

Gore District Council Decisions



NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

Resource Management Act 1991

Application reference	LU26035
Applicant	Sarah and Josh Malcolm
Proposal	Application under Section 88 of the Resource Management Act 1991 (RMA) for a residential unit in the rural zone breaching building size.
Location	0 Reaby Road
Legal Description	Lot 4 DP 610748, held in Record of Title 1210190
Zone - Operative District Plan	Rural
Zone - Proposed District Plan	Rural Lifestyle
Activity Status	Discretionary
Decision Date	14 September 2026

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 14 September 2026 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 and Section 104C of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in this report of the Section 104 decision imposed pursuant to Section 108 of the RMA. This consent can only be implemented if the conditions in this report are complied with by the consent holder. The decision to grant consent was considered by Werner Murray, under delegated authority pursuant to Section 34A of the RMA.

1. THE PROPOSAL

Consent is sought to construct a six bedroom, two-storey residential unit which breaches building size on a 2ha lot at 0 Reaby Road. The application proposes to build a residential unit with a building size of 516.62m².

The site is located within the Rural Zone under the Operative District Plan (ODP), under the Proposed District Plan (PDP) the site is located within the Rural Lifestyle Zone. Under the PDP the building size is breached by 16.62m².

The ODP does not contain a standard relating to building size in the Rural Zone, the proposed building in this application is otherwise compliant with built form standards in the Rural Zone and residential activity is a permitted activity in the rural zone on lots sized 2ha or more. The application will therefore not be considered under the ODP.

Standard RLZ-S5 of the PDP states that there is a maximum size of any building of 500 m² in the Rural Lifestyle Zone.

The proposed residential unit is otherwise compliant with other built form standards set out in the Rural Lifestyle Zones. The scheme plan of the proposed development can be found in Figure 1 below.

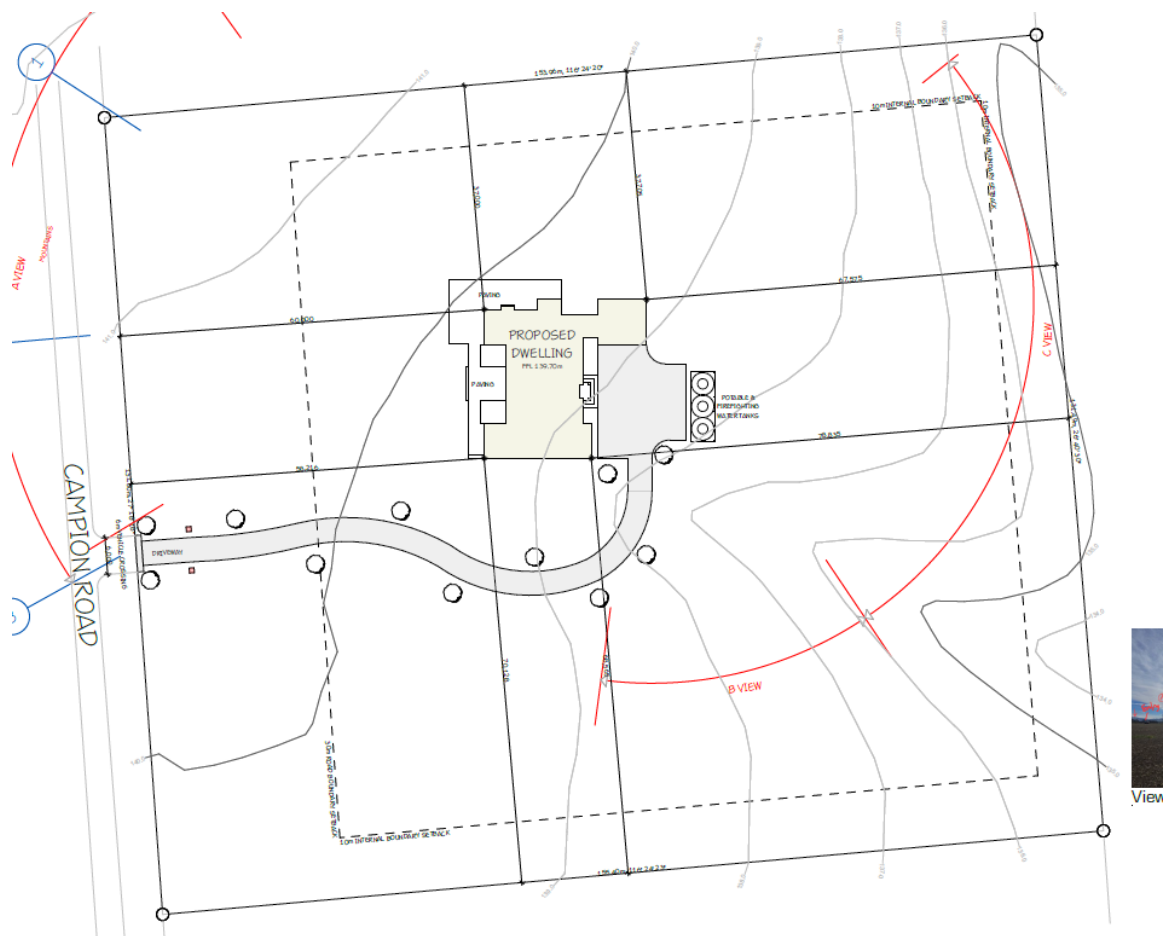


Figure 1 – Proposed Scheme Plan

2. SITE DISCRIPTION

The site at Lot 4 DP 610748 was formed as part of a six-stage 38-lot subdivision and land use consent (SC23083 & LU23084). Lot 4 was approved under stage 2 of the development.

The subject site is a square-shaped 2ha lot comprising of pasture which is presently being grazed. The site is flat, with no topographical interests noted, and has a boundary on Campion Road. Surrounding sites are largely farming in nature, with large lots used for pasture and a low-density built environment.

The remaining stages of the subdivision development will result in lots of similar size and shape than of the subject site. These are lost anticipated within the Rural Lifestyle Zone.

The subject site can be seen in Figure 2 below.



Figure 2 – Subject Site identified in blue (GDC Online GIS)

3. ACTIVITY STATUS

3.1 Gore District Plan

Gore District Council currently have an Operative District Plan (ODP) and Proposed District Plan (PDP).

There are a number of appeals on these decisions. Where there are rules in the PDP that are treated operative under s.86F of the RMA, corresponding rules in the ODP are treated as inoperative.

Consent is required under Section 9(3) of the RMA for breaches to a District Rule as defined in s43AAB, being the rules in the ODP and PDP which are listed below.

Operative District Plan

The site is zoned Rural in the Operative District Plan however there are no rules under the ODP that are treated as operative relevant to the proposed activity which have been breached and there does not require resource consent under the ODP.

Note: Whilst it is acknowledged that the PDP rule RLZ-S5 (building size) is under appeal, there is no corresponding rule for building size under the ODP relating to building size, only building coverage which is not considered to be a corresponding previous rule.

The proposal is for residential activity on a size equalling 2ha is therefore considered a permitted activity under the ODP as it complies with the zone standards.

Proposed District Plan

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

Rules with legal effect (s86B):

- A **restricted discretionary** activity pursuant to Rule RLZ-R2 as the proposal breaches standard RLZ-S5 in regard to Building Size. It is proposed to construct a building sized 516.62m² in the Rural Lifestyle zone which has a maximum building size of 500m². Council's discretion is restricted to the following:
 1. The adverse effects on the amenity and character of the locality, including views from the road.
 2. The adverse effects on nearby sites, including outlook and sense of openness.
 3. The adverse effects on Ngāi Tahu cultural values listed in MW-1.2.
 4. The extent to which buildings are setback on the adjoining sites and the use of the intervening space.
 5. The height, bulk and location of the buildings and structures on the site.
 6. The reasons for the increased coverage.
 7. The ability to impose conditions to mitigate adverse effects, including through landscaping.

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

Based on the Council's search contaminated soil maps in Gore, the piece of land to which this application relates is not a HAIL site, and therefore the NES-CS does not apply.

3.3 Activity Status Summary

- Overall, this application is being considered and processed as a **restricted discretionary** activity.

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 not 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

There have been no written approvals provided in relation to this 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, in the Rural Lifestyle Zone you are permitted build one residential unit per hectare, buildings must be a maximum of 8m in height, setback 30m from an unsealed road (Campion Road) and setback 10m from any side or rear boundary. Building coverage is permitted up to 10% with a maximum building size of 500m².

The permitted baseline has relevance to this proposal.

Assessment of Environmental Effects

The residential unit included within this application breaches maximum building size of 500m² as set by Standard RLZ-S5. Where compliance is not achieved with this standard, matters of discretion when assessing the breach are restricted to the following.

- *The adverse effects on the amenity and character of the locality, including views from the road.*

The total building size of the proposed residential unit is 516.62m². This results in a 16.62m² breach of building size. At its closest point the proposed unit will be setback 58.2m away from the road boundary, almost double the minimum setback set out in the PDP. The 16.62m² breach in building will be largely indiscernible from the road. Given the location, design and orientation of the unit, and its compliance with the other permitted built form standards, it is considered that this breach in building size will have adverse impacts on amenity and character of the locality, including views from the road that are no more than minor.

- *The adverse effects on Ngāi Tahu cultural values listed in MW-1.2.*

Considering the permitted baseline and the scale of the proposed breach the proposed residential unit does not pose any adverse effects on the Ngāi Tahu cultural values listed in MW-1.2. Overall, the potential adverse effects are considered no more than minor.

- *The extent to which buildings are setback on the adjoining sites and the use of the intervening space.*

The proposed residential unit is sufficiently setback from all side, rear and roading setbacks. The land surrounding the residential unit is anticipated to be used in accordance with the permitted residential activity on site. The land is at this stage proposed to remain vacant and used as extensive outdoor living space.

Overall, the potential adverse impacts on the surrounding environment are considered no more than minor.

- *The height, bulk and location of the buildings and structures on the site.*

The residential unit is the only building proposed to be located on site at the time of writing. The unit is compliant with height and location standards. The breach in building size is a minor 16.62m² as a result of the roof overhanging. The residential unit will not appear of a bulk that is unacceptable or unanticipated for the zone. Compliance with height and setback rules in the district plan also mitigate any potential adverse effects.

Overall, it is considered that the potential adverse effects on the surrounding environment are considered no more than minor.

- *The reasons for the increased coverage.*

The 16.62m² breach in building size is as a result of the roof overhang. The definition of building footprint in the PDP captures any section of a building which overhangs the ground. It is considered that the reason for this increased coverage is acceptable and will not result in residential activity that is unacceptable for the zone. Overall, the potential adverse effects on the surrounding environment are considered no more than minor.

- *The ability to impose conditions to mitigate adverse effects, including through landscaping.*

The site had adequate outdoor living space and permeable area. Even with the building size breach there are no adverse effects expected that require mitigation through the imposition of conditions.

Overall, the potential adverse effects are considered 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 3 – Subject site and neighbouring sites identified with red dots

39 Campion Road, 205 Reaby Road, Lot 5 DP 610748, 42 Campion Road and Section 456 Hokonui SD

The owners and/or occupiers of 39 Campion Road, 205 Reaby Road and Lot 5 DP 610748 surround the subject site on the northern, eastern and southern boundaries. The owners and/or occupiers of 42 Campion Road and Section 456 Hokonui SD are located on the western boundary on the western side of Campion Road.

The proposed development in this application is compliant with setback standard for the zone in which it is located allowing the development to be centrally within the subject site. The minor breach in building size, due to roof overhang, will not impact on the outlook and sense of openness of owners and/or occupiers nor will there be an impact on adjacent owners and/or occupiers ability to utilise intervening space.

At the time of writing a residential dwelling has been built at 39 Campion Road, the owner and/or occupiers are setback at least 30m from the shared boundary with the subject site. There will be

a significant distance between the two residential units. 205 Reaby Road and Lot 5 DP 610748 at the time of writing are vacant sites.

42 Campion Road and Section 456 Hokonui SD are located on the western side of Campion Road. Section 456 Hokonui SD is vacant rural land use for primary production purposes the proposed residential dwelling does not pose adverse impacts on the owner and/or occupiers of the site, there are no buildings located on the site whose openness or enjoyment of intervening space would be affected by the proposal. The owners and/or occupiers of 42 Campion Road are located approximately 90m from the boundary of their property. There will be significant space between them and the proposed residential unit on the subject site. Their use of intervening space will not be impacted by the development nor will their sense of openness.

Overall, it is considered that the potential adverse effects of the proposal on the adjacent sites are considered less than minor.

Conclusions: Effects on Persons

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

Step 4 – Special Circumstances for Limited Notification

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

5. DECISION PURSUANT TO S95A AND S95B OF THE RMA

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

6. SECTION 104 ASSESSMENT

6.1 Matters for consideration

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

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

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

- (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

6.2 Effects on the Environment

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 District Plan Provisions

Operative District Plan

The relevant operative objectives and policies are contained within Part 3 Land Use Activities - A Framework of the Operative District Plan.

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.

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.

The proposed residential unit within this application maintains the amenity values of the Rural Lifestyle Zone and the Rural Zone which it borders. Residential activity is a permitted land use in the locality and the minor breach in building size does not adversely impact the rural environments characteristics and amenity values. It is considered that the proposal is in line with the relevant policies and objectives set out in Part 3 of the ODP.

Proposed District Plan

The relevant operative objectives and policies are contained within the Rural Lifestyle Zone chapter of the Proposed District Plan.

Objectives

RLZ-O1 The Rural Lifestyle Zone primarily provides for residential activities and compatible rural activities on larger lots within rural environments, zoned for such use.

RLZ-O2 The character and qualities of the Rural Lifestyle Zone comprise;

- (1) residential development that integrates with the natural and rural character of the area;
- (2) a generally high level of amenity; and
- (3) the operation of compatible primary production activities;

while responding to Ngāi Tahu cultural values listed in MW-1.2.

RLZ-03 To enable rural lifestyle living opportunities whilst protecting existing lawfully established and anticipated activities from adverse effects, including reverse sensitivity effects.

RLZ-04 The purpose and predominant character of the Rural Lifestyle Zone is not compromised by incompatible activities.

Policies

RLZ-P1 Limit the range, scale and siting of activities and buildings within the Rural Lifestyle Zone to protect its rural-lifestyle character, and impacts on Ngāi Tahu cultural values listed in MW-1.2.

RLZ-P5 Enable buildings and structures for permitted activities that maintain the character and qualities of the Rural Lifestyle Zone, by requiring:

- (1) the density of development to achieve large areas of open space and plantings around buildings;
- (2) buildings to be of a height that does not dominate the surrounding area;
- (3) buildings to be setback from boundaries to ensure residential amenity for any nearby residential units; and

RLZ-P7 Avoid activities that are incompatible with the character, qualities and purpose of the Rural Lifestyle Zone.

The proposed residential activity is a permitted activity within the Rural Lifestyle Zone. The proposal retains the character and qualities of the zone. The site is large enough that primary production activities could be carried out on site as a permitted activity in the future should the Applicant wish to. The purpose and predominant character of the Rural Lifestyle Zone is not compromised by incompatible activities. The residential unit is height compliant and sufficiently setback from all boundaries, provide a large amount of open outdoor living space across the site.

Overall, it is considered that the proposal is compliant with the objectives and policies set out in the Rural Lifestyle Zone chapter and of the PDP as a whole.

Weighting

In this case, as the conclusions reached in the above assessment lead to the same conclusion under both the ODP and PDP, no weighting assessment is required.

7. PART 2 OF THE RMA

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

Section 5 – Purpose

The proposed subdivision takes into account section 5 of the RMA as the proposed residential unit will continue to ensure that the physical resources of the land for agricultural purposes is sustainably managed. This enables people and communities to provide for their social, economic and cultural well-being which in turn benefits the community.

Section 6 – Matters of national importance

Attention has been given to matters of national importance. This site does not contain any outstanding natural features or landscapes, any historic heritage nor an area of significant indigenous vegetation.

Section 7 – Other matters

Regard has been given to the maintenance and enhancement of amenity values (section 7(c)) and quality of the environment (section 7(f)). The amenity of the land and surrounding area will be maintained, and the proposal will not have any adverse effects on the quality of the environment.

Section 8 – Treaty of Waitangi

The site is not within any known cultural sites or statutory acknowledgement areas and therefore, this recommendation is not inconsistent with the principles of the Treaty of Waitangi.

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

8. DECISION ON RESOURCE CONSENT

Pursuant to Section 104C of the RMA, consent is **Granted subject to Conditions to Construct a Residential Unit breaching Building Size** subject to the following conditions imposed pursuant to Section 108 of the RMA:

Consent Conditions

1. The proposed subdivision must be undertaken generally in accordance with the application made to the council on 28th August 2026 and the following plans:
 - “Site Plans” Prepared by Boyd Chamberlain Architecture Ltd dated 09/09/2026.
 - “Floor Plans” Prepared by Boyd Chamberlain Architecture Ltd dated 09/09/2026.
 - “Elevations” Prepared by Boyd Chamberlain Architecture Ltd dated 09/09/2026.
 - “Sections” Prepared by Boyd Chamberlain Architecture Ltd dated 09/09/2026.

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



Molly O'Sullivan
Planning Consultant

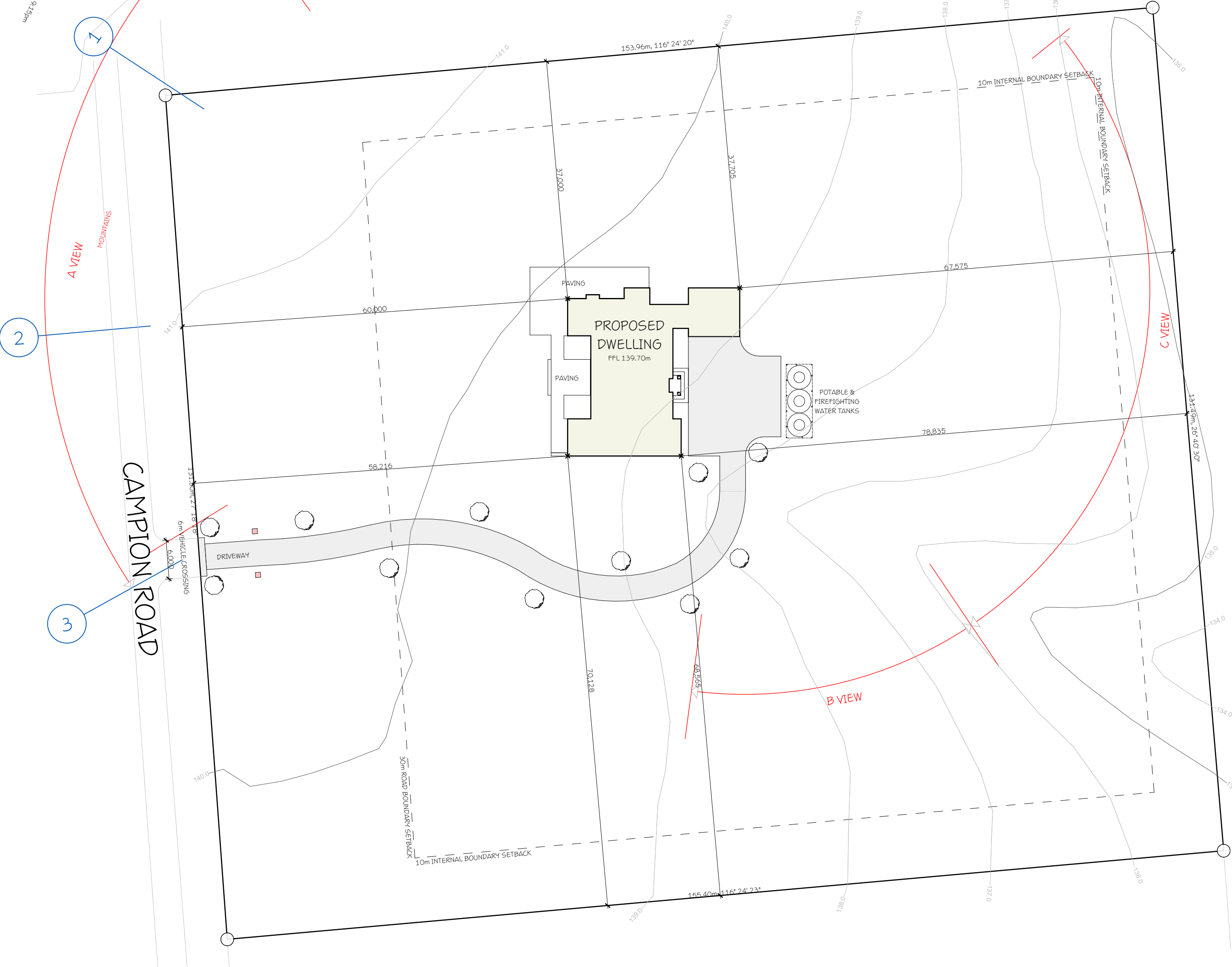
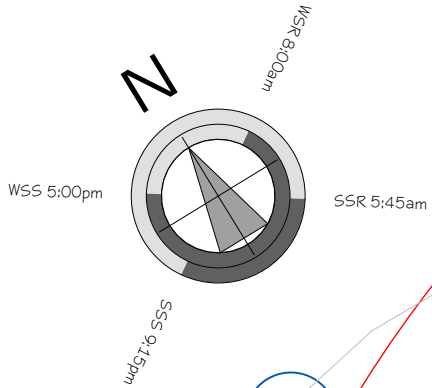
Decision made by



Werner Murray
Delegate

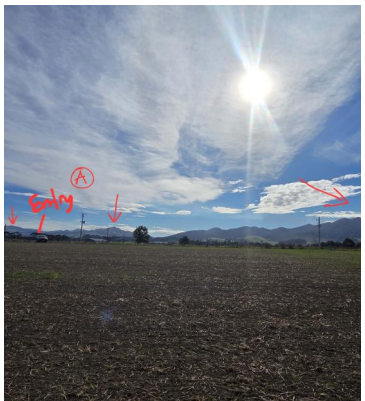
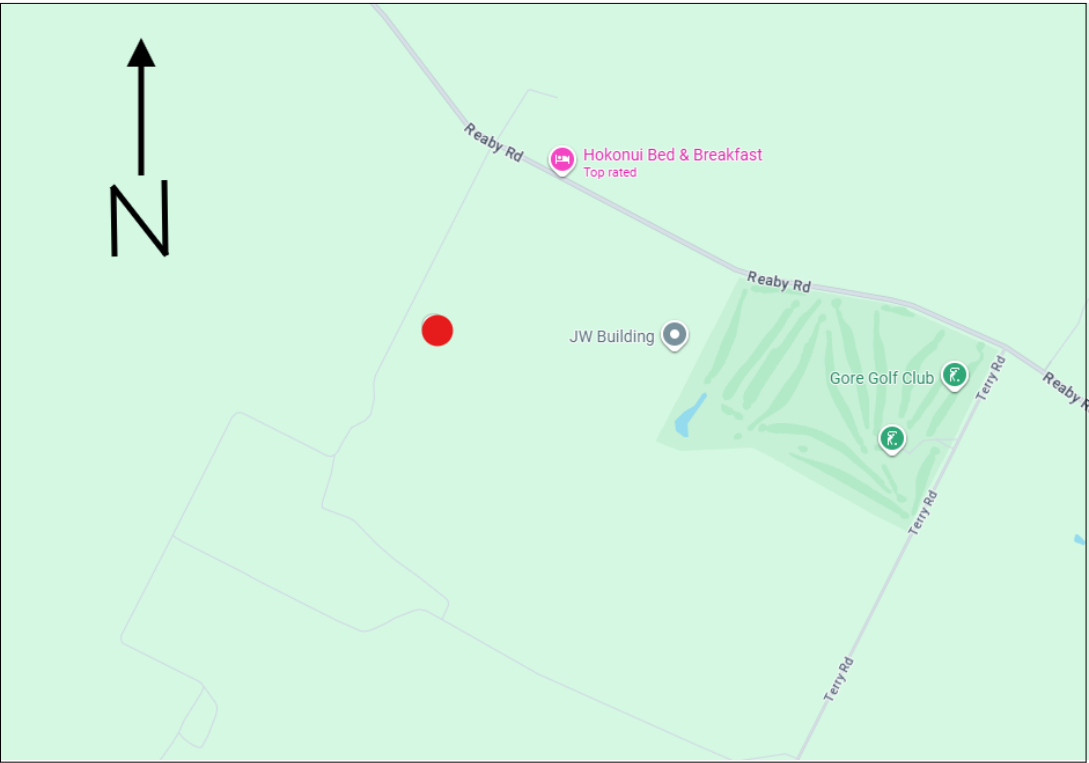
Appendix A: Approved Plan

APPENDIX A – APPROVED PLANS

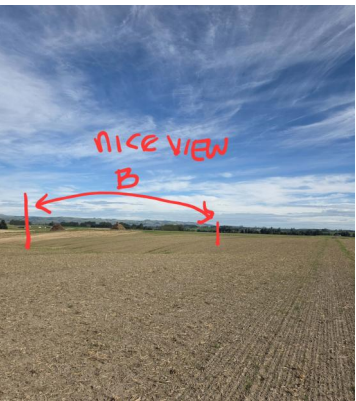


SITE INFORMATION	
LOT 4 DP 610748	
SITE AREA	2.0338 Ha
SITE COVERAGE	2.1%
PLANNING ZONE	RURAL LIFESTYLE
EARTHQUAKE ZONE	1
WIND ZONE	HIGH
EXPOSURE ZONE	B - LOW
SNOW ZONE	N5 - 1kpA
CLIMATE ZONE	6
LAND ZONE	N/A

PLANNING
-SITE DENSITY 500m² MAX. BUILDING SIZE
-SITE COVERAGE 10%
-MAX HEIGHT 8m
-SETBACK INTERIOR 10m
-SETBACK ROAD 30m



View A

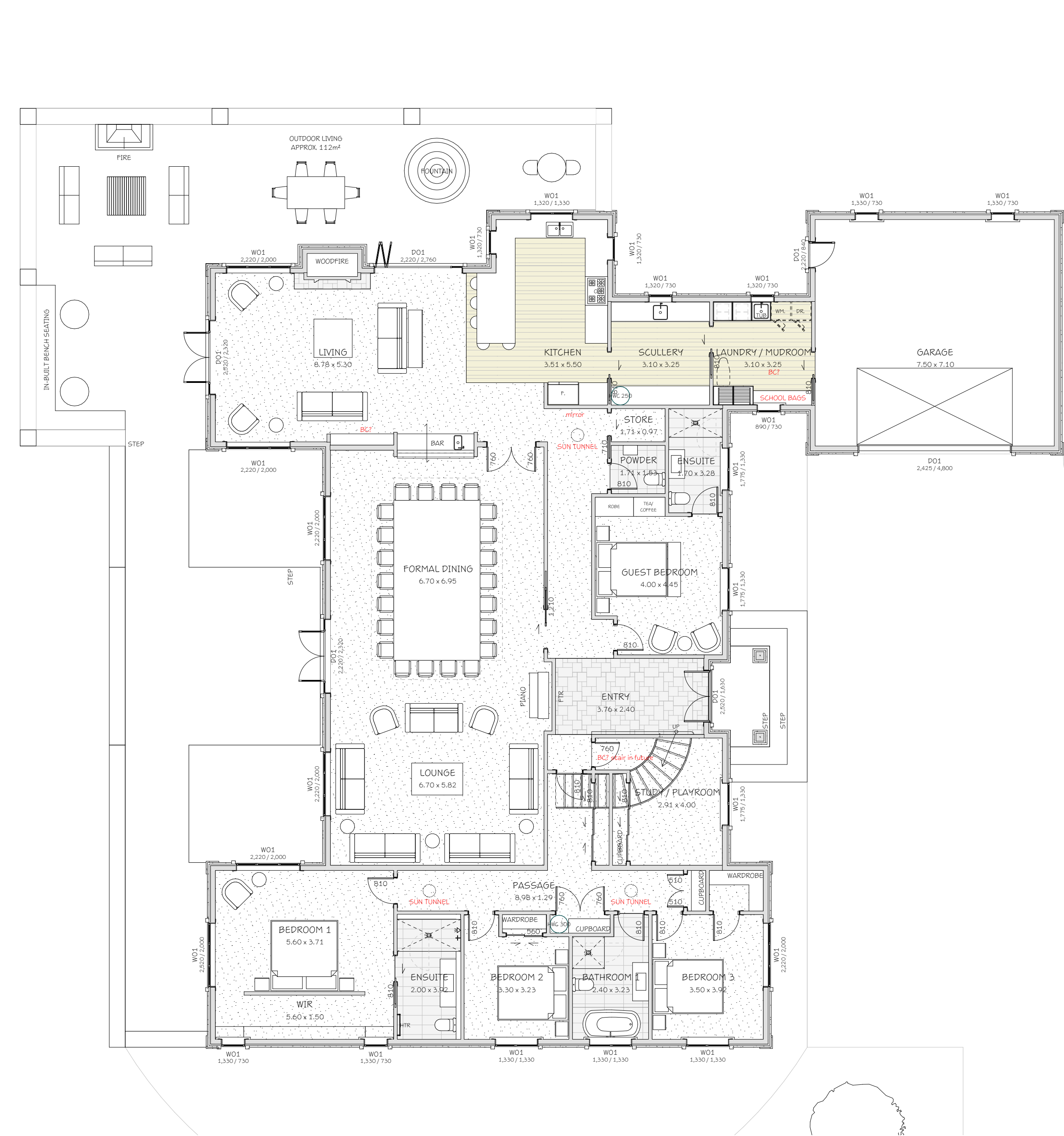


View B



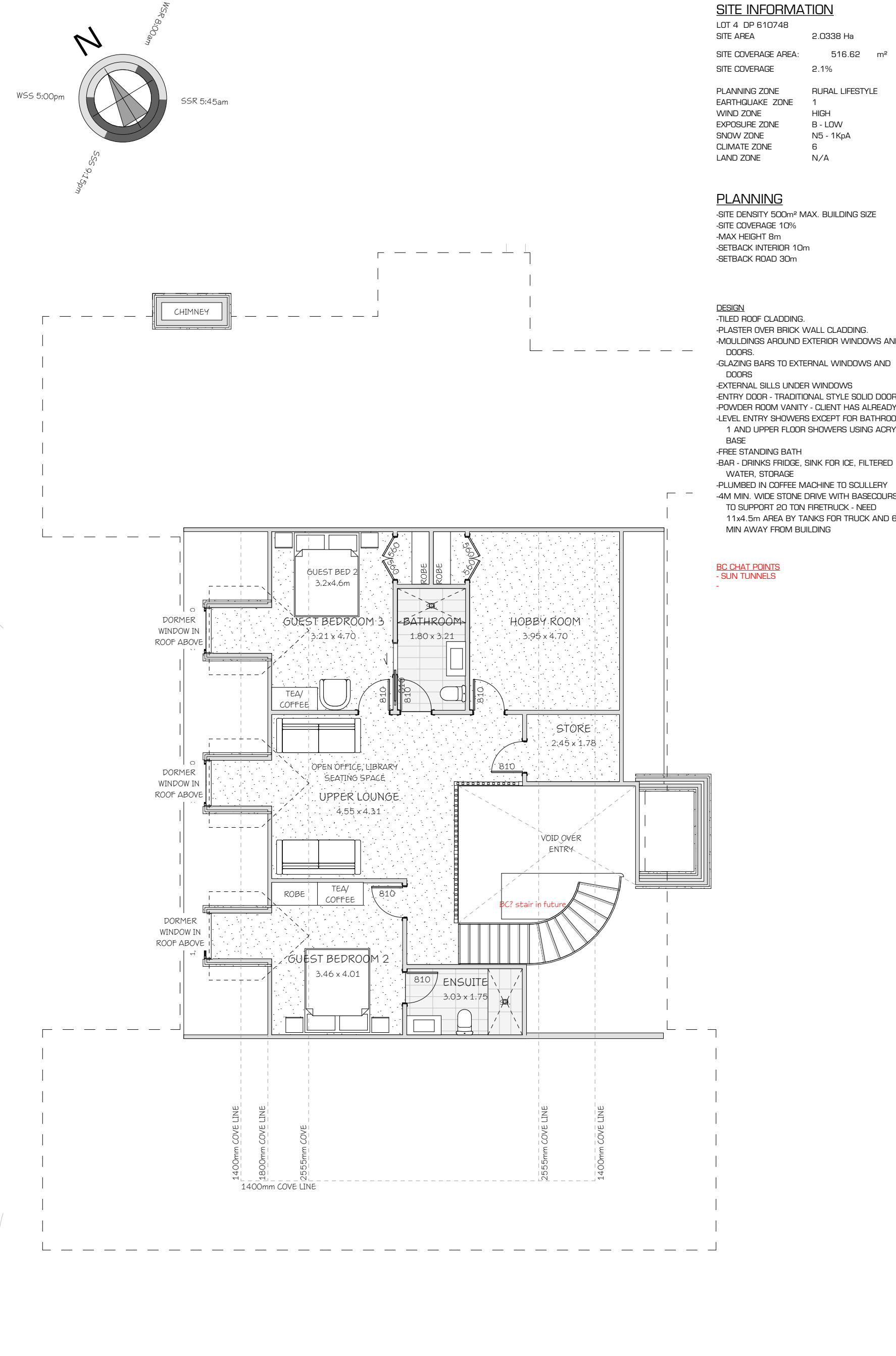
View C

SITE PLAN
1:500 I



DEVELOPED LOWER FLOOR PLAN

1:100 | LOWER FLOOR AREA: 421.50 m²



DEVELOPED UPPER FLOOR PLAN

1:100 | UPPER FLOOR AREA: 106.13 m²

SITE INFORMATION	
LOT 4 DP 610748	
SITE AREA	2.0338 Ha
SITE COVERAGE AREA:	516.62 m²
SITE COVERAGE	2.1%
PLANNING ZONE	RURAL LIFESTYLE
EARTHQUAKE ZONE	1
WIND ZONE	HIGH
EXPOSURE ZONE	B - LOW
SNOW ZONE	NS - 1Kpa
CLIMATE ZONE	6
LAND ZONE	N/A

PLANNING

- SITE DENSITY 500m² MAX. BUILDING SIZE
- SITE COVERAGE 10%
- MAX HEIGHT 8m
- SETBACK INTERIOR 10m
- SETBACK ROAD 30m

DESIGN

- TILED ROOF CLADDING.
- PLASTER OVER BRICK WALL CLADDING.
- MOULDINGS AROUND EXTERIOR WINDOWS AND DOORS.
- GLAZING BARS TO EXTERIOR WINDOWS AND DOORS
- EXTERNAL SILLS UNDER WINDOWS
- ENTRY DOOR - TRADITIONAL STYLE SOLID DOOR
- POWDER ROOM VANITY - CLIENT HAS ALREADY
- LEVEL ENTRY SHOWERS EXCEPT FOR BATHROOM 1 AND UPPER FLOOR SHOWERS USING ACRYLIC BASE
- FREE STANDING BATH
- BAR - DRINKS FRIDGE, SINK FOR ICE, FILTERED WATER, STORAGE
- PLUMBED IN COFFEE MACHINE TO SCULLERY
- 4M MIN. WIDE STONE DRIVE WITH BASECOURSE TO SUPPORT 20 TON FIRETRUCK - NEED 11x4.5m AREA BY TANKS FOR TRUCK AND 6m MIN AWAY FROM BUILDING

BC CHAT POINTS
- SUN TUNNELS

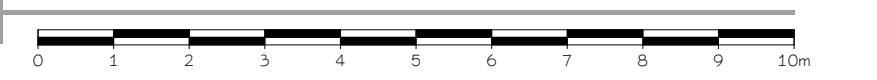
Boyd Chamberlain

ARCHITECTURE LTD

PROPOSED MALCOM RESIDENCE FLOOR PLANS 9/09/2026

O REABY ROAD GORE

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ELEVATION NOTES

ROOFING

- METAL TILE SHINGLES

WALL CLADDINGS

- 8mm RIGIDRAP, 40mm CAVITY BATTAN, 50mm ACC PANEL, PLASTER FINISH OVER 140mm TIMBER FRAMING
- LINTEL HEIGHT - 2.2m

WINDOW JOINERY

- MOULDINGS AROUND EXTERNAL JOINERY
- POWDERCOATED ALUMINIUM

GARAGE DOOR

- TIMBER SECTIONAL AND INSULATED



NORTH-EAST ELEVATION
1:100 I



NORTH-WEST ELEVATION
1:100 I

ELEVATION NOTES

ROOFING

- METAL TILE SHINGLES

WALL CLADDINGS

- 8mm RIGIDRAP, 40mm CAVITY BATTAN, 50mm ACC PANEL, PLASTER FINISH OVER 140mm TIMBER FRAMING
- LINTEL HEIGHT - 2.2m

WINDOW JOINERY

- MOULDINGS AROUND EXTERNAL JOINERY
- POWDERCOATED ALUMINIUM

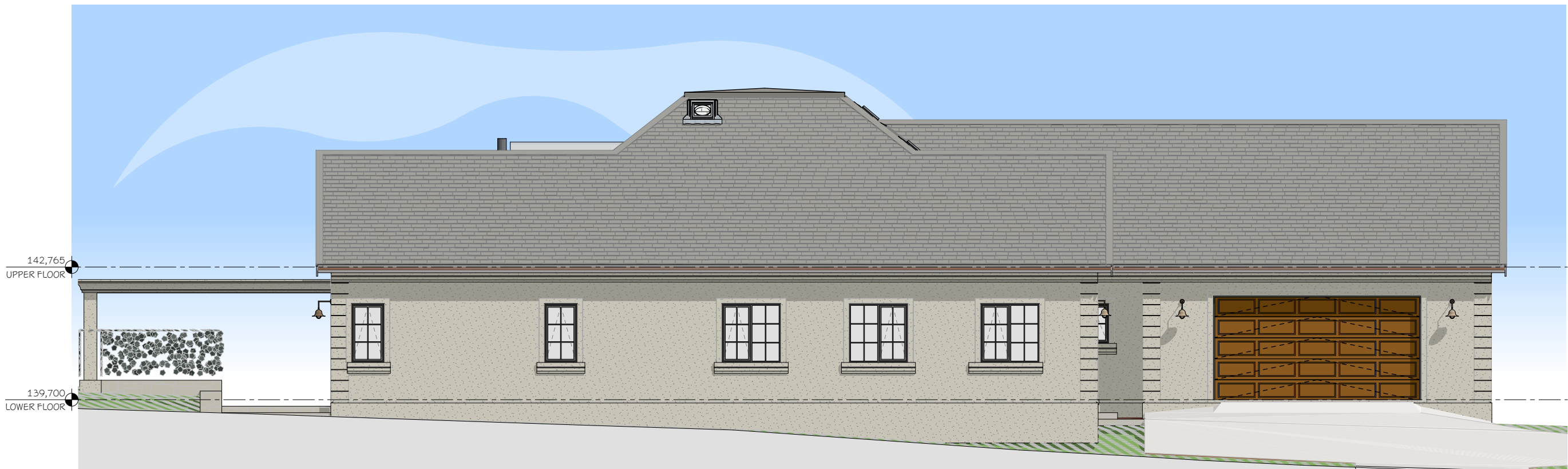
GARAGE DOOR

- TIMBER SECTIONAL AND INSULATED



SOUTH-EAST ELEVATION

1:100 |



SOUTH-WEST ELEVATION

1:100 |

Boyd Chamberlain

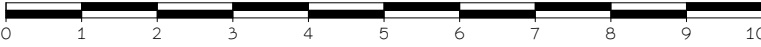
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PROPOSED MALCOM RESIDENCE

ELEVATIONS

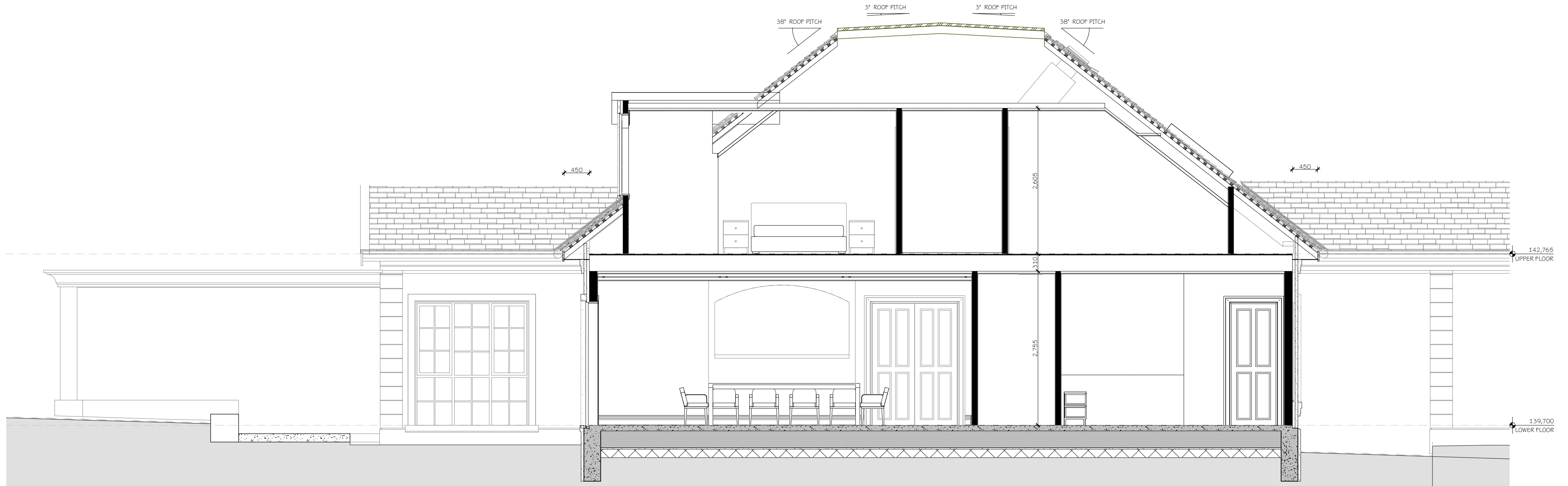
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6 SECTION G
SCALE 1:50



B SECTION B
SCALE 1:50

Boyd Chamberlain

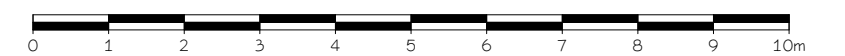
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PROPOSED MALCOM RESIDENCE

O REABY ROAD GORE

SECTIONS

9/09/2026



P: 03 366 0056 | E: design@bcaltd.co.nz

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