

Gore District Council Decisions



NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

Resource Management Act 1991

Application reference	LU23074
Applicant	Southern Jack Limited
Proposal	Application under Section 88 of the Resource Management Act 1991 (RMA) to construct a second residential unit on the site, breaching density.
Location	526 Turnbull Road, Gore
Legal Description	Lots 4-6 DP 319727
Activity Status	Discretionary
Decision Date	19 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 19 October 2023 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 and Section 104B 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 19 October 2023, under delegated authority pursuant to Section 34A of the RMA.

1. THE PROPOSAL

Consent is sought for undertaking a new residential activity within the Rural Zone. Specifically, the construction of a second dwelling on a site exceeding 2 hectares (ha) in area.

There is an existing residential dwelling located at 526 Turnbull Road (Lot 6 DP 319727), north of the proposed development. The additional residential dwelling is intended to be built, so the landowners can move into it to allow the next generation to move into the existing house on site (as farm workers' accommodation). The proposed residential dwelling will have an approximate floor area of 268.7m² (including the double garage) and a site coverage of 0.001%. The dwelling will include three bedrooms, an internal living area and an internally accessible garage. The proposed dwelling will be a maximum height of 3.81 metres and will be positioned approximately 230 metres away from the east boundary shared with Turnbull Road.

2. SITE DESCRIPTION

The application site is legally described as Lots 4-6 DP 319727, and is held in Record of Title 77775, with an area of 142.9243ha, situated on the west side of Turnbull Road. The site is located in the Rural Zone and utilised for general agricultural activities such as grazing and crop growing. There are additional farm buildings on the site including implement sheds and stock yards. The topography of the site is relatively flat with undulating hills. The sites surrounding the application site are of similar character, being predominantly rural farming blocks or rural residential lifestyle blocks.

The Council's Roading Asset Manager, Murray Hasler, notes that the adjacent section of Turnbull Road is an unsealed, rural local, low volume access road. A 100kph speed restriction applies to this road. However, the actual operating speed is likely to be at approximately 60kph due to the approach curves and gradient.

The subject site has been identified as containing LUC 3 and LUC 6 Class Soils. The site is considered to be Highly Productive Land and therefore subject to the protection of the National Policy Statement on Highly Productive Land. This has been assessed in the report below (Refer to sections 4.1 and 6).

The site is not identified in the Selected Land Use Sites Register ('SLUS') as an actual or potentially contaminated site. The Council's mapping system, which sources information from Environment Southland, identifies the site's liquefaction risk as negligible with a portion having a low risk. The Maitara River catchment inundation overlays apply to the site and is therefore subject to actual or potential flooding. There are also Transpower lines with associated Transpower structures that run across the site.

There are no relevant interests registered on the Record of Title.

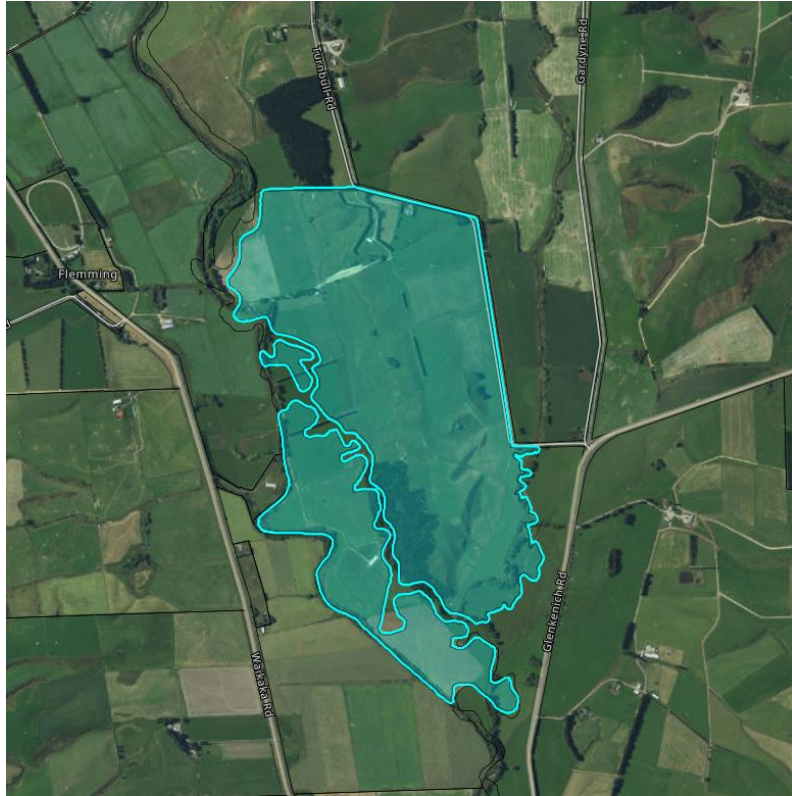


Figure 1: Aerial view of subject site (source: GDC ArcGIS)

3. ACTIVITY STATUS

3.1 Operative Gore District Plan

The site is zoned Rural in the Gore District Plan, and the proposed activity requires resource consent under the District Plan for the following reason:

- A **discretionary** activity pursuant to Rules 4.2.4(1)(h) and 4.2.4(2). The proposal introduces a second residential unit on a site exceeding 2ha in area with an existing residential dwelling and activity. The proposal is not otherwise explicitly provided for as a Permitted, Controlled, Discretionary, Prohibited, or Non-Complying Activity by any other rule in this Plan is a discretionary activity.

3.2 Proposed Gore District Plan

The site is proposed to be zoned as General Rural within the Proposed District Plan. There are no rules with immediate legal effect that impact this application.

3.3 National Environmental Standard for Assessing Contaminants in Soil to Protect Human Health 2011 (“NES-CS”)

Based on the applicant’s review of Council records, the piece of land to which this application relates is not a HAIL site, and therefore the NES-CS does not apply.

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 or not 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.

Written Approval/s

No persons have given written approval as part of this resource consent application.

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, the site contains an established residential dwelling. As a permitted activity, the construction of a single residential unit on site would be permitted if it adheres with all other bulk and location standards. There is no permitted baseline for a second residential unit.

Built Form and Visual Effects

The application is for a single storey dwelling within the Rural Zone. The site is 142 hectares in area. The minimum lot size within the rural zone is 2ha. Therefore, the proposal is of a development density that is anticipated by the District Plan.

The existing residential dwelling and activity is located over 200 metres in the north-west direction of the proposed dwelling. The overall development proposed is modest in size, and well below the maximum site coverage. The proposed development will not break the skyline, in this case the proposal will be consistent with the existing rural environment. The proposed dwelling will be located 230 metres from the east boundary with Turnbull Road.

Considering the high-speed nature of passing vehicles and the undulating sloping nature of the site, the visual distinction between the proposed dwelling and the current situation will be minimal, ensuring a visually harmonious environment. The proposal will comply with all other bulk and location standards specified by the District Plan for the Rural Zone, and the proposal will not inhibit the views of any owners of the wider neighbouring properties. Thus, any effects on built form and visual effects are considered to be less than minor.

Rural Character and Density

The proposed development will not be out of character with the surrounding area. The surrounding properties have similar scale residential dwellings and pockets of rural service buildings along Turnbull Road, which is characterised by rural working farms. It is noted that there are various properties to the southwest (particularly on Donald Road) that are of smaller size though are of rural nature, zoned as rural and contain residential dwellings. The proposed dwelling will appear consistent with the nature, scale and character of development in the local rural environment. It is noted that the size of the property (142 hectares) is well above the minimum lot size (2 hectares). However, as no subdivision is proposed, and the application is for a second dwelling for one site, consent is still required.

While it may be possible to see the proposed building site, the visual amenity effects will be no more than minor due to separation distances, existing vegetation, and topography. This will mean that the

location of the proposed dwelling on the application site will not draw the eye to it and will not result in a visually obtrusive structure. Overall, the proposed development and site layout will appear consistent with the nature, scale and character of development in the local rural environment. Adverse effects in terms of rural character and density will be less than minor.

Transport

The Council's Roading Asset Manager, Murray Hasler, has reviewed the application. A summary of his assessment is provided below. The access standards contained in the Gore District Council Subdivision and Land Development Bylaw (the Bylaw) apply to this situation.

The proposed dwelling will utilise the existing farm track which will be upgraded to provide vehicular access to the proposed dwelling site. The proposed dwelling and the existing dwelling will have separate accessways. The access has acceptable sight distances available in both directions. Although it is recommended the Toitoi bushes (approximately 50 metres) to the east of the access are removed.

Therefore, the effects on transport will be less than minor.

Servicing

As the application is for a dwelling in the Rural Zone, there are no services available. The site is large enough to accommodate onsite servicing and the applicant has confirmed this. The Council's Building Control Manager, Russell Paterson, has reviewed the application and has not identified any issues with the proposed servicing, as this will be addressed as part of the building consent application. Therefore, any adverse effects on servicing are considered to be less than minor.

High Class Soils

The proposal is for residential development that will provide supporting activities on the land, specifically to allow the next generation to move home to manage the farm. Therefore, the proposed residential activity will be very familiar with the realities of a rural environment. No adverse effects in terms of reverse sensitivity are anticipated. The additional residential unit is not considered to compromise the productive use of the site, and as such adverse effects on high class soils are considered to be no more than minor.

Conclusion: Effects On The Environment

On the basis of the above assessment, in terms of s95D, it is assessed that the proposed activity will not have adverse effects on the environment that are more than minor.

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 proposed.
- The proposal is not on or adjacent to, and will not affect, land that is the subject of a statutory acknowledgment.

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.



Figure 2: The adjacent properties shown by red stars and applicant's property shown by yellow stars.

440 Turnbull Road (Lot 2 and 5 DP 11463)

- 440 Turnbull Road (Lot 5 DP 11463) is located to the north of the subject site. The proposed dwelling will be approximately 300 metres away from the shared boundary. There is an existing dwelling on site. Between 440 Turnbull Road and the subject site, there is around a 7-hectare forest on the site that will mitigate any potential visual effects from the erection of the proposed dwelling.
- Lot 2 DP 11463 is amalgamated with Lot 5 DP 11463 and is currently undeveloped and used for agricultural purposes. The proposed dwelling will be set back approximately 600 metres from the common boundary with Lot 2 DP 11463.
- Therefore, the proposed dwelling is not considered to generate any adverse visual dominance, overlooking, shading or privacy effects.

437 Turnbull Road (Section 2 Block XIII Chatton SD and Section 6 Block XIII Chatton SD)

- Section 2 and 6 Block X III Chatton SD are located over 230 metres from the location of the proposed dwelling. Turnbull Road runs between the proposed dwelling and Section 2 and 6. The existing dwelling that is on the mid-west of Lot 6 DP 319727 is of a closer distance to Turnbull Road than what is proposed. Therefore, given the reasons above, any effects on adverse visual dominance, overlooking, shading or privacy effects is considered to be less than minor.

Part Section 6 Block VIII Chatton SD

- Part Section 6 Block VIII Chatton SD is located to the south-west of the subject site. The proposed dwelling will be approximately 800 metres away from the common boundary.
- The site is currently undeveloped and is occupied by rural pastures and mature trees.
- Therefore, given the reasons above any effects on adverse visual dominance, overlooking, shading or privacy effects is considered to be less than minor.

754 Waikaka Road, East Chatton (Lot 1 DP 319727 and Lot 2 DP 13135)

- There is a significant distance between Lot 1 DP 319727, Lot 2 DP 13135, and the subject site. There is a distance of approximately 600 metres between the proposed dwelling location and the common boundary of this site. Additionally, there is a stream that runs between the two properties and the subject site.
- There is vegetation that runs adjacent to the Waikaka stream, along with vegetation on site.
- Given these reasons and additionally the separation distance and topography of the site, any effects are considered to be less than minor.

Therefore, any visual amenity effects of the proposed dwelling on the aforementioned sites, would 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.

- (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

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 Chapters 3 and 4A of the District Plan.

Chapter 3 – Land Use Activities – A Framework

3.3 Objectives

- (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.
- (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.

3.4 Policies

- (1) Establish zones that reflect the characteristics and amenity values of the area.
- (2) Control the adverse effects of land use activities on the environment.
- (12) Require any adverse effects of land use activities upon infrastructure to be rectified.

As assessed in 4.1 and 4.2 above, the proposal will not have any adverse visual effects and therefore will not detract from the character and amenity values associated with the rural area of Turnbull Road. The construction of the proposed dwelling will not have adverse effects that are more than minor beyond the subject land and adjacent land. Furthermore, the site is capable of absorbing the additional residential activity without detracting from the character or amenity values of the area and the density is not increased to a point where over domestication will occur.

The development proposed is an efficient use of land and infrastructure needs, such as access, parking, and servicing can be accommodated.

Overall, it is considered that the proposal is consistent with the Objectives and Policies of the Operative District Plan.

Proposed District Plan

The Proposed District Plan was notified for public submissions on 31 August 2023. The submission period closes on 26 October 2023. As the rules that have immediate legal effect are not relevant to this proposal, it is unnecessary to apply any weighting to the Proposed District Plan at present time.

Southland Regional Policy Statement 2017

Chapter 5 of the RPS (Regional Policy Statement) relating to Rural Land/ Soils is particularly relevant to this proposal.

Objectives

Rural 1: Sustainable use of rural land resource

Rural 2 Life-supporting capacity of soils

Policies

Rural 1: Social, economic, and cultural wellbeing

Rural 2: Land use change and land development activities

Rural 4: Loss of high value soils from productive use

Rural 5: Effects of rural land development

The proposed residential activity (farm workers accommodation) directly supports the productive use and primary production activity resulting in improved social and economic wellbeing, whilst supporting the life supporting capacity of soils, as outlined above. While a small portion of identified high class soils will be removed from primary production, the activity will support a much larger area of high value soils resulting in an appropriate land development and an overall benefit to the high value soil resource of the district.

Overall, the proposal provides for a necessary use of the rural environment and results in a positive rural land development. The proposal is in accordance with the relevant objectives and policies of the Southland Regional Policy Statement.

National Policy Statement for Highly Productive Land

The National Policy Statement for Highly Productive Land (NPS-HPL) was released in September 2022. The NPS-HPL defines Highly productive land (HPL) as land that has been identified as either Land Use Capability (LUC) 1, 2 or 3. In this instance, the subject site has been identified as containing LUC Class 3 and 6 soils and as such, the NPS-HPL applies to part of the site.

The relevant operative objectives and policies are contained within Part 2 of the National Policy Statement Highly Productive Land.

2.1 Objective: Highly productive land is protected for use in land-based primary production, both now and for future generations

2.2 Policies

- 1. Highly productive land is recognised as a resource with finite characteristics and long-term values for land-based primary production.*
- 4. The use of highly productive land for land-based primary production is prioritised and supported.*
- 8. Highly productive land is protected from inappropriate use and development.*

9. *Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.*

Section 3.9 of the NPS-HPL requires that highly productive land (HPL) is protected from inappropriate use and development. The use or development of HPL that is not land based primary production is considered inappropriate with the exception of a few prescribed examples. The following applies in this instance:

Section 3.9 (2) (a) "it provides for supporting activities on the land".

The proposed residential activity will directly support the existing agricultural activity of the land. While a small portion of the farm is allocated for the residential dwelling, this will be approximately 00.1% of the overall farm area. The proposed dwelling will provide housing for the landowner's family, to assist on the farm and to help with succession planning. The property will continue to be primarily used for productive agricultural purposes.

As per Section 3.9 (3) Councils must ensure that the impact on highly productive land is minimised or mitigated, specifically:

3.9 (3) Territorial authorities must take measures to ensure that any use or development on highly productive land:

(a) minimises or mitigates any actual loss or potential cumulative loss of the availability and productive capacity of highly productive land in their district; and

(b) avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on land-based primary production activities from the use or development.

The proposed residential unit has a building footprint of 258.05m² and is situated on a 142.92 hectare site that includes both LUC 3 and LUC 6 soils. In this instance, the characterisation of the property as "Highly Productive Land" gives recognition to the finite characteristics and long term values of the soil resource, specifically for the use of land-based primary production and existing agricultural activity. The proposal centres on supporting an existing agricultural operation with the inclusion of residential activities. The site's rural zoning aligns with this objective, with a residential activity that is intended for those directly engaged in agricultural employment. This indicates that the property's core function as a farm will not be fundamentally altered by the proposed residential dwelling.

The proposed residential building is sited approximately 230 metres away from Turnbull Road. The proposed dwelling will utilise an existing accessway, which is currently used to access the implement sheds. While the proposal will remove a small portion of highly productive land from primary production, this is less than 0.001% of the site and therefore minimises the actual loss of productive soils. The additional residential dwelling is not considered an inappropriate usage, and its integration with the existing farming practices reinforces its alignment with the rural environment's objectives and the preservation of productive land, including the affected LUC 3 soil.

Overall, the proposed residential activity is generally consistent with the objectives and policies of the NPS-HPL.

7. PART 2 OF THE RMA

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

Part 2 (sections 5, 6 and 7) of the RMA sets out the purpose and principles of the legislation, which as stated in section 5, is “Avoiding, remedying, or mitigating any adverse effects of activities on the environment”, section 7(c) “The maintenance and enhancement of amenity values” and section 7(f) “The maintenance and enhancement of the quality of the environment”.

The proposal has demonstrated sustainable management of natural and physical resources by utilising the subject site for an additional residential activity for farm workers accommodation. This will provide for the social, economic, and cultural wellbeing for the owner and future occupiers, whilst promoting the sustainable management of the natural soil resource.

In addition, Part 2 of the RMA requires the Council to recognise and provide for matters of national importance (section 6); have particular regard to other matters (section 7); and to take into account the principles of the Treaty of Waitangi (section 8).

Overall, it is considered that the proposal meets the relevant sections of Part 2 of the RMA.

8. DECISION ON RESOURCE CONSENT

Pursuant to Section 104B of the RMA, consent is **granted** to construct a second dwelling at 526 Turnbull Road, Gore (Lot 6 DP 319727) subject to the following conditions imposed pursuant to Section 108 of the RMA:

Consent Conditions

1. The proposal must be undertaken generally in accordance with the application made to the Council on 19 September 2023 and the following plans:
 - ‘Site Plan’ sheet A01, Rev #-1, prepared by Adam Newton Homes, dated 5th of September 2023
 - ‘Floor Plan’ sheet A02, Rev #-1, prepared by Adam Newton Homes, dated 5th of September 2023
 - ‘Elevations’ sheet A12, Rev #-1, prepared by Adam Newton Homes, dated 5th of September 2023
 - ‘Elevations’ sheet A13, Rev #-1, prepared by Adam Newton Homes, dated 5th of September 2023
2. The residential dwelling approved by this consent shall be utilised for the purpose of residential farm worker or associated family accommodation only.

Advice note: Associated family accommodation also allows the residential dwelling to be utilised for retirement purposes.

3. Prior to occupation of the new residential dwelling, the consent holder shall remove a 50 metre length of Toitōi bushes located along the northern side of Turnbull Road, and to the east of the entrance that serves the dwelling, in order to maintain clear sight distances.

Advice Note

1. Any future development on the site will be subject to the requirements of the Gore District Council Subdivision and Land Development Bylaw 2019 and the Gore District Plan and will be assessed at the building consent stage.

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

GENERAL NOTES:

Wind Zone: Extra High
 Earthquake Zone: 1
 Snow zone: As per Truss Design
 Exposure Zone: B

LEGAL INFORMATION:

Lot: 6
 DP: 319 727
 Floor Area
 157.08m² Proposed Dwelling (over frame)
 Site Area - 142.92 ha



SITE LOCATION
N.T.S

Contractor must check all dimensions and levels on site prior to construction.
 The provisions of the New Zealand Building Code override anything that is inconsistent in these specifications and plans and must be complied with.



PROPOSED PART SITE PLAN
 Scale 1:1500 @ A3
 Site Area - 142.92ha

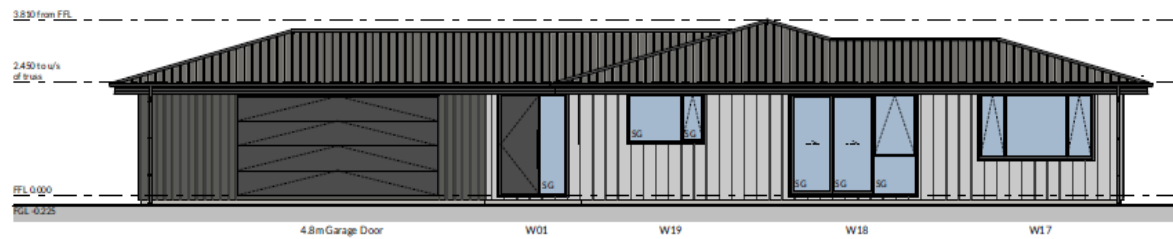
Wind Zone - Extra High Earthquake Zone - 1 Coastal Zone - B Snow Zone - Truss Designer	Project Information Job # - 23 392 Date - 04/09/23 Drawn - BT Scale - As Shaded	AdamNewton HOMES DESIGN - DEVELOP - BUILD	Barry + Marie Stratford 526 Turnbull Road Gore	Proposed New Residence 05-Sep-2023 Rev 1 Issued for Building Consent SRP	HÜSK DESIGN + TRAFFIC	Drawn by Name Site Plan A01 Rev # - 1
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NORTH ELEVATION
Scale 1:100 @ A3
SG = Safety Glazing

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		3

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4



EAST ELEVATION
Scale 1:100 @ A3
SG = Safety Glazing

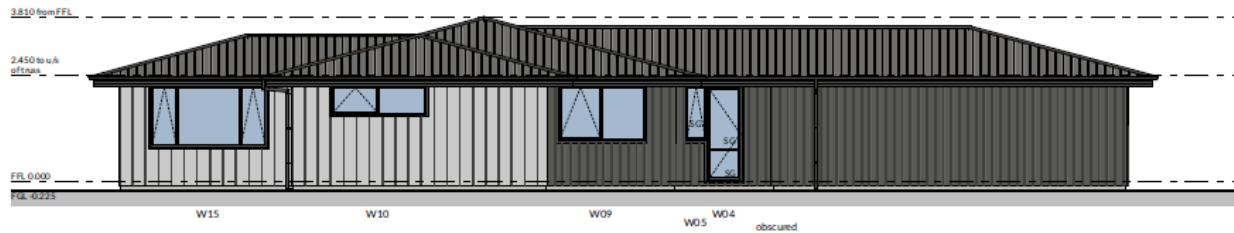
Project Information Wind Zone - Extra High Earthquake Zone - 1 Contamination Zone - B Snow Zone - Truss Designer		Job # - J23392 Date - 04/09/23 Drawn - BT Scale - As Stated	AdamNewton HOMES DESIGN - DEVELOP - BUILD	Notes	Client Barry + Marie Stratford 526 Turnbull Road Gore	Project Proposed New Residence 05-Sep-2023 Rev 1 Issued for Building Consent RPI's	Design + Draft HÜSK DESIGN + DRAFT	Drawing Name Elevations	Sheet # A12 Rev # - 1
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SOUTH ELEVATION
Scale: 1:100 @ A3
SG = Safety Glazing

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4



WEST ELEVATION
Scale: 1:100 @ A3
SG = Safety Glazing

Project Information Wind Zone - Extra High Earthquake Zone - 1 Corrosion Zone - B Snow Zone - Truss Designer		Job # - J23392 Date - 04/09/23 Drawn - BT Scale - As Stated	Notes  AdamNewton HOMES DESIGN - DEVELOP - BUILD	Client Barry + Marie Stratford 526 Turnbull Road Gore	Project Proposed New Residence 05-Sep-2023 Rev 1 Issued for Building Consent RFX		Drawing Name Elevations	Sheet # A13 Rev # - 1
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