Layout Template Version 15/06

Client :
DOWLING

Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305



MATERIALS / COLOURS / LRV'S			
	Material	Colour	LRV %
Roof	Kahu Colorsteel	Flaxpod	7%
Gutter	Colorsteel	Flaxpod	7%
Gutter	Colorsteel	Flaxpod	7%
Flashings	Colorsteel	Flaxpod	7%
Joinery	Aluminum	Flaxpod	7%
Cladding 1	Kahu Colorsteel	Flaxpod	7%
Cladding 2	Timber WB	Drydens Ironsand	N/A
Cladding 3	Schist Stone	Jointed / Pointed	N/A

CONSENT AMENDMENT TABLE			
#	Date	Revised By	Brief Description
1	12.11.2026	J.MORRIS	BUILDING CONSENT
2			
3			
4			
5			

SHEET NO.	DRAWING NAME.
Sheet 1 :	Cover Sheet
Sheet 2-3 :	3D Views
Sheet 4 :	Site Plan
Sheet 5 :	Floor Plan
Sheet 6-7 :	Elevations
Sheet 8-11 :	Cross Sections
Sheet 12 :	Foundation Plan
Sheet 13 :	Drainage Plan
Sheet 14 :	Bracing Plan
Sheet 15 :	Roof Plan
Sheet 16 :	H1 Calculations
Sheet 17-18 :	Foundation Details
Sheet 19-21 :	Tiled Shower Details
Sheet 22 :	Garage Door Details
Sheet 23-28 :	Wall Cladding Details
Sheet 29-35 :	Roof & Soffit Details

NOTE

COLOUR 3D RENDERS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN, INCLUDING LANDSCAPING, LAYOUT, COLOURS, MATERIALS AND PROFILES, MAY VARY.

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CONSENT

Cover Sheet

Client :
DOWLING

Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Drawn By	Scale at A3
J.Morris	
DATE	Sheet
12/11/2026	1
Revision	OF
1	35

Note:
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Cladding 3	Schist Stone	Jointed / Pointed	N/A

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CONSENT

3D VIEWS

Client :
DOWLING

Proposed Dwelling at:
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12/11/2026	**2**
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1	**35**

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CONSENT

3D VIEWS

Client :
DOWLING

Proposed Dwelling at:
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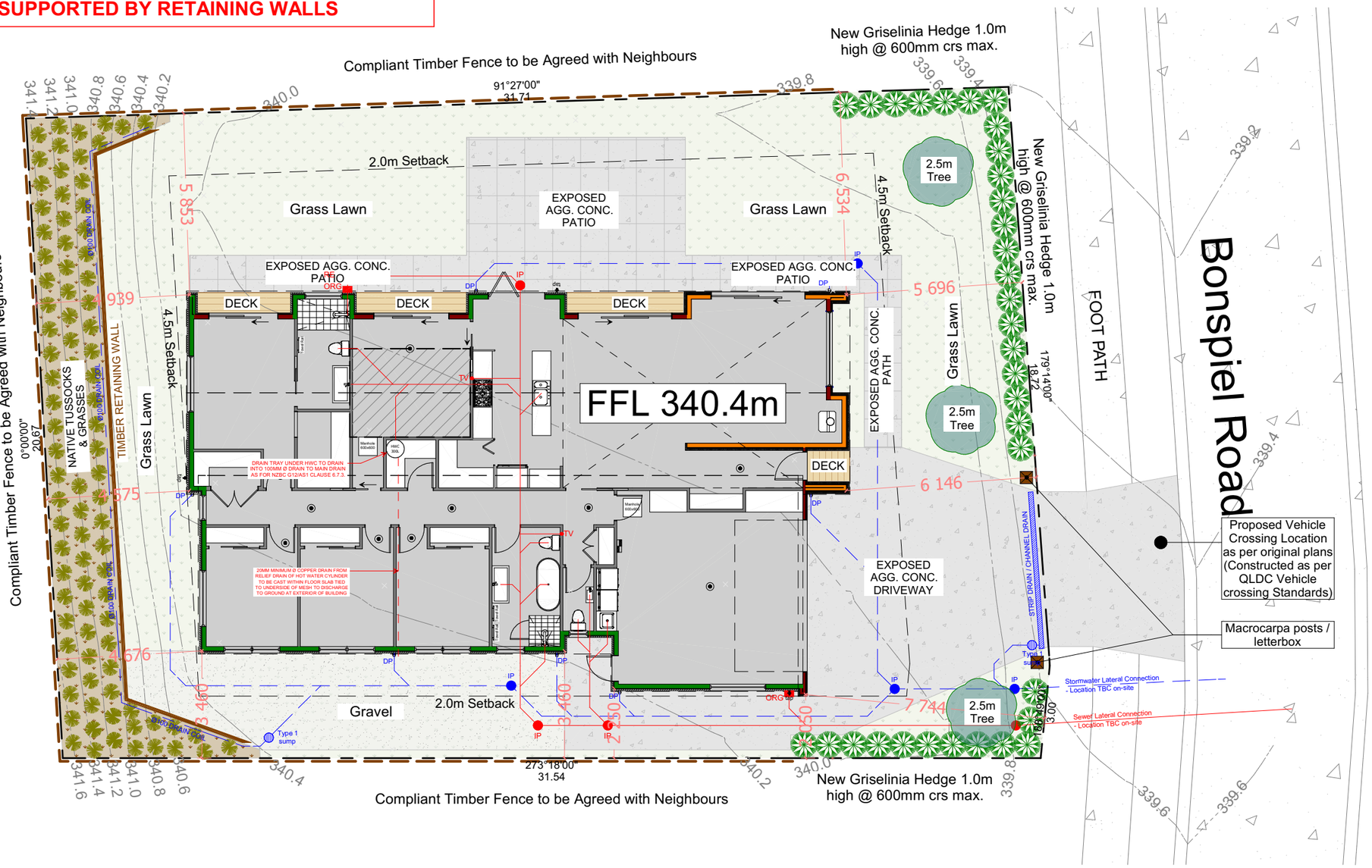
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IMPORTANT NOTE

ALL RETAINING WALLS, DRIVEWAYS, DECKS AND LANDSCAPING ARE NOT APART OF THIS CONSENT

ALL RETAINING WALLS ARE UNDER 1.5M AND FALL UNDER BC EXEMPT WORK AND COMPLY WITH DISTRICT PLAN RULE - 25.5.18.2 EARTHWORKS SUPPORTED BY RETAINING WALLS



EARTHWORKS	
Proposed F.F.L =	340.4m
Proposed Cut =	100m³
Proposed Fill =	50m³
Combined Earthworks =	150m³

SITE INFORMATION	
Zone	Northlake Special
Wind	Very High
Earthquake	3
Durability	B
Snow	N5 at 340m (up to 1.5kPa)

BUILDING AREA AND SITE COVERAGE	
Net Site Area =	674m²
Proposed Building Area =	231.32 m²
Proposed Site Coverage =	34.32%

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CONSENT

Site Plan

Client :
DOWLING

Proposed Dwelling at:
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NORTHLAKE, WANAKA 9305

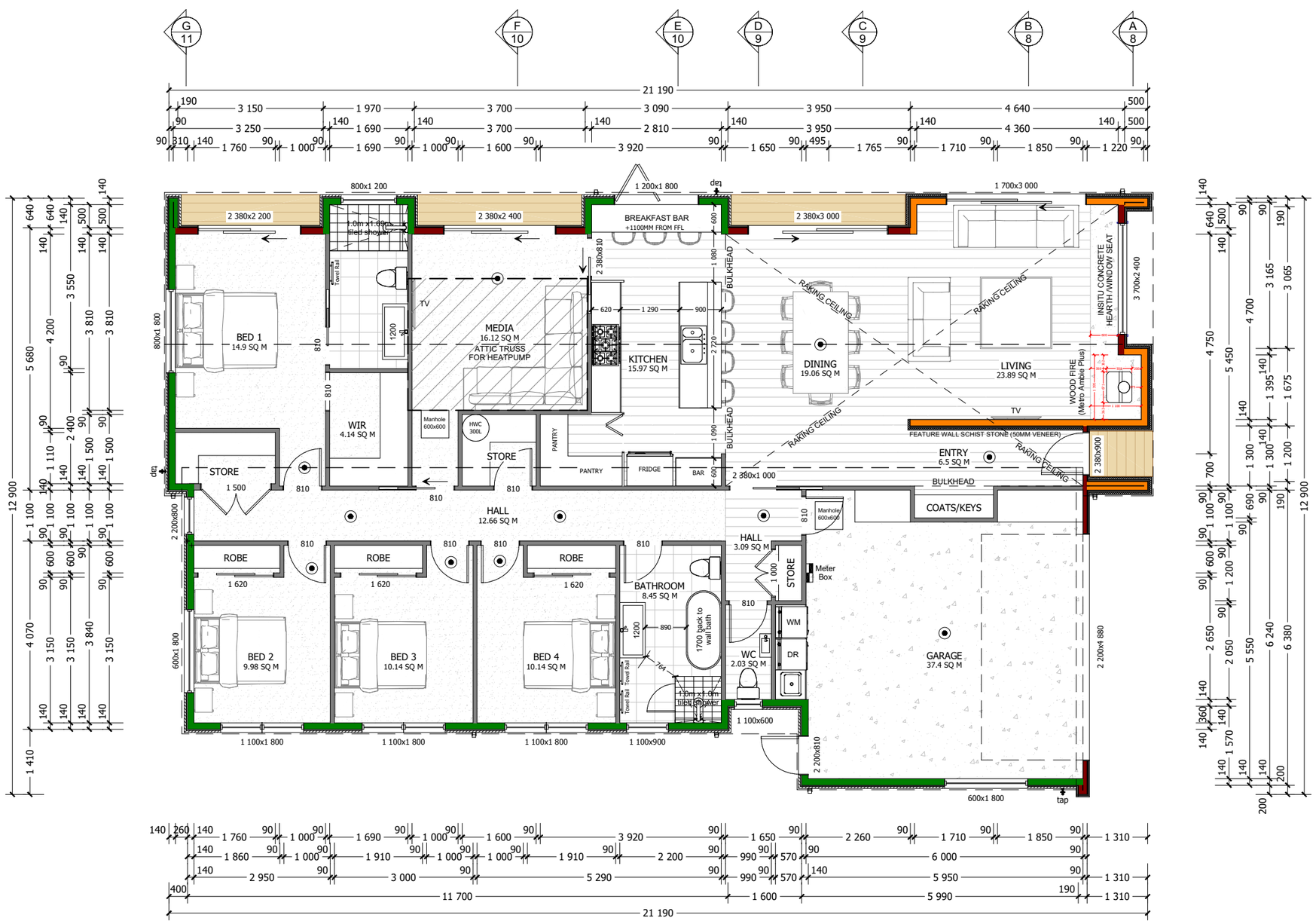
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Key To Elevations



GENERAL FLOOR PLAN NOTES

SMOKE ALARMS
Smoke Alarms to be interconnected and fitted in all sleeping areas, livings spaces, hallways, landings and on Escape Routes as indicated. Refer to Construction Schedule in the Specification for more information.

MISCELLANEOUS:
Dimensions shown are to the frame,
GIB thickness not shown.
Refer to Construction Schedule (Page 2 & 3 of Specification) for additional construction information.
Entry through external doors
Mechanical ventilation
Air Seals to have PEF rod & low expansion foam
All windows and doors centered in room unless shown otherwise

FOUNDATION SYSTEM
NZS3604 20 Series Concrete Block
with 20MPA 100mm Slab with 50mm Poly Insulation
(Read In conjunction with Specfic Engineers Details)

WALL FRAMING -designed to Very High wind zone

Stud Height:	2570mm, 3100mm, 4800mm
Exterior & Interior	
Loadbearing wall:	140x45mm studs @ 400, 480 & 600 mm crs
Dwangs Ext:	140x45 @ 300,480 & 800mm crs
Non loadbearing:	90/140x45mm studs @ 600 mm
Dwangs Int:	90/140x45mm @ 800mm crs max

LINTELS AND BEAMS
Lintels and beams can be found on the Truss Design

BUILDING WRAP
Mason Uni Plus Building Wrap
(Ecoply to Parapet & Gables)

WINDOWS & DOORS

Internal Height:	2200mm
Type:	MDF
External Height:	2200mm & 2380mm
Type :	Double Glazed, Low E Thermally Broken Alu. Joinery

INSULATION

Wall -	R4.0 Wall Batts
Ceiling -	R5.0 Ceiling Batts

WALL AND CEILING LININGS

Wall -	Standard 10mm GIB (unless required for bracing)
Ceiling -	Standard 13mm GIB 13mm GIB Aqualine (bathrooms)
Bathroom -	10mm GIB Aqualine
Corner Finish -	Square
Ceiling Finish -	Square Stopped

Architraves = 90mm / Skirtings = 60mm

FLOOR FINISHES
Carpet, Laminate Planking & Tiles
(Under Tile Heating to Bathrooms & WC)

WATER HEATING
HWC 300L

KITCHEN COOKTOP
Electric

GUTTER/FASCIA/DOWNPIPES/SOFFITS

Gutter -	Metal Half Round Gutter
Fascia -	Metal Fascia
Downpipes -	Colorsteel 80mm Ø
Soffits -	Hardiflex 4.5mm

MATERIALS / COLOURS / LRV'S

	Material	Colour	LRV %
Roof	Kahu Colorsteel	Flaxpod	7%
Gutter	Colorsteel	Flaxpod	7%
Gutter	Colorsteel	Flaxpod	7%
Flashings	Colorsteel	Flaxpod	7%
Joinery	Aluminum	Flaxpod	7%
Cladding 1	Kahu Colorsteel	Flaxpod	7%
Cladding 2	Timber WB	Drydens Ironsand	N/A
Cladding 3	Schist Stone	Jointed / Pointed	N/A

GENERAL / EXTRAS

- Ducted heating (Layout By Others)
- Wood Burner (Metro Ambie Plus)
- Under Tile Flooring Heating to Bathrooms & WC

ROOF & WALL CLADDING

Roof - 4° & 35° Kahu Colorsteel Profile

Walls - Vertical Kahu Colorsteel
Vertical Timber Weatherboard
Schist Stone (50mm Veneer)

BUILDING AREA

FLOOR AREA:	231.32 m² O/F	(76.77m)
	236.82 m² OV	(77.68m)
ROOF AREA:	247.33 m²	(68.86m)
SOFFIT AREA:	16.01 m²	

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CONSENT

Floor Plan

Client : DOWLING

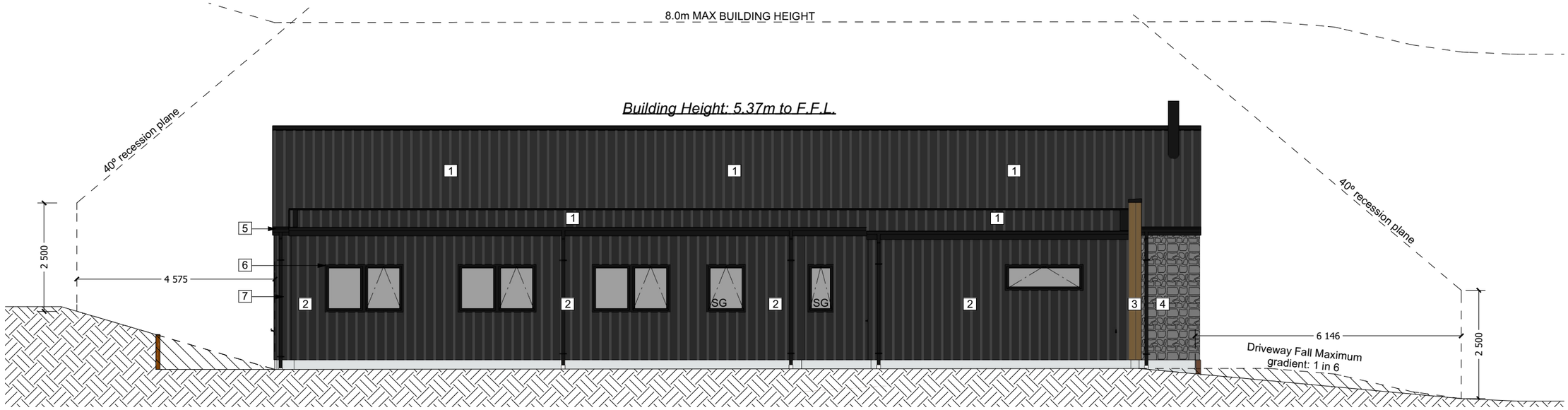
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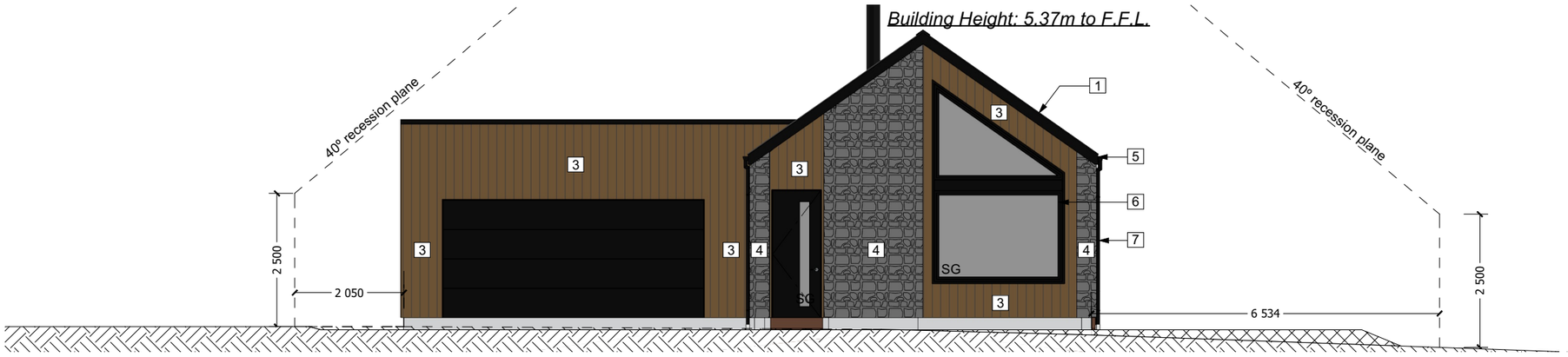
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ELEVATION A
1:100



ELEVATION B
1:100

LEGEND
1 - Kahu Colorsteel Profile over roof underlay
2 - Vertical Kahu Colorsteel
3 - Vertical Timber Weatherboard
4 - Schist Stone (50mm Veneer)
5 - Metal Fascia and Gutter System
6 - Aluminum Joinery
6 - Colorsteel Downpipe

GENERAL ELEVATION NOTES
Air Barrier to unlined wall and gables, refer to the Construction Schedule in the Specification for type.
Driveway to fall from 20mm max below garage rebates (By Others).
Safety Glass and Safety Stays to be Installed on all windows to be compliant as per NZS 4223.3:2016
Key SS: Security Stay SG: Safety Glass

MATERIALS / COLOURS / LRV'S			
	Material	Colour	LRV %
Roof	Kahu Colorsteel	Flaxpod	7%
Gutter	Colorsteel	Flaxpod	7%
Gutter	Colorsteel	Flaxpod	7%
Flashings	Colorsteel	Flaxpod	7%
Joinery	Aluminum	Flaxpod	7%
Cladding 1	Kahu Colorsteel	Flaxpod	7%
Cladding 2	Timber WB	Drydens Ironsand	N/A
Cladding 3	Schist Stone	Jointed / Pointed	N/A

RISK MATRIX ASSESSMENT		
ALL ELEVATIONS		
RISK CRITERIA	**RISK**	**SCORE**
Wind Zone	V High	2
Number of Stories	Low	0
Roof Wall Junction	High	3
Eaves Width	V High	5
Building Envelope	Med	1
Decks & Balconies	Low	0
Total		11

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CONSENT

Elevations

Client :
DOWLING

Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Note:
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ELEVATION C
1:100



ELEVATION D
1:100

LEGEND

1 - Kahu Colorsteel Profile over roof underlay

2 - Vertical Kahu Colorsteel

3 - Vertical Timber Weatherboard

4 - Schist Stone (50mm Veneer)

5 - Metal Fascia and Gutter System

6 - Aluminum Joinery

6 - Colorsteel Downpipe

GENERAL ELEVATION NOTES

Air Barrier to unlined wall and gables, refer to the Construction Schedule in the Specification for type.

Driveway to fall from 20mm max below garage rebates (By Others).

Safety Glass and Safety Stays to be Installed on all windows to be compliant as per NZS 4223.3:2016

Key
SS: Security Stay
SG: Safety Glass

MATERIALS / COLOURS / LRV'S

	Material	Colour	LRV %
Roof	Kahu Colorsteel	Flaxpod	7%
Gutter	Colorsteel	Flaxpod	7%
Gutter	Colorsteel	Flaxpod	7%
Flashings	Colorsteel	Flaxpod	7%
Joinery	Aluminum	Flaxpod	7%
Cladding 1	Kahu Colorsteel	Flaxpod	7%
Cladding 2	Timber WB	Drydens Ironsand	N/A
Cladding 3	Schist Stone	Jointed / Pointed	N/A

RISK MATRIX ASSESSMENT

ALL ELEVATIONS

RISK CRITERIA	RISK	SCORE
Wind Zone	V High	2
Number of Stories	Low	0
Roof Wall Junction	High	3
Eaves Width	V High	5
Building Envelope	Med	1
Decks & Balconies	Low	0
Total		11

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CONSENT

Elevations

Client :
DOWLING

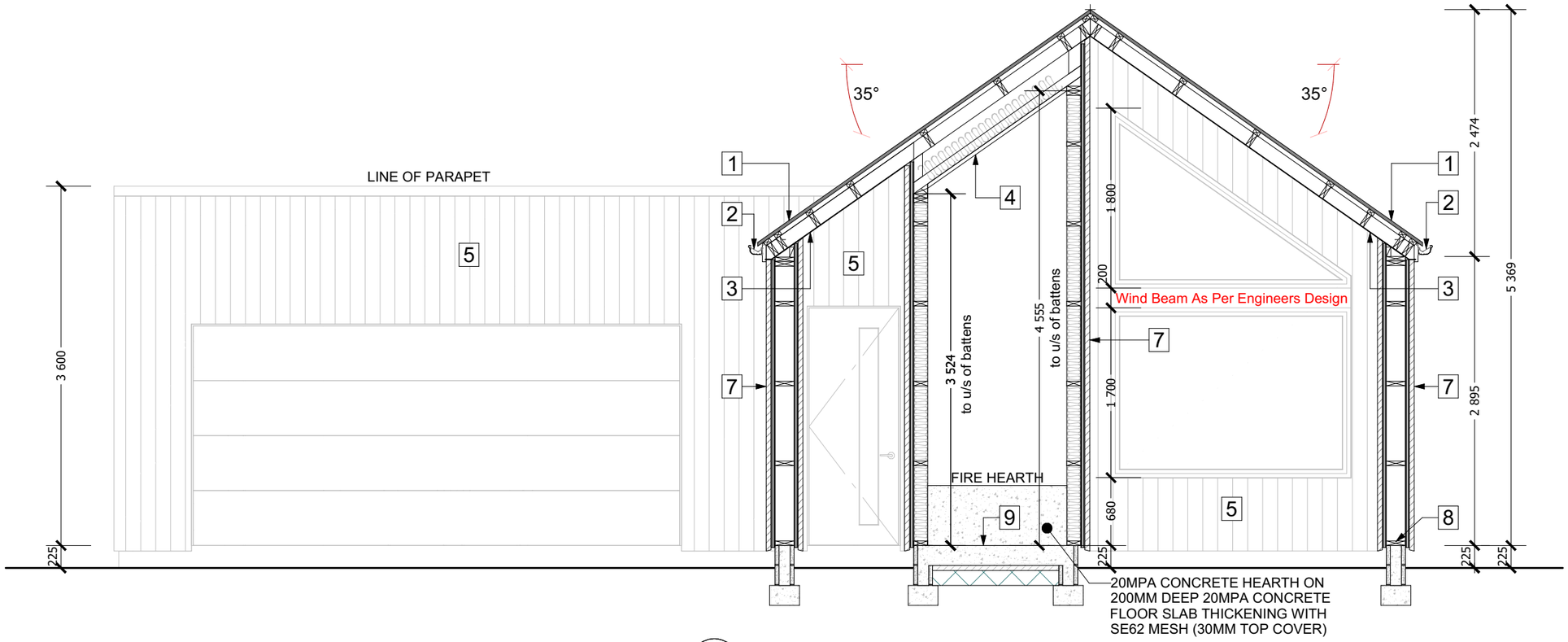
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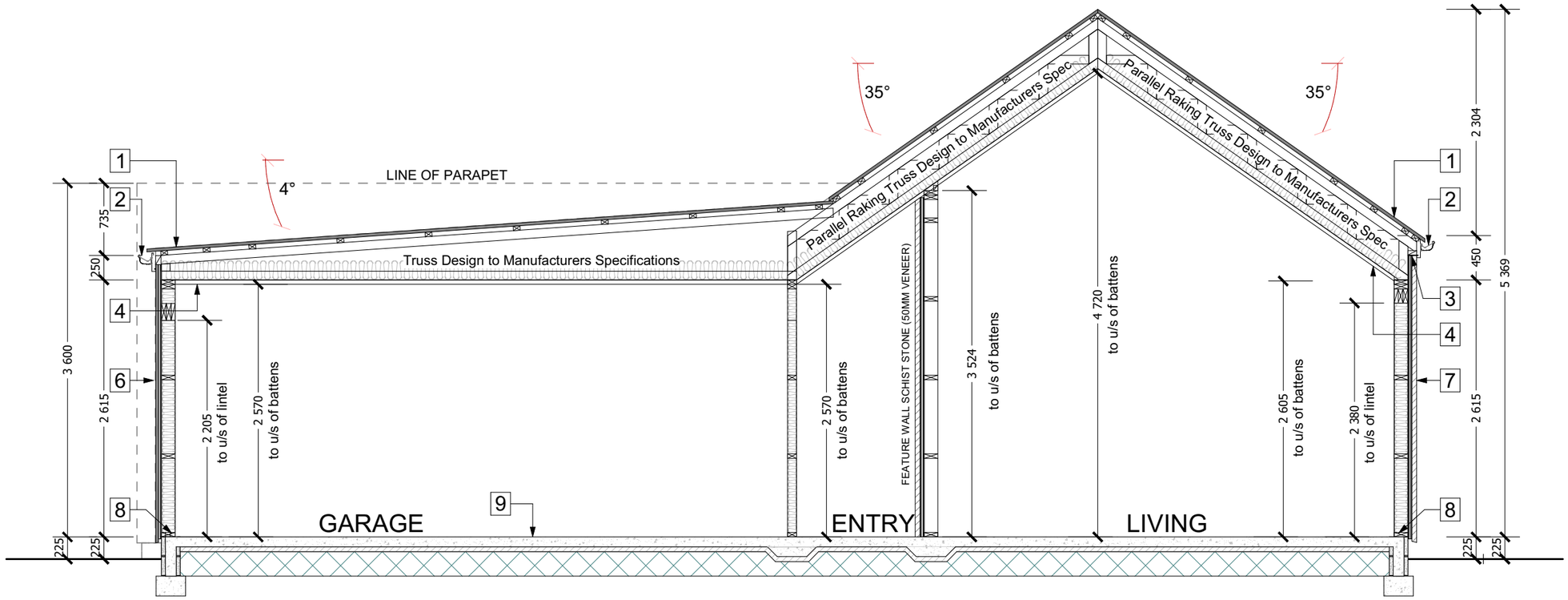
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A/5 **SECTION A** **1.50**



B/5 **SECTION B** **1.50**

GENERAL ELEVATION NOTES

Refer to the Construction Schedule (Page 2 & 3) in the Specification for further information.

LEGEND

Refer to the Construction Schedule (Page 2 & 3) in the Specification for sizing of Building Elements.
General Notes:

1 - 4° & 35° Kahu Colorsteel Profile roofing on self supporting ThermaKraft 401 roof underlay on 70x45mm SG8 H1.2 Purlins @ 900crs fixings 1/10g self-drilling screw, 80mm long

2 - Metal Fascia & Metal Half Round Gutter with 4.5mm Hardies soffit lining on 70x35mm H1.2 eaves bearers on edge fixed to ribbon board.

3 - 4.5mm Hardies Soffit lining with 90x45mm H1.2 SG8 Timber Blocking to Suit

4 - 13mm Standard GIB ceiling lining (Aqualine to wet areas) to underside of Rondo metal ceiling battens @ 600 crs with R3.2 Pink Batts insulation.

5 - Vertical Timber Weatherboard over 20mm cavity over Building Wrap. Refer to Products Specifications on stud framing with R4.0 Batts insulation & 10mm Std.GIB wall lining (Aqualine to wet areas).

6 - Vertical Kahu Colorsteel over 20mm cavity over Building Wrap. Refer to Products Specifications on stud framing with R4.0 Batts insulation & 10mm Std.GIB wall lining (Aqualine to wet areas).

7 - Schist Stone (50mm Veneer) over 9mm Eternal Pan over 20mm cavity over Building Wrap. Refer to Products Specifications on stud framing with R4.0 Batts insulation& 10mm Std. GIB wall lining (Aqualine to wet areas).

8 - Bottom Plate Fixings: Mitek Screw Bolts bottom plate fixing anchors as per manufactures spec's@900mm crs on all external walls and within 150mm of each end of the bottom plate.75mmx4mmØ shot fired fastners @ 900mm crs and within 150mm of each end of the bottom plate to interior load bearing walls. DPC between bottom plate & floor slab (Refer to MiTek spec's attached for specific bottom plate fixing details required for bracing lintels)

9 - NZS3604 20 Series Concrete Block with 20MPA 100mm Slab with SE62 wire mesh (30mm top cover) with 50mm Poly Insulation on DPM on 25mm Sand Binding on 200mm Min or AP40 or Similar. (Read In conjunction with Specfic Engineers Details)

WALL FRAMING

Designed to Very High wind zone

Stud Height:	2570mm, 3100mm, 4800mm
Exterior & Interior Loadbearing wall:	140x45mm studs @ 400, 480 & 600 mm crs
Dwangs Ext:	140x45 @ 300,480 & 800mm crs
Non loadbearing:	90/140x45mm studs @ 600 mm
Dwangs Int:	90/140x45mm @ 800mm crs max

TIMBER GRADE

Timber members specified on these drawings are to be a minimum of SG8 strength graded as per NZS3604:2011

CONCRETE STRENGTH

All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2

PROTECTION OF FIXINGS

Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3

INSULATION

Wall -	R4.0 Wall Batts
Ceiling -	R5.0 Ceiling Batts

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CONSENT

CROSS SECTION

Client :
DOWLING

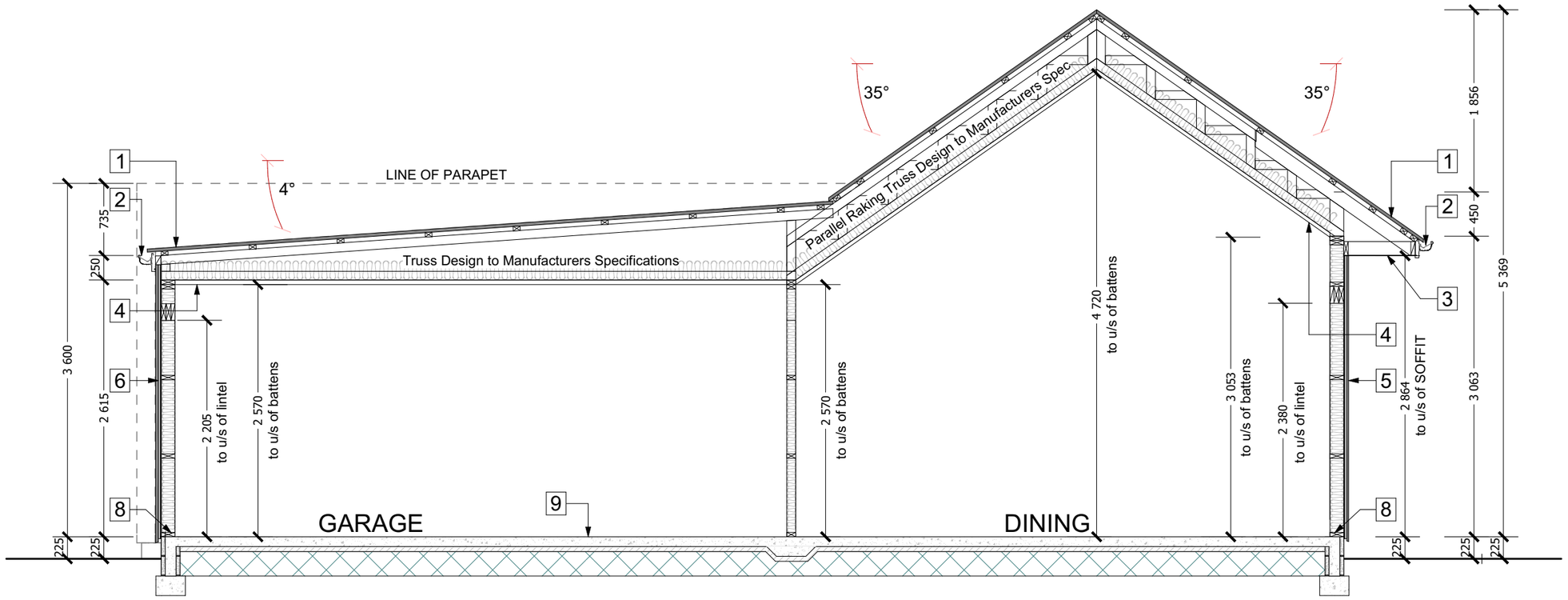
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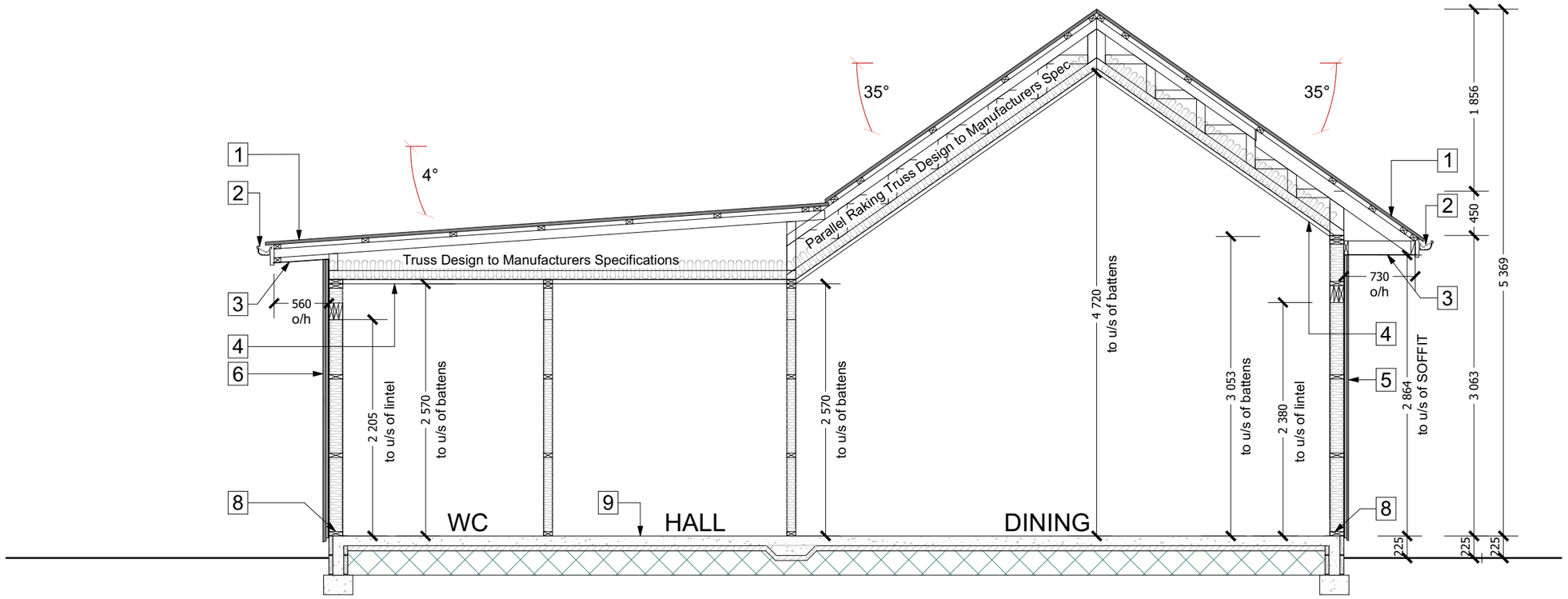
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C/5 **SECTION C**
1.50



D/5 **SECTION D**
1.50

TIMBER GRADE
Timber members specified on these drawings are to be a minimum of SG8 strength graded as per NZS3604:2011

CONCRETE STRENGTH
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2

PROTECTION OF FIXINGS
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3

INSULATION	
Wall -	R4.0 Wall Batts
Ceiling -	R5.0 Ceiling Batts

GENERAL ELEVATION NOTES

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LEGEND

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2 - Metal Fascia & Metal Half Round Gutter with 4.5mm Hardies soffit lining on 70x35mm H1.2 eaves bearers on edge fixed to ribbon board.

3 - 4.5mm Hardies Soffit lining with 90x45mm H1.2 SG8 Timber Blocking to Suit

4 - 13mm Standard GIB ceiling lining (Aqualine to wet areas) to underside of Rondo metal ceiling battens @ 600 crs with R3.2 Pink Batts insulation.

5 - Vertical Timber Weatherboard over 20mm cavity over Building Wrap. Refer to Products Specifications on stud framing with R4.0 Batts insulation & 10mm Std.GIB wall lining (Aqualine to wet areas).

6 - Vertical Kahu Colorsteel over 20mm cavity over Building Wrap. Refer to Products Specifications on stud framing with R4.0 Batts insulation & 10mm Std.GIB wall lining (Aqualine to wet areas).

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WALL FRAMING

Designed to Very High wind zone

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Exterior & Interior Loadbearing wall:	140x45mm studs @ 400, 480 & 600 mm crs
Dwangs Ext:	140x45 @ 300,480 & 800mm crs
Non loadbearing:	90/140x45mm studs @ 600 mm
Dwangs Int:	90/140x45mm @ 800mm crs max

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CONSENT

CROSS SECTION

Client :
DOWLING

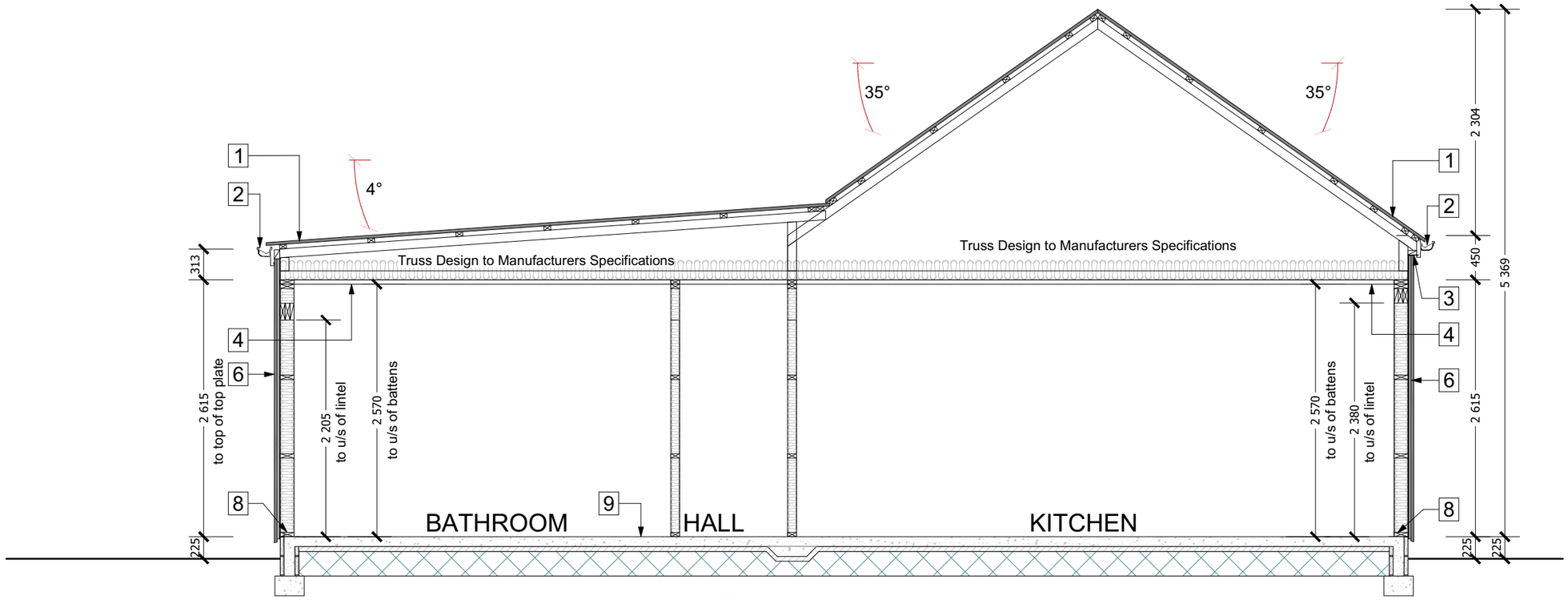
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E/5 **SECTION E**
1.50

F/5 **SECTION F**
1.50

GENERAL ELEVATION NOTES

Refer to the Construction Schedule (Page 2 & 3) in the Specification for further information.

LEGEND

Refer to the Construction Schedule (Page 2 & 3) in the Specification for sizing of Building Elements.
General Notes:

1 - 4° & 35° Kahu Colorsteel Profile roofing on self supporting ThermaKraft 401 roof underlay on 70x45mm SG8 H1.2 Purlins @ 900crs fixings 1/10g self-drilling screw, 80mm long

2 - Metal Fascia & Metal Half Round Gutter with 4.5mm Hardies soffit lining on 70x35mm H1.2 eaves bearers on edge fixed to ribbon board.

3 - 4.5mm Hardies Soffit lining with 90x45mm H1.2 SG8 Timber Blocking to Suit

4 - 13mm Standard GIB ceiling lining (Aqualine to wet areas) to underside of Rondo metal ceiling battens @ 600 crs with R3.2 Pink Batts insulation.

5 - Vertical Timber Weatherboard over 20mm cavity over Building Wrap. Refer to Products Specifications on stud framing with R4.0 Batts insulation & 10mm Std.GIB wall lining (Aqualine to wet areas).

6 - Vertical Kahu Colorsteel over 20mm cavity over Building Wrap. Refer to Products Specifications on stud framing with R4.0 Batts insulation & 10mm Std.GIB wall lining (Aqualine to wet areas).

7 - Schist Stone (50mm Veneer) over 9mm Eternal Pan over 20mm cavity over Building Wrap. Refer to Products Specifications on stud framing with R4.0 Batts insulation& 10mm Std. GIB wall lining (Aqualine to wet areas).

8 - Bottom Plate Fixings: Mitek Screw Bolts bottom plate fixing anchors as per manufactures spec's@900mm crs on all external walls and within 150mm of each end of the bottom plate.75mmx4mmØ shot fired fastners @ 900mm crs and within 150mm of each end of the bottom plate to interior load bearing walls. DPC between bottom plate & floor slab (Refer to MiTek spec's attached for specific bottom plate fixing details required for bracing lintels)

9 - NZS3604 20 Series Concrete Block with 20MPA 100mm Slab with SE62 wire mesh (30mm top cover) with 50mm Poly Insulation on DPM on 25mm Sand Binding on 200mm Min or AP40 or Similar. (Read In conjunction with Specfic Engineers Details)

WALL FRAMING

Designed to Very High wind zone

Stud Height:	2570mm, 3100mm, 4800mm
Exterior & Interior Loadbearing wall:	140x45mm studs @ 400, 480 & 600 mm crs
Dwangs Ext:	140x45 @ 300,480 & 800mm crs
Non loadbearing:	90/140x45mm studs @ 600 mm
Dwangs Int:	90/140x45mm @ 800mm crs max

RAD
Riverlea Architectural Design

CONSENT

CROSS SECTION

Client :
DOWLING

Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Note:
All Dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work.

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DATE	Sheet
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TIMBER GRADE

Timber members specified on these drawings are to be a minimum of SG8 strength graded as per NZS3604:2011

CONCRETE STRENGTH

All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2

PROTECTION OF FIXINGS

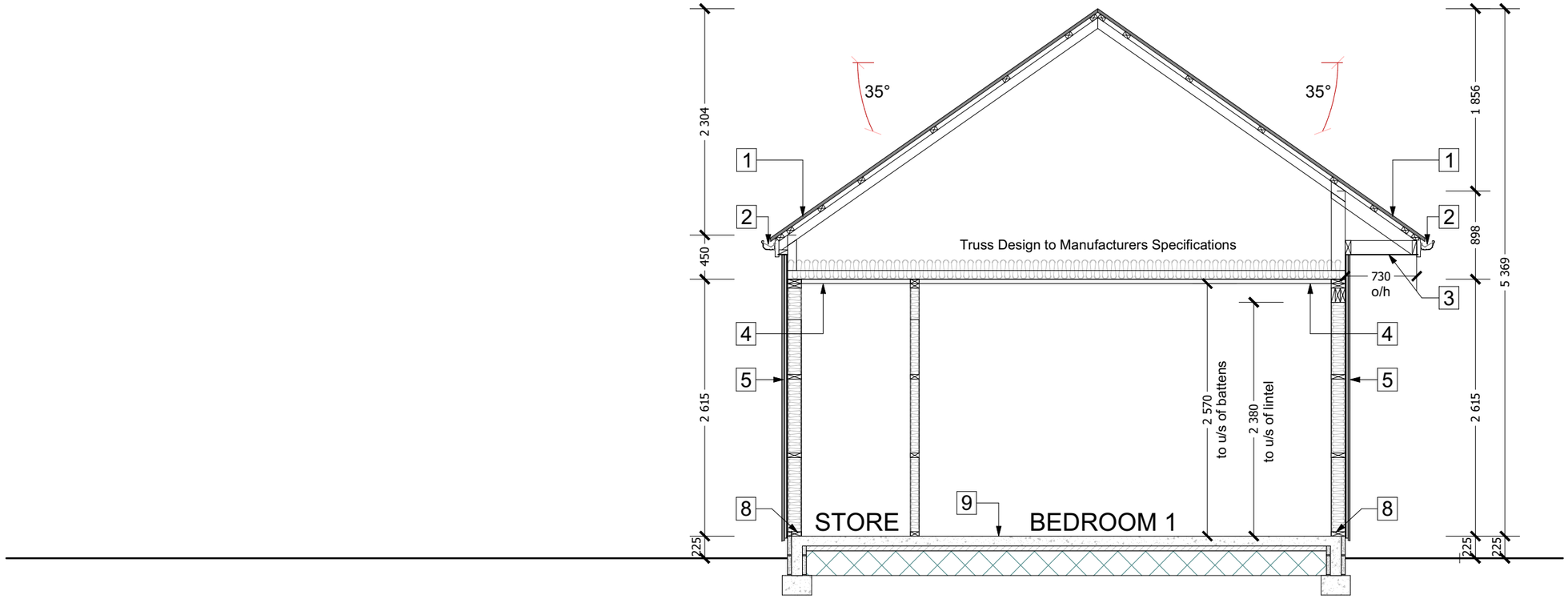
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3

INSULATION

Wall -	R4.0 Wall Batts
Ceiling -	R5.0 Ceiling Batts

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G/5 **SECTION G**
1.50

GENERAL ELEVATION NOTES

Refer to the Construction Schedule (Page 2 & 3) in the Specification for further information.

LEGEND

Refer to the Construction Schedule (Page 2 & 3) in the Specification for sizing of Building Elements.
General Notes:

1 - 4° & 35° Kahu Colorsteel Profile roofing on self supporting ThermaKraft 401 roof underlay on 70x45mm SG8 H1.2 Purlins @ 900crs fixings 1/10g self-drilling screw, 80mm long

2 - Metal Fascia & Metal Half Round Gutter with 4.5mm Hardies soffit lining on 70x35mm H1.2 eaves bearers on edge fixed to ribbon board.

3 - 4.5mm Hardies Soffit lining with 90x45mm H1.2 SG8 Timber Blocking to Suit

4 - 13mm Standard GIB ceiling lining (Aqualine to wet areas) to underside of Rondo metal ceiling battens @ 600 crs with R3.2 Pink Batts insulation.

5 - Vertical Timber Weatherboard over 20mm cavity over Building Wrap. Refer to Products Specifications on stud framing with R4.0 Batts insulation & 10mm Std.GIB wall lining (Aqualine to wet areas).

6 - Vertical Kahu Colorsteel over 20mm cavity over Building Wrap. Refer to Products Specifications on stud framing with R4.0 Batts insulation & 10mm Std.GIB wall lining (Aqualine to wet areas).

7 - Schist Stone (50mm Veneer) over 9mm Eternal Pan over 20mm cavity over Building Wrap. Refer to Products Specifications on stud framing with R4.0 Batts insulation& 10mm Std. GIB wall lining (Aqualine to wet areas).

8 - Bottom Plate Fixings: Mitek Screw Bolts bottom plate fixing anchors as per manufactures spec's@900mm crs on all external walls and within 150mm of each end of the bottom plate.75mmx4mmØ shot fired fastners @ 900mm crs and within 150mm of each end of the bottom plate to interior load bearing walls. DPC between bottom plate & floor slab (Refer to MiTek spec's attached for specific bottom plate fixing details required for bracing lintels)

9 - NZS3604 20 Series Concrete Block with 20MPA 100mm Slab with SE62 wire mesh (30mm top cover) with 50mm Poly Insulation on DPM on 25mm Sand Binding on 200mm Min or AP40 or Similar. (Read In conjunction with Specfic Engineers Details)

WALL FRAMING

Designed to Very High wind zone

Stud Height:	2570mm, 3100mm, 4800mm
Exterior & Interior Loadbearing wall:	140x45mm studs @ 400, 480 & 600 mm crs
Dwangs Ext:	140x45 @ 300,480 & 800mm crs
Non loadbearing:	90/140x45mm studs @ 600 mm
Dwangs Int:	90/140x45mm @ 800mm crs max

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Riverlea Architectural Design

CONSENT

CROSS SECTION

Client :
DOWLING

Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Note:
All Dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work.

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TIMBER GRADE

Timber members specified on these drawings are to be a minimum of SG8 strength graded as per NZS3604:2011

CONCRETE STRENGTH

All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2

PROTECTION OF FIXINGS

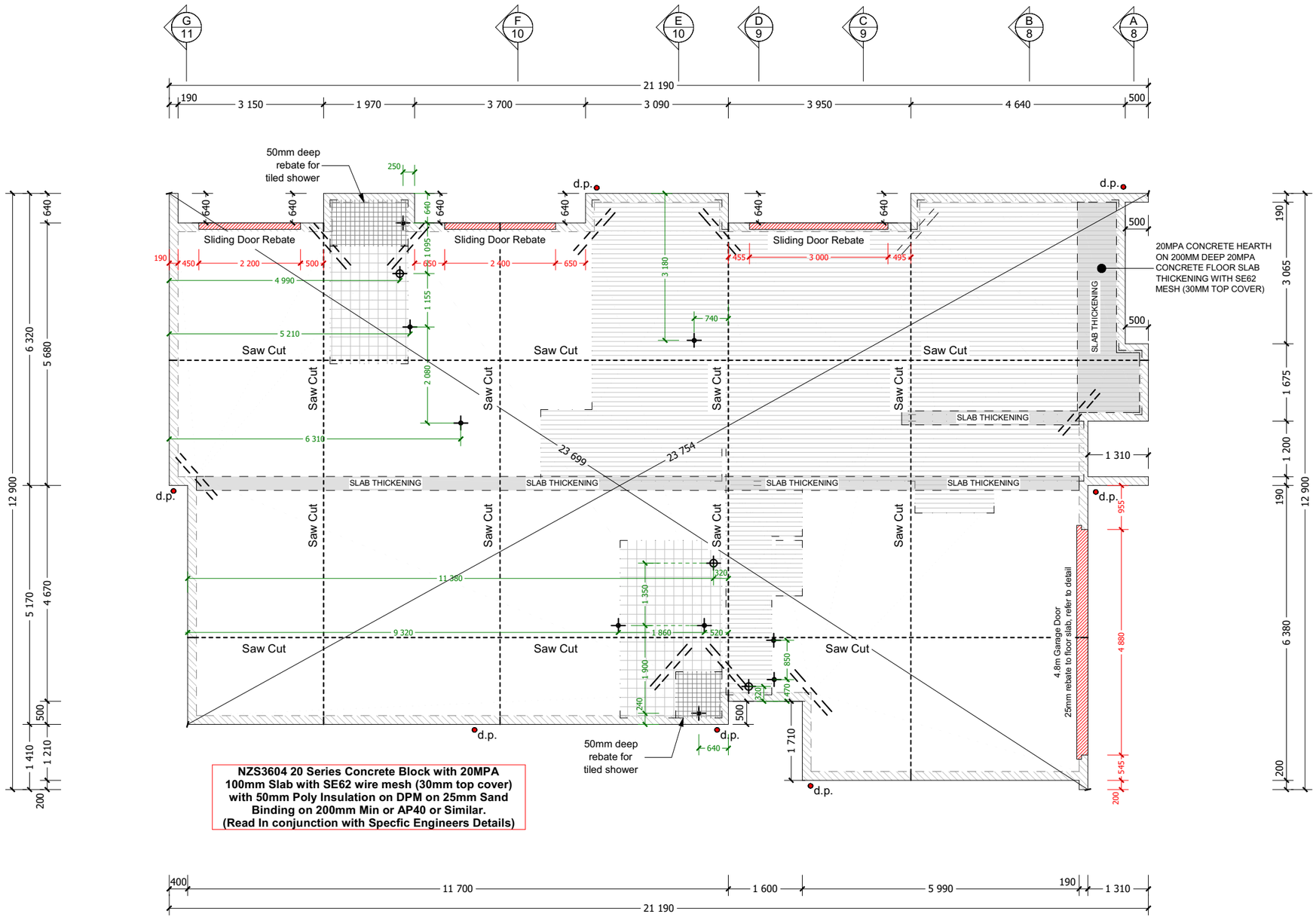
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3

INSULATION

Wall -	R4.0 Wall Batts
Ceiling -	R5.0 Ceiling Batts

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NZS3604 20 Series Concrete Block with 20MPA 100mm Slab with SE62 wire mesh (30mm top cover) with 50mm Poly Insulation on DPM on 25mm Sand Binding on 200mm Min or AP40 or Similar. (Read In conjunction with Specfic Engineers Details)

LEGEND

- Saw Cuts
- WC Riser
- Riser
- Tiled Area
- Vinyl Plank Area
- Tiled Shower
- Downpipe (d.p.)
- Internal Corner Reinforcing (2/D10 @ 1200mm long)
- Slab Thickening (FS1 - Refer to Mitek Site Guide)

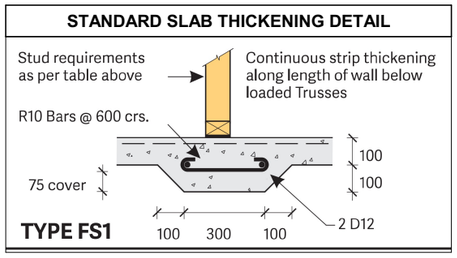
GENERAL FOUNDATION NOTES

1) All dimensions over foundation face
2) No construction joints / shrinkage control joints under marked tile areas where possible.
3) The maximum plan dimension of concrete between shrinkage control joints is 6m with mesh to slab. (Standard joint to be formed with 25mm min sawcut & free joint to be at 24m crs max & as per detail CON001AFL).
4) No saw cuts under length of load bearing and bracing walls. (As fixing may not achieve full strength if embedded in sawcuts).
5) Supplementary reinforcing to internal corners to comply with NZS 3604:2011 clause 7.5.8.6.4.
6) W/C location indicated on plan has assumed a 160mm offset from internal frame line, please consult manufacturer's documentation to confirm offset. Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs.
7) Gully trap positions indicated on ground floor plan.
8) Earth bar to be bonded to the reinforcing mesh
9) Refer to Truss design for exact location of slab thickenings
10) Flexible silicone bondage sealer to fill the saw cuts through vinyl floor areas.

BOTTOM PLATE FIXING

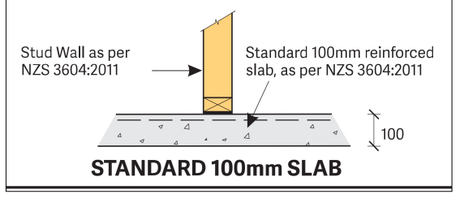
Bottom Plate Fixings: Mitek Screw Bolts bottom plate fixing anchors as per manufactures spec's @ 900mm crs on all external walls and within 150mm of each end of the bottom plate.
75mmx4mmØ shot fired fastners @ 900mm crs and within 150mm of each end of the bottom plate to interior load bearing walls.
DPC between bottom plate & floor slab (Refer to MiTek spec's attached for specific bottom plate fixing details required for bracing lintels)

STANDARD SLAB THICKENING DETAIL



TYPE FS1

STANDARD SLAB DETAIL



STANDARD 100mm SLAB

REINFORCING

All reinforcing is to be Ductility Class E, in accordance with NZS 4671

PROTECTION OF FIXINGS

Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3

CONCRETE STRENGTH

All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2

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CONSENT

FOUNDATION PLAN

Client :
DOWLING

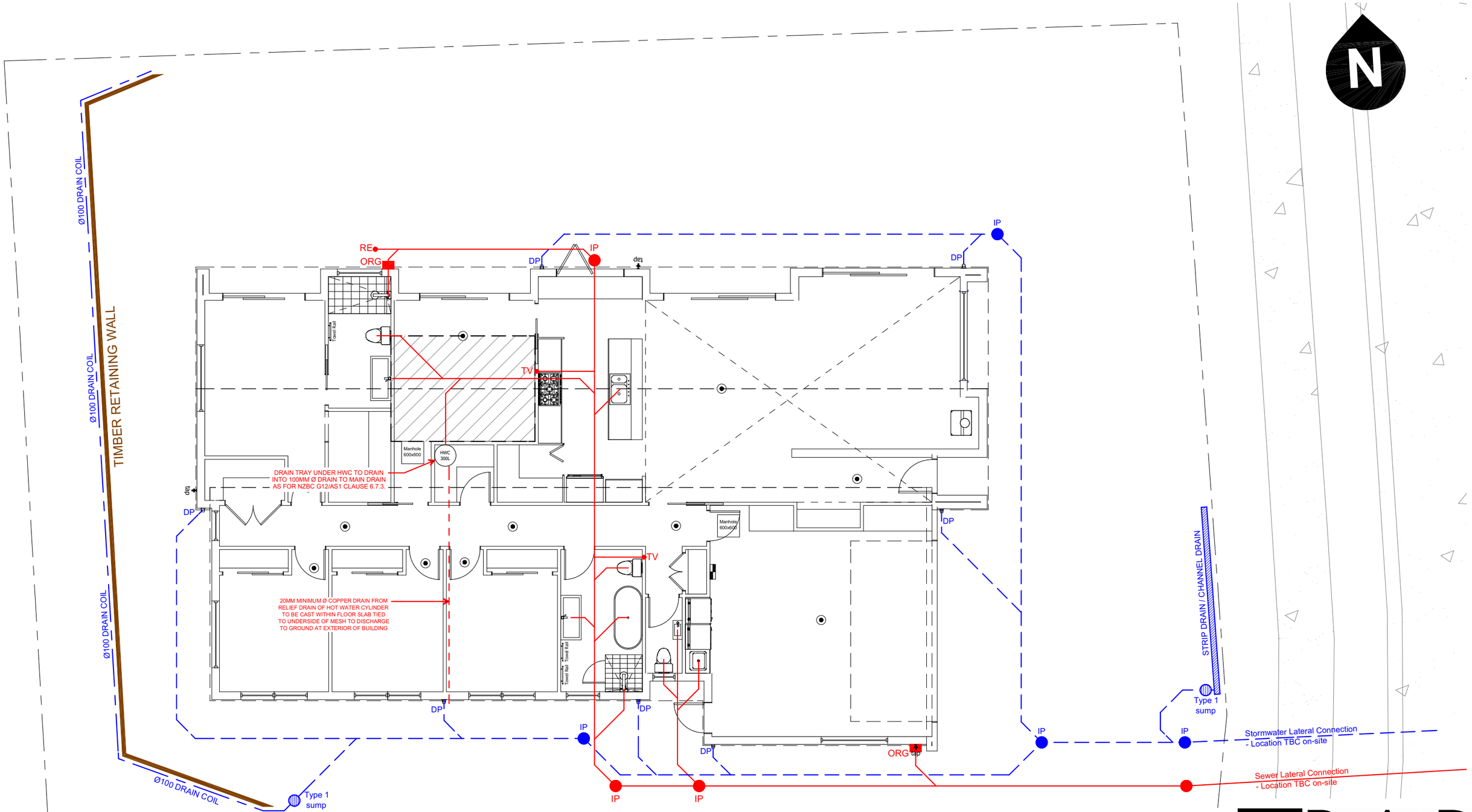
Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Note:
All Dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work.

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AS/NZS 3500	
Plumbing Schedule	AS/NZS 3500
Kitchen Sink:	Ø65mm @1:40
Bathrooms	
Vanity:	Ø65mm @ 1:40
Shower:	Ø65mm @1:40
Bath:	Ø65mm @1:40
WC:	Ø100mm @1:40
Laundry Sink:	Ø65mm @1:40 min
Drainage Schedule	AS/NZS 3500
Main Foulwater	
Vented Drain	Ø100mm @ 1:60 min.
Foulwater Vented Drain	Ø65mm @ 1:40 min.
Stormwater Drain	Ø100mm @ 1:60 min.
Drain Vent	Ø80mm
Branch Vent	Ø50mm
Heatpump	Drain over DP
Hot water Cylinder	min 20mm Copper Drain
Hot water Cylinder Drip Tray	min 40mm Drain
Services	To existing connections

LEGEND	
Sewer Pipe	
S/W Pipe	
Down Pipe	DP
Overflow Relief Gully	ORG
Rodding Eye	RE
Terminal Vent	TV
Inspection Point	IP

GENERAL DRAINAGE NOTES
Sewer and Stormwater to connect to Council Connections Location TBC onsite. All plumbing and drainage to comply with AS/NZS 3500.

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DRAINAGE PLAN

Client :
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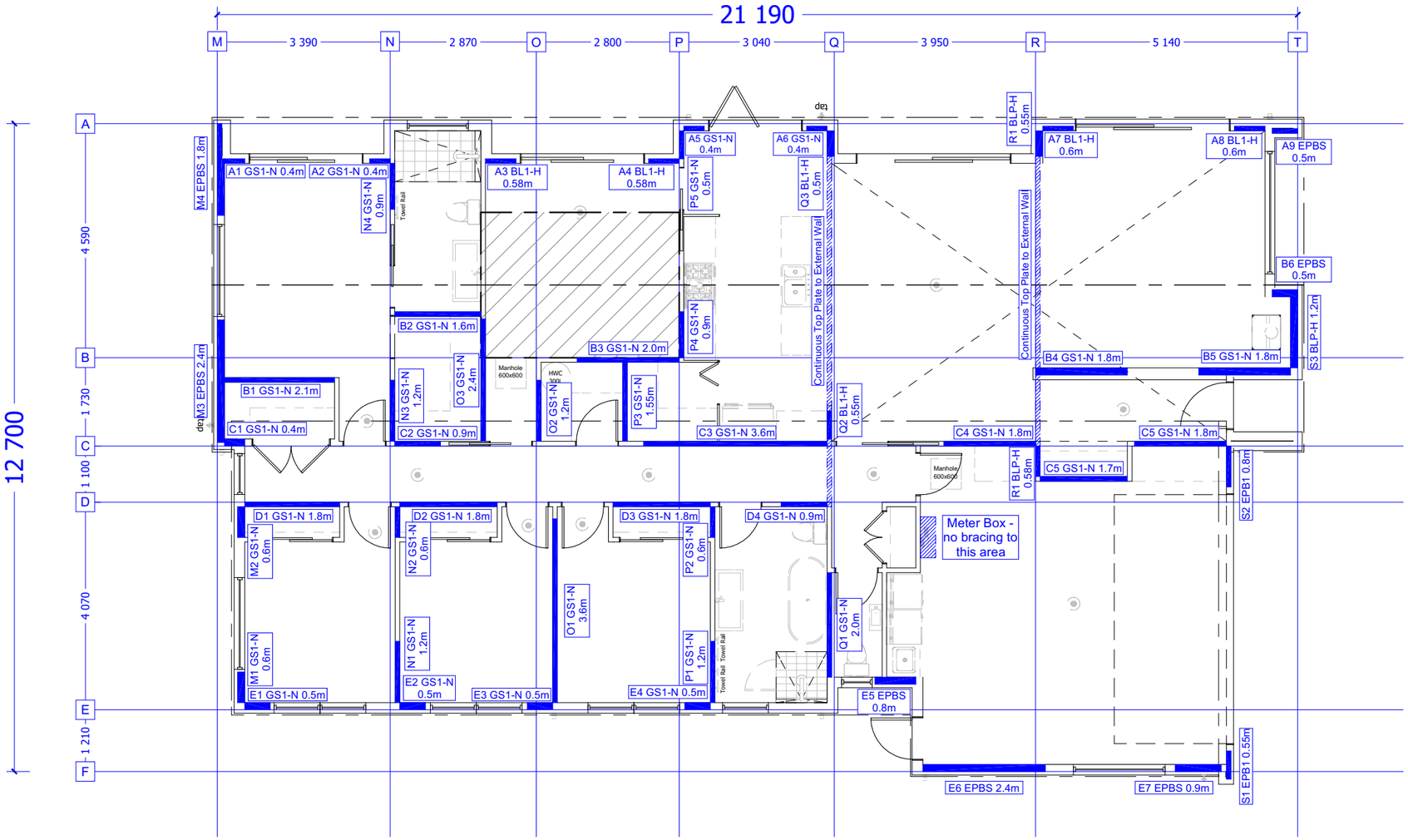
Proposed Dwelling at:
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Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

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Note:
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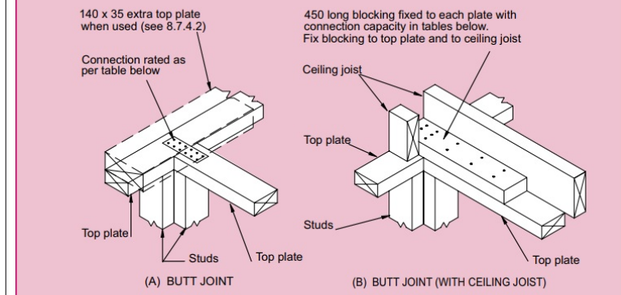
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TOP PLATE-TOP PLATE FIXINGS FOR BRACING

SECTION 8 – WALLS **NZS 3604:2011**



Capacities of metal plate joints	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

Capacities of nailed joints	
Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

NOTE – See section 4 for durability requirements.

Unless otherwise stated, all dimensions are in mm.

Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

GENERAL BRACING NOTES

Bracing plan to be read in conjunction with supplementary bracing calculations

Refer to the supporting documents in the specification for purlin/batten fixing, truss fixing, stud to top plate fixing & lintel fixing schedules.

To be read in conjunction with minimal length bracing detail TAJ002AWA

BRACING SYSTEM

Wall bracing designed in accordance with NZS 3604:2011 & GIB Ezybrace system

Designed to:
Wind: Very High
Earthquake: 3

LEGEND

- A — Brace Line Label
- M1 GS1-N 1.1m — Brace Length
- Brace Type
- Brace Number
- Area of Brace Element

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BRACING PLAN

Client :
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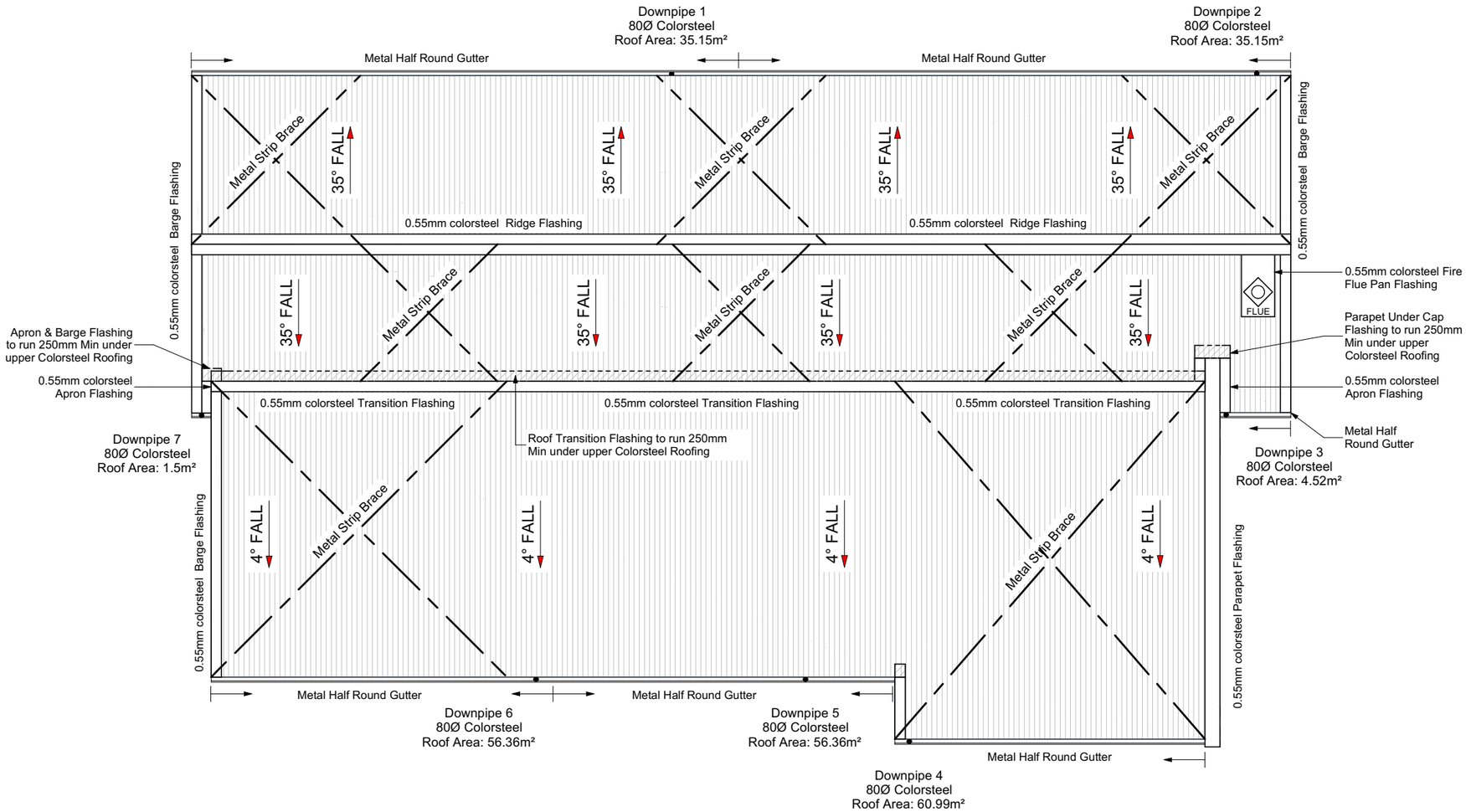
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NORTHLAKE, WANAKA 9305

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GENERAL ROOF PLAN NOTES

Refer to the Construction Schedule (Page 2 & 3) in the Specification and the manufacturer's specification attached for additional gutter and down pipe rainfall catchment area calculations.

LSB - Roof Plane Bracing as per nzs3604 (Figure: 10.22)

ROOF CLADDING

Roof - 4° & 35° Kahu Colorsteel Profile on Thermakraft 401 roof underlay

TRUSS FIXINGS

Refer to the Truss design for truss fixings

PURLINS OR BATTENS

70x45 sg8 H1.2 @ 900 crs, fixings 1/10g self-drilling screw, 80mm long.
End span of purlins to be 600 crs. as per e2 Table 11.

TOP PLATE FIXING

Use Lumberlock top plate fixing chart attached to the main specifications to determine top plate fixings

GUTTERS

Use Metal Quad Gutter
As per NZ Metal Roof and Wall Cladding Code of Practice Version 2 section 8 the above gutter with a cross sectional area of 5550mm² can collect up to 63.06m² of 3° - 6.5° roof plan area. Refer to the specifications for exact calculations.

TIMBER GRADE

Timber members specified on these drawings are to be a minimum of strength of SG8 graded as per NZS3604:2011

PROTECTION OF FIXINGS

Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3

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ROOF PLAN

Client :
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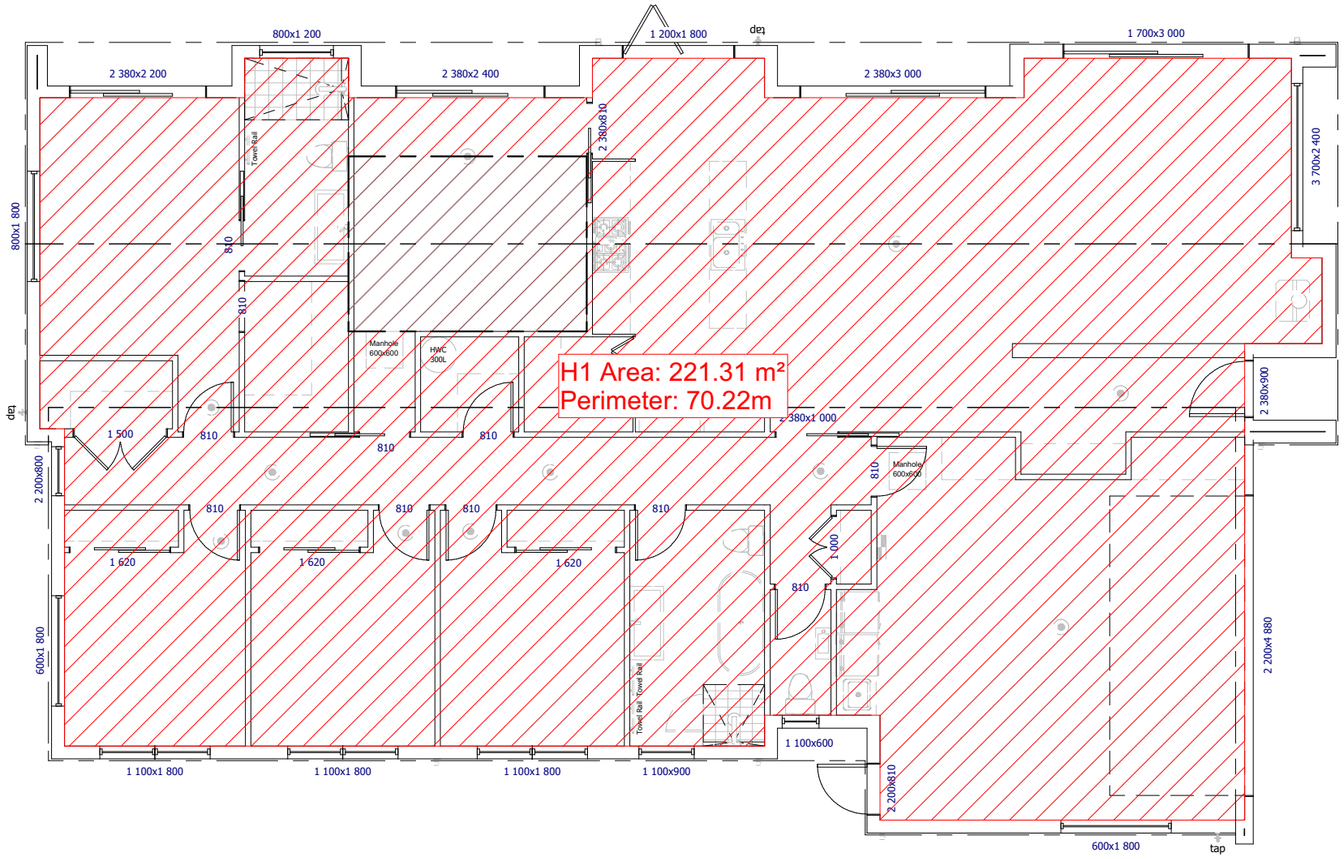
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Note:
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H1 CALCULATION SUMMARY

Refer to H1/AS1 Calculations attached to the specification for full calculation details and R Values.
Calculation Method has been used.

Insulation			
Walls -	Batts R4.0 Wall	R Value	3.09
Ceiling -	Batts R5.0 Ceiling	R Value	5.35
Floor -	100mm Slab with 50mm Poly	R Value	1.83
Glazing -	Aluminum Low E & Thermally Broken Joinery	R Value	0.50
Doors Opaque -	Front Door & Garage Door	R Value	0.74

NZBC H1/AS1 Calculated Method COMPLIES
(Refer to H1/AS1 5th Edition Calculation Method Spreadsheet)

GENERAL H1 CALCULATION NOTES

H1 Plan to be read in conjunction with supplementary H1 calculations on the draughting worksheets attached to the specification.

LINTELS

Refer to the Truss Design attached to the main specification for lintel sizes

For all other lintels refer to NZS 3604:2011 Tables 8.9 - 8.13. and/or additional engineering attached to the main specification

LINTEL FIXINGS

Refer to the Truss Design attached to the main specification for lintel fixings

For all other lintels refer to NZS 3604:2011 Table 8.14.

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H1 CALCULATIONS

Client :
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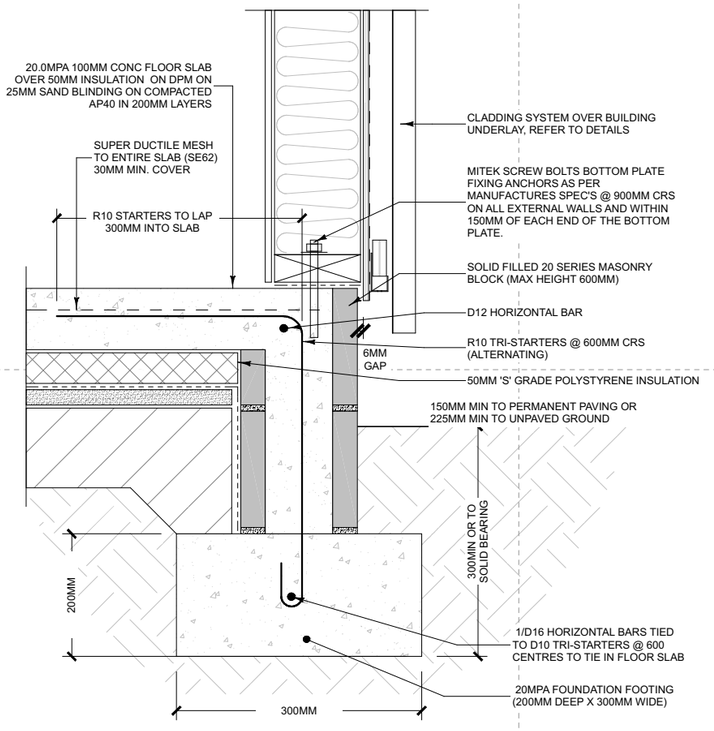
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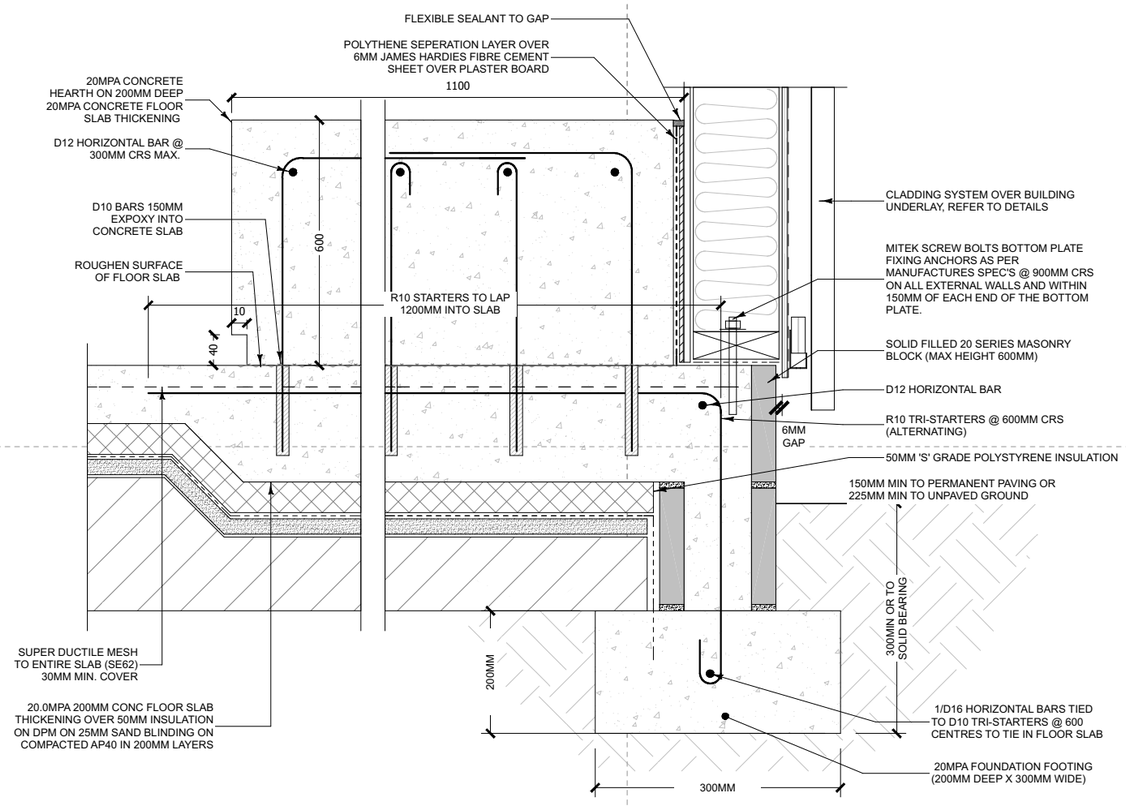
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Standard Block Foundation Detail
Scale 1:5



Fire Hearth/Seat Foundation Detail
Scale 1:5

GENERAL DETAIL NOTES

The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

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CONSENT

DETAILS

Client :
DOWLING

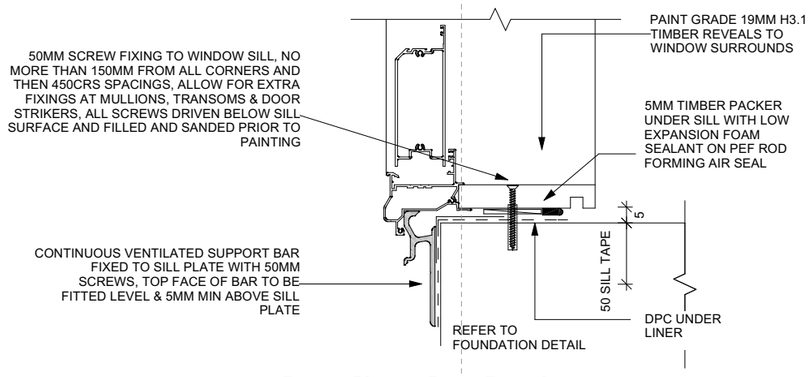
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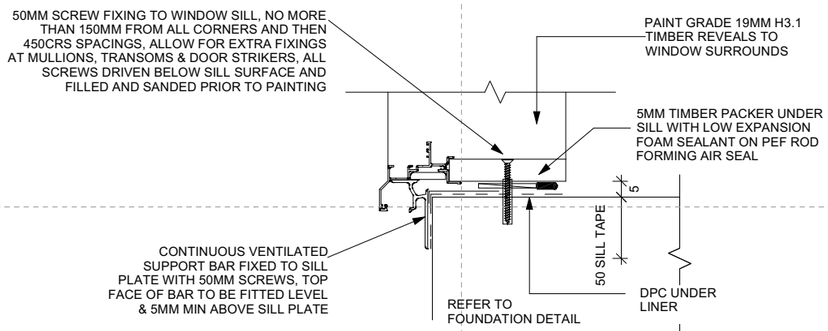
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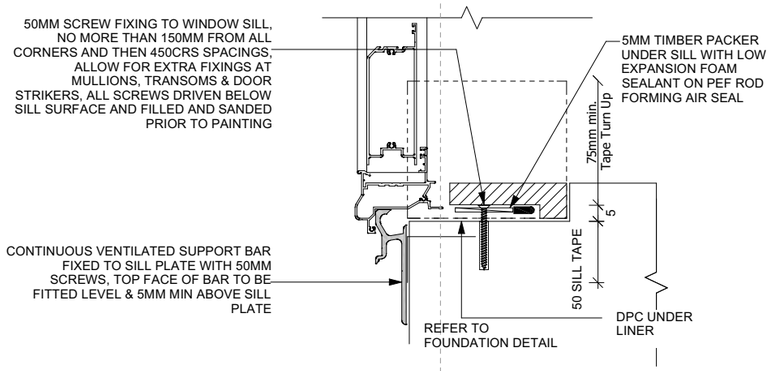
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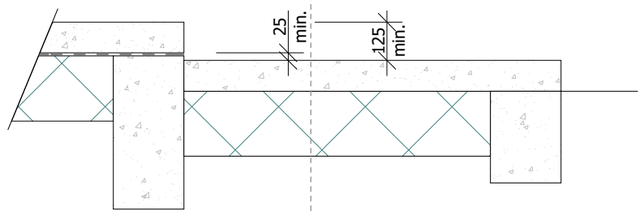
Door Sill to Slab Detail
Scale 1:5



Window Sill to Slab Detail
Scale 1:5

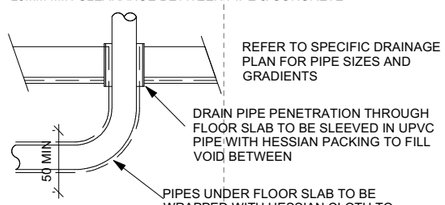


Rebated Door Jamb Detail
scale 1:5

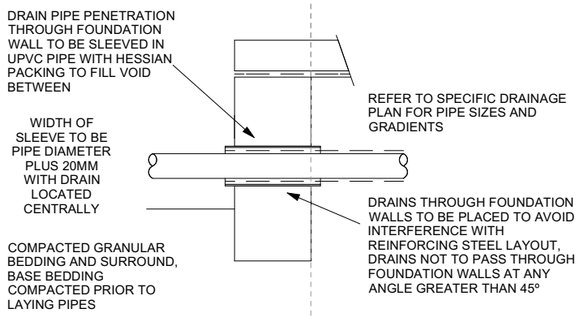


Entry Porch Step Detail
Scale NTS

ALL DRAINS UNDER FLOOR SLABS TO BE:
-LAID STRAIGHT WITH EVEN GRADIENT ALONG LENGTH OF DRAIN
-50MM MIN CLEARANCE FROM UNDERSIDE OF FLOOR SLAB
-25MM MIN CLEARANCE BETWEEN PIPE & CONCRETE



Pipe through Floor Slab
Scale 1:20



Pipe through Foundation
Scale 1:20

GENERAL DETAIL NOTES
The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

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CONSENT

DETAILS

Client :
DOWLING

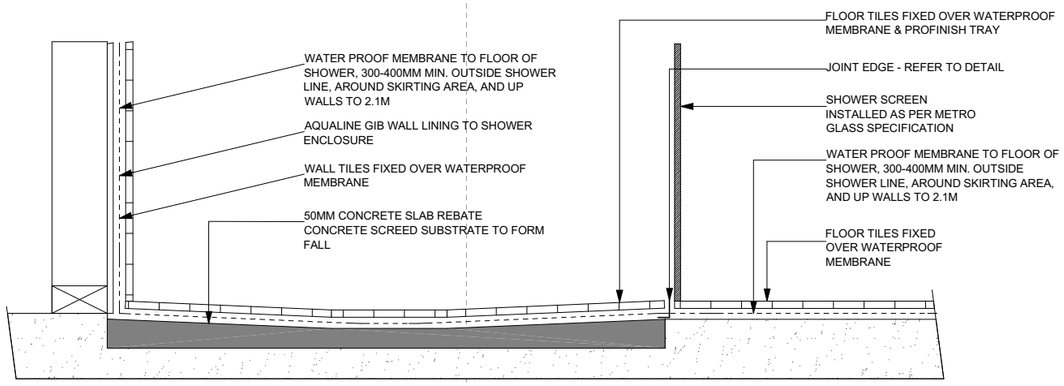
Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
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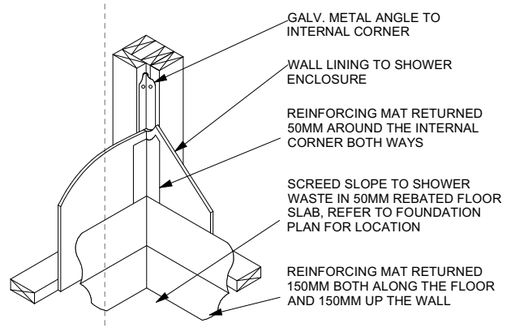
Note:
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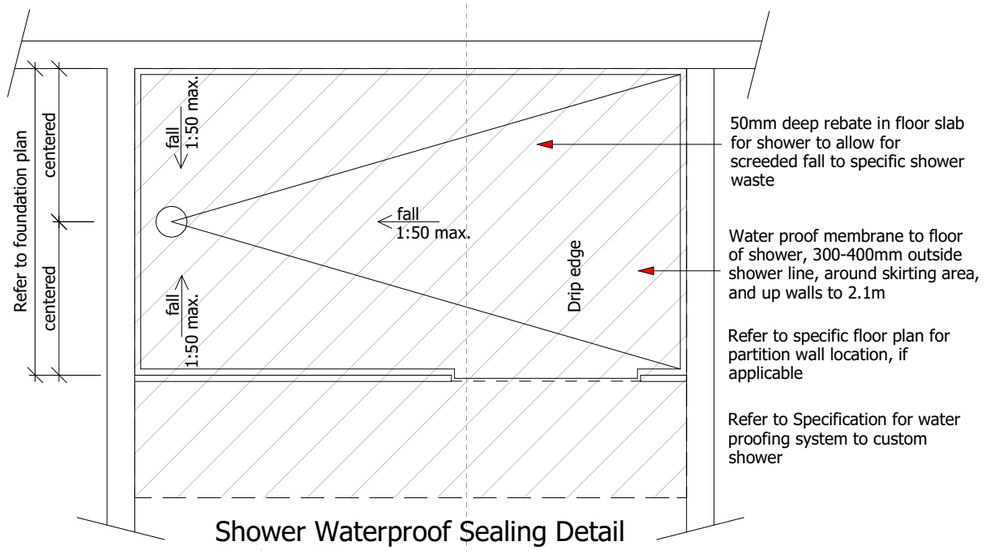
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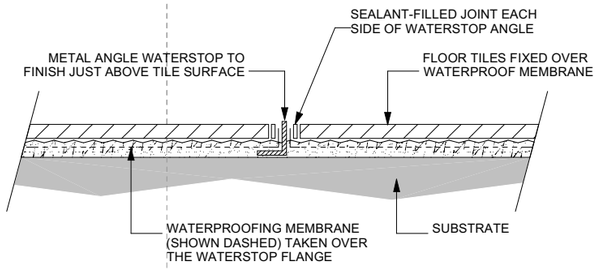
Shower Waterproof Sealing Section
Scale 1:10



Custom Tile Shower Wall/
Floor Junction Detail
Scale 1:20



Shower Waterproof Sealing Detail
Scale 1:20



Drip Edge Detail
NTS

GENERAL DETAIL NOTES
The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
DOWLING

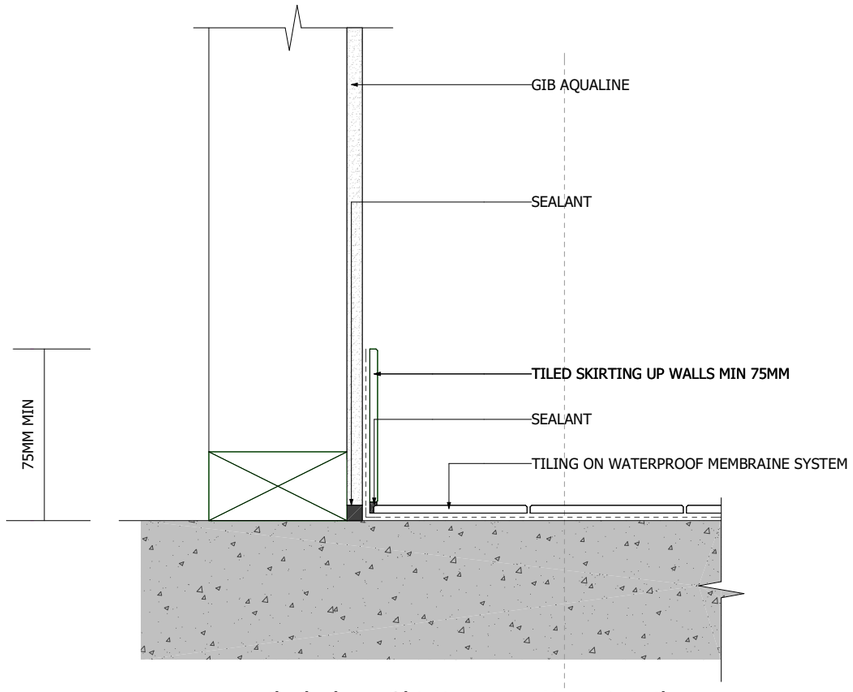
Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Drawn By	Scale at A3
J.Morris	**varies**
DATE	Sheet
12/11/2026	**19**
Revision	OF
1	**35**

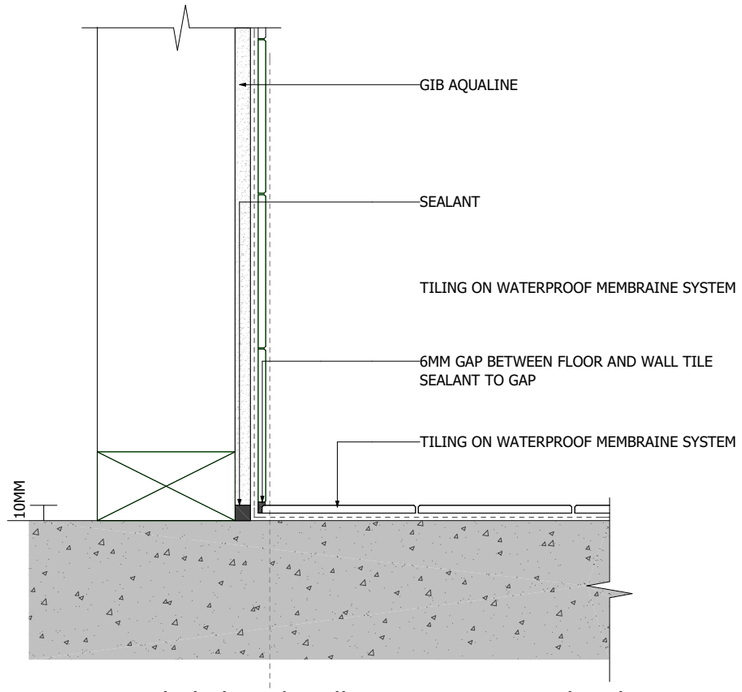
Note:
All Dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work.

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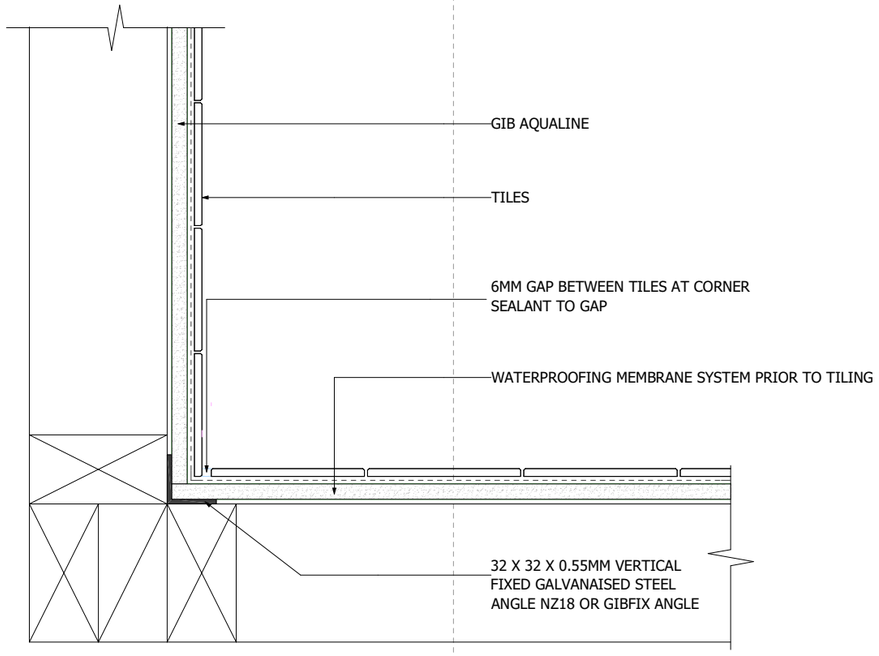
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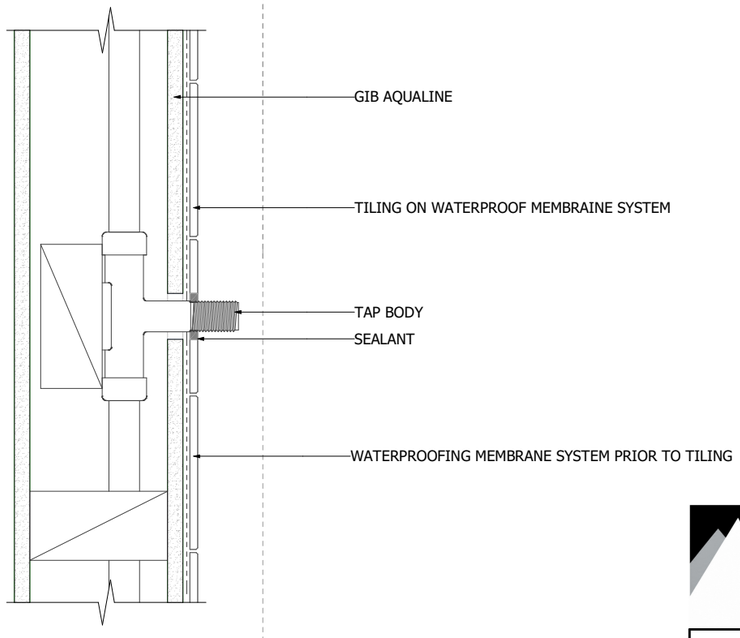
Tiled Floor Skirting Junction Detail
Scale 1:5



Tiled Floor / Walls Lining Junction detail
Scale 1:5



Tiled Corner wall Detail
Scale 1:5



Sealing Wet Area Penetration Detail
Scale 1:5

GENERAL DETAIL NOTES

The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
DOWLING

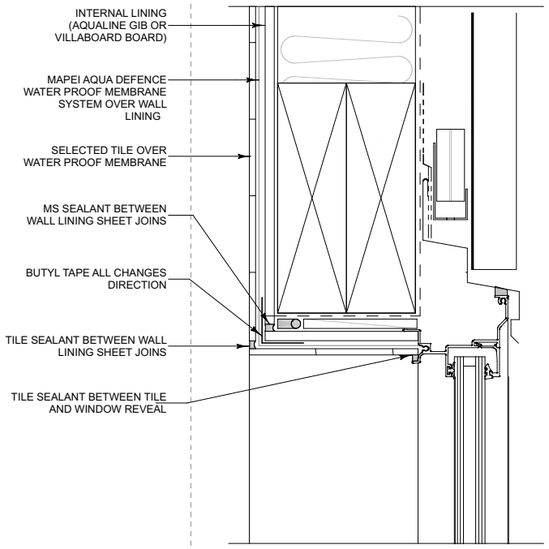
Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Drawn By	Scale at A3
J.Morris	varies
DATE	Sheet
12/11/2026	20
Revision	OF
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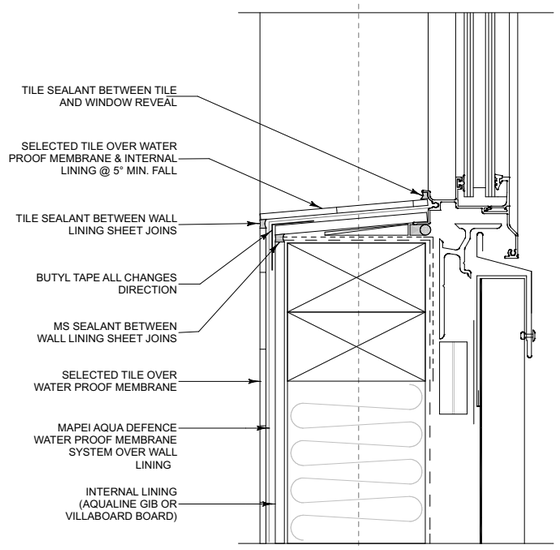
Note:
All Dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work.

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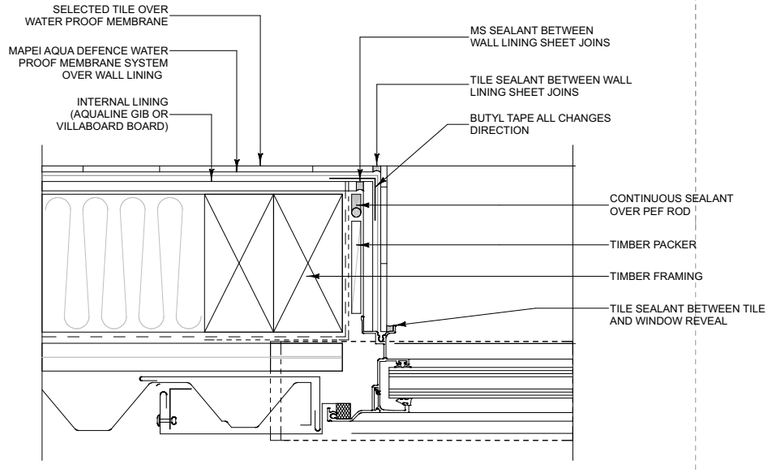
Layout Template Version 15/06



Window Tiled Head Detail
Scale 1:5



Window Tiled Sill Detail
Scale 1:5



Window Tiled Jamb Detail
Scale 1:5

GENERAL DETAIL NOTES

The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
DOWLING

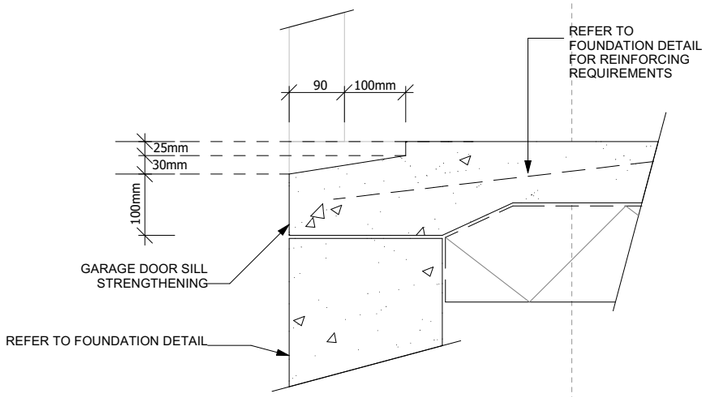
Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Note:
All Dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work.

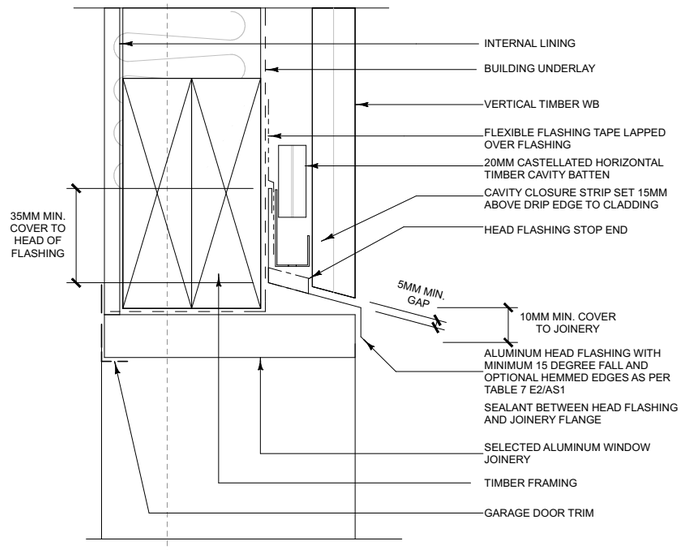
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J.Morris	**varies**
DATE	Sheet
12/11/2026	**21**
Revision	OF
1	**35**

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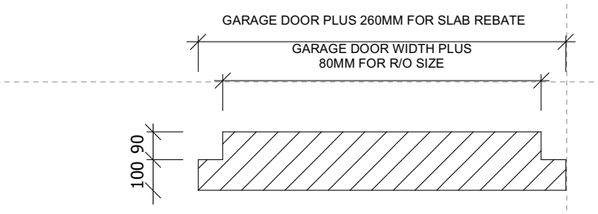
Layout Template Version 15/06



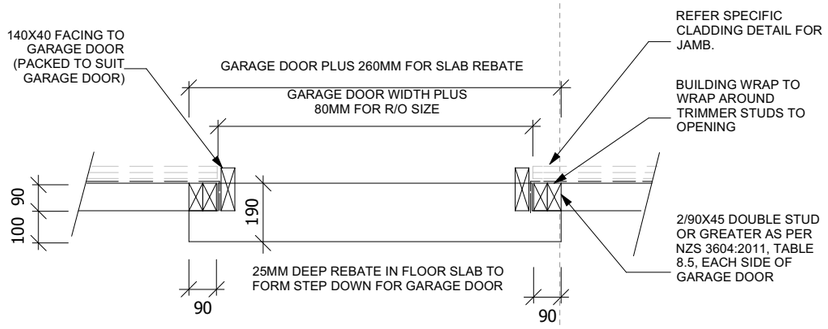
Garage Door - Threshold Detail
Scale 1:20



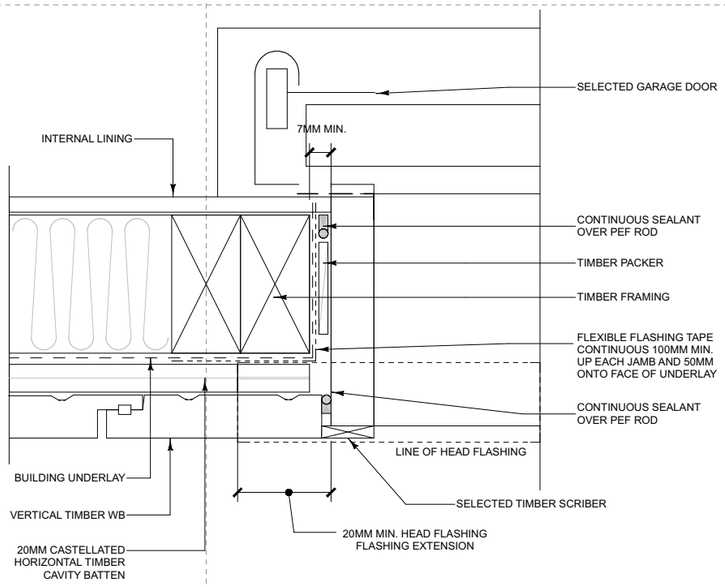
Garage Door Head Detail - Vertical Timber WB
Scale 1:5



Garage Door - Rebate
Scale 1:20



Garage Door - Cavity Fixed Cladding
Scale 1:20



Garage Door Jamb Detail - Vertical Timber WB
Scale 1:5

GENERAL DETAIL NOTES

The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

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CONSENT

DETAILS

Client :
DOWLING

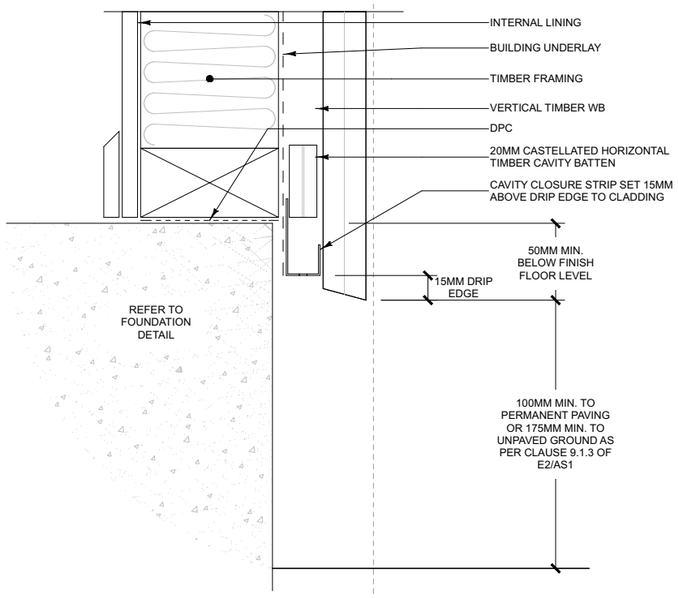
Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Drawn By	Scale at A3
J.Morris	varies
DATE	Sheet
12/11/2026	22
Revision	OF
1	35

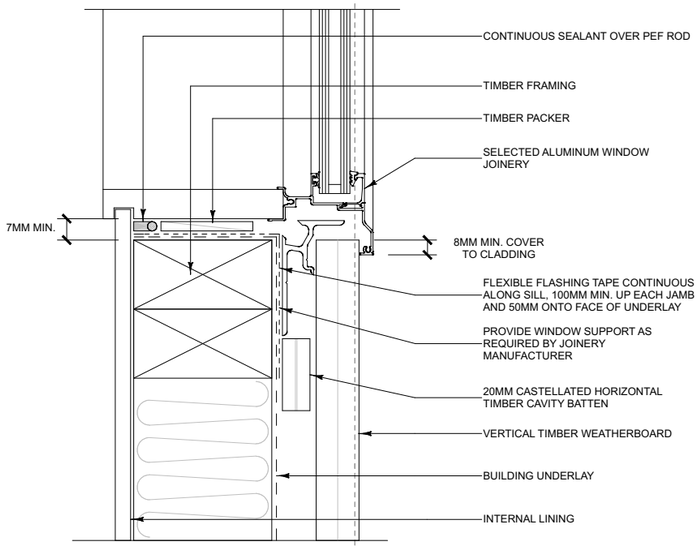
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All Dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work.

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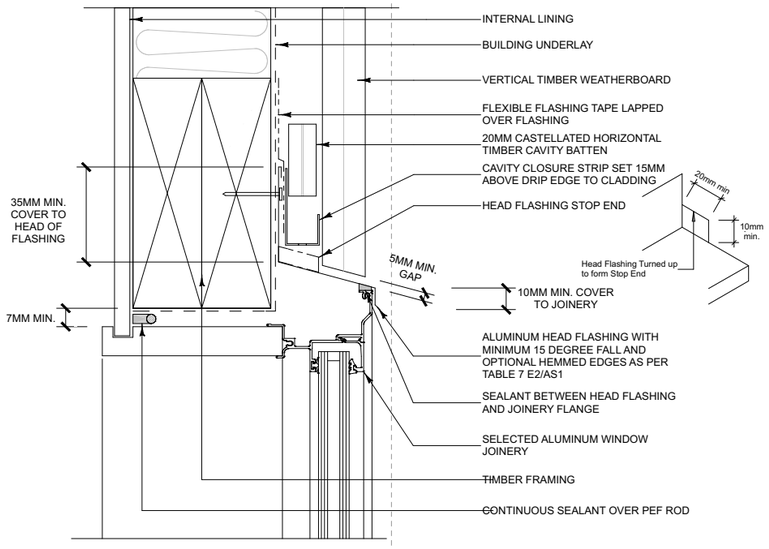
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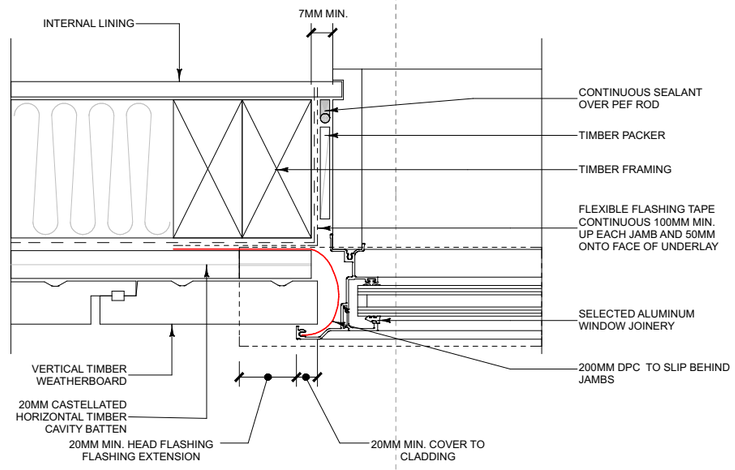
Foundation Edge Detail - Vertical Timber WB
Scale 1:5



Window Sill Detail - Vertical Timber WB
Scale 1:5



Window Head Detail - Vertical Timber WB
Scale 1:5



Window Jamb Detail - Vertical Timber WB
Scale 1:5

GENERAL DETAIL NOTES
The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

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Riverlea Architectural Design

CONSENT

DETAILS

Client :
DOWLING

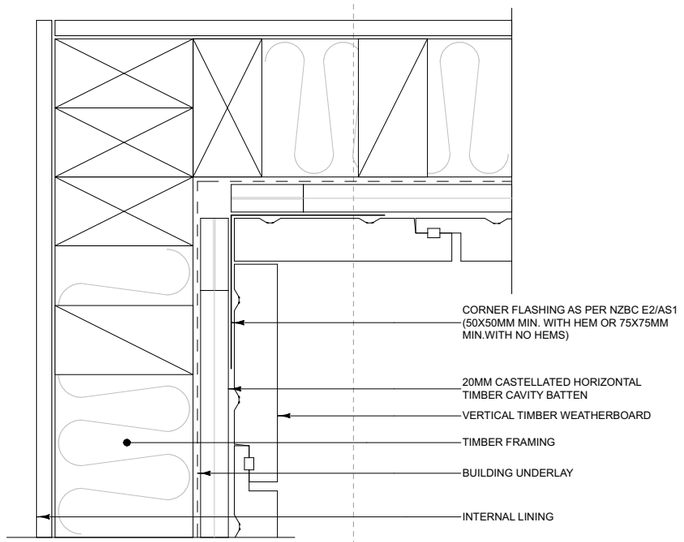
Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

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DATE	Sheet
12/11/2026	**23**
Revision	OF
1	**35**

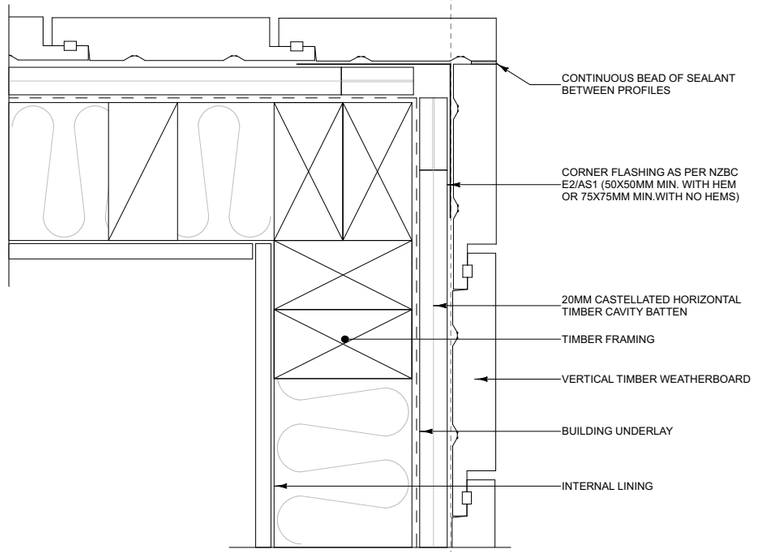
Note:
All Dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work.

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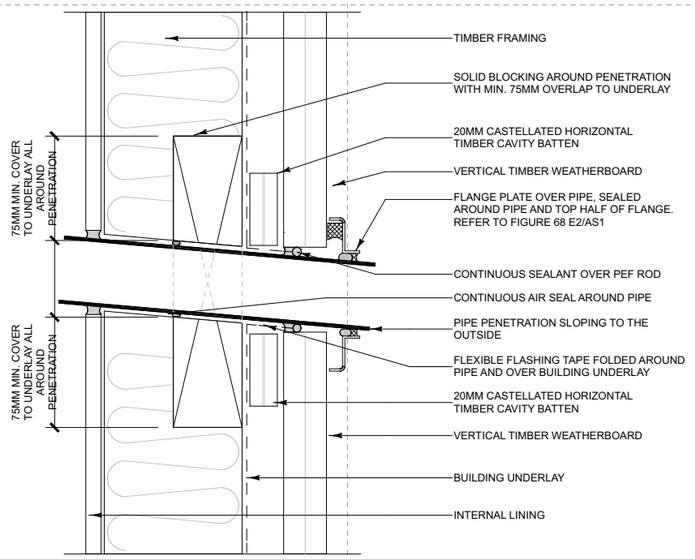
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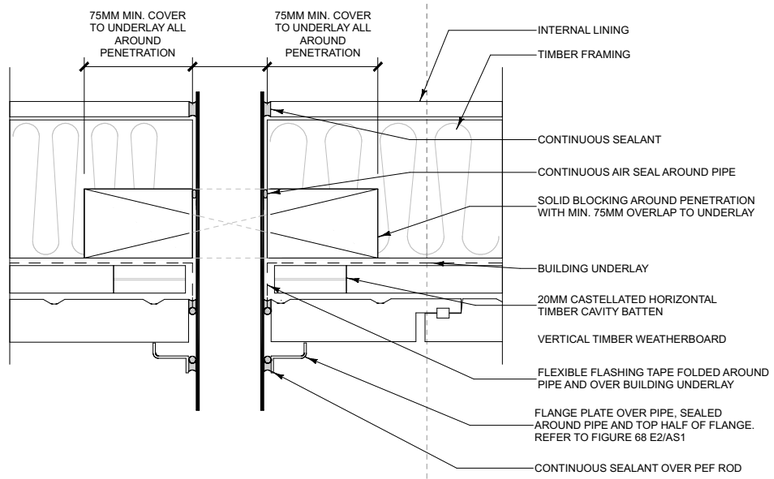
Internal Corner Detail - Vertical Timber WB
Scale 1:5



External Corner Detail - Vertical Timber WB
Scale 1:5



Pipe Penetration Cross Section Detail
Vertical Timber WB
Scale 1:5



Pipe Penetration Plan Detail - Vertical Timber WB
Scale 1:5

GENERAL DETAIL NOTES

The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
DOWLING

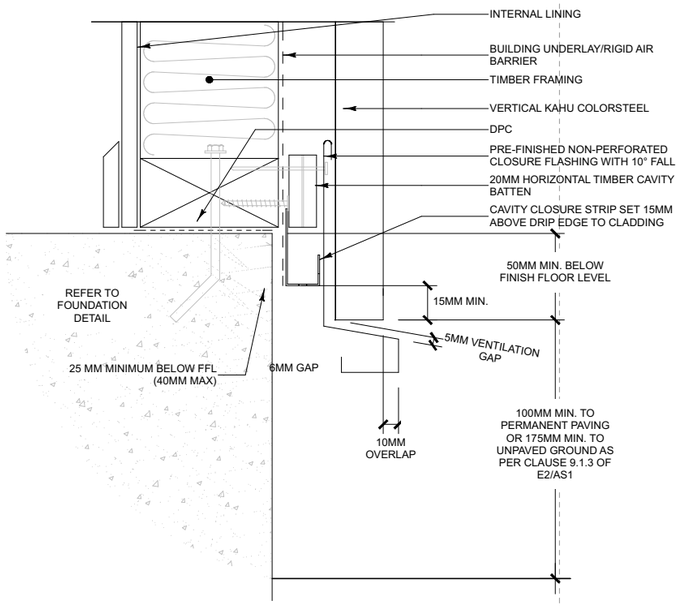
Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Note:
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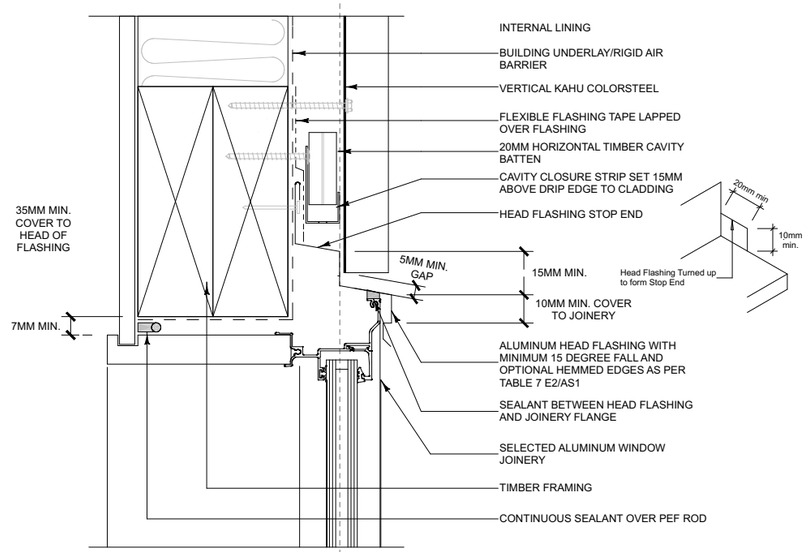
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J.Morris	**varies**
DATE	Sheet
12/11/2026	**24**
Revision	OF
1	**35**

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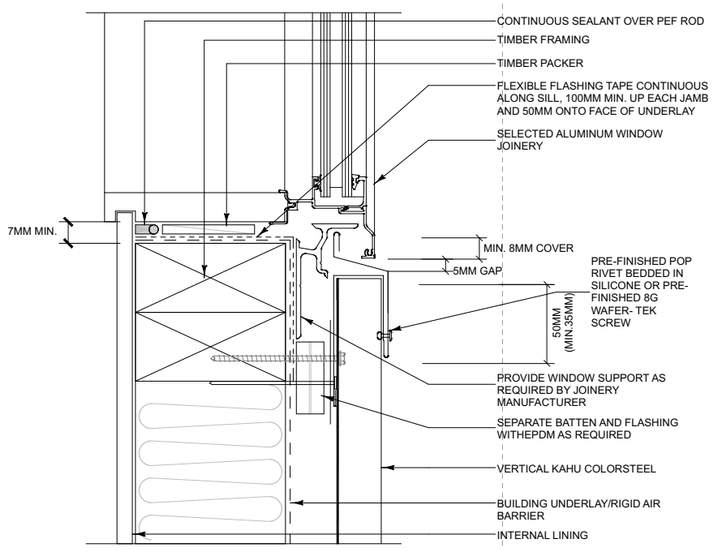
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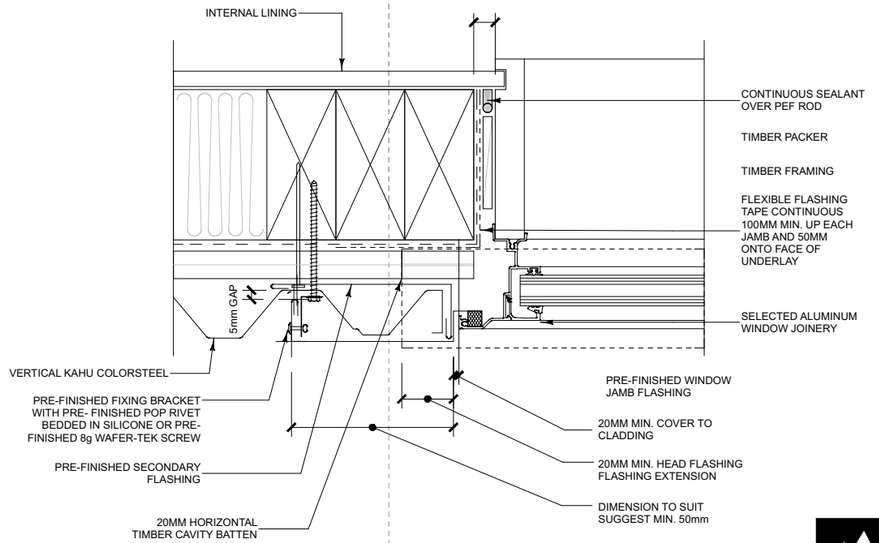
Foundation Edge Detail - Vertical Colorsteel
Scale 1:5



Window Head Detail - Vertical Colorsteel
Scale 1:5



Window Sill Detail - Vertical Colorsteel
Scale 1:5



Window Jamb Detail - Vertical Colorsteel
Scale 1:5

GENERAL DETAIL NOTES

The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
DOWLING

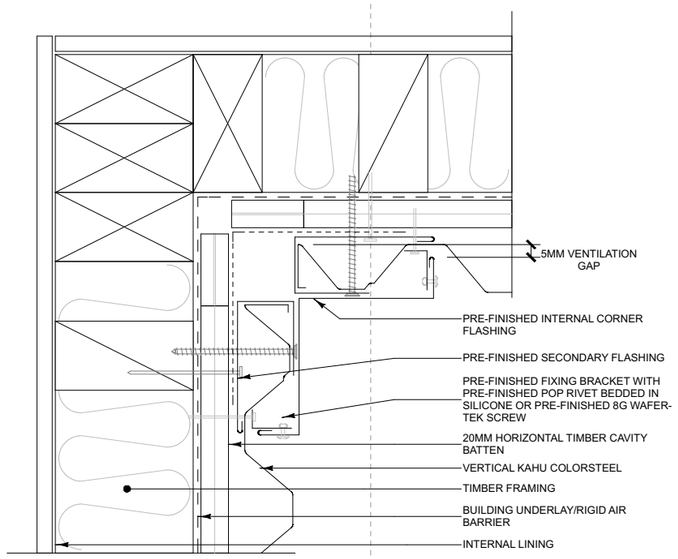
Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Drawn By	Scale at A3
J.Morris	varies
DATE	Sheet
12/11/2026	25
Revision	OF
1	35

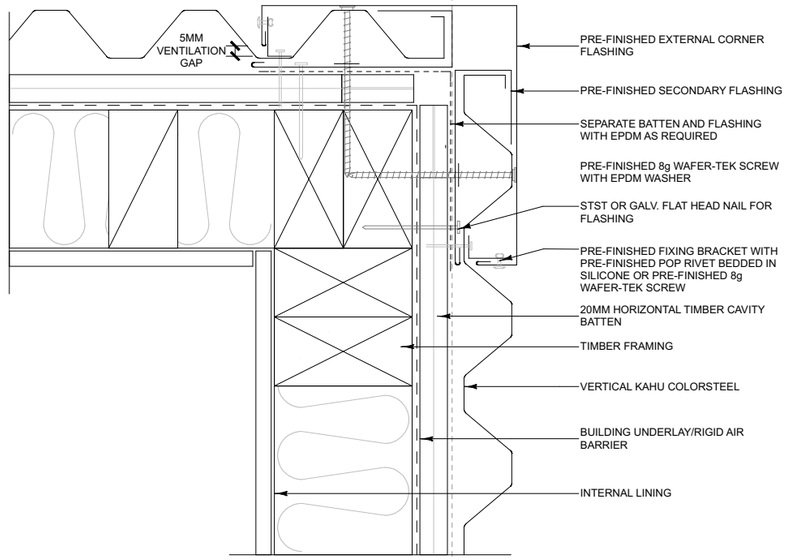
Note:
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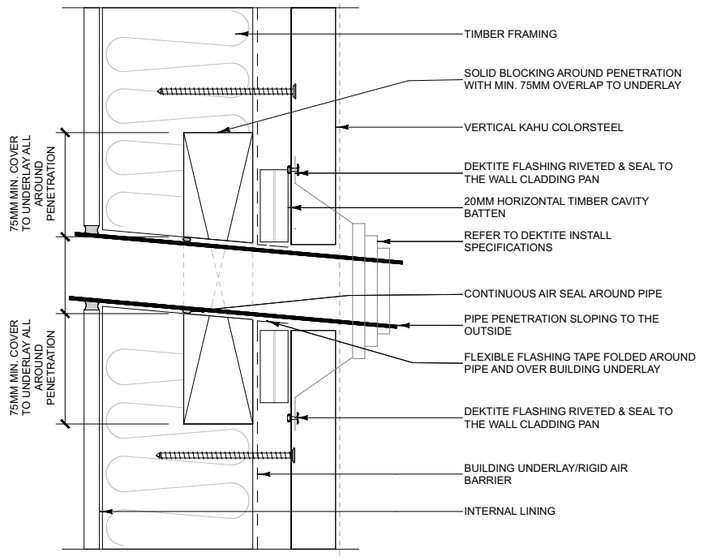
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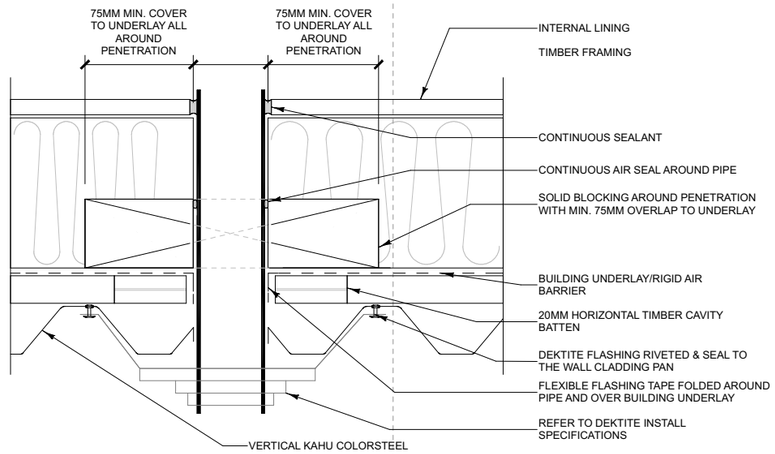
Internal Corner Detail - Vertical Colorsteel
Scale 1:5



External Corner Detail - Vertical Colorsteel
Scale 1:5



Pipe Penetration Cross Section Detail
Vertical Colorsteel
Scale 1:5



Pipe Penetration Plan Detail - Vertical Colorsteel
Scale 1:5

GENERAL DETAIL NOTES
The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
DOWLING

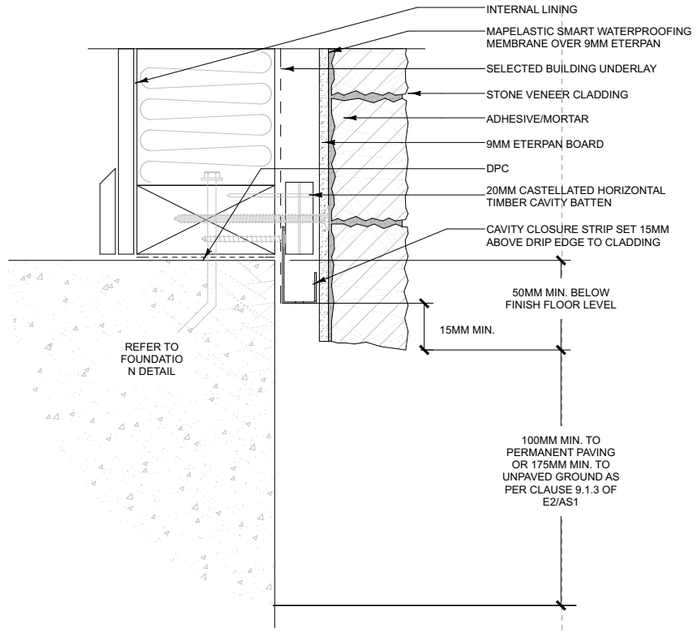
Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Drawn By	Scale at A3
J.Morris	varies
DATE	Sheet
12/11/2026	26
Revision	OF
1	35

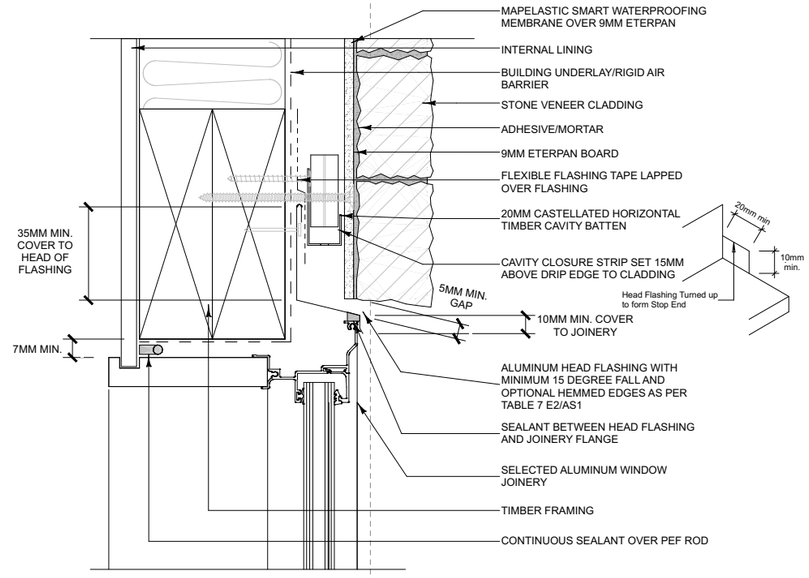
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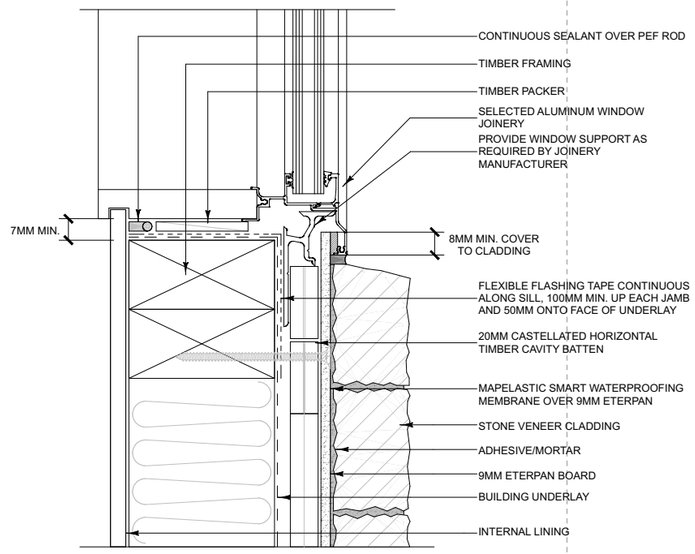
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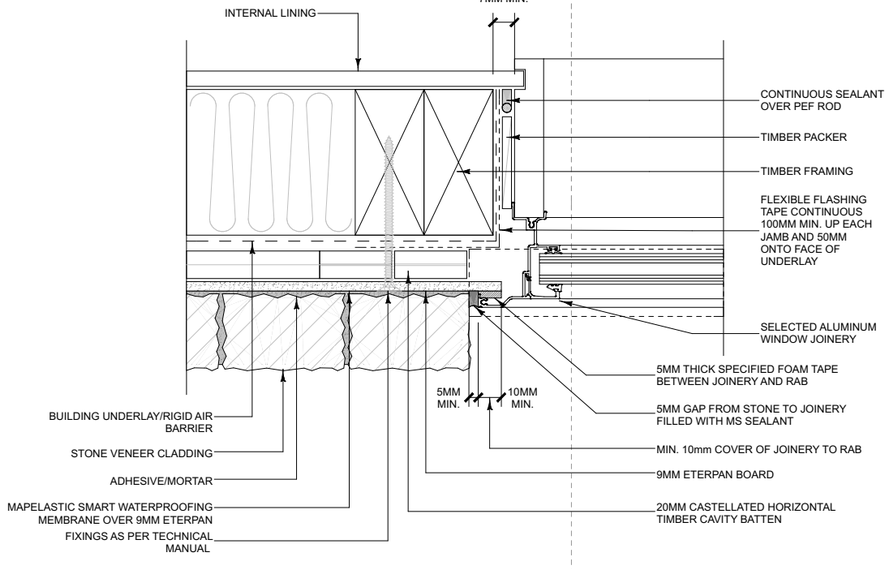
Foundation Edge Detail - Stone Veneer
Scale 1:5



Window Head Detail - Stone Veneer
Scale 1:5



Window Sill Detail - Stone Veneer
Scale 1:5



Window Jamb Detail - Stone Veneer
Scale 1:5

GENERAL DETAIL NOTES
The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
DOWLING

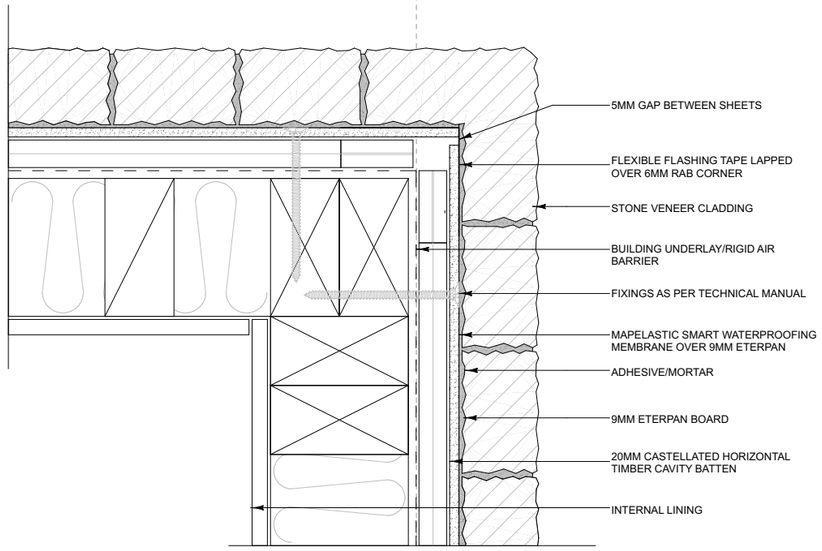
Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Note:
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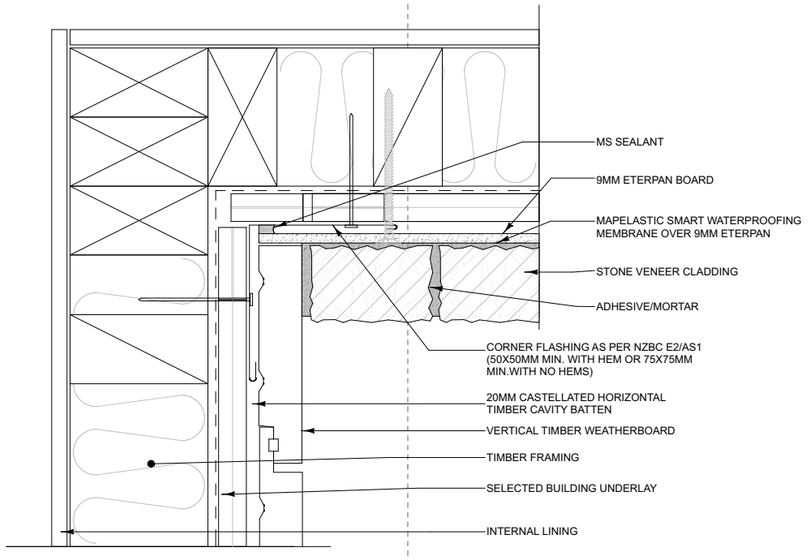
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J.Morris	**varies**
DATE	Sheet
12/11/2026	**27**
Revision	OF
1	**35**

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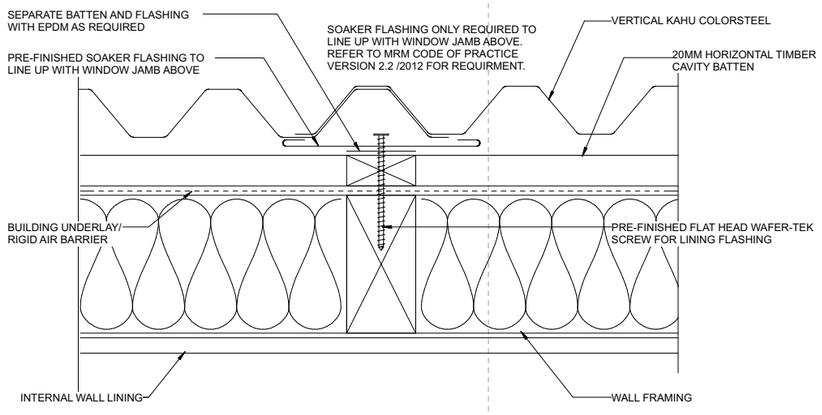
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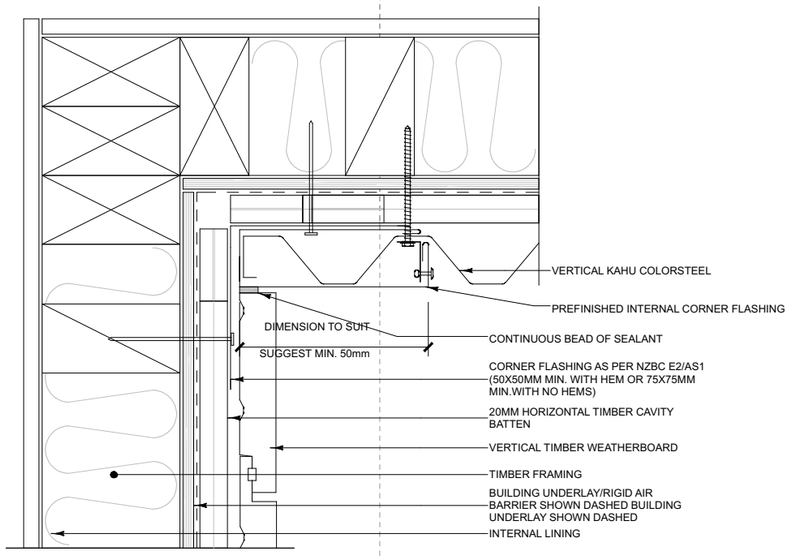
External Corner Detail - Stone Veneer
Scale 1:5



Internal Corner Detail - Vertical Timber WB to Stone Veneer
Scale 1:5



Soaker Flashing Detail - Vertical Colorsteel
Scale 1:5



Internal Corner Detail - Vertical Weatherboard to Vertical Colorsteel
Scale 1:5

GENERAL DETAIL NOTES

The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
DOWLING

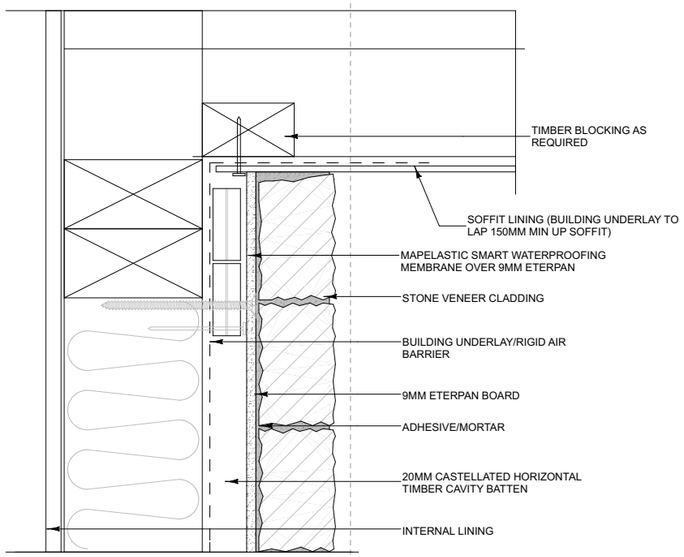
Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Drawn By	Scale at A3
J.Morris	**varies**
DATE	Sheet
12/11/2026	**28**
Revision	OF
1	**35**

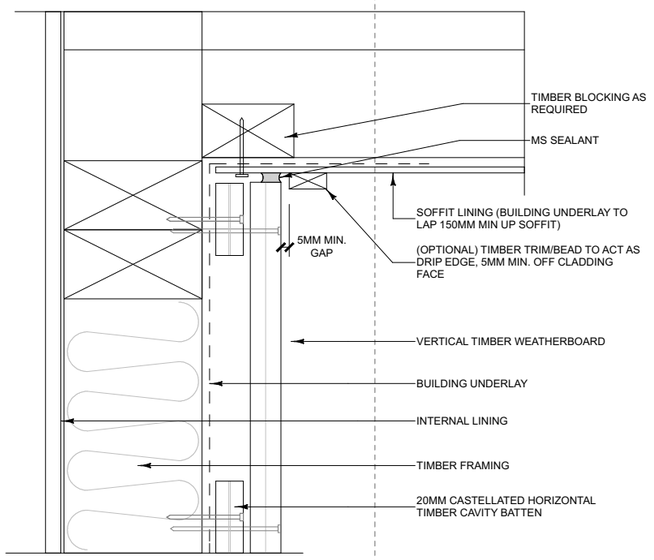
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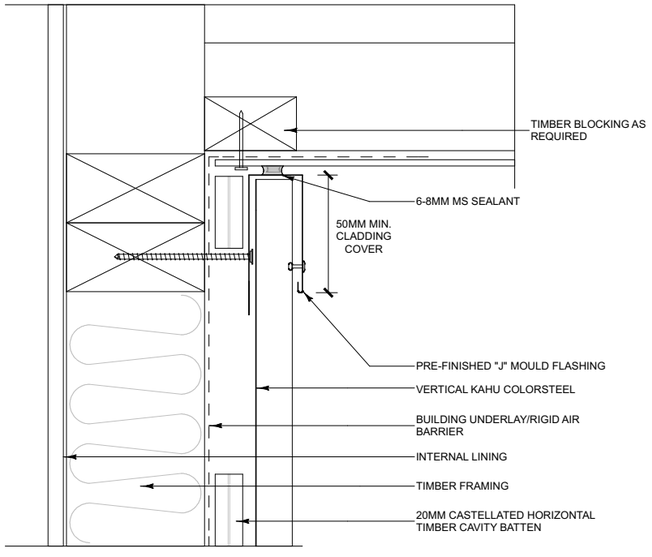
Layout Template Version 15/06



Flat Soffit Detail - Stone Veneer
Scale 1:5



Flat Soffit Detail - Vertical Weatherboard
Scale 1:5



Flat Soffit Detail - Vertical Colorsteel
Scale 1:5

GENERAL DETAIL NOTES

The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
DOWLING

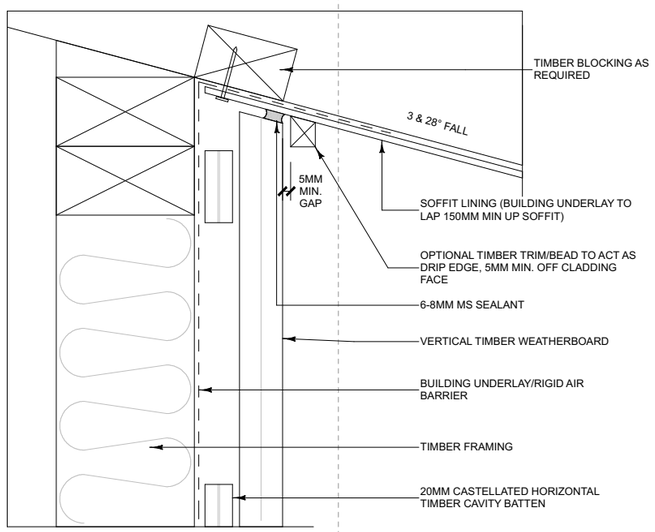
Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Note:
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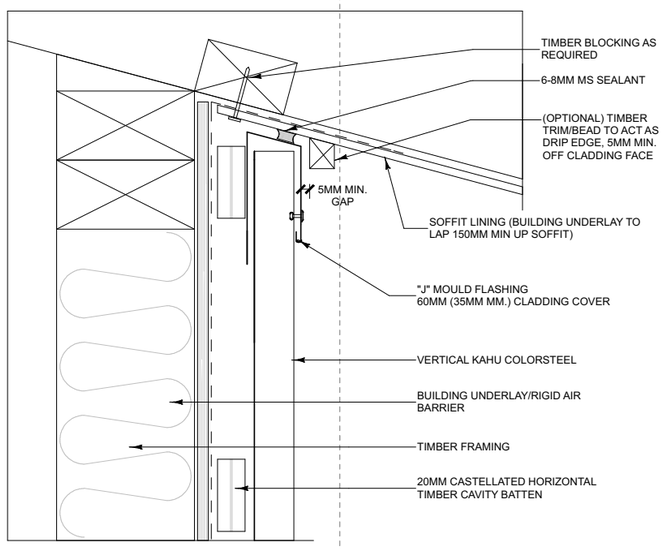
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J.Morris	**varies**
DATE	Sheet
12/11/2026	**29**
Revision	OF
1	**35**

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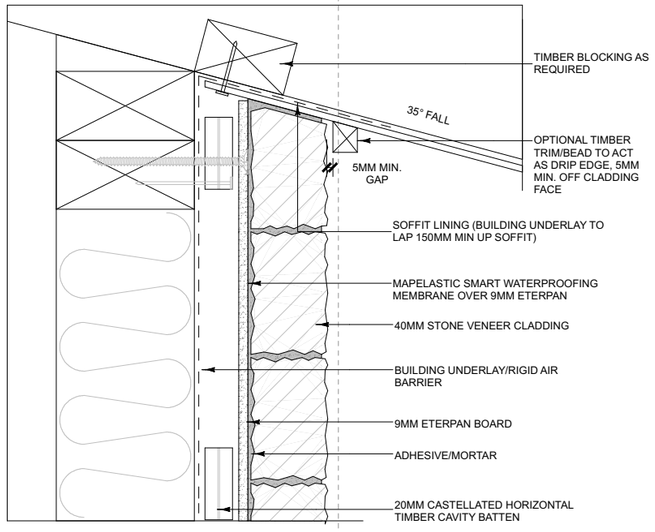
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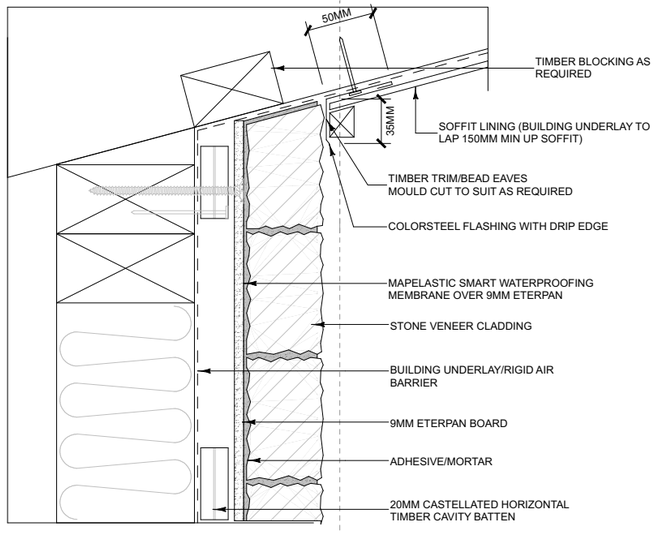
Raking Soffit Detail - Vertical Timber WB
Scale 1:5



Raking Soffit Detail - Vertical Colorsteel
Scale 1:5



Raking Soffit Detail - Stone Veneer
Scale 1:5



Reverse Soffit Detail - Stone Veneer
Scale 1:5

GENERAL DETAIL NOTES
The contractor shall verify all measurements prior to setout and commencement of work. Use figured dimensions in preference to scaling

RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
DOWLING

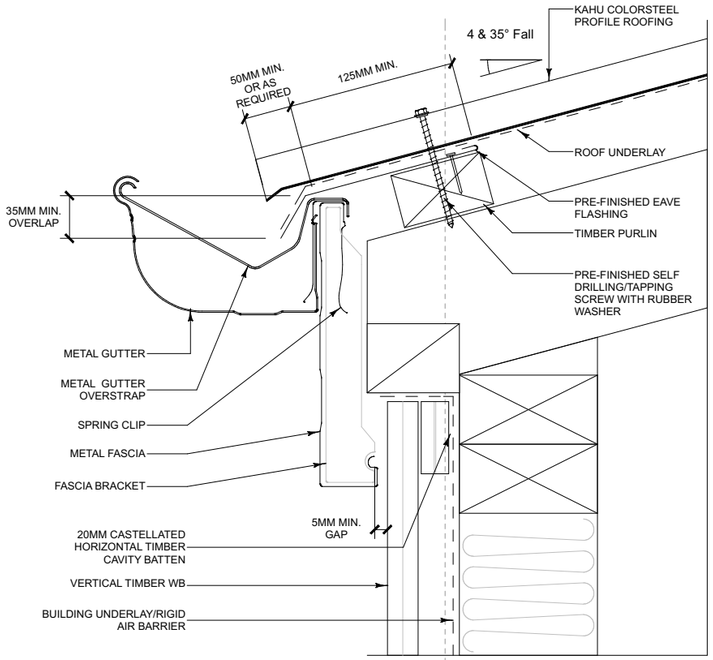
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13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Drawn By	Scale at A3
J.Morris	**varies**
DATE	Sheet
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Revision	OF
1	**35**

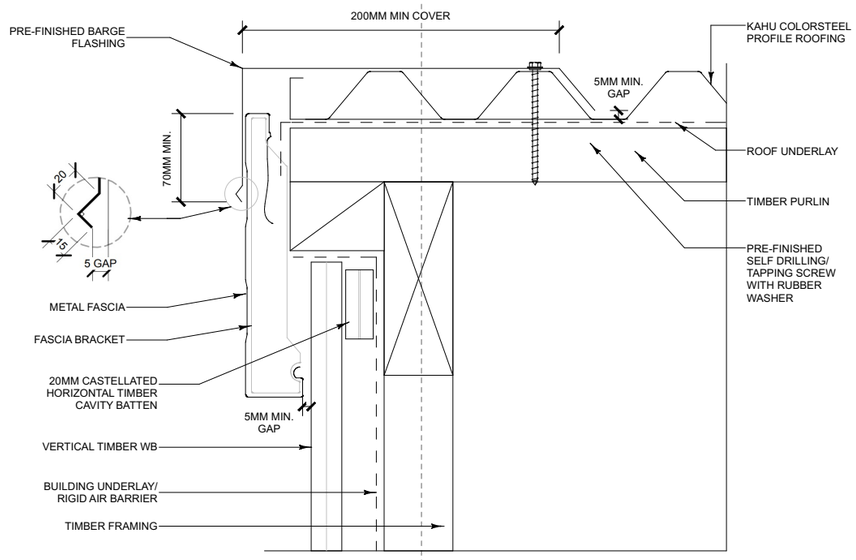
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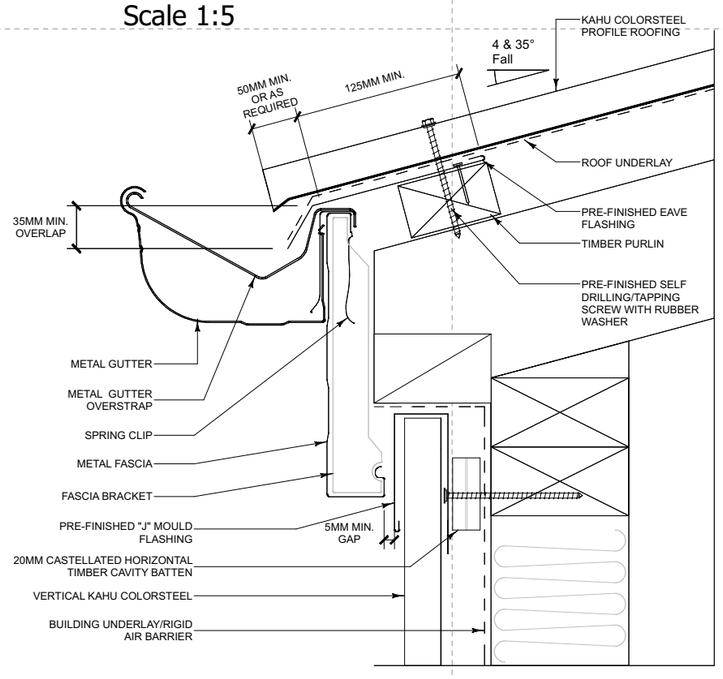
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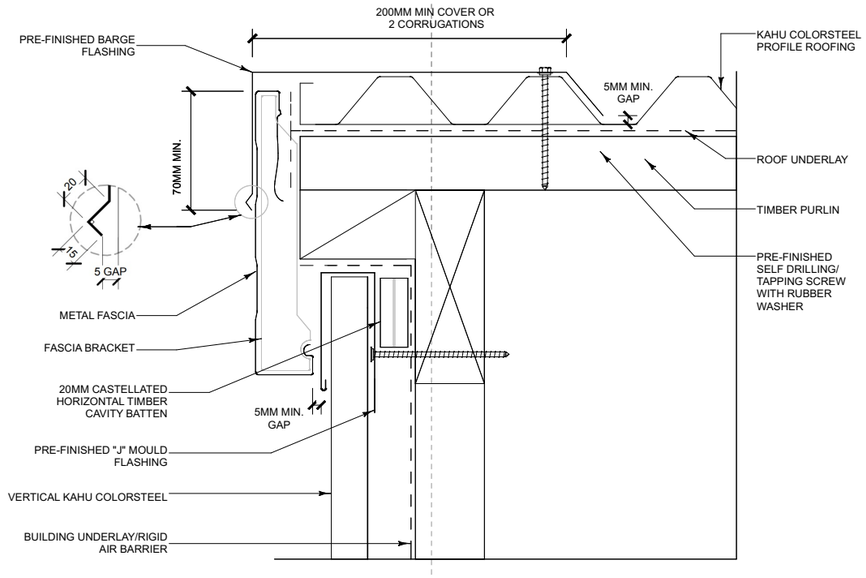
No Soffit Gutter / Fascia Detail
Vertical WB
Scale 1:5



Gable End Barge Detail / No Soffit
Vertical WB
Scale 1:5



No Soffit Gutter / Fascia Detail
Vertical Colorsteel
Scale 1:5



Gable End Barge Detail / No Soffit
Vertical Colorsteel
Scale 1:5

GENERAL DETAIL NOTES

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RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
DOWLING

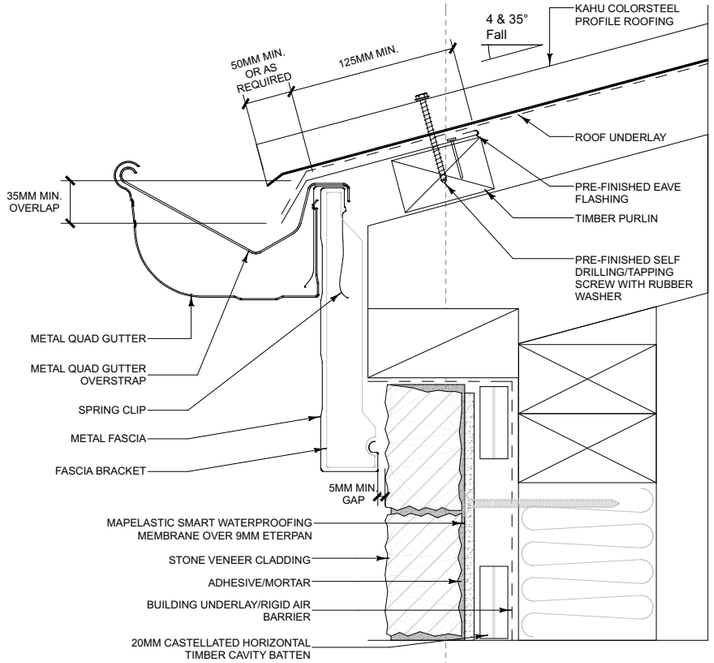
Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Drawn By	Scale at A3
J.Morris	varies
DATE	Sheet
12/11/2026	31
Revision	OF
1	35

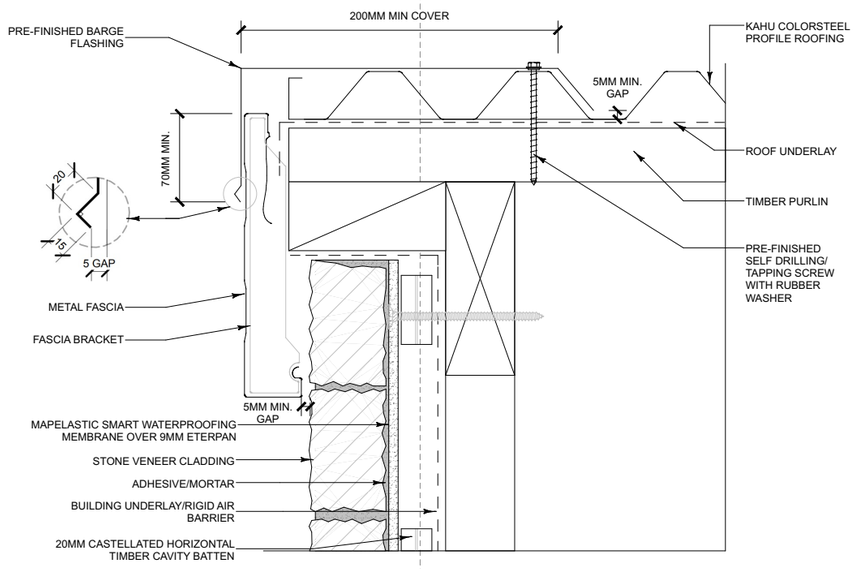
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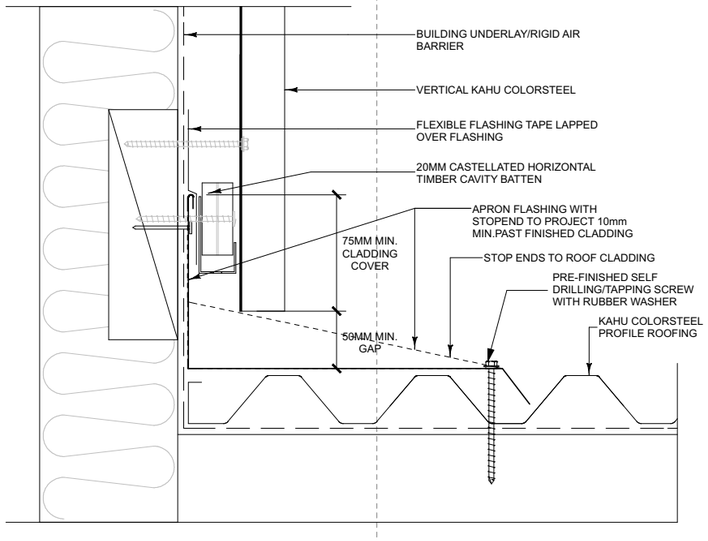
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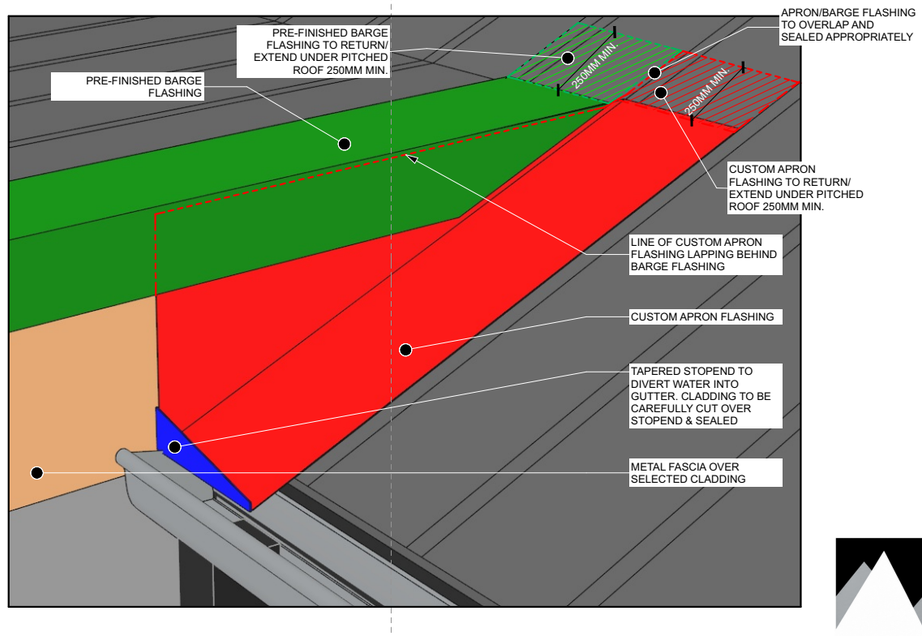
No Soffit Gutter / Fascia Detail - Stone Veneer
Scale 1:5



Gable End Barge Detail / No Soffit
Stone Veneer
Scale 1:5



Apron Detail - Vertical Colorsteel
Scale 1:5



Custom Barge to Apron Flashing ISO Detail
NTS

GENERAL DETAIL NOTES

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CONSENT

DETAILS

Client :
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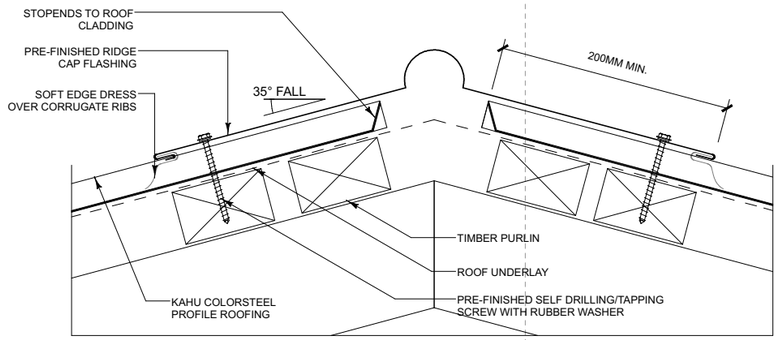
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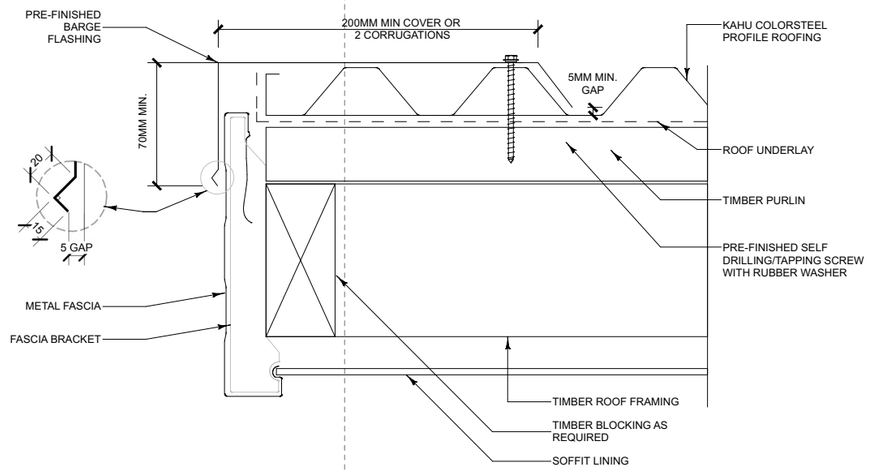
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J.Morris	varies
DATE	Sheet
12/11/2026	32
Revision	OF
1	35

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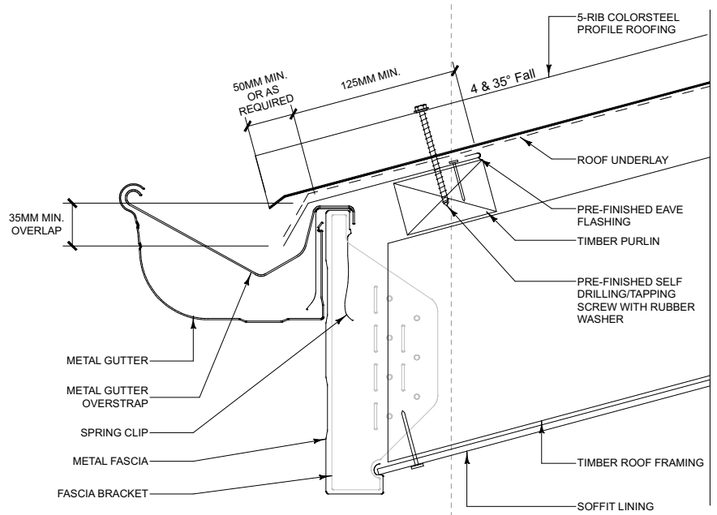
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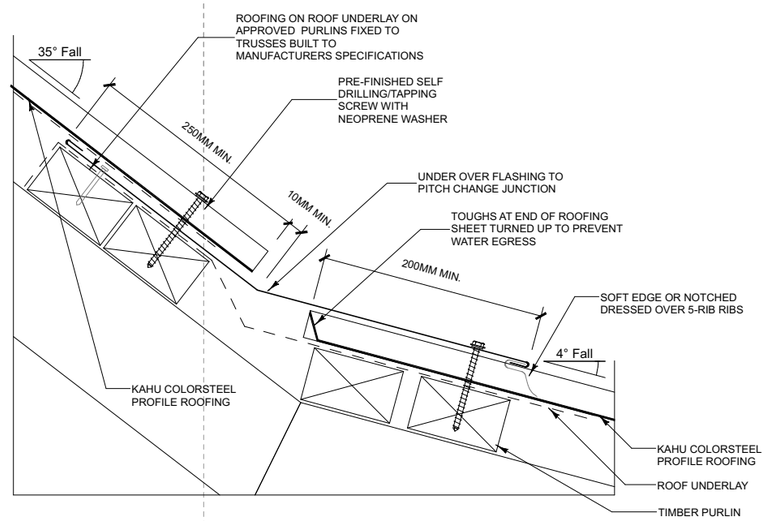
Roof Ridge Detail
Scale 1:5



Gable End Barge Detail
Scale 1:5



Soffit Gutter / Fascia Detail
Scale 1:5



Roof Pitch Change Detail
Scale 1:5

GENERAL DETAIL NOTES

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RAD
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CONSENT

DETAILS

Client :
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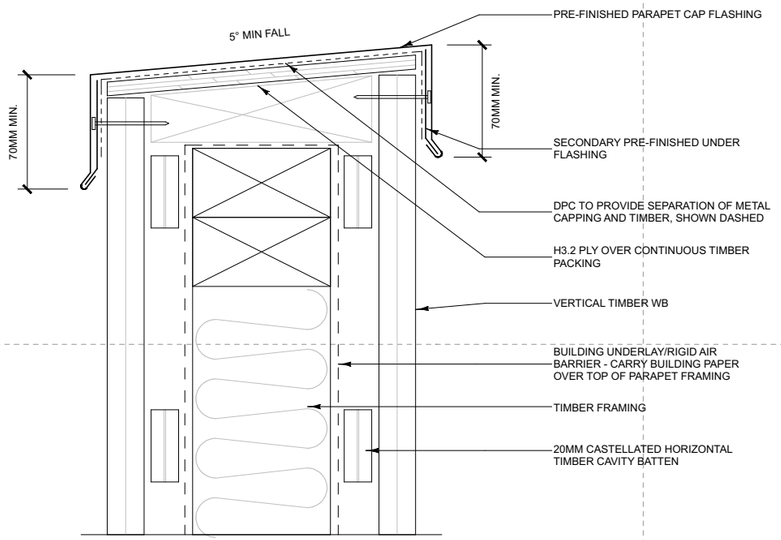
Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Drawn By	Scale at A3
J.Morris	**varies**
DATE	Sheet
12/11/2026	**33**
Revision	OF
1	**35**

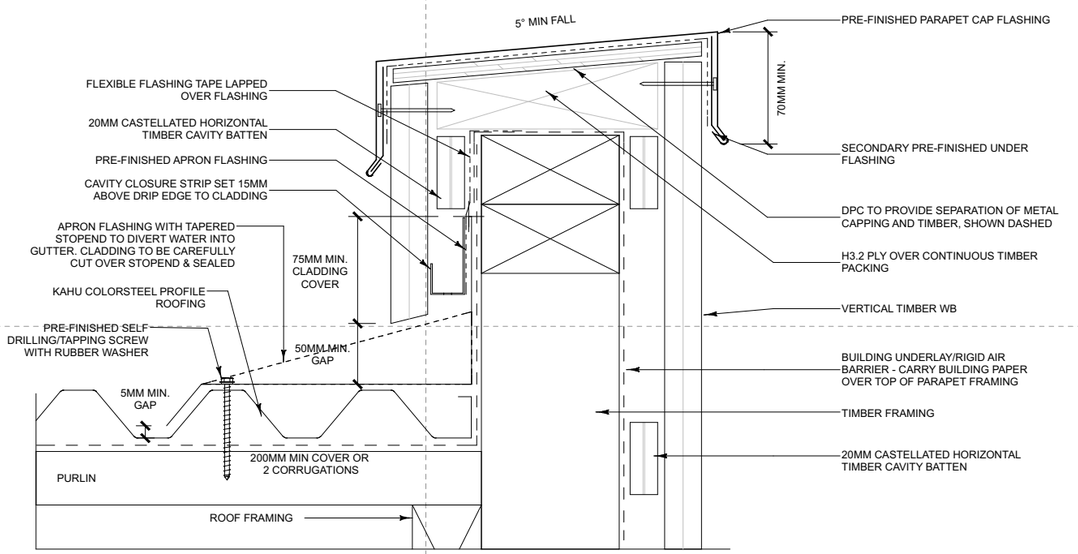
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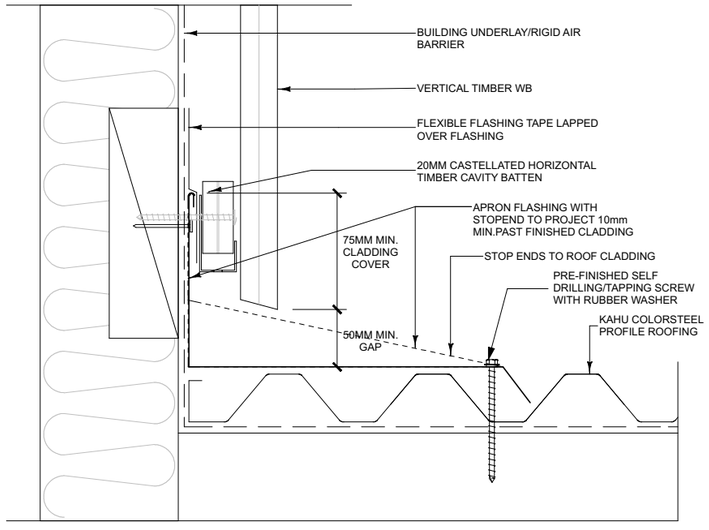
Layout Template Version 15/06



Standard Parapet Detail - Vertical WB
Scale 1:5



Parallel Apron Detail - Vertical Timber WB
Scale 1:5



Apron Detail - Vertical WB
Scale 1:5

GENERAL DETAIL NOTES
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RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
DOWLING

Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Drawn By	Scale at A3
J.Morris	**varies**
DATE	Sheet
12/11/2026	**34**
Revision	OF
1	**35**

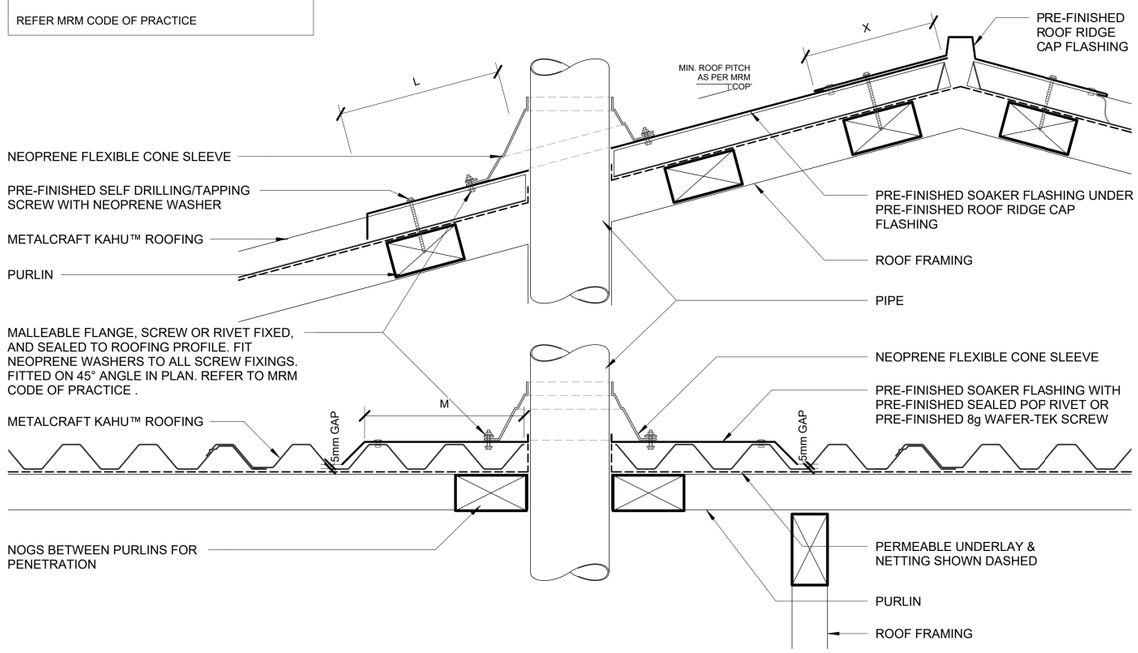
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Layout Template Version 15/06

* MIN. 3° FOR PIPE PENETRATION WITH A BOOT FLASHING WITH A BACKTRAY.

REFER MRM CODE OF PRACTICE



Metalcraft Roofing
www.metalcraftgroup.co.nz

DISCLAIMER:
All details are to be used for indicative purposes only and the designer should consult both the MRM code of practice and E2 and all other relevant building codes
Details of the supporting mechanisms are indicative only. Compliance of the supporting mechanisms is the responsibility of the designer. Construction detail can vary for wall cladding. The underlay is detailed as a single line for simplicity and is indicative only. Building paper type and method of installation should comply with underlay manufacturers recommendations and NZBC regulations.

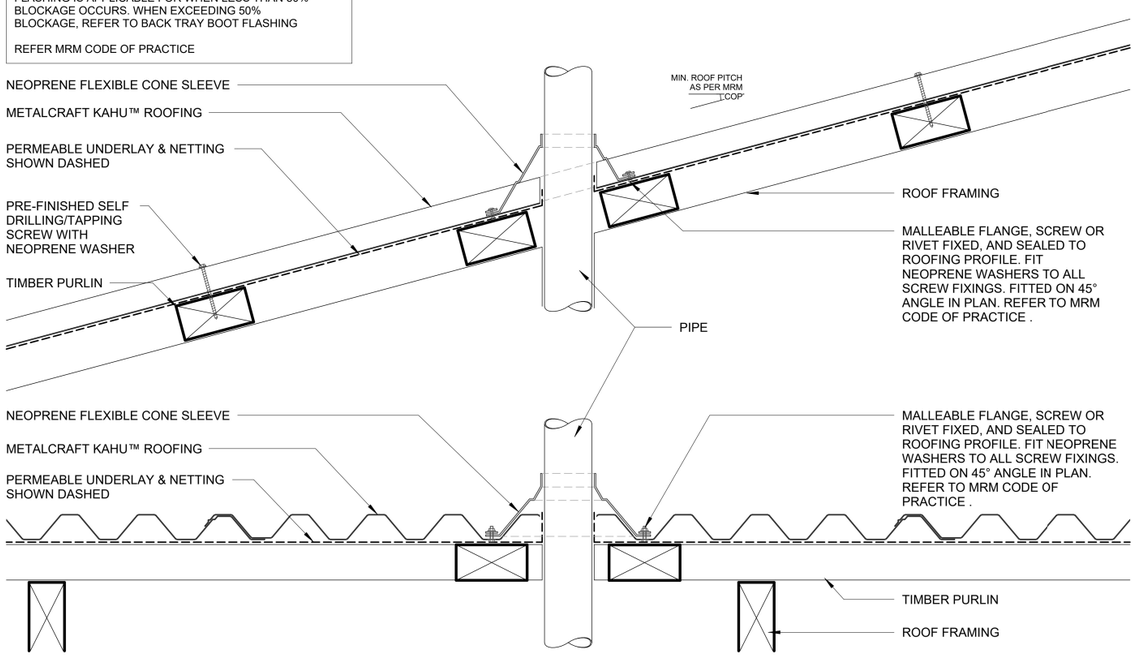
PIPE PENETRATION BACKTRAK BOOT FLASHING

KAHU | Rev. 2.0 | RESIDENTIAL ROOFING

Reference RRKA | Date JUNE 2024 | Scale 1 : 5 | Sheet A 19 / 26

* MIN. 10° FOR PIPE PENETRATION. DIRECT FIX BOOT FLASHING IS APPLICABLE FOR WHEN LESS THAN 50% BLOCKAGE OCCURS. WHEN EXCEEDING 50% BLOCKAGE, REFER TO BACK TRAY BOOT FLASHING

REFER MRM CODE OF PRACTICE



Metalcraft Roofing
www.metalcraftgroup.co.nz

DISCLAIMER:
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Details of the supporting mechanisms are indicative only. Compliance of the supporting mechanisms is the responsibility of the designer. Construction detail can vary for wall cladding. The underlay is detailed as a single line for simplicity and is indicative only. Building paper type and method of installation should comply with underlay manufacturers recommendations and NZBC regulations.

PIPE PENETRATION DIRECT FIXED BOOT FLASHING

KAHU | Rev. 2.0 | RESIDENTIAL ROOFING

Reference RRKA | Date JUNE 2024 | Scale 1 : 5 | Sheet A 18 / 26

GENERAL DETAIL NOTES

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RAD
Riverlea Architectural Design

CONSENT

DETAILS

Client :
DOWLING

Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

Drawn By	Scale at A3
J.Morris	varies
DATE	Sheet
12/11/2026	35
Revision	OF
1	35

Note:
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Design Review
Northlake – Wanaka
6.11.26

Fraser Dowling
3 Whio Crescent
Wanaka
C/- jcm.design@outlook.com

Steve Henderson
Steve Henderson NZCAD Ltd
PO Box 411
Queenstown 9300

CC:
Northlake Investments Ltd
PO Box 818
Wanaka 9343

Dear Fraser,

RE: Northlake Design Approval Lot 366: DYOH

Your Application for Design Approval, described by the attached drawings and schedules has been successful. It is considered that the Plans and sketches received and attached meet the design criteria as set out by the Northlake Design Controls: Northlake Design Your Own Home Lots.

Site: Lot 366
Design: DYOH(231m2)
Activity Area: B3

Area: 674m2
Zone: Northlake Special Zone

Exterior Colours:
Exterior Walls: Vert. Cedar Drydens Ironsand, Scghisy Veneer, Vert. Kahu Colorsteel Flaxpod (LRV 7%)
Roof: Colorsteel Kahu, Flaxpod (LRV 7%)
Gutters, Flashings, Downpipes: Flaxpod
Fascia/Barge: Flaxpod
Window Joinery: Flaxpod
Garage Door: Flaxpod

Design and Landscaping as per attached

Please advise your contractors responsible for installing the driveway crossing to your Lot that Irrigation Lines to street trees are located 300mm deep, directly behind the kerb edge. If damaged, a continuous length of identical pipe is to be laid beneath the concrete and joined at each end. No joins are to be located beneath concrete. Pegs for boxing shall be skewed away from kerb edge. Any cost to Northlake investments Ltd for repair of damaged infrastructure will result in a deduction from your construction bond and any costs over and above will be passed on accordingly.

Regards,
Steve Henderson
Director
Steve Henderson NZCAD Ltd

DESIGN REVIEW
Northlake – Wanaka
DYOH: Lot 366
Review 1: 6.11.26

Northlake Design Review Application Notes:

1. Site Standards:

Site: Lot 366 Area: 674m2
Design: DYOH(231m2) Zone: Northlake Special Zone
Activity Area: B3

A. Setback requirements Met? Yes
B. Flat/Sloping Site? Flat
C. Height/recession requirement met? Yes.,
D. Overall height Less than 8.0m from lowest FFL? Yes
E. Continuous Building Length less than 16m or step provided or increased setback? Yes

Site coverage (less than 40%) OK? Yes, 34%

2. Activity:
A. Single dwelling? Yes
B. Parking for 2 vehicles per site? Yes
C. Parking less than 40% of street frontage? Yes

3. Landscaping
A. Fencing Type and locations comply with NLD guidelines? yes
B. Trees Located and specified to comply with NLD Guidelines? Yes
C. Hedges specified to NLD Guidelines? Yes
D. Driveways indicated, connect to street at kerb? Yes
E. Macrocarpa Posts? Yes

4. Design Requirements
A. Roof between 20-40 deg. No Hips/Valleys? Yes.
B. Roof penetrations Painted or concealed? Presumed as colour matched to roof
C. Roof profile within NDL Guidelines? Yes. Kahu
D. Wall Cladding within NDL Guidelines? Schist Veneer, Vertical Cedar, Kahu Steel
E. Exterior features within NDL Guidelines? Yes.
F. Exterior Colours within permissible NDL Guidelines? Yes.
G. Front door visible from Street? Yes.
H. Building Orientation of living spaces to Solar gain? Yes
I. Design in Line with NDL intent? Yes
J. Garage Door beyond (or in line with) Main façade? Yes.

5. Misc
A. Exterior Lights comply with NLD Guidelines? Yes
B. No Entry gates? No gates
C. Satellite dishes, Rubbish bins concealed from Reserves/roadways? Yes

NORTHLAKE wanaka
NZCAD STEVE HENDERSON
175 glenda drive : frankton
po box 411 : queenstown
ph/fax 03 442 9636 : mob 021 424 322
e-mail steve@nzcad.co.nz

DESIGN REVIEW
Northlake – Wanaka
DYOH: Lot 366
Review 1: 6.11.26

Colours Confirmed and approved? Yes.
Exterior Walls: Vert. Cedar Drydens Ironsand, Scghisy Veneer, Vert. Kahu Colorsteel Flaxpod (LRV 7%)
Roof: Colorsteel Kahu, Flaxpod (LRV 7%)
Gutters, Flashings, Downpipes: Flaxpod
Fascia/Barge: Flaxpod
Window Joinery: Flaxpod
Garage Door: Flaxpod

Notes:

1. Please address all items in red type face and re-submit for further review.

2. This design review does not consider owners responsibilities under the Operative District Plan.

3. Please advise your contractor responsible for installing the driveway crossing to your Lot that Irrigation Lines to street trees are located 300mm deep, directly behind the kerb edge. If damaged, a continuous length of identical pipe is to be laid beneath the concrete and joined at each end. No joins are to be located beneath concrete. Pegs for boxing shall be skewed away from kerb edge Any cost to Northlake investments Ltd for repair of damaged infrastructure will result in a deduction from your construction bond and any costs over and above will be passed on accordingly.

NZCAD
STEVE HENDERSON
LICENSED BUILDING PRACTITIONER
www.dbh.govt.nz
BUILDING CONFIDENCE
175 glenda drive : frankton
po box 411 : queenstown
ph/fax 03 442 9636 : mob 021 424 322
e-mail steve@nzcad.co.nz

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Riverlea Architectural Design

Client :
DOWLING

Steve Henderson
6/11/2026
14:15:58 +13:00

Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305



Drawing Index:	
Sheet 1 :	Cover Sheet
Sheet 2-3 :	3D Views
Sheet 4 :	Site Plan
Sheet 5 :	Floor Plan
Sheet 6-7 :	Elevations
Sheet 8-11 :	Cross Sections

MATERIALS / COLOURS / LRV'S			
	Material	Colour	LRV %
Roof	Kahu Colorsteel	Flaxpod	7%
Gutter	Colorsteel	Flaxpod	7%
Gutter	Colorsteel	Flaxpod	7%
Flashings	Colorsteel	Flaxpod	7%
Joinery	Aluminum	Flaxpod	7%
Cladding 1	Kahu Colorsteel	Flaxpod	7%
Cladding 2	Timber WB	Drydens Ironsand	N/A
Cladding 3	Schist Stone	Jointed / Pointed	N/A

NOTE

COLOUR 3D RENDERS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN, INCLUDING LANDSCAPING, LAYOUT, COLOURS, MATERIALS AND PROFILES, MAY VARY.

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Riverlea Architectural Design

DEVELOPERS APPROVAL

Cover Sheet

Client : DOWLING	Drawn By **J.Morris**	Scale at A3
Proposed Dwelling at: 13 BONSPIEL ROAD Lot 366 DP 564214 NORTHLAKE, WANAKA 9305	DATE 13/10/2026	Sheet **1**
	Revision **A**	OF **11**

Note:
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MATERIALS / COLOURS / LRV'S			
	Material	Colour	LRV %
Roof	Kahu Colorsteel	Flaxpod	7%
Gutter	Colorsteel	Flaxpod	7%
Gutter	Colorsteel	Flaxpod	7%
Flashings	Colorsteel	Flaxpod	7%
Joinery	Aluminum	Flaxpod	7%
Cladding 1	Kahu Colorsteel	Flaxpod	7%
Cladding 2	Timber WB	Drydens Ironsand	N/A
Cladding 3	Schist Stone	Jointed / Pointed	N/A

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DEVELOPERS APPROVAL

3D VIEWS

Client :
DOWLING

Proposed Dwelling at:
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J.Morris	
DATE	Sheet
13/10/2026	**2**
Revision	OF
A	**11**

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Layout Template Version 15/06





MATERIALS / COLOURS / LRV'S			
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Roof	Kahu Colorsteel	Flaxpod	7%
Gutter	Colorsteel	Flaxpod	7%
Gutter	Colorsteel	Flaxpod	7%
Flashings	Colorsteel	Flaxpod	7%
Joinery	Aluminum	Flaxpod	7%
Cladding 1	Kahu Colorsteel	Flaxpod	7%
Cladding 2	Timber WB	Drydens Ironsand	N/A
Cladding 3	Schist Stone	Jointed / Pointed	N/A

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Riverlea Architectural Design

DEVELOPERS APPROVAL

3D VIEWS

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Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

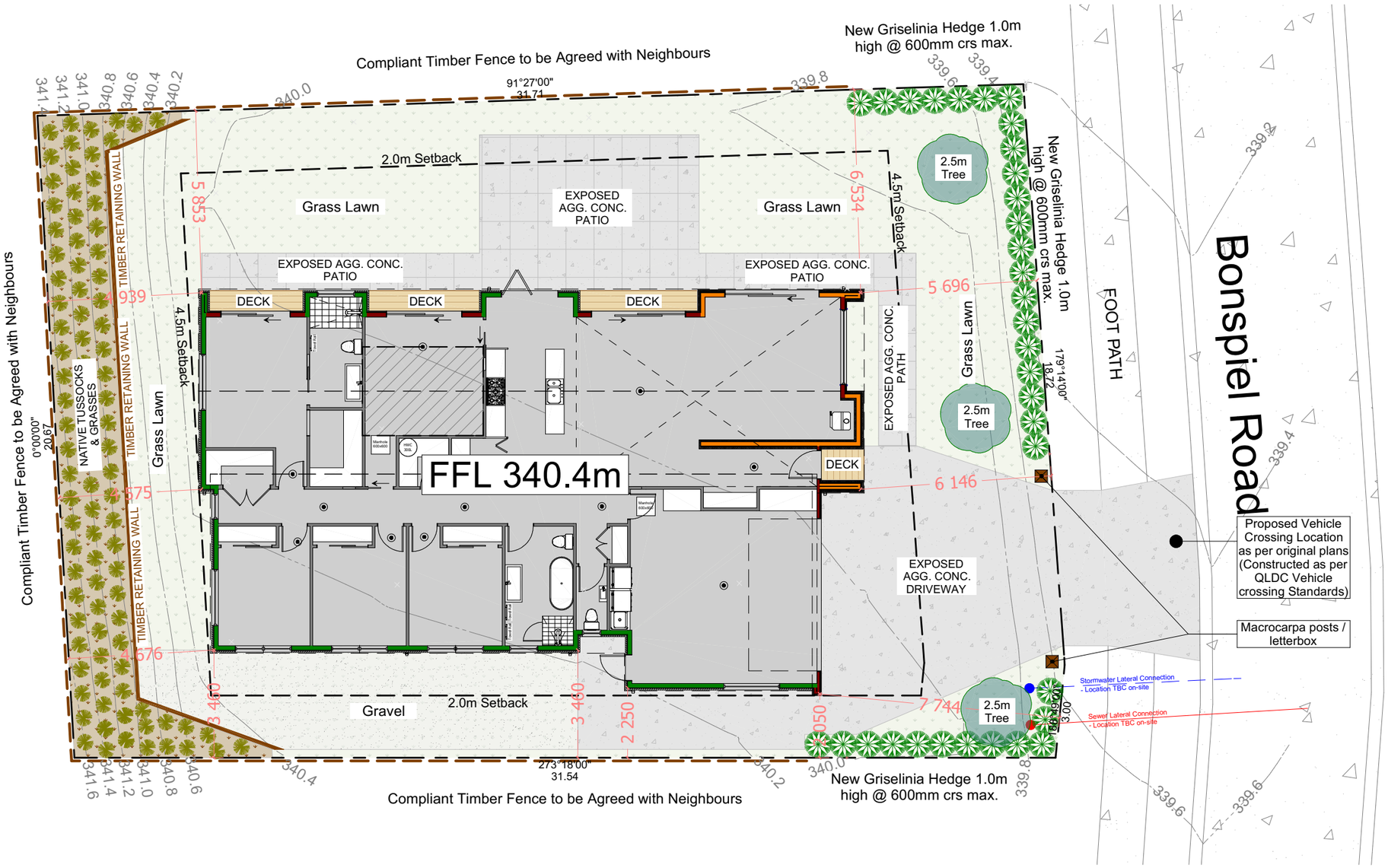
Note:
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EARTHWORKS	
Proposed F.F.L =	340.4m
Proposed Cut =	100m³
Proposed Fill =	50m³
Combined Earthworks =	150m³

SITE INFORMATION	
Zone	Northlake Special
Wind	Very High
Earthquake	3
Durability	B
Snow	N5 at 340m (up to 1.5kPa)

BUILDING AREA AND SITE COVERAGE	
Net Site Area =	674m²
Proposed Building Area =	231.32 m²
Proposed Site Coverage =	34.32%

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DEVELOPERS APPROVAL

Site Plan

Client :
DOWLING

Proposed Dwelling at:
13 BONSPIEL ROAD
Lot 366 DP 564214
NORTHLAKE, WANAKA 9305

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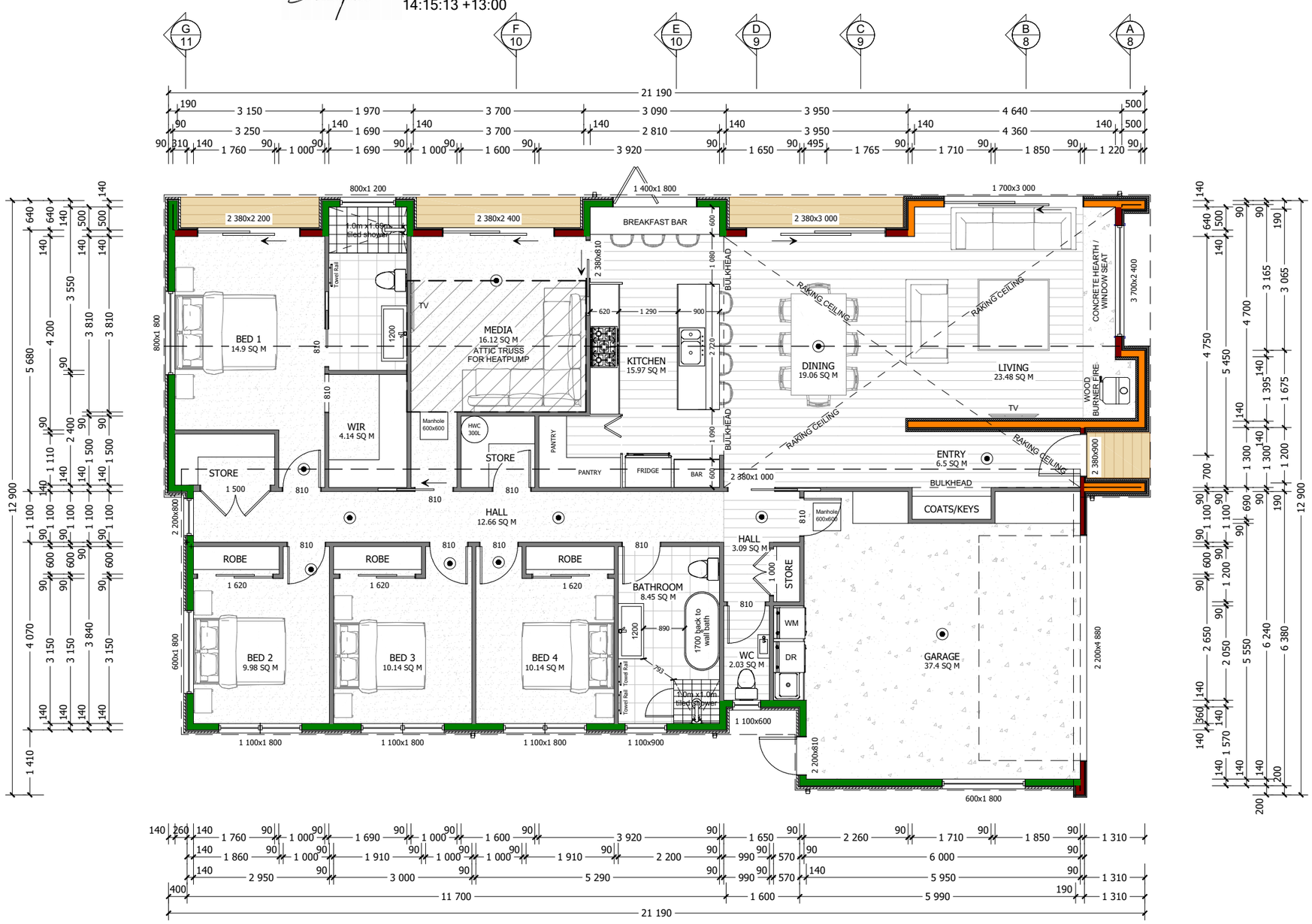
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Key To Elevations

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GENERAL FLOOR PLAN NOTES

SMOKE ALARMS
Smoke Alarms to be interconnected and fitted in all sleeping areas, livings spaces, hallways, landings and on Escape Routes as indicated. Refer to Construction Schedule in the Specification for more information.

MISCELLANEOUS:
Dimensions shown are to the frame,
GIB thickness not shown.
Refer to Construction Schedule (Page 2 & 3 of Specification) for additional construction information.
Entry through external doors
Mechanical ventilation
Air Seals to have PEF rod & low expansion foam
All windows and doors centered in room unless shown otherwise

FOUNDATION SYSTEM
NZS3604 20 Series Concrete Block
with 20MPA 100mm Slab with 50mm Poly Insulation

WALL FRAMING -designed to Very High wind zone

Stud Height:	2570mm
Exterior & Interior	
Loadbearing wall:	140x45mm studs @ 400, 480 & 600 mm crs
Dwangs Ext:	140x45 @ 300,480 & 800mm crs
Non loadbearing:	90/140x45mm studs @ 600 mm
Dwangs Int:	90/140x45mm @ 800mm crs max

LINTELS AND BEAMS
Lintels and beams can be found on the Truss Design

BUILDING WRAP
Mason Uni Plus Building Wrap (Ply to Gables)

WINDOWS & DOORS

Internal Height:	2200mm
Type:	MDF
External Height:	2200mm & 2380mm
Type :	Double Glazed, Low E Thermally Broken Alu. Joinery

INSULATION

Wall -	R4.0 Wall Batts
Ceiling -	R5.0 Ceiling Batts

WALL AND CEILING LININGS

Wall -	Standard 10mm GIB (unless required for bracing)
Ceiling -	Standard 13mm GIB 13mm GIB Aqualine (bathrooms)
Bathroom -	10mm GIB Aqualine
Corner Finish -	Square
Ceiling Finish -	Square Stopped

Architraves = 90mm / Skirtings = 60mm

FLOOR FINISHES
Carpet, Tile, Timber Plank

WATER HEATING
HWC 300L

KITCHEN COOKTOP
Electric

ROOF CLADDING AND STRUCTURE
Purlins - 70x45 SG8 H1.2 @ 900crs

GUTTER/FASCIA/DOWNPIPES/SOFFITS

Gutter -	Metal Half Round Gutter
Fascia -	Metal Fascia
Downpipes -	Colorsteel 80mm Ø
Soffits -	Hardiflex 4.5mm

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MATERIALS / COLOURS / LRV'S

	Material	Colour	LRV %
Roof	Kahu Colorsteel	Flaxpod	7%
Gutter	Colorsteel	Flaxpod	7%
Gutter	Colorsteel	Flaxpod	7%
Flashings	Colorsteel	Flaxpod	7%
Joinery	Aluminum	Flaxpod	7%
Cladding 1	Kahu Colorsteel	Flaxpod	7%
Cladding 2	Timber WB	Drydens Ironsand	N/A
Cladding 3	Schist Stone	Jointed / Pointed	N/A

GENERAL / EXTRAS

- Ducted heating (Layout By Others)
- Wood Burner (Model TBC)
- Under Tile Flooring Heating to Bathrooms

ROOF & WALL CLADDING

Roof - 4° & 35° Kahu Colorsteel Profile

Walls - Vertical Kahu Colorsteel
Vertical Timber Weatherboard
Schist Stone (50mm Veneer)

BUILDING AREA

FLOOR AREA:	231.32 m² O/F	(76.77m)
	236.82 m² OV	(77.68m)
ROOF AREA:	247.33 m²	(68.86m)
SOFFIT AREA:	16.01 m²	

DEVELOPERS APPROVAL

Floor Plan

Client :
DOWLING

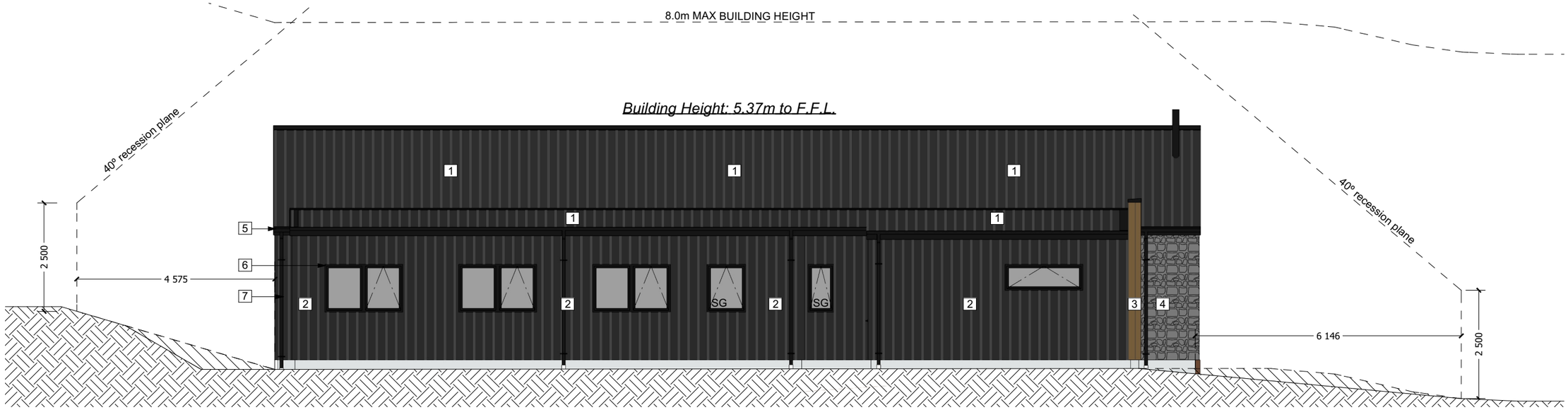
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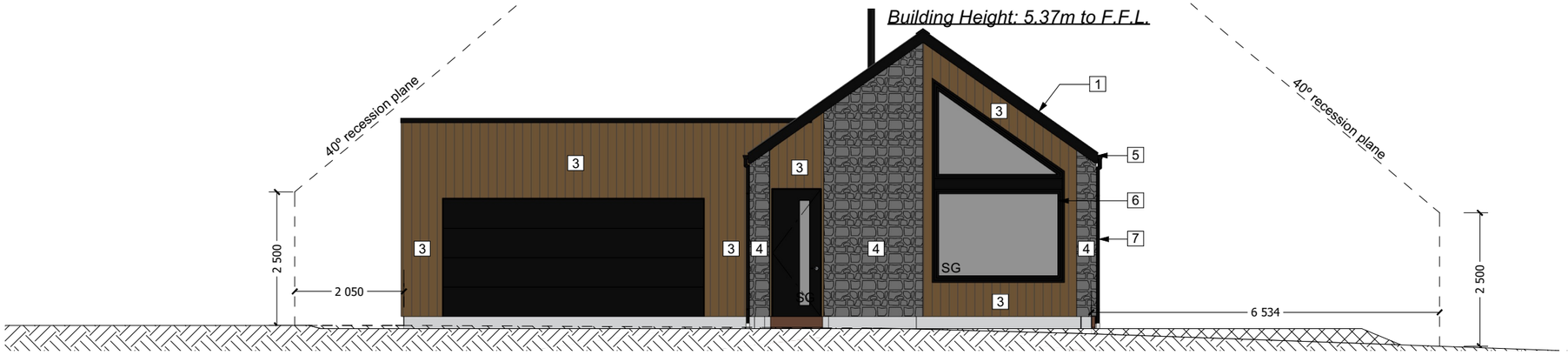
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ELEVATION A
1:100



ELEVATION B
1:100

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LEGEND
1 - Kahu Colorsteel Profile over roof underlay
2 - Vertical Kahu Colorsteel
3 - Vertical Timber Weatherboard
4 - Schist Stone (50mm Veneer)
5 - Metal Fascia and Gutter System
6 - Aluminum Joinery
6 - Colorsteel Downpipe

GENERAL ELEVATION NOTES
Air Barrier to unlined wall and gables, refer to the Construction Schedule in the Specification for type.
Driveway to fall from 20mm max below garage rebates (By Others).
Safety Glass and Safety Stays to be Installed on all windows to be compliant as per NZS 4223.3:2016
Key SS: Security Stay SG: Safety Glass

MATERIALS / COLOURS / LRV'S			
	Material	Colour	LRV %
Roof	Kahu Colorsteel	Flaxpod	7%
Gutter	Colorsteel	Flaxpod	7%
Gutter	Colorsteel	Flaxpod	7%
Flashings	Colorsteel	Flaxpod	7%
Joinery	Aluminum	Flaxpod	7%
Cladding 1	Kahu Colorsteel	Flaxpod	7%
Cladding 2	Timber WB	Drydens Ironsand	N/A
Cladding 3	Schist Stone	Jointed / Pointed	N/A

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DEVELOPERS APPROVAL

Elevations

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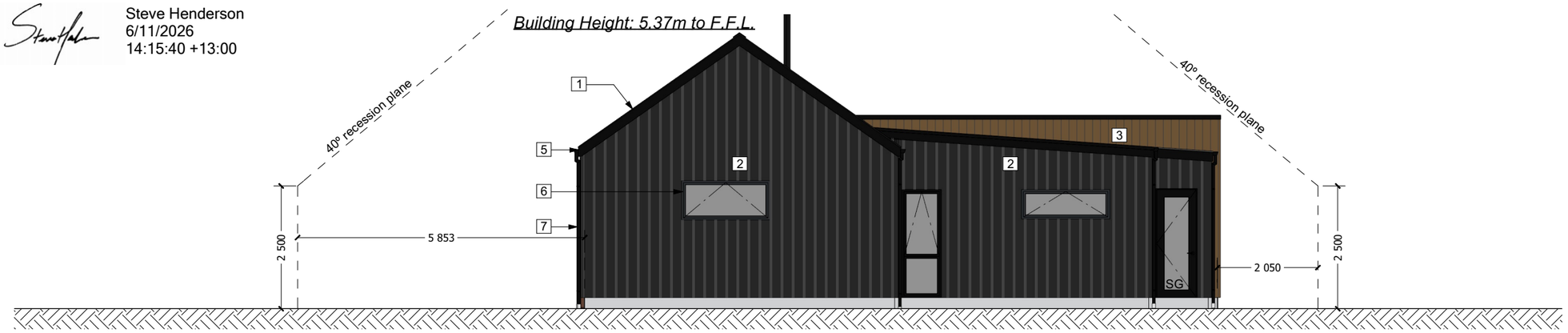
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ELEVATION C
1:100

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ELEVATION D
1:100

LEGEND
1 - Kahu Colorsteel Profile over roof underlay
2 - Vertical Kahu Colorsteel
3 - Vertical Timber Weatherboard
4 - Schist Stone (50mm Veneer)
5 - Metal Fascia and Gutter System
6 - Aluminum Joinery
6 - Colorsteel Downpipe

GENERAL ELEVATION NOTES
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Cladding 3	Schist Stone	Jointed / Pointed	N/A

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DEVELOPERS APPROVAL

Elevations

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