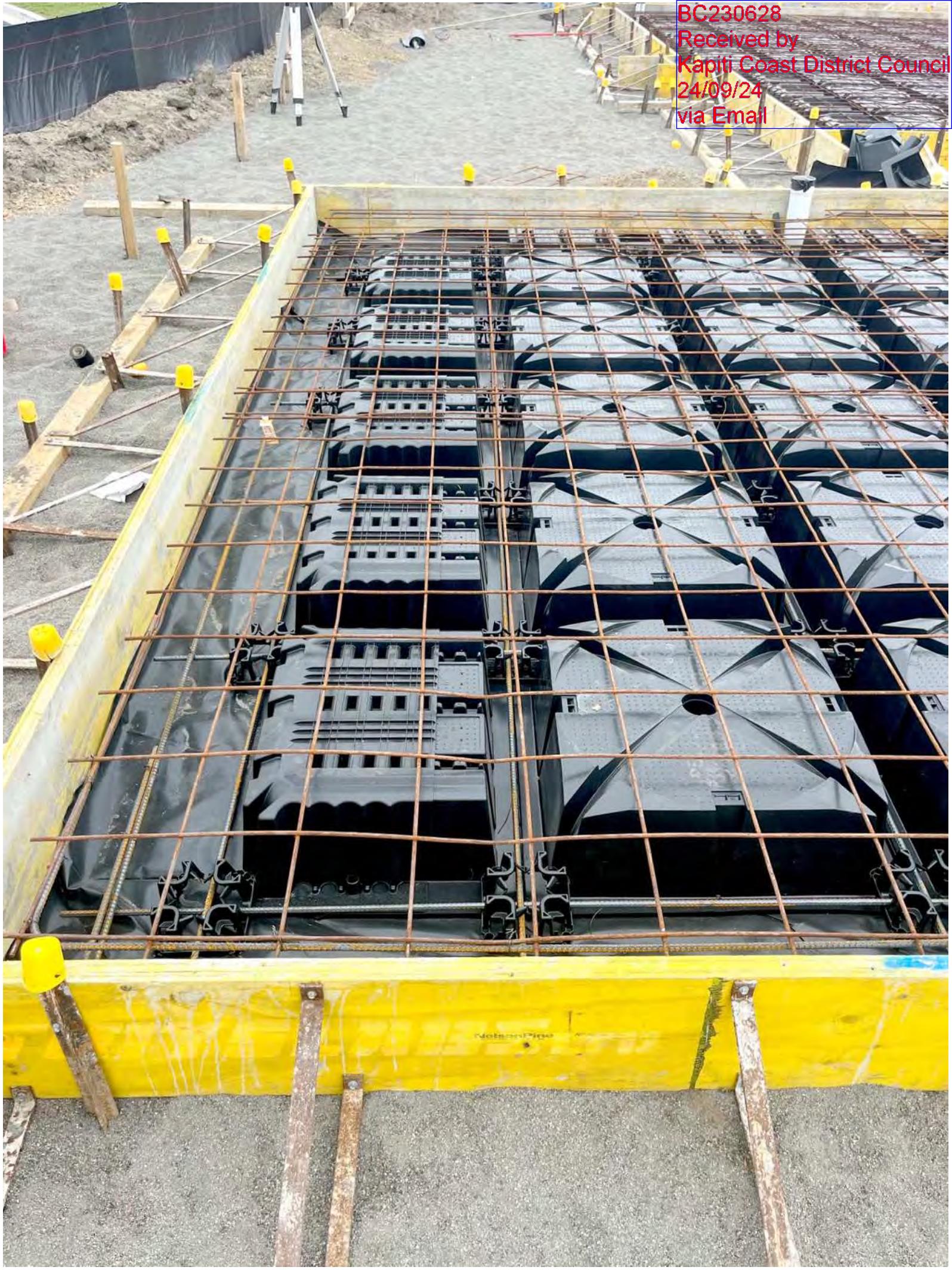


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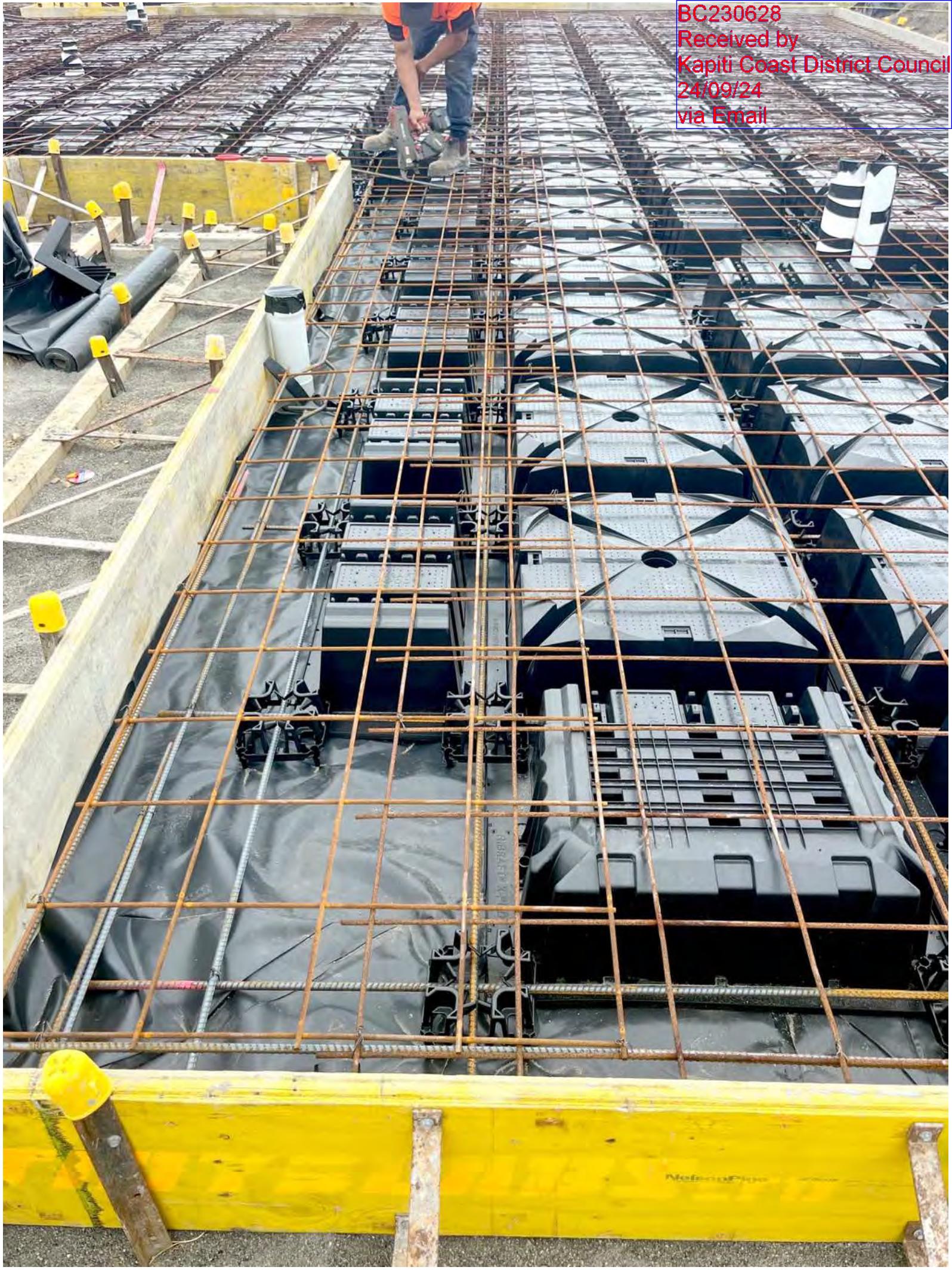
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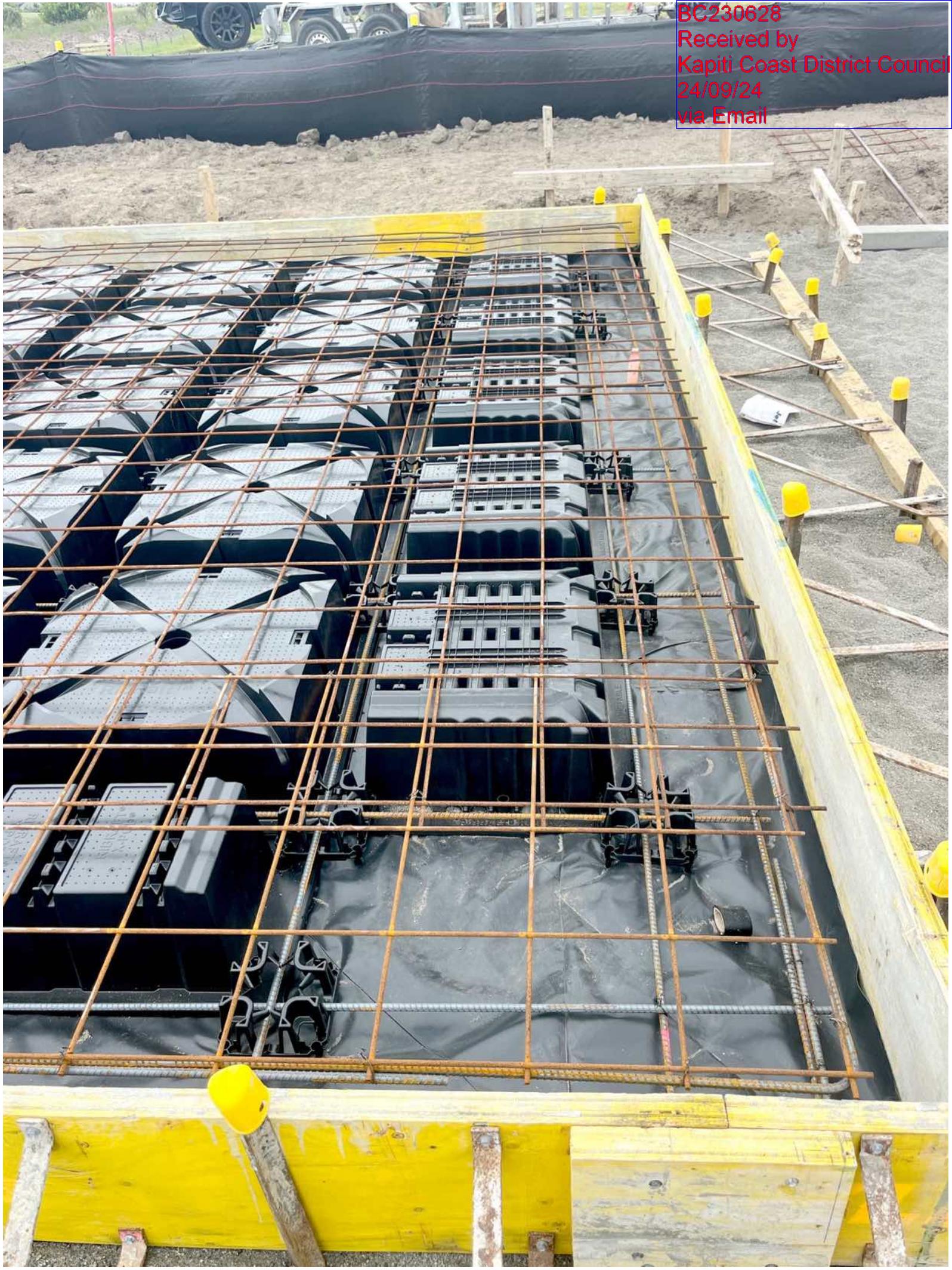
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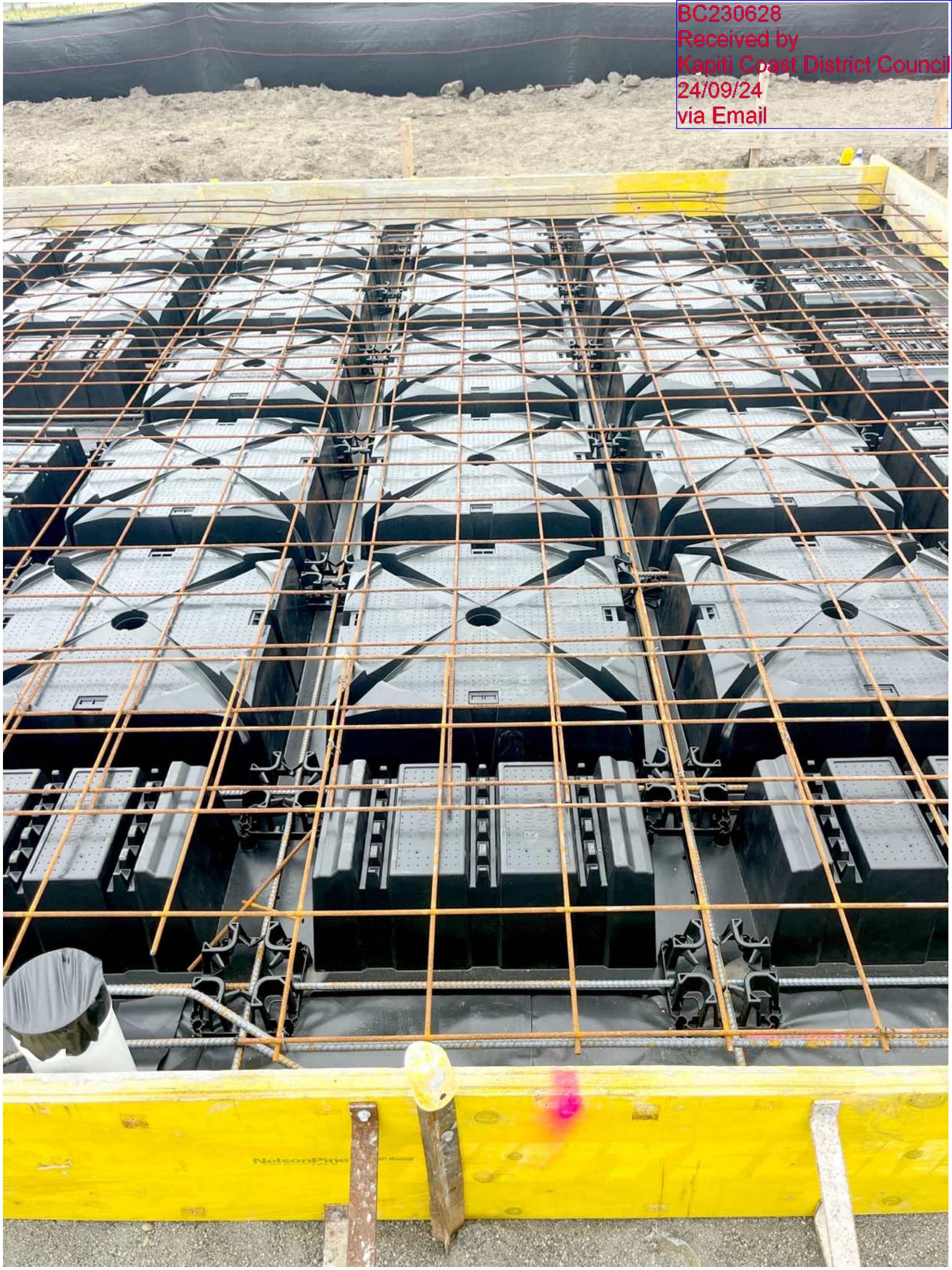
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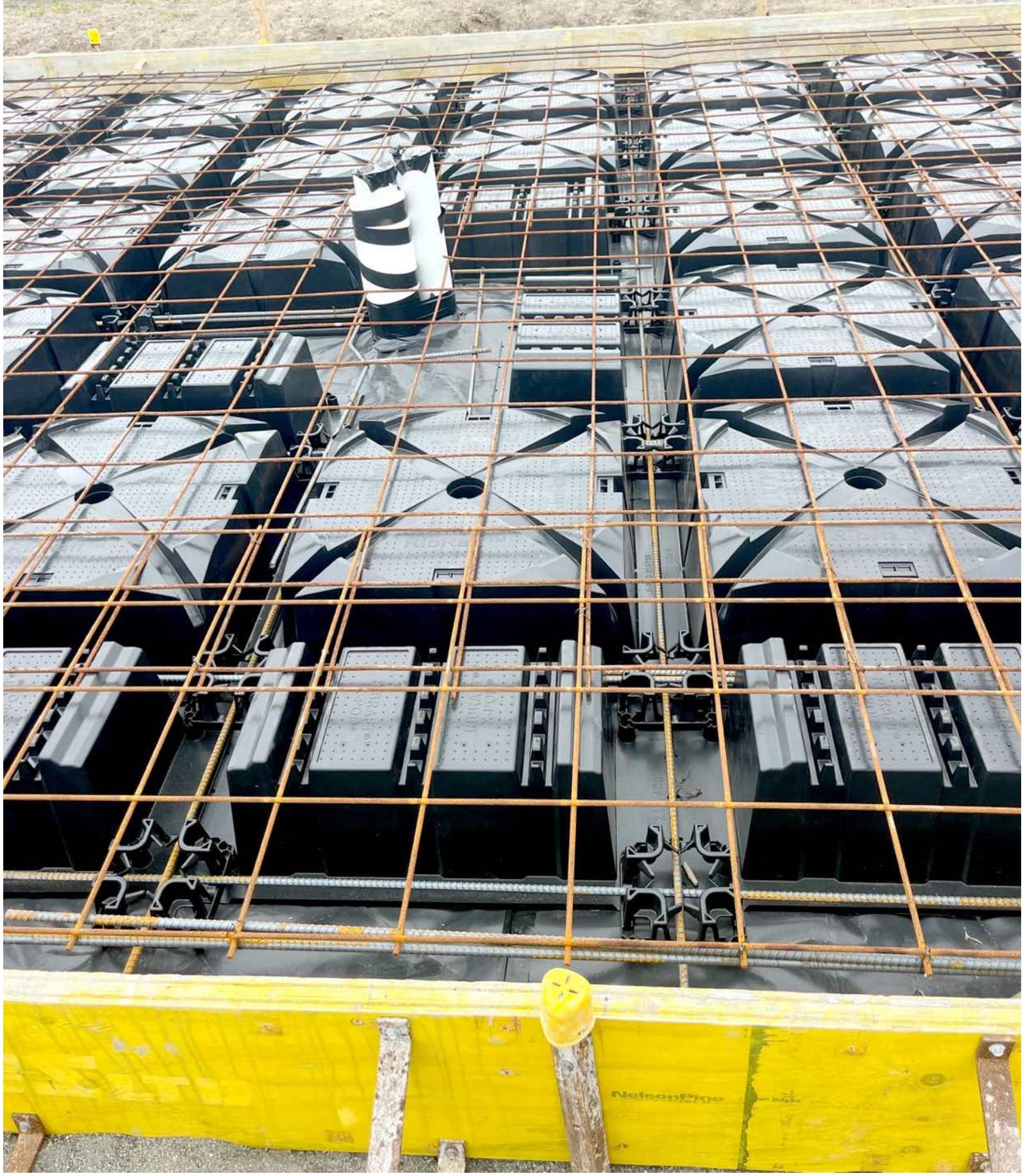
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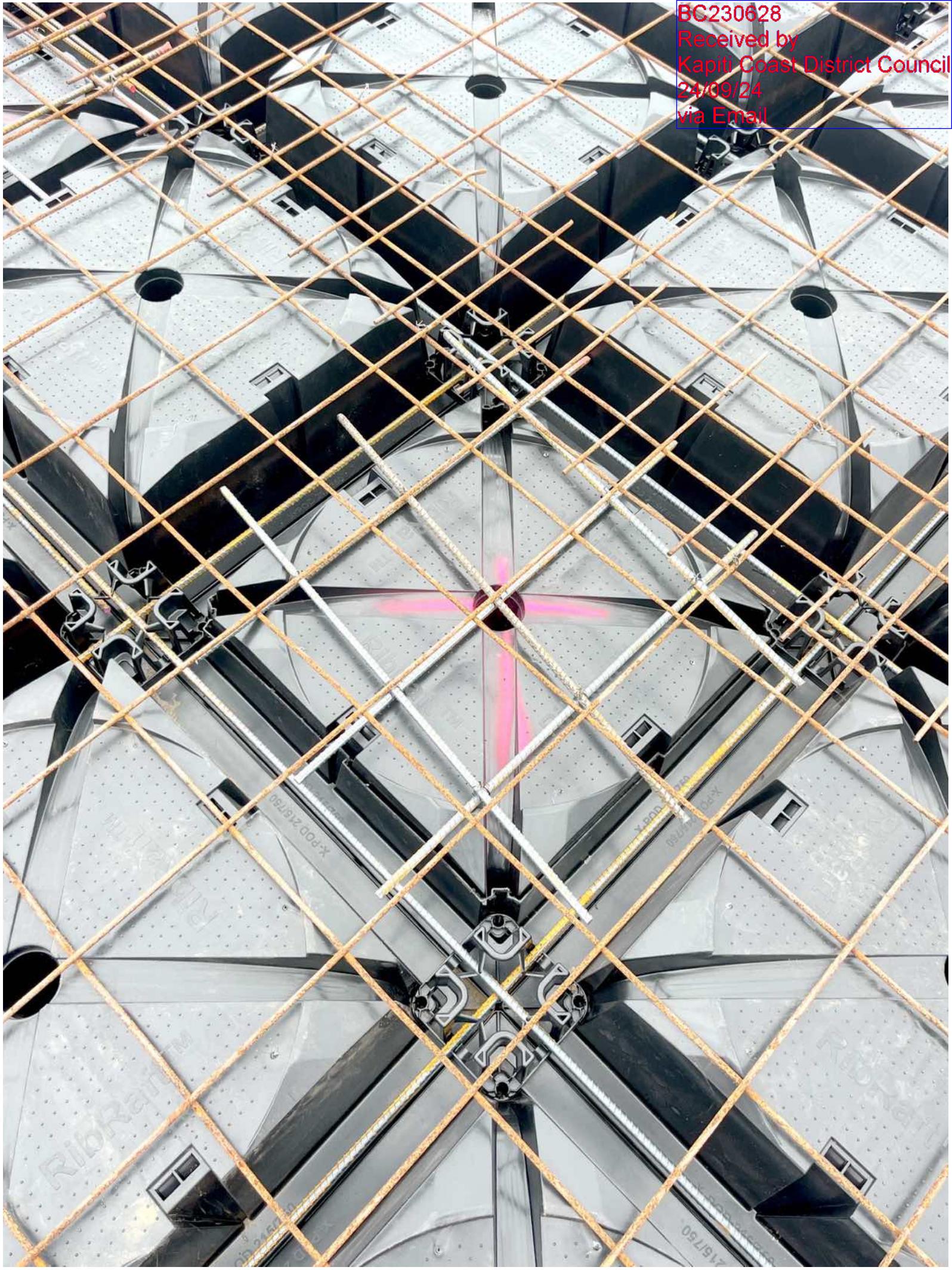
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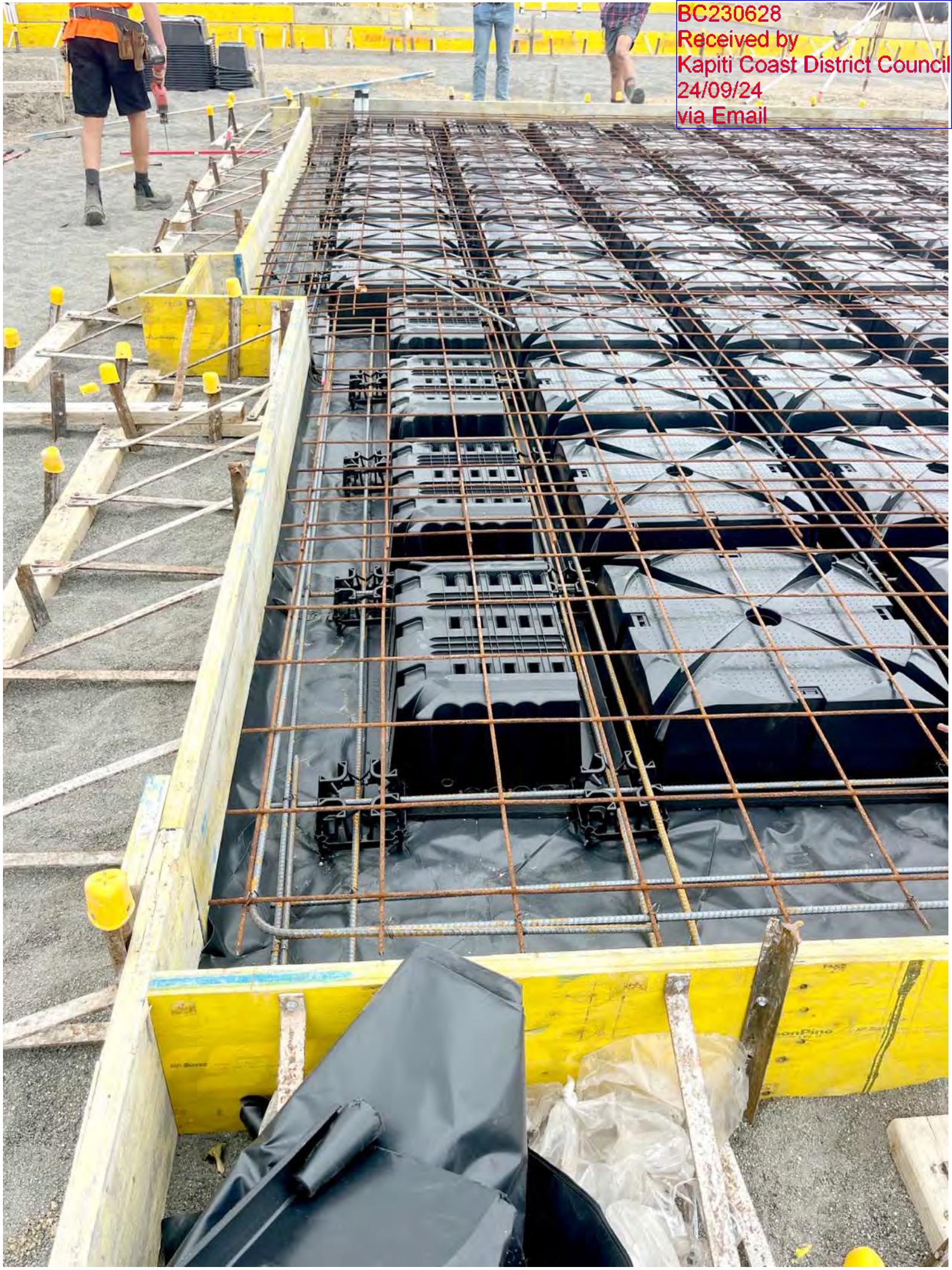
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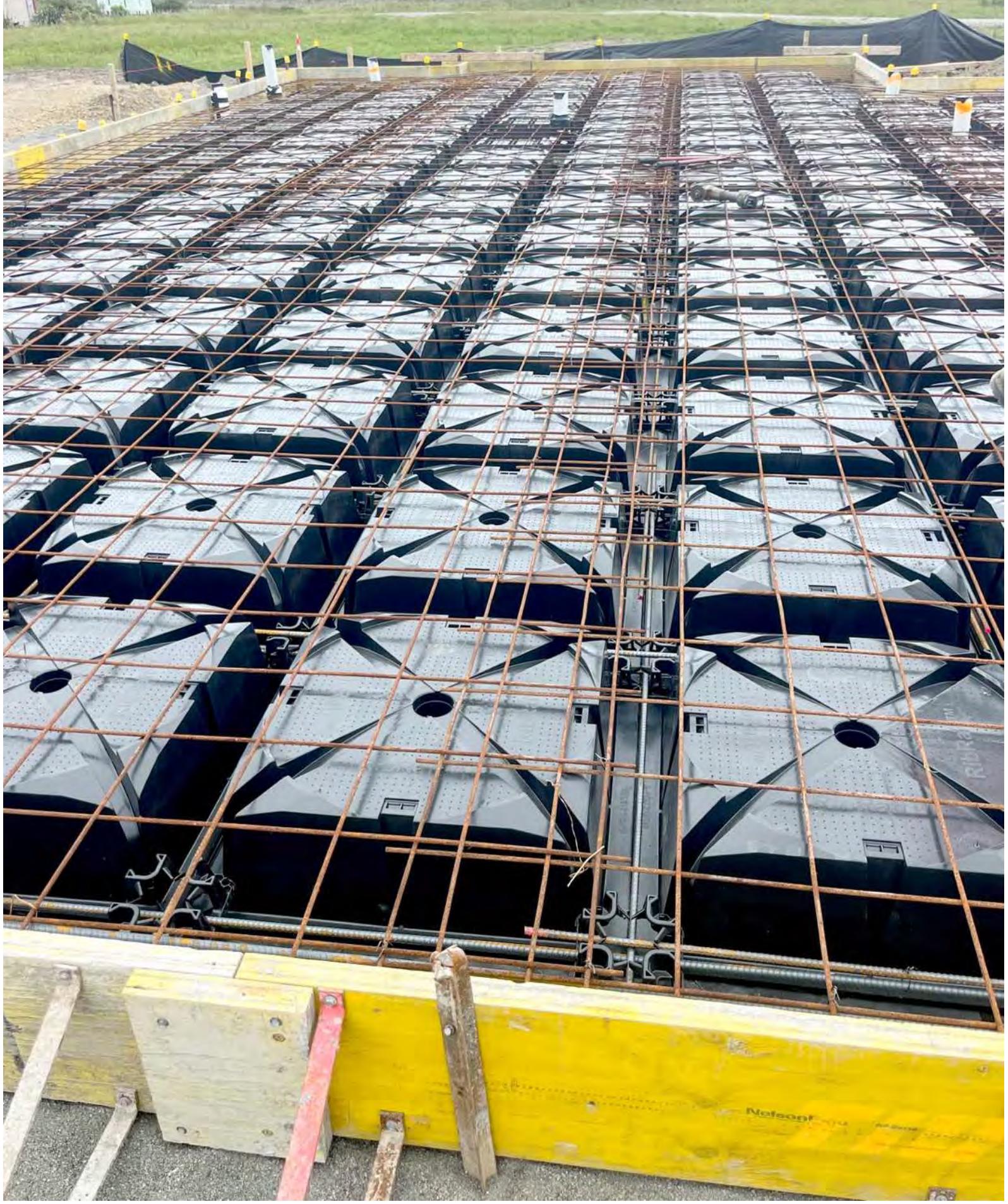
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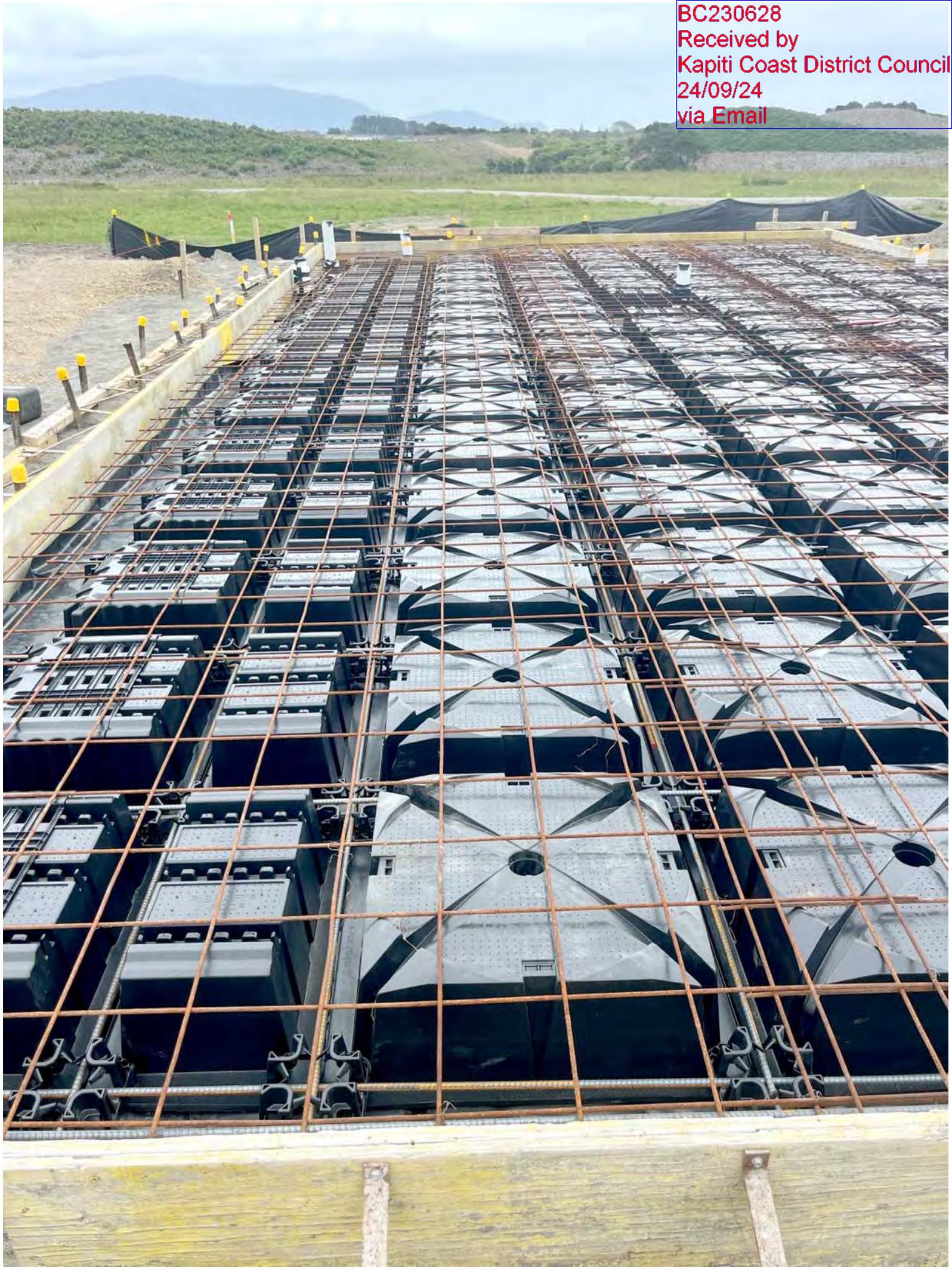
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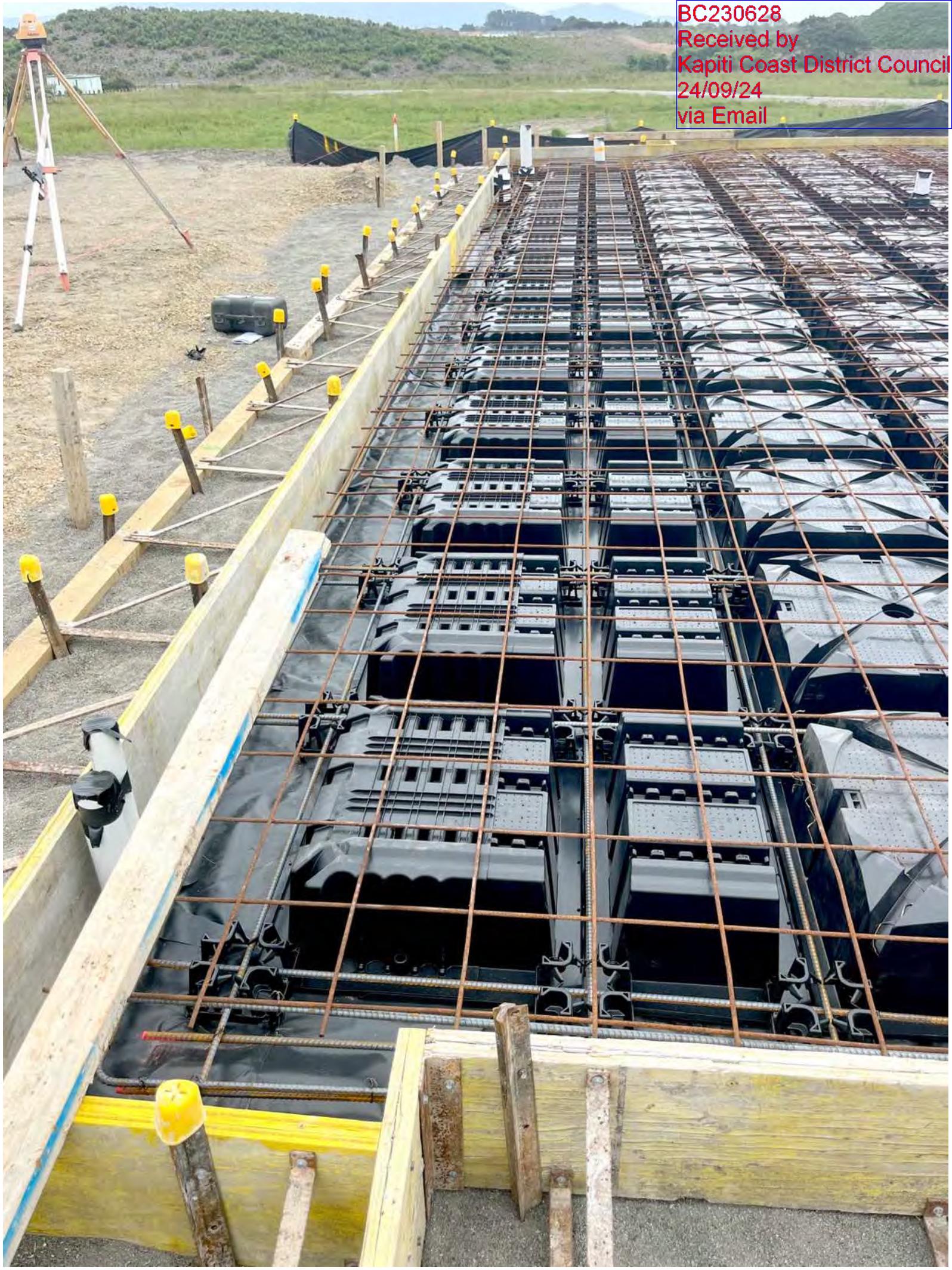
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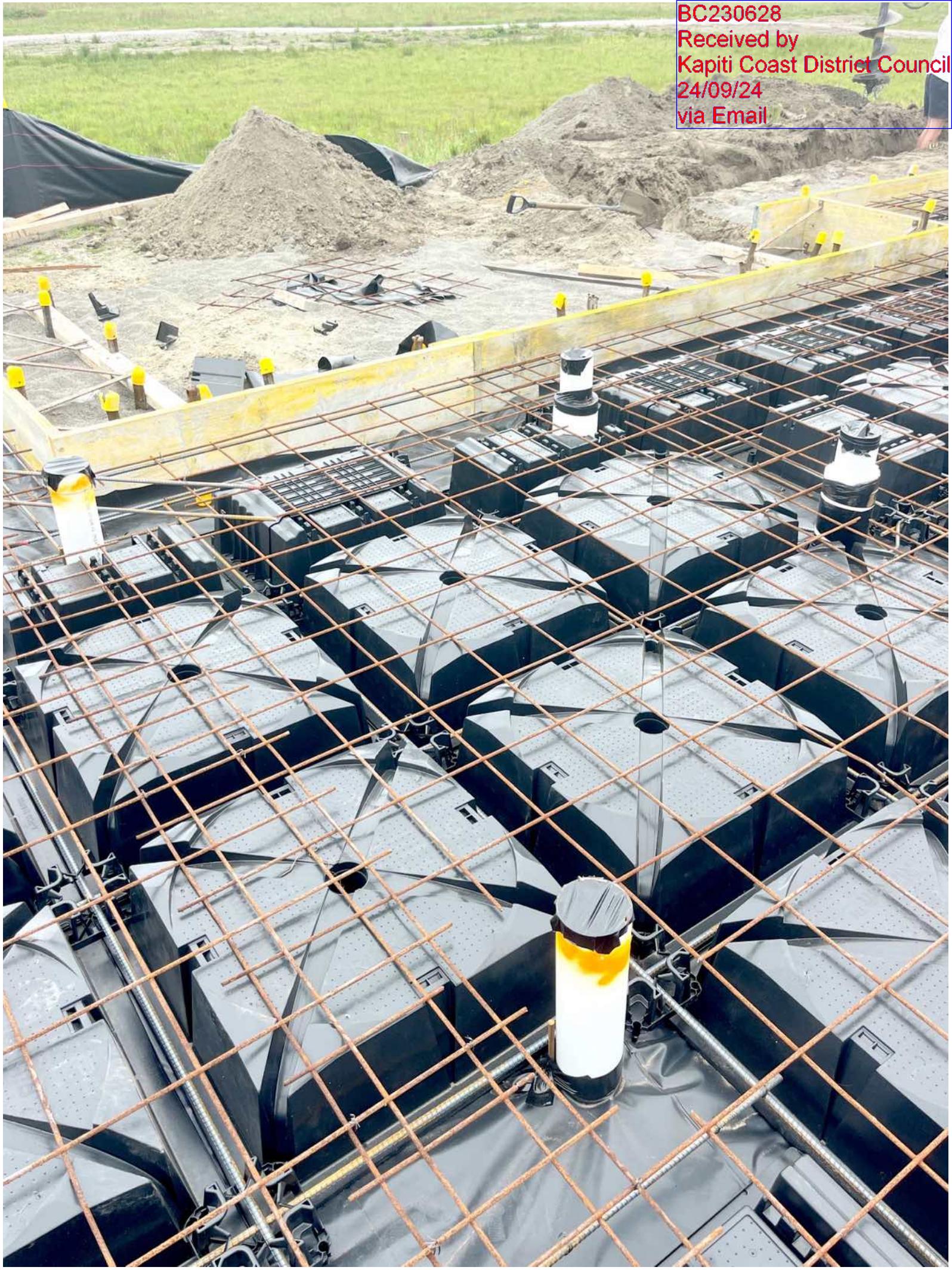
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**FORM OF PRODUCER STATEMENT PS3 – CONSTRUCTION**

At project completion, this form shall be completed by the building contractor and supplied to the Engineer.

**ISSUED BY:** MCLACHLANS BOBCATS LTD.  
(Building Contractor)

**TO:** DAVID REID HONES (KAPITI) LTD  
(Owner/Principal)

**IN RESPECT OF:** EARTHWORKS  
(Description of Contract Works)

**AT:** Lot 42 - 46 ANDERSON PARK DRIVE - WAIKANAE  
(Address)

**T/A:** KODC BUILDING CONSENT No: 230647  
(Territorial Authority / Building Consent Authority)

The above Building Contractor has contracted to the above Owner/Principal to carry out and complete certain building works in accordance with the contract, titled

SITE CUT ("the contract")  
(Title of building contract)

BRENT MCLACHLAN a duly authorised representative of the  
(Builder's Authorised Agent)

above building contractor, believe on reasonable grounds that the above building contractor has carried out and completed

- All  Part only as specified in the attached particulars

of the building works in accordance with the contract.

B Mclachlan  
(Signature of Authorised Agent on behalf of the Building Contractor)

13 - 09 - 2024  
(Date)

112 RINGAWHATI ROAD  
OTAKI  
(Address)

*This producer statement is confirmation by the builder(s) that they have carried out the building work in accordance with the drawings, specifications (and site amendments) that are part of the contract / building consent documents.*

*Work covered by this statement should have been supervised and checked by suitably qualified tradespersons.*

*The Engineer requires this producer statement and a copy of the T/A's building consent conditions, to confirm that items of the contract that he has not personally examined, have in fact been built according to the documents, so that the Engineer may issue appropriate documents to the T/A for it to release the Code Compliance Certificate.*



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ENGINEERS NEW ZEALAND LTD.

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Columns and beams	<input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Bracing	<input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Other	<input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	

#### ISSUED BY

Name: <b>Fabio Parodi</b>	LBP or Registration number: <b>1025559</b>
The practitioner is a: <input type="checkbox"/> Design LBP <input type="checkbox"/> Registered architect <input checked="" type="checkbox"/> Chartered professional engineer	
Design Entity or Company: <b>CRESCO ENGINEERS NEW ZEALAND LIMITED</b>	
Mailing address (if different from below): <b>PO Box 9200 8149 Addington Christchurch</b>	
Street address / Registered office: <b>c.o. M J Mowat, 290 Clyde Road</b>	
Suburb: <b>Bryndwr</b>	Town/City: <b>Christchurch</b>
PO Box/Private Bag: <b>N/A</b>	Postcode: <b>8053</b>
Phone number: <b>N/A</b>	Mobile: <b>027 838 8338</b>
After Hours: <b>N/A</b>	Fax: <b>N/A</b>
Email address: <b>f.parodi@cresco-group.com</b>	Website: <b>www.cresco.co.nz</b>

#### DECLARATION

I **Fabio Parodi** *[name of practitioner]*, LBP,

state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code; or
- ~~Complies with the building code subject to any waiver or modification of the building code recorded on this form.~~

Signature:

Date: 7/08/2023

To  
**Kapiti Coast District Council**  
Building Consent Authority

**BC230628**  
**Received by**  
**Kapiti Coast District Council**  
**24/09/24**  
**via Email**

07-08-2023

Dear Sir / Madam,

## **B2 Compliance**

*Residential Foundation at Lot 42 at 110 Ngarara Rd, Waikanae.*

We are not able to supply a Producer Statement for Design in respect of the requirements of Clause(s) **B2** of the Building Code since there is no effective verification method for this Clause within the Building Code.

However, we can confirm that for the structural elements shown in our documentation:

### **Timber**

Timber treatment has been selected in accordance with Table 1A of B2/AS1.

### **Concrete**

Concrete covers have been selected in accordance with NZS3101, Part 1, Section 3.

### **Mild Steel**

Generally, steel member/connections requirements as per NZS3604:2011 or proprietary coatings to comply with AS/NZS2312. Otherwise, steel protection has been specified in accordance with the 'Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings' AS/NZS 2312. We note that this is on a time to first maintenance basis.

We trust this provides the information that you are seeking.

Yours faithfully,



**Fabio Parodi**  
Cresco Engineers New Zealand Limited

BC230628  
Received by  
Kapiti Coast District Council  
24/09/24  
via Email

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ENGINEERS NEW ZEALAND LTD

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Building Code Clause(s) **B1**

## PRODUCER STATEMENT – PS1 – DESIGN

ISSUED BY (Design Firm): **CRESCO ENGINEERS NEW ZEALAND LIMITED**  
TO (Owner/Developer): **Tim Atkinson**  
TO BE SUPPLIED TO (Building Consent Authority): **Kapiti Coast District Council**  
IN RESPECT OF (Description of Building Work): **Residential Foundation**  
AT (Street Address): **Lot 42 at 110 Ngarara Rd**  
(Town/city): **Waikanae**  
**LOT:42 DP: SO:**

We have been engaged by the owner/developer referred to above to provide **Residential Foundation design services** in respect of the requirements of Clause(s) **B1** of the Building Code for All  or Part only  (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

Compliance Documents issued by the Ministry of Business, Innovation & Employment **B1/VM1, B1/VM4, MBIE/NZGS Module 4 “Earthquake resistant foundation design”**

Alternative solution as per the attached schedule:

The proposed building work covered by this producer statement is described on the documents titled **7545 - F001\_B** and **7545 - C001\_A**; together with the specification, and other documents set out in the schedule attached to this statement (if any).

**On behalf of the Design Firm**, and subject to:

- (i) All proprietary products meeting their performance specification requirements;
- (ii) Site verification of the following design assumptions: **Geotechnical Report Ref. 21852-RPT-G-002-A dated 24 August 2022, by CGW Consulting Engineers.**

I **believe on reasonable grounds** that a) the structure, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

CM1  CM2  CM3  CM4  CM5 (Engineering Categories) or  as per agreement with owner/developer (Architectural)

I, **Fabio Parodi** hold  CPEng registration No. **1025559**

I am a Member of :  ENGINEERING NEW ZEALAND and hold the following qualifications: **CPEng, Dott. Ing (ITA), M.Eng (Hons)**

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$500,000\*.

SIGNED BY **FABIO PARODI** ON BEHALF OF **CRESCO ENGINEERS NEW ZEALAND LIMITED**

(signature)

Date: **28/08/2023**

*Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$500,000\*.*

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**Received by**  
**Kapiti Coast District Council**  
**24/09/24**  
**via Email**

## Important Advisory Note

Cresco Engineers New Zealand Limited (Cresco) is supplying Producer Statements to be submitted to territorial or building consent authorities in order for Code of Compliance Certificates to be issued.

Producer statements are not a product warranty or guarantee of compliance.

Producer statements deal with compliance at the date on which they were written. They will not necessarily provide assurance of on-going compliance.

The design provided by Cresco and covered under this Producer Statement (Design) cannot be used by any third party and cannot be used if there are changes in the laws or regulations.

Only the Owner/Developer, and the Building Consent Authority are entitled to rely upon this Design. Cresco accepts no liability to anyone other than the Owner/Developer in any way in relation to the Design and the content of it and any direct or indirect effect this Design may have. Cresco does not contemplate anyone else relying on this Design or that it will be used for any other purpose.

The Design is based upon information provided by the Owner/Developer or his representatives and no warranty is included; either expressed or implied that the actual site conditions and forces generated by structures designed by others will conform to the information that Cresco has received.

When the Design includes foundation design, the check for the pressure generated by the foundation onto the ground is provided. When the pressure is above and beyond the values indicated in the geotechnical report / site tests provided by the Owner/Developer, the Design includes the calculation of the depth of the compacted granular fill required to comply.

The Granular Fill Required Depth (D) is intended to be read as: *"the required depth of the compacted granular fill beneath the foundation for a specified value of the ground Ultimate Bearing Capacity (immediately underneath the granular fill and subject to site verification) in absence of any unfavorable condition such as: (a) potentially compressible ground such as top soil, soft soils such as very soft clays which can be moulded easily in the fingers, and un-compacted loose gravel which contains obvious voids (b) expansive soils being those that have a liquid limit of more than 50 % when tested in accordance with NZS 4402 Test 2.2, and a linear shrinkage of more than 15 % when tested from the liquid limit in accordance with NZS 4402 Test 2.6; and (c) any ground which could foreseeably experience movement of 25 mm or greater for any reason including one or a combination of land instability, ground creep, subsidence, seasonal swelling and shrinking, frost heave, changing groundwater level, erosion, dissolution of soil in water, and effects of tree roots"*.

The investigation of the above mentioned unfavorable conditions as well as the remediation works to be undertaken (for example, but not limited: cut of the top soil, any groundworks that may extend beyond the depth of the granular fill indicated by us, deep ground improvements of any kind...) are outside of the scope of the Design. The Design is not intended to alter or substitute the instructions contained in a geotechnical report when available and it is under the

responsibility of the Client to undertake the necessary actions to assess the suitability of the ground in the respect of the unfavorable conditions listed above.

The PS1 (Producer Statement - Design) is intended for use by a suitably qualified, competent design professional (i.e. Chartered Professional Engineer) as a statement of opinion. The opinion is based on reasonable grounds that certain aspects of proposed building work will comply with the Building Code, if the work is constructed according to the referenced documentation (e.g. engineering design drawings and specifications).

The PS1 records the means of compliance e.g. the Acceptable Solution or Verification Method used and it only covers specifically designed building elements or specifically designed portions / strengthening of building elements. The Chartered Professional Engineer signatory of the Producer Statements does not provide professional opinion for means of compliance of construction elements designed/completed in accordance with design/construction procedures contained within technical manuals of proprietary systems.

The PS4 (Producer Statement - Construction Review) is intended for use by a suitably qualified, competent design professional as a statement of opinion. This is based on reasonable and stated grounds which may include the records of construction monitoring and information supplied by (i) the contractor (ii) by a person acting under the control of the Chartered Professional Engineer or (iii) collected by the Chartered Professional Engineer himself, that certain aspects of building work have been completed according to the building consent and amendments.

It is under the responsibility of the Owner / Developer's agent or contractor to notify Cresco when site observations are to be required. Cresco strongly recommends to provide sufficient notice (at least 5 working days) prior to time of site observation.

The records of construction monitoring and instructions (including authorization to proceed with concrete pouring when applicable) are provided, upon Chartered Professional Engineer's review and approval, generally within 24 hours from the date of the site observation.

A Chartered Professional Engineer nominated by Cresco will issue a PS4 if the building works have been completed (i) in accordance with the relevant requirements of the Building Consent and Building Consent Amendments, (ii) in compliance with the structural documentation and if (iii) at least all construction monitoring visits recommended within the inspection schedule as stated on the consent documents have been carried out by inspectors appointed by Cresco.

Cresco is unable to providing site observation for unauthorized and non-consent works.

Should anyone wish to discuss the content of this Design with Cresco Engineers New Zealand Limited, they are welcome to contact us on **0800 11 33 11** or [support@cresco.co.nz](mailto:support@cresco.co.nz).

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Form 2A

**Memorandum from licensed building practitioner: Certificate of design work**  
**Section 45 and Section 30C, Building Act 2004**

**THE BUILDING**

Street address: **Lot 42 at 110 Ngarara Rd**

Town/City: **Waikanae**

**THE OWNER / DEVELOPER**

Name(s): **Tim Atkinson**

**BASIS FOR PROVIDING THIS MEMORANDUM**

I am providing this memorandum in my role as the: Tick <input checked="" type="checkbox"/> if included <input type="checkbox"/> if excluded	
<input type="checkbox"/>	<b>sole</b> designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design myself – no other person will be providing any additional memoranda for the project
<input type="checkbox"/>	<b>lead</b> designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and no other person will be providing any additional memoranda for the project
<input type="checkbox"/>	<b>lead</b> designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the other designers will provide their own memoranda relating to their specific RBW design
<input checked="" type="checkbox"/>	<b>specialist</b> designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

**IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)**

I, **Fabio Parodi**, ~~carried out~~ / supervised the following design work that is restricted building work

**PRIMARY STRUCTURE: B1**

Design work that is restricted building work	Description	Carried out/ supervised	Reference to plans and specifications
<b>Primary structure</b>			
All RBW Design work relating to B1 <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Foundations and subfloor framing <input checked="" type="checkbox"/>	<i>Residential Foundation Design Services</i>	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised	<i>See PS1</i>
Walls <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Roof <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	



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T +64.27.838.8338 web: www.cresco.co.nz

To  
**Kapiti Coast District Council**  
Building Consent Authority

28-08-2023

Dear Sir / Madam,

## **B2 Compliance**

*Residential Foundation at Lot 42 at 110 Ngarara Rd, Waikanae.*

We are not able to supply a Producer Statement for Design in respect of the requirements of Clause(s) **B2** of the Building Code since there is no effective verification method for this Clause within the Building Code.

However, we can confirm that for the structural elements shown in our documentation:

### **Timber**

Timber treatment has been selected in accordance with Table 1A of B2/AS1.

### **Concrete**

Concrete covers have been selected in accordance with NZS3101, Part 1, Section 3.

### **Mild Steel**

Generally, steel member/connections requirements as per NZS3604:2011 or proprietary coatings to comply with AS/NZS2312. Otherwise, steel protection has been specified in accordance with the 'Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings' AS/NZS 2312. We note that this is on a time to first maintenance basis.

We trust this provides the information that you are seeking.

Yours faithfully,



**Fabio Parodi**  
Cresco Engineers New Zealand Limited

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Building Code Clause(s) **B1**

## PRODUCER STATEMENT – PS1 – DESIGN

ISSUED BY (Design Firm): **CRESCO ENGINEERS NEW ZEALAND LIMITED**  
TO (Owner/Developer): **Tim Atkinson**  
TO BE SUPPLIED TO (Building Consent Authority): **Kapiti Coast District Council**  
IN RESPECT OF (Description of Building Work): **Residential Foundation**  
AT (Street Address): **Lot 42 at 110 Ngarara Rd**  
(Town/city): **Waikanae**  
**LOT:42 DP: SO:**

We have been engaged by the owner/developer referred to above to provide **Residential Foundation design services** in respect of the requirements of Clause(s) **B1** of the Building Code for All  or Part only  (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

Compliance Documents issued by the Ministry of Business, Innovation & Employment **B1/VM1, B1/VM4, MBIE/NZGS Module 4 “Earthquake resistant foundation design”**

Alternative solution as per the attached schedule:

The proposed building work covered by this producer statement is described on the documents titled **7545 - F001\_C** and **7545 - C001\_A**; together with the specification, and other documents set out in the schedule attached to this statement (if any).

**On behalf of the Design Firm**, and subject to:

- (i) All proprietary products meeting their performance specification requirements;
- (ii) Site verification of the following design assumptions: **Geotechnical Report Ref. 21852-RPT-G-002-A dated 24 August 2022, by CGW Consulting Engineers.**

I **believe on reasonable grounds** that a) the structure, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

CM1  CM2  CM3  CM4  CM5 (Engineering Categories) or  as per agreement with owner/developer (Architectural)

I, **Fabio Parodi** hold  CPEng registration No. **1025559**

I am a Member of :  ENGINEERING NEW ZEALAND and hold the following qualifications: **CPEng, Dott. Ing (ITA), M.Eng (Hons)**

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$500,000\*.

SIGNED BY **FABIO PARODI** ON BEHALF OF **CRESCO ENGINEERS NEW ZEALAND LIMITED**



(signature)

Date: **04/09/2023**

*Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$500,000\*.*

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**Received by**  
**Kapiti Coast District Council**  
**24/09/24**  
**via Email**

## Important Advisory Note

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Producer statements deal with compliance at the date on which they were written. They will not necessarily provide assurance of on-going compliance.

The design provided by Cresco and covered under this Producer Statement (Design) cannot be used by any third party and cannot be used if there are changes in the laws or regulations.

Only the Owner/Developer, and the Building Consent Authority are entitled to rely upon this Design. Cresco accepts no liability to anyone other than the Owner/Developer in any way in relation to the Design and the content of it and any direct or indirect effect this Design may have. Cresco does not contemplate anyone else relying on this Design or that it will be used for any other purpose.

The Design is based upon information provided by the Owner/Developer or his representatives and no warranty is included; either expressed or implied that the actual site conditions and forces generated by structures designed by others will conform to the information that Cresco has received.

When the Design includes foundation design, the check for the pressure generated by the foundation onto the ground is provided. When the pressure is above and beyond the values indicated in the geotechnical report / site tests provided by the Owner/Developer, the Design includes the calculation of the depth of the compacted granular fill required to comply.

The Granular Fill Required Depth (D) is intended to be read as: *“the required depth of the compacted granular fill beneath the foundation for a specified value of the ground Ultimate Bearing Capacity (immediately underneath the granular fill and subject to site verification) in absence of any unfavorable condition such as: (a) potentially compressible ground such as top soil, soft soils such as very soft clays which can be moulded easily in the fingers, and un-compacted loose gravel which contains obvious voids (b) expansive soils being those that have a liquid limit of more than 50 % when tested in accordance with NZS 4402 Test 2.2, and a linear shrinkage of more than 15 % when tested from the liquid limit in accordance with NZS 4402 Test 2.6; and (c) any ground which could foreseeably experience movement of 25 mm or greater for any reason including one or a combination of land instability, ground creep, subsidence, seasonal swelling and shrinking, frost heave, changing groundwater level, erosion, dissolution of soil in water, and effects of tree roots”.*

The investigation of the above mentioned unfavorable conditions as well as the remediation works to be undertaken (for example, but not limited: cut of the top soil, any groundworks that may extend beyond the depth of the granular fill indicated by us, deep ground improvements of any kind...) are outside of the scope of the Design. The Design is not intended to alter or substitute the instructions contained in a geotechnical report when available and it is under the

responsibility of the Client to undertake the necessary actions to assess the suitability of the ground in the respect of the unfavorable conditions listed above.

The PS1 (Producer Statement - Design) is intended for use by a suitably qualified, competent design professional (i.e. Chartered Professional Engineer) as a statement of opinion. The opinion is based on reasonable grounds that certain aspects of proposed building work will comply with the Building Code, if the work is constructed according to the referenced documentation (e.g. engineering design drawings and specifications).

The PS1 records the means of compliance e.g. the Acceptable Solution or Verification Method used and it only covers specifically designed building elements or specifically designed portions / strengthening of building elements. The Chartered Professional Engineer signatory of the Producer Statements does not provide professional opinion for means of compliance of construction elements designed/completed in accordance with design/construction procedures contained within technical manuals of proprietary systems.

The PS4 (Producer Statement - Construction Review) is intended for use by a suitably qualified, competent design professional as a statement of opinion. This is based on reasonable and stated grounds which may include the records of construction monitoring and information supplied by (i) the contractor (ii) by a person acting under the control of the Chartered Professional Engineer or (iii) collected by the Chartered Professional Engineer himself, that certain aspects of building work have been completed according to the building consent and amendments.

It is under the responsibility of the Owner / Developer's agent or contractor to notify Cresco when site observations are to be required. Cresco strongly recommends to provide sufficient notice (at least 5 working days) prior to time of site observation.

The records of construction monitoring and instructions (including authorization to proceed with concrete pouring when applicable) are provided, upon Chartered Professional Engineer's review and approval, generally within 24 hours from the date of the site observation.

A Chartered Professional Engineer nominated by Cresco will issue a PS4 if the building works have been completed (i) in accordance with the relevant requirements of the Building Consent and Building Consent Amendments, (ii) in compliance with the structural documentation and if (iii) at least all construction monitoring visits recommended within the inspection schedule as stated on the consent documents have been carried out by inspectors appointed by Cresco.

Cresco is unable to providing site observation for unauthorized and non-consent works.

Should anyone wish to discuss the content of this Design with Cresco Engineers New Zealand Limited, they are welcome to contact us on **0800 11 33 11** or [support@cresco.co.nz](mailto:support@cresco.co.nz).

**BC230628**  
**Received by**  
**Kapiti Coast District Council**  
**24/09/24**  
**via Email**

Form 2A

**Memorandum from licensed building practitioner: Certificate of design work**  
**Section 45 and Section 30C, Building Act 2004**

**THE BUILDING**

Street address: **Lot 42 at 110 Ngarara Rd**

Town/City: **Waikanae**

**THE OWNER / DEVELOPER**

Name(s): **Tim Atkinson**

**BASIS FOR PROVIDING THIS MEMORANDUM**

I am providing this memorandum in my role as the: Tick <input checked="" type="checkbox"/> if included <input type="checkbox"/> if excluded	
<input type="checkbox"/>	<b>sole</b> designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design myself – no other person will be providing any additional memoranda for the project
<input type="checkbox"/>	<b>lead</b> designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and no other person will be providing any additional memoranda for the project
<input type="checkbox"/>	<b>lead</b> designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the other designers will provide their own memoranda relating to their specific RBW design
<input checked="" type="checkbox"/>	<b>specialist</b> designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

**IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)**

I, **Fabio Parodi**, ~~carried out~~ / supervised the following design work that is restricted building work

**PRIMARY STRUCTURE: B1**

Design work that is restricted building work	Description	Carried out/ supervised	Reference to plans and specifications
<b>Primary structure</b>			
All RBW Design work relating to B1 <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Foundations and subfloor framing <input checked="" type="checkbox"/>	<i>Residential Foundation Design Services</i>	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised	<i>See PS1</i>
Walls <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Roof <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	



BC230628  
Received by  
Kapiti Coast District Council  
24/09/24  
via Email

**CRESCO**  
ENGINEERS NEW ZEALAND LTD

P O BOX 9200, Addington, Christchurch 8149  
T +64.27.838.8338 web: www.cresco.co.nz

To  
**Kapiti Coast District Council**  
Building Consent Authority

04-09-2023

Dear Sir / Madam,

## **B2 Compliance**

*Residential Foundation at Lot 42 at 110 Ngarara Rd, Waikanae.*

We are not able to supply a Producer Statement for Design in respect of the requirements of Clause(s) **B2** of the Building Code since there is no effective verification method for this Clause within the Building Code.

However, we can confirm that for the structural elements shown in our documentation:

### **Timber**

Timber treatment has been selected in accordance with Table 1A of B2/AS1.

### **Concrete**

Concrete covers have been selected in accordance with NZS3101, Part 1, Section 3.

### **Mild Steel**

Generally, steel member/connections requirements as per NZS3604:2011 or proprietary coatings to comply with AS/NZS2312. Otherwise, steel protection has been specified in accordance with the 'Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings' AS/NZS 2312. We note that this is on a time to first maintenance basis.

We trust this provides the information that you are seeking.

Yours faithfully,



**Fabio Parodi**  
Cresco Engineers New Zealand Limited

BC230628  
Received by  
Kapiti Coast District Council  
24/09/24  
via Email

**CRESCO**  
ENGINEERS NEW ZEALAND LTD

P O BOX 9200, Addington, Christchurch 8149  
T +64.27.838.8338 web: www.cresco.co.nz

Building Code Clause(s) **B1**

## PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

ISSUED BY (Design Firm): **CRESCO ENGINEERS NEW ZEALAND LIMITED**  
TO (Owner/Developer): **Tim Atkinson**  
TO BE SUPPLIED TO (Building Consent Authority): **Kapiti Coast District Council**  
IN RESPECT OF (Description of Building Work): **Residential Foundation**  
AT (Address): **Lot 42 at 110 Ngarara Rd  
Waikanae**  
LOT: **Lot 42** DP: SO:

We have been engaged by the owner/developer referred to above to provide CM1 CM2 CM3 CM4 CM5 or  observation as per agreement with owner/developer in respect of clause(s) **B1** of the Building Code for the building work described in

documents relating to Building Consent No. **230647** and those relating to

Building Consent Amendment(s) No(s). .... issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variations(s) No(s). ... (copies attached, if any)

or by the attached Schedule  have been issued during the course of the works.

On by the basis of this these review(s) and information supplied by the contractor during the course of the works and **on behalf of the firm** undertaking this Construction Review, I **believe on reasonable grounds** that All Part only of the building works have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above, with respect to Clause(s) **B1** of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, **Fabio Parodi** hold  CPEng registration No. **1025559**

I am a Member of :  ENGINEERING NEW ZEALAND and hold the following qualifications: **CPEng, Dott. Ing (ITA), M.Eng (Hons)**

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$500,000\*.

SIGNED BY **FABIO PARODI** ON BEHALF OF **CRESCO ENGINEERS NEW ZEALAND LIMITED**

(signature)

Date: **17/09/2024**

*Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$500,000\*.*

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Received by  
Kapiti Coast District Council  
17/9/24  
via Email

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ENGINEERS NEW ZEALAND LTD

P O BOX 9200, Addington, Christchurch 8149  
T +64.27.838.8338 web: www.cresco.co.nz

Building Code Clause(s) **B1**

## PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

ISSUED BY (Design Firm): **CRESCO ENGINEERS NEW ZEALAND LIMITED**  
TO (Owner/Developer): **Tim Atkinson**  
TO BE SUPPLIED TO (Building Consent Authority): **Kapiti Coast District Council**  
IN RESPECT OF (Description of Building Work): **Residential Foundation**  
AT (Address): **Lot 43 at 110 Ngarara Road  
Waikanae**  
**LOT: 43 DP: ----- SO:**

We have been engaged by the owner/developer referred to above to provide CM1 CM2 CM3 CM4 CM5 or  observation as per agreement with owner/developer in respect of clause(s) **B1** of the Building Code for the building work described in

documents relating to Building Consent No. **230628** and those relating to

Building Consent Amendment(s) No(s). .... issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variations(s) No(s). ... (copies attached, if any)

or by the attached Schedule  have been issued during the course of the works.

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I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

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The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$500,000\*.

SIGNED BY **FABIO PARODI** ON BEHALF OF **CRESCO ENGINEERS NEW ZEALAND LIMITED**

(signature)

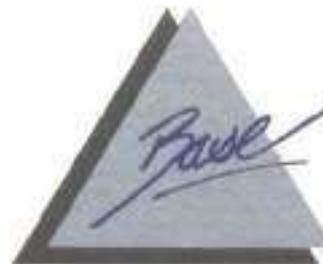
Date: 17.09.24

*Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$500,000\*.*

# CONSTRUCTION MONITORING REPORT

BC230628

Received by  
Kapiti Coast District Council  
16/09/24  
via Email



PROJECT: **Atkinson Dwelling**

JOB: **23062**

CONTRACTOR: **Finton Greggains**

CONTRACTORS SITE REPRESENTATIVE : **Finton Greggains**

DATE: **16:04:24**

TIME: **9:15am**

INSPECTION No: **#1**

WEATHER CONDITIONS : **fine**

LOCATION: **Lot 43 Anderson Park**

**Waikanae**

## NOTES & PHOTOGRAPHS:

### 1.1 General Project Overview

Site visit as requested to check timber roof truss and roof beams  
Builder +2 on site

### 1.2 Specific Elements Inspected

BCE plans SS1 and SS2 for truss, member sizes correct, plate and bolt sizes correct  
with the exception of SD22.

configuration of framing required rearrangement of bolted truss to top plate connection.

As discussed with builder 30 January, additional plates and Bowmac brackets used.

This is all satisfactory as shown in photos below.

For the roof beams as per SS3, beams are correct,

200PFC for lintel, 200UB25 for beam.

Connection details are all satisfactory.

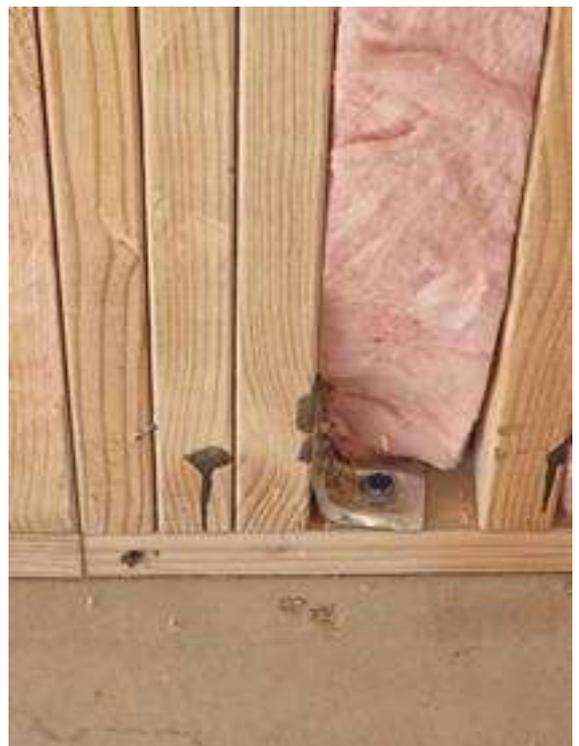
### 1.3 Miscellaneous

OK to issue PS4

BC230628  
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16/09/24  
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Multi studs under truss



GibBrac to truss studs



200UB25 beam

BC230628  
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Kapiti Coast District Council  
16/09/24  
via Email



Peter Bolton  
CMEngNZ CPEng  
Base Consulting Engineers Ltd



association  
of consulting  
engineers



**PRODUCER STATEMENT – PS4  
CONSTRUCTION REVIEW**

BUILDING CODE CLAUSE(S): B1/VM1/VM4

JOB NUMBER: 23062

ISSUED BY: BASE CONSULTING ENGINEERS LTD

(Construction Monitoring Firm)

TO: T. ATKINSON

(Owner/Developer)

TO BE SUPPLIED TO: KAPITI COAST DISTRICT COUNCIL

(Building Consent Authority)

IN RESPECT OF: ATKINSON DWELLING - Roof Truss/Ceiling Diaphragm

(Description of Building Work)

AT: LOT 43 ANDERSON PARK, WAIKANAE

(Address, Town/City)

LEGAL DESCRIPTION:

N/A

We have been engaged by the owner/developer referred to above to provide CM 2 level of construction monitoring relating to the Clause(s) named above of the Building Code for the building work which is covered by PS1(s) issued by BASE CONSULTING ENGINEERS LTD. (Engineering Design Firm) and which is described in the documents relating to the Building Consent No. 230628 and those relating to Building Consent Amendment(s) No. issued during the course of the works.

We have sighted these Building Consents and the conditions attached to them.  
(If any of the fields above are too small, please write "refer the Schedule".)

Authorised Instructions/variation(s) detailed/listed in the Schedule have been issued during the course of the works.

On the basis of these review(s) and information supplied by the contractor during the course of the works and on behalf of the engineering firm undertaking this Construction Monitoring, I believe on reasonable grounds that the building works covered by the above-mentioned PS1(s) have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above or in the Schedule on page 2, with respect to Clause(s) B1/VM1/VM4 of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, (Name of Construction Monitoring Professional) PETER BOLTON, am:

- CPEng number 56179
- I hold the following qualifications BE CIVIL

The Construction Monitoring Firm holds a current policy of Professional Indemnity Insurance no less than \$200,000 The Construction Monitoring Firm is not  a member of ACE New Zealand.

SIGNED BY (Name of Construction Monitoring Professional): PETER BOLTON

(Signature below):

ON BEHALF OF (Construction Monitoring Firm): BASE CONSULTING ENGINEERS LTD

Date: 12/09/24

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Construction Monitoring Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

This form is to accompany Forms 6 or 8 of the Building (Forms) Regulations 2004 for the issue of a Code Compliance Certificate.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACE NEW ZEALAND AND ENGINEERING NEW ZEALAND

## SCHEDULE to PS4

Please include an itemised list of all referenced documents, drawings, or other supporting materials in relation to this producer statement below:

Construction Monitoring Reports- Job Number 23062

---

BC230628  
Received by  
Kapiti Coast District Council  
16/09/24  
via Email

## GUIDANCE ON USE OF PRODUCER STATEMENTS

Information on the use of Producer Statements and Construction Monitoring Guidelines can be found on the Engineering New Zealand website

<https://www.engineeringnz.org/engineer-tools/engineering-documents/producer-statements/>

Producer statements were first introduced with the Building Act 1991. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects (NZIA), Institution of Professional Engineers New Zealand (now Engineering New Zealand), Association of Consulting and Engineering New Zealand (ACE NZ) in consultation with the Building Officials Institute of New Zealand (BOINZ). The original suite of producer statements has been revised at the date of this form to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with part of the reasonable grounds necessary for the issue of a Building Consent or a Code Compliance Certificate, without necessarily having to duplicate review of design or construction monitoring undertaken by others.

**PS1 DESIGN** Intended for use by a suitably qualified independent engineering design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;

**PS2 DESIGN REVIEW** Intended for use by a suitably qualified independent engineering design review professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;

**PS3 CONSTRUCTION** Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2013 or Schedules E1/E2 of NZIA's SCC 2011<sup>2</sup>

**PS4 CONSTRUCTION REVIEW** Intended for use by a suitably qualified independent engineering construction monitoring professional who either undertakes or supervises construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate.

This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACE New Zealand and Engineering New Zealand to interpret the Producer Statement.

### Competence of Engineering Professional

This statement is made by an engineering firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its personnel.

The person signing the Producer Statement on behalf of the engineering firm will have a professional qualification and proven current competence through registration on a national competence-based register such as a Chartered Professional Engineer (CPEng).

Membership of a professional body, such as Engineering New Zealand provides additional assurance of the designer's standing within the profession. If the engineering firm is a member of ACE New Zealand, this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent engineering professional".

### Professional Indemnity Insurance

As part of membership requirements, ACE New Zealand requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI Insurance minimum stated on the front of this form reflects standard practice for the relationship between the BCA and the engineering firm.

### Professional Services during Construction Phase

There are several levels of service that an engineering firm may provide during the construction phase of a project (CM1-CM5 for engineers<sup>3</sup>). The building Consent Authority is encouraged to require that the service to be provided by the engineering firm is appropriate for the project concerned.

### Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

### Refer Also:

- 1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2013
- 2 NZIA Standard Conditions of Contract SCC 2011
- 3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACE New Zealand/Engineering New Zealand 2004)
- 4 PN01 Guidelines on Producer Statements

[www.acenz.org.nz](http://www.acenz.org.nz)  
[www.engineeringnz.org](http://www.engineeringnz.org)

# CONSTRUCTION MONITORING REPORT

BC230628  
Received by  
Kapiti Coast District Council  
09/09/24  
via Email



PROJECT: Atkinson Dwelling

JOB: 23062

CONTRACTOR: Finton Greggains

CONTRACTORS SITE REPRESENTATIVE : Finton Greggains

DATE: 05:09:24

TIME: 10:15am

INSPECTION No: #2

WEATHER CONDITIONS : fine

LOCATION: Lot 43 Anderson Park

Waikanae

## NOTES & PHOTOGRAPHS:

### 1.1 General Project Overview

Site visit as requested to check the installed timber balustrade/half wall at top floor landing.

### 1.2 Specific Elements Inspected

At the time of inspection all works on site had been completed. The builder has exposed the face of the balustrade wall.

While on site we requested the capping plate on to of the top plate be removed.

We noted the following on site:

- 90X45 member forms top plate, this is fixed to studs below with 1-14g screw and 2-3, 15mm nails

- At ends of balustrade/half wall studs/vertical members are 14g screwed to adjacent walls.

Base consulting engineers to check as built structure for balustrade loads

### 1.3 Miscellaneous

Structure is suitable for residential balustrade loads, see attached. Ok to issue PS4 for works



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Landing balustrade/wall opened

Top connection for top rail



Top connection for top rail



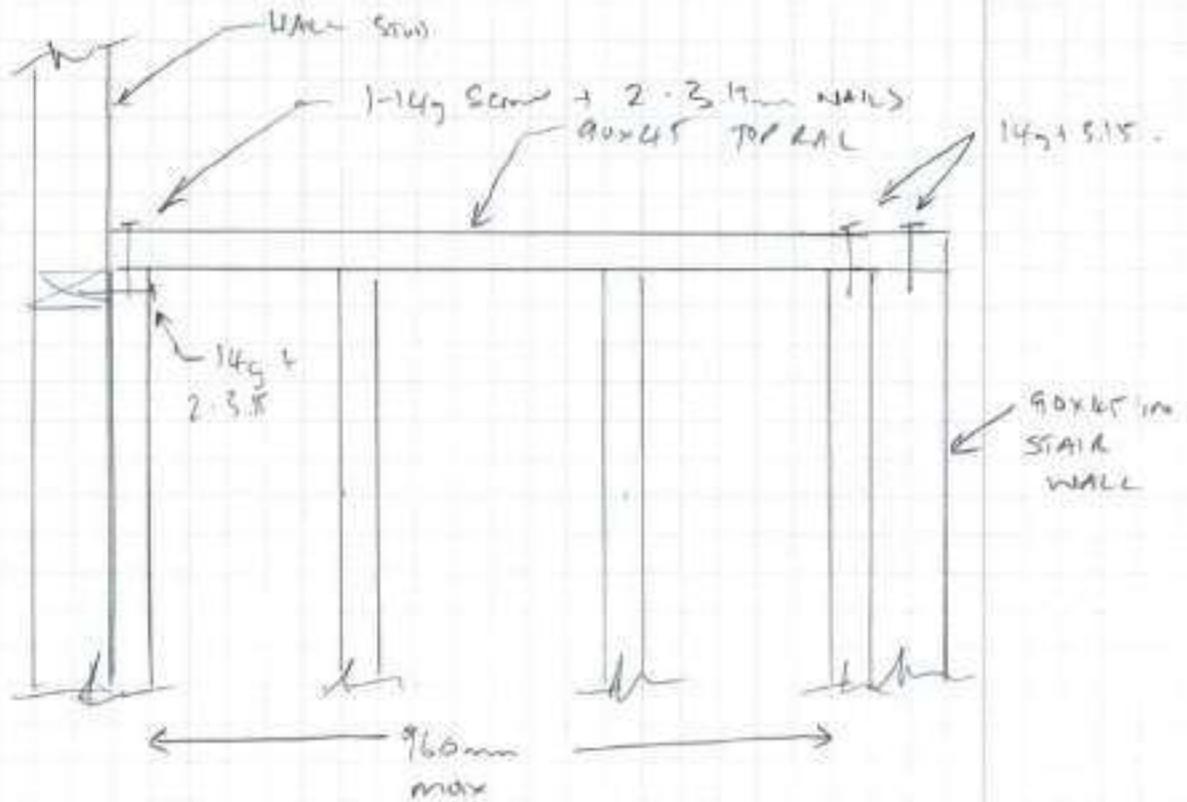
Thomas Bolton  
CMEngNZ CPEng  
Base Consulting Engineers Ltd  
[thomas@basecon.co.nz](mailto:thomas@basecon.co.nz)  
0276 353 101

23062 Page 2



BC230628  
Received by  
Kapiti Coast District Council  
09/09/24  
via Email

LANDING BALUSTADE



ELEVATION @ LANDING

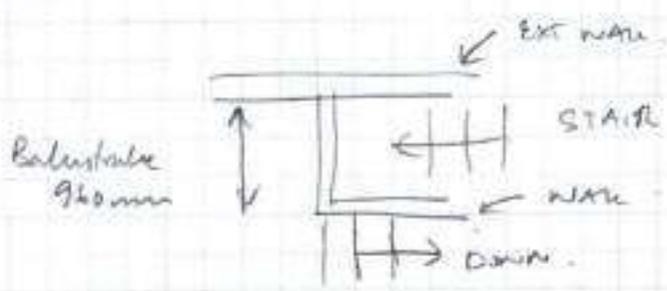
Balustrade designed for type A landing.

- 0.35kN/m top edge
- 0.6kN point load



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BALUSTRADE



Barrier load 0.35kN/m = 0.61kN pt load

$1.5a = 0.9kN$

$M^* = \frac{PL}{4}$

$= \frac{0.9 \times 0.96}{4}$

$= 0.22 kNm$

90 x 45

$Z = \frac{45 \times 90^2}{6}$   
 $= 60750 mm^3$

$R_b = 14$

$\sigma = 0.8$

$\sigma M_n = \sigma R_b Z$

$= 0.68 kNm > 0.22$  ok ✓

End connections

$0.9/2 = 0.45 kN$

1 - 14g screw + 2 3.15mm nails

OK by observation

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Received by  
Kapiti Coast District Council  
09/09/24  
via Email



association  
of  
consulting  
engineers



**PRODUCER STATEMENT – PS4  
CONSTRUCTION REVIEW**

BUILDING CODE CLAUSE(S): B1/VM1/VM4

JOB NUMBER: 23062

ISSUED BY: BASE CONSULTING ENGINEERS LTD

(Construction Monitoring Firm)

TO: T. ATKINSON

(Owner/Developer)

TO BE SUPPLIED TO: KAPITI COAST DISTRICT COUNCIL

(Building Consent Authority)

IN RESPECT OF: ATKINSON BALUSTRADE

(Description of Building Work)

AT: LOT 43 ANDERSON PARK, WAIKANAE

(Address, Town/City)

LEGAL DESCRIPTION:

N/A

We have been engaged by the owner/developer referred to above to provide **CM2 level of construction monitoring** relating to the Clause(s) named above of the Building Code for the building work which is covered by PS1(s) issued by BASE CONSULTING ENGINEERS LTD. (Engineering Design Firm) and which is described in the documents relating to the Building Consent No. 230628 and those relating to Building Consent Amendment(s) No. issued during the course of the works.

We have sighted these Building Consents and the conditions attached to them.  
(If any of the fields above are too small, please write "refer the Schedule".)

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- CPEng number 56179
- I hold the following qualifications BE CIVIL

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SIGNED BY (Name of Construction Monitoring Professional): PETER BOLTON

(Signature below):

ON BEHALF OF (Construction Monitoring Firm): BASE CONSULTING ENGINEERS LTD

Date: 06/09/24

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Construction Monitoring Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

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## SCHEDULE to PS4

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Construction Monitoring Reports- Job Number 23062

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### Professional Services during Construction Phase

There are several levels of service that an engineering firm may provide during the construction phase of a project (CM1-CM5 for engineers<sup>3</sup>). The building Consent Authority is encouraged to require that the service to be provided by the engineering firm is appropriate for the project concerned.

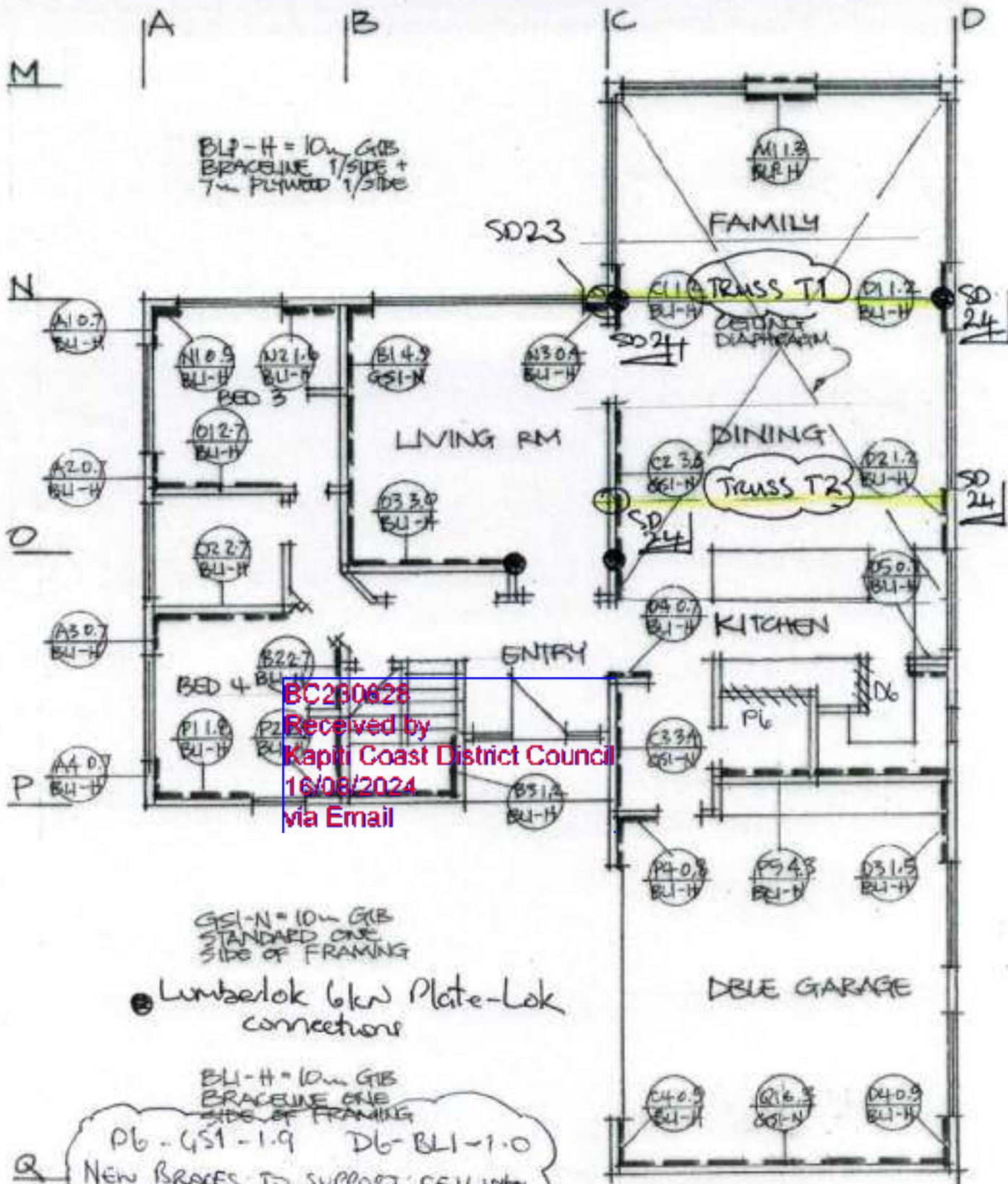
### Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

### Refer Also:

- 1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2013
- 2 NZIA Standard Conditions of Contract SCC 2011
- 3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACE New Zealand/Engineering New Zealand 2004)
- 4 PN01 Guidelines on Producer Statements

[www.bcent.org.nz](http://www.bcent.org.nz)  
[www.engineeringnz.org](http://www.engineeringnz.org)



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 16/08/2024  
 via Email

**LOWER LEVEL BRACING**

23055-SK1

Base Consulting Engineers  
 Rev A - 15/06/2023  
 Rev E - 15/08/2024

	<b>ONBOARD</b>
	AND ONLINE LTD
ARCHITECTURAL DESIGN	PHONE (04) 902 1210



**LICENSED  
BUILDING  
PRACTITIONERS**  
Building confidence

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08/08/2024  
via Email

# MEMORANDUM FROM LICENSED BUILDING PRACTITIONER: RECORD OF BUILDING WORK

## Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

### THE BUILDING

Street address:

Suburb:

Town/city:

Postcode:

### THE PROJECT

Building consent number:

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

### THE OWNERS

Name(s):

Mailing address:

Suburb:

PO Box/Private Bag:

Town/City:

Postcode:

Phone:

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Email address:



MINISTRY OF BUSINESS,  
INNOVATION & EMPLOYMENT  
HĪKINA WHAKATUTUKI

Te Kāwanatanga o Aotearoa  
New Zealand Government

# RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

## PRIMARY STRUCTURE:

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick	If necessary, describe the restricted building work	Tick whether you carried out the restricted building work or supervised someone else carrying out the restricted building work
<input type="checkbox"/> Foundations and subfloor framing		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Walls		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Roof		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Columns and beams		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Bracing		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Other		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

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**EXTERNAL MOISTURE MANAGEMENT SYSTEMS:**

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick	If necessary, describe the restricted building work	Tick whether you carried out the restricted building work or supervised someone else carrying out the restricted building work
<input type="checkbox"/> Damp proofing		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Roof cladding or roof cladding system		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Ventilation system (for example, subfloor or cavity)		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Wall cladding or wall cladding system		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Exterior joinery (windows and doors)		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Waterproofing		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/> Other	<p>BC230628            Received by            Kapiti Coast District Council            08/08/2024            via Email</p>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

## ISSUED BY

I am providing my contact details as a licensed building practitioner who is licensed to carry out or supervise work that is restricted building work.

Name:

LBP or Registration number:

Class(es) licensed in:

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address/Registered office:

Suburb:

Town/City:

PO Box/Private Bag:

Postcode:

Phone:

Mobile:

After hours:

Fax:

Email address:

Website:

## DECLARATION

I \_\_\_\_\_ carried out or supervised the restricted building work recorded on this form.

Applicant's signature



Date

<input type="text"/>	/	<input type="text"/>	/	<input type="text"/>
day		month		year

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**FORM OF PRODUCER STATEMENT PS3 – CONSTRUCTION**

At project completion, this form shall be completed by the building contractor and supplied to the Engineer.

**ISSUED BY:** Tidy Slabs Ltd  
(Building Contractor)

**TO:** David Reid Homes  
(Owner/Principal)

**IN RESPECT OF:** Construct a raft foundation as per the architectural & engineering plans  
(Description of Contract Works)

**AT:** LOT 43 ANDERSON PARK, WAIKANAE  
(Address)

**T/A:** KAPITI COAST DISTRICT COUNCIL **BUILDING CONSENT No:** 230628  
(Territorial Authority / Building Consent Authority)

The above Building Contractor has contracted to the above Owner/Principal to carry out and complete certain building works in accordance with the contract, titled

LOT 43 ANDERSON PARK, WAIKANAE (“the contract”)  
(Title of building contract)

I Hamish Bryan a duly authorised representative of the  
(Builder’s Authorised Agent)

above building contractor, believe on reasonable grounds that the above building contractor has carried out and completed

All  Part only as specified in the attached particulars

of the building works in accordance with the contract.

Hamish Bryan  
(Signature of Authorised Agent on behalf of the Building Contractor)

05/12/2023  
(Date)

7 Pito-One Road, Korokoro, Lower Hutt, Wellington  
(Address)

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*This producer statement is confirmation by the builder(s) that they have carried out the building work in accordance with the drawings, specifications (and site amendments) that are part of the contract / building consent documents.*

*Work covered by this statement should have been supervised and checked by suitably qualified tradespersons.*

*The Engineer requires this producer statement and a copy of the T/A’s building consent conditions, to confirm that items of the contract that he has not personally examined, have in fact been built according to the documents, so that the Engineer may issue appropriate documents to the T/A for it to release the Code Compliance Certificate.*



Wellington Stonemasons t/a Hard as Rocks Manawatu  
Darren Glover 021 668 839

Hard as Rocks Licensed Applicator  
1156a State Highway 2 Kaitoke

Upper Hutt

<input type="checkbox"/> Building	<input type="checkbox"/> Emergency Lighting	<input type="checkbox"/> Cladding
<input type="checkbox"/> Waterproof Membranes	<input type="checkbox"/> Drainlayer	<input type="checkbox"/> Fire Alarm
<input type="checkbox"/> Mechanical (HVAC)	<input type="checkbox"/> Solar Heating	<input type="checkbox"/> Lift / Escalator <i>(delete one)</i>
<input type="checkbox"/> Other (Specify): .....		

Kapiti Coast District Council

**SECTION 1: OWNER**

Owner: Tim Atkinson

Project Address: 48 Anderson Park Drive, Waikanae

Description of Building Work: Stone veneer cladding application

Scope of work covered by statement: Stone Veneer Application

System / Product used (if applicable): Hard as Rocks stone veneer application System

Wellington Stonemasons t/a Hard as Rocks Manawatu have been engaged by Tim Atkinson

All  Part only

As specified in the attached particulars of Building Consent Number: BC 230628 and its attached conditions and am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the Building Consent.

**Specific reference to the Building Code:**

B1	B2	C1	C2	C3	C4	D1	D2	E1	E2
E3	F1	F2	F3	F4	F5	F6	F7	F8	G1
G2	G3	G4	G5	G6	G7	G8	G9	G10	G11
G12	G13	G14	G15	H1					

What clauses of the Building Code are covered by the Producer Statement?

*(Circle applicable clauses)*

I understand that this Producer Statement, if accepted, will be relied upon Kapiti Coast District Council for the purpose of establishing compliance with the Building Consent.

**SECTION 2: CONSTRUCTOR'S DETAILS**

Name: **Darren Glover** Registration Number: **HAR/MAN03** or N/A

Qualifications / Experience: **7 years Stone Veneer Industry**

Address: 1156a State Highway 2 Kaitoke Upper Hutt

Phone Number: HOME: WORK: MOBILE:021 66 88 39

Fax:

Email: darren@wellingtonstonemasons.co.nz

Signature:

Date: 05/08/2024

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# Hard as Rocks



# ELDORADO STONE

## **ELDORADO STONE™ VENEER AND HARD AS ROCKS APPLICATION SYSTEM MAINTENANCE AND WARRANTY MANUAL**

### **PRODUCT DESCRIPTION**

*Eldorado Stone™ veneer and Hard as Rocks Application System* is a simulated stone veneer cladding system designed to imitate the look of natural stone. The materials used in the manufacture of Eldorado Stone™ veneer are lightweight aggregates, Portland cement and iron oxide pigments that are cast to mimic different styles of stone.

This cast stone veneer and its New Zealand installation system can be used on domestic and light commercial buildings where domestic construction techniques are used as well as solid construction buildings

*Eldorado Stone™ veneer and Hard as Rocks Application System*, when installed in accordance with the Hard as Rocks technical literature, will meet or contribute to meeting the provisions of the New Zealand Building Code requirements for the following Clauses:

**Clause B1 STRUCTURE**

**Clause B2 DURABILITY**

**Clause E2 EXTERNAL MOISTURE**

**Clause F2 HAZARDOUS BUILDING MATERIALS**

### **MAINTENANCE**

Regular maintenance is required to ensure the finished system performs to meet the NZBC.

Yearly inspections should be made to ensure that there are no cracks or damage to the system that could allow water ingress or the system to lose its structural integrity. Weep holes should be checked to make sure they are unobstructed and ground clearance regulations must be maintained at all times. Damaged areas of the stonework must be replaced or repaired immediately.

Every 6 months stone the stone surface should be cleaned from dirt, grime and organic growth.

To clean dirt or other particles from the stone, use a granulated type detergent mixed with water and a soft bristle brush.

If efflorescence occurs, as it does with most masonry products, it is usually caused by moisture migration through the masonry substrate when the stone is saturated. Once the moisture is on the masonry surface, it evaporates, depositing the dissolved salts in the form of efflorescence. The efflorescence will disappear gradually with time. To clean the efflorescence right away, scrub the surface with a soft bristle brush and a solution of 1 part white household vinegar mixed with 5 parts water.

### **WARRANTY**

The materials and components used in the Hard as Rocks Application system have a minimum warranty of (15) fifteen years from date of producer statement issuance by a Hard as Rocks certified applicator.

This is compliant with the standard set by the NZBC for external cladding.

Manufacture warrants Eldorado Stone Wall Veneers for this period when used on structures conforming to local building codes and when installed in accordance with manufacturers written instructions.

Warranty coverage specifically excludes damage resulting from wall movement; settlement of building, contact with chemicals or paint and discolouration due to contaminants, staining or oxidation. Warranty coverage is limited to replacement or repair of defective materials only and do not cover labour to remove or replace material.

Independent applicators that have been certified by Hard as Rocks Ltd will offer an independent minimum (5) five year labour warranty for the application of the stone.

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05/08/2024

via Email



**THE BUILDING**

Street address: 48 Anderson Park dr  
 Suburb:  
 Town/City: Waikanae/Wellington Postcode: 5036

**THE PROJECT**

Building consent number:

**THE OWNER(S)**

Name(s): Tim Atkinson  
 Mailing address: 48 Anderson Park dr  
 Suburb: PO Box/Private Bag:  
 Town/City: Waikanae/Wellington Postcode: 5036  
 Phone number: Email address:

**RECORD OF WORK THAT IS RESTRICTED BUILDING WORK**

**PRIMARY STRUCTURE**

Work that is restricted building work Tick	Description of restricted building work If necessary, describe the restricted building work	Carried out or supervised Tick (✓) whether you carried out the RBW or supervised someone else.
<input checked="" type="checkbox"/>	Foundations and subfloor framing	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input checked="" type="checkbox"/>	Walls	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input checked="" type="checkbox"/>	Roof Roof Framing	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input checked="" type="checkbox"/>	Columns and beams	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input checked="" type="checkbox"/>	Bracing	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
<input type="checkbox"/>	Other	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

**RECORD OF WORK THAT IS RESTRICTED BUILDING WORK**

**EXTERNAL MOISTURE MANAGEMENT SYSTEMS**

Damp proofing <input checked="" type="checkbox"/>	DPC under frames	<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised
Roof cladding or roof cladding system <input checked="" type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Ventilation system (for example, subfloor or cavity) <input checked="" type="checkbox"/>	Cavity battens	<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised
Wall cladding or wall cladding system <input checked="" type="checkbox"/>		<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised
Waterproofing <input checked="" type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

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**ISSUED BY**

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: Keri Graham LBP number: 132778

Class(es) licensed in: Car pentry

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address/Registered office: 285 Te moana Rd

Suburb: Waikanae/wellington

PO Box/Private Bag: — Postcode: 5036

Phone number: — Mobile: 022199.7861

After hours: — Fax: —

Email address: keri.graham@live.com Website: —

**DECLARATION**

I Keri carried out or supervised the restricted building work recorded on this form.

Signature: [Signature] Date: 26/7/24



# ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.: COC-JB02790-2024-6-4

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under **Part 1** or **Part 2** of AS/NZS 3000 are safe to be connected to the **specified** system of electrical supply.

**Location Details:**

Lot 43. Anderson Park. Waikanae

**Contact Details:  
(Name and address)**

Tim Atkinson  
Lot 43. Anderson Park. Waikanae

**Name of Electrical worker:**

Wayne Jensen

**Registration/Practising licence number:**

E19808

**Phone & email:**

0225220812 jensenwg@hotmail.com

**Name and registration number of person(s) supervised:**

Rei Law

### Certificate of Compliance

<b>Type of work:</b>	<b>Addition:</b>	<b>Alteration:</b>	<b>New work:</b>
The prescribed electrical work is:	Low Risk: X	General:	High-Risk: X

High-Risk (Specify): Mains work

<b>Means of Compliance:</b>	Part 1 of AS/NZS 3000:	Part 2 of AS/NZS 3000: X
<b>Additional Standards or electrical code of practice were required:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Yes (specification):

<b>Date or range of dates that prescribed electrical work undertaken:</b>	30/5/2024
---	-----------

<b>Contains fittings that are safe to connect to a power supply?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--	---

<b>Specify type of supply system:</b>	230V MEN
---------------------------------------	----------

<b>The installation has an earthing system that is correctly rated (where applicable)</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	---

**Parts of the installation to which this certificate relates that are safe to connect to a power supply?**

<b>All or Parts:</b>	<input checked="" type="checkbox"/> All <input type="checkbox"/> Parts
----------------------	--

<b>The work relies on manufacturers instructions:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer’s instructions to this certificate. (Or provide reference to readily accessible electronic format, eg Internet link.)

<b>Identify: Link:</b>	
----------------------------	--

<b>The work has been done in accordance with a certified design:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate. (Or provide reference to readily accessible electronic format, eg Internet link.)

<b>Identify: Link:</b>	
----------------------------	--

<b>The work relies on a Supplier Declaration of Conformity (SDoC):</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

If yes – identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate. (Or provide reference to readily accessible electronic format, eg Internet link.)

<b>Identify: Link:</b>	
----------------------------	--

<b>The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010</b>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
---	---

<b>Description of Work:</b> New mains from pillar on street to main switch board. New main earth.	<b>Test Results (provide values)</b>	
	Polarity (Independent earth):	
	Insulation resistance:	>500 m ohm <b>Ohms</b>
	Earth Continuity:	0.14 ohms <b>Ohms</b>
	Bonding:	<b>Ohms</b>
	Fault Loop Impedance:	<b>Ohms</b>
Other (specify):		

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

<b>Certifier's signature:</b>		<b>Date:</b> 04/06/2024
-------------------------------	--	-------------------------

### Electrical Safety Certificate

By signing this document, I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

<b>Certifier's name:</b>	Wayne Jensen	<b>Registration/Practising licence number:</b>	E !"#"
<b>Certifier's signature:</b>		<b>Certificate Issue Date:</b>	##\$%&'#\$
		<b>Connection Date:</b>	##\$%&'#\$

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05/08/2024  
via Email



ED®

CHORUS

ED®

NON-POTABLE  
WATER



**NON-POTABLE  
WATER**



# Residential Warranty and Maintenance Requirements

**SUPPLY DATE:** FEBRUARY 2024

<b>PROPERTY OWNER</b>	Atkinson Residence - Placemakers Kapiti
<b>SITE ADDRESS</b>	Lot 43, Anderson Park, Waikanae, New Zealand
<b>SITE ENVIRONMENT</b>	Moderate
<b>BUILDING TYPE</b>	Residential
<b>ROLLFORMER</b>	Metalcraft Palmerston North

WARRANTY THAT PRODUCT:	ROOFING	WALL CLADDING	GUTTERS/DOWNPipes	FLASHINGS	FASCIA
Paint will not flake, peel or excessively fade	18 Years	-	-	-	-
Will not perforate through corrosion	30 Years	-	-	-	-

The product manufactured from **COLORSTEEL® ENDURA®** is subject to normal wear and tear, which may include uniform fading, chalking and dirt collection. Minor white corrosion, which may appear at unwashed tension bends or cut edges, is a natural weathering phenomenon of **COLORSTEEL® ENDURA®** and does not constitute a failure of the coating system. Testing to determine coating performance will be in accordance with the methods described in Australian Standard AS1580.

**This warranty is issued by New Zealand Steel Limited and is subject to the following terms and conditions:**

(Note: all New Zealand Steel literature referred to in this warranty is that which is current at the time of installation and is available from the rollformer or [www.colorsteel.co.nz](http://www.colorsteel.co.nz))

- The maintenance programme specified on the reverse **BEING STRICTLY ADHERED TO and documented.**
- The warranty periods stated above start from the date the material is supplied to site.
- The installed pitch of the roof is equal to or greater than 3°, or the minimum recommended for the profile, whichever is greater.
- The product is only used in the environments and applications as recommended in the *Environmental Categories, Warranty & Product Maintenance Recommendations* brochure (or on-line *Guidelines for Use*).
- The product is designed, formed, stored, handled and installed in accordance with recommendations given in *Specifiers and Builders Guide (on-line Guidelines for Use)*, *Information Bulletins* and *NZ Metal Roof and Wall Cladding Code of Practice*.
- This warranty covers the **COLORSTEEL® ENDURA®** material only and no accessories supplied which include, without limitation, fasteners, soft edge and building wrap.
- All warranties, conditions, liabilities and obligations other than those specified in this warranty are excluded to the fullest extent allowed in law. In particular, where the product is supplied for the purpose of business, the guarantees contained in the Consumer Guarantees Act 1993 do not apply.
- Failure of the material or the coating partially or wholly due to one or more of the following causes is not covered by this warranty:
  - Physical damage during or after installation, including scratching, contact with other metal items, incorrect installation of external objects such as air-conditioning units, PV/Solar energy systems, and failure to remove swarf.
  - Contact or immersion in soil, ash, fertilizer, moisture retaining substances, sunscreen or water (of any type).

- Contact with or runoff from lead or copper and other dissimilar metals, chemical agents, green or wet timber or treated timber.
- Water entrapment or ponding for any reason.
- Mechanical damage, chemical attack, corrosion or other damage sustained during transport, handling, storage, installation or subsequent to installation.
- Attack from chemical or other agents, fumes, solids or liquids other than direct rain or run-off falling onto the product under warranty.
- Application of post paint treatments or systems.
- Failure to install, use and maintain the product in accordance with NZ Steel's guidelines and applicable industry standards.
- Underside corrosion as a result of high humidity, condensation or pollution generated within a building.
- Failure to replace corroded fasteners, or use of incorrect fasteners.
- Corrosion arising from lapped areas of end-lapped sheets.
- The product having been inappropriately stored prior to installation.
- Causes beyond the control of New Zealand Steel or the roofing manufacturer, including earthquakes, fires, cyclones, tornadoes, storms, hurricanes, lightning, hail, volcanic activity and other similar extreme "Acts of God".
- Actions by other persons.

If **COLORSTEEL® ENDURA®** pre-painted steel has failed to perform as warranted, then a claim, in writing, specifying in what respect the **COLORSTEEL® ENDURA®** has failed to perform, must be made within the applicable warranty period, to New Zealand Steel who will at its sole option repair or replace (including labour) the affected material or provide a refund equal to the cash value based on New Zealand Steel's estimate of the cost of the then current New Zealand Steel equivalent product. All claims must be accompanied by this original warranty document. A new warranty will be issued to cover the balance of the original warranty offer for both the paint coating and perforation protection where repair or replacement is made, this period is not extended in case of replacement. Neither the roofing manufacturer named below nor New Zealand Steel will be liable for any consequential loss or damage except as may be required under any mandatory statutory provisions. Nothing in this warranty is intended to exclude or limit any rights consumers may have under the Consumer Guarantees Act 1993.

New Zealand Steel and/or the roofing manufacturer reserve the right to inspect a building prior to issuing of the warranty and/or to inspect and conduct tests as necessary at any time after a claim is made under this warranty and accordingly have access to the property.

**BC230628**  
**Received by**  
**Kapiti Coast District Council**  
**22/07/2024**  
**via Email**



Warranty ID: 114604

For information relating to your warranty certificate please call 0800 697 833, or you can write to us at [nzs.warranty@bluescopesteel.com](mailto:nzs.warranty@bluescopesteel.com)



## PRODUCT USAGES

Roofing with a Metrib 760 profile and a pitch of 30 degrees

- Paint will not flake, peel or excessively fade for **18 years**
- Will not perforate through corrosion for **30 years**

**Coil References:** P786332: FlaxPod®, 0.4mm - P793279: FlaxPod®, 0.4mm

## MANUFACTURING

COLORSTEEL® ENDURA® manufactured by New Zealand Steel Limited.

Rollformed by Metalcraft Palmerston North.

Installed by Evolution Roofers.

BC230628  
Received by  
Kapiti Coast District Council  
22/07/2024  
via Email

## APPROVAL

This Warranty is issued by (the manufacturer), New Zealand Steel Limited.

Date: 09 May, 2024

## MAINTENANCE PROGRAMME

All roofing and cladding products are subject to the cumulative effects of weather, dust and other deposits. Normal rain-washing will remove accumulated atmospheric contaminants from roofs. Gutters must be regularly inspected to remove debris, which may cause ponding.

ENVIRONMENT	MODERATE ISO CATEGORY 3	SEVERE ISO CATEGORY 4	VERY SEVERE ISO CATEGORY 5
Roof	Rain washing	Rain washing	Not warranted
Wall Cladding	Manual washing every year	Not warranted	Not warranted
Gutters, fascias and unwashed or <b>high risk</b> areas	Manual washing every 6 months	Manual washing every 3 months	Not warranted

Environment zones are described in detail in the *Environmental Categories, Warranty & Product Maintenance Recommendations* brochure. If your building is within 1000 metres of the sea or in an area with a corrosive environment you should check these Categories.

Regular washing of **COLORSTEEL® ENDURA®** products increases the durability by reducing attack from airborne salts and pollutants. **COLORSTEEL® ENDURA®** surfaces should be manually washed with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20 MPa. Regular inspection for, and removal of lichen should be carried out as per Information Bulletin - *Removal of Lichen*.

Note: **high risk** areas include areas around flues, chimneys and extractor vents, under television aerials and trees and sites prone to mould, lichen, bird droppings or debris. External objects such as walkways and platforms, air conditioning units, solar hot water and solar photovoltaic systems, all have the potential to create areas on the roof that are sheltered from the rain (unwashed areas) and, as such, additional maintenance of the roof area affected is required as highlighted in the above table.

**COLORSTEEL®** and **COLORSTEEL® ENDURA®** are registered trademarks of New Zealand Steel Limited.



Warranty ID: 114604

For information relating to your warranty certificate please call 0800 697 833,  
or you can write to us at [nzs.warranty@bluescopesteel.com](mailto:nzs.warranty@bluescopesteel.com)

