

Form 2 - Application for building consent

Section 45, Building Act 2004 (layout follows the prescribed form; fictional sample)

The building

Street address of building

12 Ridgeback Lane, Arrowtown 9302

Legal description of land where building is located

Lot 7 DP 999999, Record of Title OT99Z/999

Building name

Pemberton-Vaile residence

Location of building within site/block number

Building platform, eastern half of lot

Current, lawfully established, use

Vacant residential lot

Year first constructed

N/A - new building

The owner

Name of owner

Harriet and Sione Pemberton-Vaile

Contact person / mailing address

c/- the agent (below)

Evidence of ownership

Record of Title OT99Z/999 (copy attached, issued 30 September 2026)

First point of contact / agent

Agent

Technician A, Example Design Studio Ltd, 0800 000 000, plans@example.invalid

Relationship to owner

Architectural designer acting as agent (authority letter attached, page 3)

The project

Project information memorandum

PIM 2026/0412 issued 2 September 2026 (attached reference only)

Description of building work

New single-storey 3-bedroom dwelling with attached double garage, timber frame on concrete slab

Intended use(s) of building

Detached dwelling (Housing). Intended life: not less than 50 years

Estimated value of building work

\$1,150,000 incl. GST

Total floor area

214 m2 (dwelling 172 m2 + attached double garage 42 m2)

Continued on page 2: restricted building work, compliance with the Building Code, specified systems and declaration.

Form 2 - Application for building consent (continued)

12 Ridgeback Lane, Arrowtown 9302 - Lot 7 DP 999999

Restricted building work

The building work includes restricted building work: design and construction of the primary structure and the external moisture management systems of a house.

Licensed building practitioner(s) - design

Design LBP: Alex Example, BP 999999 (Design Area of Practice 2)

Licensed building practitioner(s) - construction

Not yet engaged. To be advised before work starts.

☐ Certificate(s) of work from the design LBP attached

Compliance with the Building Code

The plans and specifications show how the building work will comply with the Building Code. Means of compliance relied on: NZS 3604:2011 (timber-framed buildings) with specific engineering design for the steel portal frame and garage foundation (PS1 attached); E2/AS1 for external moisture; H1/AS1 for energy efficiency; G12/AS1 and G13/AS1 for water supply and foul water; C/AS1 for protection from fire (smoke alarms).

Specified systems / compliance schedule

☒ The building will not contain any specified systems (no compliance schedule required)

Documents attached

☒ Evidence of ownership (record of title) and agent authority - page 3

☒ Site plan - sheet A100 (page 4)

☒ Floor plan - sheet A200 (page 5)

☒ Elevations - sheet A300 (page 6)

☒ Section and details - sheet A400 (page 7)

☒ Specification (excerpts) - pages 8 and 9

☒ Producer statement PS1 - design (structural) - page 10

☐ Certificate of work (design LBP)

☐ Energy efficiency (H1) calculation

Declaration

I, the agent, apply for a building consent for the building work described and declare that the information in this application is, to the best of my knowledge, true and correct.

Signed (agent on behalf of the owner)

Technician A for Example Design Studio Ltd

Date

6 October 2026

Record of title (extract) and agent authority

Supporting documents for Form 2

Record of title - extract (fictional)

Identifier	OT99Z/999
Land registration district	Otago
Date issued	14 March 2019
Search copy dated	30 September 2026
Estate	Fee simple
Area	812 square metres more or less
Legal description	Lot 7 DP 999999
Registered owners	Harriet and Sione Pemberton-Vaile
Interests	Subject to a consent notice (building platform and colours) and a right of way easement over Lot 6

Letter of authority

We, Harriet and Sione Pemberton-Vaile, owners of 12 Ridgeback Lane, Arrowtown 9302 (Lot 7 DP 999999), authorise Example Design Studio Ltd to act as our agent for the building consent application for a new dwelling on this site, and to receive correspondence and requests for information from the council on our behalf.

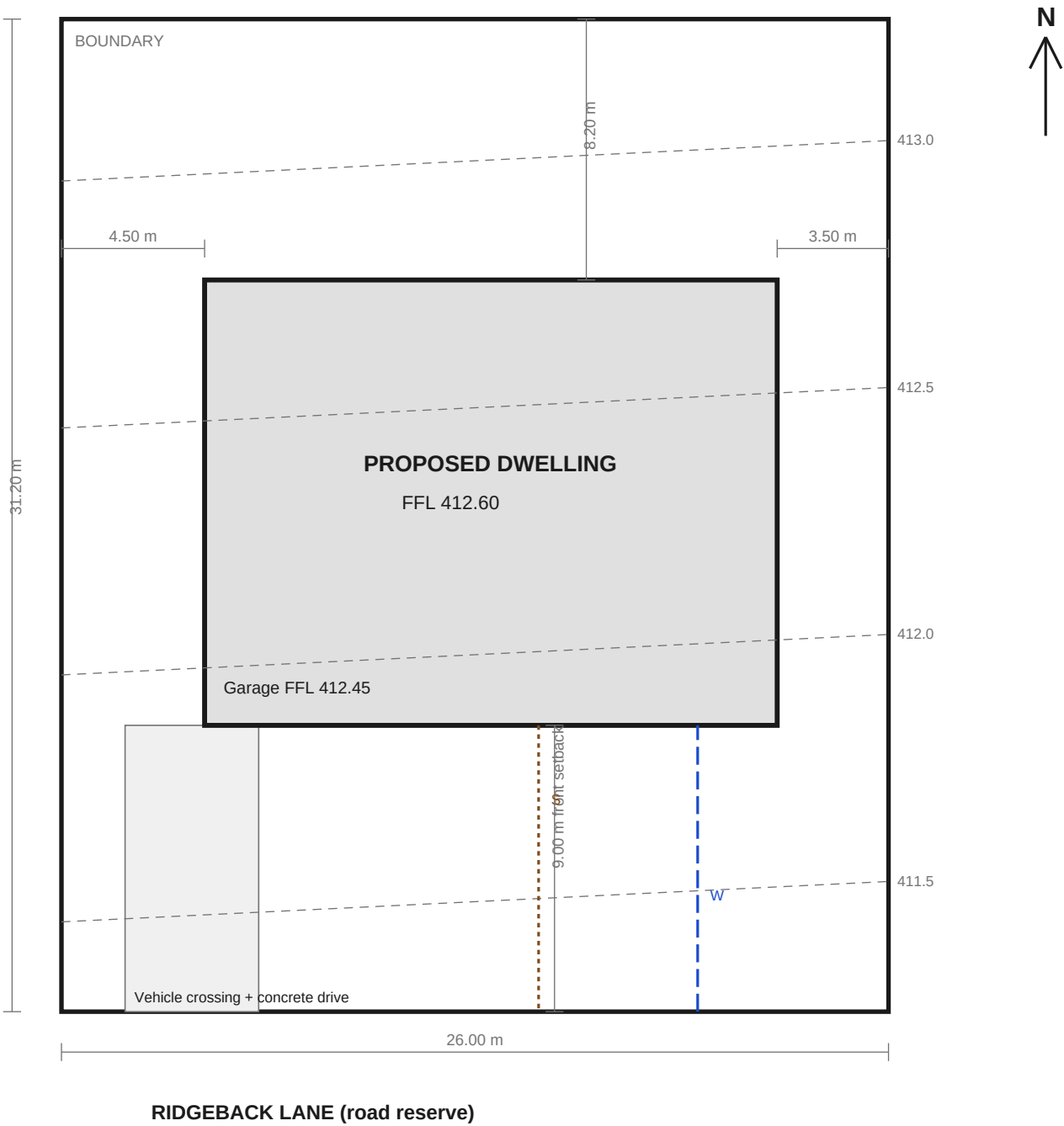
Signed by the owners

H. Pemberton-Vaile / S. Pemberton-Vaile

Date

1 October 2026

SITE PLAN



SITE NOTES

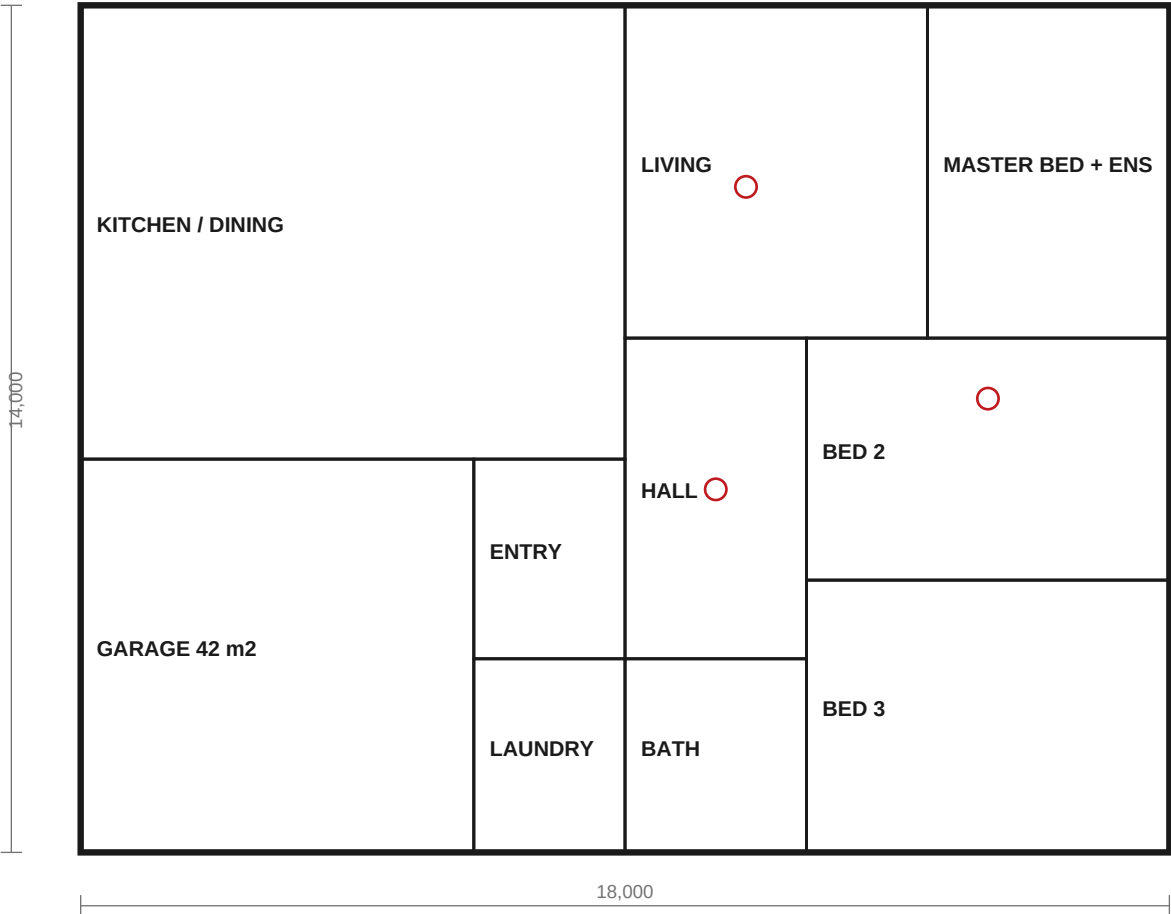
- Site: 12 Ridgeback Lane, Arrowtown 9302, Lot 7 DP 999999. Site area 812 m2. Building coverage 214 m2 (26%).
- Zone: Lower Density Suburban Residential Zone (QLDC Proposed District Plan). Designer’s assessment: dwelling meets the permitted activity standards for height, setbacks and coverage. No resource consent required.
- Natural hazards: designer checked the QLDC natural hazards maps on 2 September 2026. The site is not within a mapped flood or alluvial fan hazard area.
- Levels are in terms of the existing site datum; contours at 0.5 m interval from the 2026 site survey.
- Earthworks: cut and fill under 50 m3 for the building platform and drive.
- Water supply (W): 25 mm supply from the council main in Ridgeback Lane (G12).
- Foul water (S): 100 mm uPVC sewer to the council connection at the front boundary, IL 410.85 (G13). Inspection points at each change of direction.
- Boundary pegs to be confirmed by a registered surveyor before set-out.

EXAMPLE DESIGN STUDIO LTD Architectural design (fictional sample practice)	
New dwelling - Ridgeback Lane 12 Ridgeback Lane, Arrowtown 9302	
SITE PLAN Client: Harriet and Sione Pemberton-Vaile	
Sheet: A100 Scale: 1:200 @ A3 Job: EDS-2614	Date: 6 October 2026 Rev: C (for building consent) Drawn: Technician A Checked: Technician B

FLOOR PLAN

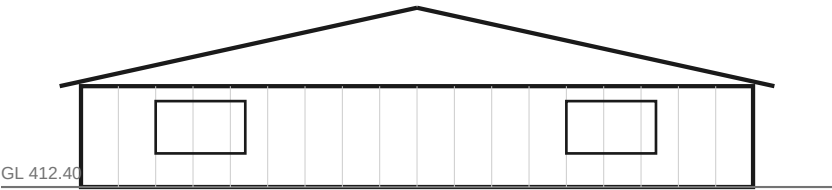
PLAN NOTES

- Timber framing to NZS 3604:2011 unless noted otherwise. Specific engineering design for the steel portal frame at the garage door opening (refer PS1).
- External walls: 90 x 45 SG8 studs at 600 crs, cavity, cedar weatherboard (refer A300 and specification).
- Internal walls: 90 x 45 SG8 studs at 600 crs, 10 mm plasterboard both sides.
- Bracing: to NZS 3604:2011. Bracing elements to be confirmed by the builder on site.
- Smoke alarms (red circles): photoelectric, hard-wired and interconnected, to C/AS1.
- Window and door sizes: refer joinery schedule on A300.
- Wet areas: impervious linings to E3/AS1.

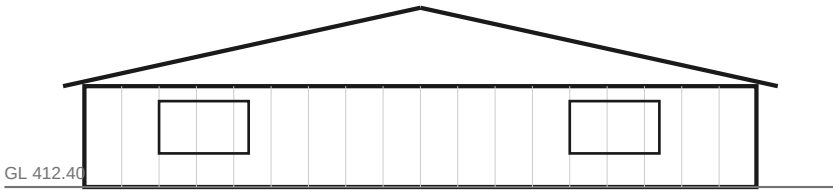


EXAMPLE DESIGN STUDIO LTD Architectural design (fictional sample practice)	
New dwelling - Ridgeback Lane 12 Ridgeback Lane, Arrowtown 9302	
FLOOR PLAN Client: Harriet and Sione Pemberton-Vaile	
Sheet: A200 Scale: 1:100 @ A3 Job: EDS-2614	Date: 6 October 2026 Rev: C (for building consent) Drawn: Technician A Checked: Technician B

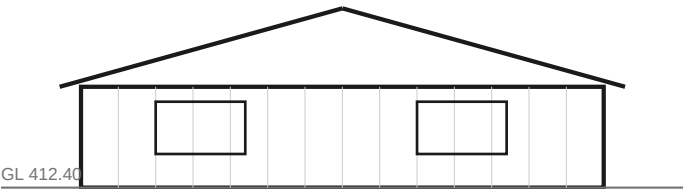
ELEVATIONS



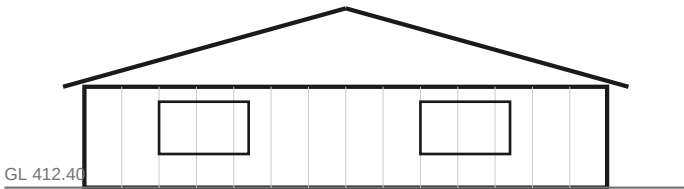
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

CLADDING AND ROOF

- Roof: 0.40 BMT pre-painted long-run steel, 25 degree pitch, on 70 x 45 purlins, self-supporting roof underlay.
- Walls: 180 x 18 vertical shiplap cedar weatherboard on 20 mm drained and vented cavity, flexible wall underlay. Fixings: stainless steel annular grooved nails.
- Joinery: thermally broken aluminium, double glazed (low-E), installed with sill support bars and head flashings per manufacturer's details.
- Eaves 450 mm all sides; gutters 125 mm quad, downpipes 80 mm.
- Exposure zone B (NZS 3604). Durability of fixings to NZS 3604 for that zone.
- Maximum height 5.10 m above existing ground level; complies with the district plan height standard.

JOINERY SCHEDULE

- W01-W04 1800 x 1400 awning
- W05-W06 2400 x 2100 sliding door
- D01 1000 x 2100 entry door
- G01 4800 x 2100 sectional garage door

EXAMPLE DESIGN STUDIO LTD

Architectural design (fictional sample practice)

New dwelling - Ridgeback Lane
12 Ridgeback Lane, Arrowtown 9302

ELEVATIONS

Client: Harriet and Sione Pemberton-Vaile

Sheet: A300

Scale: 1:100 @ A3

Job: EDS-2614

Date: 6 October 2026

Rev: C (for building consent)

Drawn: Technician A

Checked: Technician B

SECTION A-A

CONSTRUCTION NOTES

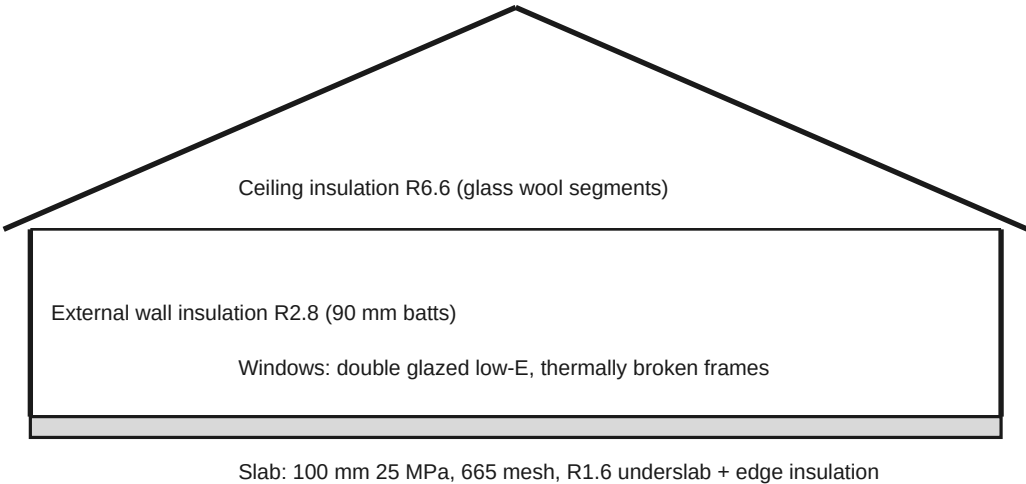
- Foundations: NZS 3604:2011 slab-on-ground with thickened edges, except the garage door portal footings (specific design, refer PS1).
- Ground bearing: good ground assumed to NZS 3604 definition; to be confirmed at foundation inspection.
- Earthquake: design to NZS 3604:2011 for the site's earthquake zone.
- Roof framing: gang-nail trusses at 900 crs to the truss manufacturer's design (producer statement to be supplied at framing).
- Insulation: R-values as shown, to H1/AS1.
- Thermal envelope: all external walls, ceiling and slab edge insulated as shown.

DETAIL 1 - WINDOW HEAD (1:10)

Head flashing with 10 mm upstand, 35 mm cover to joinery; cavity closer; air seal with PEF rod and sealant to the joinery manufacturer's details.

DETAIL 2 - WINDOW SILL (1:10)

Sill support bar, sill tray, 5 mm drainage gap, cavity vent strip at the base of the wall.



EXAMPLE DESIGN STUDIO LTD Architectural design (fictional sample practice)	
New dwelling - Ridgeback Lane 12 Ridgeback Lane, Arrowtown 9302	
SECTION A-A AND DETAILS Client: Harriet and Sione Pemberton-Vaile	
Sheet: A400 Scale: 1:50 / 1:10 @ A3 Job: EDS-2614	Date: 6 October 2026 Rev: C (for building consent) Drawn: Technician A Checked: Technician B

Specification (excerpt) - Part 1

New dwelling - Ridgeback Lane - 12 Ridgeback Lane, Arrowtown 9302

1.1 General

This specification is read with drawings A100-A400. Work to comply with the New Zealand Building Code. Where an Acceptable Solution is cited, the work follows it unless specific design is noted.

1.2 Structure (B1)

Timber framing to NZS 3604:2011. Bracing to NZS 3604:2011. Steel portal frame and garage door footings: specific engineering design by Southern Example Engineering Ltd (PS1 attached). Roof trusses: manufacturer's design.

1.3 Durability (B2)

Building elements to achieve the durability periods of B2/AS1. Fixings to suit exposure zone B.

1.4 External moisture (E2)

Cedar weatherboard on a drained and vented cavity to E2/AS1 and the cladding supplier's installation instructions. Window and door junctions per details 1 and 2 on A400.

1.5 Internal moisture (E3)

Wet area linings and impervious surfaces to E3/AS1. Mechanical extraction to bathroom, ensuite and laundry.

1.6 Energy efficiency (H1)

Insulation: ceiling R6.6, walls R2.8, slab R1.6 (underslab and edge). Glazing: double glazed low-E units in thermally broken frames. Compliance with H1/AS1.

1.7 Protection from fire (C)

Household unit: smoke alarms to C/AS1 (photoelectric, interconnected). No sprinkler system.

1.8 Access (D1)

Level entry at the front door; steps to the rear deck less than 1 m drop (no barrier required).

Specification (excerpt) - Part 2

New dwelling - Ridgeback Lane - 12 Ridgeback Lane, Arrowtown 9302

2.1 Water supply (G12)

Connection to the council reticulated water supply. Hot water: 250 L mains-pressure electric cylinder with tempering valve, delivering at no more than 55 degrees C to personal hygiene fixtures. Pipework to G12/AS1.

2.2 Foul water (G13)

uPVC drainage to G13/AS2, connected to the council sewer at the boundary connection shown on A100. Inspection points at each change of direction and at the boundary.

2.3 Surface water

Roof water collected by 125 mm quad gutters and 80 mm downpipes.

2.4 Ventilation (G4)

Natural ventilation via opening windows (not less than 5% of floor area). Mechanical extraction to wet areas, ducted to outside.

2.5 Cladding product

Vertical shiplap cedar weatherboard system by Example Timber Systems Ltd, BRANZ Appraisal No. 999 (fictional), installed to the appraisal and the supplier's technical literature.

2.6 Roofing product

Pre-painted long-run steel roofing to the manufacturer's installation guide and the NZ Metal Roof and Wall Cladding Code of Practice.

2.7 Producer statements

PS1 (design) for the steel portal frame and garage footings is attached. PS3 (construction) for roofing and cladding and PS4 (construction review) by the engineer to be provided before code compliance certificate.

2.8 Inspections

The builder to book council inspections: foundations, pre-slab, pre-line, post-line, drainage and final.

Producer Statement - PS1 - Design

Based on the industry-standard PS1 template (fictional sample)

Issued by Southern Example Engineering Ltd (Design Firm)
To Harriet and Sione Pemberton-Vaile (Owner), c/- Example Design Studio Ltd
To be supplied to Queenstown Lakes District Council (Building Consent Authority)
In respect of Steel portal frame at the garage door opening and associated specific-design footings
At 12 Ridgeback Lane, Arrowtown 9302, Lot 7 DP 999999

We have been engaged by the owner to provide structural engineering services in respect of the requirements of Clause B1 (Structure) of the Building Code for the part of the proposed building work described above. The design has been prepared in accordance with Verification Method B1/VM1 and the relevant standards cited in it (AS/NZS 1170 loadings, NZS 3404 steel structures, NZS 3101 concrete structures). The proposed building work covered by this producer statement is described below and in calculations ref. SEE-26-118 (design summary on this page).

Design summary: portal columns and rafter 250UB31 Grade 300, moment connections per calculation sheet 7; pad footings 900 x 900 x 600 deep, 25 MPa, 4-HD16 each way; ultimate limit state per AS/NZS 1170.0, importance level 2, 50-year design life.

On behalf of the Design Firm, and subject to all the stated assumptions, I believe on reasonable grounds that the building, if constructed in accordance with the drawings, specifications and other documents provided or listed in this statement, will comply with the relevant provisions of the Building Code.

Design engineer	Date
Professional indemnity insurance	
Morgan Example, CPEng 999999	3 October 2026
Held, minimum \$200,000 (certificate on request)	

Note: this PS1 covers the steel portal frame and its footings only. All other structure is to NZS 3604:2011 by the designer.