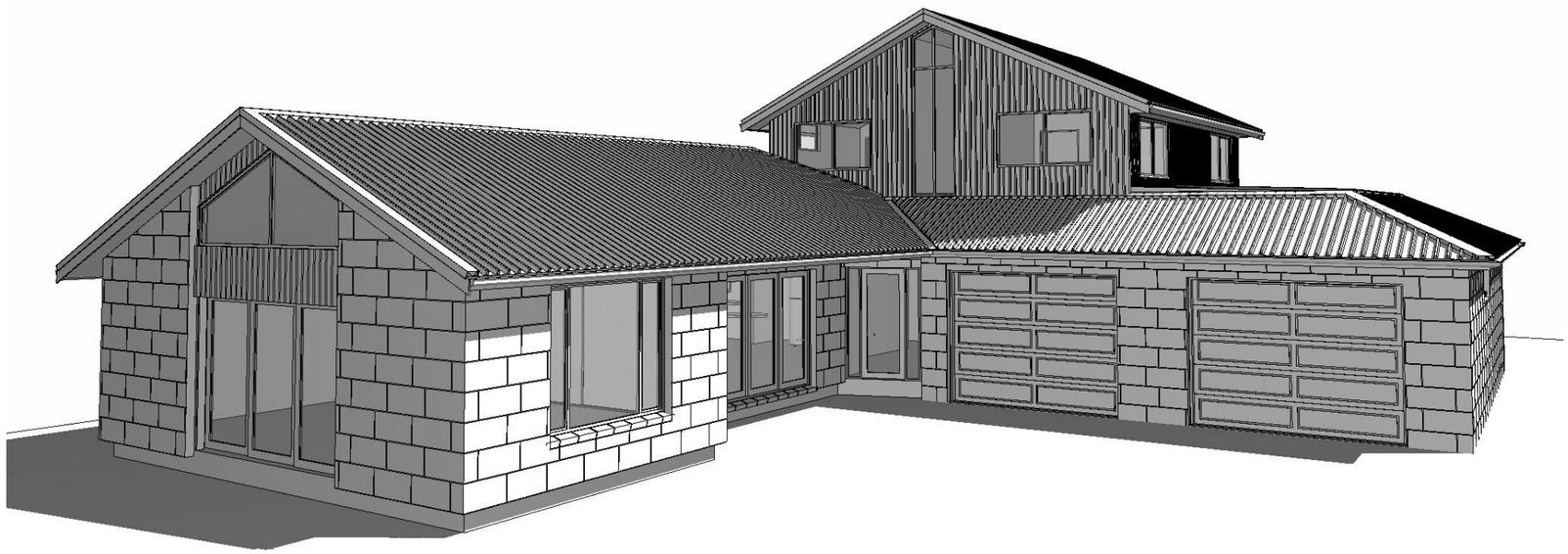
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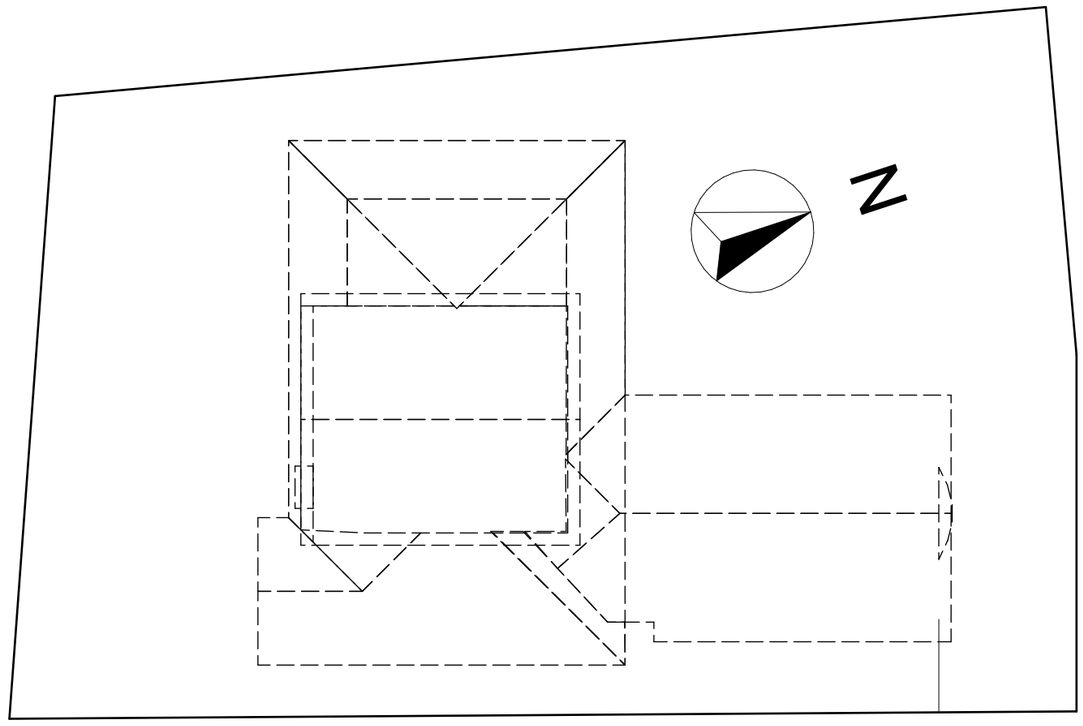
5 Rowan Court
Renovation
Building Consent

Index

Layout ID	Layout Name
3.1	Cover Page
3.2	Site Plan
3.3	Existing Floor Plan
3.4	Proposed Lower Level
3.5	Lower Level Detail
3.6	Proposed Upper Level
3.7	Elevations I
3.8	Elevations II
3.9	Section
3.10	Roof Framing
3.11	Roof Cladding
3.12	Plumbing Plan
3.13	E2 Details
3.14	E2 Details
3.15	Gutter/E3 Details

Property Information

Address:	5 Rowan Court Wanaka
Legal Description:	Lot 57 DP 22447
Planning Zone:	Suburban Residential
Design Wind Zone:	Very High
Earthquake Zone:	Zone 3
Corrosion Zone:	Zone B
Snow Zone:	N5



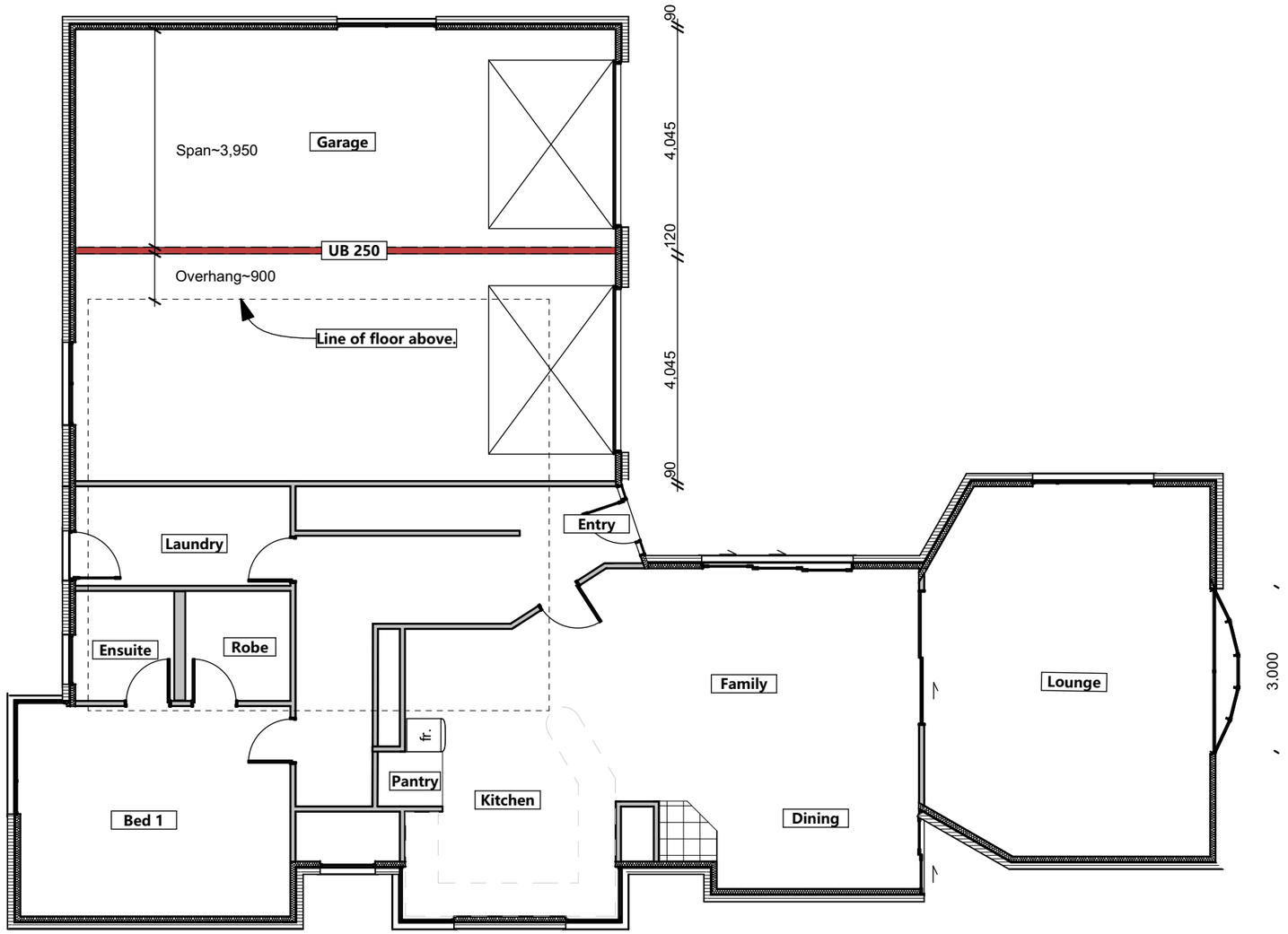
1 Site Plan 1:200

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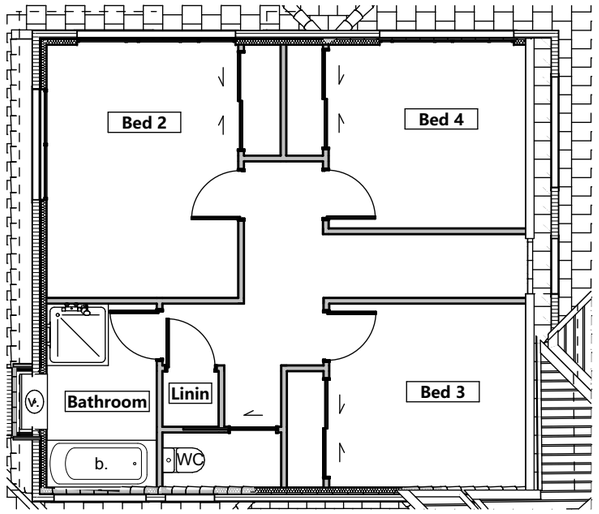
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Client: Paul and Deborah Smith
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Drawing set:	Building Consent
Sheet Number:	3.2
Sheet Title	Site Plan
Issued:	3/11/2026



1 Existing Ground Floor Plan 1:100



2 Existing Upper Floor Plan 1:100

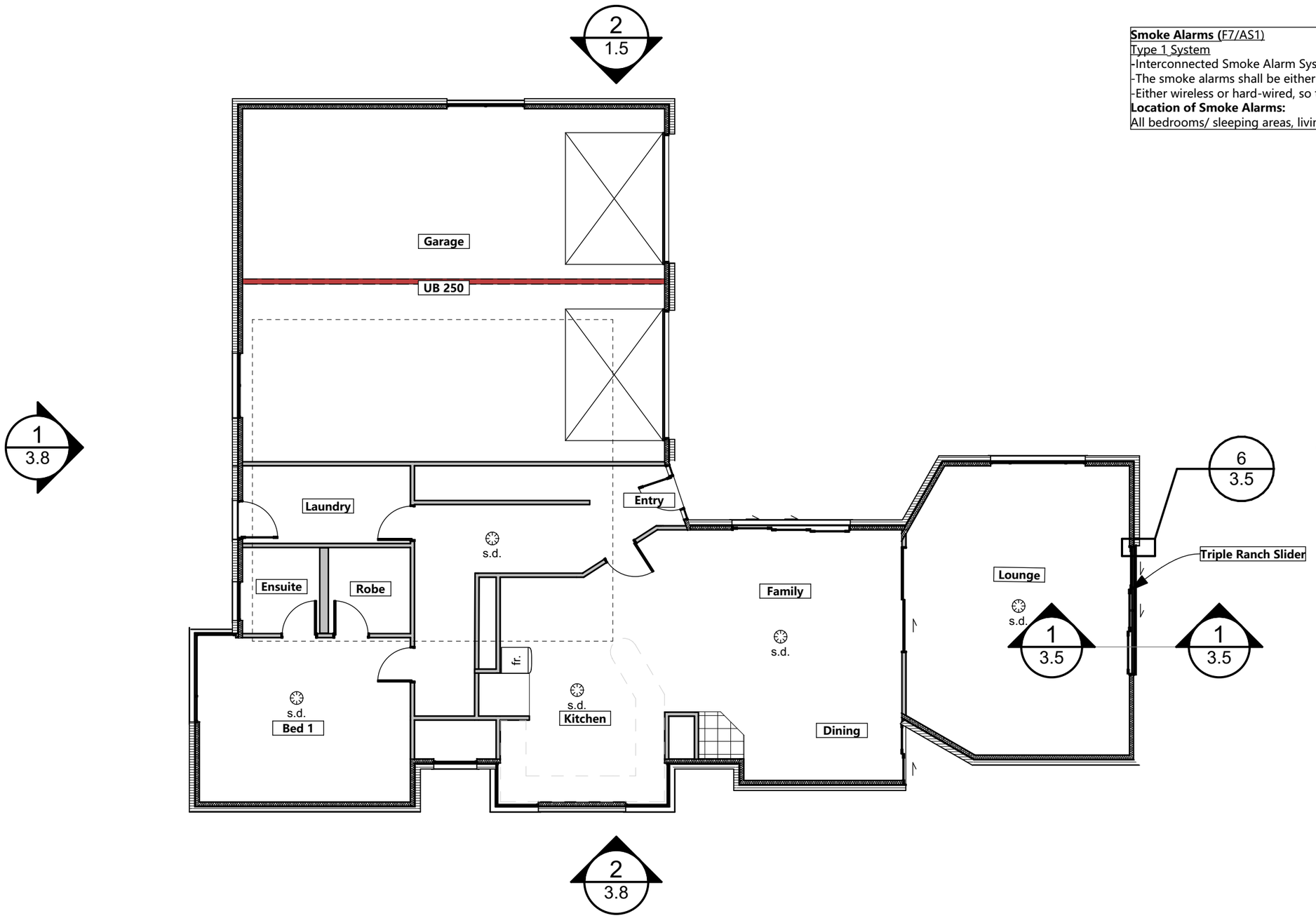
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Site Address: 5 Rowan Court Wanaka
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Phone: 021 2277171
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Drawing set:	Building Consent
Sheet Number:	3.3
Sheet Title	Existing Floor Plan
Issued:	3/11/2026

Smoke Alarms (F7/AS1)
Type 1 System
-Interconnected Smoke Alarm System in accordance with NZS4514:2021
-The smoke alarms shall be either hard wired or battery powered.
-Either wireless or hard-wired, so that when one activates, all alarms sound
Location of Smoke Alarms:
All bedrooms/ sleeping areas, living spaces, hallways and landings



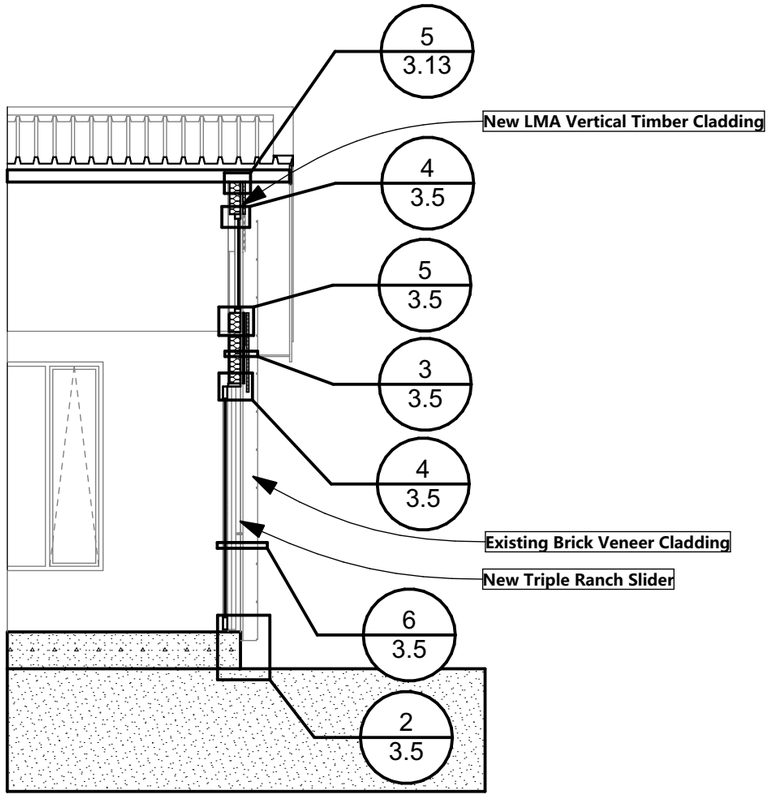
1 Lower Level 1:100

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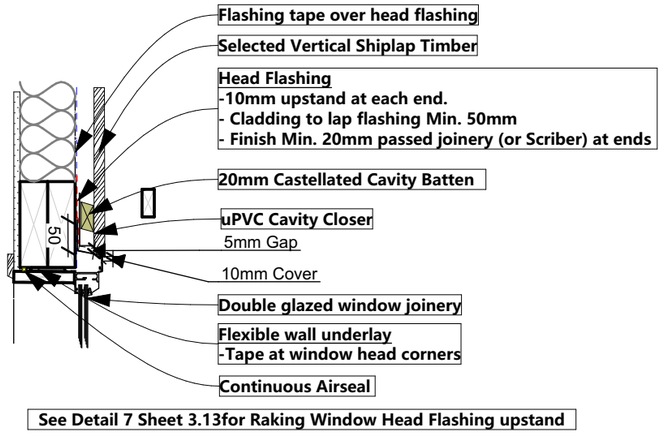
Renovation

Site Address: 5 Rowan Court Wanaka
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Drawing set:	Building Consent
Sheet Number:	3.4
Sheet Title	Proposed Lower Level
Issued:	3/11/2026

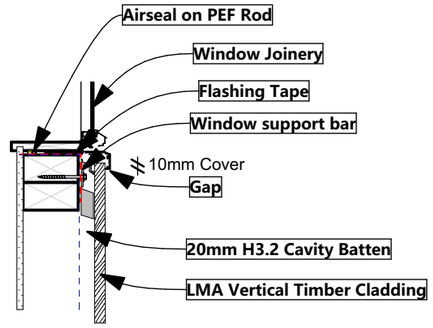


1 Section A 1:50

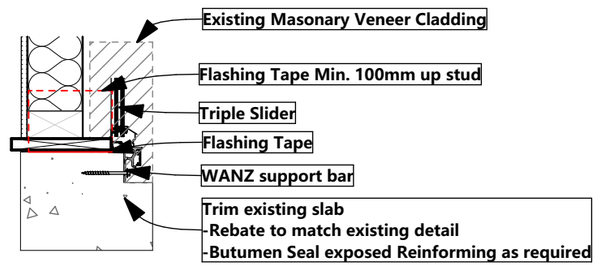


See Detail 7 Sheet 3.13for Raking Window Head Flashing upstand

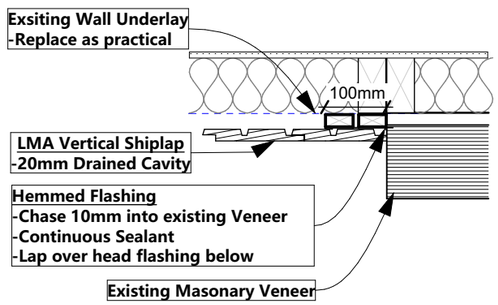
4 Window Head (Vertical Shiplap) 1:10



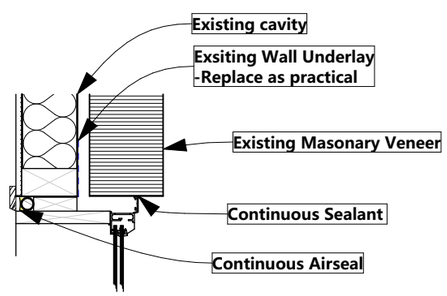
5 Window Sill (Vertical Ship Lap) 1:10



2 Door Sill 1:10



3 Cladding Junction 1:10



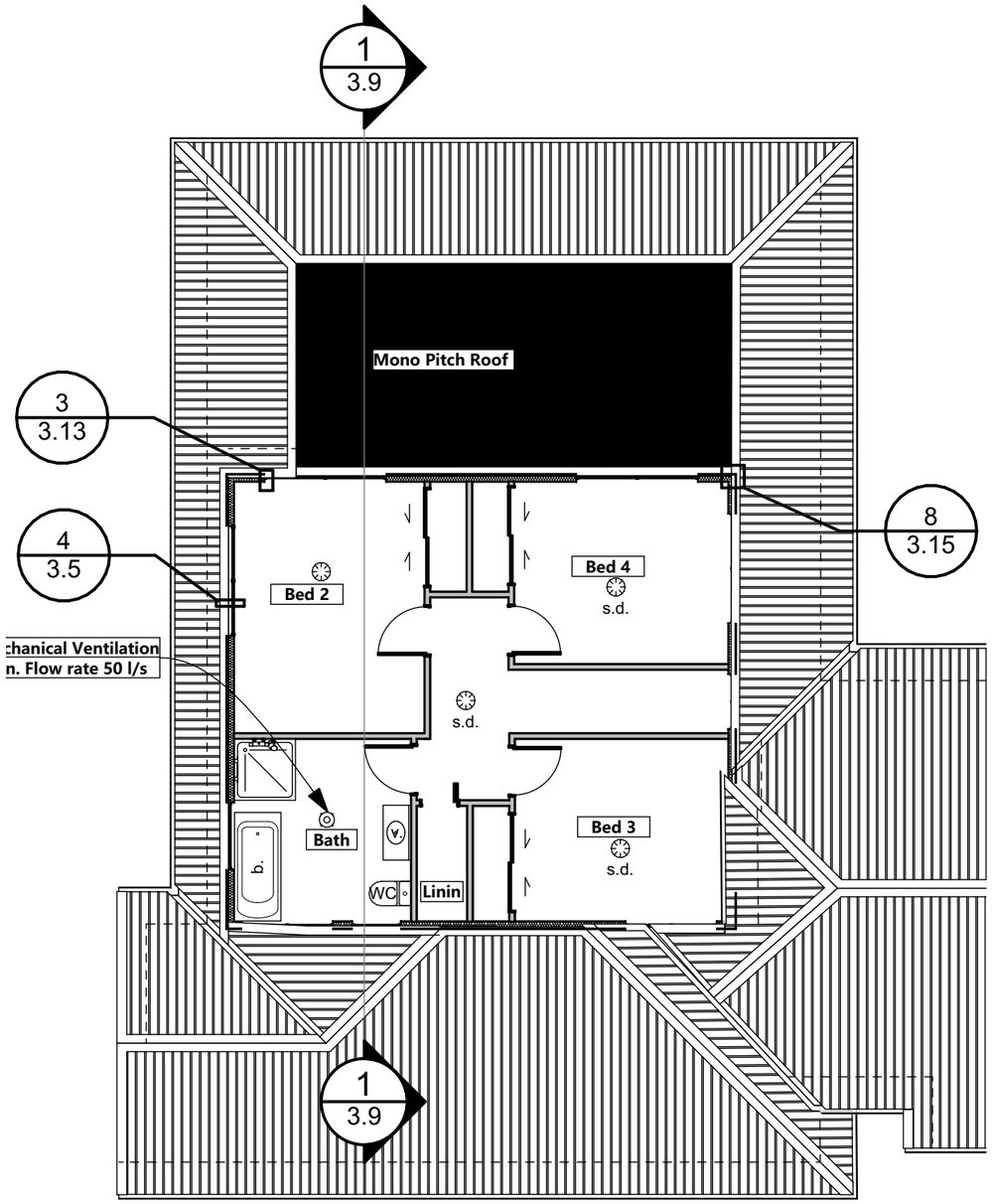
6 Window Jamb (Brick Veneer) 1:10

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Drawing set:	Building Consent
Sheet Number:	3.5
Sheet Title	Lower Level Detail
Issued:	3/11/2026



1 Upper Level 1:100

Smoke Alarms (F7/AS1)
Type 1 System
-Interconnected Smoke Alarm System in accordance with NZS4514:2021
-The smoke alarms shall be either hard wired or battery powered.
-Either wireless or hard-wired, so that when one activates, all alarms sound
Location of Smoke Alarms:
All bedrooms/ sleeping areas, living spaces, hallways and landings

Bracing
Line A
Bracing Loss: 20Bus/m x 2.2m = 44Bus
New Bracing: A1 = 1.6x 85Bu/m = 136Bu

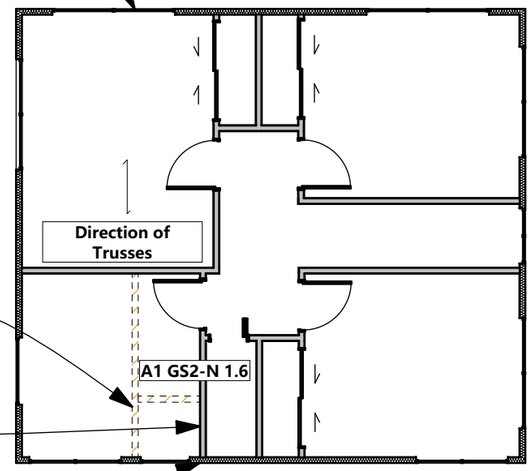
Framing Notes
-Wall Framing: Bottom Plates: 90mm x 45mm H1.2 SG8 Timber
Studs and Trimmers: 90mm x 45mm H1.2 SG8 Timber
Double Top Plates: 90mm x 45mm H1.2 SG8 Timber
Internal Framing: 90mm x45mm H1.2 SG8 Timber
-Studs @ Max 600mm Centres
-Nogg or Dwangs at 480mm Centres
-Bottom Plate Connections: 2/90x3.15mm @ 600mm Centres

Demolition
-Remove existing Non-Load bearing walls
-Confirm no truss loading before removal
-Screw Gib off as new Elements where shown

New Framing
- Below existing lintels
- 90x45mm H1.2 SG8 Timber

New Framing
- 90x45mm H1.2 SG8 Timber
- Studs @ 900mm centres.

Existing Framing
- Nogg/Dwangs at 480mm centres
- Vertical Shiplap



2 Framing Plan 1:100

Table 1: GIB® Standard Bracing Unit Ratings

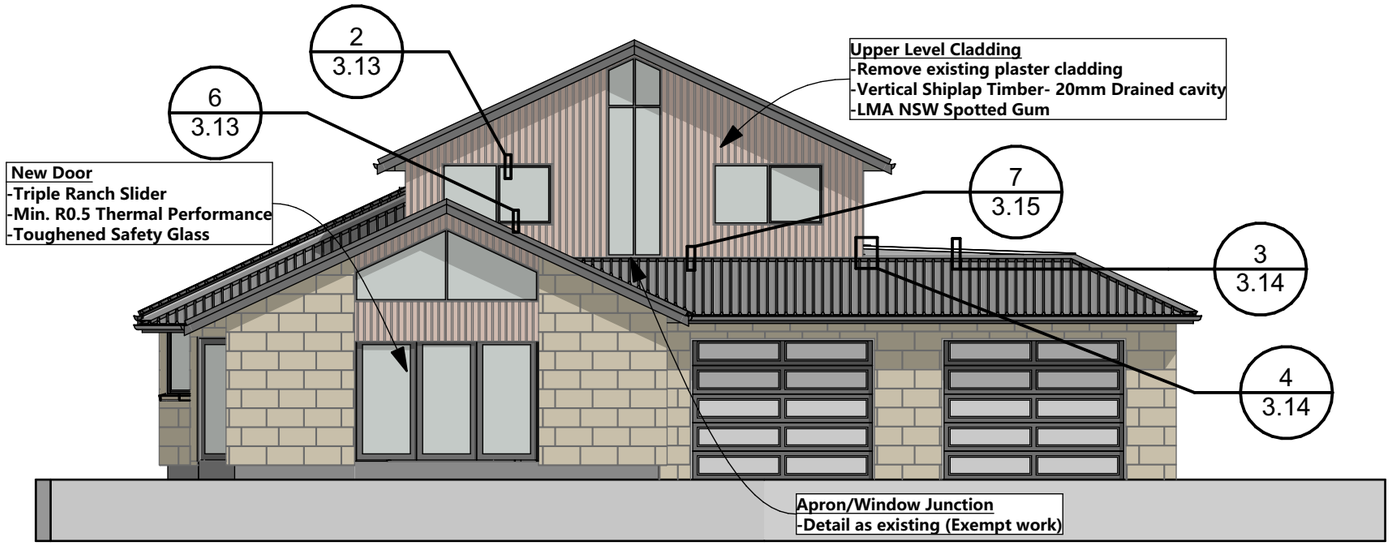
Type	Minimum Length (m)	Lining	Other Requirements	BU/m	
				W	EQ
GS1-N	0.4	GIB® Standard plasterboard one side	N/A	50	55
	1.2			70	60
GS2-N	0.4	GIB® Standard plasterboard both sides	N/A	70	65
	1.2			95	85

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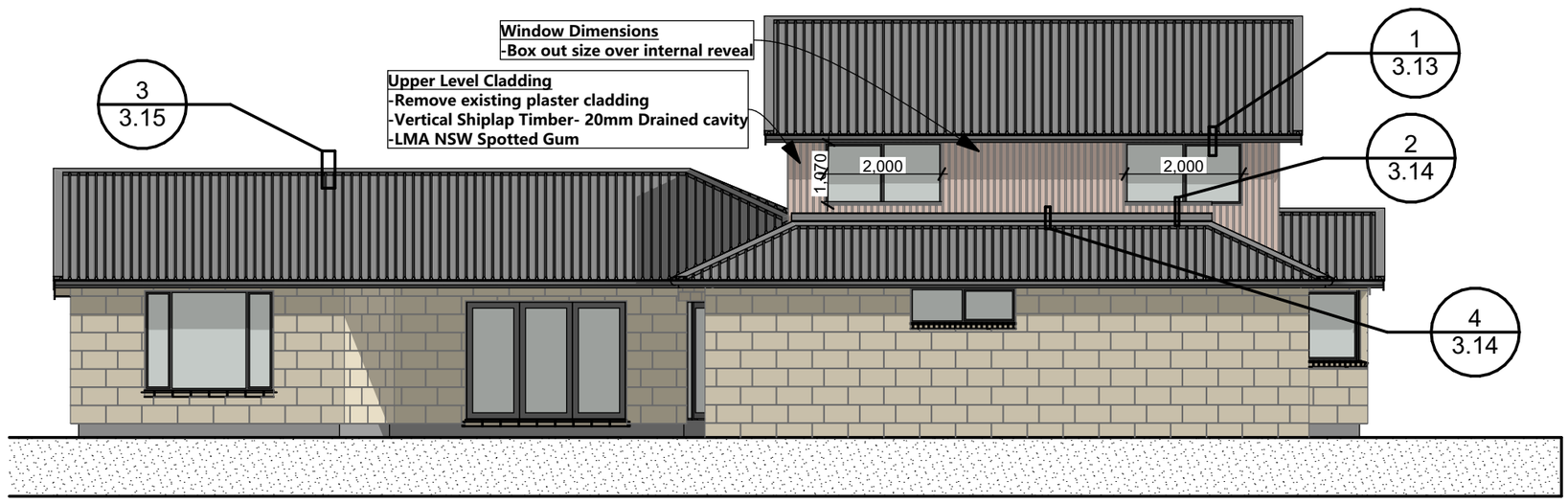
Drawing set:	Building Consent
Sheet Number:	3.6
Sheet Title	Proposed Upper Level
Issued:	3/11/2026



Risk Factor	Description	Risk	Score
Wind Zone	Very High	H	2
Number of Storeys	2-Storey	H	2
Roof/Wall Intersection Design	Fully protected (e.g. hip and gable roof with eaves)	L	0
Eaves Width	450mm - 600mm wide	H	2
Envelope Complexity	Complex shape with multiple cladding types.	H	3
Deck Design	None	L	0
		Total Score:	**9**

Selected Claddings:
1. Masonry veneer over minimum 40mm drained cavity
2. Vertical Shiplap Timber on 20mm Drained Cavity

1 North Elevation 1:100



Risk Factor	Description	Risk	Score
Wind Zone	Very High	H	2
Number of Storeys	2-Storey	H	2
Roof/Wall Intersection Design	Fully protected (e.g. hip and gable roof with eaves)	L	0
Eaves Width	450mm - 600mm wide	H	2
Envelope Complexity	Complex shape with multiple cladding types.	H	3
Deck Design	None	L	0
		Total Score:	**9**

Selected Claddings:
1. Masonry veneer over minimum 40mm drained cavity
2. Vertical Shiplap Timber on 20mm Drained Cavity

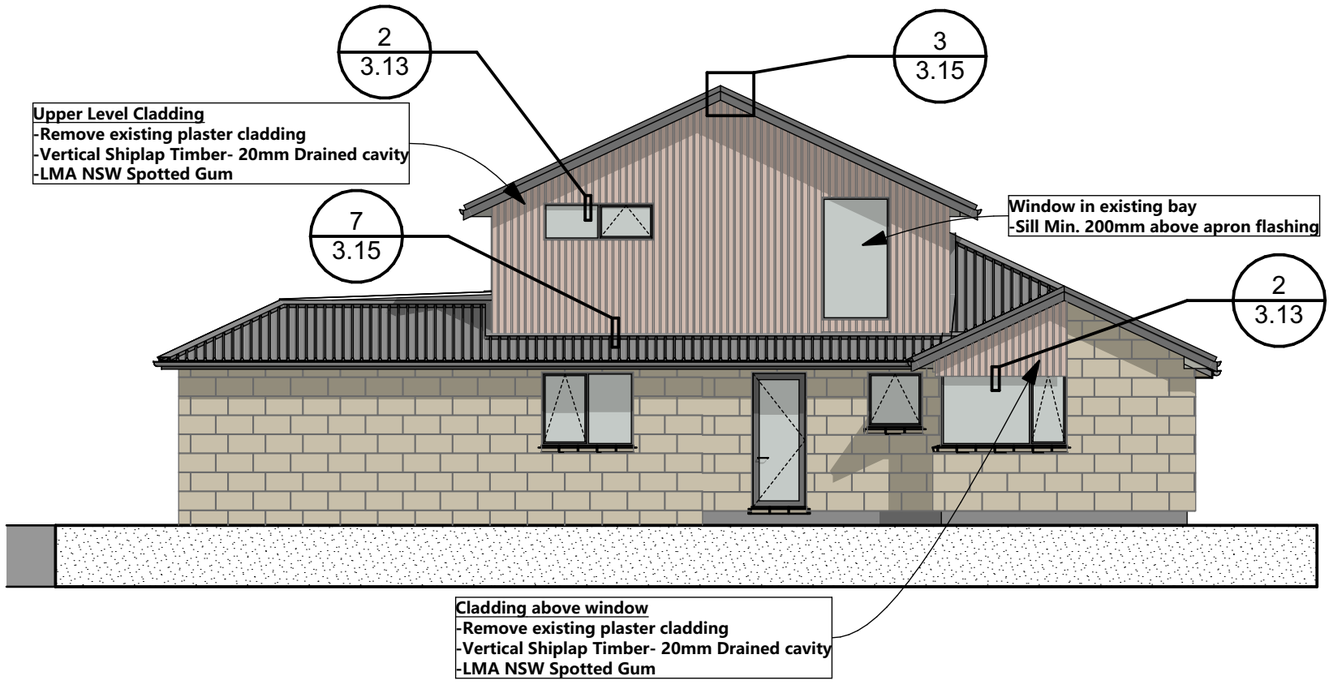
2 West Elevation 1:100

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Drawing set:	Building Consent
Sheet Number:	3.7
Sheet Title	Elevations I
Issued:	3/11/2026

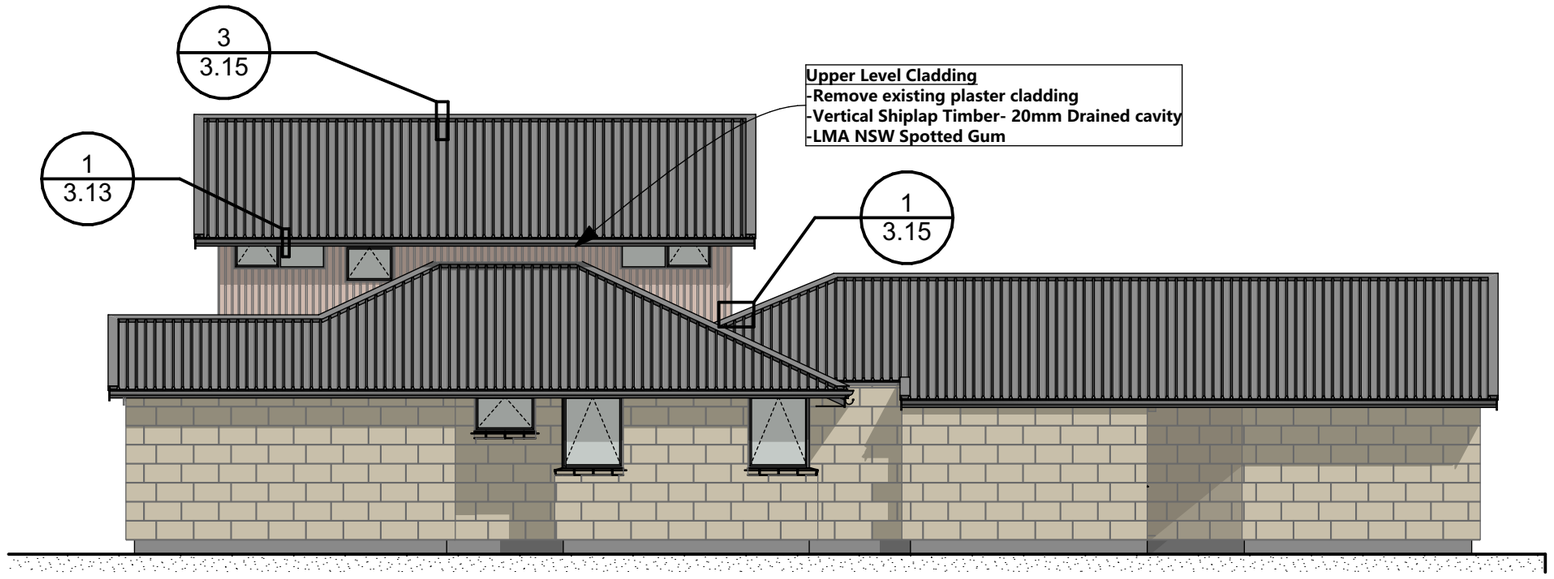


1 South Elevation 1:100

Risk Factor	Description	Risk	Score
Wind Zone	Very High	H	2
Number of Storeys	2-Storey	H	2
Roof/Wall Intersection Design	Fully protected (e.g. hip and gable roof with eaves)	L	0
Eaves Width	450mm - 600mm wide	H	2
Envelope Complexity	Complex shape with multiple cladding types.	H	3
Deck Design	None	L	0
		Total Score: 9	

Selected Claddings:

1. Masonry veneer over minimum 40mm drained cavity
2. Vertical Shiplap Timber on 20mm Drained Cavity



2 East Elevation 1:100

Risk Factor	Description	Risk	Score
Wind Zone	Very High	H	2
Number of Storeys	2-Storey	H	2
Roof/Wall Intersection Design	Fully protected (e.g. hip and gable roof with eaves)	L	0
Eaves Width	450mm - 600mm wide	H	2
Envelope Complexity	Complex shape with multiple cladding types.	H	3
Deck Design	None	L	0
		Total Score: 9	

Selected Claddings:

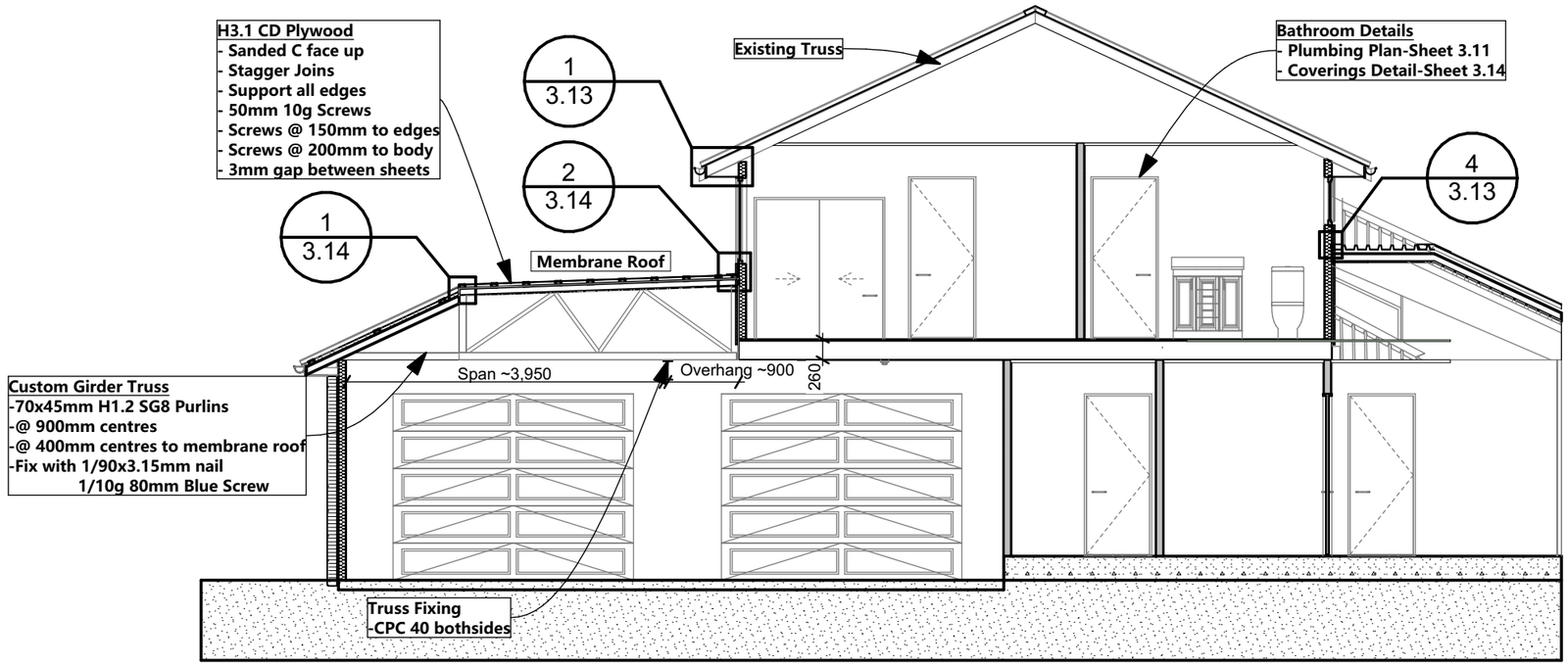
1. Masonry veneer over minimum 40mm drained cavity
2. Vertical Shiplap Timber on 20mm Drained Cavity

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Drawing set:	Building Consent
Sheet Number:	3.8
Sheet Title	Elevations II
Issued:	3/11/2026



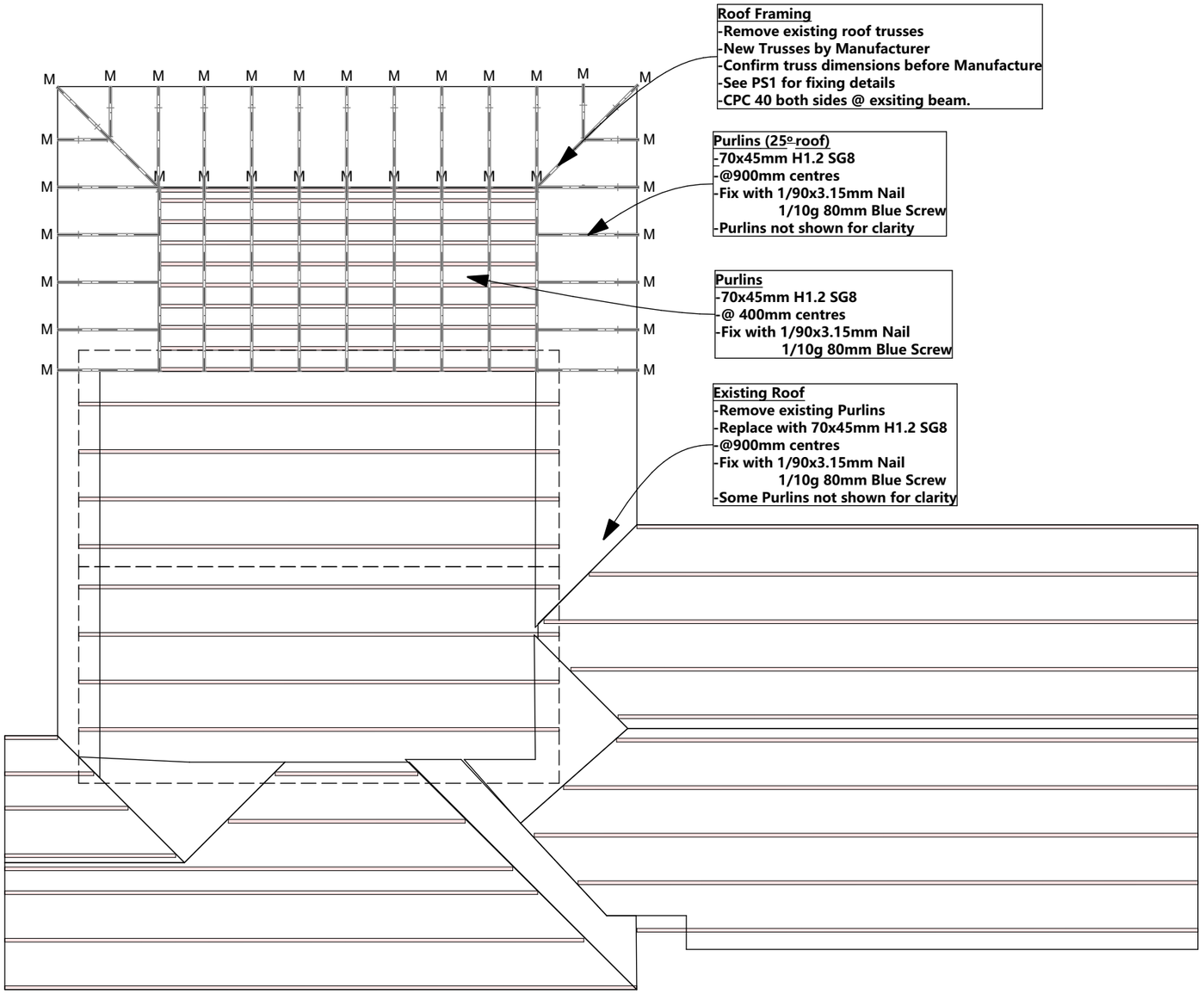
1 Section B 1:75

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Drawing set:	Building Consent
Sheet Number:	3.9
Sheet Title	Section
Issued:	3/11/2026



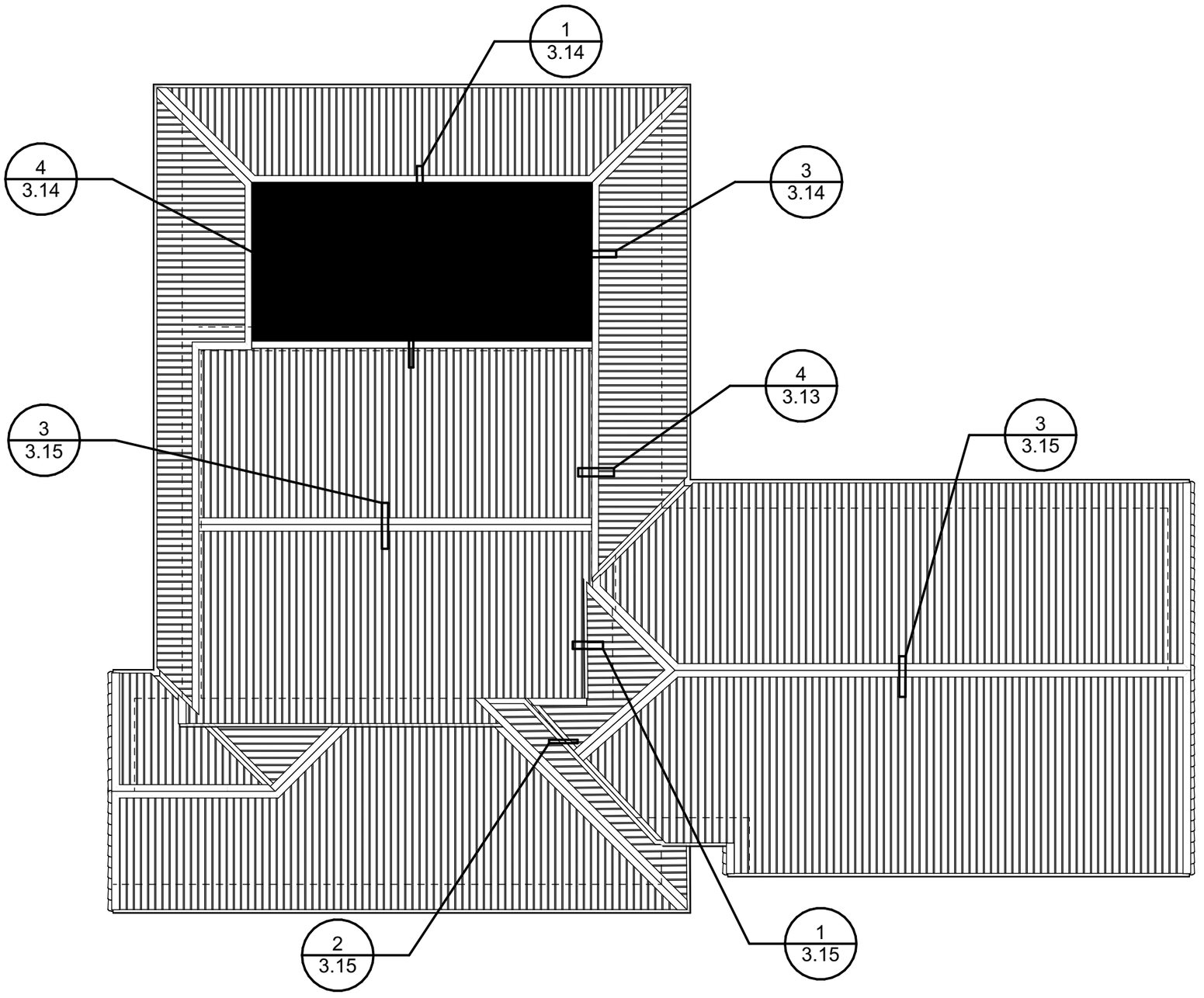
1 Roof Framing 1:100

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Client: Paul and Deborah Smith
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Drawing set:	Building Consent
Sheet Number:	3.10
Sheet Title	Roof Framing
Issued:	3/11/2026



Cladding: Roofing Industries Multidek or Dimond Dek 400
Min 0.4BMT
Roof Underlay: Thermakraft CoverTek 405
Flashing Materials: All flashing to be Min. 0.55 BMT Colour Coated Aluminium (Colorsteel Altimate)
Downpipes: Replace to match roof cladding in existing locations

Figure 54: Soaker flashing for pipe penetrations
Paragraph 8.4.17

NOTE: (1) Suitable for pipes from 86 mm to 500 mm diameter.
(2) Suitable only for roof pitches of 10° or more.

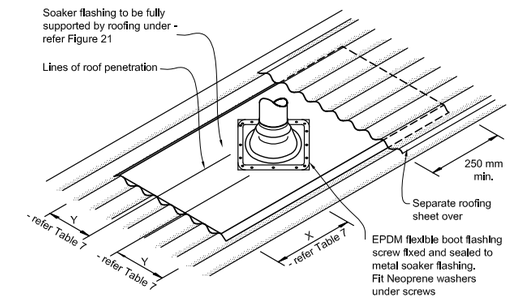
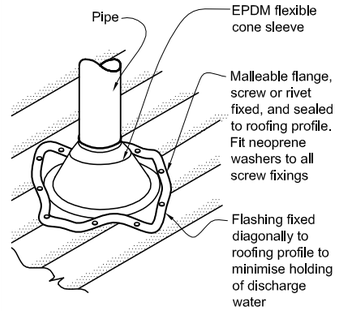


Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

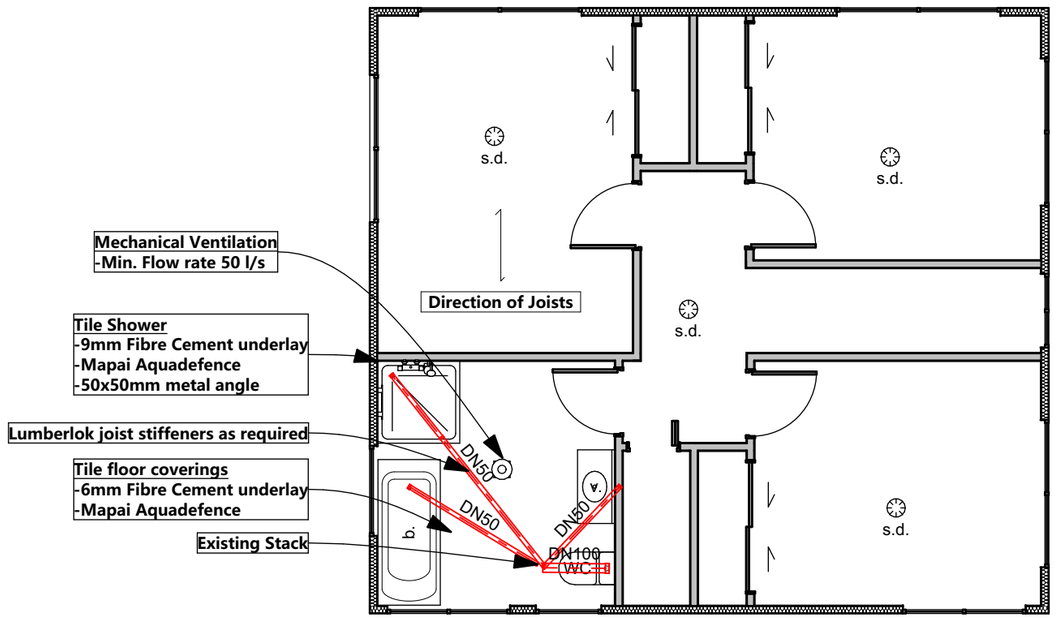
1 Roof Cladding 1:100

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Drawing set:	Building Consent
Sheet Number:	3.11
Sheet Title	Roof Cladding
Issued:	3/11/2026



1 Plumbing Plan 1:75

SANITARY FIXTURE (PVC-U AS/NZ 1260)	MIN. PIPE DIA.	MIN. GRADE
Basin	40mm	1:40
Kitchen Sink/Dish Washer	50mm	1:40
Bath	40mm	1:40
Shower	40mm	1:40
WC	100mm	1:60
SEWER PIPE	100mm	1:60

Pipe materials for Hot & Cold Water Supply:

Hot & Cold Water:	Relevant Standard:
Copper	NZS3501
Polybutylene	AS/NZS 2642: Part 1,2 and 3
Cold Water Only:	
PVC-U	AS/NZS 1477
Polyethylene	NZS 7601, NZS 7602, NZS 7610, NZS 4129, NZS 4130

Stormwater Pipes
Material: PVC-U (AS/NZS 1260 or AS/NZS 1254)

MIN. PIPE DIA.	MIN. GRADE
85mm	1:90
100mm	1:120
150mm	1:200

SANITARY FIXTURE	FLOW RATE/TEMP	PIPE DIAMETER
Bath	0.3 at 45°C	15mm
Sink	0.2 at 60°C (hot)	15mm
	0.2 (cold)	15mm
Basin	0.1 at 45°C	10mm
Shower	0.1 at 42°C	20mm

PIPE DIAMETER SUPPORT(mm)	MAXIMUM DISTANCE BETWEEN	
	VERTICAL PIPE	GRADED PIPE
32 to 50	1000	500
65 to 100	1300	1000
Greater than 100	1800	1300

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Drawing set:	Building Consent
Sheet Number:	3.12
Sheet Title	Plumbing Plan
Issued:	3/11/2026

HWC
Connect to Existing

Drainage Notes
Contractor to check all dimensions on site before work begins.

All Plumbing & Drainage to comply with NZBC G12 & ASNZ 3500.2 Sanitary Plumbing

All plumbing and drainage to comply with NZBC B2/AS1 Table 1: Duribility requirements of nominated building elements.

All new supply water pipes and fittings to be Polybutylene according to AS/NZS 2642 parts 1, 2 & 3

All pipework shall be supported so as to prevent sagging at centres. Pipework shall be hung with 10 mm MS rod and two-piece brass or copper pipe brackets, arranged so as to permit final levelling after installation.

Heated pipework shall be installed so as to allow free movement under expansion without throwing excessive strain on any branch pipe or piece of equipment.

High pressure water pipework shall be firmly supported throughout and anchored at each and every change of direction.

Waste positions are approximate only & are to be confirmed prior to commencement of construction. No allowance for trap positions has been made.

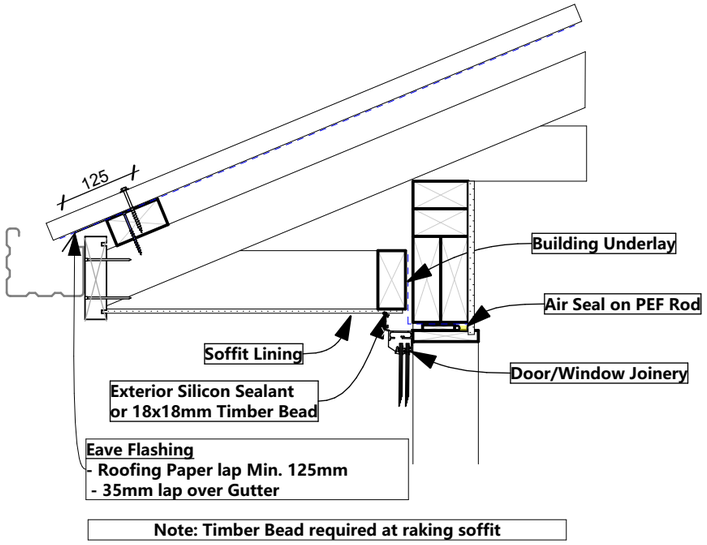
Pipes shall incorporate expansion joints in accordance with Section 6.4 AS/NZS 2032

Hot water pipes to be sized according to NZBC G12 & NZS 4305:1196
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
In climates where freezing temperatures are likely for a period of greater than 24 hours an expansion control valve is required in addition to vent pipe insulation.

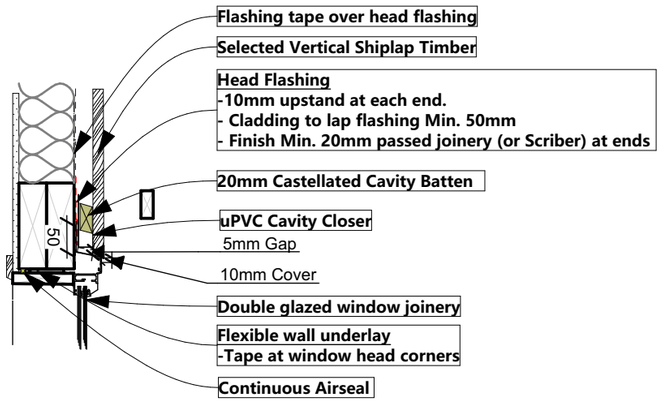
Individual fixture discharge pipes that exceed 3.5m in length are required to be vented by an air admittance valve as per NZBC G13/AS1 section 5.1 and tables 5 and 6.

All drainage piping below FFL is to be a min of DN65 @ 1:40 fall with a maximum discharge capacity of 5 units with the exception of all drainage piping receiving discharge from a WC to be increased to DN100 @ 1:60 min Fall

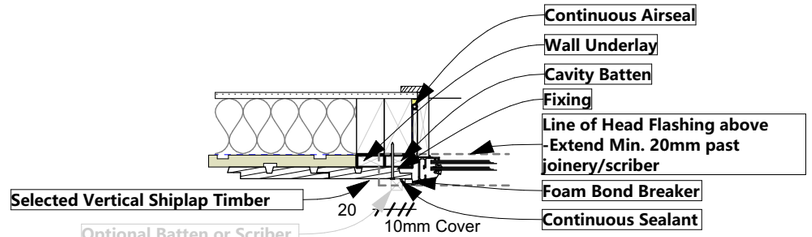
Connect to Existing Subdivision water Supply



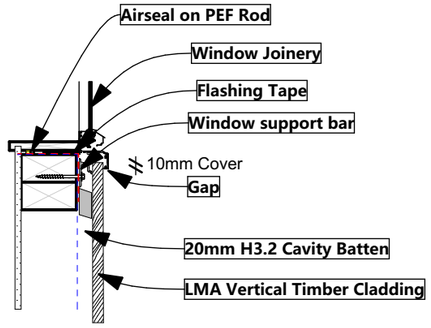
1 Window/Door Head (Soffit) 1:10



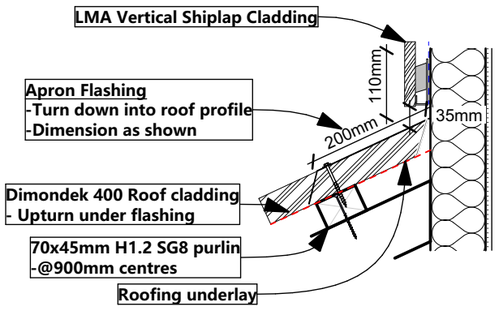
2 Window Head (Vertical Shiplap) 1:10



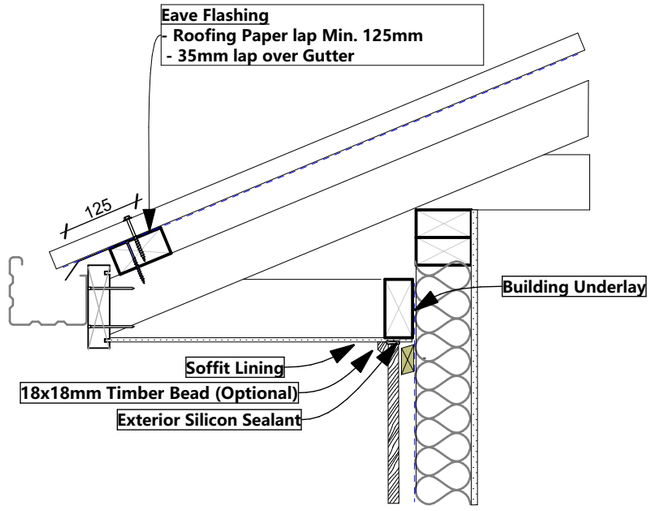
3 Window Jamb (Vertical Shiplap) 1:10



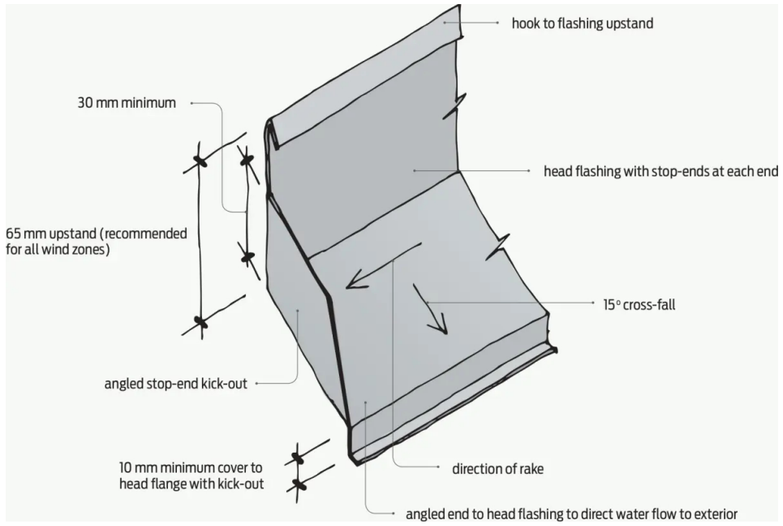
6 Window Sill (Vertical Ship Lap) 1:10



4 Roof/Cladding Junction (Apron) 1:10



5 Soffit/Cladding Junction 1:10



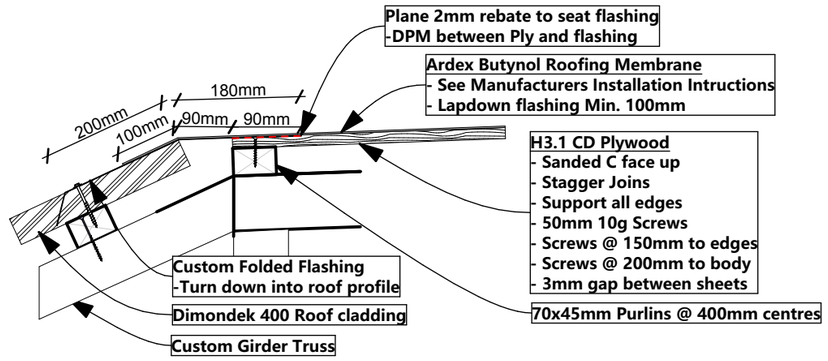
7 Raking Window Head Detail

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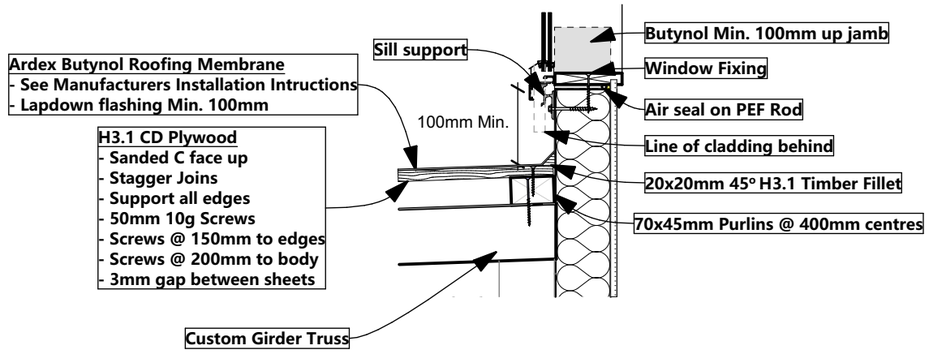
Renovation

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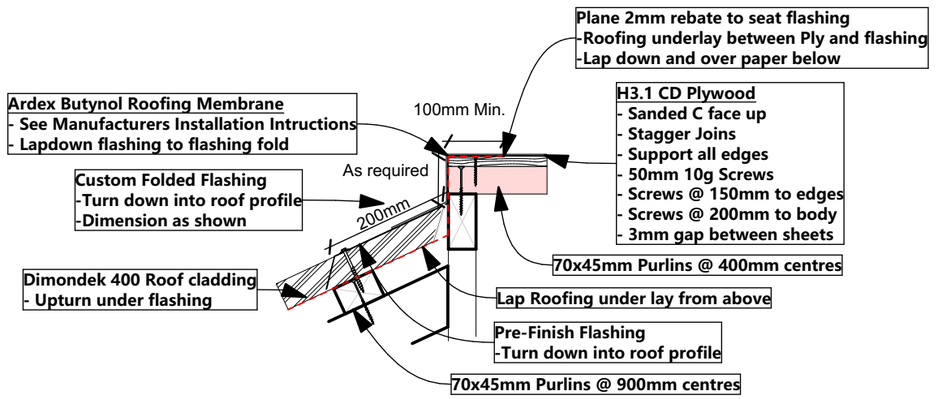
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Issued:	3/11/2026



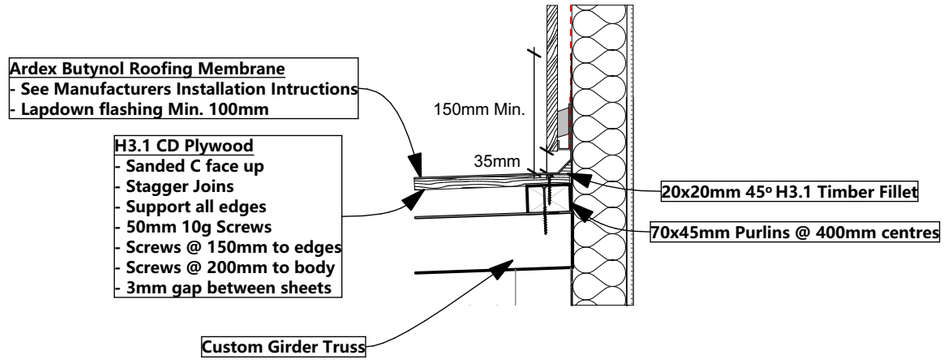
1 Change of Roof Pitch 1:10



2 Membrane Apron/Window Sill 1:10



3 Roof Cladding Junction @ Barge 1:10



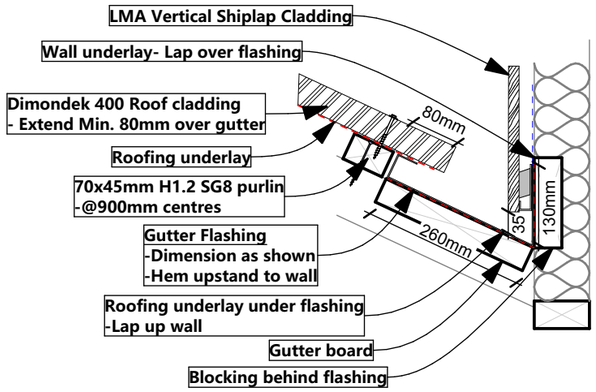
4 Membrane Apron/Cladding 1:10

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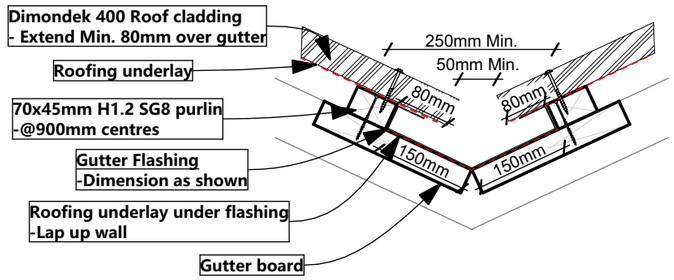
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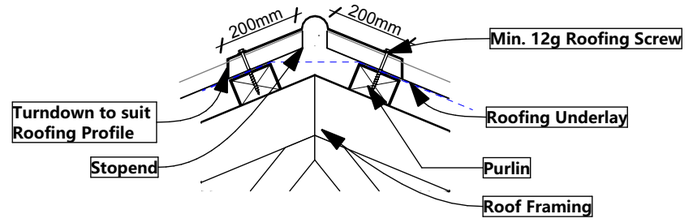
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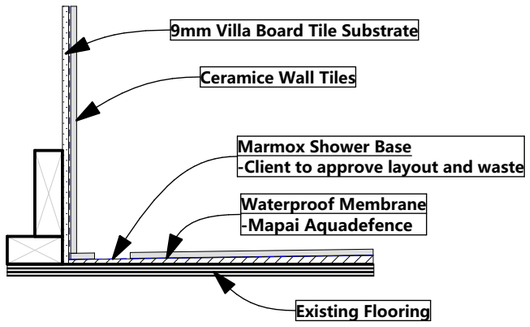
1 Internal Gutter 1:10



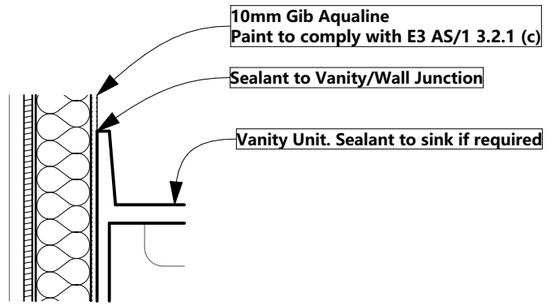
2 General Gutter 1:10



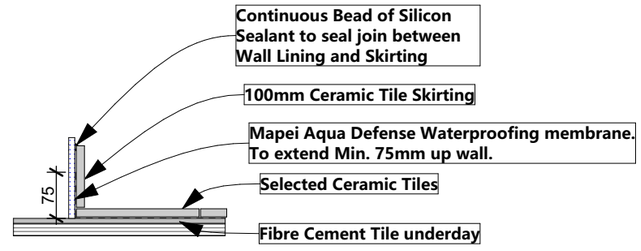
3 Ridge/Hip 1:10



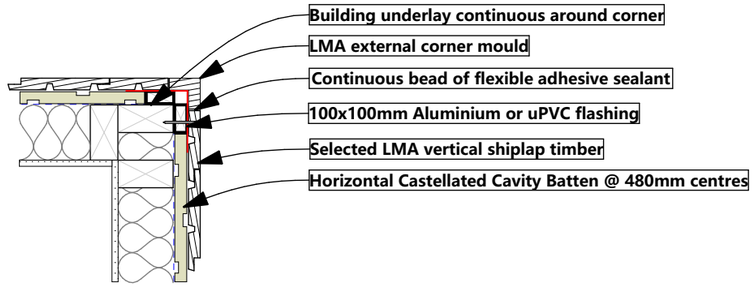
4 Shower Base 1:10



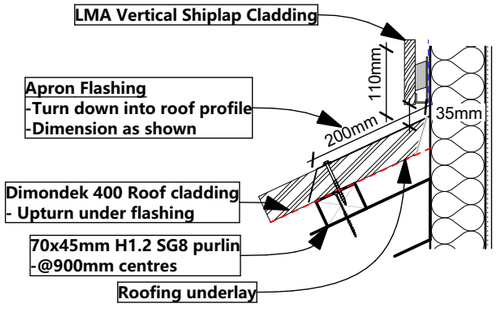
5 Sanitary Fixing 1:10



6 Wall/Floor Junction 1:10



8 External Corner (Vertical Ship Lap) 1:10



7 Roof/Cladding Junction (Apron) 1:10

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Sheet Title	Gutter/E3 Details
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