



# Code Compliance Certificate

Section 43(3), Building Act 1991

## Application

|                       |            |             |
|-----------------------|------------|-------------|
| MR DAVE HARPER        | No.        | 970809      |
| MANA DEVELOPMENTS LTD | Issue date | 8/03/99     |
| P O BOX 54044         |            |             |
| MANA PAREMATA         | Overseer   | Don Blaikie |

## Project

|                   |   |
|-------------------|---|
| Description       | NEW CONSTRUCTION<br>BEING STAGE 1 OF AN INTENDED 1 STAGES<br>NEW APARTMENTS |
| Intended Life     | INDEFINITE, BUT NOT LESS THAN 50 YEARS                                      |
| Intended Use      | RESIDENTIAL   |
| Estimated Value   | \$900,000   |
| Location          | 25 MACLEAN ST, PARAPARAUMU  |
| Legal Description | PT LOT 69 DP 4828 CT 720/20 & 21B/177                                       |
| Valuation No.     | 1527347000  |

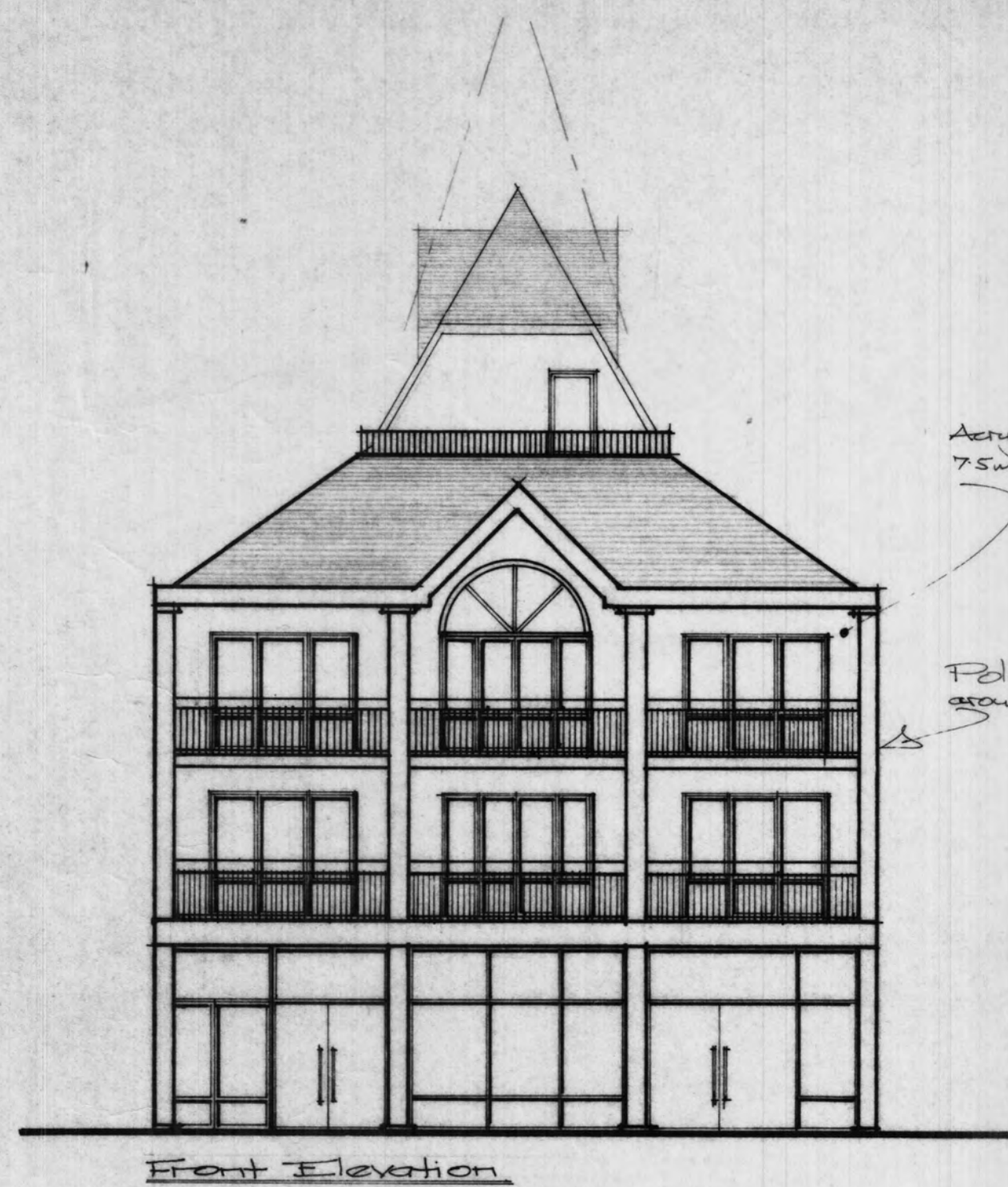
This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Kapiti Coast District Council:

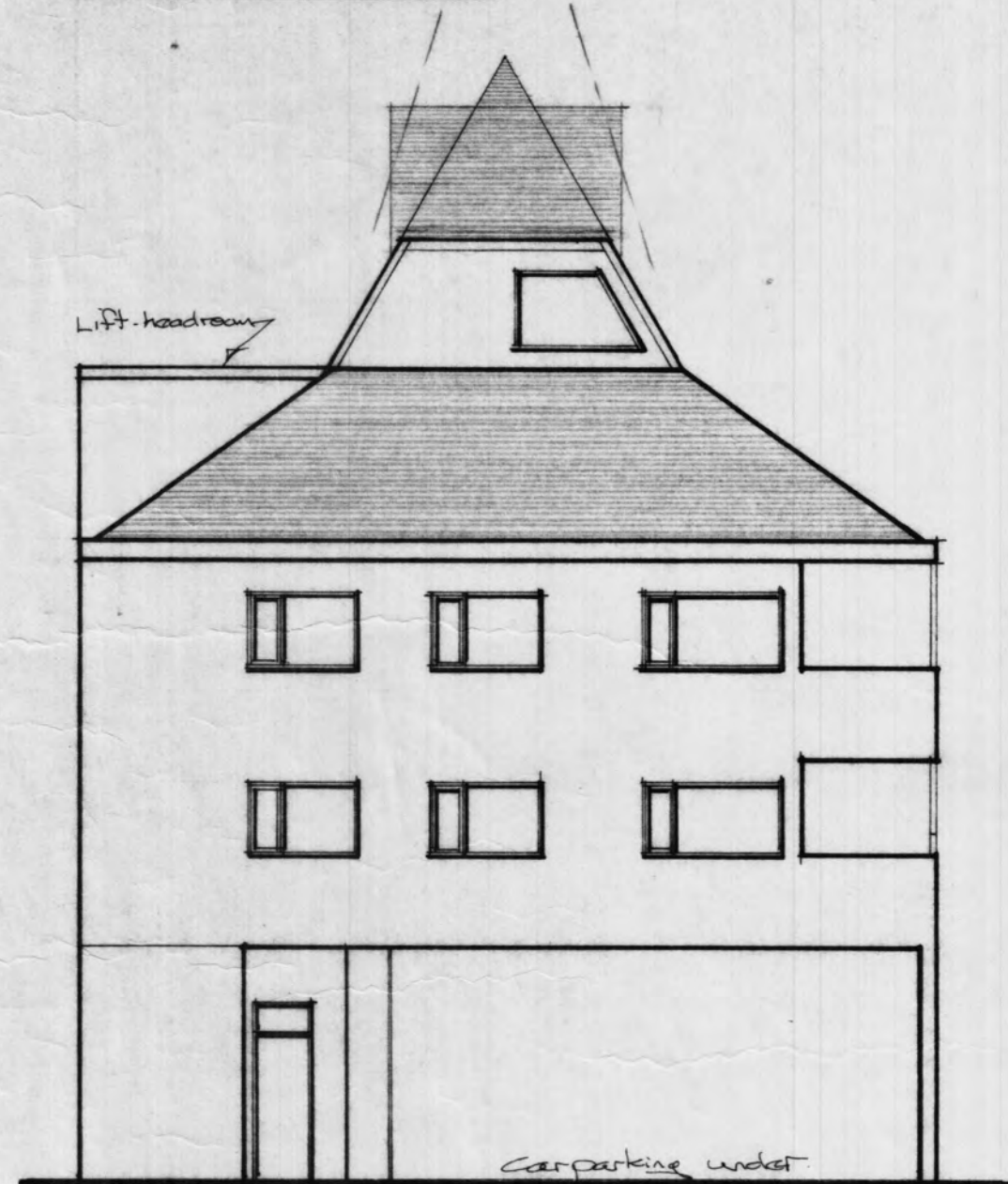
Name: *Don Blaikie*

Date: 8.3.99.

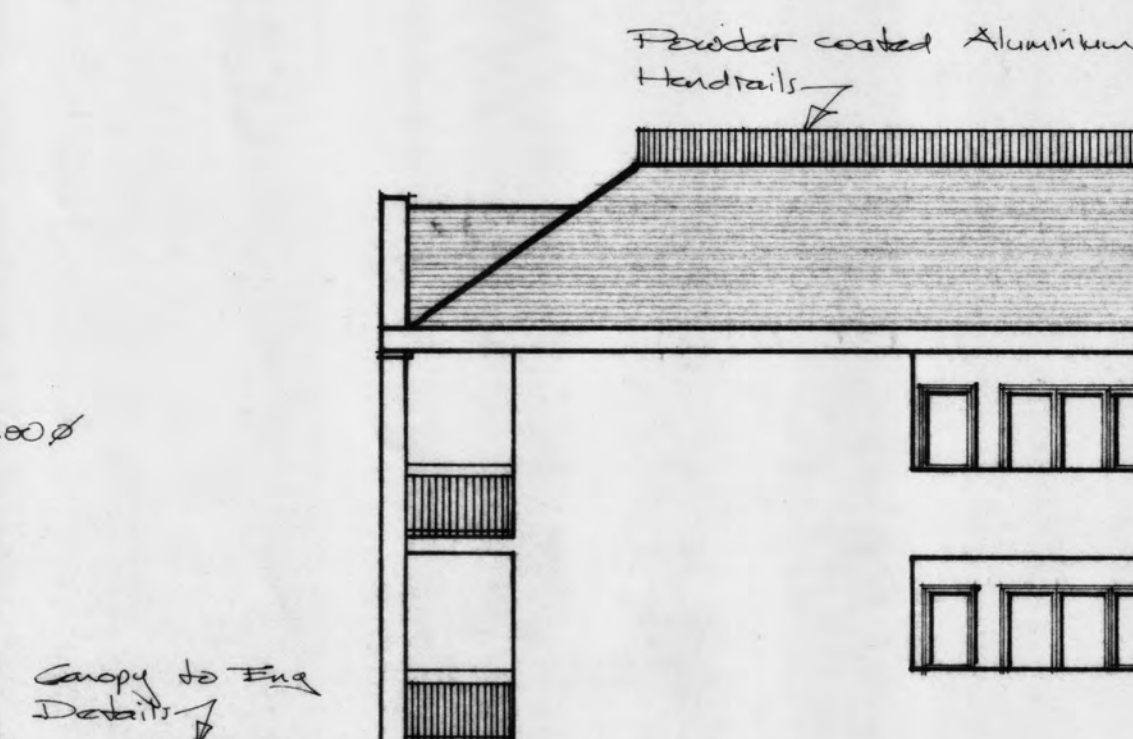




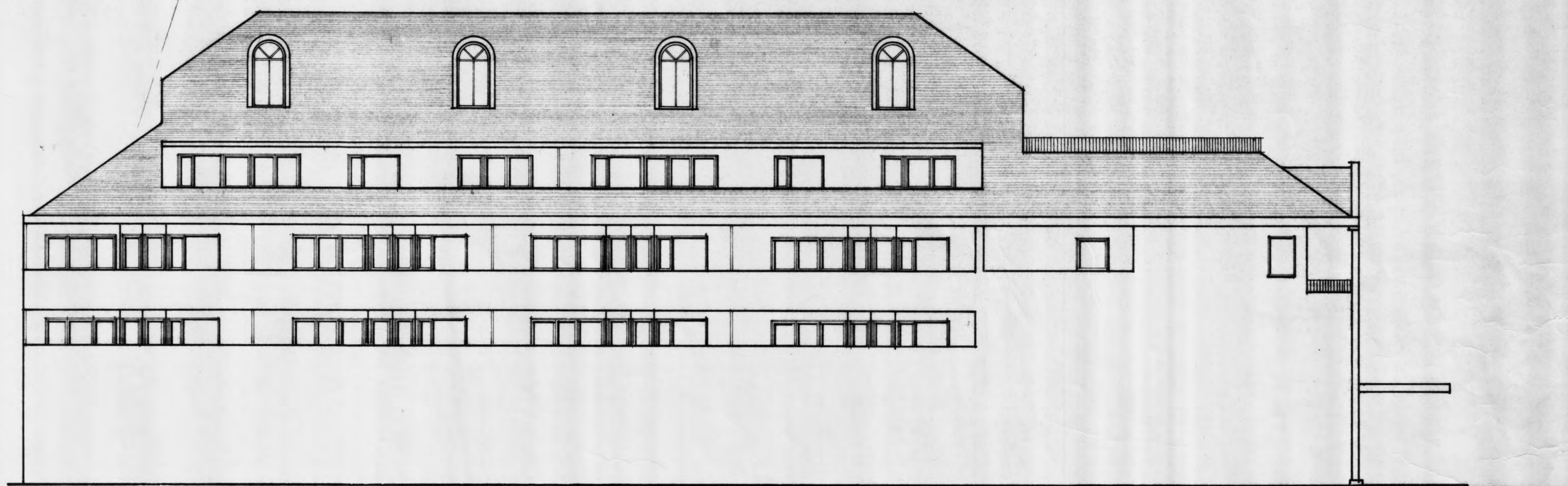
Front Elevation



Rear Elevation - From Carpark



Side Elevation - From Pastbank

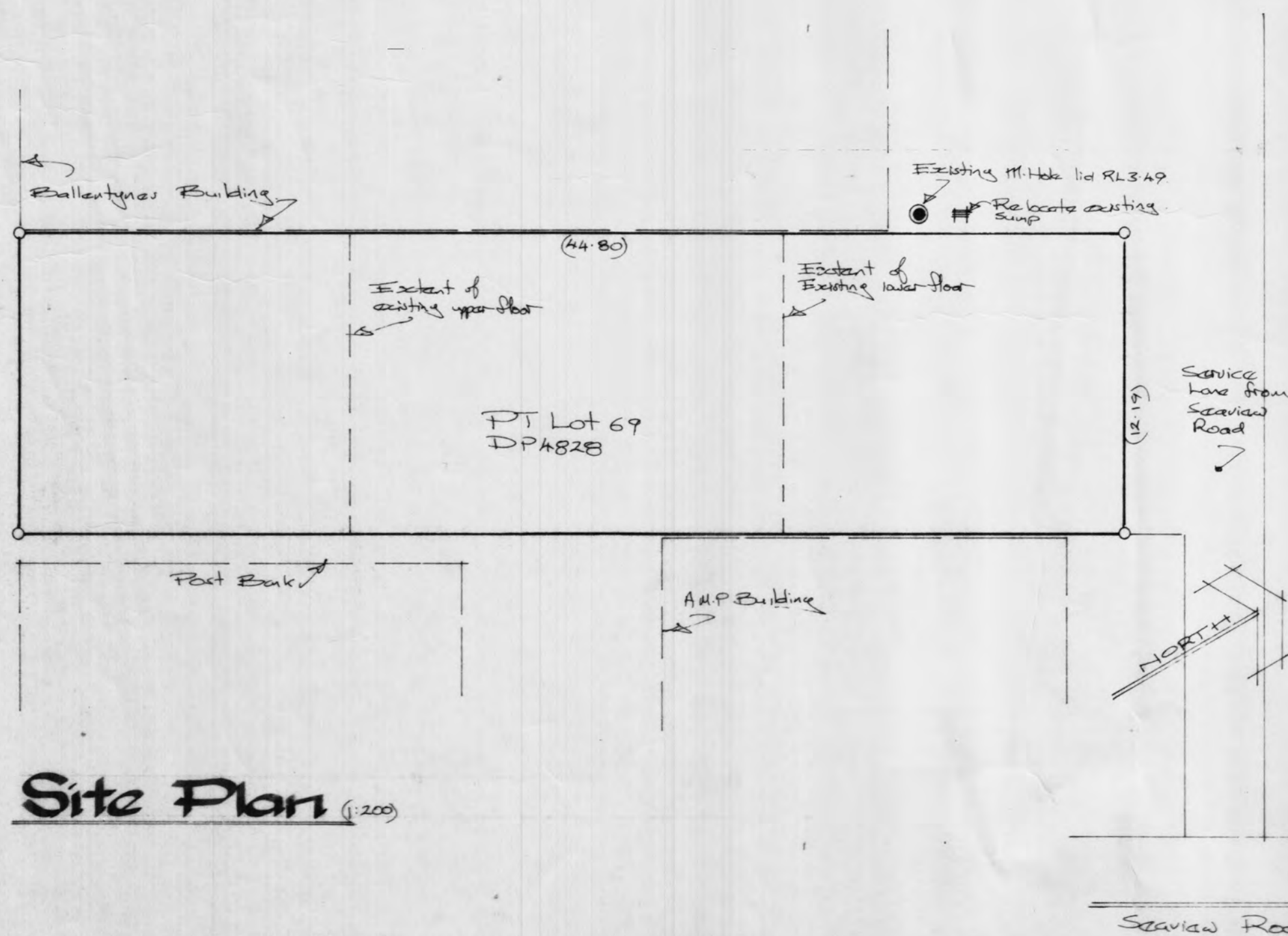


Side Elevation - From Beach

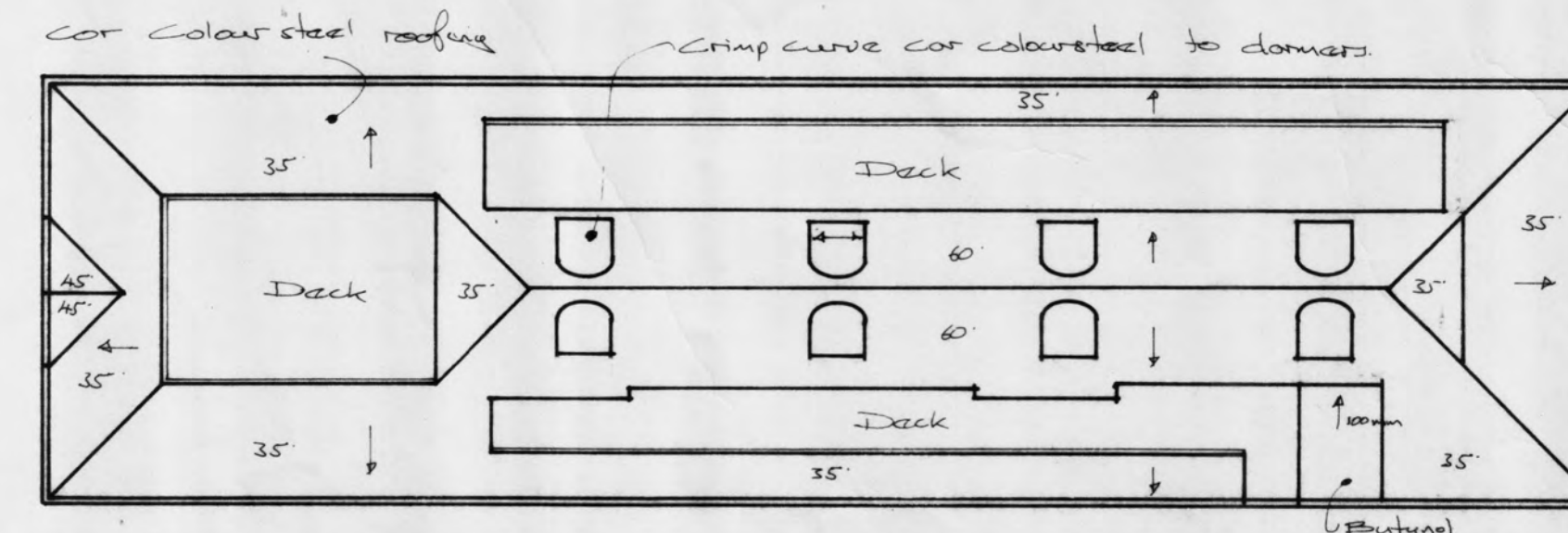
Note: Ventilation requirements to Habitable & Service Spaces refer ALPSI attached & conform. (Doors do not qualify)

## Elevations (1:100)

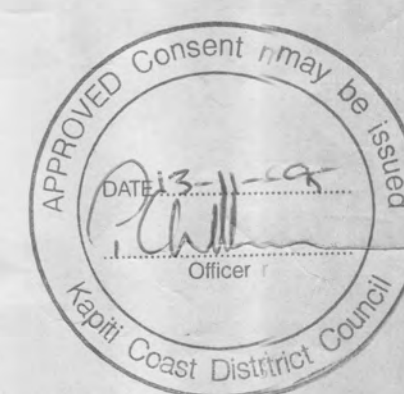
Alum. Javary 1550pa. D.P. min  
Glasig Nos. 4223 incl. P.S. 1993  
Fit suitable Platings to all External Joinery.



Site Plan (1:200)

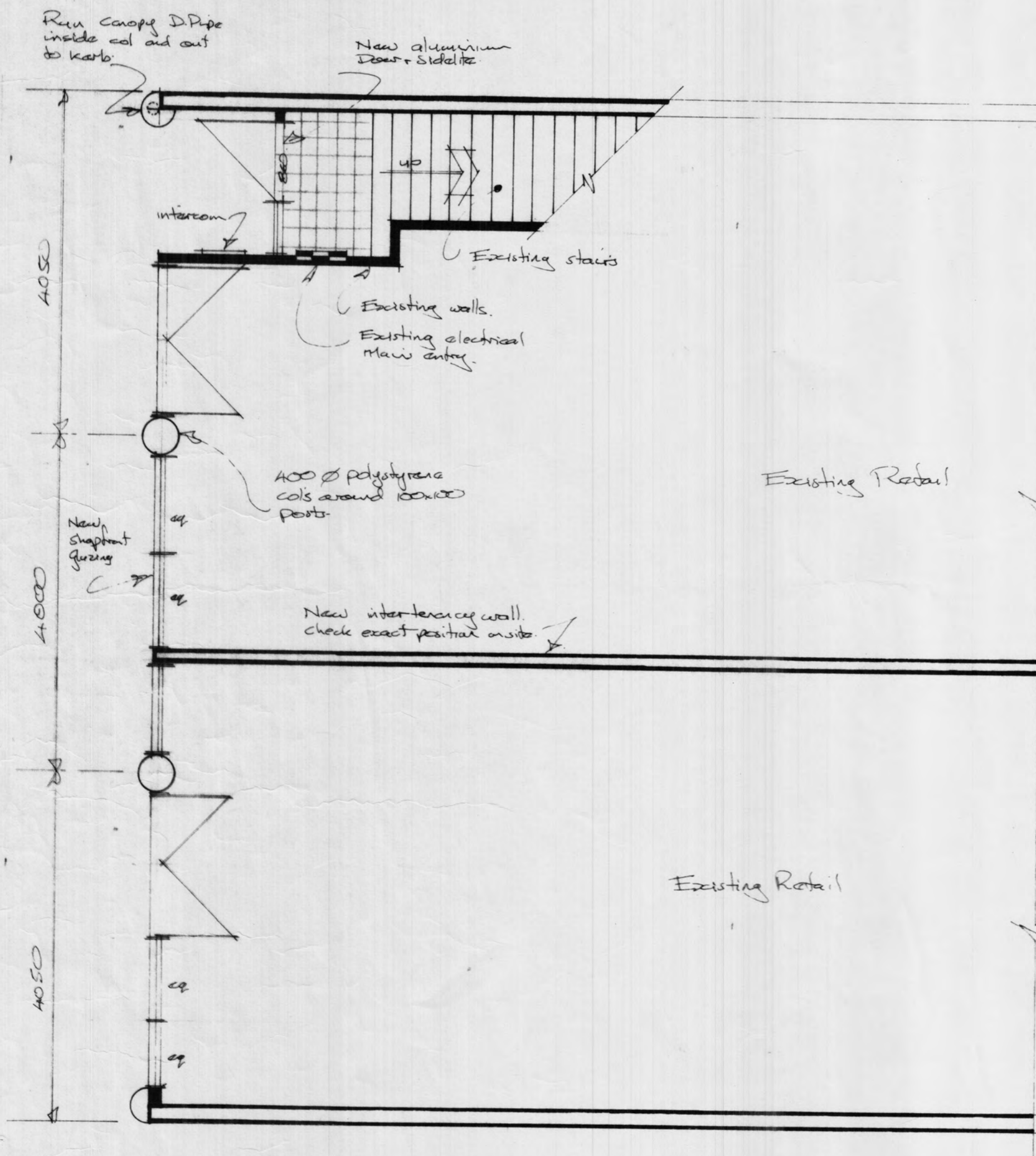


Roof Plan (1:200)

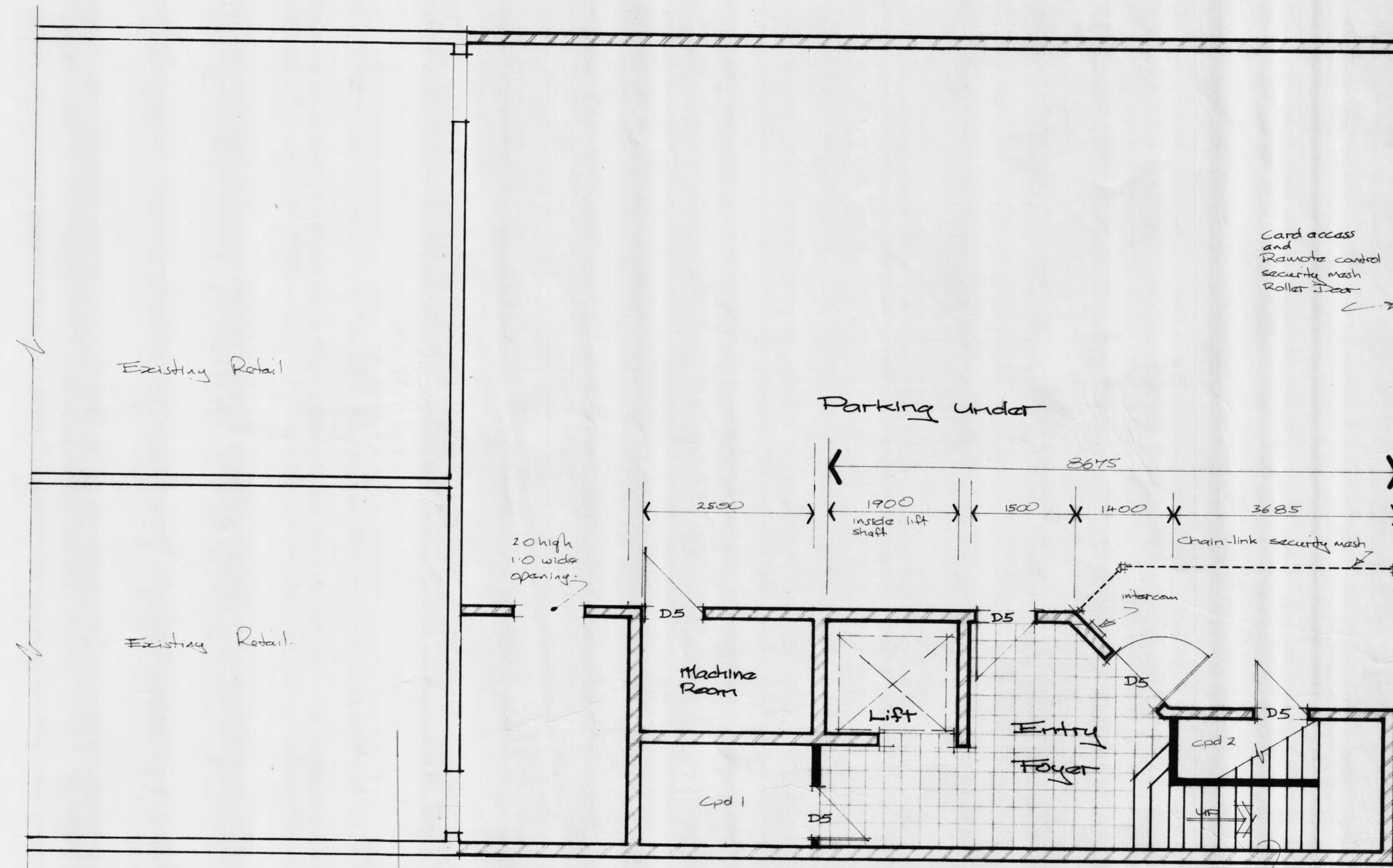


|  |                              |
|--|------------------------------|
| <b>Calcott Design Group Limited</b><br>108 Johnsonville Road Phone 478 8871 Fax 478 8881 |                              |
| Designed: Andrew Szabo   | Date: Sept 1995 Job No: 3846 |
| MacLean Street Apartments<br>Paraparaumu   |                              |
| Elevations<br>Site Plan Roof Plan  |                              |
| Sheet Number   | One                          |





MacLean Street Entry

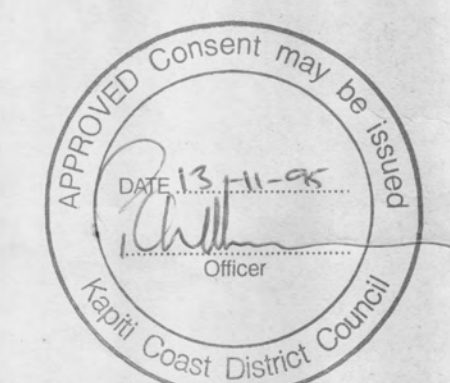


Seaview Road Entry

Ensure existing toilet rooms are vented to outside.

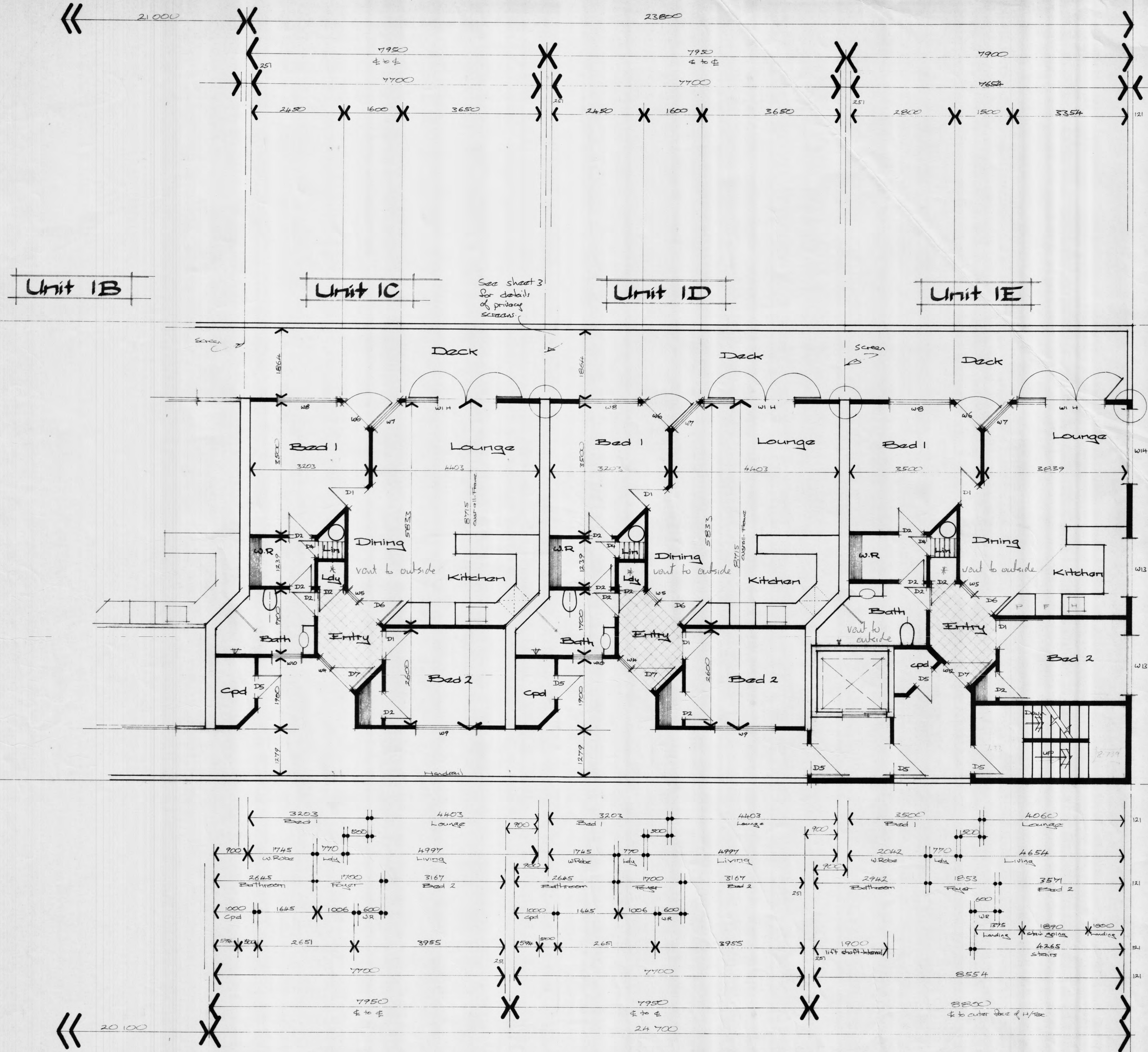
Refer Eng Drawg for Blockwork Details.  
Refer Crav section for slab levels.

Handrails to D/AS1 of NZ Building Code.



|  |
|--|
| <b>Calcott Design Group Limited</b><br>103 Johnsonville Road Phone 478 8871 Fax 478 8881 |
| Designed: Andrew Szabo Date: Sept 1998 JJob No: 3846                                     |
| <b>MacLean Street Apartments</b><br>Paraparaumu  |
| Entries - Ground Floor Plan  |
| Sheet Number   |





**Calcott Design Group Limited**  
103 Johnsonville Road Phone 478 8871 Fax 478 8881

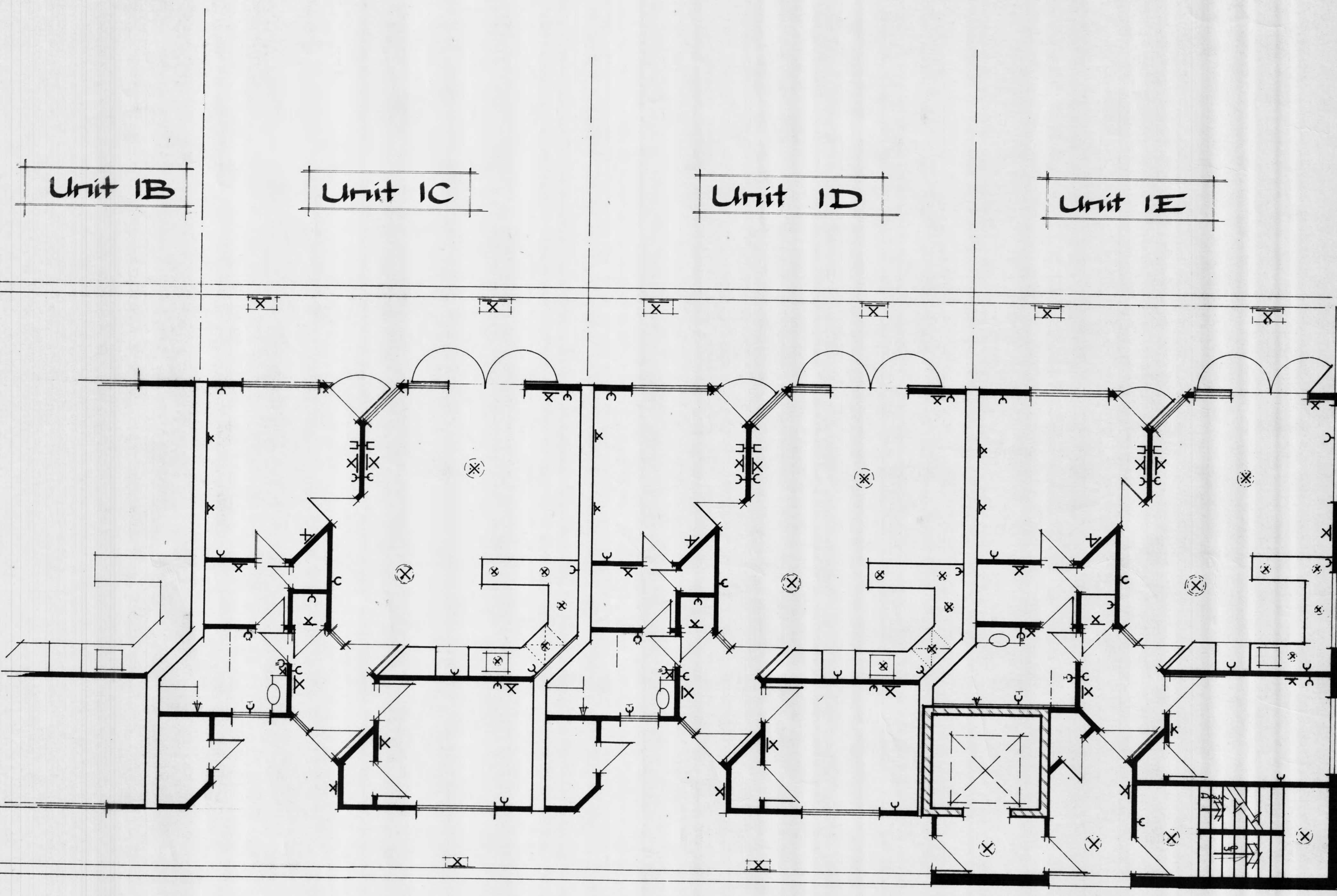
Designed Andrew Szabo Date Sept 1995 Job No 3040

**MacLean Street Apartments**  
Paraparaumu

Level One Floor Plans

Sheet Number Four







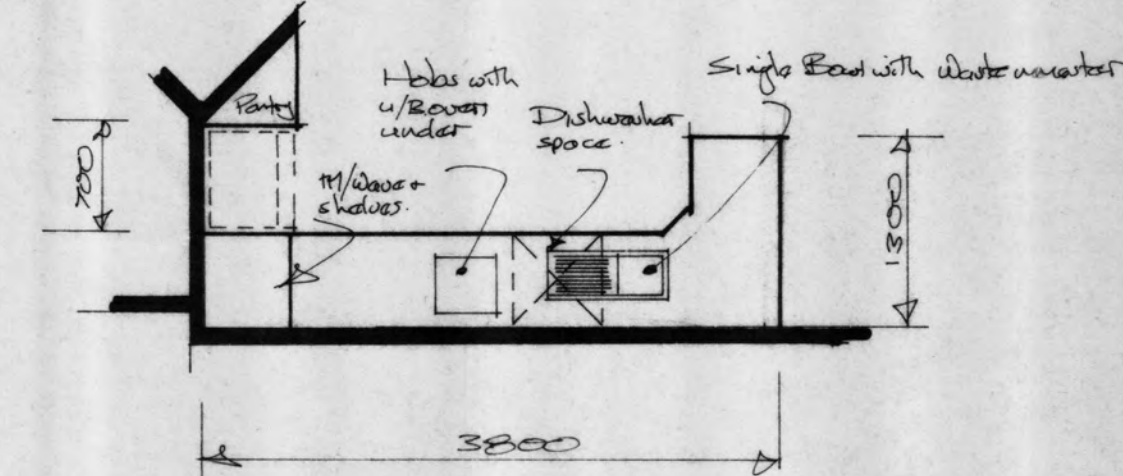
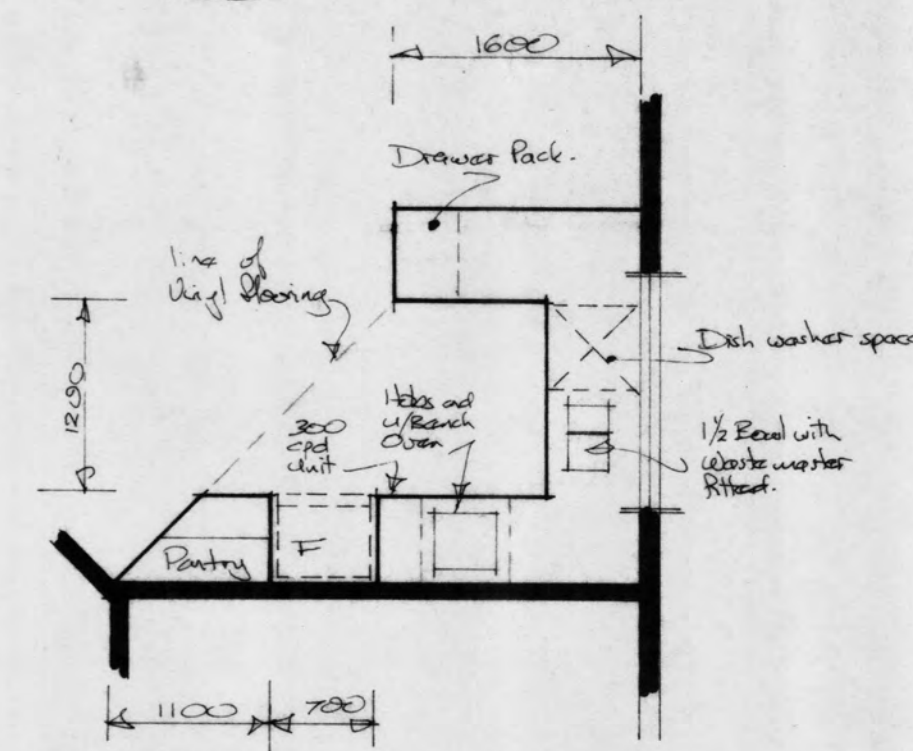
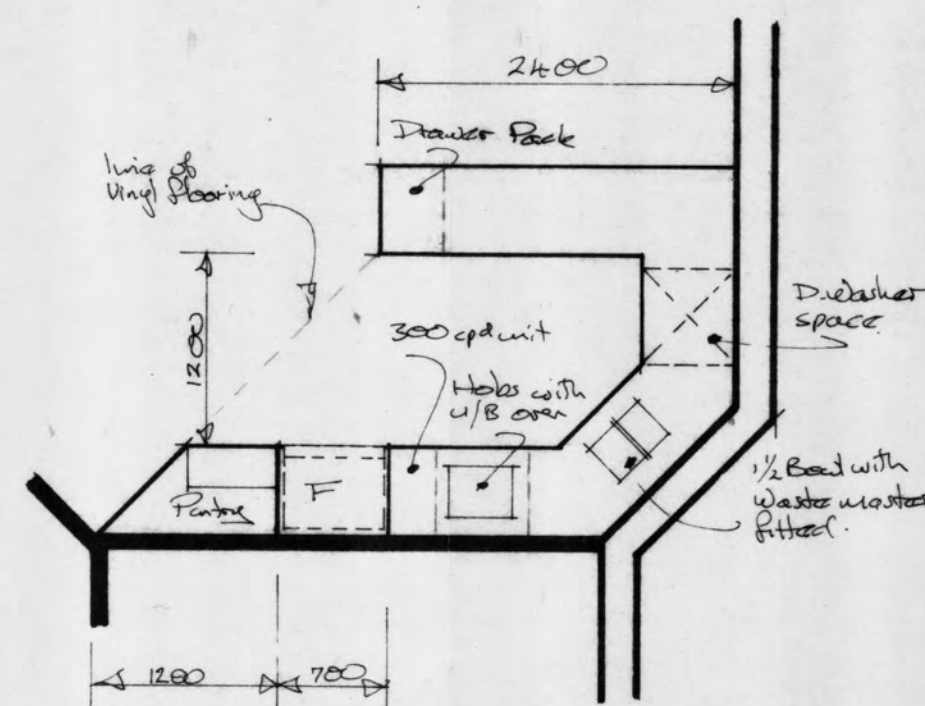
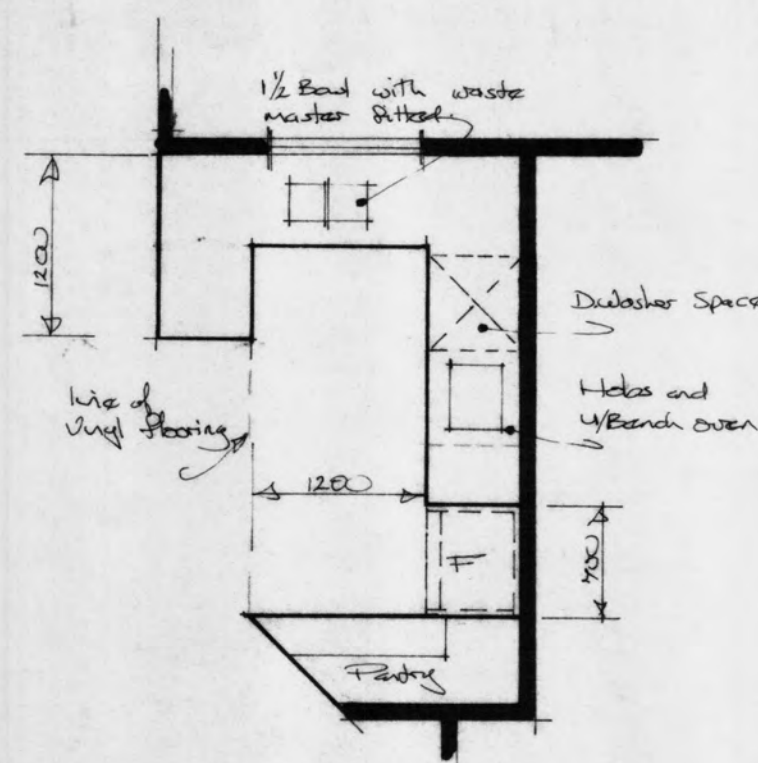
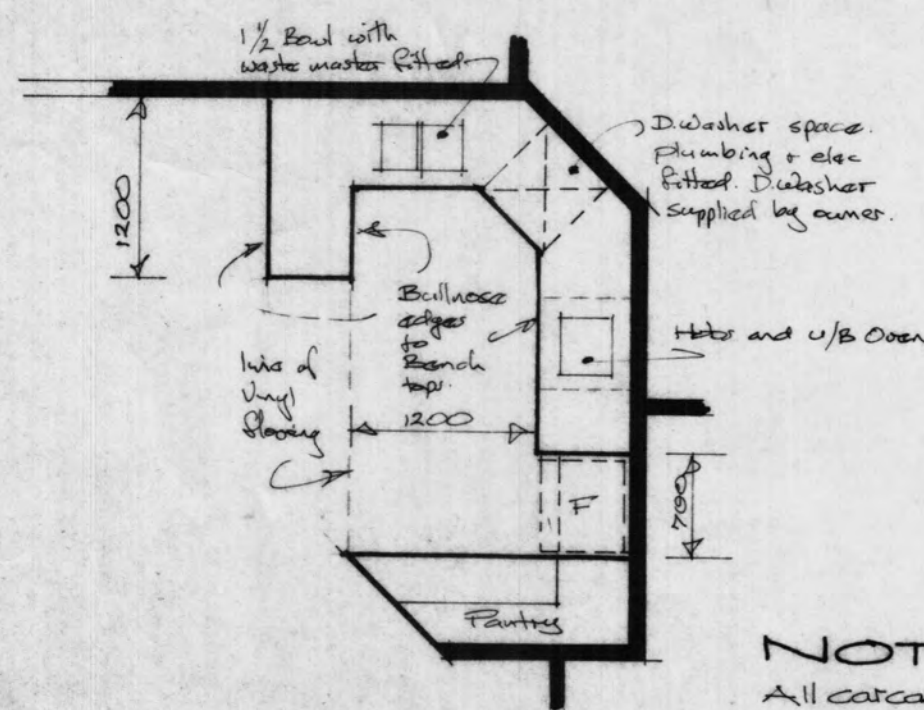
1A

2A

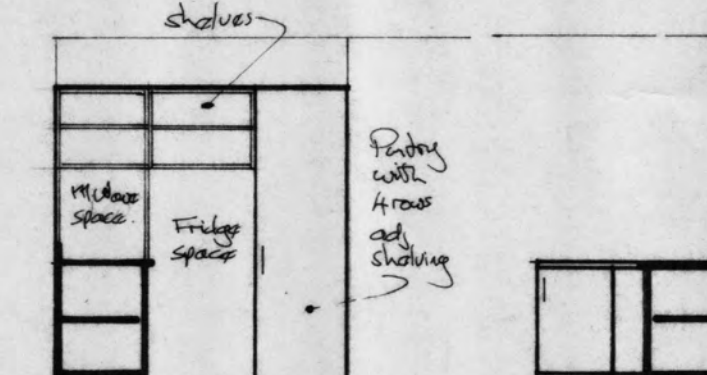
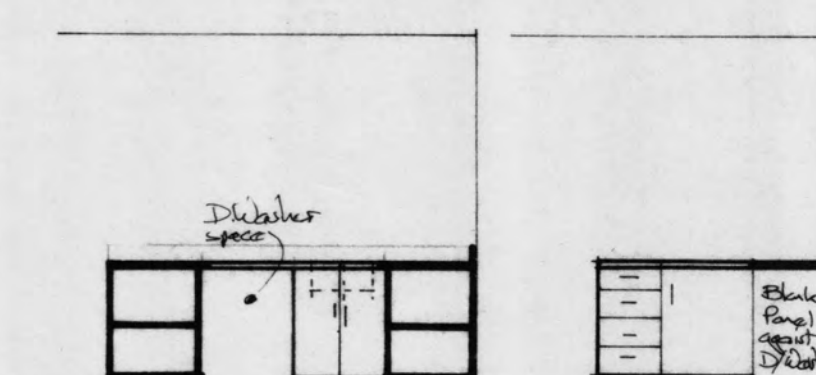
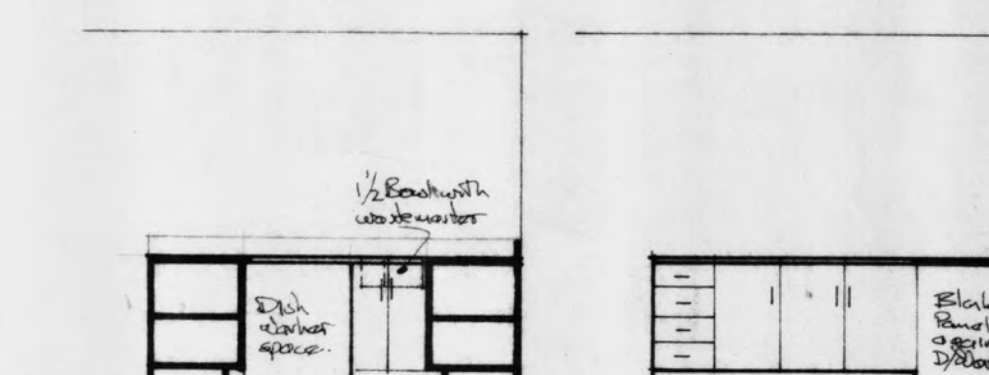
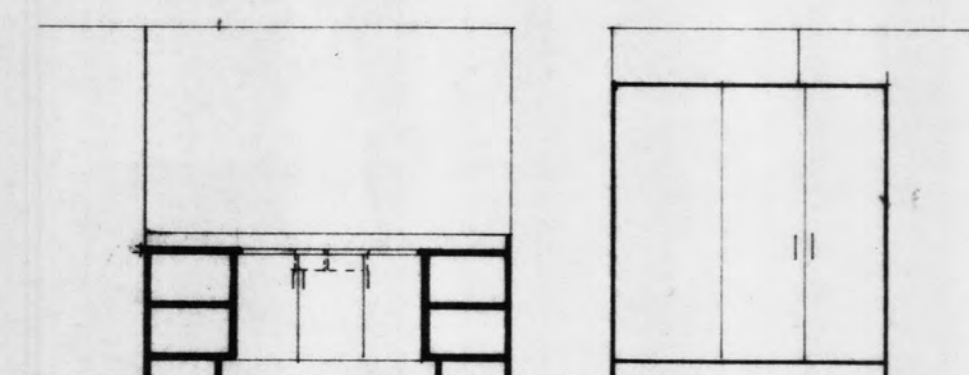
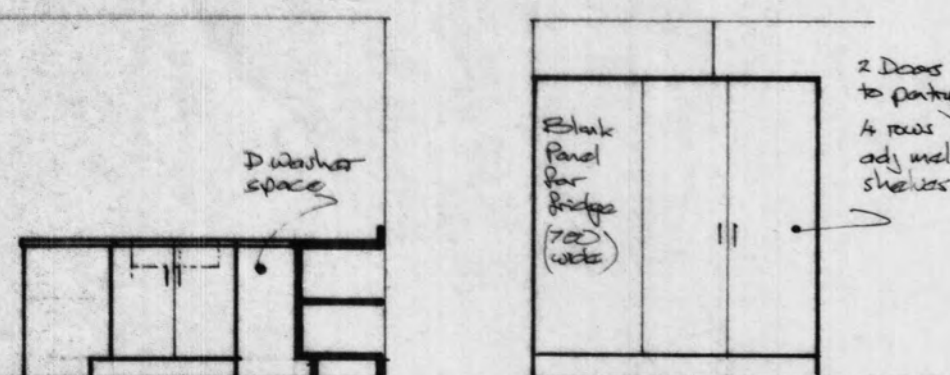
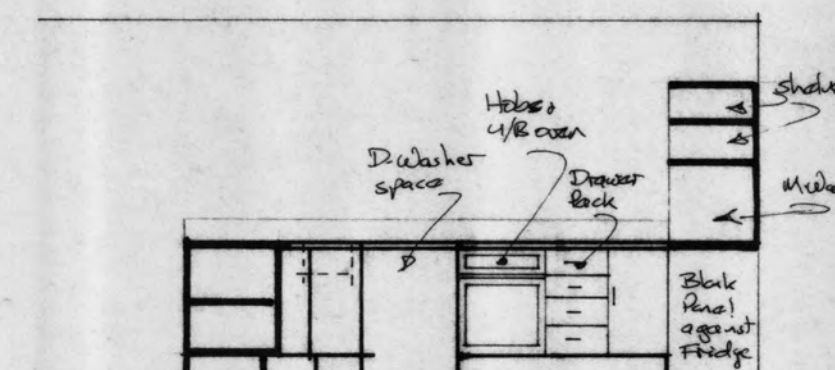
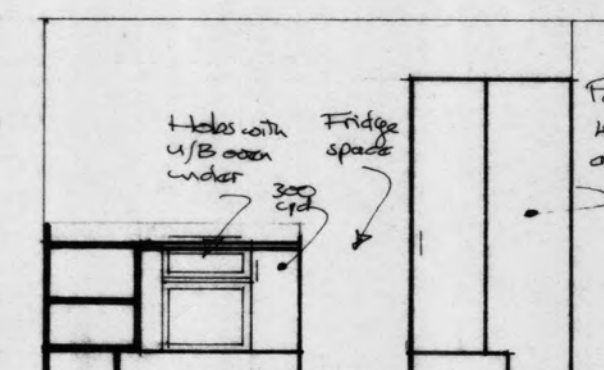
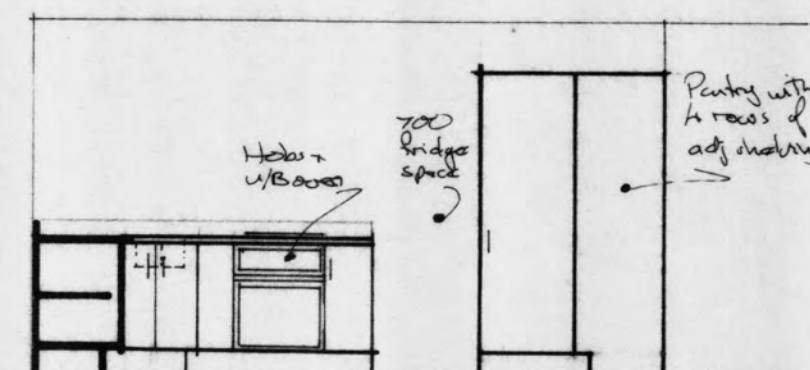
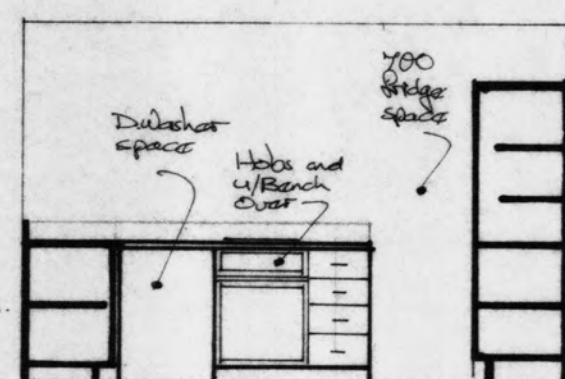
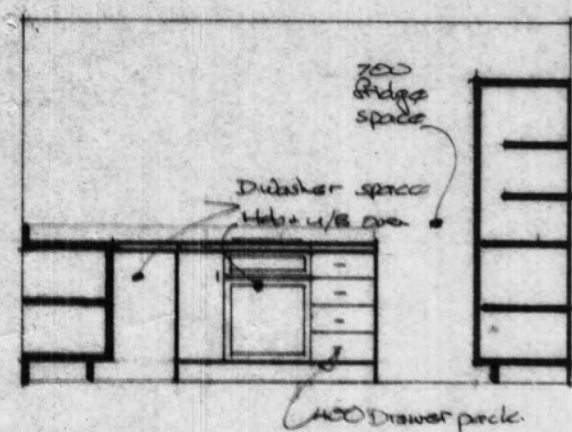
1B, 1C, 1D,  
2B, 2C, 2D.

1E  
2E

3A  
3B



**NOTE:**  
All carcasses shall be 600 deep,  
in 18mm white melteca. All shelves  
shall be 18mm white melteca with edging tape.  
Doors to be white melteca with PVC edging  
- tape not acceptable - PVC D pulls and  
self closing hinges.  
Drawer fronts as per doors, with  
self closing metal runners.  
Tops to be laminated "bonuco" or  
similar. Rolled edges. Colours  
as selected.  
Measure at sides prior to fabrication.  
Tops to have 100mm upstand as cham.



## Kitchen Joinery 1:50

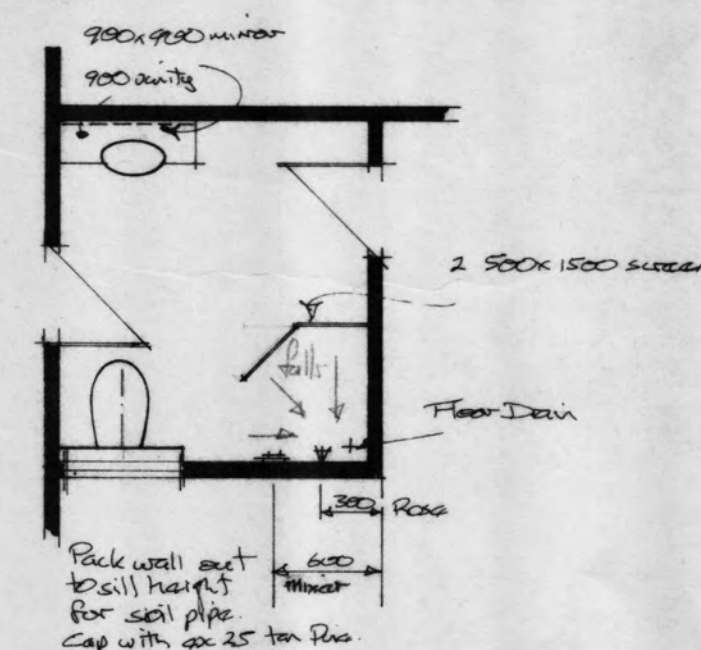
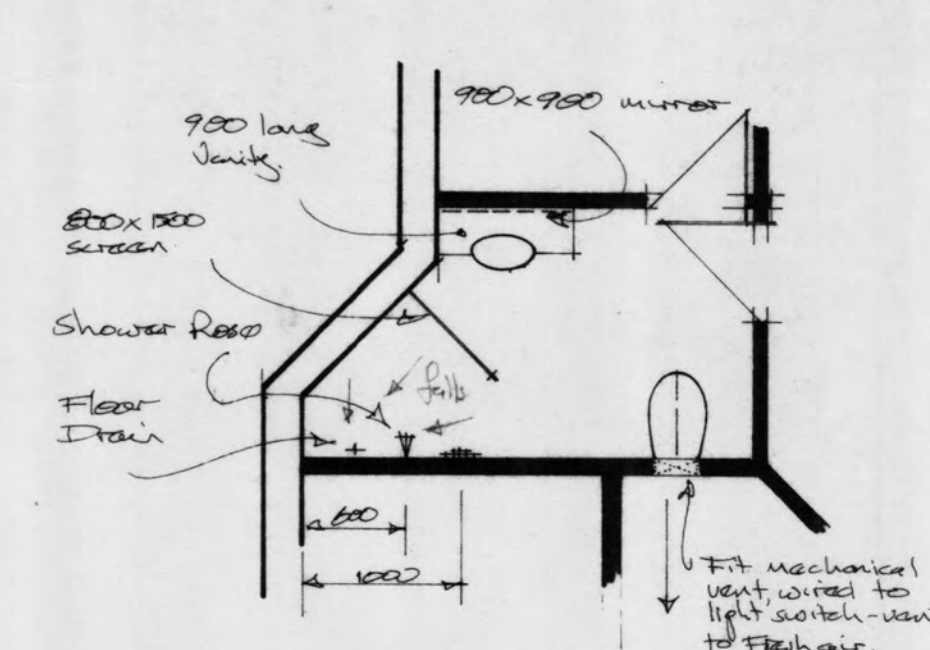
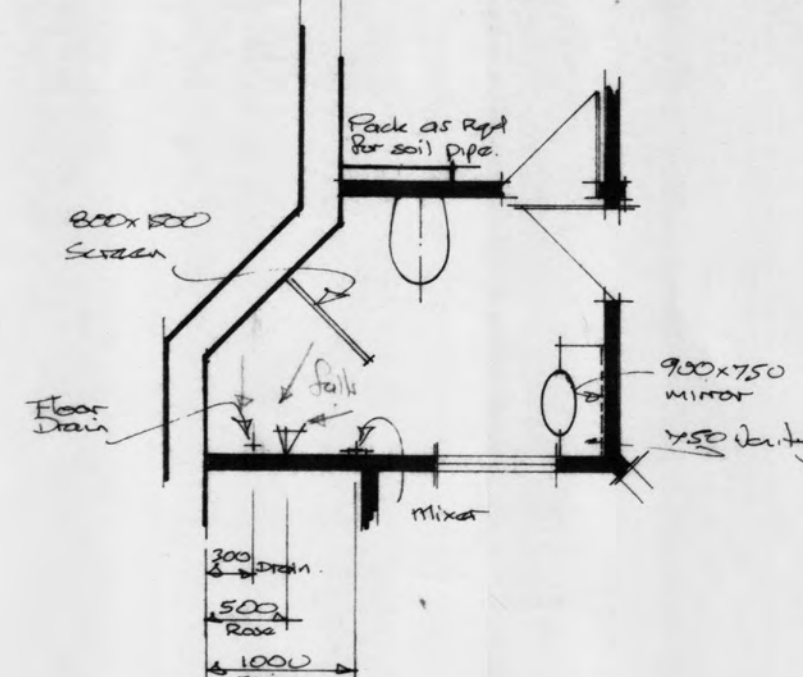
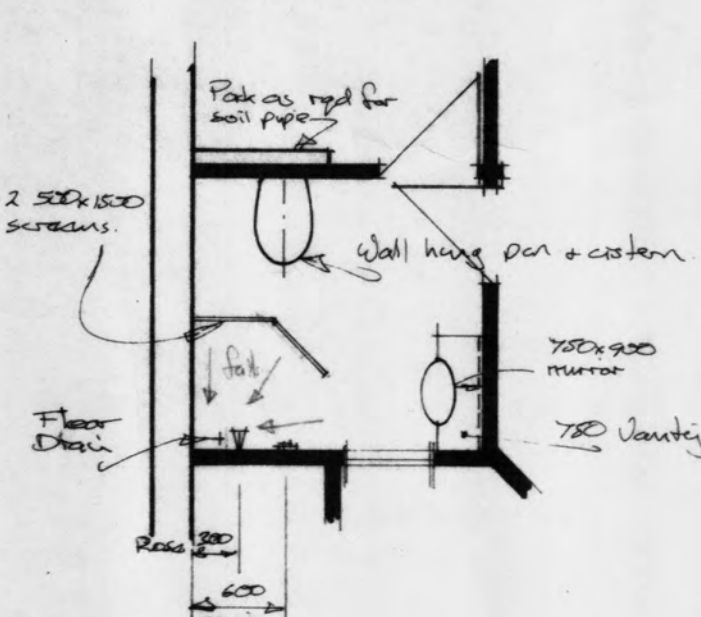
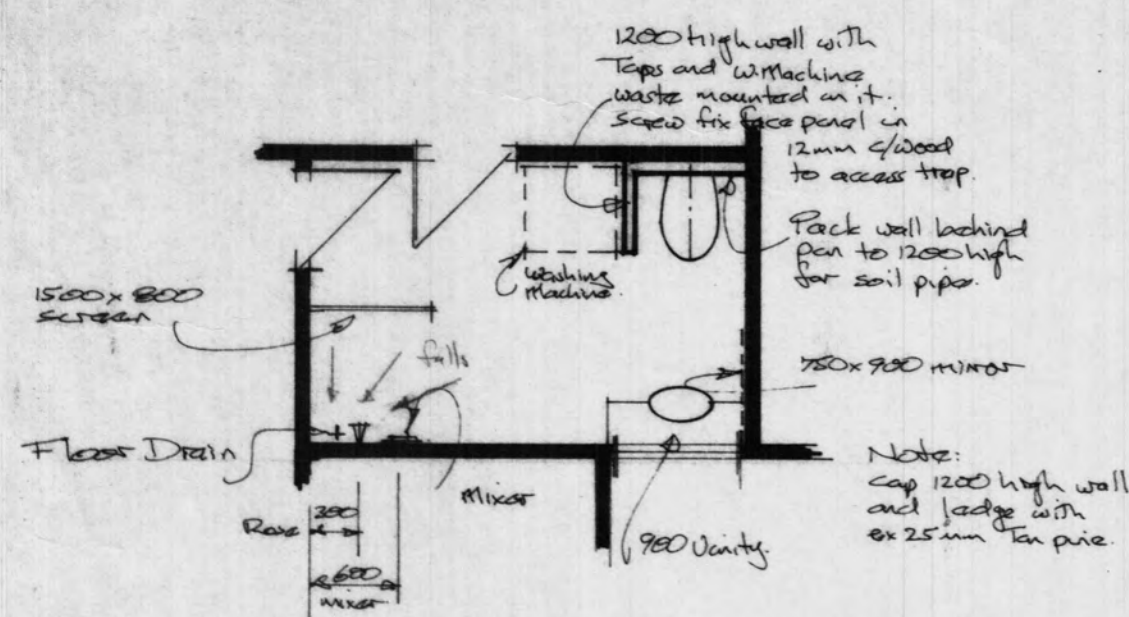
1A  
2A

1B  
2B

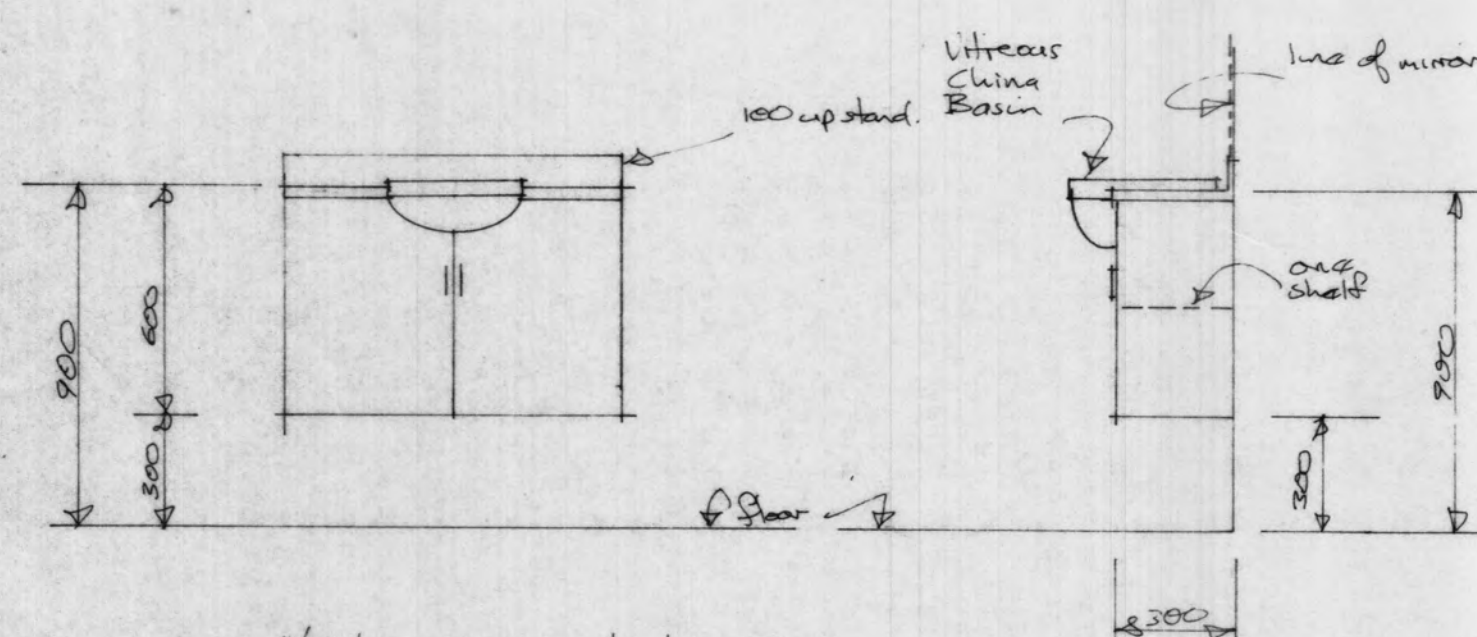
1C 1D  
2C 2D

1E  
2E

3A  
3B



## Bathrooms (150)



~~Note:~~  
Cisterns to be  
Caroma DuoSet  
Dual Flush with  
seat and bridging  
piece. Colour white  
All pax well here.

Note:

Floors.

Trim out floors and lay  
100x50 joists at 300-c max  
laid to falls. 20mm fall reqd.

Fit 18mm Tan ply flooring  
to the requirements of the  
Flooring contractor.

Fit commercial trap, also to  
the requirements of the flooring  
contractor.

Floors to be laid with seamless vinyl covered up the walls.  
Walls to be lined with "Tarkett"  
wall vinyl glued to grib.

Plumber, Carpenter and floor contractor to liaise, to ensure a trouble free and water tight floor/wall system.

For mixed rose and saucy type refer to "Plumbing  
Schools" in the documentation.

Venery carcasses to be 18mm  
whitish molten, with one adged  
shelf.

Deers to be white molten with "D" pulb.  
Sole PIC adging - iron as taps not acceptable.

Tap mount antileakover barn.

Taps to be laminated (Formica or similar)  
with rolled adges and moulded upstand.  
colour as selected.

Lengths 750 and 900 as shown.

Scrub trap through shelf and then  
waste to run in wall.

## Varities (120)

**Calcott Design Group Limited**  
103 Johnsonville Road Phone 478 8871 Fax 4478 8891

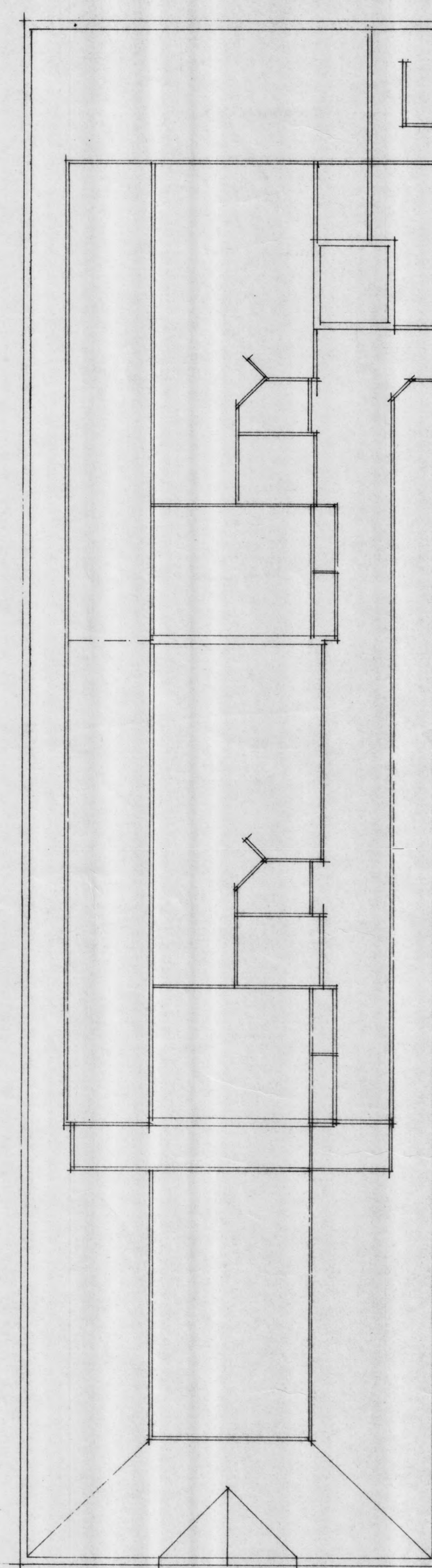
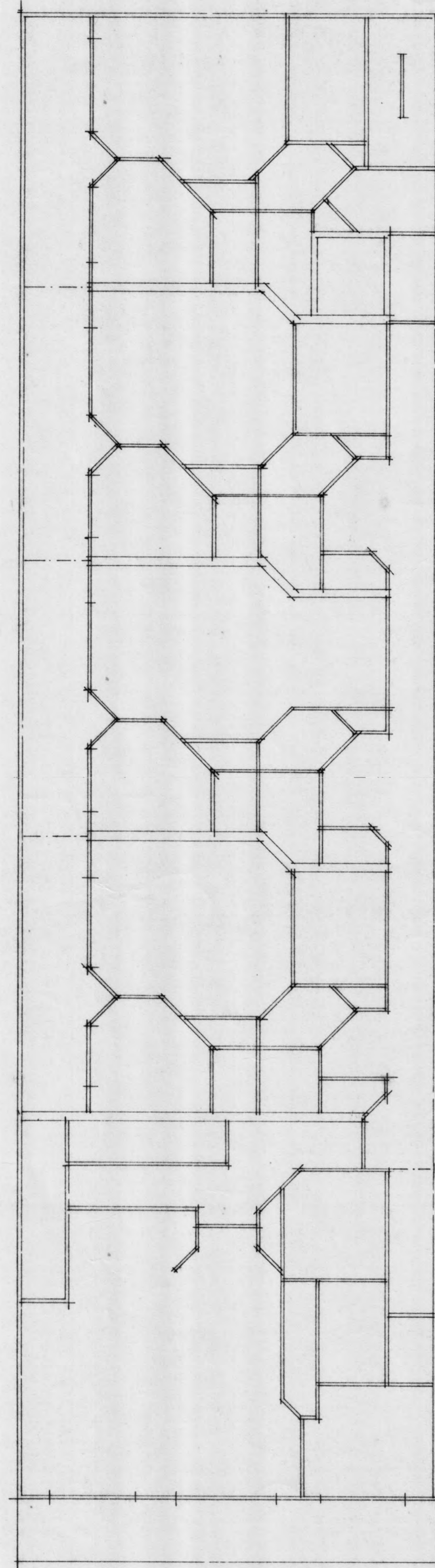
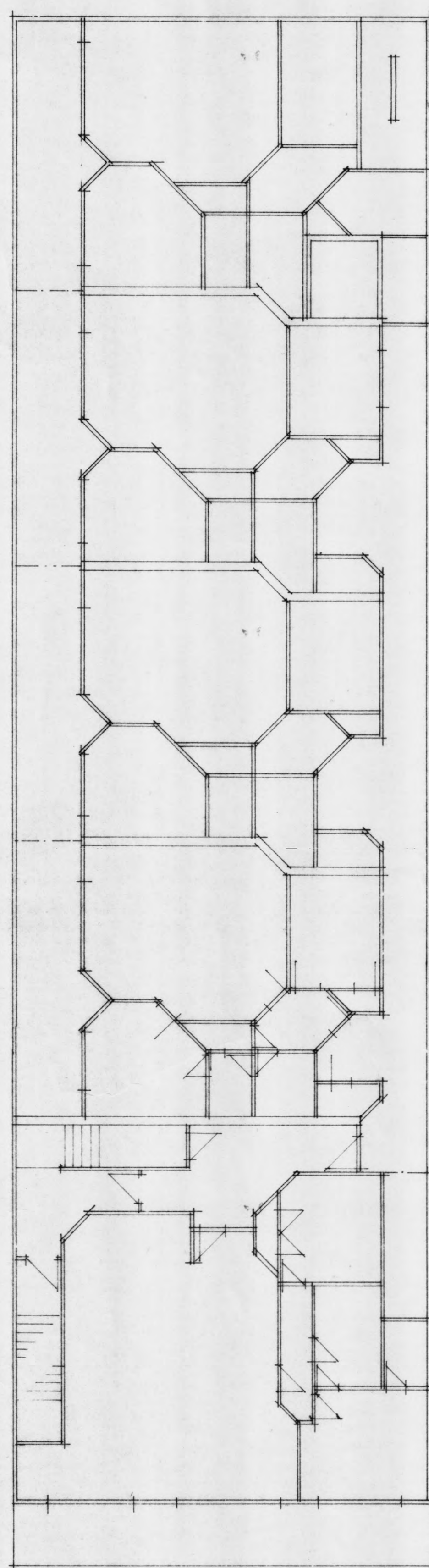
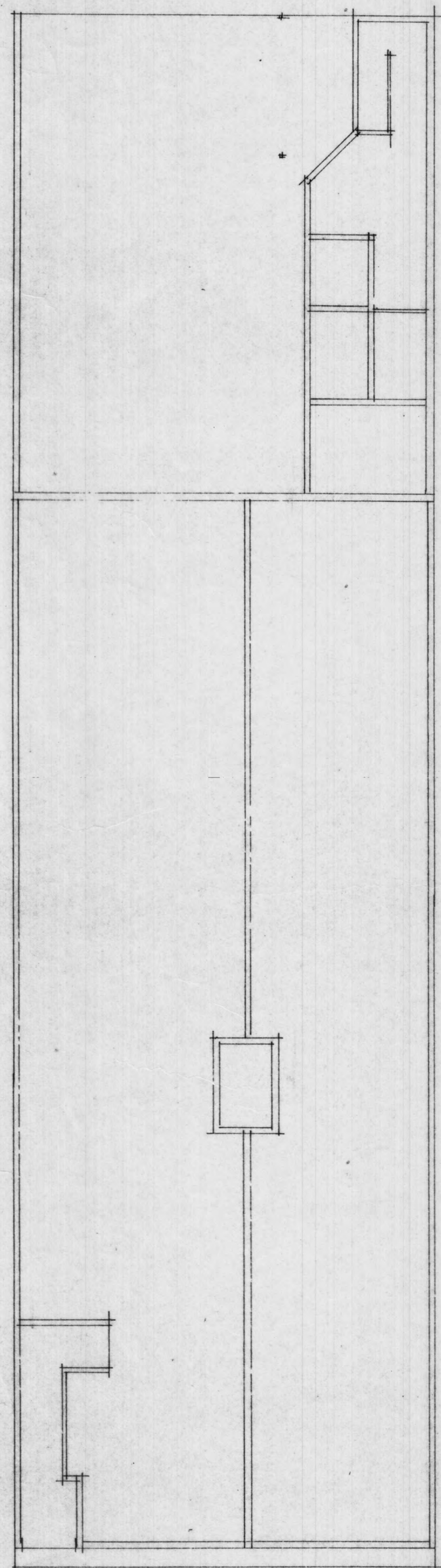
Designed Andrew Szabo Date Sept 1995 Job No 3846

MacLean Street Apartments  
Paraparaumu

### Kitchen + Bathroom Details

Sheet Number





Calcott Design Group Limited  
105 Johnsonville Road Phone 478 8871 Fax 478 3 8881

Designed Andrew Szabo Date Sept 1988 Job No 3848

MacLean Street Apartments  
Paraparaumu

Drainage Plan

Sheet Number

17



# KAPITI COAST DISTRICT COUNCIL

## APPLICATION FOR SEWER CONNECTION AND PERMIT

The Borough Engineer  
Private Bag  
PARAPARAUMU

I, Mana Developments (Full name)  
PO Box 54044 Mana (Postal Address)  
PLEASE PRINT

hereby apply for an ordinary connection to the Kapiti Borough Sewer from the premises owned by me at

(PROPERTY Address in full  
if different from above)

Lot

69

DP

4828

unit 1c

### Fees Payable (on application)

Inspection \$

Connection \$

Total \$

**Note:** All dwelling units to pay full inspection fees.  
The connection fee to be divided equally between  
dwelling units situated on the same lot sharing  
a common lateral.

Owners Signature

Date

### THIS PART TO BE COMPLETED BY DRAINLAYER

I, Franklin (full name)

(address)

being a licensed Drainlayer apply for permission to connect the premises mentioned above to the  
Kapiti Borough Sewer.

N.B. Connection NOT permitted until permit obtained.

(Signature)

(License No.)

(Date)

### OFFICE USE ONLY

Permit No.

970809

Job Inspected

Building Register Entry

Date Issued

5/9/97

Connection Recorded



# KAPITI COAST DISTRICT COUNCIL

## APPLICATION FOR SEWER CONNECTION AND PERMIT

The Borough Engineer  
Private Bag  
PARAPARAUMU

I, Mana Developments (Full name)  
PO Box 54044 mana (Postal Address)  
PLEASE PRINT

hereby apply for an ordinary connection to the Kapiti Borough Sewer from the premises owned by me at

(PROPERTY Address in full if different from above) 25 McLean St  
Lot 69 DP 4828 unit 10

### Fees Payable (on application)

Inspection \$  
Connection \$  
Total \$

**Note:** All dwelling units to pay full inspection fees.  
The connection fee to be divided equally between dwelling units situated on the same lot sharing a common lateral.

Owners Signature

Date

### THIS PART TO BE COMPLETED BY DRAINLAYER

I, Frankline (full name)  
\_\_\_\_\_  
(address)

being a licensed Drainlayer apply for permission to connect the premises mentioned above to the Kapiti Borough Sewer.

N.B. Connection NOT permitted until permit obtained.

(Signature)

(License No.)

(Date)

### OFFICE USE ONLY

|                                |                     |                         |
|--------------------------------|---------------------|-------------------------|
| Permit No.<br><u>970809</u>    | Job Inspected       | Building Register Entry |
| Date Issued<br><u>22/12/97</u> | Connection Recorded |                         |



# KAPITI COAST DISTRICT COUNCIL

## APPLICATION FOR SEWER CONNECTION AND PERMIT

The Borough Engineer  
Private Bag  
PARAPARAUMU

I, Mana Developments (Full name)  
10 Box 54044 (Postal Address)  
 PLEASE PRINT

hereby apply for an ordinary connection to the Kapiti Borough Sewer from the premises owned by me at

(PROPERTY Address in full  
if different from above)

Lot

DP

25 McLean St

69

4828

unit 1 E

### Fees Payable (on application)

Inspection \$

Connection \$

Total \$

**Note:** All dwelling units to pay full inspection fees.  
The connection fee to be divided equally between dwelling units situated on the same lot sharing a common lateral.

Owners Signature

Date

### THIS PART TO BE COMPLETED BY DRAINLAYER

I, Franklin (full name)

(address)

being a licensed Drainlayer apply for permission to connect the premises mentioned above to the Kapiti Borough Sewer.

N.B. Connection NOT permitted until permit obtained.

(Signature)

(License No.)

(Date)

### OFFICE USE ONLY

|                              |                     |                         |
|------------------------------|---------------------|-------------------------|
| Permit No.<br><u>970809</u>  | Job Inspected       | Building Register Entry |
| Date Issued<br><u>5/9/97</u> | Connection Recorded |                         |



# KAPITI COAST DISTRICT COUNCIL

## APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The Borough Engineer  
Private Bag  
PARAPARAUMU

I, Mana Developments (full name)

PLEASE PRINT

PO Box 54044 Mana (Postal address)

hereby apply for an "ORDINARY" service to be laid from the Kapiti Borough Water Supply to the premises owned by me at:

(PROPERTY Address in full, if different from above)

25 McLean St

Lot

69

DP

4828

unit 1 C

### Fees Payable (on application)

Inspection

\$

Connection

\$

Total

\$

Note: All dwelling units to pay full inspection fees.

The connection fee to be divided equally between dwelling units situated on the same lot sharing a common latrine.

Owners Signature

Date

### THIS PART TO BE COMPLETED BY PLUMBER

I, Franklin Plumbing (full name)

of (address)

being a Licensed Craftsman Plumber apply for permission to connect the above premises to the Kapiti Borough Water Supply. I agree to comply in every respect with the Kapiti Borough Water Supply By-Laws. Connection NOT permitted until permit obtained.

(Signature)

(Craftsman Licence No.)

(Date)

1. Existing Water Supply

To be retained/dismantled

2. Pressure: high/low

"Header Tank"/Pressure Reducing Valve

3. B/W Cylinder Type

Exhaust Pipe/Pressure Relief Valve

4. Approximate Age of Water Piping

Copper/PVC/Alkathene

5. If premises have swimming pool what capacity

Filter plant Yes/No

6. State precisely how it is proposed to make the new connection:

### OFFICE USE ONLY

Permit No.

970809

Job Inspected

22/12/95

Building Register Entry

Date Issued

5/9/97

Connection Recorded



# KAPITI BOROUGH DISTRICT COUNCIL

## APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The Borough Engineer  
Private and  
PARAPARAUMU

I, Mana Developments (full name)

PO Box 54044 Mana (Postal address)  
PLEASE PRINT

hereby apply for an "ORDINARY" service to be laid from the Kapiti Borough Water Supply to the premises owned by me at:

(PROPERTY Address in full, if different from above)

25 McLean St

Lot 69 DP 4828 unit 1 D

### Fees Payable (on application)

Inspection \$  
Connection \$  
Total \$

Note: All dwelling units to pay full inspection fees.

The connection fee to be divided equally between dwelling units situated on the same lot sharing a common lot.

Owners Signature

Date

### THIS PART TO BE COMPLETED BY PLUMBER

I, Franklin Plumbing (full name)

of (address)

being a Licensed Craftsman Plumber apply for permission to connect the above premises to the Kapiti Borough Water Supply. I agree to comply in every respect with the Kapiti Borough Water Supply By-Laws. Connection NOT permitted until permit obtained.

(Signature)

(Craftsman Licence No.)

(Date)

- |   |                                       |
|---|---------------------------------------|
| 1. Existing Water Supply .....                                    | To be retained/dismantled             |
| 2. Pressure: high/low   | "Header Tank"/Pressure Reducing Valve |
| 3. B/W Cylinder Type  | Exhaust Pipe/Pressure Relief Valve    |
| 4. Approximate Age of Water Piping .....                          | Copper/PVC/Alkathene .....            |
| 5. If premises have swimming pool what capacity .....             | Filter plant Yes/No                   |
| 6. State precisely how it is proposed to make the new connection: |                                       |

### OFFICE USE ONLY

|                              |                                  |                         |
|------------------------------|----------------------------------|-------------------------|
| Permit No.<br><u>970809</u>  | Job Inspected<br><u>22/12/97</u> | Building Register Entry |
| Date Issued<br><u>5/1/97</u> | Connection Recorded              |                         |



# KAPITI COAST DISTRICT COUNCIL

## APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The Borough Engineer  
Private Bag  
PARAPARAUMU

I, Manua Developments (full name)  
PLEASE PRINT

PO Box 54044 Manua (Postal address)

hereby apply for an "ORDINARY" service to be laid from the Kapiti Borough Water Supply to the premises owned by me at:

(PROPERTY Address in full, if different from above) 25 McLean St

Lot 69 DP 4828 Unit 1 E

### Fees Payable (on application)

Inspection \$  
Connection \$  
Total \$

Note: All dwelling units to pay full inspection fees.

The connection fee to be divided equally between dwelling units situated on the same lot sharing a common lot.

Owners Signature

Date

### THIS PART TO BE COMPLETED BY PLUMBER

I, Franklin Plumbing (full name)  
of (address)

being a Licensed Craftsman Plumber apply for permission to connect the above premises to the Kapiti Borough Water Supply. I agree to comply in every respect with the Kapiti Borough Water Supply By-Laws. Connection NOT permitted until permit obtained.

(Signature)

(Craftsman Licence No.)

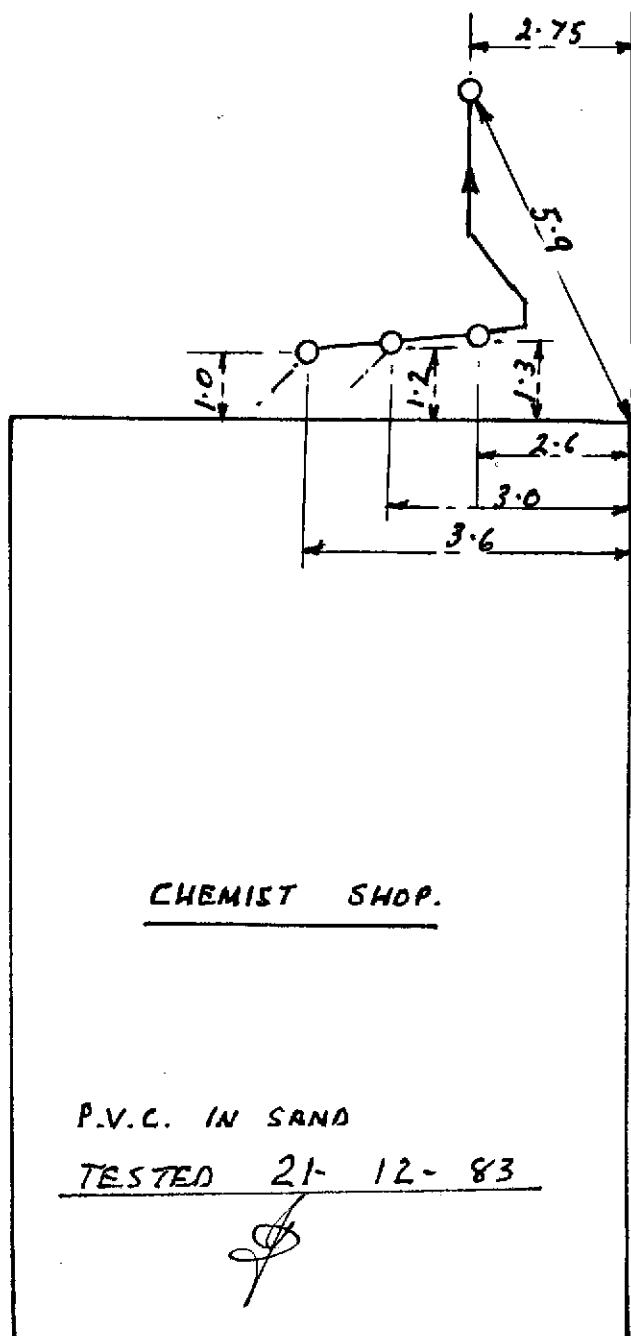
(Date)

- |   |                                       |
|---|---------------------------------------|
| 1. Existing Water Supply .....                                    | To be retained/dismantled             |
| 2. Pressure: high/low   | "Header Tank"/Pressure Reducing Valve |
| 3. R/W Cylinder Type  | Exhaust Pipe/Pressure Relief Valve    |
| 4. Approximate Age of Water Piping .....                          | Copper/PVC/Alkathene .....            |
| 5. If premises have swimming pool what capacity .....             | Filter plant Yes/No                   |
| 6. State precisely how it is proposed to make the new connection: |                                       |

### OFFICE USE ONLY

|                              |                                  |                         |
|------------------------------|----------------------------------|-------------------------|
| Permit No.<br><b>970809</b>  | Job Inspected<br><b>22/12/97</b> | Building Register Entry |
| Date Issued<br><b>5/9/97</b> | Connection Recorded              |                         |

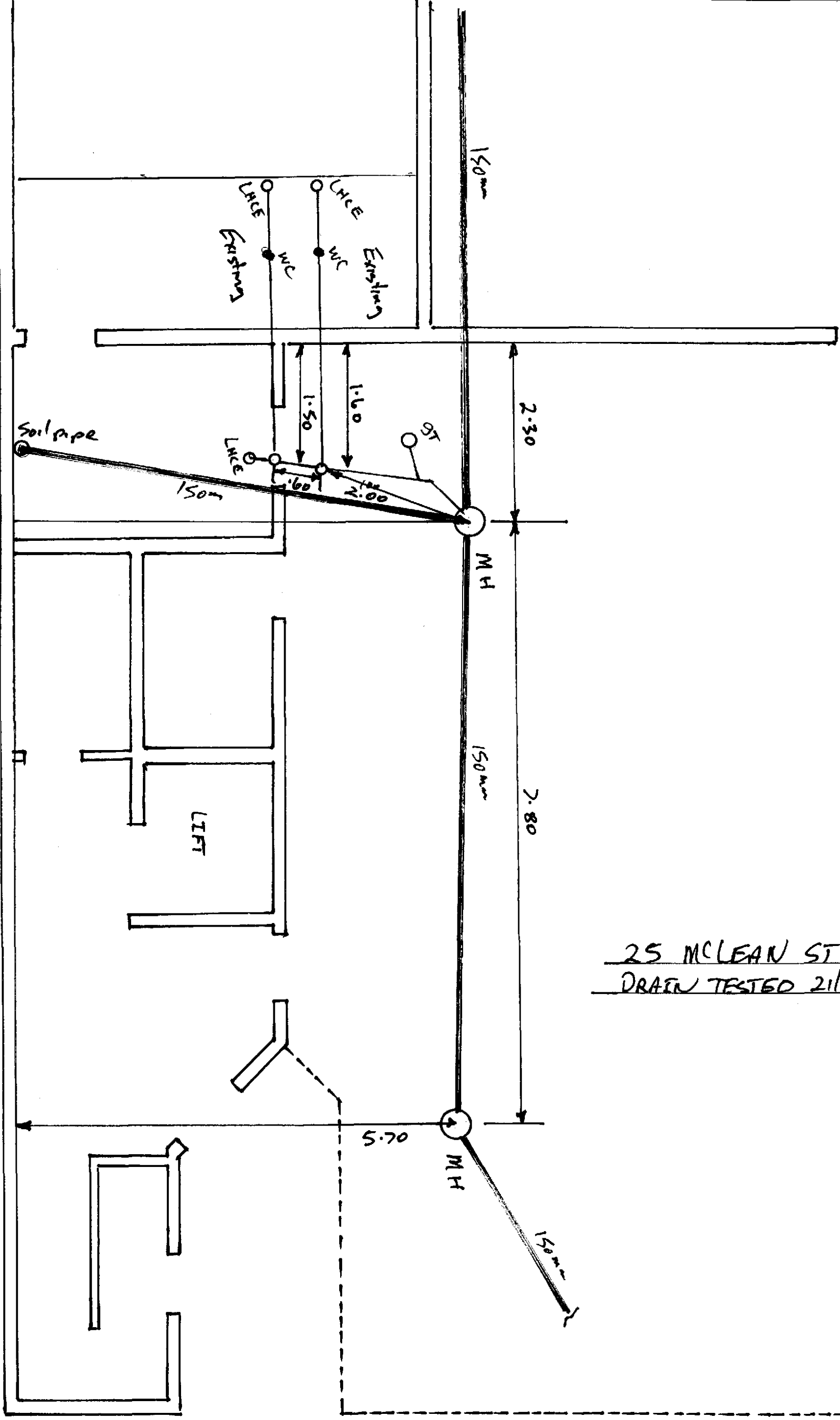




25 McLEAN ST.

G. DORNBUCH  
D. WINGI





25 MCLEAN ST  
DRAIN TESTED 21/3/96 JH



File:RM 960361

21st May 1998

District Land Registrar  
Land Registry Office  
Private Bag  
WELLINGTON

Dear Sir/Madam

**SCHEME PLAN SUBMITTED WITH APPLICATION NO. RM960361,  
PROPOSED UNIT TITLE SUBDIVISION OF LOT 69 DP 4828  
25 MACLEAN STREET, PARAPARAUMU, FOR LOCH SLOY TRUST**

In the matter of Land Transfer Plan 85858 and pursuant to Section 224 (c) of the Resource Management Act 1991 I hereby certify that all of the conditions of the subdivision consent have been complied with to the satisfaction of the Kapiti Coast District Council.

Dated this 21st day of May 1998.

**AUTHORISED OFFICER**

**AUTHORISED OFFICER**





**ASSOCIATED PROCESS CONTROLS LTD**  
PROCESS CONTROL INSTRUMENTATION & GAS MONITORING — EQUIPMENT & SYSTEMS

Our Overseas Principals are:-

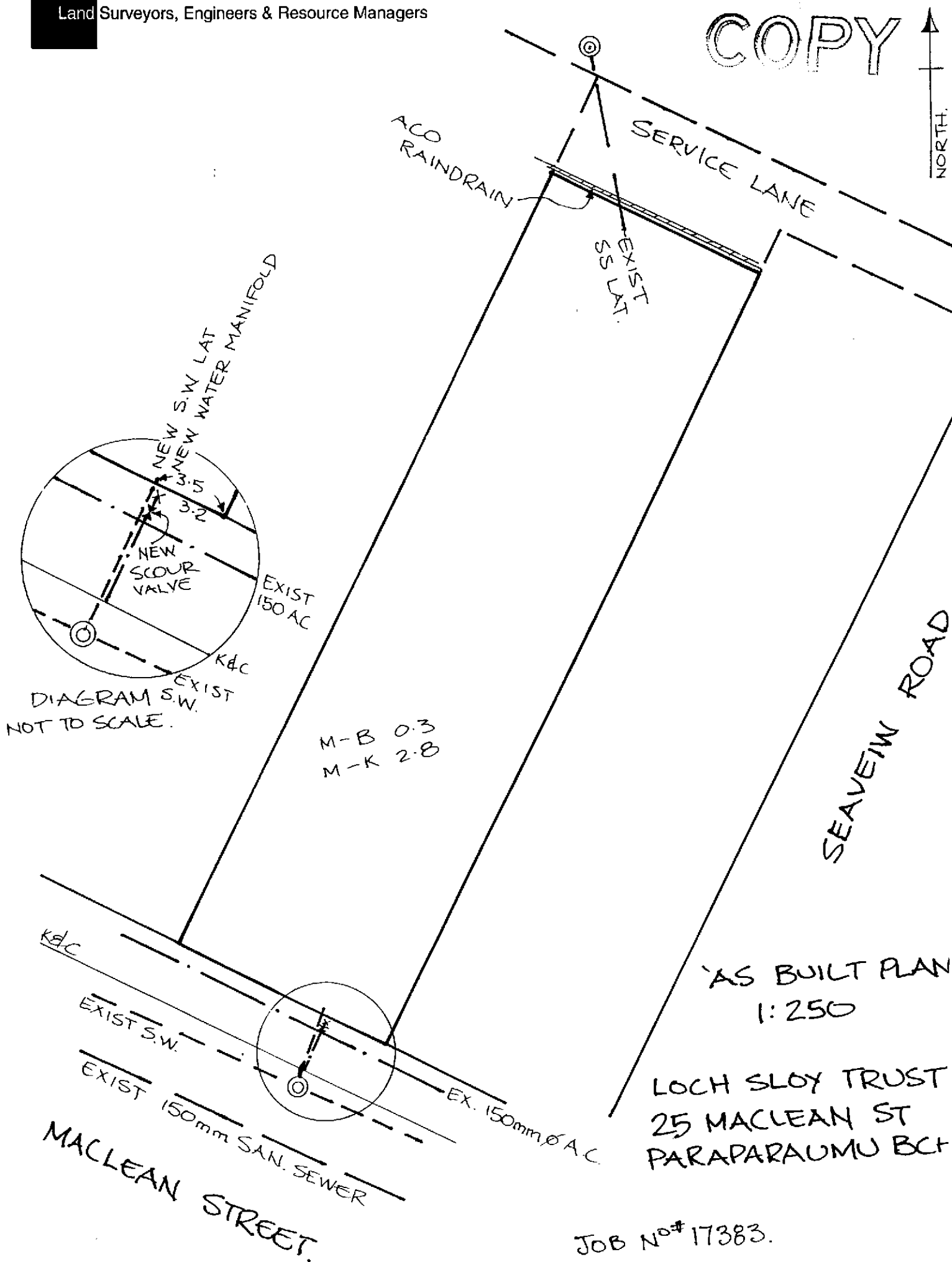
|                           |   |
|---------------------------|---|
| AALBORG                   | Air Flow Meters                                 |
| DRUCK LTD                 | Low Cost Pressure Measure                       |
| ECKARDT AG                | Valve Positioners, Controls & Instrumentation   |
| EPIC PRODUCTS LTD         | Water and Effluent Samplers                     |
| FUJI ELECTRIC CO LTD      | Electronic Transmitters                         |
| GASTEC CORPORATION        | Gas Detector Tubes and Products                 |
| HORIBA LTD                | Analysis & Process Control Instrumentation      |
| HYDROLAB                  | Water Monitoring Systems                        |
| H.C.S.                    | Safety Shutdown Systems                         |
| INTERSCAN CORPORATION     | Electrochemical Gas Analysis, Formaldehyde      |
| IONICS INCORPORATED       | TOC, TOD, Process Analysers, Water Demineral    |
| L & J TECHNOLOGIES        | Tank Level Measurement & Associated Fittings    |
| LIMITORQUE CORPORATION    | Valve Actuators, Controls & Valve Gearboxes     |
| MDA SCIENTIFIC            | Toxic Gas Monitoring Systems                    |
| NEOTRONICS LTD            | Portable & Fixed Gas Detection, Fuel Efficiency |
| OMNIDATA                  | Portable Field Data Loggers                     |
| POLYMETRON LTD            | Water & Liquid Analysis and Treatment           |
| ROBERTSHAW                | Level Measurement and Control                   |
| RONAN ENGINEERING CO      | Process Monitors and Nuclear Gauges             |
| SIEGER LTD                | Flammable and Toxic Gas Detectors               |
| SPARLING INSTRUMENTS INC  | Flow and Level Instrumentation                  |
| WHESOE SYSTEMS & CONTROLS | Tank Gauging                                    |
| ZELLWEGER                 | Environmental Monitoring                        |

We also have full Department of Labour Approved Workshop facility for all your instrument servicing requirements. On site commissioning and calibration service is also available.



COPY

NORTH





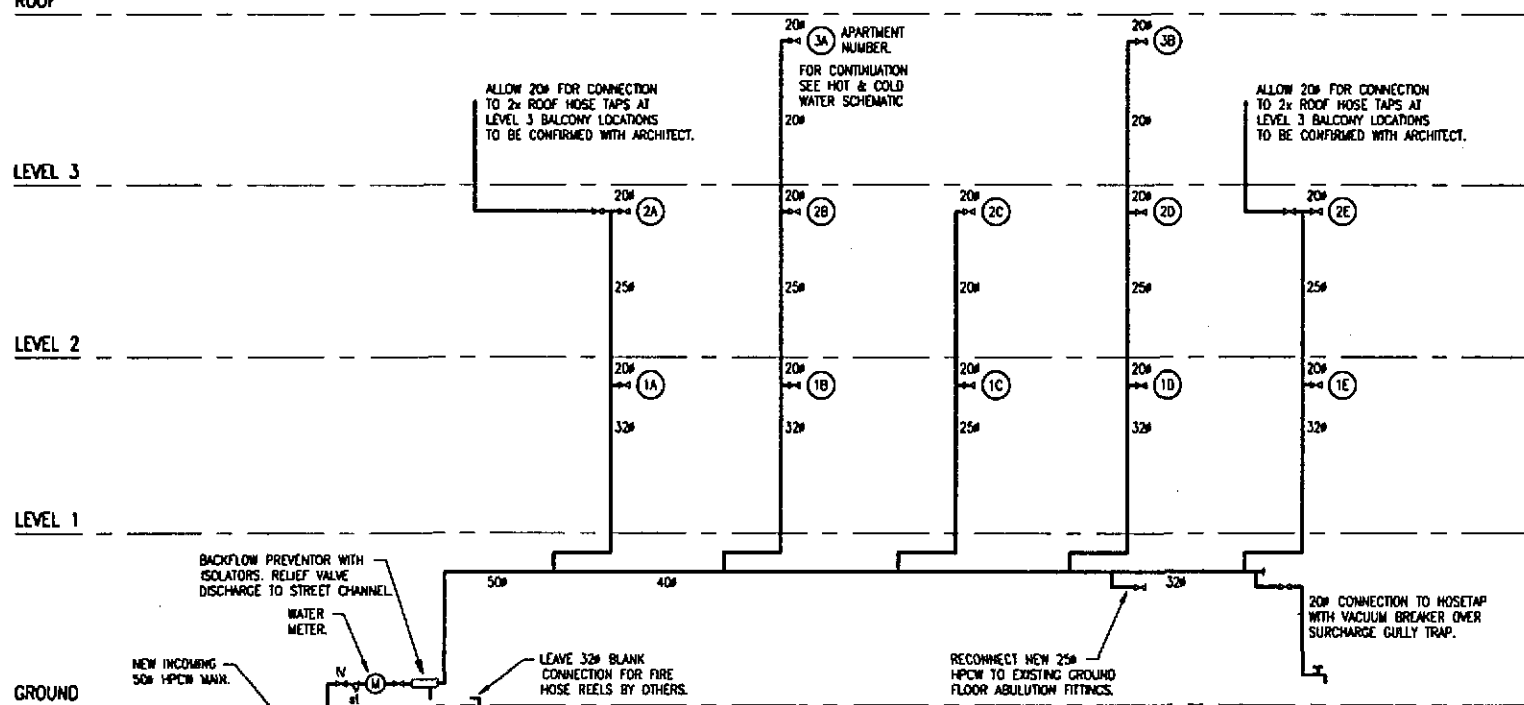
ROOF

LEVEL 3

LEVEL 2

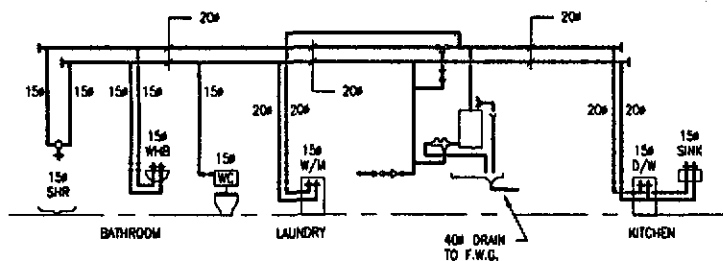
LEVEL 1

GROUND



### HPCW SCHEMATIC

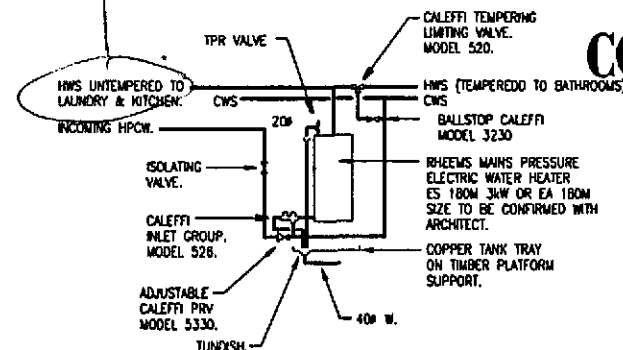
ALLOW FOR 2 ADDITIONAL 20" VALVED CONNECTIONS AT GROUND LEVEL PLUGGED FOR FUTURE USE. TO BE CONFIRMED WITH ARCHITECT.



### HOT AND COLD WATER SCHEMATIC

1st FLOOR: APARTMENTS 1A TO 1E  
2nd FLOOR: APARTMENTS 2A TO 2E  
3rd FLOOR: APARTMENTS 3A AND 3B

COPPER PIPE



### TYPICAL HWC DETAIL

N.T.S.

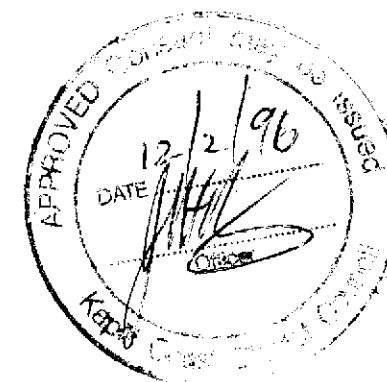
COUNCIL COPY

### LEGEND:

|     |   |
|-----|---|
| WHB | WASH HAND BASIN   |
| S   | SINK  |
| T   | TUB   |
| B   | BATH  |
| SHR | SHOWER  |
| WC  | TOILET  |
| D/W | DISH WASHER   |
| W/M | WASHING MACHINE   |
| F/W | FLOOR WASTE   |
| FWG | FLOOR WASTE GULLY   |
| GT  | GULLY TRAP WITH SIDE CHANNEL  |
| 20  | APARTMENT NUMBER EG. 2D   |
| 15" | HOSETAP WITH VACUUM BREAKER ON 20" UPSTAND PIPE AND ISOLATOR. CONFIRM ALL LOCATIONS WITH ARCHITECT. |

### NOTES:

1. READ THIS DRAWING IN CONJUNCTION WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS AND DETAILS.



|       |                         |      |          |
|-------|-------------------------|------|----------|
| B     | ISSUED FOR CONSTRUCTION | S.K. | 07.02.96 |
| A     | ISSUED FOR PERMIT       | S.K. | 24.01.96 |
| Issue | Amendment               | By   | Date     |

### Gonnell Wagner

Engineers • Surveyors • Planners • Valuers

Auckland 181 Thorndon Quay  
Wellington P.O. Box 1591  
Christchurch Wellington  
Paraparaumu New Zealand  
Rangiora Telephone : -64-4-472 9559  
Facsimile : -64-4-472 9522

Also in Australia, Hong Kong, Indonesia, Singapore, Thailand and United Kingdom

### McLEAN ST. APARTMENTS PARAPARAUMU

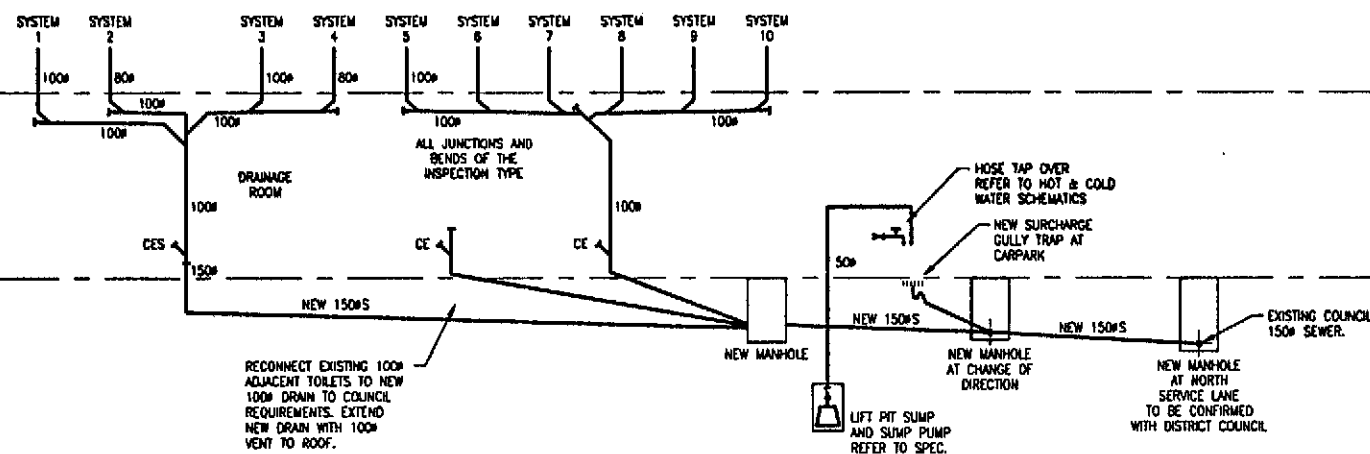
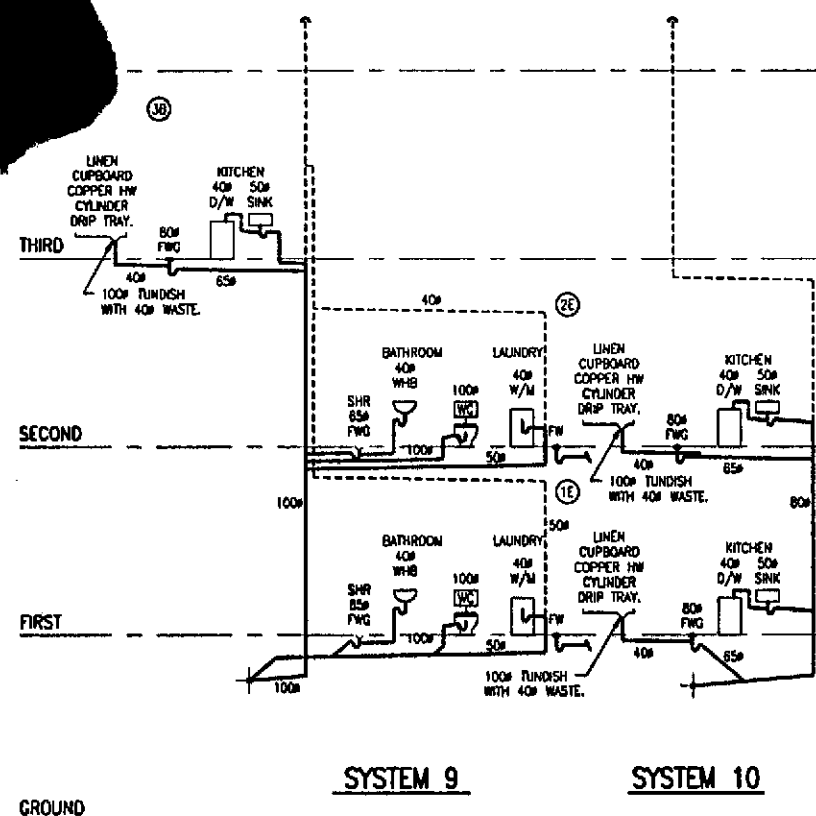
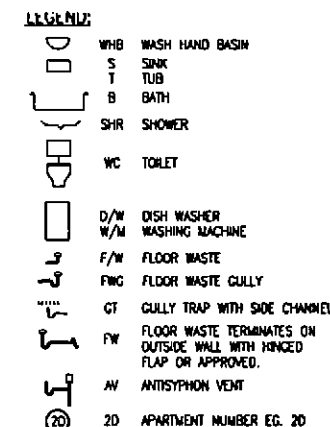
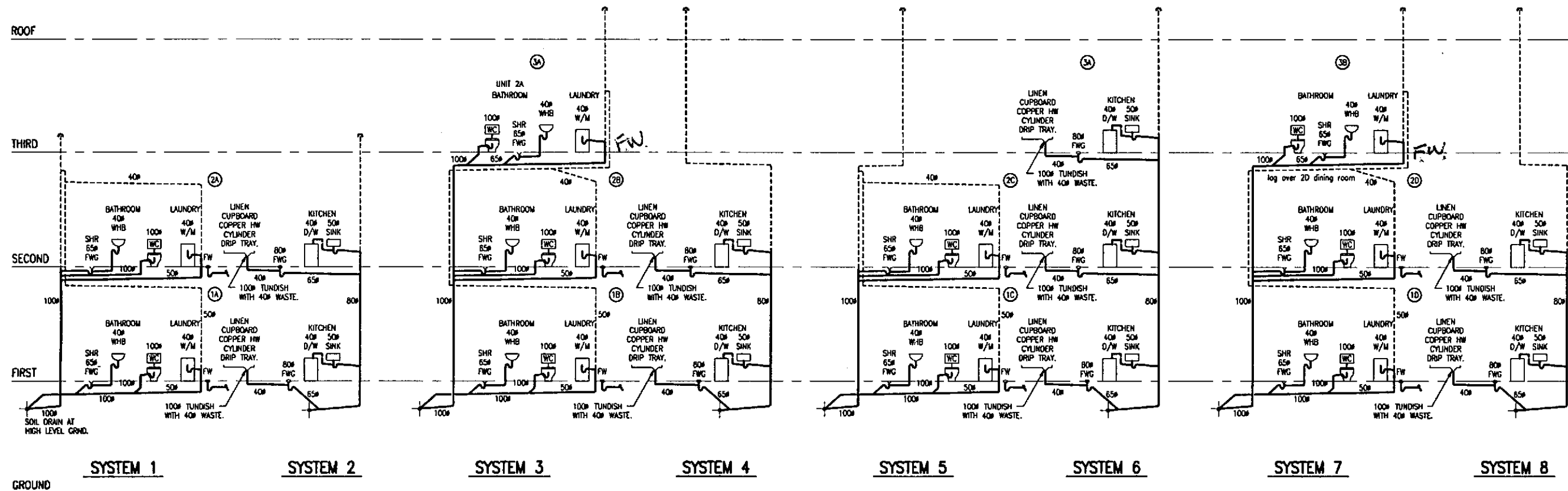
### CALCOTT DESIGN LTD. ARCHITECTS

### PLUMBING AND DRAINAGE SERVICES HOT AND COLD WATER SCHEMATICS

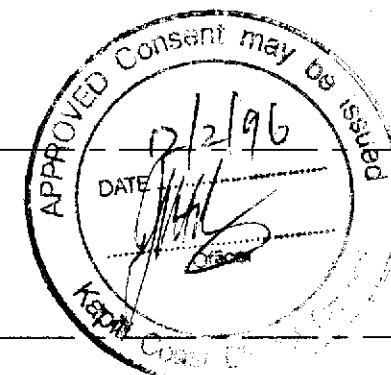
|          |                   |            |        |    |
|----------|-------------------|------------|--------|----|
| Date     | 08-02-96          | Scale      | N.T.S. | A1 |
| Surveyed |                   | Drawing No |        |    |
| Designed | S. Koutouropoulos |            |        |    |
| Drawn    | A. Ranganathan    |            |        |    |
| Checked  |                   |            |        |    |
| Approved |                   |            |        |    |

2278-P1/B





SANITARY DRAINAGE SCHEMATIC



| B  | ISSUED FOR CONSTRUCTION | S.K.                    | 07.02.96     |
|--|-------------------------|-------------------------|--------------|
| A  | ISSUED FOR PERMIT       | S.K.                    | 24.01.96     |
| Issue  | Amendment               | By                      | Date         |
| <b>Connell Wagner</b><br>Engineers • Surveyors • Planners • Valuers<br>Auckland 181 Thorndon Quay<br>Wellington P.O. Box 1591<br>Christchurch Wellington<br>New Zealand<br>Paraparaumu Telephone : +64-4-472 9589<br>Rangiora Facsimile : +64-4-472 9922<br>Also in Australia, Hong Kong, Indonesia,<br>Singapore, Thailand and United Kingdom |                         |                         |              |
| <b>McLEAN ST. APARTMENTS<br/>PARAPARAUMU</b>   |                         |                         |              |
| <b>CALCOTT DESIGN LTD.<br/>ARCHITECTS</b>  |                         |                         |              |
| <b>PLUMBING AND DRAINAGE<br/>SERVICES<br/>SANITARY PLUMBING<br/>SCHEMATICS</b>   |                         |                         |              |
| Date   | 08-02-96                | Scale                   | N.T.S.       |
| Drawn  | S. K. Wagner            | Design                  | S. K. Wagner |
| Checked  | S. K. Wagner            | Approved                | S. K. Wagner |
|  |                         | Drawing No<br>2278-P2/B |              |



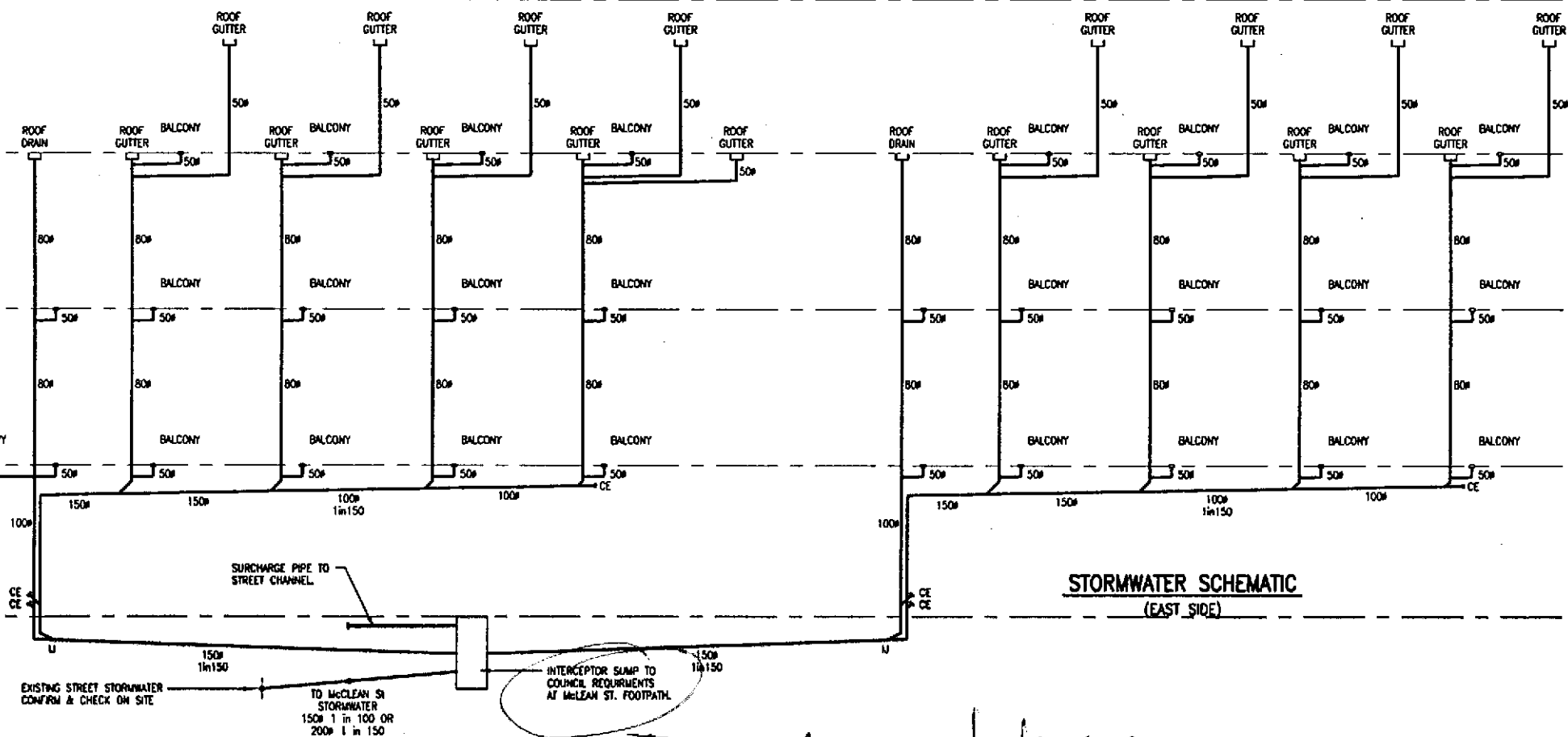
ROOF

THIRD

SECOND

FIRST

GROUND



STORMWATER SCHEMATIC  
(WEST SIDE)

STORMWATER SCHEMATIC  
(EAST SIDE)

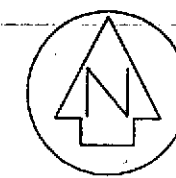
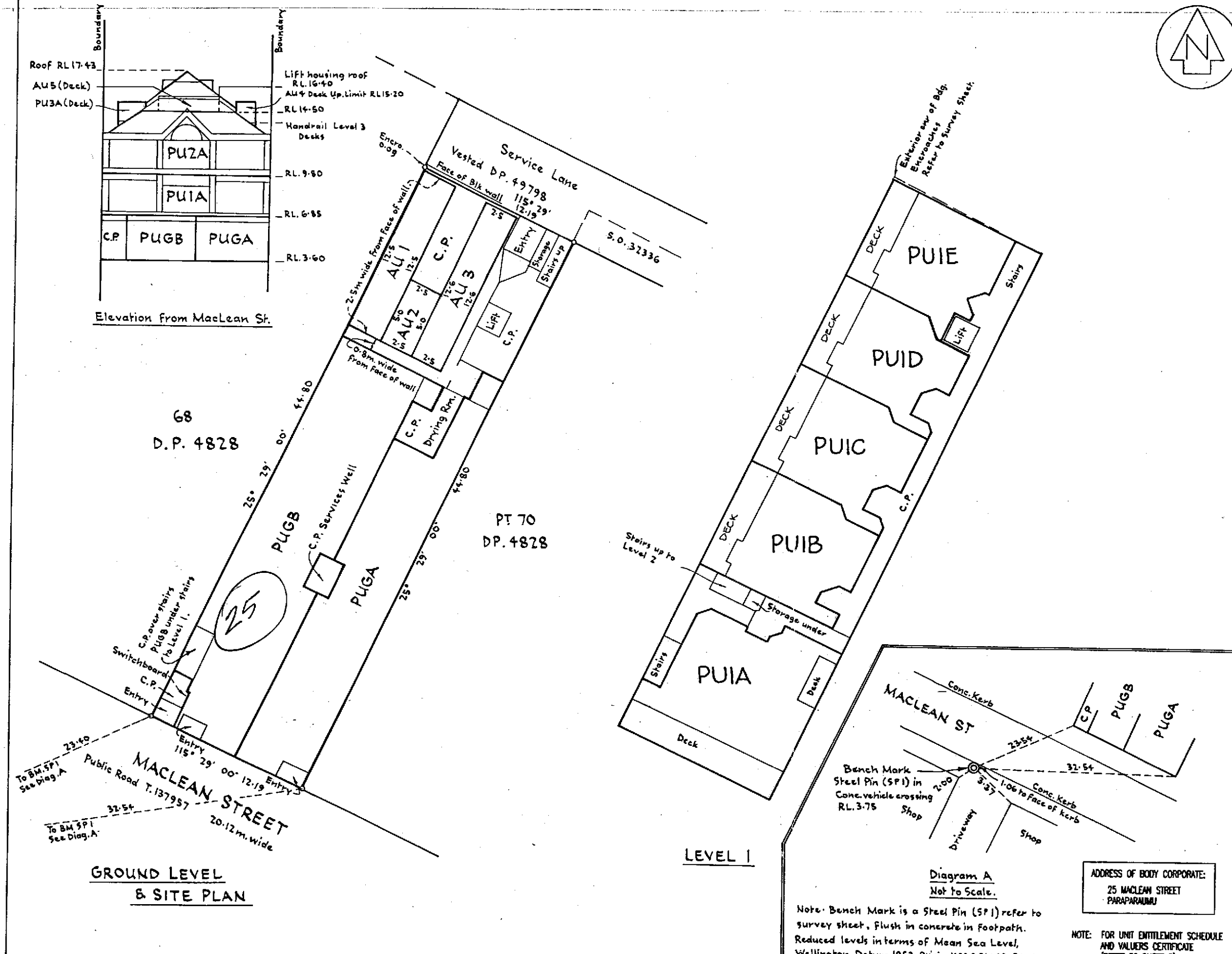
new manhole over  
existing stormwater main  
in McLean St.  
See KOC Stormwater Engineer  
before starting

NOTES:

1. ALL STORMWATER PIPEWORK IN UPVC UNLESS SHOWN OTHERWISE REFER TO SPEC.
2. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND DETAIL OF ROOF OUTLETS.

|  |            |            |           |
|--|------------|------------|-----------|
| B ISSUED FOR CONSTRUCTION  |            | S.R.       | 07.02.96  |
| A ISSUED FOR PERMIT  |            | S.R.       | 24.01.96  |
| Issue  | Amendment  | By         | Date      |
| <b>Gonnell Wagner</b><br>Engineers • Surveyors • Planners • Valuers<br><input type="checkbox"/> Auckland 181 Thorndon Quay<br><input checked="" type="checkbox"/> Wellington P.O. Box 1591<br><input type="checkbox"/> Christchurch Wellington<br><input type="checkbox"/> Paraparaumu New Zealand<br><input type="checkbox"/> Rangiora Telephone : +64-4-472 9589<br>Facsimile : +64-4-472 9922<br>Also in Australia, Hong Kong, Indonesia,<br>Singapore, Thailand and United Kingdom |            |            |           |
| <b>McLEAN ST. APARTMENTS<br/>PARAPARAUMU</b>   |            |            |           |
| <b>CALCOTT DESIGN LTD.<br/>ARCHITECTS</b>  |            |            |           |
| <b>PLUMBING AND DRAINAGE<br/>SERVICES<br/>STORMWATER<br/>SCHEMATICS</b>  |            |            |           |
| Date   | 08-02-96   | Scale      | N.T.S.    |
| Surveyed   | Stokauskas | Drawing No | 2278-P3/B |
| Designed   | Stokauskas |            |           |
| Drawn  | Stokauskas |            |           |
| Checked  | Stokauskas |            |           |
| Approved   | Stokauskas |            |           |





**Approvals**

REGISTERED PROPRIETORS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 8<sup>th</sup> DAY OF April 1998

THE COMMON SEAL OF THE KAPITI COAST DISTRICT COUNCIL IS AFFIXED HERETO IN THE PRESENCE OF:

*D. A. Senior*  
MAYOR

*C. R. Thomson*  
Authorised Officer

PURSUANT TO SECTION 224(f) OF THE RESOURCE MANAGEMENT ACT 1991 I HEREBY CERTIFY THAT THE KAPITI COAST DISTRICT COUNCIL IS SATISFIED ON REASONABLE GROUNDS THAT EVERY BUILDING OR PART OF A BUILDING SHOWN ON THIS PLAN COMPLIES WITH THE PROVISIONS OF THE BUILDING CODE SPECIFIED IN SECTION 46(4) OF THE BUILDING ACT 1991. DATED THIS 8<sup>th</sup> DAY OF April 1998

*C. R. Thomson*  
Authorised Officer

PURSUANT TO SECTION 5(1)g UNIT TITLES ACT 1972. I, GLEN ARUNDEL INNES, PRINCIPAL OFFICER FOR THE KAPITI COAST DISTRICT COUNCIL, HEREBY CERTIFY THAT EVERY BUILDING SHOWN ON THIS UNIT PLAN HAS BEEN ERRECTED AND ALL OTHER DEVELOPMENT WORK HAS BEEN CARRIED OUT TO THE EXTENT NECESSARY TO ENABLE ALL BOUNDARIES OF EVERY UNIT AND COMMON PROPERTY SHOWN ON THIS PLAN TO BE PHYSICALLY MEASURED. DATED THIS 8<sup>th</sup> DAY OF April 1998

*C. R. Thomson*  
Authorised Officer

Total Area 545m<sup>2</sup>

Comprised in CT 21<sup>B</sup>/177 (All)

I, EDWARD CHARLES MELDRUM Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at PARAPARAUMU this 9<sup>th</sup> day of April 1998 Signature: *[Signature]*

Field Book Reg 9(3) Traverse Book p.  
Reference Plans DP 4828, 49798 S.O. 32336

Examined. Correct.

Approved as to Survey

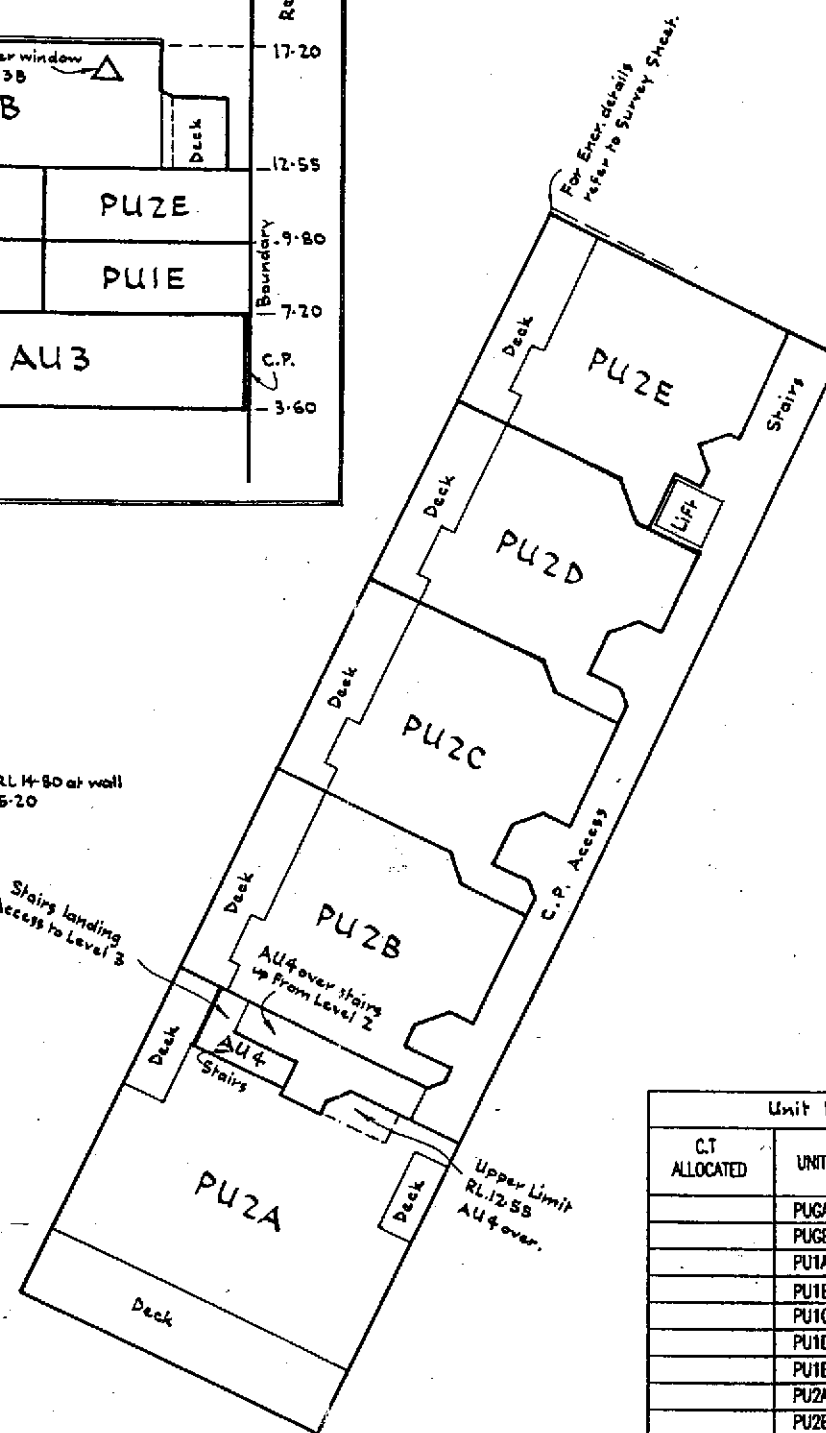
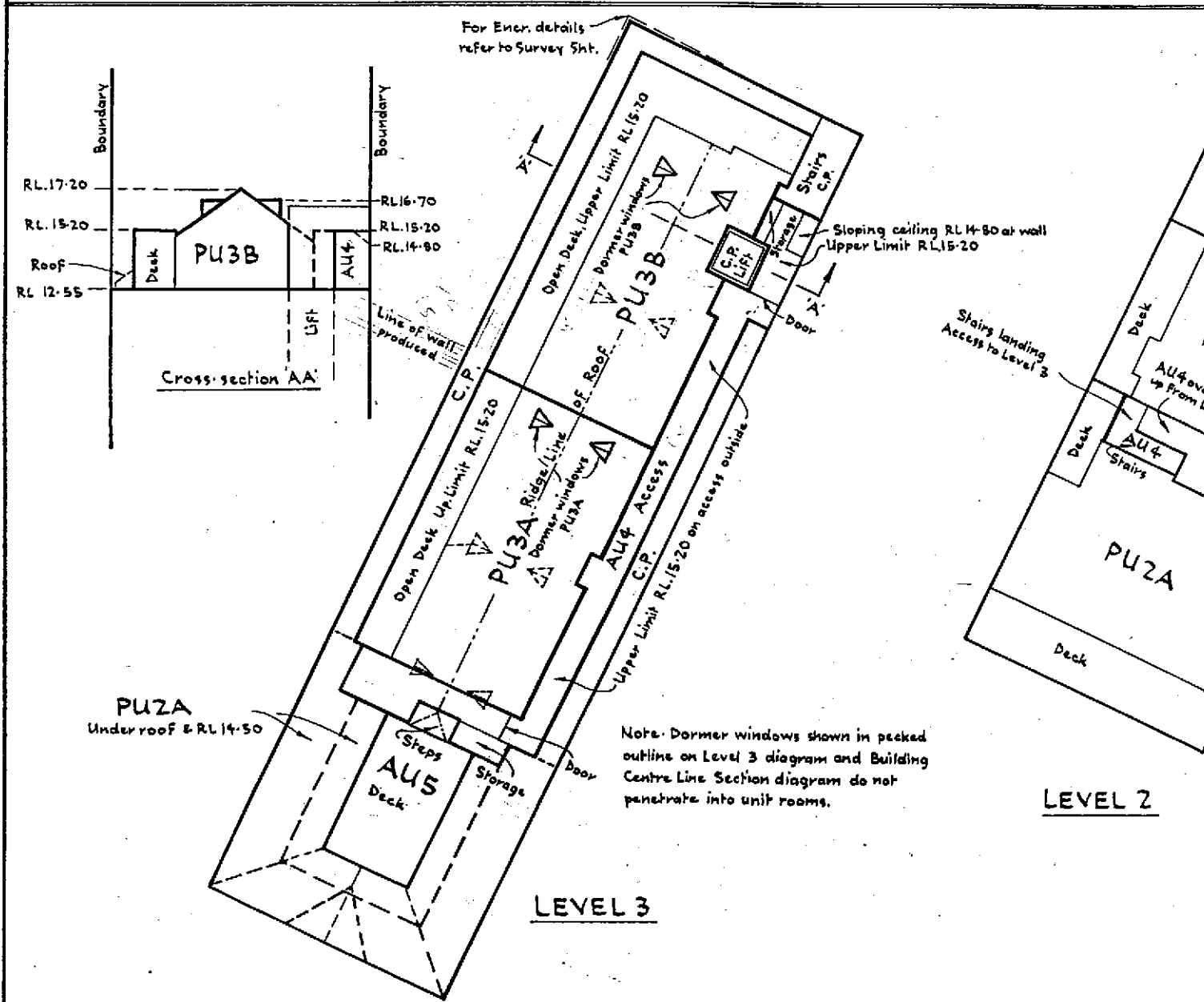
Deposited this. day of. 19.

Chief Surveyor

District Land Registrar

85858



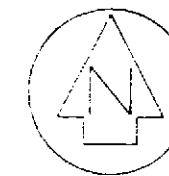


| Unit Entitlement Schedule. |      |                      |                                      |               |       |
|----------------------------|------|----------------------|--------------------------------------|---------------|-------|
| C.T<br>ALLOCATED           | UNIT | UNIT<br>ENTITLEMENTS | APPROX. FLOOR<br>AREA m <sup>2</sup> | HEIGHT LIMITS |       |
|                            |      |                      |                                      | LOWER         | UPPER |
|                            | PUGA | 519                  | 146                                  | 3-60          | 7-20  |
|                            | PUGB | 712                  | 201                                  | 3-60          | 7-20  |
|                            | PUTA | 758                  | 125                                  | 6-85          | 9-80  |
|                            | PUIB | 564                  | 81                                   | 6-85          | 9-80  |
|                            | PUIC | 564                  | 79                                   | 6-85          | 9-80  |
|                            | PUID | 564                  | 74                                   | 6-85          | 9-80  |
|                            | PUIE | 564                  | 75                                   | 6-85          | 9-80  |
|                            | PU2A | 854                  | 143                                  | 9-80          | 14-50 |
|                            | PU2B | 645                  | 81                                   | 9-80          | 12-55 |
|                            | PU2C | 645                  | 79                                   | 9-80          | 12-55 |
|                            | PU2D | 645                  | 74                                   | 9-80          | 12-55 |
|                            | PU2E | 645                  | 75                                   | 9-80          | 12-55 |
|                            | PU3A | 1016                 | 119                                  | 12-55         | 17-20 |
|                            | PU3B | 1016                 | 137                                  | 12-55         | 17-20 |
|                            | AU1  | 96                   | 33                                   | 3-60          | 7-20  |
|                            | AU2  | 48                   | 12                                   | 3-60          | 7-20  |
|                            | AU3  | 96                   | 32                                   | 3-60          | 7-20  |
|                            | AU4  | 16                   | 60                                   | 9-80          | 15-90 |
|                            | AU5  | 32                   | 32                                   | 12-55         | 17-10 |
|                            |      | 10,000               | Total Unit Entitlement               |               |       |
| Supplementary Record Sheet |      |                      |                                      |               |       |

|  |          |
|--|----------|
| <p style="text-align: center; font-weight: bold;">Approvals</p> <div style="text-align: center;"> </div> <p>REGISTERED PROPRIETORS</p>   |          |
| <p><u>VALUER'S CERTIFICATE</u></p> <p>I, <u>WILLIAM SISK OF WHITBY</u>,<br/> REGISTERED VALUER, HEREBY CERTIFY THAT I HAVE ASSESSED<br/> THE UNIT ENTITLEMENTS SHOWN HEREON IN ACCORDANCE WITH<br/> THE UNIT TITLES ACT 1972.</p> <p>DATED THIS <u>9</u> DAY OF <u>APRIL</u> 19<u>88</u></p> <div style="text-align: right;"> <br/> REGISTERED VALUER </div>   |          |
| <p>Note: It is intended that with AU4, 1/2 share each<br/> PU3A and PU3B.</p>  |          |
| <p><b>Total Area 545m<sup>2</sup></b></p> <p><b>Comprised in CT 21<sup>B</sup>/177 (All)</b></p>   |          |
| <p>I, <u>EDWARD CHARLES MELDRUM</u> Registered Surveyor and holder<br/> of an annual practicing certificate (or who may act as a<br/> registered surveyor pursuant to section 25 of the Survey Act<br/> 1986) hereby certify that this plan has been made from surveys<br/> executed by me or under my directions, that both plan and<br/> survey are correct and have been made in accordance with<br/> the Survey Regulations 1972 or any regulations made in<br/> substitution thereof.</p> <p>Dated at <u>PARAPARAUMU</u> this <u>9<sup>th</sup></u> day<br/> of <u>April</u> 19<u>88</u> Signature </p> |          |
| <p>Field Book Reg 9 (3)      Traverse Book      <u>2</u><br/> Reference Plans DP 4828, 49798.      S.O. 32336</p>  |          |
| Examined.  | Correct. |
| <p><b>Approved as to Survey</b></p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div> <u>  /  /  </u> </div> <div style="text-align: right;"> <p><b>Chief Surveyor</b></p> </div> </div>   |          |
| <p><b>Deposited this      day of      19.</b></p> <p><b>District Land Registrar</b></p>  |          |
| <p>File 17383 UNIT<br/> Received 16/4/98<br/> Instructions</p>   | 85858    |



25. McLean St.

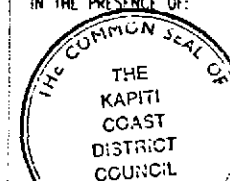


REGISTERED PROPRIETORS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE  
MANAGEMENT ACT 1991 ON THE SAT DAY OF April 1998

THE COMMON SEAL OF THE KAPITI COAST DISTRICT COUNCIL  
IS AFFIXED HERETO

IN THE PRESENCE OF:



D/ MAYOR

C.R. Thomas  
Authorized Officer

PURSUANT TO SECTION 224(i) OF THE RESOURCE MANAGEMENT ACT 1991, I HEREBY CERTIFY THAT THE KAPITI COAST DISTRICT COUNCIL IS SATISFIED ON REASONABLE GROUNDS THAT EVERY BUILDING OR PART OF A BUILDING SHOWN ON THIS PLAN COMPLIES WITH THE PROVISIONS OF THE BUILDING CODE SPECIFIED IN SECTION 46(4) OF THE BUILDING ACT 1991.  
DATED THIS 5th DAY OF April 1998

*CR Thomas*  
Authorized Officer

PURSUANT TO SECTION 5(1)g UNIT TITLES ACT 1972.  
I, GLEN ARUNDEL INNES, PRINCIPAL OFFICER FOR THE KAPITI  
DISTRICT COUNCIL, HEREBY CERTIFY THAT EVERY BUILDING  
SHOWN ON THIS UNIT PLAN HAS BEEN ERECTED AND ALL OTHER  
DEVELOPMENT WORK HAS BEEN CARRIED OUT TO THE EXTENT  
NECESSARY TO ENABLE ALL BOUNDARIES OF EVERY UNIT AND  
COMMON PROPERTY SHOWN ON THIS PLAN TO BE PHYSICALLY  
MEASURED.

DATED THIS 8th DAY OF April 1998

CR Thomb  
Authorized Officer

Total Area  $545\text{m}^2$

Comprised in CT 21<sup>B</sup>/177 (All)

1. EDWARD CHARLES MELDRUM Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at PARAPARAUMU this                      day  
of                      1998                      Signature

|                      |               |
|----------------------|---------------|
| Field Book Reg 9 (3) | Traverse Book |
| Reference Plans      |               |

| Examiner | Corrected |
|----------|-----------|
|----------|-----------|

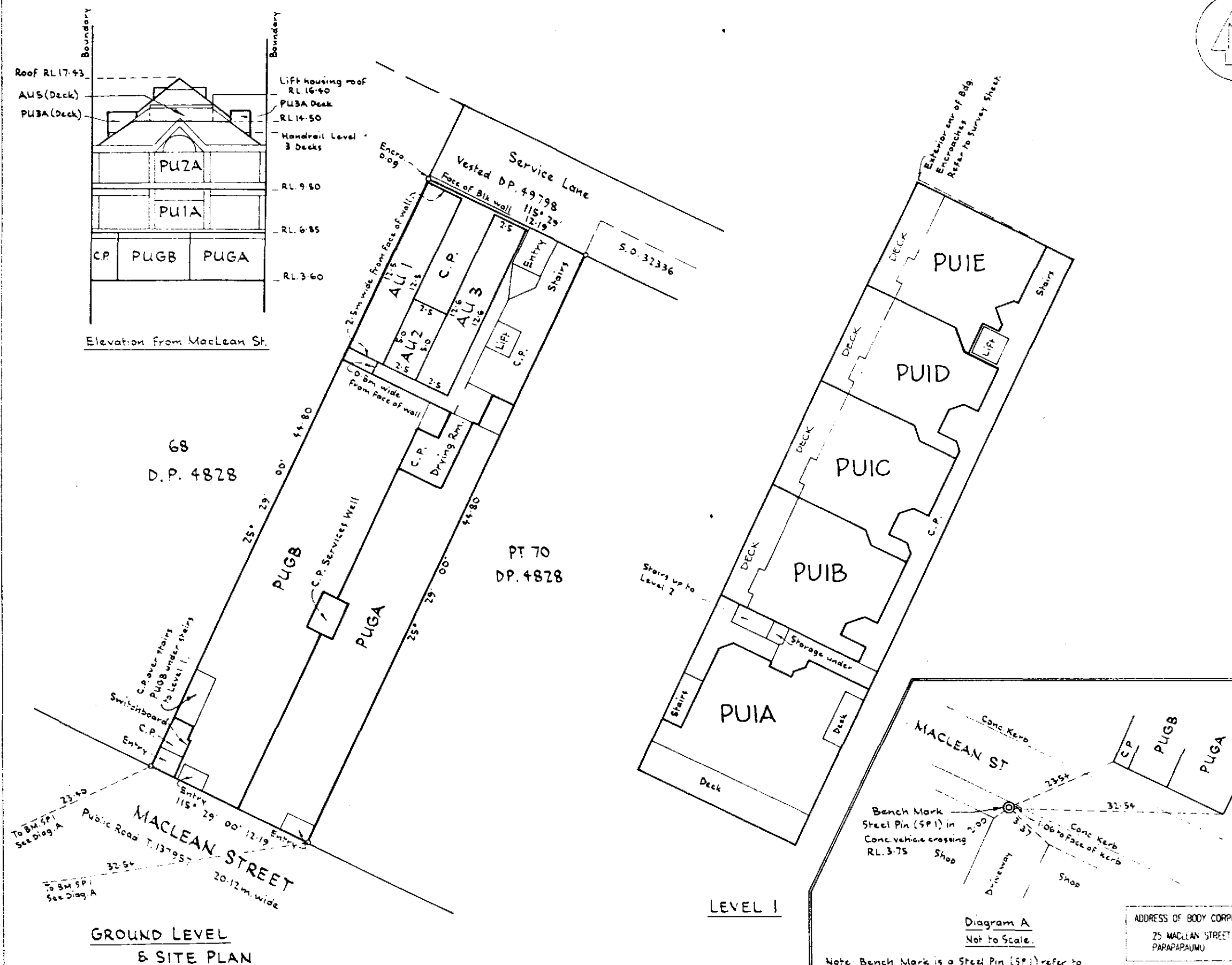
Approved as to Survey

Chief Surveyor

Deposited this      day of      19

District Land Registrar

File 17583 UNIT  
Received  
Instructions



LAND DISTRICT WELLINGTON  
SURVEY BLK & DIST III KAPITI  
NZMS 261 SHT                      RECORD MAP No

UNITS ON PART LOT 69 DP 4828

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT  
Surveyed by CUTTRISS MCKENZIE MARTIN LTD  
Scale 1 : 200 JANUARY 1998



64 9 2735899



90-104 Felton Mathew Ave, Glen Innes, Auckland  
 PO Box 18071, Glen Innes, Auckland 1190, New Zealand  
 Telephone 64 9 328 8109, Facsimile 64 9 521 1071

## RAINWATER SYSTEM WARRANTY FOR NEW ZEALAND

23515K

of Purchaser **Mana Homes**  
 Address Warranted **McLean Street Apartments**  
**Paraparaumu, Wellington**  
 Type of Warranty **Commercial Building**  
 Installation Contractor **Mather Roofing Agencies-Wellington**  
 Date of Warranty **April 1999**  
 Brand **Klass Fascia**  
 Colour **Terracotta**

Fax COPY

(a) **Klass Fascia warranty by AHI Roofing Limited (hereinafter called the Company).**

The Company warrants that Klass® Rainwater Systems manufactured from "Colorsteel® G2a pre-painted "Zincalume® steel will not flake, peel or excessively fade, will not perforate through corrosion and will conform to our Technical Specifications for a period of 10 years from the date of this warranty. If the Klass Fascia deteriorates to the extent that in the Company's reasonable opinion the Colorsteel G2a pre-painted steel has failed to perform as warranted, then the Company will at its sole option repaint or replace (including labour) the affected materials. Products manufactured from Colorsteel G2a pre-painted steel are subject to normal wear and tear which will include some uniform fading, chalking and dirt collection. The Company's obligation under this warranty shall be limited to the cost of the remedial work during the first 5 years, following the date of this warranty, thereafter shall be limited to the sharing of costs with the Purchaser based on the schedule on the reverse side of the warranty.

(b) **Installation Warranty by the Installation Contractor**

In the installation contract between the Purchaser and the installation contractor, the Company requires the installation contractor to warrant that defects in the Purchaser's Fascia arising within three years of the date of this warranty which are caused by faulty or defective workmanship in the installation of the Fascia shall be made good by the installation contractor at no cost to the Purchaser.

**Terms and Conditions of the Fascia and Installation Warranties**

- i. The warranty shall only apply where the Installation and Fixing of the Klass Fascia complies with the manufacturer's specification.
- ii. The Purchaser shall promptly notify the company of any claim under warranty.
- iii. This warranty shall only apply where the Purchaser has made full payment for the Klass Fascia.
- iv. The Company by virtue of these warranties shall not be liable for any consequential, indirect or special damage or loss of any kind whatsoever beyond the period that the Company is liable to the consumer under the Consumer Guarantees Act 1993.
- v. Any remedial work carried out under this warranty shall not extend the term of the warranty.
- vi. The warranties shall not apply if any work, except temporary emergency work is done other than under the supervision or subject to the approval and approval of the company.
- vii. This warranty does not in any way limit the rights of the consumer or obligation of the Company under the Consumer Guarantees Act 1993.
- viii. This warranty is subject to the following maintenance conditions:  
 Areas which never or seldom receive the benefits of rainwashing are particularly prone to early breakdown of the material. These areas must be washed down regularly to prevent a build up of contaminants which can lead to a white corrosion forming. White corrosion on the bottom unwashed edge of Klass is a homeowner maintenance condition and is therefore specifically excluded from this warranty. In marine areas the fascia should be washed down on a more regular basis to remove any salt deposits. Grime build up may be removed with mild detergent and warm water.
- ix. Wherever possible touch up paint should not be used, as it will not weather to the same colour as the Klass Fascia. Scratches left untouched will not affect the durability. If touch up is applied a fine artist's brush or cotton bud should be used so that only the scratch itself is covered. Touch up is excluded from this warranty.

**Special Notes:**

This warranty is issued by AHI Roofing Limited as Manufacturer.  
 The installer does not warrant the product against mechanical damage occurring after installation.

64 9 2735899



90-104 Felton Mathew Ave, Glen Innes, Auckland  
PO Box 18071, Glen Innes, Auckland 1130, New Zealand  
Telephone 64 9 528 8109, Facsimile 64 9 521 1071

## RAINWATER SYSTEMS WARRANTY FOR NEW ZEALAND

23515K



90-104 Felton Mathew Ave, Glen Innes, Auckland  
PO Box 18071, Glen Innes, Auckland 1130, New Zealand  
Telephone 64 9 528 8109, Facsimile 64 9 521 1071

### METAL TILE WARRANTY FOR NEW ZEALAND

(This warranty excludes installation in Rotorua)

23514AZ

Name of Purchaser: **Mana Homes**  
Address Warranted: **McLean Street Apartments**  
**Paraparaumu, Wellington**  
Type of Warranty: **Commercial Building**  
Installation Contractor: **Mather Roofing Agencies-Wellington**  
Date of Warranty: **April 1999**  
Brand: **Gerard Tuffcoat**  
Colour: **Spanish Clay**

Fax copy.

(a) **Weather Security Warranty** - The Company's obligation under this weather security warranty is limited to the full cost of repair or replacement in respect of claims made following the date of this warranty and thereafter is limited to its share (calculated in accordance with Schedule A overleaf) of the cost of repair or replacement.

(b) **Surface Coating Warranty by AHI Roofing Limited** - During the period of 15 years from the date of this warranty, the surface coating of a tile deteriorates to the extent that, in the Company's reasonable opinion, the appearance of the roof is substantially affected, then the Company will at its option either replace the tile, apply the Company's surface coating to the affected tile or provide other reasonable compensation to the Purchaser. The Company's obligation under this surface coating warranty is limited to the full cost of remedial work in respect of claims made during the first five years following the date of this warranty and thereafter is limited to its share (calculated in accordance with Schedule B overleaf) of the cost of remedial work.

(c) **Installation Warranty by the Installation Contractor**

In the installation contract between the Purchaser and the installation contractor, the Company requires the installation contractor to warrant that defects in the Purchaser's roof arising within three years of the date of this warranty which are caused by faulty or defective workmanship in installation of tiles shall be made good by the installation contractor at no cost to the Purchaser.

**Terms and Conditions of the Weather Security Warranty and Surface Coating Warranty (together the "warranties"):**

- The warranties shall only apply if the Purchaser has made full payment for the supply and fitting of all tiles and thereafter will extend to subsequent owners of the property.
- The warranties shall only apply in respect of claims arising as a direct result of a manufacturing defect in a tile (for example, and not in limitation, claims arising as a consequence of faulty workmanship in the fitting of tiles and damage caused by walking on tiles (whether by the owner or any other person such as a plumber, TV repairman, electrician, painter etc) or from defects in the structure on which the tiles are fitted. are not covered by the warranties).
- The Company shall not be liable under these warranties, or any implied warranties arising under local laws which are not excluded pursuant to paragraph (xii) below, for any consequential, indirect or special damage or loss of any kind whatsoever, or loss of profits or anticipated savings, including any such losses arising due to any delay by the Company in complying with its obligations under the warranties.
- As colour variations may exist in tiles manufactured at different times, the Company reserves the right to repair or replace a tile in a colour similar to the original tiles.
- The warranties shall not apply if any work, except temporary emergency work, is done to tiles other than work carried out under the supervision, or subject to the prior inspection and prior written approval, of the Company.
- The Company gives no warranties if, during installation of the tiles, skillaws, abrasive disks or hacksaws are used to cut tiles except as directed in fitting instructions issued by the Company.
- The surface coating warranty shall not apply where the growth of organic matter such as moss or lichen occurs on tiles. Organic matter, if left unchecked, may damage the surface of tiles or cladding products.
- Any remedial work carried out under the warranties shall not extend the term of the warranties.
- The chip used in the manufacture of tiles is crushed rock from different quarries throughout New Zealand. The colour is natural and from time to time variations in colour or texture, and the presence of other minerals, will occur. These natural occurrences are not covered by the surface coating warranty.
- All surface coating systems will fade and chalk over time, particularly on roofing surfaces where the radiation of dual fading and chalking over the period of the surface coating warranty is expected. The extremes of continuous ultra violet radiation are not covered by the surface coating warranty.
- These terms and conditions shall not in any way limit the rights of the Purchaser, or the obligation of the Company, under applicable local laws except to the extent permitted by such laws.
- All warranties implied by local laws are negated to the fullest extent permitted by such laws.
- Each of the above warranties is a separate limitation applying even though one or more of the other limitations may

**Special Notes:**

If rainwater is collected, the roof for drainage, the water connection system should be disconnected from the roof installation of tiles and reconnection.





FOSROC Limited  
 1, rue de la Paix  
 1000 Bruxelles  
 Belgium  
 Tel: 02 279 1700  
 Fax: 02 279 1701  
 Telex: 320000 FOSROC  
 Cable: FOSROC

REF: CW276

Date: 5 March 1999

**FOSROC COATINGS WARRANTY****TEXTURITE****McLEAN APARTMENTS, 25 McLEAN ST. PARAPARAUMU**

1. Fosroc Limited ("Fosroc") hereby warrants Texturite that the Esterno supplied for use on McLean Apartments, 25 McLean St, Paraparaumu will conform with the technical data detailed on the attached Esterno datasheet for a period of 10 years from the date of application.
2. This Warranty is provided on the basis that the use and application of the product must be in strict accordance with the instructions contained in the datasheet, and any other written instructions that may be provided by Fosroc Limited, and that the Product is used within its stated shelf life
3. In the event that it is proved to the complete satisfaction of Fosroc Limited that the Product does not conform with the properties referred to in paragraph 1 hereof Fosroc Limited will, on request made in writing by the Purchaser to the registered office of Fosroc Limited, at the option of Fosroc Limited either
  - (a) supply free of charge to the Purchaser such quantities of the Product that is proved not to so conform; or
  - (b) Pay an amount to the Purchaser derived by the application of the following formula

$$A = \frac{B \times D}{C}$$

Where A = amount to be paid  
 B = number of years remaining to termination of 10 year period referred to in paragraph 1  
 C = 10  
 D = the replacement value of the Product at the time of the said request in writing by the Purchaser

2.

- 4 Fosroc Limited shall not be liable for any other claims howsoever arising, whether direct or consequential in connection with the use of the Product
- 5 Fosroc Limited shall only be liable under this warranty if the Purchaser has given notice in writing 7 (seven) days (time being of the essence) of any failure or defect of the Product becoming apparent or known to the Purchaser
- 6 The sole remedy of the Purchaser for any breach of this Warranty is in lieu of any and all other guarantees, conditions and warranties expressed or implied. This Warranty does not limit the Purchaser's rights under the Fair Trading Act 1986
- 7 This Warranty does not become valid until such time as payment in full for the Product shall be made to Fosroc Limited by the Purchaser
- 8 This Warranty is only applicable to product quality and specifically excludes any defects or failures attributable to workmanship, application or preparation of surfaces. Specifically any fibre cement boards must be fixed in accordance with the manufacturers instructions.
- 9 This Warranty does not cover effects of compression in any horizontal or vertical joints, beyond the defined capability of the Approved Fosroc jointing compound, nor any visual effects of such compression.

**D.F. MOGINIE**  
**FOSROC LIMITED**

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I have read and understand the terms and conditions of this Warranty.

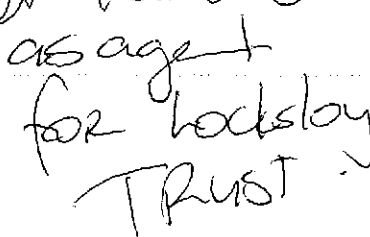
Owner



Date:

5.3.99

Applicator

  
as agent  
for Locksley  
Trust

Date:



231 12198

Building Consent No.....

Building Regulation Clause(s).....

# PRODUCER STATEMENT - PS4 - CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: KEF SPRING  
(Suitably qualified Design Professional)

TO: Loch Lloy Trust  
(Owner)

TO BE SUPPLIED TO: Kapiti Coast District Council  
(Territorial Authority)

IN RESPECT OF: New Apartment Building Paraparaumu  
(Description of Building Work)

AT: McLean St Paraparaumu Beach  
(Address)

LOT ..... DP ..... SO .....  
Cornell Wagner has been engaged by Loch Lloy Trust  
(Design Firm) (Owner/Developer/Contractor)

to provide Monitoring of Construction to level CM 2 services  
(Extent of Engagement)

in respect of clause(s) B1 B2 of the Building Regulations 1992 for the building work described by the  
drawings and specifications prepared by Cornell Wagner Ltd  
(Design Firm)

titled McLean St Apartments and numbered 1911.00 SO - 84

Authorised variation(s) No. .... (copies attached) have been issued during the course of the  
works. I have sighted Building Consent No ..... and the attached conditions of building consent.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum  
value of \$200,000, I or personnel under my control have carried out periodic reviews of the work appropriate to the  
engagement and based upon these reviews and information supplied by the contractor during the course of the works

I BELIEVE ON REASONABLE GROUNDS that ☒ All ☐ Part only as specified in the attached particulars  
of the building work under the above building consent with respect to Clause(s) B1 + B2 of the  
Building Regulations 1992 has been completed to the extent required by that building consent.

.....  
(Signature suitably qualified Design Professional)

Date.....

PIPER, MISTAKE MASER  
(Professional Qualifications)

ERB/AERB Reg No. 4725

P.O.B. 1591 WELLINGTON  
(Address)

Member ACENZ ☒  
IPENZ ☒ NZIA ☐



Building Consent No.....

Building Regulation Clause(s).....

**PRODUCER STATEMENT - PS4 - CONSTRUCTION REVIEW**

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: Peter Bolton  
(Suitably qualified Design Professional)TO: Loch Sloy Trust  
(Owner)TO BE SUPPLIED TO: Kapiti Coast District Council  
(Territorial Authority)IN RESPECT OF: Apartment Buildings  
(Description of Building Work)AT: 25 McLean St Paraparaumu  
(Address)LOT 69 DP 4828 SO .....Base Consulting Engineers Ltd has been engaged by Loch Sloy Trust  
(Design Firm) (Owner/Developer/Contractor)to provide observation of construction of stage II services  
(Extent of Engagement)

in respect of clause(s) ..... of the Building Regulations 1992 for the building work described by the

drawings and specifications prepared by Cornell Wagner  
(Design Firm)titled McLean St Apartments and numbered 19/100 50/1 51/1 52/1 53/1 54/1 55/1Authorised variation(s) No. SK.1 (~~copies attached~~) have been issued during the course of theworks. I have sighted Building Consent No N/A and the attached conditions of building consent.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum

value of \$200,000, I or personnel under my control have carried out periodic reviews of the work appropriate to the

engagement and based upon these reviews and information supplied by the contractor during the course of the works

I BELIEVE ON REASONABLE GROUNDS that ☒ All ☐ Part only as specified in the attached particulars  
and covered by site reports 1-19 attached  
of the building work under the above building consent with respect to Clause(s) ..... of the

Building Regulations 1992 has been completed to the extent required by that building consent.

Peter Bolton  
(Signature suitably qualified Design Professional)Date 27/7/98BE NIPENZ  
(Professional Qualifications)ERB/AERB Reg No 8837Box 434 Levin  
(Address)Member ACENZ ☐IPENZ ☒ NZIA ☐





P.I.M. No. ....

Building Regulation Clause(s) .....

**PRODUCER STATEMENT - PS1 - DESIGN**

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: .....

*Connell Wagner LIA - KEFSPAINC*  
 (Suitably qualified Design Professional)

TO: .....

Kapiti Cove Developments

(Owner)

IN RESPECT OF: .....

Apartment Buildings

(Description of Building Work)

AT: .....

25 MacLean Street, Paraparaumu

(Address)

LOT .....

69

DP .....

4828

SO .....

Connell Wagner

(Design Firm)

has been engaged by

Base Consulting Engineers

(Owner/Developer/Contractor)

to provide

Design of Structure

(Extent of Engagement)

services in respect of the

requirements of Clause(s) .....

of the Building Regulations 1992 for

☒ All☐ Part only as specified

NZS 4230: 1990, NZS 3404: 1992

of the building work. The design has been prepared in accordance with

NZS 3101: 1982, NZS 4205: 1992

(verification method(s)/acceptable solution(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on

Connell Wagner

(Design Firm)

drawings titled

191100

and numbered

S0-S5

and the specification and other documents according to which the

building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I BELIEVE ON REASONABLE GROUNDS that subject to:

ACENZ/IPENZ Short Form Agreement

(i) the site verification of the following design assumptions

Site Soils  $Q_A = 100\text{kPa}$ 

and (ii) all proprietary products meeting the performance specification requirements,

the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

Date

20/9/95

ERB/AERB Reg No.

4725

Member ACENZ



IPENZ



NZIA

This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent.

18/12/92



P.I.M. No.....

Building Regulation Clause(s).....

## PRODUCER STATEMENT - PS1 - DESIGN

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: K.C.F. Spring, pp Connell Wagner Ltd  
(Suitably qualified Design Professional)

TO: Kapiti Cove Developments Ltd  
(Owner)

IN RESPECT OF: Strengthening of Existing Buildings  
(Description of Building Work)

AT: 25 MacLean Street, Paraparaumu  
(Address)

LOT 69 DP 4828 SO

Connell Wagner has been engaged by Base Consulting Engineers  
(Design Firm) (Owner/Developer/Contractor)

to provide Design of Strengthening services in respect of the  
(Extent of Engagement)

requirements of Clause(s) of the Building Regulations 1992 for

☐ All ☒ Part only as specified

of the building work. The design has been prepared in accordance with NZS 4203:1992; NZS 3404:1992, NZS3101:1982  
(verification method(s)/acceptable solution(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on

Connell Wagner drawings titled 1911  
(Design Firm)

and numbered and the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I BELIEVE ON REASONABLE GROUNDS that subject to:

that specified in the IPENZ/ACENZ Short Form Agreement

(i) the site verification of the following design assumptions  
on an allowable bearing pressure of 100 kPa

and (ii) all proprietary products meeting the performance specification requirements,

the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

23 August 1995

Date.....

(Signature suitably qualified Design Professional)

MIPENZ, MISTRUCTE, MASCE

(Professional Qualifications)

PO Box 1591, Wellington

(Address)

4725

ERB/AERB Reg No. ....

Member ACENZ ☒

IPENZ ☒ NZIA ☐

This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent.



DESIGN CERTIFICATE

To...THE BUILDING INSPECTOR  
...KAPITI BOROUGH COUNCIL.

I, ...STANLEY DAVID GARROD.....

hereby certify that I have supervised the design of, and the computations

for ...THE SHOP EXTENSION at 24 McLEAN ST.....

.....PARAPARAUMU BEACH.....

shown on the accompanying plan(s) prepared by me, numbered ...SHEETS 1 to 5.

titled ...STEEL FRAME, LAYOUT, DETAILS, FOUNDATION & CALCULATIONS.....

dated ...SEPT. 1974. and described in the specifications for a .....

...CONCRETE BLOCK & CONCRETE EXTENSION.....

(Type of Structure)  
proposed to be erected for ...SOLENT INVESTMENTS.....

on lot...69..... Section ..... Deposited Plan No. ...4828...

Located at ...PARAPARAUMU BEACH.....

I further certify that the works defined above have been designed in  
accordance with sound and widely accepted engineering principles; that they  
are designed to support the loads specified in ...NZSS 1900.....  
..... and further that I have ascertained  
to the best of my ability that the stresses and combinations of stresses in  
the various materials of construction under the above loads will not exceed  
the maxima to ensure the safety and stability of the structure if erected  
in accordance with these plans and specifications.

Various aspects of the design are in accordance with the following relevant  
authorities ...NZSS 1900 & LOCAL BODY BYE LAWS.....

Signature ...S. D. Garrod..... Date ...10 FEB 1976.....

Qualifications .....N.Z.C.E..... Address ...~~S.D. Garrod~~ 19 Lavenue  
Tawa.....



**BUILDING INSPECTIONS 1610**  
**KAPITI COAST DISTRICT COUNCIL**

Private Bag 601, Paraparaumu

Date: 11 / 2 / 19 97

Owner/Builder

Address

Work

Wayne Harris Pharmacy  
Ocean Rd, Paraparaumu  
Apartment Building above  
chemist shop.

**NOTIFICATION OF INSPECTION**

A site visit after a complaint  
to Kapiti Coast District Council  
has revealed the following

1. Large canvas over lay over roof  
flap exposed to strong wind  
requiring further securing to prevent  
being removed from roof by strong  
wind.
2. Handrail around upper floor slab  
insecure. Provide secure fixings &  
bracing to prevent falling over edge  
of building to ground level or any  
person leaning against for safety and  
falling over edge.
3. Please contact Building Inspector when complete.

W. K. Clarke  
Building Control Officer.





# Phoenix Fire Systems Ltd

P.O. Box 31-471 Lower Hutt, New Zealand.

Phone /Fax (04) 570-1242

## Certificate of Compliance for Fire Safety Equipment

Premises: 25 Maclean Street, Paraparaumu

Address: 25 Maclean Street, Paraparaumu

Features: Type IV Fire Alarm Evacuation System N.Z.S. 4512  
Emergency Lighting System N.Z.S. 6742

Comments: None

I hereby certify that the above features have been inspected and tested in accordance with the relevant standards and on the basis of the result would appear to comply.

Service Agent: Phoenix Fire Systems Ltd

L.Q.P. : 1187

Signed: *Z Mc Carter*

Office Manager

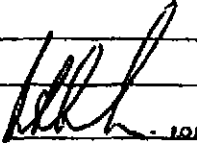
Capacity of Signatory: .....

15th February 1999

Date: .....

## SAFETY INSPECTION CERTIFICATE

This is to certify that the equipment scheduled below has been surveyed and approved by an Independent Qualified Person ( I.Q.P ), in accordance with the provisions of the 1991 Building Act.

Equipment No: One Capacity: 680kg or 10 persons  
Description: Passenger Floors served: Four  
Building Name: Mana Apartments Location: 25 MacLean St, Paraparaumu  
Building Owner: Mana Home Building Services Ltd  
Owners Address: 110 Pope St, Camborne, Wellington  
Date Surveyed: 27 April 1998 Signed:  I.Q.P.

For Vertrans Lift Inspections  
and Surveys

I.Q.P. COMPLIANCE MANAGEMENT SERVICES



**Electrical Workers Registration Board**

Ministry of Commerce Building • 33 Bowen Street • Wellington

PO Box 10-156 • Wellington

Telephone NZ 0-4472 0030 • Fax 0-4473 2395

**ELECTRICAL CERTIFICATE OF COMPLIANCE TYPE "M"**  
for the installation of fixed wiring in industrial and commercial electrical installations, including any fittings that are to be connected to that wiring (please PRINT all details)

Cert. No. M94 145426

**SECTION A - Details of work****Client details**

Name

Mana Homes Ltd.

P.O. Box 54-044 Mana.

Address (where work described below was carried out)

Chr. McLean St + Seaview Rd Piam Beach.

Description of work (In this certificate referred to as "the described work")

McLean Street Apartments.

12 single phase elect. hot water  
apartments. + Public lighting / lift (sub-main only)  
sockets. Main switchboard + earthing

Fittings connected

**SECTION B - Electrical Installation Work by qualified persons****1. Certification**The described work was carried out by Tim Rooney (name of person carrying out the work)holding Inspector (description of electrical qualifications of person carrying out the work)

and I have tested it in accordance with the New Zealand Electrical Code of Practice for Inspection and Testing of Low Voltage Installations for Certification Purposes (NZECP 11:1993), and I certify that it complies with the Electricity Act 1992 and the Electricity Regulations 1993:

Name

Tim Rooney

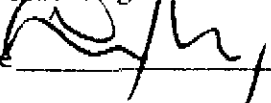
Practising Licence No.

I1770

Registration Type &amp; No.

I1770

Signature



Date

30.3.98

**2. Inspection (where applicable)**

I have inspected the described work and I am satisfied that the work complies with the requirements of the Electricity Act 1992 and the Electricity Regulations 1993:

Inspector's Name

Peter McKee

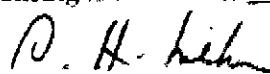
Practising Licence No.

I8729

Registration No.

I8729

Signature



Date

30.3.98