



Form 5

Building Consent – BC161669

Section 51, Building Act 2004

Mailing Address

Koncept Architecture &
Design (Stepan Skala)
PO Box 1727
QUEENSTOWN 9348

The Owner

Name of owner: Melissa Emma Mitchell, Stewart Mitchell
Contact person: Stewart Mitchell
Mailing address:
Street address/registered office:
Phone number: Landline: 03 442 7731 Mobile: 027 733 2868
Daytime: 03 441 1307 After hours: 03 442 7731
Facsimile number:
Email address: stewart.mitchell@loanmarket.co.nz

First point of contact for communications with the council/building consent authority:

Koncept Architecture & Design (Stepan Skala)
PO Box 1727
QUEENSTOWN 9348
info@koncept.co.nz

The Building

Street address of building: 1136 Glenorchy-Queenstown Road GLENORCHY RURAL 9372
Legal description of land where building is located: Lot 2 DP 389777 - 0.422200 Ha CT- 360335
Valuation Number: 2907307910
Building name: Studio
Location of building within site/block number:
Level/unit number:

Building work

The following building work is authorised by this building consent:

1136 Glenorchy-Queenstown Road, Bobs Cove. Convert Gym to Residential Unit
Residential

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is issued subject to the following conditions and advice notes:

MEMBRANE: 'Producer Statement - PS3(s) - Construction' shall be provided from the membrane installer and manufacturer certifying that the membrane and substrate material has been installed in accordance with the approved building consent documentation.

DOMESTIC HEATING APPLIANCES - Plan Change 2 Regional Plan: Air for Otago.
Rules and Air Zone Areas under the ORC Air Plan provide for controls on emission rates permissible throughout the region for domestic heating appliances. Contact ORC Ph 0800 474082 or email www.orc.govt.nz <<http://www.orc.govt.nz>>.

Compliance schedule

- A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

- Development Contribution Notice
- Project Information Memorandum



Signature : _____

Position : Building Officer

On behalf of: QUEENSTOWN LAKES DISTRICT COUNCIL

Date: 15/02/2017



General Consent Information And Site Inspection Requirements

Application

| | | |
|---|---|---|
| Koncept Architecture & Design (Stepan Skala) PO Box 1727 QUEENSTOWN 9348 | BC No. Issue date Valuation No. Legal Description | BC161669 15/02/2017 2907307910 Lot 2 DP 389777 - 0.422200 Ha CT- 360335 |
|---|---|---|

Project

| | |
|-------------|--|
| Description | 1136 Glenorchy-Queenstown Road, Bobs Cove. Convert Gym to Residential Unit |
| Location | 1136 Glenorchy-Queenstown Road GLENORCHY RURAL 9372 |

General Information

- Acceptance of Producer Statements is totally at the discretion of Queenstown Lakes District Council but in all cases should have been agreed previously.
- The owner or their authorised agent must ensure that any conditions and advice notes of this building consent are conveyed to the appropriate parties engaged to carry out building work associated with this consent. This is particularly important in the case of engineers when they are required to provide a PS4 at the end of the job.
- **This document and all the approved plans relating to this building consent are to be kept on site and must be made available to the Building and/or Plumbing & Drainage Inspector on request. No approved plans on site will result in an inspection fail.**
- Any variation from the approved plans must be approved by Queenstown Lakes District Council prior to the work being undertaken. Depending upon the nature of the variation, it may require a formal application to be made as an amendment to the original building consent.

Site Inspection Information

- The booking of such an inspection must be made at least one full working day prior to the next required inspection. Earlier notification would be appreciated. If the work is restricted building work please quote the name of the Licensed Building Practitioner.
- Work cannot proceed past each step until that step has been inspected and approved.
- At the time of processing your Building Consent, we have made an assessment that at least the following types of inspection are required to be undertaken. This is not an exhaustive list, and additional inspections may be required depending upon the construction method(s) and timetable. At times more than one of the inspections on this list can be done at one site visit. Please be clear that this is preferred at time of booking so that enough time can be allowed.
- Availability of inspections in outlying areas may be restricted to certain days.
- Additional inspections by other specialists as scheduled in the building consent documents (eg – engineers,) may be required. In this case general Producer Statements may be accepted as verification of compliance with the Building Code. However failure to gain prior approval from Queenstown Lakes District Council for 3rd party inspections or provision of Producer Statements may result in Queenstown Lakes District Council I not being able to issue the Code Compliance Certificate.

Required Inspections for BC161669

PILE SUB FLOOR CONNECTIONS - (Before fixing down flooring) - Check pile & subfloor framing grade, treatment, sizes, spacing, spans, fixings, bracing, moisture content & insulation is correct.

Date: _____ Inspector: _____ OK to Continue: _____ Description of Work:

FRAMING & BRACING - PREWRAP - Wall and roof framing complete. No wrap to walls or roof. Check framing grade, treatment, sizes, spacing, spans, fixings, and support. Ensure all bracing, lintel, roof truss/rafter/purlin fixings and straps are installed.

Date: _____ Inspector: _____ OK to Continue: _____ Description of Work:

PRE CLADDING/FLASHING/WRAP/BATTEN - Before installing external cladding or enclosing cavity battens) - Ensure wrap is correctly installed, flashing tapes are in place (windows/doors) & can be inspected. Check installation/treatment/fixing of cavity batten & ventilated/vermin base cavity closer.

Date: _____ Inspector: _____ OK to Continue: _____ Description of Work:

PLUMBING PRE-LINE - Ensure all wastes, vents, hot & cold water pipes are correctly installed, insulated and supported. Pressure test (1500 kPa) is required to be on during inspection. A pressure test Producer Statement may be requested (Note: plumber to ensure that pressure gauge has current calibration certificate.)

Date:_____ Inspector:_____ OK to Continue:_____ Description of Work:

BUILDING PRELINE/INSULATION - Ensure all bracing/connections are correctly installed, bracing is correctly located, check moisture content level of timber & ensure insulation is correctly fitted. Check air pressure seals to openings(doors & windows).

Date:_____ Inspector:_____ OK to Continue:_____ Description of Work:

POST LINING - PRE STOP - (prior to installation of scotia/ skirting/ stopping) - Check that bracing / fire / sound rated elements have been correctly installed / fixed.

Date:_____ Inspector:_____ OK to Continue:_____ Description of Work:

WET AREA MEMBRANE - (Prior to tiling/finish) Products as specified and approved. Check application in accordance with manufactures instructions and within limitations.

Date:_____ Inspector:_____ OK to Continue:_____ Description of Work:

EXTERNAL DRAINAGE - Bedding complete prior to back fill. Ensure all drains are laid to correct falls and test is on. Check bedding/backfilling media, pipe sizing, connections and installation, sumps etc. Provide copy of as-built layout showing location of inspection and cleaning points. Ensure all drains are laid to correct falls and test is on. Check bedding/backfilling media, pipe sizing, connections and installation, sumps & soak holes. If any changes from consented plans a minor variation Form AFMV signed by the applicant and an - 'As Built' plan provided to the inspector for approval.

Date:_____ Inspector:_____ OK to Continue:_____ Description of Work:

FINAL HEATER: Ceiling plate down for inspection, access provided to ceiling space. Installed to manufactures instructions, seismic restraint installed. Ensure clearance to combustible materials: walls, floors, ceiling, beams drapes doors, windos battens rafters purlins roof insulation and underlay. Flashing watertight, smoke alarms installed and operating.

Date:_____ Inspector:_____ OK to Continue:_____ Description of Work:

FINAL RESIDENTIAL - The check will be against the approved building consent documents. Any variations have been applied for and approved by Queenstown Lakes District Council prior to the final inspection. This includes drainage as built plans where the approved design have been modified. NOTE: This is not an inspection designed to provide a list of items to be finished. The work should be completed and all documents provided. Power on, water and waste water connected. INTERIOR: Access will be required to roof spaces where accessible. Interior check will include finishing, impervious - surfaces, sealing, laundering, glazing, wet areas, ventilation light (natural and artificial), hot & cold water supply, ceiling insulations and smoke alarms. EXTERIOR: Subfloor access, fixings insulation and ventilation, ground clearances, surfaces water, waste water, drainage, vents, spoutings, downpipes, cladding finished and painted, meter box and other penetrations sealed and watertight. Roofing and flashings.

Date: _____ Inspector: _____ OK to Continue: _____ Description of Work: _____

After Final Inspection

- To enable a Code Compliance Certificate to be issued for this project, the owner must complete the "Application for Code Compliance Certificate" form (which is attached to the Building Consent) and return it to Queenstown Lakes District Council.
- Accompanying this application form if not already provided must be the required documentation, including energy work certificates, any required producer statements, as-built plumbing & drainage plans, and details of the various Licensed Building Practitioners whom have undertaken the work. Records of works (ROWS) must be provided which clearly record the work undertaken by each LBP who has worked on this site.



Form 6

Application for Code Compliance Certificate - BC161669

Section 92, Building Act 2004

Building consent number: BC161669

1136 Glenorchy-Queenstown Road, Bobs Cove. Convert Gym to Residential Unit

Street address of building: **1136 Glenorchy-Queenstown Road GLENORCHY RURAL 9372**

Legal description of land where building is located: Lot 2 DP 389777 - 0.422200 Ha CT- 360335

Valuation number: 2907307910

Issued by: Queenstown Lakes District Council

*The owner

Name of owner: Melissa Emma Mitchell, Stewart Mitchell

†Contact person: Stewart Mitchell

Mailing address:

Street address/registered office:

Phone number: Landline: 03 442 7731 Mobile: 027 733 2868

Daytime: 03 441 1307 After hours: 03 442 7731

Facsimile number:

Email address: stewart.mitchell@loanmarket.co.nz

Website:

At least one of the following items showing evidence of ownership is attached to this application:

- ☐ Copy of certificate of title
- ☐ Lease
- ☐ Agreement for sale and purchase
- ☐ Other document showing full name of legal owner(s) of the building

First point of contact for communications with the council/building consent authority:
Koncept Architecture & Design (Stepan Skala)

PO Box 1727

QUEENSTOWN 9348

Application

All building work to be carried out under the above building consent was completed on _____ (Date)

The licence building practitioner(s) who carried out or supervised the restricted building work is/are as follows :

| |
|--|
| Name: |
| Licensing Class: |
| Particular work carried out or supervised : |
| Licensed Building Practitioner number Or registration number if treated as being licensed under section 291 of Act |

| |
|--|
| Name: |
| Licensing Class: |
| Particular work carried out or supervised : |
| Licensed Building Practitioner number Or registration number if treated as being licensed under section 291 of Act |

| |
|--|
| Name: |
| Licensing Class: |
| Particular work carried out or supervised : |
| Licensed Building Practitioner number Or registration number if treated as being licensed under section 291 of Act |

| |
|--|
| Name: |
| Licensing Class: |
| Particular work carried out or supervised : |
| Licensed Building Practitioner number Or registration number if treated as being licensed under section 291 of Act |

The personnel who carried out the work other than restricted building work are as follows:

BUILDER

| |
|---------------|
| Business/Name |
| Address: |
| Email |

PLUMBER

| |
|---------------|
| Business/Name |
| Address: |
| Email |

DRAINLAYER

| |
|---------------|
| Business/Name |
| Address: |
| Email |

GASFITTER

| |
|---------------|
| Business/Name |
| Address: |
| Email |

ELECTRICIAN

| |
|---------------|
| Business/Name |
| Address: |
| Email |

The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

The code compliance certificate should be sent to:

Name: _____

Address: _____

Signature of owner or an agent on behalf of and with the authority of the owner

Name of person signing

Date: _____

Attachments

The following documents are attached to this application:

- ☐ Other documents from the personnel who carried out the work (including Producer Statements)
- ☐ Certificates that relate to the energy work
- ☐ Evidence that specified systems are capable of performing to the performance standards set out in the building consent (only applicable if Compliance Schedule type building)

Customer Information

Each LBP who carries out or supervises any of your restricted building work must provide you (or the building consent holder) and your Council with a Record of Work or Certificate of Design Work.

This is also known as a Memorandum and it needs to detail all aspects of restricted building work carried out or supervised by each LBP.

Your LBP cannot contract out of this obligation. There could be disciplinary action and an application penalty if a Record or Certificate of Building work is not provided. You must have a copy of your LBP's Record or Certificate of Building work because you will need to submit it to your Council for Code Compliance Certificate at the end of the project. The Council will put the appropriate trades licence to sign off restricted building work. If your LBP only has a site licence, they cannot supervise or sign off the work. The site licence is a voluntary licence to show the holder has been assessed as competent in site supervision.