

Gore District Council Decisions



NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

Resource Management Act 1991

Application reference	LU23071
Applicant	Jones & Cooper (1995) Limited
Proposal	Application under Section 88 of the Resource Management Act 1991 (RMA) to establish a dwelling within the Residential A zone that breaches front boundary setback and site coverage
Location	34 Huron Street, East Gore
Legal Description	Lot 1 Deposited Plan 547930
Activity Status	Restricted discretionary
Decision Date	25 October 2023

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**), the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Werner Murray, on 25 October 2023 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 and Section 104C of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in this report of the Section 104 decision imposed pursuant to Section 108 of the RMA. This consent can only be implemented if the conditions in this report are complied with by the consent holder. The decision to grant consent was considered by Werner Murray, on 25 October 2023, under delegated authority pursuant to Section 34A of the RMA.

1. THE PROPOSAL

Consent is sought to build a residential dwelling and an aboveground stormwater tank that breaches the front yard setback and site coverage at 34 Huron Street. The dwelling is proposed to have a floor area of approximately 179m². At its highest point, the dwelling will be 5 metres and at this height, the roof is proposed to have a sloping angle of 30 degrees. The tank will have a height of approximately 1.8 metres, a width of 0.6 metres and a length of 3.4 metres.

The total site coverage of the dwelling and tank is 187.5m², which equates to have a total site coverage of 40.58%, thereby exceeding the maximum 40% site coverage.

An area of 29.92m² of the dwelling will be located within the required 4.5 metre front yard setback, which is 15.9% of the overall site coverage. The infringement is approximately 14.7 metres in length across the 28-metre front boundary length. Given the zigzag shape of the front part of the dwelling, the encroachment varies in depth between 3.4 and 3.5 metres and the dwelling is setback between 1 and 1.1 metres from the front boundary.

Additionally, the stormwater tank will also encroach the front yard setback and will be located approximately 0.3 metres from the front boundary. The applicant has confirmed that they will add cladding to the exterior of the tank to help mitigate visual effects. The infringements to the 4.5 metre front boundary setback are shown on figure 1 below.

There is an existing services easement (shown on figure 1 below) that runs along the northern boundary. There will be no works occurring within this easement. Therefore, the proposal will not affect the services easement.

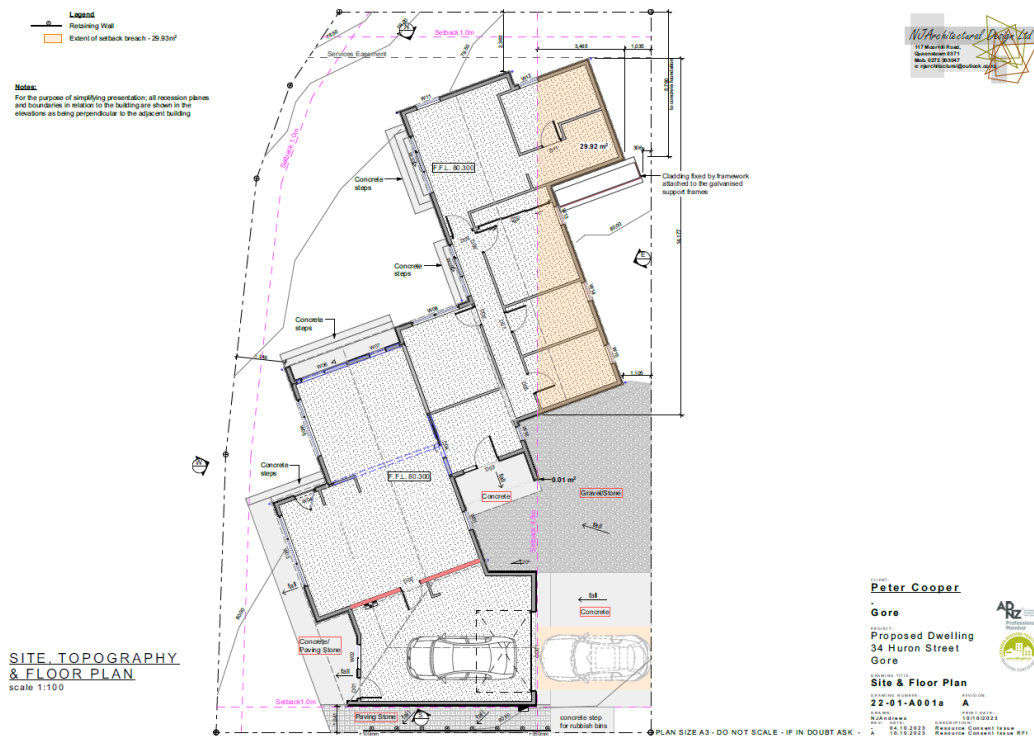


Figure 1: Site plan illustrating the proposed location of the dwelling.

The applicant proposes to remove the existing vehicle crossing to allow a new vehicle crossing to align with the proposed location of the garage, as shown on Figure 1 above.

2. SITE DESCRIPTION

The site is located in the Residential A zone, as shown on Planning Map GOR 07 of the District Plan.

The 462m² subject site at 34 Huron Street is a front site located on the western side of Huron Street. The topography of the site gently slopes down from the eastern boundary to the western boundary, where there are a further two sites located between the subject site and River Terrace.

The subject site is currently vacant, which it has been for over four years. The house that was originally on site was demolished and the site was cleared as per the demolition consent that was received by the Council on the 21st of May 2019. The original house was positioned with a similar distance from the boundary as proposed in this application, although, the garage was closer to the front boundary, than what is proposed in this application.

There is an existing vehicle crossing to Huron Street at approximately the centre-north of the road frontage. There is a footpath that runs down the western side of Huron Street. The footpath terminates at the location of the existing vehicle crossing, while a wide grass berm is located to the north of the vehicle crossing.



Figure 2: Subject site in red outline (source: Gore GIS)

The Gore District Council's mapping system does not identify the site as being subject to any risk of natural hazards and does not contain any known significant natural or historic heritage features on the site.

Murray Hasler, Roading Asset Manager at the Council, notes that the Huron Street is a chip sealed, urban collector road. The sealed carriageway of Huron Street is bounded by kerb and channel on the east side, and grass verge on the west side with a remote kerb and channel and footpaths on both sides. The footpath on the west side terminates approximately halfway along the property boundary at the existing sealed vehicle access onto the property. This section of Huron Street is flat and straight. A 50kph speed restriction applies to this road.

The surrounding environment consists of residential dwellings of mixed architectural styles.

3. ACTIVITY STATUS

3.1 Gore District Plan

The site is located within the Residential A zone in the Gore District Plan and the proposed activity requires resource consent under the District Plan for the following reasons:

- A **restricted discretionary** activity pursuant to Rule 4.7A.1(4), as the proposal breaches standard 4.7A.3(a) in regard to the required yard setback from a road. The applicant proposes to build within the 4.5 metre front yard setback. The dwelling will be up to 1 metre away from the front boundary. Additionally, there is proposed to be a stormwater tank that will be approximately 0.3m from the front boundary. The Council's discretion is restricted to the adverse environmental effects of this matter.
- A **restricted discretionary** activity pursuant to 4.9.1(2), as the proposal breaches standard 4.9.1(1)(b) in regard to site coverage. The applicant proposes to exceed a site coverage of 40%. The structures on site will have a site coverage of approximately 40.58%. The Council's discretion is restricted to the adverse environmental effects of this matter.

3.2 National Environmental Standard for Assessing Contaminants in Soil to Protect Human Health 2011 ("NES-CS")

Based on a review of Council records, the piece of land to which this application relates is not identified as an actual or potentially contaminated site.

3.3 Activity Status Summary

Overall, the application is being considered and processed as a **restricted discretionary** activity under the District Plan.

4. NOTIFICATION ASSESSMENT

Sections 95A – 95F (inclusive) of the Resource Management Act 1991 ('RMA') set out the steps the Council is required to take in determining whether to publicly notify an application or notify on a limited basis.

4.1 Public notification – Section 95A

In accordance with section 95A, the following steps have been followed to determine whether to publicly notify the resource consent application:

Step 1 – Mandatory public notification

Mandatory public notification, is not required because:

- The applicant has not requested public notification.
- Public notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA.
- The application does not involve exchange to recreational reserve land under section 15AA of the Reserves Act 1977.

Step 2 – Public notification is precluded

Public notification is not precluded as follows:

- There are no rules in a plan or National Environmental Standard that preclude notification.
- The application is not:
 - a controlled activity; or
 - a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying.

Step 3 – Public notification is required in certain circumstances

- There are no rules in a plan or National Environmental Standard that require notification.
- A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor. An assessment in this respect is undertaken as follows:

The following effects must be disregarded:

- Effects on the owners or occupiers of land on which the activity will occur and on adjacent land.
- Trade competition and the effects of trade competition.
- Any persons that have provided their written approval and as such adverse effects on these parties have been disregarded.

The following effects may be disregarded:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is as follows:

Permitted Baseline

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, Residential activity in the Residential A zone on a site that is within 30 metres of the Council’s reticulated sewerage system and is equal to or exceeds 400m² is a permitted activity. In this case, the site is within 30m of the Council’s

reticulated sewerage system and is 462m² in area. Therefore, the permitted baseline is considered relevant and only the effects of the front yard breach and the site coverage breach have been assessed.

Visual dominance

The surrounding environment is of residential character, with residential dwellings to both the north and the south comprising of a mix of architectural styles, ranging from new builds to older style houses. The property adjacent (west) is vacant with no current plans to develop this site. As a residential area, it is expected that there would be residential development to occur on the site. The presence of dwellings that are in proximity to the front boundary is relatively common in this area. Properties both to the east and south encroach on the front yard setback. Specifically, the properties at 31 and 36 Huron Street and 35 River Terrace.

The closest point of the proposed dwelling to the front boundary will be approximately 1 metre. Although, the tank is proposed to be 0.3 metres from the front boundary. It is noted that the original dwelling's garage that was removed prior, was of a closer distance to the front boundary than what is currently being proposed.

The berm adjoining the subject site is 10 metres in width in comparison to the adjacent berm which is 5 metres. The significantly larger berm will help to mitigate the visual effects of the encroachment as viewed from the streetscape. Additionally, the applicant states that the tank will have cladding added to the exterior to help mitigate any visual effects.

The proposed dwelling and stormwater tank will additionally exceed the permitted 40% site coverage by 0.58%. It is considered that any effects will be unnoticeable by the users of the wider environment and therefore the site coverage breach will have less than minor effects.

Therefore, given the above reasons, the visual dominance effects will be no more than minor.

Character and amenity

The proposed dwelling will not detract inappropriately from the amenity values and character of the surrounding residential environment. Although, the dwelling is proposed to be setback 1 metre rather than 4.5 metres, it is noticed that there are properties surrounding the subject site both to the east and south that have a dwelling of a similar placement on site, particularly the following sites: 31 and 36 Huron Street and 35 River Terrace.

Overall, the proposed dwelling being single storey in height will be compatible with the scale of other dwellings in the surrounding area. It will not result in adverse character and amenity effects as a result of the location and orientation of the building and is not considered to detract from the character of the local environment. Therefore, the construction of the proposed dwelling and tank in the front yard setback will not be out of character along Huron Street.

The site coverage breach of 0.58% is likely to have effects that are unnoticeable to users of the wider environment.

It is considered that any adverse effects on the environment with respect to residential character and amenity will be no more than minor.

Conclusion: Effects On the Environment

On the basis of the above assessment, in terms of s95D, it is considered that any potential adverse effects on the environment arising from the proposed dwelling and stormwater tank in regard to visual dominance and character and amenity will be no more than minor. There are no other environmental effects from the proposal.

Step 4 – Public Notification in Special Circumstances

- There are no special circumstances that warrant public notification.

4.2 Limited notification – Section 95B

In accordance with section 95B, the following steps have been followed to determine whether to give limited notification of the application:

Step 1 – Certain affected groups or persons must be notified

- There are no protected customary rights groups or customary marine title groups affected by the proposal.
- The proposal is not on or adjacent to, and will not affect, land that is the subject of a statutory acknowledgement.

Step 2 – Limited notification precluded

- The activity is not subject to a rule or National Environmental Standard that precludes limited notification.
- The application is not for a controlled activity (other than for a subdivision of land) under a district plan.

Step 3 – Certain other affected persons must be notified

- Under Step 3, if the proposal is a boundary activity, only the owner/occupier of the infringed boundary can be considered. The activity is not a boundary activity.
- For any other activity, a consent authority must notify an application on any person, if notification is not precluded by Step 2, and the consent authority decides, in accordance with s95E, that the proposed activity will have or is likely to have adverse effects on that person that are minor or more than minor.

An assessment in this respect is therefore undertaken as follows:

Considerations in assessing adverse effects on persons under s95E

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a “permitted baseline”). The relevance of the permitted baseline to this application is outlined in the above s95D assessment of environment effects.

- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in Schedule 11.
- d) The consent authority **must** disregard effects on those parties who have provided written approval.

Assessment: Effects on Persons

Taking into account the exclusions in sections 95E, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor. The adjacent persons are identified in Figure 3.



Figure 3: The adjacent properties shown by yellow circles (source: Gore GIS)

Owners and occupiers of 36 Huron Street

The residential property at 36 Huron Street is located to the north of the subject site. The dwelling at 36 Huron Street is setback approximately 11 metres from the common boundary with the subject site. The part of the dwelling that infringes comprises a wall that is offset on an angle from this property, and includes a full-length window, as opposed to a blank wall to avoid dominance effects on these persons. Additionally, there are shrubs and trees near the southern boundary of 36 Huron Street that will help to screen and mitigate any visual effects from the front yard encroachment. As the proposed

dwelling complies with the recession plane and side yard requirements in relation to this adjoining property, it is considered that any potential adverse effects from the proposal are less than minor upon persons at 36 Huron Street.

Owners and occupiers of Lot 2 DP 547930

The residential property at Lot 2 DP 547930 is located to the west. The proposed dwelling will not infringe on the common boundary with this property. Lot 2 DP 547930 is currently vacant, and the Council has currently received no plans from the owner to develop this site. As the proposed dwelling complies with the recession plane and yard requirements in relation to this adjoining property, any adverse effects on the owners of Lot 2 DP 547930 will be less than minor.

Owners and occupiers of 32 Huron Street

The residential property at 32 Huron Street is located to the south. The part of the dwelling that infringes is approximately 14 metres away from the common boundary and comprises a wall that is offset on angle from this property. Therefore, the separation distance provided helps to avoid dominance effects on these persons. There is also an existing boundary fence between 32 and 34 Huron Street that will help to mitigate any ground level visual effects. The proposed dwelling complies with the recession plane and side yard requirements in relation to this adjoining property. It is considered that any potential adverse effects from the proposal are less than minor upon persons at 32 Huron Street.

Owners and occupiers of 33, 35 and 37 Huron Street

The properties 33, 35 and 37 Huron Street are located across the road, directly opposite the site. The part of the dwelling that is located within the front yard setback includes walls with different proportions that face the road and three full length windows to provide visual interest on the east elevation. The visual effects of the stormwater tank will be mitigated with screening. Additionally, these properties are separated from the subject site by the width of Huron Street and the road berm, which is approximately 30 metres wide. The berm on the side of the subject site is wider than the berm on the side of 33, 35 and 37 Huron Street. Therefore, this helps to minimise dominance effects as experienced by persons at these properties. It is considered that any adverse effects on the owners and occupiers of 33, 35 and 37 Huron Street, in terms of outlook and amenity, will be less than minor.

Conclusions: Effects on Persons

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Step 4 – Special Circumstances for Limited Notification

- There are no special circumstances that warrant limited notification of the application.

5. DECISION PURSUANT TO S95A AND S95B OF THE RMA

For the reasons set out above, under s95A and s95B of the RMA, the application is to be processed on a non-notified basis.

6. SECTION 104 ASSESSMENT

6.1 Matters for consideration

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) *any relevant provisions of:*
 - (i) *A national environmental standard;*
 - (ii) *other regulations;*
 - (iii) *a national policy statement;*
 - (iv) *a New Zealand coastal policy statement;*
 - (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

6.2 Effects on the Environment

The actual and potential effects on the environment have been outlined in the section 95 report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects.

6.3 Relevant Provisions

District Plan

The relevant operative objectives and policies are contained within Chapter 3 of the District Plan.

- Objective (1) Maintain and enhance the amenity values of the various localities within the District whilst respecting the different values and characteristics that exist within each area.*
- Objective (2) Ensure that the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality.*
- Policy (1) Establish zones that reflect the characteristics and amenity values of the area.*
- Policy (2) Control the adverse effects of land use activities on the environment.*

The yard setback requirements for the Residential A zone provide separation between residential activities and maintain residential amenity and characteristics. While the proposed dwelling will breach the front yard setback and site coverage, the proposal is in keeping with the general character of the surrounding residential area and amenity values will be maintained.

Overall, the application is considered to be consistent with the objectives and policies of Chapter 3 of the District Plan.

7. PART 2 OF THE RMA

The purpose of the RMA is to promote the sustainable management of natural and physical resources.

The proposal is consistent with Part 2 of the RMA. It will provide for the appropriate land use and development of a physical resource in a way that will provide for the Applicant's economic wellbeing. Matters of national importance have been considered noting that the site is not located in a significant landscape area. The principles of the Treaty of Waitangi have further been considered noting that the site is not within any known heritage sites or statutory acknowledgement areas.

Overall, the proposal is considered to meet the purpose and principles of the RMA.

8. DECISION ON RESOURCE CONSENT

Pursuant to Section 104C of the RMA, consent is **granted** to establish a residential dwelling at 34 Huron Street, Gore, that breaches front boundary setback and site coverage, subject to the following conditions imposed pursuant to Section 108 of the RMA:

Consent Conditions

General

1. The activity must be undertaken in general accordance with the application as submitted to Council on 12 September 2023, the further information responses received on 3, 4 and 12 October and the following plans:
 - 'Site Plan', sheet 22- 01-A001, Rev A, prepared by NJArchitectural Design Ltd, dated 10th October 2023
 - 'Site and Floor Plan', sheet 22- 01-A001a, Rev A, prepared by NJArchitectural Design Ltd, dated 10th October 2023
 - 'Proposed Ground Floor Plan', sheet 22- 01-A002, Rev A, prepared by NJArchitectural Design Ltd dated, 10th October 2023
 - 'North & South Elevations', sheet 22- 01-A003, Rev A, prepared by NJArchitectural Design Ltd dated, 10th October 2023
 - 'East & West Elevations', sheet 22- 01-A004, Rev A, prepared by NJArchitectural Design Ltd dated 10th October 2023
2. The proposed stormwater tank within the front yard shall be screened from public view.

Vehicle crossing

3. The existing vehicle crossing to Huron Street shall be removed and closed and the berm reinstated.
4. The consent holder shall, to the satisfaction of the Chief Executive of the Gore District Council or delegate, construct a new vehicle crossing on Huron Street to serve the residential dwelling,

in the approximate location shown on the drawings in Appendix A. The vehicle crossing shall be a slot crossing that includes the construction of reinforced footpath to the property boundary. Widening of the chip seal access across the existing grass berm to the Huron Street carriageway will also be required. This work shall be undertaken at the cost of the consent holder and in accordance with the Gore District Council Subdivision and Development Bylaw 2019, prior to the issue of the Building Permit Code of Compliance.

Advice Notes

1. This resource consent does not constitute a Building Consent under the Building Act 2004. You should consult with the Building Control Manager of the Gore District Council to obtain information on any Building Consents required to undertake development.
2. The Gore District Plan and Gore District Council Subdivision and Development Bylaw 2019 sets out standards and requirements, which are required to be met in constructing any buildings.
3. No works within the services easement as shown on the record of title are authorised by this consent.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. The Monitoring Officers time will be charged to the consent holder. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA.

If you have any enquiries, please contact the duty planner on phone (03) 209 0330 or email planning@goredc.govt.nz.

Prepared by



Penny Weng
Consultant Planner

Decision made by



Werner Murray
Delegate

Appendix A: Approved Plans

APPENDIX A – APPROVED PLANS

Legal Description

Lot 1 DP 547930
 34 Huron Street, East Gore
 Wind Zone: Very High
 Earthquake Zone: 1
 Climate Zone: 3
 Corrosion Zone: B
 Wind region: A
 Rainfall Range: 50-80
 Altitude: 80m
 Snow Zone: N5
 1.0kPa Snow Load

Net Site Area 0.0462 ha
 Building coverage 187.50 m²
 Coverage 40.58% (including above ground stormwater tank)
 Coverage max 40.0% max



SITE LOCATION PLAN
 scale NTS

Site Notes

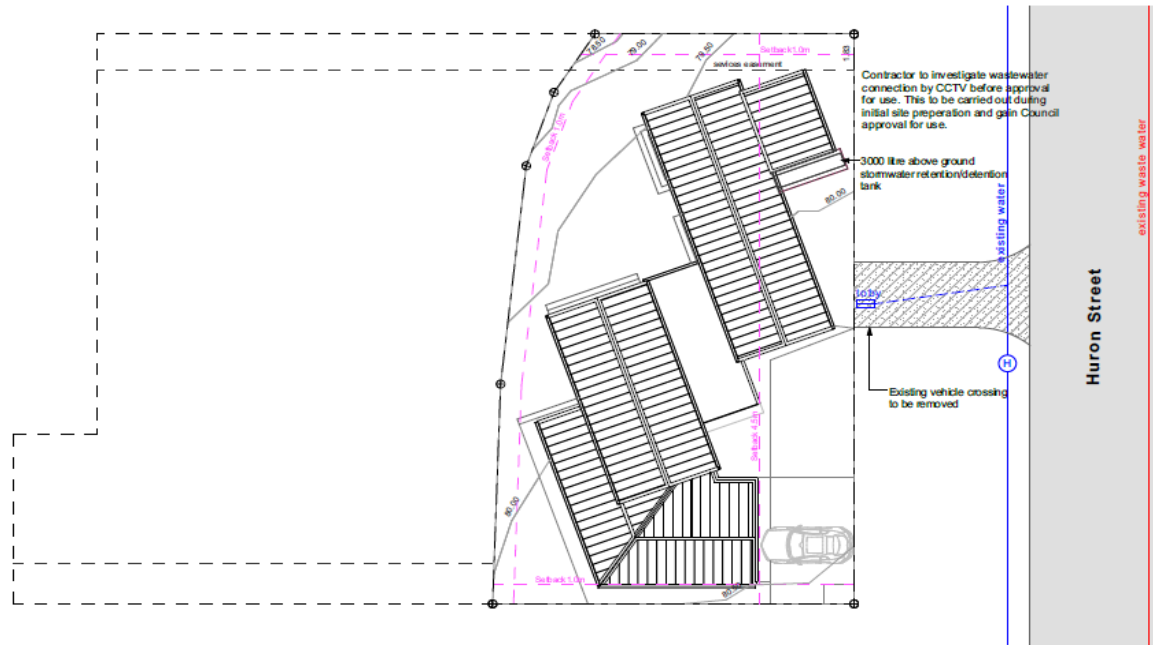
Sediment Control

Straw bales to be laid to all boundaries where runoff may occur.
 Surplus gravel and soil to be contained behind sediment fences.

Downpipes to be connected as soon as roof is finished and drains are laid or as soon as practical.
 Contractor to oversee all sediment control.

Site

Site to be fully fenced before commencing construction, fence to comply with NZBZ F5/AS1 Part 1



SITE PLAN
 scale 1:200

CLIENT
Peter Cooper

Gore

PROJECT
 Proposed Dwelling
 34 Huron Street
 Gore

DRAWING TITLE
Site Plan

DRAWING NUMBER
22-01-A001

DRAWN BY
 N J ANDREWS

REV: DATE
 - 04.10.2023
 A 10.10.2023

REVISION
A

PRINT DATE
 10/10/2023

DESCRIPTION
 Resource Consent Issue
 Resource Consent Issue RPI

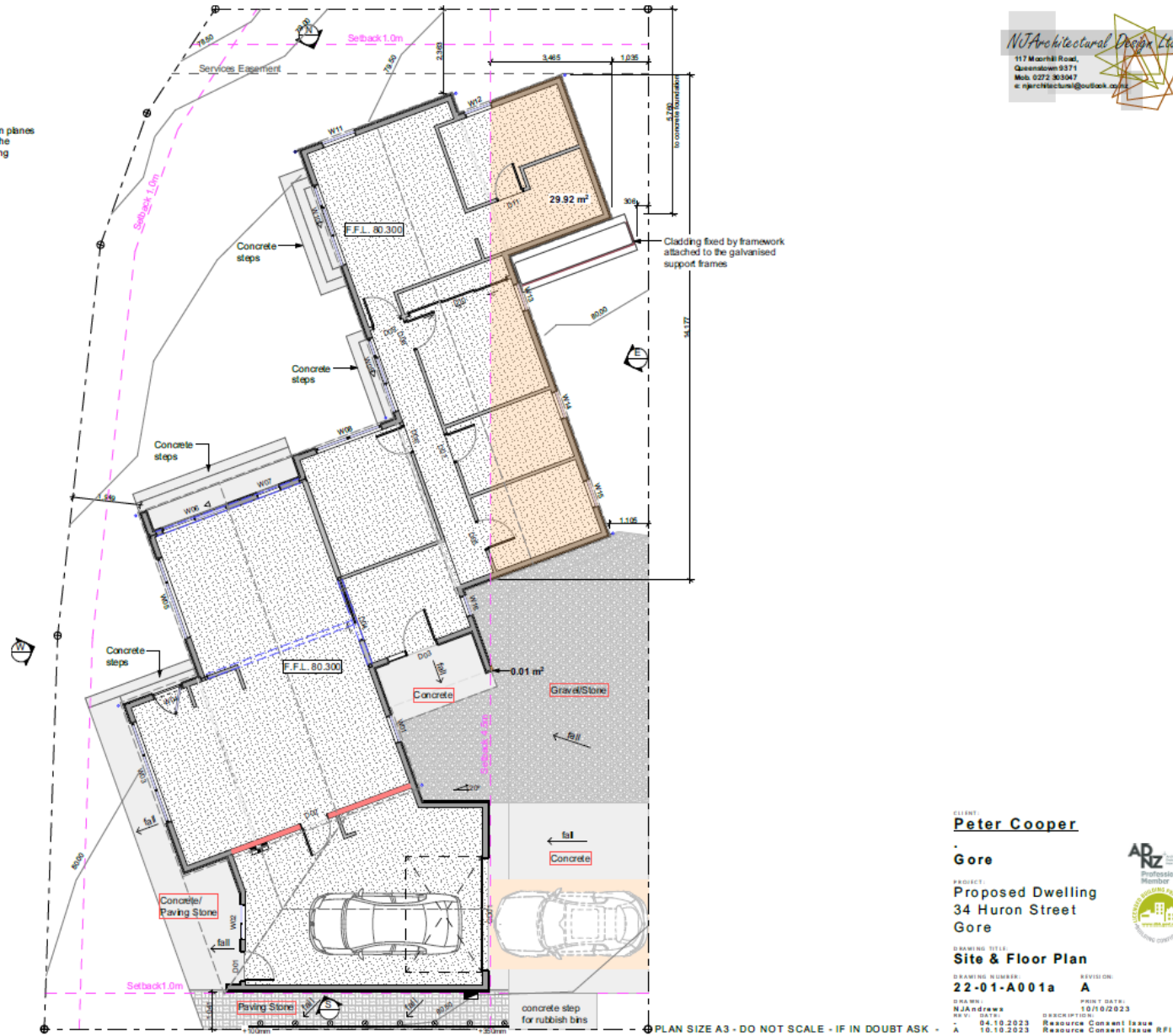


- Legend**
- Retaining Wall
 - Extent of setback breach - 29.93m²

Notes:
 For the purpose of simplifying presentation; all recession planes and boundaries in relation to the building are shown in the elevations as being perpendicular to the adjacent building



SITE TOPOGRAPHY & FLOOR PLAN
 scale 1:100



CLIENT:
Peter Cooper
Gore



PROJECT:
Proposed Dwelling
34 Huron Street
Gore

DRAWING TITLE:
Site & Floor Plan
22-01-A001a A

DRAWING NUMBER: 10/10/2023
 DRAWN BY: NJA draws
 REV: 04.10.2023
 A 10.10.2023

PRINT DATE: 10/10/2023
 DESCRIPTION: Resource Consent Issue
 Resource Consent Issue RFI

PLAN SIZE A3 - DO NOT SCALE - IF IN DOUBT ASK

- Legend**
- Main Switch Board
 - Meter Board
 - 90x45mm H1.2 treated timber framed wall: 2.7m Stud height
 - 140x45mm H1.2 treated timber framed exterior wall
 - 140x45mm H1.2 treated timber framed interior wall
 - 145x45mm H1.2 treated timber framed interior wall with R4 insulation
 - Smoke Detector to Comply with NZBC F7
 - Hose lap
 - Mechanical exhaust: Manrose FX-150 extract fan or similar.
 - Laundry - 20 l/s min
 - Kitchen - 150mm dia duct or 50 l/s capacity
 - Structural steel portal frame
 - Refer - Engineering plans and specifications

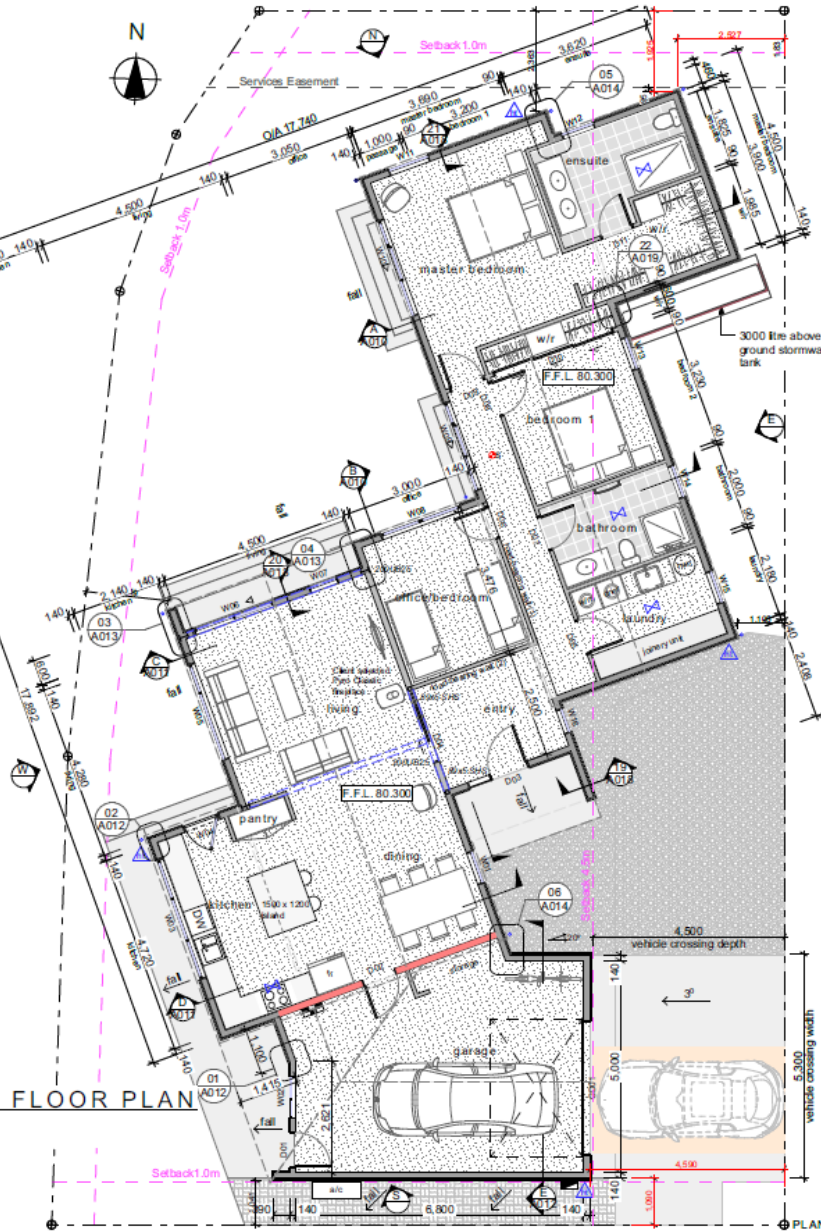
Notes:

Acceptable kitchen surfaces:
Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are examples of suitable materials for these surfaces.

Acceptable finishes to wall surfaces:
Refer in conjunction with Interior Finishes Schedule. All Gb wall linings in wet areas requiring painted surface finish to be sealed with Resene Sureseal and painted with two coats minimum of semi-gloss water based enamel.

Pyro Classic freestanding fireplace:
Refer to technical specification and installation instructions.
Insulated fire hearths to meet the AS/NZS 2918:2001 requirements, 50mm bases tested to the NZ 7421:1990 Building Code and comply with Appendix D3 (Loading Test), D4 (Impact Test), appendix D2 (Thermal Test), Class B1 (Structure) and AS3 of the NZBC (hearths) of the NZ 7421:1990 Building Compliance Certification Code.

PROPOSED GROUND FLOOR PLAN
scale 1:100
Floor area 179m²



FIXING SCHEDULE

Location	Fixing	Centres
Bottom Plate to Slab	M10x140 Bowmac Blue Head	900mm
Top Plate to Stud	2/90x3.15mm Nails & 2/Wire Dogs	
Secondary Top Plate to Top	Plate 3/90x3.15mm Nails	500mm
Dwang to Stud	2/75x3.06 Skewed	
	2/90x3.15 End Nailed	
Lintel to Trimming Stud	3/90x3.15 End Nailed	
Sill or Head Trimmer to Trimming Stud for Trimmer not Exceeding:		
2.4m Long	3/90x3.15 End Nailed	
3.0m Long	5/90x3.15 End Nailed	
Stud to Plate	4/75x3.06 Skewed	
	3/90x3.15 End Nailed	
Top Plate to Lintel	3/90x3.15	500mm
Trimming Stud at Openings	90x3.15	600mm
Trimming Stud to Doubled Stud	2/90x3.15 - Immediately Under Lintel	
Rafters	Refer to Fixing Schedule Roof Framing Plan A008	
Purlin to Rafter	2/90 x 3.15 skew nails+2 wire dogs. All fixing capacity 4.7kN or 1/10g self drilling screw, 80mm long	

Note:
All nail fixing to be power driven nails, except Bearer to Piles which are to be hand nailed.

TIMBER SCHEDULE

Element	Size	Grade	Treatment	Centres
Wall Framing				
Studs External Loadbearing	140x45mm	SG8	H1.2	600mm
Studs Internal Non-Loadbearing	90x45mm	SG8	H1.2	600mm
Studs Internal Loadbearing (1)	90x45mm	SG8	H1.2	300mm
Studs Internal Loadbearing (2)	90x45mm	SG8	H1.2	400mm
Dwangs/Nogs Cladding Steel	90x45mm	SG8	H1.2	800mm
Dwangs/Nogs Cladding Cedar	90x45mm	SG8	H1.2	480mm max
Roof Framing				
Trusses	Truss Manufacturer to Supply Information			
Purlins(Trusses)	70x45mm	SG8	H1.2	600mm
Purlins(Flat roof)	120x45mm	SG8	H1.2	800mm
Purlins(Rafters)	70x45mm	SG8	H1.2	600mm
Rafters	Refer: Roof framing plan			
				Refer Engineer & Roof Plans

INTERIOR FINISHES SCHEDULE

Location	Floor	Walls	Ceiling
Entry	Ceramic Tiles	10mm Gb Standard	13mm Gb Standard
Kitchen	Ceramic Tiles	10mm Gb Standard	13mm Gb Standard
Dining	Carpet	10mm Gb Standard	13mm Gb Standard
Living	Carpet	10mm Gb Standard	13mm Gb Standard
Laundry	Ceramic Tiles	10mm Gb Aqualine	13mm Gb Aqualine
Passage	Carpet	10mm Gb Standard	13mm Gb Standard
Bedrooms	Carpet	10mm Gb Standard	13mm Gb Standard
Bathroom	Ceramic Tiles	10mm Gb Aqualine	13mm Gb Aqualine
Ensuite	Ceramic Tiles	10mm Gb Aqualine	13mm Gb Aqualine
Showers	Complete Shower Enclosures		
W/R	Carpet	Unit Between Frames	13mm Gb Standard
Garage	Slab	12mm C-D Plywood	13mm Gb Standard

- All walls and ceilings are to be finished to level 4 as defined by Winstones Wallboards Limited, unless nominated on details. All fixings are to be in accordance with manufacturers specifications and to be screwed and glued fixed.
- The skirting is to be 60x12mm beveled MDF prepared for paint/finish, confirm with owner.

Wall Openings - Ventilation
To comply with NZBC G4/AS1

Room	Floor area m ²	Vent area m ²	% Opening
Kitchen/living	51.3	6.36	12.4%
Office/bedroom	10.6	0.76	7.1%
Laundry	7.0	0.55	7.8%
Bathroom	6.4	0.55	8.6%
Bedroom 1	10.3	0.55	5.3%
Master Bedroom	23.8	3.95	16.6%
Ensuite	7.7	0.54	7%

CLIENT:
Peter Cooper

Gore
PROJECT:
Proposed Dwelling
34 Huron Street
Gore

DRAWING TITLE:
Proposed Ground Floor Plan

DRAWING NUMBER:
22-01-A002

REVISION:
A
DRAWN BY:
N.J. Andrawa
REVISED BY:
04.10.2023
10.10.2023
PROJECT DATE:
10/10/2023
DESCRIPTION:
Resource Consent Issue
Resource Consent Issue RFI



BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low	0
Total Risk Score:		13

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low	0
Total Risk Score:		13

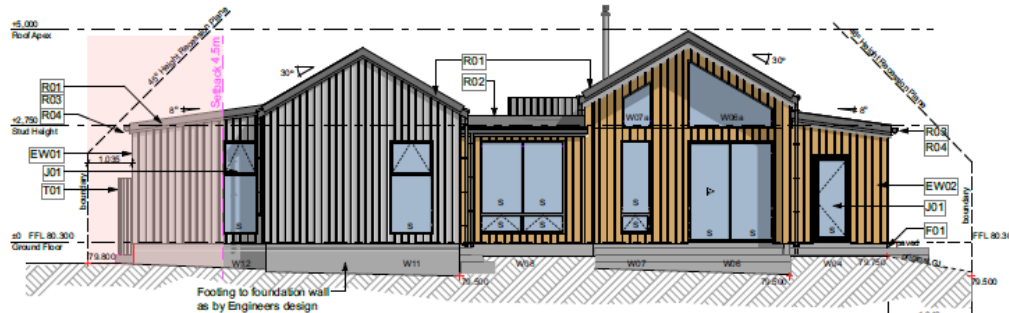


Notes:

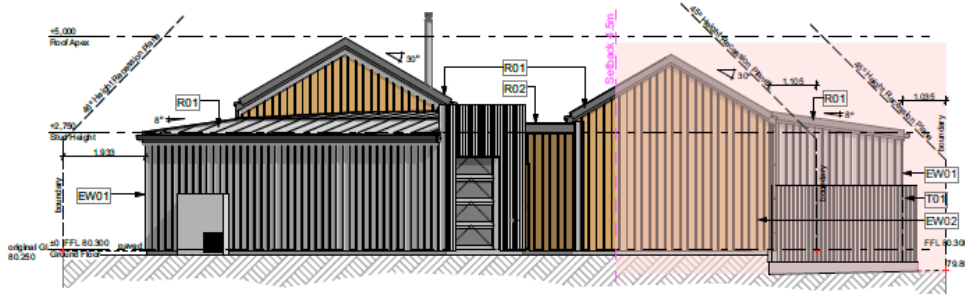
For the purpose of simplifying presentation; all recession planes and boundaries in relation to the building are shown in the elevations as being perpendicular to the adjacent building

Notes:

s = Grade "A" safety glass



NORTH ELEVATION
scale 1:100



SOUTH ELEVATION
scale 1:100

Selection Notes	
Roof	<p>R01 Roofing Diamond Heritage Tray Colour: Darker Hue, Client selected Underlay: ThermoKraft drainage mat on ThermoKraft 215</p> <p>R02 Roofing Nuralite Nuraply 3PM bituminous roofing on H3.2 17.5mm plywood</p> <p>R03 Fascia Selected Cedar or Metal Fascia as specified Colour: Matching roofing</p> <p>R04 Gutter Diamond Box 125 Gutter (cross sectional area 7,500mm²) with internal bracket & snow strap @800mm c/c Colour: Matching roofing</p>
Exterior Wall	<p>EW01 Diamond Veedek (Asymmetrical Trapezoidal) On 20mm cavity system Colour: Darker Hue, Client selected Underlay: 7mm non-structural H3 treated plywood overfired with ThermoKraft 213 flexible underlay</p> <p>EW02 Vertical shiplap cedar cladding: Rosenfield Kidson client selected profile on 20mm cavity battens Underlay: 7mm non-structural H3 treated plywood overfired with ThermoKraft 213 flexible underlay</p>
Floor/Foundation	<p>F01 MaxRaft thermally broken slab with instab hydronic heating to Engineers documentation</p>
Joinery	<p>J01 Client selected double glazed with powdercoat finish. Thermal break with Low-E as indicated</p>
Storage Tank	<p>T01 3000 ltr APD above ground stormwater tank with concrete slab and seismic restraint & similar cladding fixed by framework attached to the galvanised support frames.</p>

Insulation Notes	
Walls - External timber 140mm framing	R3.6 Terra Lana wool insulation
Roof - Truss	R6.2 Terra Lana wool insulation double layer roof blanket
Roof - Skillion	R6.54 PIR 140mm Conqueror
Roof - Rafter & Flat Roof	R6.54 PIR 140mm Conqueror
Structural Steel - Portal Frames	15mm ThermoMax B Thermal Break

CLIENT:
Peter Cooper

Gore

PROJECT:
**Proposed Dwelling
34 Huron Street
Gore**

DRAWING TITLE:
North & South Elevations

DRAWING NUMBER: **22-01-A003** REVISION: **A**
 DRAWN BY: **NJAndrews** PRINT DATE: **10/10/2023**
 REV: **04.10.2023** CHECKED BY: **Resource Consent Issue**
 A **10.10.2023** Resource Consent Issue RFI



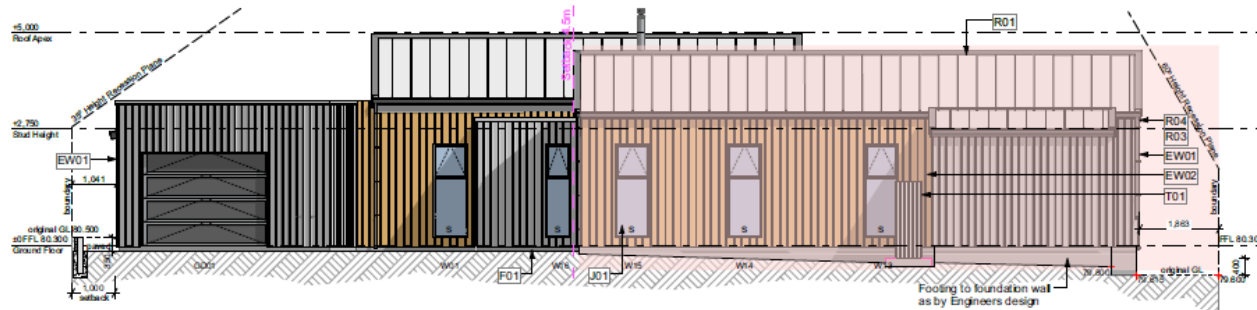
PLAN SIZE A3 - DO NOT SCALE - IF IN DOUBT ASK

BUILDING ENVELOPE RISK MATRIX East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low	0
Total Risk Score:		13

BUILDING ENVELOPE RISK MATRIX West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low	0
Total Risk Score:		13

Notes:
For the purpose of simplifying presentation, all recession planes and boundaries in relation to the building are shown in the elevations as being perpendicular to the adjacent building

Notes:
s = Grade "A" safety glass



EAST ELEVATION
scale 1:100



WEST ELEVATION
scale 1:100

- Selection Notes**
- Roof**
 - R01** Roofing
Diamond Heritage Tray
Colour: Daiker Hue, Client selected
Underlay: ThermoKraft drainage mat on ThermoKraft 215
 - R02** Roofing
Nuralite Nuraply 3PM bituminous roofing on H3.2 17.5mm plywood
 - R03** Fascia
Selected Cedar or Metal Fascia as specified
Colour: Matching roofing
 - R04** Gutter
Diamond Box 125 Gutter (cross sectional area 7,500mm²) with internal bracket & snow strap @600mm o/c
Colour: Matching roofing
 - Exterior Wall**
 - EW01** Diamond Veedek (Asymmetrical Trapezoidal) On 20mm cavity system
Colour: Daiker Hue, Client selected
Underlay: 7mm non-structural H3 treated plywood overlaid with ThermoKraft 213 flexible underlay
 - EW02** Vertical ship lap cedar cladding: Rosentified Kidoson client selected profile on 20mm cavity battens
Underlay: 7mm non-structural H3 treated plywood overlaid with ThermoKraft 213 flexible underlay
 - Floor/Foundation**
 - F01** MaxRaft thermally broken slab with inslab hydronic heating to Engineers documentation
 - Joinery**
 - J01** Client selected double glazed with powdercoat finish. Thermal break with Low-E as indicated
 - Storage Tank**
 - T01** 3000 ltr APD above ground stormwater tank with concrete slab and seismic restraint & similar cladding fixed by framework attached to the galvanised support frames.

- Insulation Notes**
- Walls - External timber 140mm framing**
R3.6 Terra Lana wool insulation
 - Roof - Truss**
R6.2 Terra Lana wool insulation double layer roof blanket
 - Roof - Skillion**
R6.54 PIR 140mm Conqueror
 - Roof - Rafter & Flat Roof**
R6.54 PIR 140mm Conqueror
 - Structural Steel - Portal Frames**
15mm ThermMax B Thermal Break

CLIENT:
Peter Cooper
Gore

PROJECT:
Proposed Dwelling
34 Huron Street
Gore



DRAWING TITLE:
East & West Elevations

DRAWING NUMBER: **22-01-A004** REVISION: **A**

DRAWN: **NJ Andrews** PRINT DATE: **10/10/2023**

REV. DATE: **04.10.2023** DESCRIPTION: **Resource Consent Issue**

A 10.10.2023 Resource Consent Issue RPI