

Gore District Council Decisions



NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

Resource Management Act 1991

Application reference	LU23057
Applicant	Lyn and Tony Johnston
Proposal	Application under Section 88 of the Resource Management Act 1991 (RMA) to construct a second residential unit on site, breaching density.
Location	129 and 181 Mountain Road, Diamond Peak
Legal Description	Part Section 8 Block IV Waikaka Survey District
Activity Status	Discretionary
Decision Date	5 September 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 Katrina Ellis, on 5 September 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 Katrina Ellis, under delegated authority pursuant to Section 34A of the RMA.

1. THE PROPOSAL

Consent is sought for residential activity within the Rural Zone, specifically the construction of a second residential unit on a site exceeding 2 hectares (ha) in area. There is an existing residential unit located at 129 Mountain Road, north-west of the proposed development. The proposed second residential activity is intended to house the landowner's family to assist on the farm, which consists of constructing a single storey residential unit with a building footprint of 258.05m² and a site coverage of 0.02%. The proposal encompasses various elements, including:

- The proposed residential unit's maximum vertical height will be just under 4m (excluding the chimney).
- The proposed residential unit is located 69.11m from the front (west) boundary of Mountain Road, and well over 150m from all other boundaries.
- The residential unit will contain three bedrooms, an internal living area and an internally accessible double garage.
- Being a rural property, town (infrastructural) services are not available. Accordingly, the residential unit will connect to an existing aboveground 25,000-litre water supply tank. Stormwater will be discharged following the natural topography of the site towards a cut off-trench. An onsite domestic wastewater treatment system, including an effluent field with a dosing tank, will be installed to the east of the residential unit.
- There will be two additional 25,000-litre water tanks located to the south-west side of the subject site for firefighting purposes.
- Access to the proposed residential unit will be via a new vehicle crossing and driveway from Mountain Road. The proposed residential activity has a proposed garage with sufficient space available for parking.
- No fences or walls are proposed. There will be no native vegetation clearance, subdivision, storage areas, or signs proposed.
- The site decreases in elevation from the road towards the east, which is occupied by rural pastures and steeply undulating topography.

2. SITE DESCRIPTION

The application site is legally described as Part Section 8 Block IV Waikaka Survey District, and it is held in Record of Title SL190/38, with an area of 122.73ha, situated on the east side of Mountain Road, Diamond Peak. The site is located in the Rural Zone and utilised for general agricultural activities such as grazing and crop growing. Beyond the location of the building platform, the topography of the site slopes downwards towards the east side. Where the topography starts to decrease in elevation and is mainly occupied by a mix of mature vegetation, rural pastures with an overall undulating land. The surrounding lots are a mix of general rural (with rural service and farmhouses) and rural lifestyle blocks.

The subject site has been identified as containing 65ha of LUC 3 High Class Soils and 58ha of LUC Class 5 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. No inundation overlays apply to the site.

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

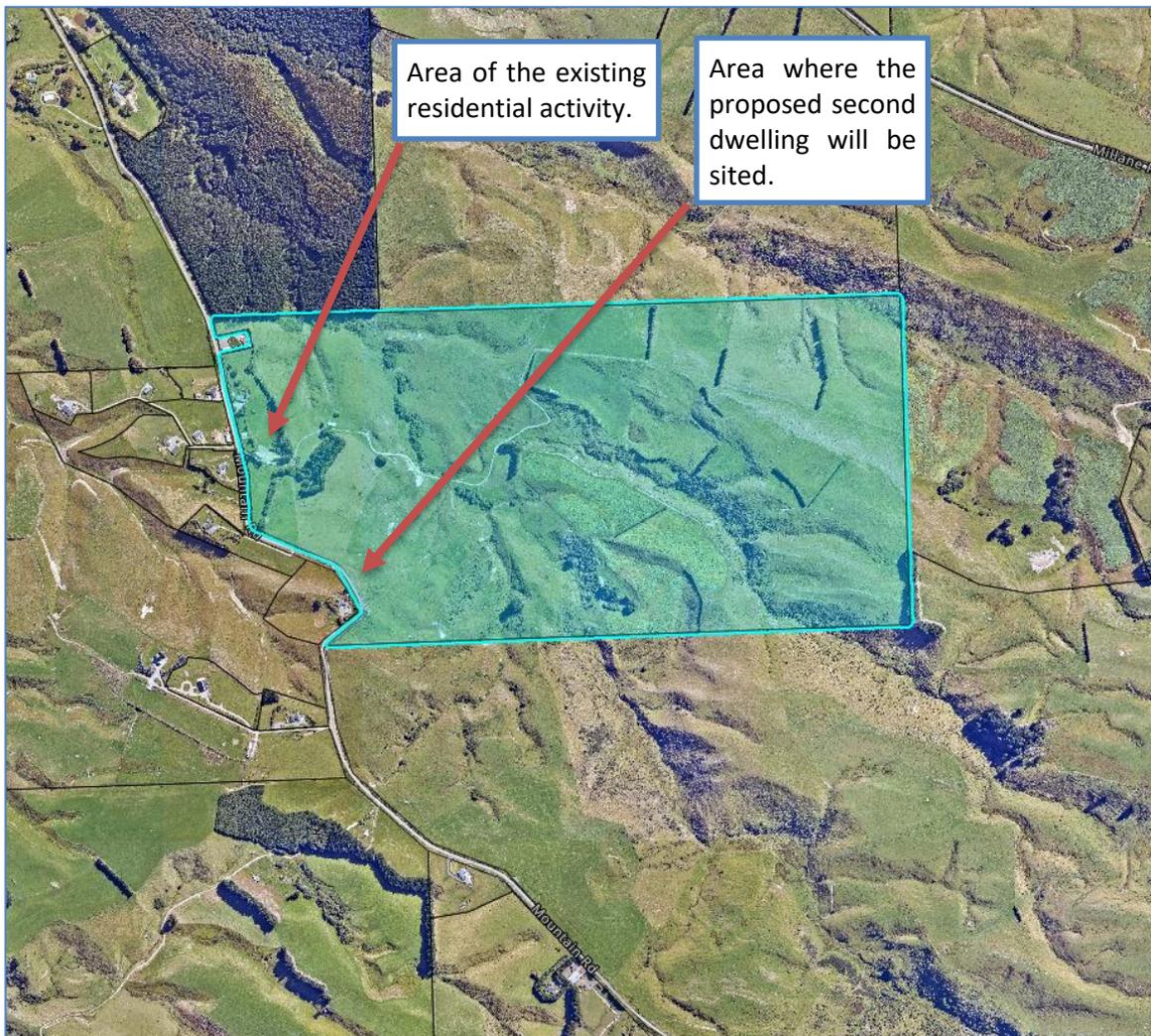


Figure 1: Aerial view of subject site (source: GDC ArcGIS)

3. ACTIVITY STATUS

3.1 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/s:

- A **discretionary** activity pursuant to Rule 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 National Environmental Standard for Assessing Contaminants in Soil to Protect Human Health 2011 ("NES-CS")

Based on the applicants 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, on a site that is 122.73ha 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 500m 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 69m from the actual 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 neighbouring properties.

Rural Character and Density

The proposed development will not be out of character with the surrounding area, with surrounding properties having built similar scale residential dwellings and pockets of rural service buildings along Mountain Road, which is characterised by larger rural working farms. It is noted the properties to the west (122, 136, 144, 170, and 202 Mountain Road) of the site are rural lifestyle lots with similar sized 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 (122.73ha) is well above the minimum lot size (2 ha), 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 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 proposal will utilise the existing and physical legal vehicular access arrangements to the site. The accessway for the proposal will be constructed prior to occupancy of the site, and construction shall be in accordance with the Gore District Council Subdivision and Land Development Bylaw (Bylaw).

Servicing

Councils building team has reviewed the application alongside the building consent application. The applicant has demonstrated sufficient space for onsite servicing.

High Class Soils

The proposal is for residential development that will provide supporting activities on the land, 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 blue circles

111 Mountain Road (Lot 1 DP 4466)

- Positioned within the subject site, 111 Mountain Road is situated between the boundaries of 129 Mountain Road, creating an adjoining property to the north-west.
- The position of the proposed dwelling is well separated from 111 Mountain Road, which is located approximately 600m to the south-east. The occupants of 111 Mountain Road will be able to view the proposed dwelling from their land, however due to the nature of the hilly topography and separation distance which is adequate buffer distance to mitigate any privacy or overlooking effects.
- The proposed dwelling will have scale and intensity of use that is compatible with the surrounding rural and residential nature of Mountain Road.
- Any potential effects are considered to be less than minor as the proposed dwelling do not breach any permitted activity standards in relation to the shared boundary with 111 Mountain Road.

25 Mountain Road (Lot 4 DP 301036) and Lot 1 DP 11560

- 25 Mountain Road and Lot 1 DP 11560 are located to the north of the overall subject site, approximately 628m from the proposed dwelling. The common boundary shared between the subject site, and aforementioned properties, is occupied by mature vegetation and rural pastures.
- There are no proposed non-compliances pertaining to the boundary shared with the aforementioned sites. As such the future dwelling is not expected to generate adverse visual dominance, overlooking, shading or privacy effects.

Lot 1 DP 9854 and Part Section 12 Block V Waikaka SD

- Lot 1 DP 9854 and Part Section 12 Block V Waikaka SD are located to the west of the overall subject site, approximately 1200m from the proposed dwelling. The common boundary shared between the subject site, and aforementioned properties, is occupied by mature vegetation and rural pastures. The proposed dwelling cannot be easily viewed from the properties listed, as the topography does not allow any clear line of sight.
- The proposed dwelling will be screened by the undulating topography and separation distance. Therefore, any visual amenity effects of the proposed dwelling on Lot 1 DP 9854 and Part Section 12 Block V Waikaka SD would be less than minor.

Part Section 9 Block IV Waikaka SD

- Part Section 9 Block IV Waikaka SD is located to the south of the overall subject site, approximately 188m from the proposed dwelling. The site is undeveloped and currently occupied by rural pasture. The proposed location of the dwelling will not be readily visible due to the nature of topography coupled with the separation distance is considered adequate in mitigating any visual or privacy effects.
- There are no proposed non-compliances pertaining to the boundary shared with the aforementioned site. As such the future dwelling is not expected to generate adverse visual dominance, overlooking, shading or privacy effects.

202 Mountain Road (Lot 1 DP 352410) and 170 Mountain Road (Lot 5 DP 394943)

- 202 and 170 Mountain Road are located approximately 125m and 400m respectively across the Mountain Road carriageway from the proposed dwelling. Due to the aforementioned sites being located at different elevations in relation to the proposed dwelling, coupled with the undulating topography and existing mature vegetation surrounding the dwellings, there is sufficient mitigation for any privacy or overlooking effects.
- Any potential effects are considered to be less than minor as the proposed development does not breach any permitted activity standards in relation to the occupants at 202 and 107 Mountain Road.

122, 136, 136A Mountain Road, and 144 Mountain Road (Lot 7 DP 409747, Lot 3 and Lot 11 DP 514750, and Lot 8 DP 409747)

- The proposed dwelling cannot be viewed from the above properties as the topography does not allow any clear line of sight.
- The proposed dwelling is located approximately over 460m from the closest neighbouring dwelling listed above (144 Mountain Road), which is an adequate buffer distance to mitigate any privacy or overlooking effects.
- 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. Considerations of relevance to this application are: The National Policy Statement on Highly Productive Land is of particular relevance to this application and has been assessed within Section 4.1 and 6.3 of this assessment.

- (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.*

High Class Soils

The subject site contains the High-Class Soils LUC Class 3 Overlay. 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 LUC 3 and as such the NPS-HPL applies.

Section 3.9 of the NPS-HPL requires that 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. The proposal is to provide for residential 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 sloping section of a 122.73ha site that includes both LUC 3 and LUC 5 soils. The proposal centres on supporting an existing agricultural operation with the inclusion of residential activities. The sites rural zoning aligns with this objective, with residential activity that is intended for those directly engaged in agricultural employment. Indicating that the property's core function as a farm will not be fundamentally altered by the proposed residential addition.

The proposed building platform is sited near Mountain Road, avoiding the need for a longer driveway and will continue to utilise the wider farmed area for the existing agricultural and crop growing uses. While the proposal will remove a small portion of highly productive land from primary production, this is less than 0.02% of the site and therefore minimises the actual loss of productive soil.

Additionally, the applicant does acknowledge the challenges associated with soil type (Kaihiku) and the land's steep sections. The residential addition 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 proposal provides for a necessary use of the rural environment and the proposed residential will directly support the productive use of Highly Productive Land whilst minimising the loss of identified Class 3 soil.

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 Mountain Road. The construction of the proposed dwelling will not have adverse effects on the host environment 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, I consider that the proposal is consistent with the Operative District Plan Objectives and Policies.

National Policy Statement Highly Productive Land

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.*

The proposed location of the dwelling is located with an area of the site which contains LUC 3 High Class 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 proposed use of a portion of the subject site for farm works accommodation provides for supporting activities for the continued use of the soil resource and enables the consolidation of a larger farm for the purpose of primary production, much of which is classified as High Class 3.

The proposal is for farm works accommodation, a supporting activity as per Section 3.9 (2)(a) of the NPS-HPL. While a small portion of the farm is allocated for the residential dwelling, this is less than 0.02% of the overall serviced farm area. The proposed arrangement enables the wider farm to operate more efficiently, prioritising and supporting the land based primary production across the farm and its soil resources as a whole.

Reverse sensitivity is managed in that the proposal is limited to the use of the units for farm works accommodation, while residential in nature, the inhabitants will be very familiar with the realities of a rural environment and the anticipated amenity.

Overall, the proposed residential activity is generally consistent with the objectives and policies of the National Policy Statement for Highly Productive Land. The proposal aligns with the NPS-HPL expected activities and demonstrates consistency with the relevant objectives and policies.

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 result in a positive rural land development and the proposal is in accordance with the relevant objectives and policies of the Southland Regional Policy Statement.

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 to be utilised for farm workers accommodation. This will provide for the 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).

For the reasons outlined in this report, 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 129 and 181 Mountain Road (Part Section 8 Block IV Waikaka Survey District) subject to the following conditions imposed pursuant to Section 108 of the RMA:

Consent Conditions

1. The proposal shall be undertaken in general accordance with the following plans and the further information received on 24 August 2023 as submitted:
 - *“Adam Newton Homes, Tony + Lyn Johnstone 181 Mountain Road Diamond Peak, Gore, Proposed New Residence, Sheet #: A01-A22, Rev #: 1, Date 27-Jun-2022.”*
2. The residential unit approved by this consent shall be utilized for the purpose of residential farm worker or associated family accommodation only.

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

3. Prior to occupation of the second residential unit approved by this consent, the vehicle access shall be constructed in accordance with the Gore Subdivision and Development Bylaw 2019.

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



Mishka Banhidi
Consultant Planner

Decision made by



Katrina Ellis
Delegate

Appendix A: Approved Plans

APPENDIX A – APPROVED PLANS

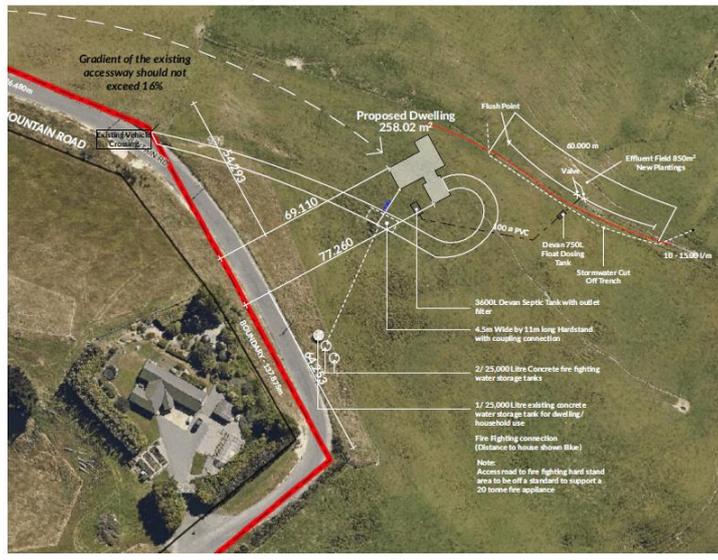
GENERAL NOTES:
 Wind Zone: Extra High
 Earthquake Zone: 1
 Snow zone: As per Truss Design
 Exposure Zone: B

LEGAL INFORMATION:
 Parcel ID: 2214939
 Appellation: Part Section 8 Block IV Wakaiwa SD
 Location: Diamond Peak
 Floor Area: 380.05m² Proposed Dwelling (over frame)
 Site Area: 1,221,076m²
 Site Coverage: 0.02%

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.



SITE LOCATION
 Scale: N1:5
 Site Area: 1,221,076m²



Drawing List

Site Plan	A01
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Project Information
 Wind Zone: Extra High Job #: J22340
 Earthquake Zone: 1 Date: 14.12.2022
 Exposure Zone: B
 Snow Zone: Truss Designer Scale: A4 Standard

AdamNewton HOMES
 DESIGN • DEVELOP • BUILD

Tony + Lyn Johnstone
 181 Mountain Road
 Diamond Peak, Core

Proposed New Residence
 27 Jan 2022 Rev 1 Issued for Building Consent BRV

HÜSK DESIGN + DRAFT

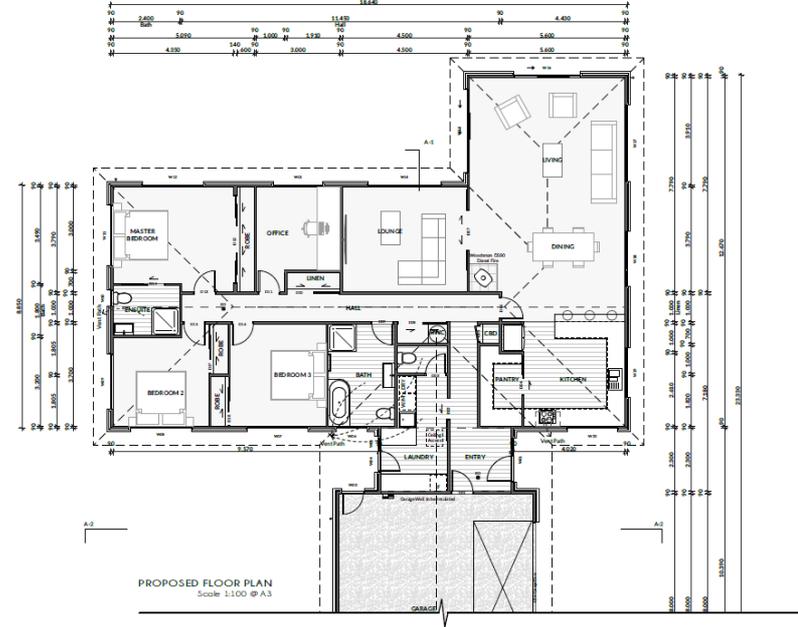
Site Plan A01 Rev # - 1

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

Floor Area: 380.05m² Proposed Dwelling (over frame)

Legend:
 Smart Meter
 SD Smoke Detector
 DP Down Pipe
 HT Hose Tap

General Notes:
 Total Floor Area over Foundation: 263.07m²
 Building Height: 3.800m from FFL
 Cladding Materials: Selected 70 series back on 50mm cavity - clast to confirm
 Roof Cladding: 0.40 Diamond Composite Roofing with selected Colocaste 208
 230mm Insul (R0 Category 2-2) Areas for Insul
 Roof Pitch: 15-pitch
 Typical Ceiling Height: 2.400m
 Internal Door Leaf Height: Refer to Door Schedule
 Internal Door Leaf Width: Refer to Door Schedule
 Heating: Woodburn Diesel Burner D180
 Ceiling Vents: Ensuite, Bathroom and Laundry into ceiling space to exit through eave as shown
 Range Hood: Into ceiling space to exit through eave as shown
 Foundation Type: Allied Super Slab
 Insulation: R2.0 exterior walls, R4.0 ceiling, 220mm Polystyrene Underbats
 Wall Underlay: Empty Barrier (refer to specification)
 Roof Underlay: Thermaflex 215 (refer to specification)



PROPOSED FLOOR PLAN
 Scale: 1:100 @ A3

Project Information
 Wind Zone: Extra High Job #: J22340
 Earthquake Zone: 1 Date: 14.12.2022
 Exposure Zone: B
 Snow Zone: Truss Designer Scale: A4 Standard

AdamNewton HOMES
 DESIGN • DEVELOP • BUILD

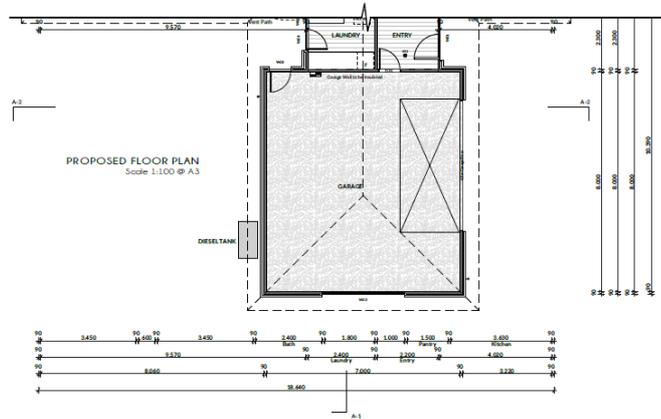
Tony + Lyn Johnstone
 181 Mountain Road
 Diamond Peak, Core

Proposed New Residence
 27 Jan 2022 Rev 1 Issued for Building Consent BRV

HÜSK DESIGN + DRAFT

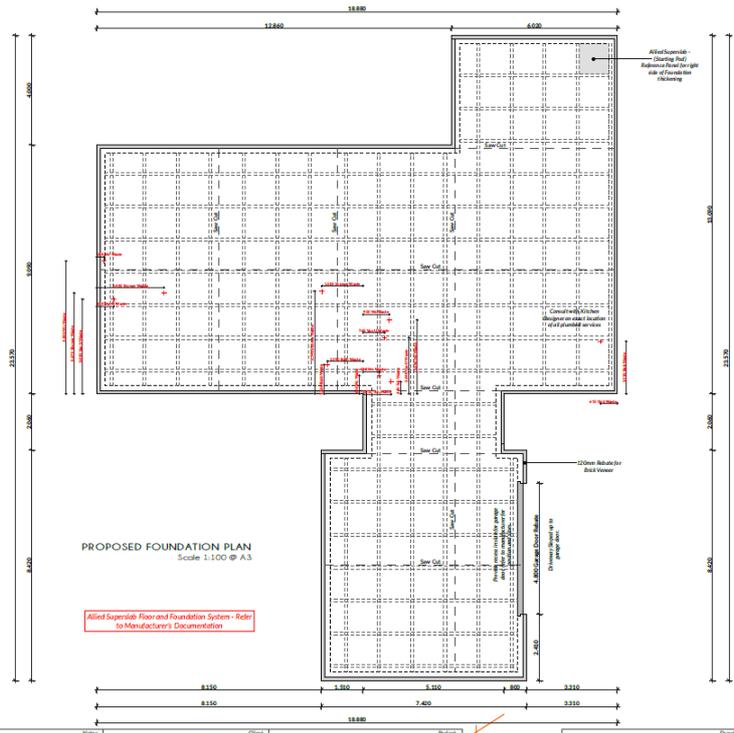
Floor Plan A02 Rev # - 1

GENERAL NOTES:
 Wind Zone: Extra High
 Earthquake Zone: 1
 Snow zone: As per Truss Design
 Exposure Zone: B
Floor Area
 258.02m² Over Frame

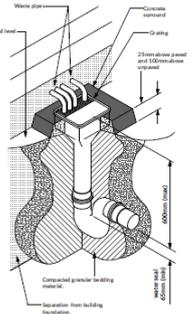


Wind Zone: Extra High	Job #: J22340	Client: Tony + Lyn Johnstone	Project: Proposed New Residence	Drawing Name: Floor Plan Garage	Sheet #: A03
Earthquake Zone: 1	Date: 14.12.2022	181 Mountain Road	27 Jan 2023	Rev 1	Issued for Building Consent BRV
Construction Zone: B	Drawn: HJ	Diamond Peak, Core			
Snow Zone: Truss Design	Scale: A3 Staked				Rev #: 1

Foundation Notes:
 100mm thick 200Mpa concrete floor reinforced with South Coast 6 mesh (600 equivalent) on 0.25mm thick polythene DPM, 25mm max sand bedding layer and 150mm min layer compacted AN40 granular fill.
 - All dimensions over foundation face.
 - Avoid construction joints & shrinkage controls under slab areas. No shrinkage control cuts to be placed under framing. Butts to be used as a bracing element load bearing walls.
 - Maximum dimension (in slab) between shrinkage controls is 6m with mesh standard joint to be formed with 25mm min overlap and free joint to be formed at 24m cr max.
 - 300mm wide concrete foundation footing reinforced with 300L2 longitudinal bars and D20 starters at 400mm cr max, extending 600mm min into slab.
 - Supplementary reinforcing (D10 @ 1200mm long) to internal corners where shrinkage controls do not meet the internal corner to comply with NZS 3604 2018 clause 7.5.8.6.2.
 - WC floor locations have an assumed offset of 240mm from internal framing. Structural engineer's technical specs should be consulted to confirm offset. Contractor to consult manufacturer documentation to determine the correct location for all waste positioned through floor slabs.
 - Minimum heights of concrete slab on ground above surrounding ground levels to be:
 - Brick - 100mm to sealed surface, 150mm to unsealed ground.
 - Other Cladding - 150mm to sealed surface, 225mm to unsealed ground.
 - Min dimensions in slab for earthing of Meter board. Run Earth wire through PVC pipe.
 - Provide rebar in slab for garage doors, confirm requirements with garage door supplier.
 Note: Final foundation plan in conjunction with truss designers layout and specifications for slab thickening locations.
 All referring to the Ductility Class E, in accordance with NZS 4671
 Fixtures and Fittings Range TBC by client
 Contractor to consult manufacturer documentation to determine the correct location for all waste positioned through floor slabs as dimensioned



Wind Zone: Extra High	Job #: J22340	Client: Tony + Lyn Johnstone	Project: Proposed New Residence	Drawing Name: Foundation Plan	Sheet #: A04
Earthquake Zone: 1	Date: 14.12.2022	181 Mountain Road	27 Jan 2023	Rev 1	Issued for Building Consent BRV
Construction Zone: B	Drawn: HJ	Diamond Peak, Core			
Snow Zone: Truss Design	Scale: A3 Staked				Rev #: 1



GULLY TRAP DETAIL
Scale: 1:20 @ A3

Overflowed Gully Trap is to be positioned so that the top of the gully dish is no less than 150 mm below the overflow level of the lowest sanitary fixture served by the drainage system.

NOTE:
a) Have a gully that will allow back-siphonage.
b) Be located in a visible position, and
c) Be located so that surcharge cannot enter into or under buildings.

LEGEND	Ref	Fixture	Waste Size	Gradient	D/Ds
WC	Water Closet	80mm	1:50	4	
B	Bath	40mm	1:20	4	
SH	Shower	40mm	1:20	2	
S	Kitchen Sink	50mm	1:40	3	
VanU	Vanity Unit	40mm	1:20	1	
TUB	Laundry Tub	50mm	1:40	1	
HWC	Hot Water Cylinder	20mm	1:40	N/A	
WM	Washing Machine	N/A	N/A	5	
DW	Dish Washer	20mm	N/A	3	
GT	Gully Trap	100mm	1:80	N/A	
TV	Terminal Vent	80mm	N/A	N/A	
BT	Boundary Trap	100mm	N/A	N/A	
DP	Down Pipe	80mm	N/A	N/A	
IP	Inspection Point	100mm	N/A	N/A	
AMV	Air Admittance Valve	N/A	N/A	N/A	
HT	Hose Tap	N/A	N/A	N/A	
MDV	Main Drain Vent	80mm	N/A	N/A	

Please read in conjunction with site plan on sheet 1

The overflow level of the gully dish no less than:
25 mm above paved surfaces
100 mm above unpaved surfaces

NOTE: The water supply system shall be tested to ensure watertightness. An acceptable testing method is to:
a) Subject the hot and cold system to a pressure of 1500 kPa for a period of not less than 15 minutes, and
b) Inspect the system to ensure that there are no leaks.
AS PER G12/AS1

Plumbing and Drainage:

- 100mm uPVC foul water drain at 1:100 gradient to Existing Water Course. (SW)
- 100mm uPVC foul water drain at 1:100 gradient to Septic tank & Effluent Field. (PW)

NOTE:
The water supply system shall be tested to ensure watertightness. An acceptable testing method is to:
a) Subject the hot and cold system to a pressure of 1500 kPa for a period of not less than 15 minutes, and
b) Inspect the system to ensure that there are no leaks.
AS PER G12/AS1

Thermal Lagging of pipes
Insulate Cold-Cold Elements insulation with a minimum wall thickness of 25mm

Protection from freezing

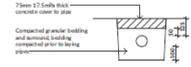
Where there is the likelihood of freezing, hot and cold water supply systems shall be protected in the following manner:
a) Piping outside of the building thermal envelope shall be insulated.
b) Piping buried in the ground shall be insulated or installed below a level affected by freezing, and
c) Storage water heater vent pipes shall be insulated

Legionella Bacteria

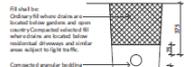
Inspection of whether a mixing device is installed, the storage water heater control thermostat shall be set at a temperature of not less than 60°C to prevent the growth of Legionella bacteria.

Pipe Testing
All below ground uPVC drainage pipework is to be tested for watertightness in compliance with AS/NZS 3502:2002, this test to be undertaken before any backfilling of trenches is done

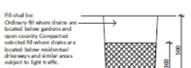
BEDDING AND BACKFILLING
Scale: 1:20 @ A3
12.5mm - 375mm Cover



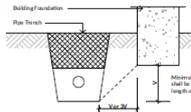
BEDDING AND BACKFILLING
Scale: 1:20 @ A3
375mm - 500mm Cover



BEDDING AND BACKFILLING
Scale: 1:20 @ A3
500mm or more Cover

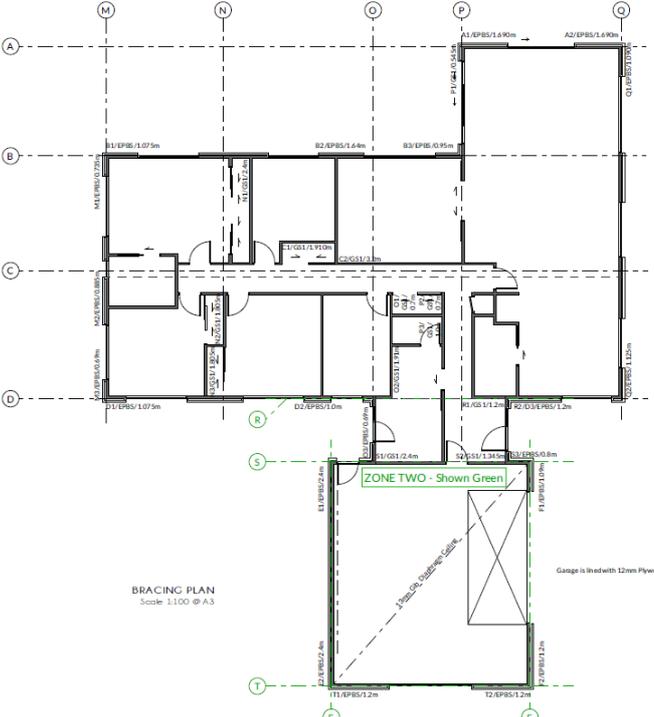


RELATIONSHIP OF PIPE TRENCH TO FOUNDATION



Plumbing Plan Information
A07
Rev # - 1

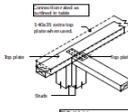
BRACING PLAN
Scale: 1:100 @ A3



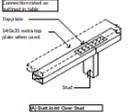
ZONE TWO - Shown Green

Gauge is fixed with 12mm Plywood

Connecting top plates to external walls at right angles - Walls containing bracing
SCALE: NIS Figure 8.15 as per NZS 3604:2011



Connecting top plates in line - Walls containing bracing
SCALE: NIS Figure 8.16 as per NZS 3604:2011



Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixings of the capacity in tension or compression along the line of the wall bracing element are given as follows:

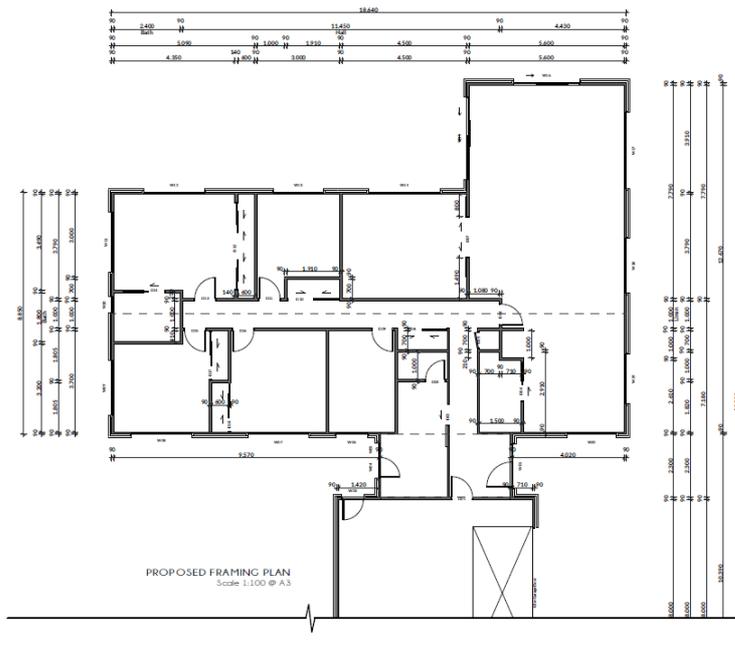
(A) For each wall containing wall bracing elements with a total bracing capacity of not more than 175 bracing units; to at least one such external wall by fixings as shown in figure 8.16 of 60N capacity.

(B) For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units; to at least two external walls by fixings as shown in figure 8.16 each of 60N capacity.

(C) For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units; to at least two external walls by fixings as shown in figure 8.16 each having a rating of not less than 2.4kN per 100 bracing units.

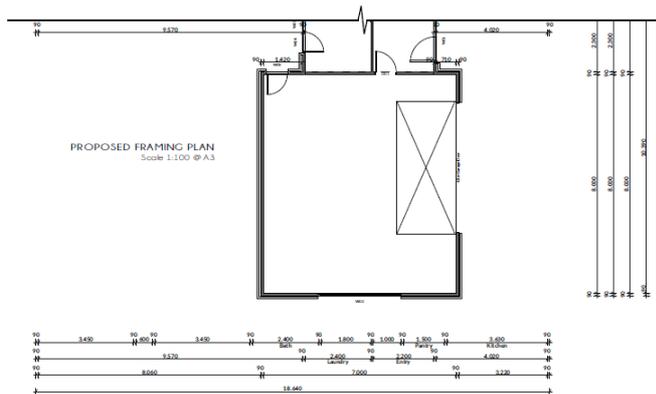
Plumbing Plan Information
A08
Rev # - 1

TIMBER SCHEDULE	
Exterior Wall Framing Brick	
Studs	Size 90x45mm Treatment H12 Grade SGB Spacing 600mm c/s
Dwangs	Size 140x45mm Treatment H12 Grade SGB Spacing 800mm max
James Hardie Linna Weatherboard	
Studs	Size 90x45mm Treatment H12 Grade SGB Spacing 600mm c/s
Dwangs	Size 140x45mm Treatment H12 Grade SGB Spacing 800mm max
Interior Wall Framing -	
Studs	Size 90x45mm Treatment H12 Grade SGB Spacing 600mm c/s
Dwangs	Size 140x45mm Treatment H12 Grade SGB Spacing 800mm max
Note Master Bedroom Wardrobe door wall to be 140mm Framing	
Roof Framing -	
Trusses	Size As per Truss Design Treatment H12 Grade As per Truss Design Spacing As per Truss Design
Purlins	Size 70x45mm Treatment H12 Grade SGB Spacing 900mm max (Intermediate Spacing) 600mm max (Periphery Spacing)
This Framing Plan is to be read in conjunction with the Truss and Frame Design.	



Wind Zone - Extra High	Job # - J22340	Notes	Client	Project	Drawing Name	Sheet #
Rainfall Zone - 1	Date - 14.12.2022	AdamNewton DESIGN • DEVELOP • BUILD	Tony + Lyn Johnstone 181 Mountain Road Diamond Peak, Gore	Proposed New Residence Rev 1 Issued for Building Consent BRV	Framing Plan House	A09
Conservation Zone - B	Drawn - BT					Rev # - 1
Seismic Zone - Truss Designer	Scale - As Shaded					

TIMBER SCHEDULE	
Exterior Wall Framing Brick	
Studs	Size 90x45mm Treatment H12 Grade SGB Spacing 600mm c/s
Dwangs	Size 140x45mm Treatment H12 Grade SGB Spacing 800mm max
James Hardie Linna Weatherboard	
Studs	Size 90x45mm Treatment H12 Grade SGB Spacing 600mm c/s
Dwangs	Size 140x45mm Treatment H12 Grade SGB Spacing 800mm max
Interior Wall Framing -	
Studs	Size 90x45mm Treatment H12 Grade SGB Spacing 600mm c/s
Dwangs	Size 140x45mm Treatment H12 Grade SGB Spacing 800mm max
Note Master Bedroom Wardrobe door wall to be 140mm Framing	
Roof Framing -	
Trusses	Size As per Truss Design Treatment H12 Grade As per Truss Design Spacing As per Truss Design
Purlins	Size 70x45mm Treatment H12 Grade SGB Spacing 900mm max (Intermediate Spacing) 600mm max (Periphery Spacing)
This Framing Plan is to be read in conjunction with the Truss and Frame Design.	



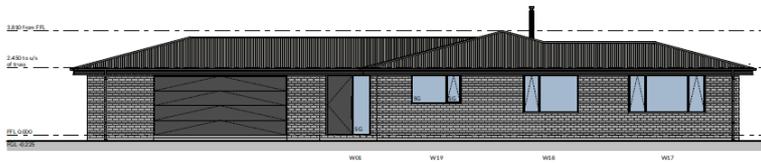
Wind Zone - Extra High	Job # - J22340	Notes	Client	Project	Drawing Name	Sheet #
Rainfall Zone - 1	Date - 14.12.2022	AdamNewton DESIGN • DEVELOP • BUILD	Tony + Lyn Johnstone 181 Mountain Road Diamond Peak, Gore	Proposed New Residence Rev 1 Issued for Building Consent BRV	Framing Plan Garage	A10
Conservation Zone - B	Drawn - BT					Rev # - 1
Seismic Zone - Truss Designer	Scale - As Shaded					



NORTH ELEVATION
Scale: 1:100 @ A3
S2 - Safety Cladding

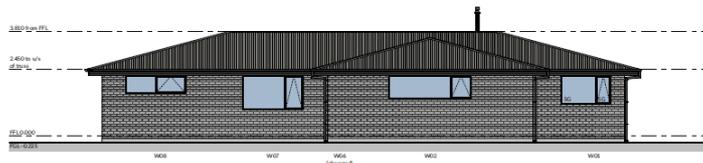
BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk	Severity Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roofwall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		3

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
Roofwall 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
S2 - Safety Cladding

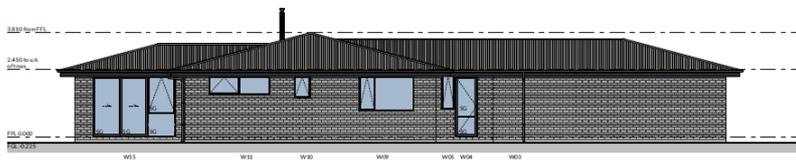
Project Information Wind Zone - Extra High Barfkape Zone - 1 Concrete Zone - B Snow Zone - Trust Designer Job # - J22340 Date - 14.12.2022 Drawn - BT Scale - As Shaded		Name Tony + Lyn Johnstone 181 Mountain Road Diamond Peak, Core	Project Proposed New Residence 27 Jan 2022 Rev 1 Issued for Building Consent 88%		Drawing Name Elevations	Sheet # A11 Rev # - 1
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SOUTH ELEVATION
Scale: 1:100 @ A3
S2 - Safety Cladding

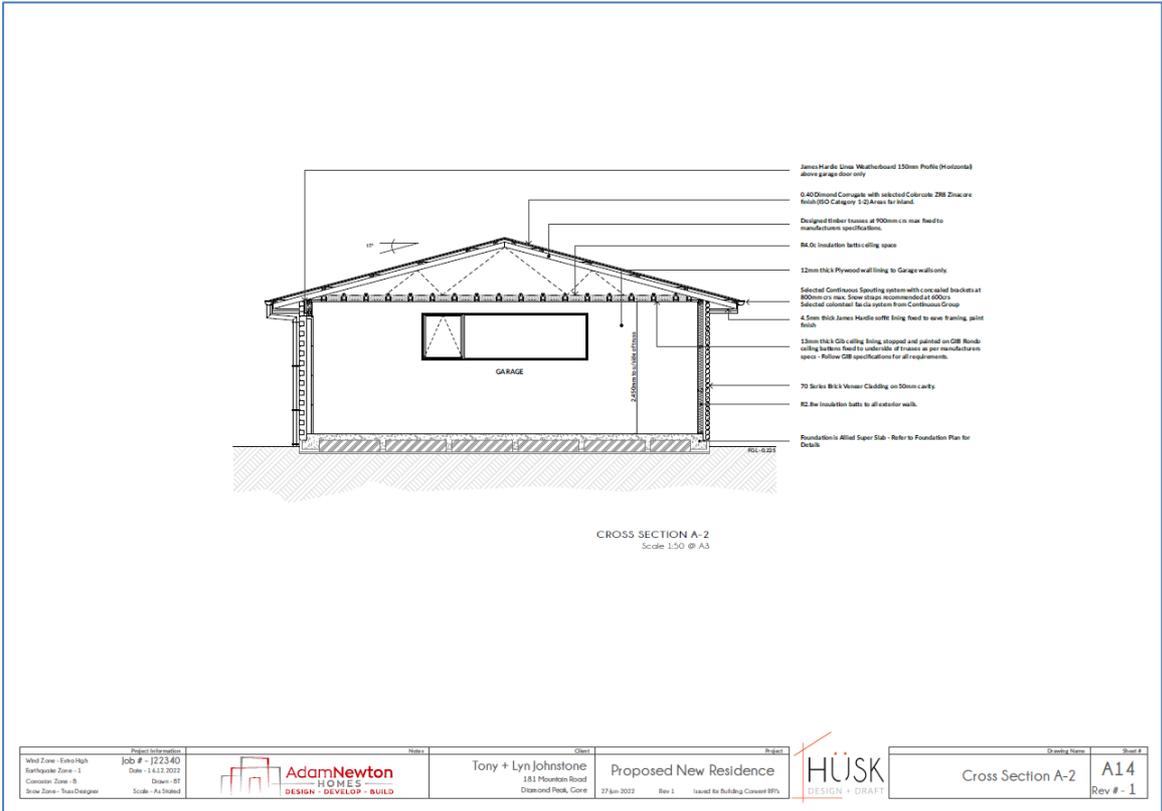
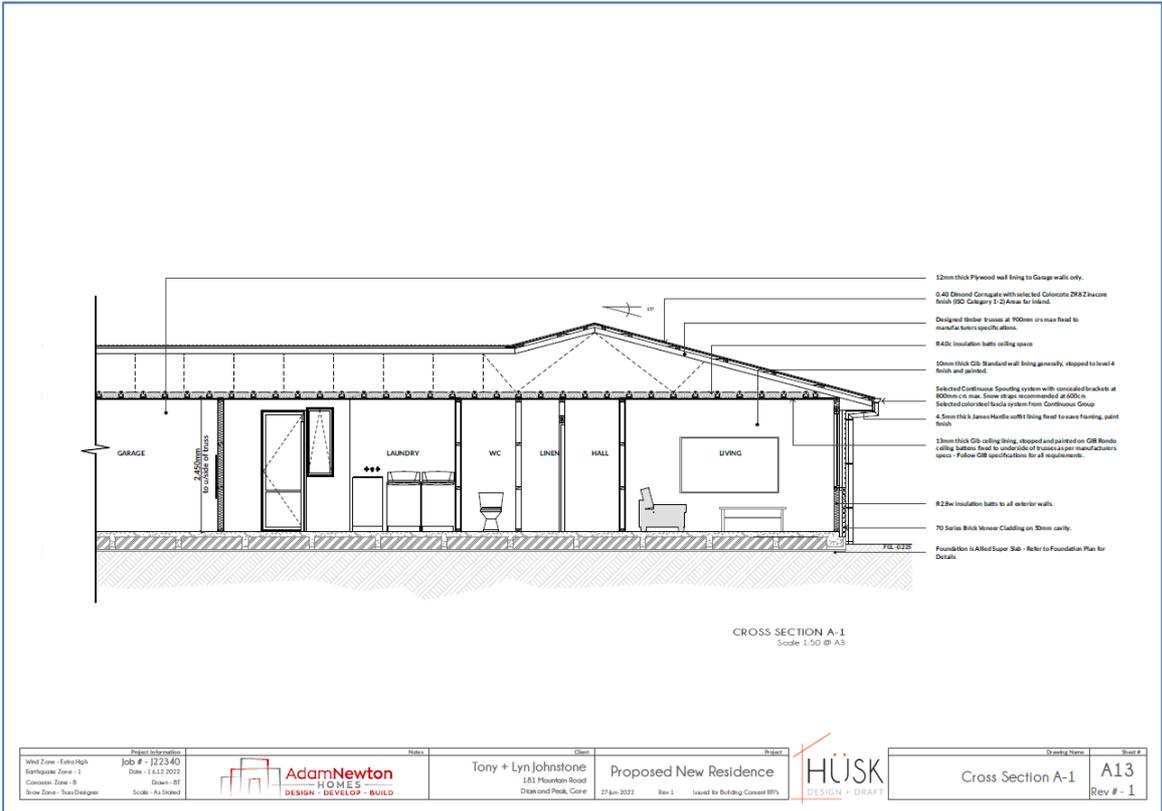
BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk	Severity Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roofwall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		3

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



WEST ELEVATION
Scale: 1:100 @ A3
S2 - Safety Cladding

Project Information Wind Zone - Extra High Barfkape Zone - 1 Concrete Zone - B Snow Zone - Trust Designer Job # - J22340 Date - 14.12.2022 Drawn - BT Scale - As Shaded		Name Tony + Lyn Johnstone 181 Mountain Road Diamond Peak, Core	Project Proposed New Residence 27 Jan 2022 Rev 1 Issued for Building Consent 88%		Drawing Name Elevations	Sheet # A12 Rev # - 1
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INTERNAL JUNCTION DETAIL
Scale 1:10 @ A3
BRICK VENEER CLADDING

EXTERNAL JUNCTION DETAIL
Scale 1:10 @ A3
BRICK VENEER CLADDING

GARAGE HEAD DETAIL
Scale NTS @ A3

GARAGE DOOR JAMB DETAIL
Scale 1:10 @ A3

GARAGE DOOR DETAIL
Scale 1:10 @ A3

Project Information Mid Zone - Ems High Baroque Zone - 1 Common Zone - B Show Zone - Two Designer	Job # - J22340 Date - 14.12.2022 Drawn - BT Scale - As Shaded	<p>AdamNewton DESIGN • DEVELOP • BUILD</p>	Tony + Lyn Johnstone 181 Mountain Road Diamond Peak, Core	Proposed New Residence 27 Jan 2022 Rev 1 Issued for Building Consent 80%	<p>HÜSK DESIGN + DRAFT</p>	Construction Details A15 Rev # - 1
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FOUNDATION DETAIL
Scale 1:10 @ A3
ALLIED SUPER - SLAB

ENTRANCE DETAIL
Scale 1:10 @ A3
ALLIED SUPER - SLAB

PIPE PENETRATION THROUGH SLAB DETAIL
Scale 1:10 @ A3

Project Information Mid Zone - Ems High Baroque Zone - 1 Common Zone - B Show Zone - Two Designer	Job # - J22340 Date - 14.12.2022 Drawn - BT Scale - As Shaded	<p>AdamNewton DESIGN • DEVELOP • BUILD</p>	Tony + Lyn Johnstone 181 Mountain Road Diamond Peak, Core	Proposed New Residence 27 Jan 2022 Rev 1 Issued for Building Consent 80%	<p>HÜSK DESIGN + DRAFT</p>	Construction Details A16 Rev # - 1
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RIDGE DETAIL
Scale: 1:10 @ A3

VALLEY DETAIL
Scale: 1:10 @ A3

EAVE DETAIL
Scale: 1:10 @ A3
BRICK VENEER CLADDING - 600mm EAVE

CLADDING JUNCTION
Scale: 1:10 @ A3
BRICK / # LINEA WEATHERBOARD CLADDINGS

Wind Zone - Extra High	Job # - J22340	Notes	Client	Project	Drawing Name	Sheet #
Earthquake Zone - 1	Date - 14.12.2022	AdamNewton DESIGN • DEVELOP • BUILD	Tony + Lyn Johnstone 181 Mountain Road Diamond Peak, Gore	Proposed New Residence 27 Jan 2022 Rev 1 Issued for Building Consent BRV	Construction Details	A17 Rev # - 1

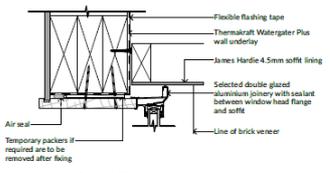
HEAD DETAIL
Scale: 1.5 @ A3

JAMB DETAIL
Scale: 1.5 @ A3

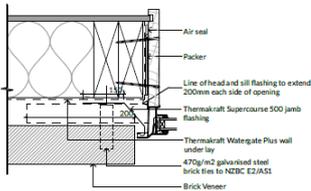
SILL DETAIL
Scale: 1.5 @ A3

HEAD DETAIL
Scale: 1.5 @ A3
GARAGE DOOR

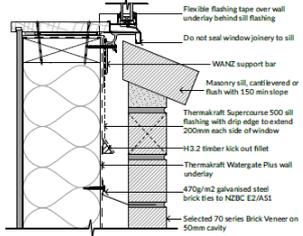
Wind Zone - Extra High	Job # - J22340	Notes	Client	Project	Drawing Name	Sheet #
Earthquake Zone - 1	Date - 14.12.2022	AdamNewton DESIGN • DEVELOP • BUILD	Tony + Lyn Johnstone 181 Mountain Road Diamond Peak, Gore	Proposed New Residence 27 Jan 2022 Rev 1 Issued for Building Consent BRV	Construction Details	A18 Rev # - 1



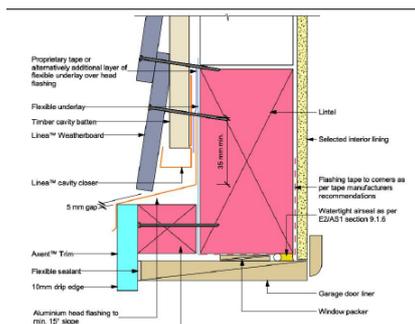
HEAD DETAIL
Scale 1:5 @ A3



JAMB DETAIL
Scale 1:5 @ A3



SILL DETAIL
Scale 1:5 @ A3



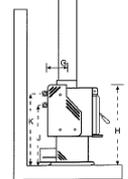
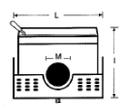
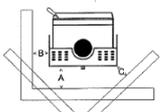
HEAD DETAIL
Scale 1:5 @ A3
GARAGE DOOR

Wind Zone - Extra High Seismic Zone - 1 Conserv Zone - B Snow Zone - Non Designer	Project Information Job # - J22340 Date - 14.12.2022 Drawn - HT Scale - As Shown	Notes	Client Tony + Lyn Johnstone 181 Mountain Road Diamond Peak, Gore	Project Proposed New Residence 27 Jan 2022 Rev 1 Issued for Building Consent 99%	Drawing Name Construction Details	Sheet # A18 Rev # - 1
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DS-80 SPECIFICATIONS

FIBREX MATERIAL	3mm plate steel
OIL CONSUMPTION LOW	0.3 L/hr
OIL CONSUMPTION HIGH	1.2 L/hr
HEAT OUTPUT HIGH	9 Kw constant
HEAT OUTPUT LOW	2 Kw constant
BURNER EFFICIENCY	Up to 80%
FUEL LINE MATERIAL	3/8" ID copper tube
BURNER SIZE	Standard #7 size
GLASS AREA	940 sq cm
GLASS MATERIAL	5mm Bondcoat
MERBOR MATERIAL	5mm Bondcoat, semi mirror
MERBOR CUT SIZE	250 x 200 x 10mm
WET BACK MATERIAL	20mm Copper tube
CONTROLS	single knobs, right rear of flue
FLUE DAMPENER	130mm
FLUE MATERIAL	2kg 1206 machine steel
HEIGHT OF STANDARD FLUE KIT	4 x 900mm flues
SAFETY TESTING AS 1699:1975	passed
CLEAN AIR TESTING (BACHARACH SCALE)	0.0 at all settings (passed wet or dry)
APPLIANCE WEIGHT (PACKED)	60 Kg
APPLIANCE VOLUME (PACKED)	0.25 cubic metres
FLUE KIT WEIGHT (PACKED)	21 Kg
FLUE KIT VOLUME (PACKED)	0.23 cubic metres
COOKTOP	standard 600mm
COLOUR CHOICES	4 colours
WARRANTY 5 YEAR ON FIREBOX & BODY	standard
WARRANTY 2 YEAR ON BURNER & VALVE PARTS	standard
MINIMUM REAR SET SIZE	no hearth requirements
MINIMUM CLEARANCE FROM COMBUSTIBLES	
BACK OF STOVE TO WALL	A 150mm (bare flue), 130mm (shielded flue)
SIDE OF STOVE TO WALL	B 200mm (bare flue), 200mm (shielded flue)
REAR CORNER OF STOVE TO WALL	C 25mm (bare flue), 25mm (shielded flue)
DIMENSIONS	
CENTRE FLUE TO BACK	G 140mm
OVERALL HEIGHT	H 480mm
OVERALL DEPTH	I 480mm
LOWER PLUMBING FITTING TO FLOOR	J 540mm
UPPER PLUMBING FITTING TO FLOOR	K 595mm
OVERALL WIDTH	L 580mm
DIAMETER OF FLUE SPOGOT	M 150mm
RFT TANK SIZES	25L, 50L, 100L, OSH Approved



The information contained in this document is intended to be of general nature and should not be quoted for individual projects. Harris Flame Technology may, at any time, make modifications to any of the results described, for technical or commercial reasons, without prior notice.

Wind Zone - Extra High Seismic Zone - 1 Conserv Zone - B Snow Zone - Non Designer	Project Information Job # - J22340 Date - 14.12.2022 Drawn - HT Scale - As Shown	Notes	Client Tony + Lyn Johnstone 181 Mountain Road Diamond Peak, Gore	Project Proposed New Residence 27 Jan 2022 Rev 1 Issued for Building Consent 99%	Drawing Name Fireplace Details	Sheet # A20 Rev # - 1
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