

Guide to
Rotorua Solid
Fuel Burner Rules



Guide to Rotorua Solid Fuel Burner* Rules



What type of solid fuel burner* do I have in my property?	Does the Bylaw 'Point of Sale' rule apply to my solid fuel burner?	Can my solid fuel burner legally be used?	If I want to install new or replacement heating today, what can I install?
Woodburner installed before 1 Sept 2005	Must be removed or replaced with compliant heating before the property is sold	Illegal to use since 31 January 2020	<ul style="list-style-type: none"> Any pellet burner on the Ministry for the Environment's (MfE) Authorised Burner List# Electric or gas heating A woodburner that: <ul style="list-style-type: none"> -has an emission rate of 0.60g/kg or less -has a thermal efficiency of no less than 65% -is on the MfE Authorised Burner List; and -replaces an existing lawfully installed* woodburner
Woodburner installed after 1 Sept 2005	Must be removed or replaced with compliant heating before the property is sold if: <ul style="list-style-type: none"> The burner was not lawfully installed*, or The burner has an emission rate greater than 1.5g/kg and a thermal efficiency less than 65% 	Yes (As long as it was lawfully installed*)	<ul style="list-style-type: none"> Any pellet burner on the MfE Authorised Burner List# Electric or gas heating A woodburner that: <ul style="list-style-type: none"> -has an emission rate of 0.60g/kg or less -has a thermal efficiency of no less than 65% -is on the MfE Authorised Burner List; and -replaces an existing lawfully installed* woodburner
Coal burner or multi-fuel burner	Must be removed or replaced with compliant heating before the property is sold	Illegal to use since 31 January 2020	<ul style="list-style-type: none"> Any pellet burner on the MfE Authorised Burner List# Electric or gas heating A woodburner that: <ul style="list-style-type: none"> -has an emission rate of 0.60g/kg or less -has a thermal efficiency of no less than 65% -is on the MfE Authorised Burner List; and -replaces an existing lawfully installed* coal or multi-fuel burner
Indoor open fire	Must be removed or rendered inoperable before the property is sold	Illegal to use since 2015	<ul style="list-style-type: none"> Any pellet burner on the Ministry for the Environment's Authorised Burner List Electric or gas heating
Pellet burner	N/A	Yes (As long as it was lawfully installed*)	<ul style="list-style-type: none"> Any pellet burner on the Ministry for the Environment's Authorised Burner List Electric or gas heating
Other types of solid fuel burners (e.g. chip heater, coal range, cooker, Marshall heater)	Must be removed before the property is sold	Illegal to use since 27 February 2018	<ul style="list-style-type: none"> Any pellet burner on the MfE Authorised Burner List# Electric or gas heating
No solid fuel burner	N/A	N/A	<ul style="list-style-type: none"> Any pellet burner on the MfE Authorised Burner List# Electric or gas heating

*A solid fuel burner is any device that can burn wood, coal or wooden pellets for fuel. It includes (but is not limited to) indoor open fires, Jetmasters, visors, freestanding or inbuilt woodburners, pellet burners, coal/wood ranges and cookers, chip heaters, multi-fuel burners, coal burners, Marshall heaters, potbelly stoves and some boilers.

*Lawfully installed means the solid fuel burner has obtained a Building Permit or Building Consent from Rotorua Lakes Council and has been installed.

#Please visit <https://environment.govt.nz/guides/authorised-wood-burners>

Additional information

Pellet burners

You can install any pellet burner listed on the Ministry for the Environment's Authorised Burner List provided you apply for a Building Consent from Rotorua Lakes Council. Those with existing pellet burners can replace them with a new pellet burner; however, a pellet burner cannot be replaced by a woodburner.

I don't have an existing solid fuel burner in my house but I want to install a new woodburner, what should I do?

The Rotorua community has been upgrading their old burners to cleaner burning devices for over 15 years. Newer technology results in less smoke, cleaner air, and improved health for the community. Previously there were no restrictions on installing burners into homes that didn't have existing ones. Many additional woodburners got installed in the Rotorua Airshed, adding more smoke and undermining the community's efforts to improve air quality.

Therefore, a new rule was introduced in the Regional Plan to stop this from happening. The rule requires the person wanting to install a new woodburner in the Rotorua Airshed to find someone who is willing to take their fire out. This is called offsetting, i.e. one burner goes out – one goes in, so overall the level of air pollution is maintained or reduced.

You can install a woodburner that is on the Ministry for the Environment's Authorised Burner list that has an emission rate of less than or equal to 0.60g/kg and a thermal efficiency of no less than 65%, but first you must apply for a Resource Consent from Bay of Plenty Regional Council. Resource consent enquiries should be made to the Duty Planner at the Regional Council. A condition of the resource consent being approved is that you find an offset burner. A resource consent application is \$2,700 inclusive GST.

How do I know if the burner in my property was lawfully installed?

Contact Rotorua Lakes Council and ask them if they hold a copy of either: (a) A building permit issued under the Local Government Act 2002, or (b) A Building consent issued under the Building Act 2004. If Rotorua Lakes Council cannot find either of the above your burner was not lawfully installed. It cannot be used nor replaced.

I have a woodburner in my house but Rotorua Lakes Council cannot find a permit or building consent for it. I'd like to replace it, what should I do?

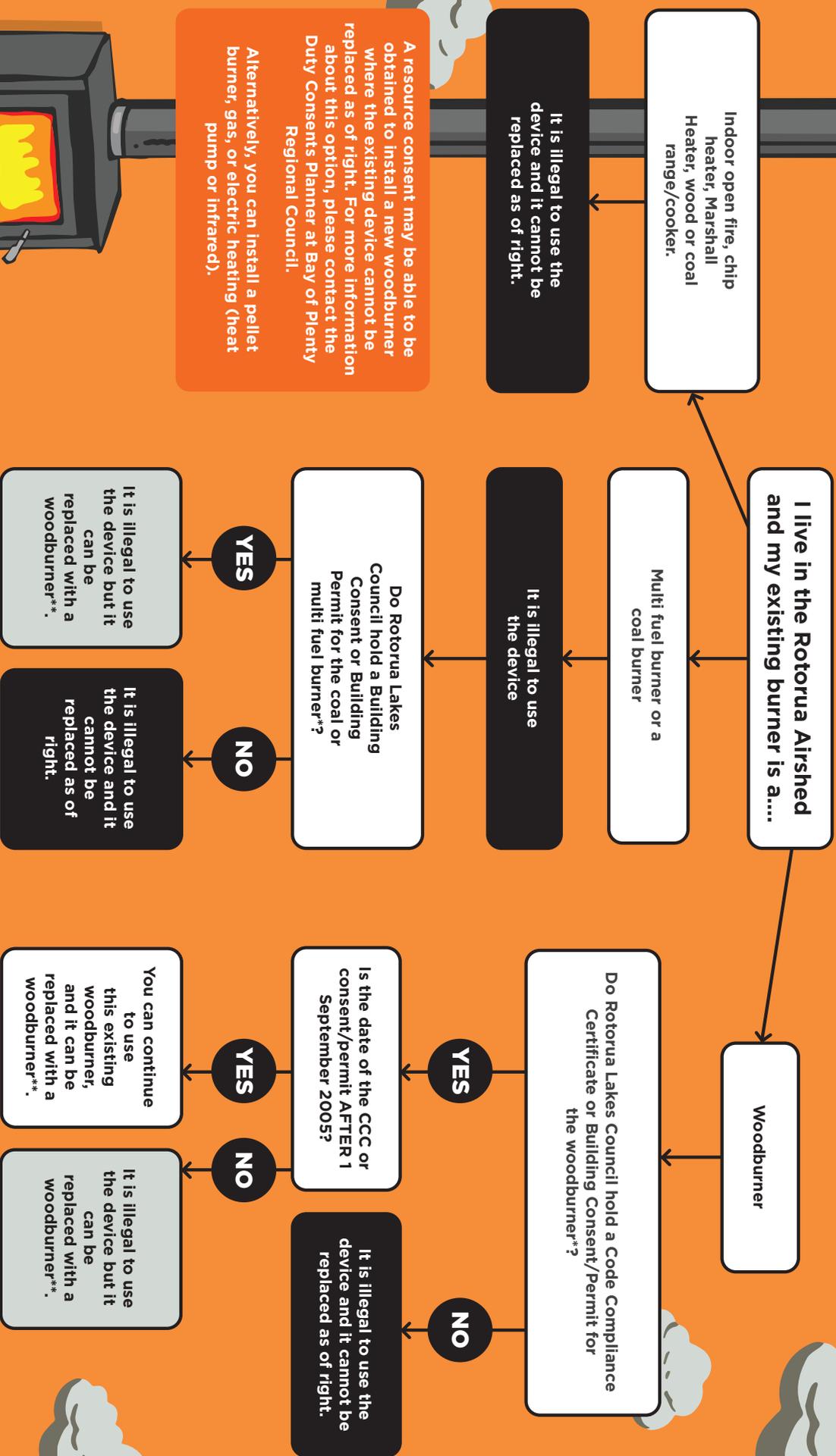
If Rotorua Lakes Council do not have a record of either a permit or building consent for your burner it was not lawfully installed and you cannot use it, nor can you replace it (without first applying for a resource consent). Resource consent enquiries should be made to the Duty Planner at the Regional Council. A condition of the resource consent being approved is that you find an offset burner (at a different property address). A resource consent application is \$2,700 inclusive GST.

Do I need a Building Consent to install or remove a solid fuel burner?

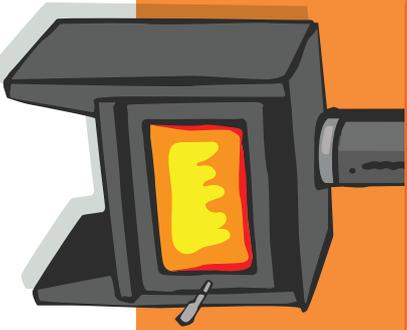
The installation of any pellet burner or woodburner requires a Building Consent from Rotorua Lakes Council. Removal of your existing solid fuel burner may not require Building Consent, but it is best to notify Rotorua Lakes Council of the removal.



Is your existing burner legal and can it be replaced?



A resource consent may be able to be obtained to install a new woodburner where the existing device cannot be replaced as of right. For more information about this option, please contact the Duty Consents Planner at Bay of Plenty Regional Council.
Alternatively, you can install a pellet burner, gas, or electric heating (heat pump or Infrared).



*Contact Rotorua Lakes Council to see if your burner has a Building Permit, Building Consent and/or CCC.
**The replacement burner must comply with the woodburner requirements in the Rotorua Air Quality Bylaw and Bay of Plenty Regional Plan. This includes being listed on the Ministry for the Environment's Authorised Burner List and having an emission rate of ≤ 0.60g/kg and a thermal efficiency of no less than 65%.
Please visit www.boprc.govt.nz for more details.