of building is to
be used or occupied (describing separately each part intended
for use or occupation for a separate purpose):

Proposed **use** or occupancy of other part of building:

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

Flat

Postal Address:

61 RIVER RD
DARGAVILLE

Yours faithfully,

R. A. HOVERD
(Owner or builder)

Receipt No. 4423

Permit no 80168

11015
DARGAVILLE

BOROUGH

COUNCIL

APPLICATION FOR PERMIT FOR DRAINAGE AND/OR PLUMBING WORK

The Town Clerk,

Dargaville Borough Council
Private Bag,
DARGAVILLE.

I, the undersigned hereby
apply for permission to have the work described herein and set out in the plan
attached hereto, carried out in the premises situated at

..... and situated on land legally described
as Assessment No. 96/245

Name & Address of person for whom Mr. H.R. Honeycomb

work is to be carried out. 61 River Rd.

Name of Plumber CUTHBERT & SMITH PLUMBERS LIMITED (Undertaking such work)

Name of Regd. Drainlayer CUTHBERT & SMITH PLUMBERS LIMITED (Undertaking such work)

Description of Work (Sanitary Plumbing and Drainage, but excluding roofing)

State type of premises House (e.g. house, beach cottage,
shop, factory etc.)

State extent of work New Sewer Le.

.....
.....
.....
(e.g. Urinal, W.C., septic tank, bath, shower, washtub, water reticulation, Hot
water reticulation, stormwater drainage or sanitary drainage - and whether New,
additional, repair or replace.)

Estimate Value of Work:-

Drainage \$ 400.00

Plumbing \$

\$ 400.00 Total

(These amounts should be the real value of the work as opposed to the possible
cost of work or material.)

Dated 24.11.78 1978

Signature Bob Smith

OFFICE USE ONLY

Received \$ 5.00

Approved for permit

Receipt No. 53113

Permit No. 688

Date 1978

Issued

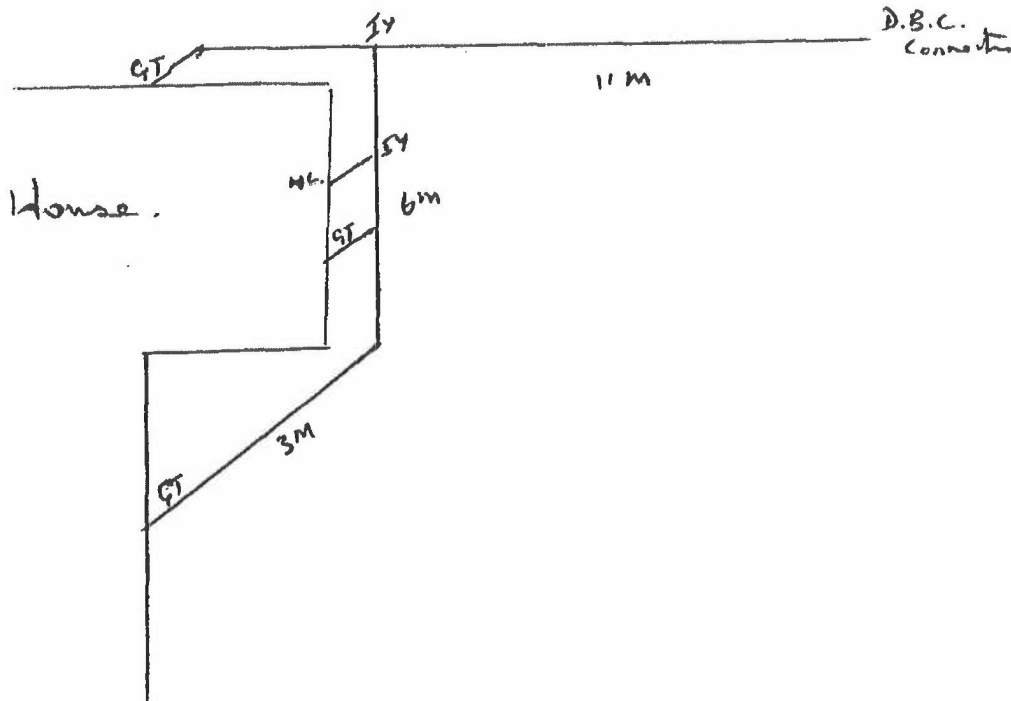
Scale of permit fees payable:-

<u>Estimated Value of Work:-</u>	<u>Fees Payable</u>
Not exceeding \$50	\$1.00
Exceeding \$ 50 but not exceeding \$100	\$2.00
Exceeding \$100 but not exceeding \$200	\$3.00
Exceeding \$200 but not exceeding \$400	\$5.00

Plus \$2.00 for every \$200 or part thereof in excess of the first \$4.00

Plan: -

A suitable small plan should be provided here indicating position, and length of the walls of the building, the position of sanitary fittings, the proposed position of drainage and septic tank, distances from boundaries and the position and dimensions to nearest sewer.



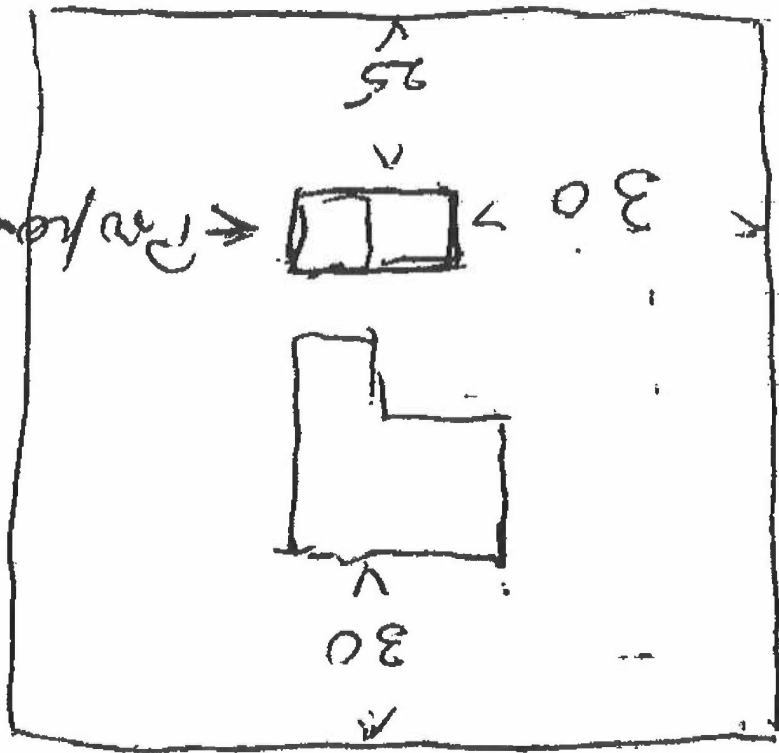
NOTE:

No application will be entertained unless:-

- Work to be carried out by a registered plumber or drain layer.
 - A plan of the proposed work is drawn on this sheet; or attached hereto.
 - "As built" plans of the completed work must be submitted before a certificate of completion will be issued. Blank block drainage plan sheets for this purpose are obtainable at the office of the Dargaville Borough Council.
- Permit fees are payable on sanitary plumbing and drainage, but not on roofing.

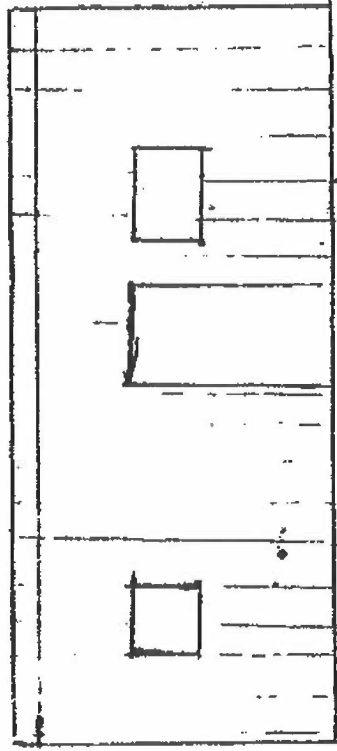
30' → Paved Shed

Murders St.

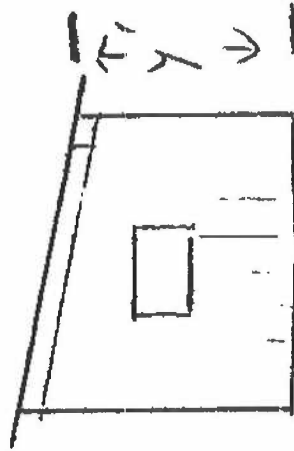


River Road.

Front



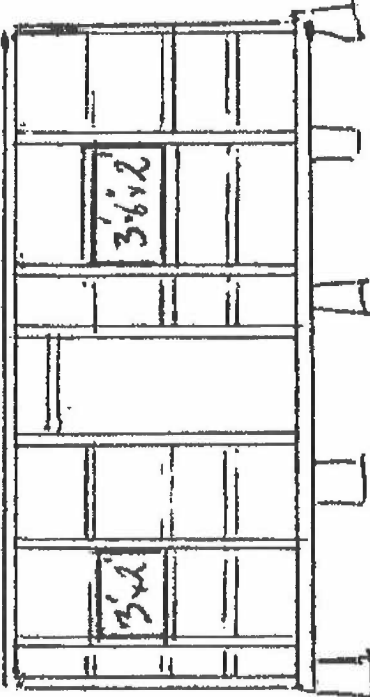
← 18' →



← 12' →

side

Plates - 4x2 } Top & Bottom
 Studs - 3x2 } U.B. Rimer
 Brackets - 3x2 }
 Walls - 9x1 L. in & Kauri
 Floor - wood O.P.R.
 Roof - corrugated Iron



10x4x6
 Wood
 The Rimer

McEwen/Norman
 96 | 245.

Disclaimer

Flood maps

Northland Regional Council's flood maps have been compiled using an assessment of best available information.

The maps indicate the outer extent of the flooding from analysis of information only and do not necessarily reflect the greatest extent of flooding suffered in the past, or likely to be suffered in the future.

The design storms used to generate flood plain maps are based on HIRDS v3 datasets, provided by NIWA. It should not be assumed without further investigation that land outside of the boundary is not susceptible to flooding.

The flood maps reflect flooding originating from the river, and as such may not represent flooding caused by ponding or runoff of local water or overflow of stormwater networks.

The flood plain mapping within each catchment extends to only those areas covered by LIDAR survey; areas outside of the LIDAR survey may, or may not be, at risk from river flooding. Within the areas of LIDAR coverage, the emphasis has been on capturing the extent and level of flood overflow from the main stream and river channels. Flooding from surface run off, and storm water networks, is not always reflected in the flood maps.

When using these flood maps, users shall clearly identify that the results may be subject to change at the discretion of the Northland Regional Council.

While the maps have been quality controlled, their accuracy can not be guaranteed. Accordingly, these maps should not be relied upon as the sole basis for the making of any decision in relation to potential flood risk. Further, the maps should be interpreted only by an expert duly qualified to interpret these maps and when so interpreted, should not be utilised without reference to other source information and data.

The information contained in these flood maps is provided for general information purposes only. While the authors have done their best to provide accurate information, users are requested to inform Northland Regional Council of any suspected errors in the maps and/or electronic files.

Northland Regional Council makes no representations, warranties or undertakings about any of the information in these maps and/or electronic files including, without limitation, their accuracy, their completeness or their quality or fitness for any particular purpose.

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Legend

- Priority Rivers (10 year Extent)
- Regionwide Models (10 year Extent)
- Priority Rivers (50 year Extent)
- Regionwide Models (50 year Extent)
- Priority Rivers (100 year CC Extent)
- Regionwide Models (100 year CC Extent)
- LINZ NZ Property Boundaries

Disclaimer

Coastal hazard maps

Northland Regional Council's coastal hazard maps have been compiled using best practice, and in accordance with policy #24 of the New Zealand Coastal Policy Statement (2010). These maps have been created from analysis of information using modern techniques and based on the best information currently available. However, they do not necessarily show the greatest extent of coastal flooding or erosion suffered in the past, or likely to be suffered in the future.

The coastal hazard maps indicate the extent of land that has been assessed as likely or potentially at risk of flooding or erosion by the sea, currently and over the next 50 and 100 years, taking into account coastal processes and potential sea level rise. The maps cover a number of sites along the Northland coastline where survey information is available. Outside of these surveyed areas, coastal hazard has not been assessed or mapped. For areas where only one type of coastal hazard (flooding / erosion) has been mapped, it should be assumed that any unmapped coastal hazard has not been assessed. For instance, the mapping of coastal erosion hazard is limited to open coast sites. Where only coastal flood risk has been mapped it should not be assumed that no coastal erosion hazard exists, and vice versa.

The extent of coastal flooding and wave run-up shown in the maps is based on the coastal topography at the time of survey. Changes in coastal landform that have occurred since the date of survey, as well as potential future landform change are not reflected in the coastal flood mapping. It is anticipated that if shorelines retreat, then wave run-up will extend further inland than the run-up extents shown in the maps.

The maps reflect flooding and erosion associated with coastal processes, and as such do not represent flooding and erosion caused by storm rainfall, including: surface run off, storm water network overflow, and river flooding. Furthermore, the coastal flood maps are based on an assessment of current and future storm surge risk, and do not show potential coastal inundation from tsunamis.

While the maps have been quality controlled, their accuracy cannot be guaranteed. Accordingly, these maps should not be relied upon as the sole basis for the making of any decision in relation to potential coastal hazard risk. Further, the maps should be interpreted only by an expert duly qualified to interpret these maps and when so interpreted, should not be utilised without reference to other source information and data.

Northland Regional Council makes no representations, warranties or undertakings about any of the information in these maps and/or electronic files including, without limitation, their accuracy, their completeness or their quality or fitness for any particular purpose. While the authors have done their best to provide accurate information, users are requested to inform Northland Regional Council of any suspected errors in the maps and/or electronic files.

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These disclaimers and exclusions shall be governed by, and construed in accordance with, the laws of New Zealand. If any provision of these disclaimers and exclusions shall be unlawful, void or for any reason unenforceable, that provision shall be deemed severable and shall not affect the validity and enforceability of the remaining provisions.



Legend

Coastal Flood Hazard Zone 0 (Current)

■ Coastal Flood Hazard Zone 0 (Current)

Coastal Flood Hazard Zone 1 (50 years)

■ Coastal Flood Hazard Zone 1 (50 years)

Coastal Flood Hazard Zone 2 (100 years)

■ Coastal Flood Hazard Zone 2 (100 years)

Coastal Flood Hazard Zone 3 (100 years + Rapid Sea Level Rise Scenario)

■ Coastal Flood Hazard Zone 3 (100 years + Rapid SLR Scenario)

■ LINZ NZ Property Boundaries

Asset Map - 0096024500

Legend

Stormwater Points (Internal)

- Catchpit
- Dummy Node
- Manhole
- Outlet

Stormwater Lines (Internal)

- Catchpit Lead
- Gravity Main
- Open Drain

Water Service Points

- Fire Hydrant
- Meter
- Valve

Water Service Lines

- Pipe Main
- Service

Wastewater Points

- Inspection Shaft / Manhole

Wastewater Lines (Internal)

- Gravity Main
- Service

Property Boundaries (Internal)

- Property Boundary

Parcel Boundaries

- Parcel Boundary

RAMM Roads

- Thin Surfaced Flexible



Asset Map - 0096024500



Scale: 1:564
Original Sheet Size: A4

Projection: NZGD 2000 New Zealand Transverse Mercator
Bounds: 1677871.819353E 6021225.844126N
1678032.798347E 6021129.484574N

The information provided is an indication only and needs to be validated in the field.
 Kaipara District Council accepts no responsibility for errors or omissions for loss or damage resulting
 from the reliance or use of this information. Cadastral information is derived from LINZ's
 Digital Cadastral Record System (CRS) CROWN COPYRIGHT RESERVED.

