



Issue Document

BUILDING CONSENT No: 76025
Section 35, Building Act 1991
Issued: 06Aug04
Project Information Memorandum No: 75920

76025

Applicant

MATHEW HELENA MARIA GERADUS SCHREURS
75 FOURTH AVE
WHANGAREI 0101

Agent

MATHEW HELENA MARIA GERADUS SCHREURS
75 FOURTH AVE
WHANGAREI 0101

Site Information

PROPERTY ID: 055408
STREET ADDRESS: 75 FOURTH AVE, WHANGAREI 0101
LEGAL DESCRIPTION: LOT 1 DP 39540

Project Information

PROJECT IS FOR: Alteration
INTENDED USE(S): INSTALL KENT FREESTANDING FIRE
INTENDED LIFE: Specified as 5 years
VALUE OF WORK: \$2,000.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$211.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 2742451 Date: 30Jul04 Amount: \$211.00

This Consent is issued subject to the following conditions:
=====

1: General

No Requirements.

2: Dust Nuisance

The applicant must control dust nuisance created by any site or building works.

3: Toilet Facilities

Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

4: Smoke Alarms

Smoke alarms are to be installed in compliance with the building code.

Signed for and on behalf of the Council

Name: *C. Blaney*

Signature: *[Handwritten Signature]*

Date: *06.08.94*



PART E: Key Personnel

20. **Designer**
 Name _____ Address _____
 Postal Address _____ Phone _____ Fax _____

21. **Building Certifier**
 Name _____ Reg. No _____
 Postal Address _____ Address _____
 Phone _____ Phone _____ Fax _____

22. **Plumber/Gasfitter**
 Name TD A Reg. No _____
 Postal Address _____ Address _____
 Phone _____ Phone _____ Fax _____

23. **Electrician**
 Name _____ Reg. No _____
 Postal Address _____ Address _____
 Phone _____ Phone _____ Fax _____

24. **Builder**
 Name _____ Address _____
 Postal Address _____ Phone _____ Fax _____

25. **Drainlayer**
 Name _____ Reg. No _____
 Postal Address _____ Address _____
 Phone _____ Phone _____ Fax _____

CONFIDENTIALITY - Plans and specifications

I/We require that the plans specifications be treated as confidential to protect copyright (proof of reasons for confidentiality will be required)

I/WE require all details of this consent to be confidential as covered under the Domestic Violence Act (proof is required by the council)

CORRESPONDENCE

I/we the applicant acknowledge that all correspondence is to be directed to:

1. myself/ourselves

2. my/our agent whose responsibility it is to forward all the council's documentation received as appropriate.

Signed by/for and on behalf of/ the applicant (Delete as appropriate)
 Note: If acting "for and on behalf of", please read the following declaration before signing:

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

Name Mathew Schreurs

Signature M Schreurs Date 26-7-04

Application for Building Consent
Section 33, Building Act 1991

PART A: General - (see guidance notes before filling in form)

To be completed in all cases, ticking each box as appropriate. The applicant must be the owner of the land, or the leaseholder, or a person who has agreed to either conditionally or unconditionally purchase the land or any leasehold, and proof should be provided.



1. **Application type**
 Building Consent only.
 Project Information Memorandum No. 75920
 Both Building Consent and a Project Information Memorandum.
 Building Consent to Demolish (a separate utilities disconnection application will be necessary) Yes
 No

2. **Applicant**
 Name Mathew Schreurs Address _____
111123 Phone _____ Fax _____
 Postal Address 75 fourth Ave

3. **Agent**
 Name _____ Address _____
 Postal Address _____ Phone _____ Fax _____

4. **Site**
 Street/Road No 75 fourth Ave Street/Road Name _____
 Town or Area Whangarei

5. **Legal Description**
 Valuation Roll No 00761/094.00 Lot 1 DP 39540

6. **Full description and intended use of the project**
Hotel / Kent free standing five
 (Demolition) If natural gas connected advise supplier

7. **Size of project** Required for the Department of Statistics
 Floor Area _____ m² No of Storeys one No of Dwelling Units 0

8. **Nature of consent** Required for the Department of Statistics
 1. New building - exclude domestic garages and domestic outbuildings
 2. Foundation only.
 3. Alterations, repairs, extensions, conversions, resiting, installation of heating appliances and plumbing and drainage only.
 4. Other new construction and demolition.
 5. Domestic garages and domestic outbuildings.

9. **Market value of project (incl. GST)**
 Include plumbing & drainage \$ 2000

10. **Intended project life**
 Not less than 50 years
 Under 50 years, specified as 5 years

11. **Staged project**
 No
 Yes, stage _____

12. **For Office Use Only**
 Property ID 23164
 LLP 055408
 Classified Use anel

stages **APP R OVED**
JAN. 05 AUG 2004
 WHANGAREI DISTRICT COUNCIL
 BUILDING CONTROL

26 JUL 2004
 WHANGAREI DISTRICT COUNCIL

Meg



Proforma Invoice For:

Building Consent Application

Forum North
Private bag 9023
Whangarei
Ph 09 430 4200
Fax 09 438 7632

LLP: 055408
Building Consent:

GST No. 52-008-506

Applicant's Name: Mathew Schreurs
Site Address: 75 Fourth Ave, Whangarei
Payer's Name: As Above
Postal Address:

CASHIER USE ONLY
Receipt No.: 2742451
Receipt Date: 26/07/2004

Estimated market value of building work: \$2,000.00
Payer: Normal
Classified Use: Ancillary(ANCI)

Fees & Charges

Table with columns for ID, Description, Category, and Amount. Includes items like PIM Fee (\$20.00), Application Administration Fees (\$75.00), Certification Fees (\$136.00), Title Registration (\$0.00), and various levies.

Council Officer: Megan Date: Monday, 26 July 2004

INSPECTIONS PROPOSED (Final list is subject to technical review)

Buildings

- Excavation for foundations.
Excavation and reinforcing in foundations.
Slab on ground prior to pouring concrete - (inc. pipework).
Foundation wall reinforcing
Other reinforcing steel as required.
Timber subfloor prior to flooring being fixed.
All bracing sheets (including exterior).
Prelining - including moisture content and pressure test.
Fire separations.
Plumbing work when completed.
Drainage before any work is covered up including test.
Other
Pre-cladding.
Final - when all work covered by the consent is completed.

Heaters

- Freestanding - after installation of heater but prior to installation of flue.
Inbuilt - when fireplace is prepared but prior to installation of heater.

Swimming Pools

- Excavation prior to installation.
Fencing and backflow device.

Estimated Number of Inspections 1

NB: PLEASE REFER TO NOTES ON PAGE 2



Issue Document

PROJECT INFORMATION MEMORANDUM No:75920

Section 31, Building Act 1991

Received:27Jul04

Issued:27Jul04

Applicant

MATHEW HELENA MARIA GERADUS SCHREURS

75 FOURTH AVE

WHANGAREI 0101

Agent

MATHEW HELENA MARIA GERADUS SCHREURS

75 FOURTH AVE

WHANGAREI 0101

Site Information

PROPERTY ID: 055408

STREET ADDRESS: 75 FOURTH AVE, WHANGAREI 0101

LEGAL DESCRIPTION: LOT 1 DP 39540

Project Information

PROJECT IS FOR: Alteration, repairs, etc

INTENDED USE(S): INSTALL KENT FREESTANDING FIRE

INTENDED LIFE: Specified as 5 years

VALUE OF WORK: \$2,000.00

NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM ARE: \$20.00

PAYMENTS RECEIVED TO DATE:

Receipt number: 2742451 Date: 27Jul04 Amount: \$20.00

A PROJECT INFORMATION MEMORANDUM IS NOT A BUILDING CONSENT, NOR A RESOURCE CONSENT, NOR IS IT AN EXEMPTION FROM ANY OF THE REQUIREMENTS OF THE DISTRICT PLAN.

1: THIS PROJECT INFORMATION MEMORANDUM IS:

Confirmation that the proposed building work may be undertaken, when your Building Consent has been issued, subject to the provisions of the Building Act 1991 and any requirements of the building consent.

INFORMATION SEARCH HAS NOT REVEALED ANYTHING RELEVANT TO THIS PROJECT.

2: INFORMATION RELATING TO ANY UTILITY SERVICE OTHER THAN COUNCILS SUCH AS TELEPHONE, ELECTRICITY AND GAS, WILL NEED TO BE OBTAINED FROM THE RELEVANT UTILITY OPERATOR.

GENERAL NOTES

PLEASE NOTE: This Project Information Memorandum will expire two years from the date of issue, unless application is made prior to expiry, for an extension as set out in the Building Regulations Act 1992.

The WDC recommends every applicant/agent to check the title deeds of their property for any encumbrances or restrictions which may exist on the land or building; such as building line restrictions, covenants, right of way, etc. If there is any doubt or concern, we strongly suggest that you contact your solicitor for clarification.

FOUNDATIONS: Northland contains widespread areas of expansive soils which do not meet the "good ground" definition of foundations in order to comply with clause 3.1.1(a) of NZ 3604. Your attention is drawn to the requirement for foundations in these soils to be subject to specific design.

The information supplied is based on Councils existing records relating to the property. In producing this report, no current

copies of certificates of title were viewed, nor was the property inspected by Council.

The applicant is solely responsible for ensuring that the land is suitable for any particular project.

If an owner or person undertaking building work believes that a PIM is incorrect or incomplete, they should advise the Whangarei District Council in writing, giving relevant details.

Unless confidentiality is specifically requested for reasons of copyright or security, information contained in your application for Building Consent may be disclosed to parties other than the Whangarei District Council (Section 27 of the Building Act).

The Historic Places Act 1993 provides for the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand.

"Except pursuant to an authority granted under Section 14 of this Act, it shall not be lawful for any person to destroy, damage, or modify, or cause to be destroyed, damaged, or modified, the whole or part of any archaeological site, knowing or having reasonable cause to suspect that it is an archaeological site." (Section 10, Historic Places Act 1993)

For initial advice, contact: The Department of Conservation P O Box 842, Whangarei. Ph: (09) 430-2470.

Should any artifact, taonga, koiwi, or cultural or archaeological material be unearthed or otherwise discovered during development work, the party undertaking the development (in the case of private work), or the party responsible for letting the contract (in the case of commercial work), i.e. the employer, the contractor, and/or any other party, shall undertake the following actions:

- (i) All development work shall cease immediately around the affected area until all the following actions have been taken.
- (ii) The Whangarei District Council shall be notified immediately by the developer or other appropriate party.
- (iii) The New Zealand Historic Places Trust shall be notified immediately by the developer or appropriate party.
- (iv) The relevant iwi authorities shall be notified immediately by the developer or appropriate party. The relevant authorities can be obtained from the Council's Resource Consents Division.
- (v) Consultation shall be undertaken with the Whangarei District Council, the New Zealand Historic Places Trust, and the relevant iwi authorities concerning the most appropriate manner for dealing with the material at issue. Consideration will be given to the cultural and spiritual values of iwi, the historical and archaeological values of the material, and the needs of the developer and the development work in question.

The requirements outlined in this note are in addition to any obligation imposed by statute with regard to objects or places of a historical or cultural nature.

signed for and on behalf of the Council

 Halley G. Miles

Notice that Building Work is Ready for Inspection

For the purposes of Section 76 of the Building Act 1991 the owner or person undertaking the following work in compliance with the Building Code shall give at least one working day's notice to the Territorial Authority that an inspection is required.

The insulation in the ceiling space will need checking at the time of final inspection: please arrange for access to be made available.

Inspections Required as a Condition of Consent

Buildings

- Excavation for foundations (piles, posts etc)
- Excavation and reinforcing in foundations
- Under floor slab plumbing
- Slab on ground prior to pouring concrete
- Foundation wall reinforcing
- Other reinforcing steel as required
- Timber subfloor prior to flooring being fixed
- Brick veneer check (first day)
- Fixings pre roofing and pre wrap
- Cavity battens
- Preplaster
- Prelining including moisture content and plumbing under pressure
- Fire separation wall during lining
- All bracing panels
- Drainage before any work is covered up including test, and including connection inspection if using council system
- Final - when all work covered by the consent is completed
- Other - smoke alarms.

Heaters

- Free standing - after installation of heater but prior to installation of flue ceiling plate
- Inbuilt - when fire place is prepared but prior to installation of heater

Swimming Pools

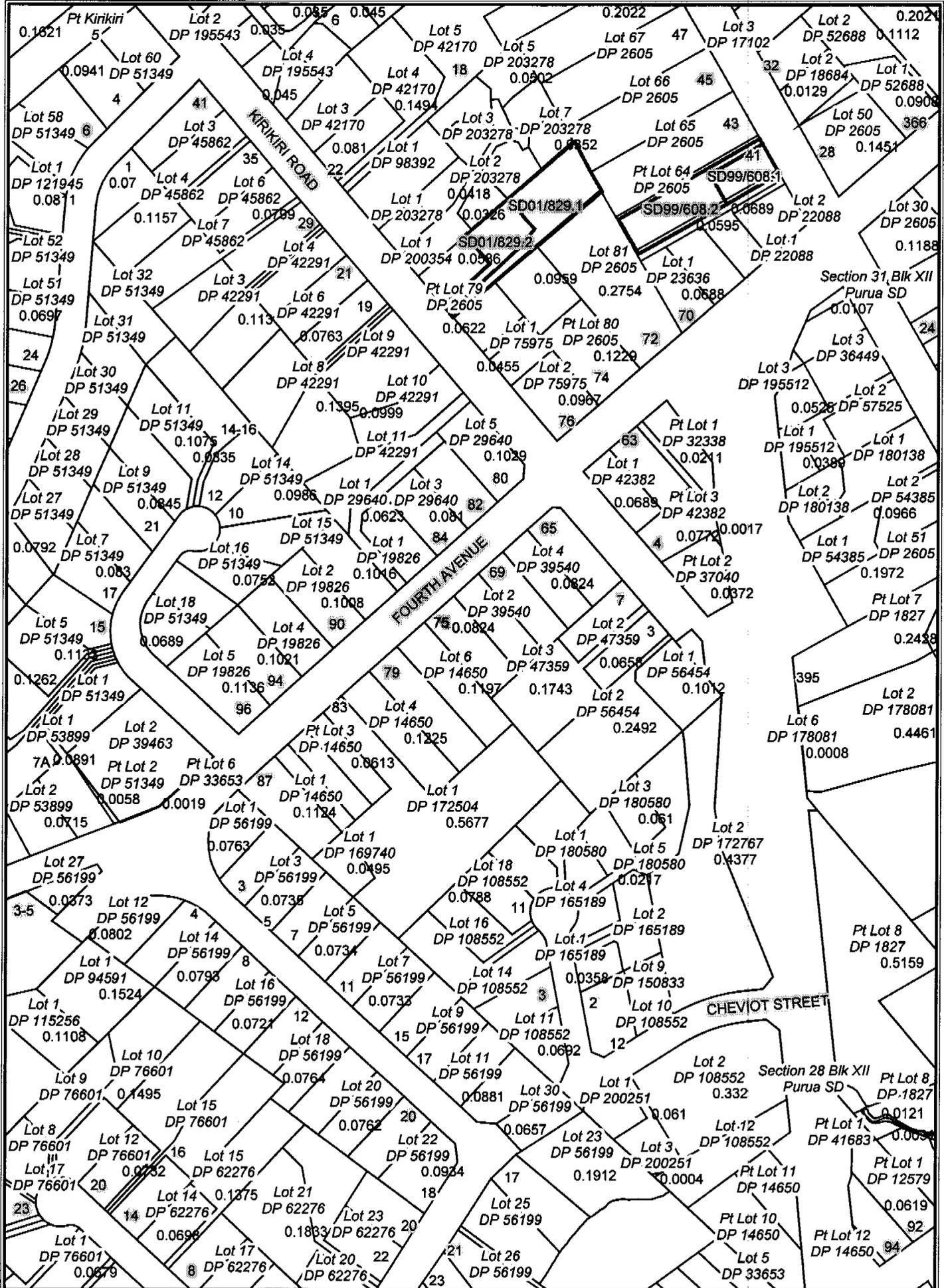
- Excavation prior to installation
- Fencing and backflow device

Miscellaneous

Any other building work as detailed: _____

Total Number of
Inspections Proposed

Appointments for residential inspections may be made by contacting Whangarei District Council on telephone number 430 4224. Please quote the Building Consent number.



Property Information Map



Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED.

Information shown is the currently assumed knowledge as at date printed. If information is vital, confirm with the authoritative owner. WDC

Date printed: 26 July 2004

1:2500



APPROVED
05 AUG 2004
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

FREESTANDING WOOD HEATER INSTALLATION INSTRUCTIONS

Note that these instructions are in a short-form format, to provide information suitable for Building Consent applications. This is not a replacement for the full Owner's Installation and Operation manual.

General Information

1. The **KENT Kiwi Rad** Freestanding Wood Heater, when installed according to these instructions, complies with the provisions of AS/NZS 2918-2001 Appendix B - "Thermal Testing of Installation Clearances".
2. You must obtain a Building Consent from your Local Authority before installing this heater, and we suggest that your Insurance Company be advised of the installation.
3. Do not allow any makeshift compromise installation methods. This could result in a house fire. The *Kiwi Rad* must be installed according to these instructions. We suggest that a New Zealand Home Heating Association-registered installer be used for installing the appliance.
4. The clearances given in these instructions are necessary to prevent overheating of nearby combustibles and drying out of the house structure. They may not be reduced without authorisation.
5. There must be a clearance of at least 1 metre between the front of the *Kiwi Rad* and any building structure or other substantial immovable object in front of the heater.

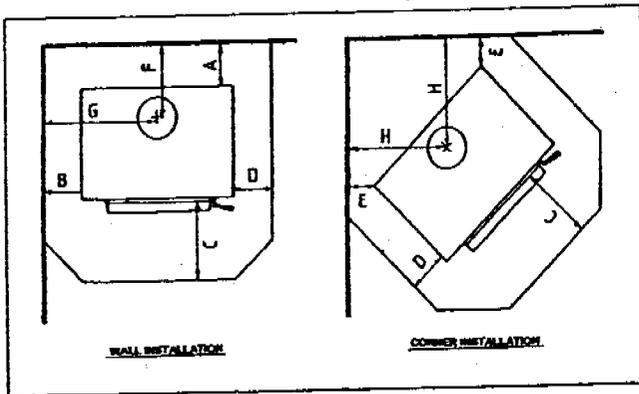


Fig 1

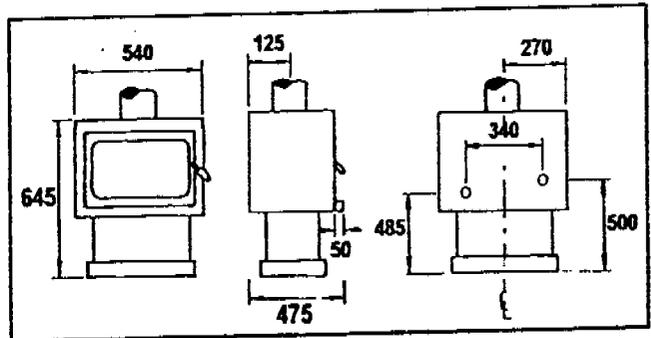


Fig 2

	A	B	C	D	E	F	G	H
With flue shield	100	500	300	175	250	225	770	530

Table 1

Note: The clearances given are for use with a Kent flue system and flue shield only. Use of flue components and flue shields from other manufacturers may void these clearances. Specified clearances must be maintained from the flue pipe to combustible materials within the room.

FLOOR PROTECTOR

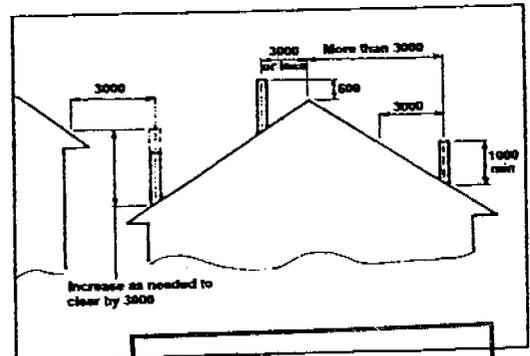
An *insulating* floor protector is not required for the *Kiwi Rad* heater, but a floor protector of non-combustible material must be used. The floor protector must extend under the heater, a minimum of 300mm in front of the door opening, and 175mm to either side of the heater. The *minimum* floor protector size for a wall installation is 900mm wide and 830mm front to back, excluding trim. For a corner installation the *minimum* length along the wall is 1200 mm and diagonally from the corner to the front edge is 1350mm, also excluding trim.

FLUE SYSTEMS

The flue system should be vertical and without bends. If an offset is required, it should be as close to the heater as practicable and should not be offset more than 500mm from the centerline of the flue stub. Clearances from the flue pipe to combustible materials must be maintained (see Table 1). Restrictions or leaks in the flue system may reduce the draught, and, in severe conditions, could cause smoke to enter the room. The flue pipe shall extend not less than 4.6m above the top of the floor protector.

The flue cowl must be at least 600mm above the highest point of the roof if within 3 meters of it, or 1000mm above the roof penetration if more than 3 meters from the ridge – see Fig 3.

No part of the building, or any adjacent building, may be in or above a circular area of a horizontal radius of 3 meters from the flue exit.



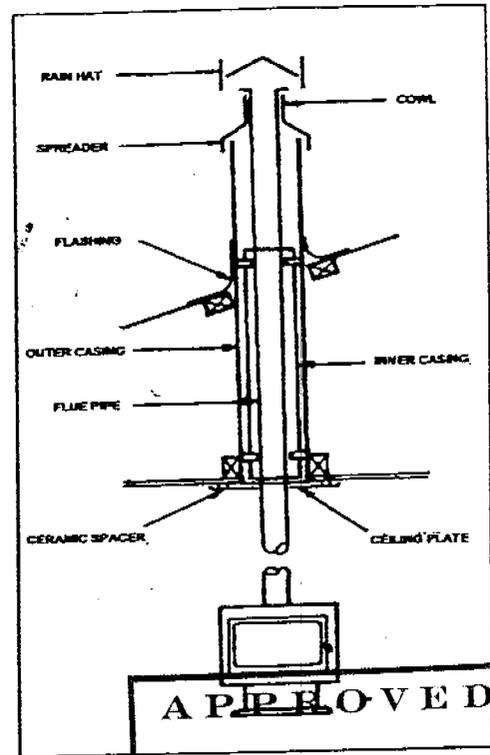
26 JUL 2004

WHANGAREI
DISTRICT COUNCIL

These heights are given as a general minimum, and in actual practice the presence of surrounding structures, trees, fences, etc. may necessitate additional height for satisfactory performance. The cowl must be fitted to prevent entry of birds, snow and rain. At all flue joints, the swaged end of the upper piece must be fitted to the plain end of the lower piece.

INSTALLATION

1. The minimum requirements for installing your **KENT** heater are an assembled heater, a floor protector, a flue system and material for flashing the roof penetration.
2. Select the location for the heater, bearing in mind the clearances required (see Table 1).
3. Place the heater into the desired position and plumb for the ceiling roof penetrations. Allow for 150mm diameter flue pipe, 200mm diameter inner casing and 250mm outer casing. Check the proposed route of the flue to ensure it is clear of roof trusses and rafters in the ceiling space or other obstructions. It may be necessary to move the location of the heater to ensure this.
4. Once the location is confirmed, the heater must be restrained against movement due to earthquakes. The *Kiwi Rad* is restrained by fixing the heater to the floor with two bolts of 6mm minimum diameter through the holes provided in the plinth base, through the hearth and floor and fixed with heavy washers and nuts. For solid concrete floors, use 8mm DYNABOLTS® or similar, with a minimum depth of engagement into the floor of 50mm.
5. Cut a 260mm square penetration for the passage of the flue pipe and casings through the ceiling. Trim back and reframe timbers to allow for fixing the ceiling plate and outer casing.
6. Cut and frame an opening in the roof and position the outer casing through the roof until it is flush with the underside of the ceiling plate. Fix with 4 screws or nails to the framing of the square opening in the ceiling at the points where the casing and timber touch.
7. Flash the outer casing to the roof, to make a permanent, weatherproof seal.
8. Place the ceiling plate with folded edges upwards over the flue spigot on the heater.
9. Join the required number of flue pipes by inserting the swaged ends of the upper piece into the plain end of the lower piece. Drill and fix each length with three stainless rivets or self-tapping screws. It is important that each flue pipe joint is sealed with commercially available flue sealing compound, including the joint between the flue spigot and the first length of flue pipe. **Note:** enamel finish flue pipes may only be used where they are visible. Flue pipes located inside the casings in the roof space must be stainless steel only. Position the flue pipe into the spigot in the top of the heater. The flue pipe can either be lowered from the top as a single unit or fed up from the room a length at a time, ensuring that all joints are sealed and fixed properly. Fit the flue shield, if fitted, so that the bottom edge of the shield has an air gap of 2-3mm above the top grill of the heater.
10. Slide the inner casing into place, between the outer casing and the flue pipe, ensuring that the spacers are fitted to maintain equal clearances around the flue pipe and casings.
11. The flue pipe must extend at least 200mm above the casing at the top of the flue system. Extra lengths of flue pipe, inner casing and outer casing may be required to achieve the minimum distance above the roof. Joins between lengths of outer casing must be made with the upper end of the lower section inside the bottom edge of the upper length (the opposite of the method used for the flue pipe).
12. Place the top spreader in place and tighten. Slide the cowl over the flue until it rests on the top spreader. Secure with stainless rivets or self-tapping screws.
13. Fit the rain-hat. Do not fasten this in place – it must be removable for cleaning.
14. Screw the ceiling plate securely in position, through the holes provided, into the outer casing support framing. Ensure that the ceiling plate is spaced off from the ceiling by means of the spacers supplied in the flue kit. Do not fix the ceiling plate directly to the ceiling.
15. Where a flue terminates more than two meters above the roof penetration, it may be necessary to fit restraining guy wires for stability in high wind conditions.
16. Before using the heater, ensure that you have a Compliance Certificate from your Registered Installer or Territorial Authority Inspector.



A P P R O V E D

05 AUG 2004

WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

KENT Heating 1990 Ltd, PO Box 27-025, Mt Roskill, Auckland, New Zealand

26 JUL 2004

WHANGAREI
DISTRICT COUNCIL

M HMG Schreurs
75 fourth Ave
Whangarei

Back Door

WHANGAREI DISTRICT COUNCIL

26 JUL 2004

APPROVED

05 AUG 2004

WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

Kitchen

Bathroom

Bedroom

Window

Archway

Window

1500

1800

Passageway

1800

6m

3.500

New Kent Place
Fire's

1200

Sitting room

Plans for Kent Fire's

French Door

1800

Window

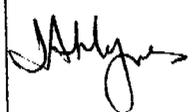
Bedroom

Bedroom

1230

4m

PROCESSING CHECK LIST

	OK (SIGNATURE)	DATE
<u>LOG IN</u>		
<u>PLUMBING/DRAINAGE (INCLUDING CONNECTIONS)</u>		
<u>BUILDING</u> <div style="border: 1px solid black; padding: 5px; display: inline-block; text-align: center;"> APPROVED 05 AUG 2004 WHANGAREI DISTRICT COUNCIL </div>		05/08/04
<u>ENVIRONMENTAL HEALTH/DANGEROUS GOODS</u>		
<u>ENGINEER (SUBDIVISION)</u>		
<u>ENGINEER (BUILDING)</u>		
<u>TITLE REGISTRATION (COVENANTS, MINES ETC)</u>		
<u>FIRE SAFETY</u>		
<u>PLANNING</u>		
<u>ROADING</u>		

76025