

FINAL CODE COMPLIANCE CERTIFICATE

Issued by
**BUILDING CONTROL INSPECTION SERVICES
CHRISTCHURCH CITY COUNCIL**

BUILDING CONSENT No. 10003981



Project Location

Street Address: 249 MADRAS STREET, CITY, CHRISTCHURCH 8001
Legal description: LOT 2 DP 796

Project Particulars

THIS CERTIFICATION IS FOR :

Additions & Alteration

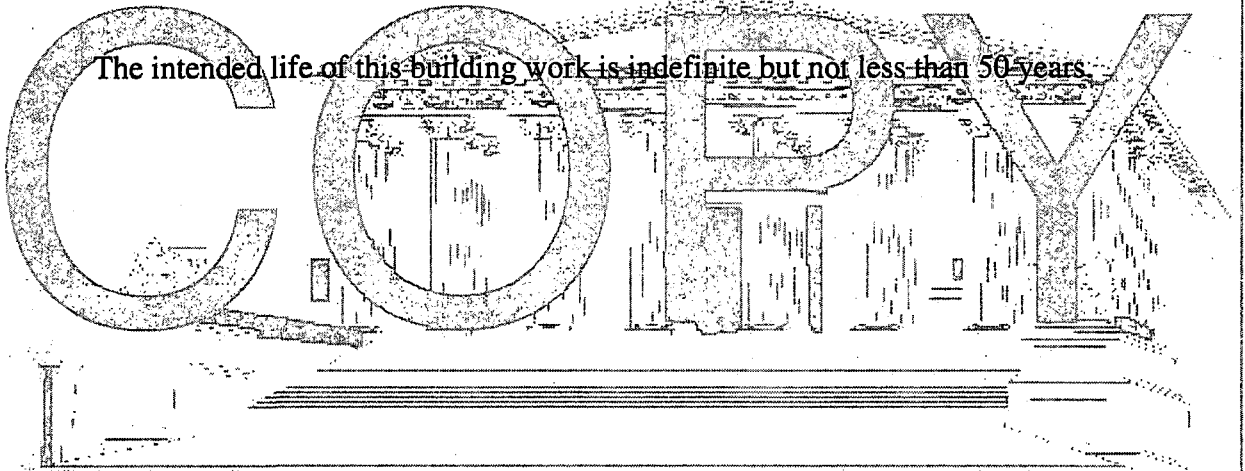
THE INTENDED USE(S) FOR THIS BUILDING WORK IS FOR:

Office & Administration

PROPOSED WORK DETAILS:

Alterations and additions to building

The intended life of this building work is indefinite but not less than 50 years.



This certificate is issued under Section 43 clause (3) of the Building Act 1991 and is a Final Code Compliance issued in respect of all work under the above Building Consent.

Signed for and on behalf of the Christchurch City Council:

Date of Issue: 11/12/2000

Name:

Position: Building Inspection Coordinator



Environmental Services Unit

Christchurch City Council - Environmental Services Unit
Building • Resource Management • Environmental Health • Animal Control

Memorandum

Date: 14 December 2000

From: TEAM LEADER FIELD INSPECTIONS

To: ACCOUNTS PAYABLE

REFUND OF FEES RELATING TO BUILDING CONSENT

Project No: ABA 10003981	Stage:	Refund to: Cemac Southern Ltd
Site Address: 249 Madras Street		Address: 24 Byron Street
Receipt No: 3290004		CHRISTCHURCH

Please arrange payment to the above for the amount of \$ 154.50 using expenditure codes as detailed below.

Lapsed/Cancelled Consent 3 inspections not required Other

GEMs Refund =P0

Description	Cost Element	WBS	Cost Centre	Amount
Inspection only not required (CCCert issued)	13440			154.50
Cancelled Consent (Inspections)	13440			
BIA Levy	13440			
BRANZ Levy	13440			
STATUS	Cancelled.....	Issued X...	Total	154.50

T Weight
TEAM LEADER FIELD INSPECTIONS

TW:LH

cc Mark Noster (Senior Support Officer) for DA/AP/4/5
 Revenue Section

Our Ref: TW:LH

Contact: Tim Weight Ext 8866

File Ref: Property File

GIVING VALUE - BEING VALUED



CHRISTCHURCH CITY COUNCIL

ENVIRONMENTAL SERVICES UNIT

CREDIT NOTE

BUILDING CONSENT FEES

INV 16718
GST NO 53-198-554
DATE 11/12/2000


MADRAS EQUITIES LIMITED

C/O WARBURTON TEAM ARCHITECTURE
PO BOX 1426
DUNEDIN

CONSENT APPLICATION NO: ABA10003981
OWNERS NAME: MADRAS EQUITIES LIMITED
PROJECT STREET ADDRESS: 249 MADRAS STREET
CITY
CUSTOMER CODE: 3153958
INVOICED TO DATE: \$1787.00

FEE CODE	DESCRIPTION	THIS INVOICE
B11	Inspections (additional)	154.50 CR

TOTAL (GST inclusive) \$154.50 CR

 CHRISTCHURCH <small>CITY COUNCIL · ENVIRONMENT</small>	<h1 style="margin:0;">CHRISTCHURCH CITY COUNCIL</h1> <h2 style="margin:0;">BUILDING INSPECTION SERVICES</h2>	PROJECT NO: 10003981
Site Address: <u>125 MADRAS STREET</u>		
Description of Consent: <u>BUILDING ALTERATIONS</u>		

Prepour Foundation	M1	Preline Plumbing	M4B	Pre Stopping	M7	Final (Comm/Ind)	M8
Siting/Levels/Bearing		Pipe Type/Sizing		Brace Element Fixings		BA9 Received	
Ground Condition		Water Isolation Valve		Fire Lining Fixings		Car Parking Marked	
Reinforcing/Slab Ties		Lagging/Pressure Test		Final (Residential)	M8	Downpipe/Rainhead	
Eng./Soil Reports		Anti-scald, fitted		BA9 Received		Gully Trap/T.Vent	
Sub-floor Drainage	M1A	Soil Pipes/Vents		Wall Cladding/Cert.		Trade Waste	
A.S.3500/Drainage		Fire Resistant Lining	M5	Downpipes/Flashings		Glass/Safety/Visibility	
Overflow Relief		Penetration/Connection		Roof Tank/HWC Restrnt		Barriers/Stair/Rails	
Prepour Slab	M2	Concrete Construction	S1	Anti Scald Protection		Anti-scald, Provided	
Tailings/DPM		Reinforcing/Eng. Repts		Gully Dish /Waste Pipes		Ventilation (HVAC)	
Mesh		Blockwork Constn.	S2	Main Vent/AAV		Fire Resistant Rating	
Wastes		Reinforcing/cleanouts		Surface Water Sumps		Fire Alarm Type	
Sub Floor	M3	Steel Construction	S3	Submersed Outlets		Egress/Signage	
Pile Connections		Size/connections		HWC/Valves		Surface Water Sumps	
Bearers/Joists/Treatment		Solid Plaster System	S5	Barriers/Stair/Rails		Accessible Facilities	
Sub Ventilation		Substrate/Contrl/Flash		Stairs/Treads/Risers		" Route	
Sub Insulation		Brick / Shelf Angle	S6	Ventilation of Spaces		" Toilet	
Preline Building	M4A	Connections		Ceiling Insulation		" Grab Rails	
M/C - walls/ceilings %		½ High Brick Insp.	S8	Fire Resistant Rating		" Hardware	
Plate/Truss Fixings		Cavity/Expansion		Glazing/Safety		" Carpark/Signage	
Framing/Grade		Drainage	M6	Access Routes/Non-slip		Producer Statements	
Bracing/Roof and Walls		Bedding/Cover		Retaining Wall/Drainage		Structural ()	✓
Floor Joist Layout		Inspection/M.V.		Swimming Pool/Fence		As Built Drainage Plan	✓
Lintels		F/W⇒Approved Outfall		Solid Fuel Heater		HVAC	✓
Insulation Walls		S/W⇒Approved Outfall		Landscaping (Y/N)		Fire Alarm Installer	✓
Insulation Ceilings		Main Vent Position		Hard Standing levels		F.P.I.S.	✓
Roof Cladding		Grade/Water Test				Fire Engineer	
Eng. Verification		Pick-up Completed				Emergency Lighting	

<p>Comments</p> <p style="font-size: 1.5em; text-align: center;">PROJECT COMPLETED.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p style="text-align: center; margin: 0;">PROJECT COMPLETE</p> <p style="text-align: center; margin: 0;">SIGNED.....<i>[Signature]</i>.....</p> <p style="text-align: center; margin: 0;">DATE...<i>1.12.00</i>...</p> </div>	Pressurisation/Extraction Sprinklers Back Flow Lift Electrical Certificate Gas Certificate <hr/> Reconciliation of Inspection Estimate Actual Refund/Debit
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Builder:	Plumber:	Drainlayer:	Gas Fitter:
All work inspected is in accordance with the Building Consent. ✓✓			Inspection Type M8 KNAC
Some work is not satisfactory as detailed above and rectification is required.			
Signed: <i>[Signature]</i> Date: <i>1.12.00</i>		Rectification time frame	
<h2 style="margin: 0;">SITE INSPECTION REPORT</h2> <p style="margin: 0;">This is not a Code Compliance Certificate</p>			
Key R = Rectification Required ✓ = Approved			



CHRISTCHURCH CITY COUNCIL

BUILDING CONTROL INSPECTION SERVICES

PROJECT NO:

Site Address: 249 MADRAS STREET

Description of Consent: BUILDING ALTERATION / 10023981

Prepour Foundation	M1	Preline Plumbing	M4B	Final (Residential)	M8	Final (Comm/Ind)	M8
Siting/Levels/Bearing		Pipe Type/Sizing		BA9 Received		BA9 Received	✓
Ground Condition		Water Isolation Valve		Wall Cladding/Cert.		Car Parking Marked	✓
Reinforcing/Slab Ties		Lagging		Downpipes/Flashings		Downpipe/Rainhead	✓
Eng. Verification		Water Test		Roof Tank/HWC Restrnt		Gully Trap/T.Vent	✓
Sub-floor Drainage	M1A	Anti-scald, fitted		Anti Scald Protection		Trade Waste	✓
A.S.3500/Drainage		Soil Pipes/Vents		Gully Dish (Heights)		Glass/Safety/Visibility	✓
Prepour Slab	M2	Fire Resistant Lining	M5	Waste Pipes Sealed		Disabled Facilities	
Tailings		Penetration/Connection		Backflow Prevention		“ Thresholds	✓
DPM		Blockwork Constr.	S2	Main Vent/AAV		“ Toilet	✓
Mesh		Reinforcing		Surface Water Sumps		“ Accessway	✓
Wastes		Solid Plaster System	S5	Submersed Outlets		“ Car Parking	✓
Sub Floor	M3	Substrate OK		HWC/Valves		“ Signage	✓
Pile Footings		Control Joints		Barriers/Stair/Rails		Barriers/Stair/Rails	✓
Bearers/Joists		Brick / Shelf Angle	S6	Stairs/Treads/Risers		Anti-scald, fitted	✓
Sub Ventilation		Connections		Ventilation of Spaces		Ventilation (HVAC)	✓
Sub Insulation		Drainage	M6	Ceiling Insulation		Fire Resistant Rating	✓
Preline Building	M4A	Bedding Under Pipes		Fire Resistant Rating		Fire Alarm Systems	✓
Moisture Walls %		Inspection Points		Glazing/Safety		Egress/Signage	✓
“ Ceilings %		F/W→Approved Outfall		Access Routes		Surface Water Sumps	✓
Plate/Truss Fixings		S/W→Approved Outfall		Non Slip Areas		Producer Statements	
Framing/Ceiling		Main Vent Position		Retaining Wall/Drainage		Structural	✓
Bracing/Roof and Walls		Adequate Cover		Swimming Pool/Fence		As Built Drainage Plan	✓
Floor Joist Layout		Grade		Solid Fuel Heater		HVAC	✓
Garage Lintels etc		Water Test		Producer Statements		Fire Alarm Installer	✓
Insulation Walls		Pick-up Completed		Structural		FPIS	✓
Insulation Ceilings		Pre Stopping	M7	As Built Drainage Plan		Fire Engineer	✓
Roof Cladding		Brace Element Fixings		Drainlayer		Builder	
Eng. Verification		Fire Lining Fixings		Plumber		Gas Fitter	

Inspection Comments FOR FINAL CODE COMPLIANCE WE NEED -


- A CONSTRUCTION REVIEW FROM THE ENGINEER (DAVE FALLOON)
- A FILLED OUT RA9 FORM.
- A COPY OF THE ELECTRICAL CERTIFICATE OR ITS NUMBER.
- A PRODUCER STATEMENT FOR THE VENTILATION FROM AIRCO (MURRAY DONCH)
- A PRODUCER STATEMENT FROM THE FIRE ALARM CONTRACTOR.

Instruction to Owner/Owner's Agent	Inspection Type	Rectification time frame as agreed/...../..... Sig:
All work inspected is in accordance with the Building Consent.	M8	
Some work is not satisfactory as detailed above and rectification is required.		
A formal notice to rectify will be issued.		
Signed: <u>[Signature]</u> Date: <u>6/10/07</u>		

SITE INSPECTION REPORT

This is not a Code Compliance Certificate

Time on Site

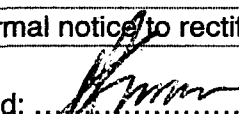
 <p>CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i></p>	<h1 style="margin:0;">CHRISTCHURCH CITY COUNCIL</h1> <h2 style="margin:0;">BUILDING CONTROL INSPECTION SERVICES</h2>	<p>PROJECT NO:</p> <p style="font-size: 2em; font-family: cursive;">1003981</p>
<p>Site Address: <u>249 Madras St</u></p> <p>Description of Consent: <u>Int Alt.</u></p>		

Prepour Foundation	M1	Preline Plumbing	M4B	Final (Residential)	M8	Final (Comm/Ind)	M8	
Siting/Levels/Bearing		Pipe Type/Sizing		BA9 Received		BA9 Received		
Ground Condition		Water Isolation Valve		Wall Cladding/Cert.		Car Parking Marked		
Reinforcing/Slab Ties		Lagging		Downpipes/Flashings		Downpipe/Rainhead		
Eng. Verification		Water Test		Roof Tank/HWC Restrnt		Gully Trap/T.Vent		
Sub-floor Drainage	M1A	Anti-scald, fitted		Anti Scald Protection		Trade Waste		
A.S.3500/Drainage		Soil Pipes/Vents		Gully Dish (Heights)		Glass/Safety/Visibility		
Prepour Slab	M2	Fire Resistant Lining	M5	Waste Pipes Sealed		Disabled Facilities		
Tailings		Penetration/Connection		Backflow Prevention		"	Thresholds	
DPM		Blockwork Constr.	S2	Main Vent/AAV		"	Toilet	
Mesh		Reinforcing		Surface Water Sumps		"	Accessway	
Wastes		Solid Plaster System	S5	Submersed Outlets		"	Car Parking	
Sub Floor	M3	Substrate OK		HWC/Valves		"	Signage	
Pile Footings		Control Joints		Barriers/Stair/Rails			Barriers/Stair/Rails	
Bearers/Joists		Brick / Shelf Angle	S6	Stairs/Treads/Risers			Anti-scald, fitted	
Sub Ventilation		Connections		Ventilation of Spaces			Ventilation (HVAC)	
Sub Insulation		Drainage	M6	Ceiling Insulation			Fire Resistant Rating	
Preline Building	M4A	Bedding Under Pipes		Fire Resistant Rating			Fire Alarm Systems	
Moisture Walls %		Inspection Points		Glazing/Safety			Egress/Signage	
" Ceilings %		F/W⇒Approved Outfall		Access Routes			Surface Water Sumps	
Plate/Truss Fixings		S/W⇒Approved Outfall		Non Slip Areas			Producer Statements	
Framing/Ceiling		Main Vent Position		Retaining Wall/Drainage			Structural	
Bracing/Roof and Walls		Adequate Cover		Swimming Pool/Fence			As Built Drainage Plan	
Floor Joist Layout		Grade		Solid Fuel Heater			HVAC	
Garage Lintels etc		Water Test		Producer Statements			Fire Alarm Installer	
Insulation Walls		Pick-up Completed		Structural			FPIS	
Insulation Ceilings		Pre Stopping	M7	As Built Drainage Plan			Fire Engineer	
Roof Cladding		Brace Element Fixings		Drainlayer			Builder	
Eng. Verification		Fire Lining Fixings		Plumber			Gas Fitter	

Inspection Comments

Meeting on site with James (CTB)
re Drains.

ARCO MURPHY DONCH

Instruction to Owner/Owner's Agent	Inspection Type	Rectification
All work inspected is in accordance with the Building Consent.	M6	time frame as agreed/...../.....
Some work is not satisfactory as detailed above and rectification is required.		
A formal notice to rectify will be issued.		
Signed: 	Date: <u>18/5/00</u>	Sig:

<h2 style="margin:0;">SITE INSPECTION REPORT</h2> <p style="margin:0; font-weight: bold;">This is not a Code Compliance Certificate</p>	<p>Time on Site</p>
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CHRISTCHURCH CITY COUNCIL

BUILDING CONTROL INSPECTION SERVICES

PROJECT NO:

Site Address: 219 Madras St

Description of Consent: Int AH.

1000 3981

Prepour Foundation	M1	Preline Plumbing	M4B	Final (Residential)	M8	Final (Comm/Ind)	M8	
Siting/Levels/Bearing		Pipe Type/Sizing		BA9 Received		BA9 Received		
Ground Condition		Water Isolation Valve		Wall Cladding/Cert.		Car Parking Marked		
Reinforcing/Slab Ties		Lagging		Downpipes/Flashings		Downpipe/Rainhead		
Eng. Verification		Water Test		Roof Tank/HWC Restrnt		Gully Trap/T.Vent		
Sub-floor Drainage	M1A	Anti-scald, fitted		Anti Scald Protection		Trade Waste		
A.S.3500/Drainage		Soil Pipes/Vents		Gully Dish (Heights)		Glass/Safety/Visibility		
Prepour Slab	M2	Fire Resistant Lining	M5	Waste Pipes Sealed		Disabled Facilities		
Tailings		Penetration/Connection		Backflow Prevention		"	Thresholds	
DPM		Blockwork Constr.	S2	Main Vent/AAV		"	Toilet	
Mesh		Reinforcing		Surface Water Sumps		"	Accessway	
Wastes		Solid Plaster System	S5	Submersed Outlets		"	Car Parking	
Sub Floor	M3	Substrate OK		HWC/Valves		"	Signage	
Pile Footings		Control Joints		Barriers/Stair/Rails			Barriers/Stair/Rails	
Bearers/Joists		Brick / Shelf Angle	S6	Stairs/Treads/Risers			Anti-scald, fitted	
Sub Ventilation		Connections		Ventilation of Spaces			Ventilation (HVAC)	
Sub Insulation		Drainage	M6	Ceiling Insulation			Fire Resistant Rating	
Preline Building	M4A	Bedding Under Pipes		Fire Resistant Rating			Fire Alarm Systems	
Moisture Walls	%	✓	Inspection Points	Glazing/Safety			Egress/Signage	
" Ceilings	%	✓	F/W→Approved Outfall	Access Routes			Surface Water Sumps	
Plate/Truss Fixings	✓	S/W→Approved Outfall		Non Slip Areas			Producer Statements	
Framing/Ceiling	✓	Main Vent Position		Retaining Wall/Drainage			Structural	
Bracing/Roof and Walls	—	Adequate Cover		Swimming Pool/Fence			As Built Drainage Plan	
Floor Joist Layout	—	Grade		Solid Fuel Heater			HVAC	
Garage Lintels etc	—	Water Test		Producer Statements			Fire Alarm Installer	
Insulation Walls <i>Sound Baths</i>		Pick-up Completed		Structural			FPIS	
Insulation Ceilings <i>" "</i>		Pre Stopping	M7	As Built Drainage Plan			Fire Engineer	
Roof Cladding		Brace Element Fixings		Drainlayer			Builder <i>Hawkins Const.</i>	
Eng. Verification		Fire Lining Fixings		Plumber			Gas Fitter	

Inspection Comments

1st Floor.

All as per Consent

Instruction to Owner/Owner's Agent	Inspection Type	Rectification time frame as agreed
All work inspected is in accordance with the Building Consent. ✓	M4/...../.....
Some work is not satisfactory as detailed above and rectification is required.		
A formal notice to rectify will be issued.		
Signed: <i>[Signature]</i>	Date: <u>12.5.00</u>	Sig:

SITE INSPECTION REPORT

This is not a Code Compliance Certificate

Time on Site



CHRISTCHURCH CITY COUNCIL

BUILDING CONTROL INSPECTION SERVICES

PROJECT NO:

Site Address: 249 MADRAS ST

Description of Consent: ADD/ALT

10003981

Prepour Foundation	M1	Preline Plumbing	M4B	Final (Residential)	M8	Final (Comm/Ind)	M8
Siting/Levels/Bearing		Pipe Type/Sizing		BA9 Received		BA9 Received	
Ground Condition		Water Isolation Valve		Wall Cladding/Cert.		Car Parking Marked	
Reinforcing/Slab Ties		Lagging		Downpipes/Flashings		Downpipe/Rainhead	
Eng. Verification		Water Test		Roof Tank/HWC Restrnt		Gully Trap/T.Vent	
Sub-floor Drainage	M1A	Anti-scald, fitted		Anti Scald Protection		Trade Waste	
A.S.3500/Drainage		Soil Pipes/Vents		Gully Dish (Heights)		Glass/Safety/Visibility	
Prepour Slab	M2	Fire Resistant Lining	M5	Waste Pipes Sealed		Disabled Facilities	
Tailings		Penetration/Connection		Backflow Prevention		"	Thresholds
DPM		Blockwork Constr.	S2	Main Vent/AAV		"	Toilet
Mesh		Reinforcing		Surface Water Sumps		"	Accessway
Wastes		Solid Plaster System	S5	Submersed Outlets		"	Car Parking
Sub Floor	M3	Substrate OK		HWC/Valves		"	Signage
Pile Footings		Control Joints		Barriers/Stair/Rails			Barriers/Stair/Rails
Bearers/Joists		Brick / Shelf Angle	S6	Stairs/Treads/Risers			Anti-scald, fitted
Sub Ventilation		Connections		Ventilation of Spaces			Ventilation (HVAC)
Sub Insulation		Drainage	M6	Ceiling Insulation			Fire Resistant Rating
Preline Building	M4A	Bedding Under Pipes		Fire Resistant Rating			Fire Alarm Systems
Moisture Walls	%	Inspection Points		Glazing/Safety			Egress/Signage
" Ceilings	%	F/W→Approved Outfall		Access Routes			Surface Water Sumps
Plate/Truss Fixings		S/W→Approved Outfall		Non Slip Areas			Producer Statements
Framing/Ceiling		Main Vent Position		Retaining Wall/Drainage			Structural
Bracing/Roof and Walls		Adequate Cover		Swimming Pool/Fence			As Built Drainage Plan
Floor Joist Layout		Grade		Solid Fuel Heater			HVAC
Garage Lintels etc		Water Test		Producer Statements			Fire Alarm Installer
Insulation Walls		Pick-up Completed		Structural			FPIS
Insulation Ceilings		Pre Stopping	M7	As Built Drainage Plan			Fire Engineer
Roof Cladding		Brace Element Fixings		Drainlayer		Builder	
Eng. Verification		Fire Lining Fixings		Plumber		Gas Fitter	

Inspection Comments

80 - 100m SLAB TOPPING.

HALKING CONSTRUCTION.

Instruction to Owner/Owner's Agent		M2	Rectification time frame as agreed/...../.....
All work inspected is in accordance with the Building Consent.			
Some work is not satisfactory as detailed above and rectification is required.			
A formal notice to rectify will be issued.			
Signed: <u>[Signature]</u>	Date: <u>11/05/00</u>		Sig:
SITE INSPECTION REPORT			Time on Site
This is not a Code Compliance Certificate			

ESTIMATE OF CONSTRUCTION INSPECTIONS

Date: 11 May, 2000

PROJECT NO.: 10003981
 DESCRIPTION OF CONSENT: BUILDING ALTERATIONS & ADDITIONS
 SITE ADDRESS: 249 MADRAS STREET
 OWNER'S NAME: MADRAS EQUITIES LIMITED
 OWNER'S ADDRESS: C/- BOX 1426, DUNEDIN

SEE CONDITIONS

MANDATORY NOTICE INSPECTIONS	No.	Cost	Total
M1 Excavation/Footing/Reinforcing	1	51.50	51.50
M2 Slab on Grade	1	51.50	51.50
M4A Pre-line including Plumbing & Drainage	2	51.50	103.00
M5 Fire Resistant Linings	1	51.50	51.50
M6 Drainage	1	51.50	51.50
M8 Final Inspection	1	51.50	51.50
		Subtotal	\$360.50

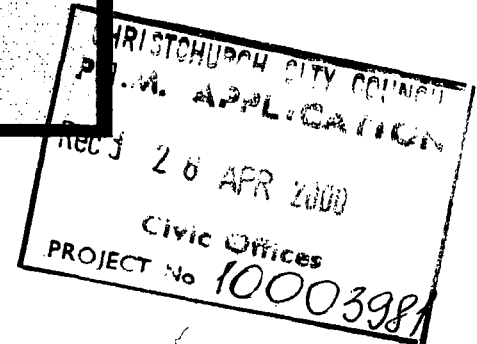
SUPPLEMENTARY INSPECTIONS (Pursuant to S76(1)(a) of the Act)	No.	Cost	Total
S1 Concrete Construction	1	51.50	51.50
		Subtotal	\$51.50
THESE INSPECTIONS ARE TO BE PRE-PAID		TOTAL	\$412.00

Notes:

- The above mandatory notice inspections will be carried out by the Council for which one day notice shall be given as required by Regulation 7(1)(b)(i-v).
- The number of supplementary inspections is dependant on the nature of the building work and the manner of construction. The Council may require prior notification of work proceeding before covering up or closing in, subject to arrangement with the Building Inspector.
- Inspections which are necessary due to non-complying or incomplete work or that rise as a result of a rectification notice are additional, and will be charged at the rate of \$60.00/hour and invoiced separately.

**For all inspection requests pertaining to this consent, please phone 3711904 or 3711922.
 Inspections for the following day must be booked prior to 4pm.**

**LEVEL 1 AND LEVEL 2
249 MADRAS STREET
FIRE SAFETY SUMMARY**



Prepared by: Cosgrove Major Lincolne Scott
Christchurch
April 2000

Abstract *This report reviews Means of Escape compliance for the ground and first floors of 249 Madras Street.*

This report is based on the following material

- * *Sketch of Level 1 and Level 2, Warburton Architects, (12th April 2000)*

The report was prepared after the above sketches were issued. Note that a fire report was undertaken for the entire building in November 1998, and this report covers the fit out of the first two levels only.

CONSENT DOCUMENT

10 MAY 2000

All building work shall comply with the New Zealand Building Code notwithstanding any provisions which may be contained in any other regulations.

1. INTRODUCTION

249 Madras Street is a six level building of concrete column and concrete floor construction. A fire report was completed by Cosgrove Major Lincolne Scott for the entire building previously, and as such this report covers the first two levels only. There is to be no change of use on this floor as these areas will still be used as an office occupancy. There is to be an open stair installed between the ground and first floors and as such the first level will be an intermediate floor.

Due to the ground floor fit-out, the building is required to comply with the NZ Building Act s38 "Alterations to Existing Buildings" for Means from Escape from Fire". The criteria used for assessing compliance is the NZ Building Code Acceptable Solutions clauses C1-C4, F6-F8. Where the building design does not meet the Acceptable Solutions, fire engineering knowledge has been applied to show that the building meets the fire safety objectives of the NZ Building Code.

2. OCCUPANCY

The following table summarises the design occupancy on the ground

**CONSENTS
COPY
FILE COPY**

floor of this building using the values given in Table A1 of the NZBC Fire Safety Annex.

Level	Description	Floor Area (m ²)	Occupant Density	Design occupant load	Actual occupant load
1	New offices	150	0.1	15	15
1	Studio	140	0.1	14	14
1	Store Areas	60	-	-	-
2	Offices	540	0.1	54	54
Total				83	83

The actual numbers have been based on the number of workspaces available.

3. FIRE SAFETY PRECAUTIONS

3.1 Building Classification

The entire building is classified as WL, with a Fire Hazard Category of 2. The ground and first floors will also remain as a WL, with a number of small meeting rooms, used by the occupants. Note that the second level is open to the first level. This is classified as an intermediate floor, but note that this occurs on the second level only. The building is less than 16 metres in height.

3.2 Fire Safety Precautions

The earlier report considered the fire safety aspects for the entire building. The fire safety precautions installed throughout the building consist of:

F60, 3, 14, 16

- Where
- F60 = A 60 minute Fire Rating between floors.
 - 3 = Automatic fire alarm system with heat detectors and manual call points.
 - 14 = Fire hose reels.
 - 16 = Emergency lighting in exitways.

In addition there is lift shaft pressurisation. (This has recently been retrofitted and commissioned in lieu of smoke stop lobbies.) Smoke detectors have also been located in the lift lobbies.

An alternative solution is provided which shows that the second level occupants will have escaped before conditions become untenable utilising the existing heat detector system throughout these floors. It is proposed that smoke detectors be located throughout the open stair and first floor foyer adjoining this stair to supplement the heat detector system for this building, and provide the first floor occupants with early



warning should smoke begin to travel up the stair. There are three possible escape routes (2 of these being Safe paths) for the first floor occupants, hence evacuation will be expected to be swift.

Heat detector and manual call point coverage needs to be reassessed for the areas of levels 1 and 2 that are being refurbished. Smoke detectors are to be located within the open stair and the associated lobby for the first floor stair, and these shall be wired back to the main alarm system in accordance with NZS 4512:1997. The location of the heat detectors/ manual call points is to be modified, (and additional units installed if necessary) in accordance with NZS 4512:1997. The detectors and manual call points are to be reconnected to the alarm panel.

4. MEANS OF ESCAPE.

4.1 Exit widths

Description	Total exit width less one exit (m)		NZBC Compliance?
	Allowable	Actual	
Level 1	700	1600	Yes
Level 2	700	1930	Yes

The table shows that there is adequate exit width available from each area on the first and second levels.

4.2 Path lengths

The following table compares the allowable versus actual travel distances based on the inclusion of heat detectors.

Level	Description	Purpose Group	Path Lengths				OK?
			Required		Actual		
			DOP	TOP	DOP	TOP	
1	Level 1	WL	27.6	69	18	22/44	Y
2	Level 2	WL	27.6	69	12	27/44	Y

Note: DOP = Dead end open path length (m)
TOP = Total open path length (m)

The table shows that all escape route travel distances are within the Code requirements.

C2/AS1/2.4.6

4.3 Stairs

The adequacy of the existing internal and external stairs were addressed in the earlier fire report. The new stair serving level 1 and level 2 needs to meet the requirements of D1/AS1.



4.4 Doors

Doors with an occupant load greater than 20 are required to open outwards. The door directions as indicated on the floor plan will meet with Code requirements.

C2/AS1/7.2.3

Egress doors are to have locks which are easily openable from the inside in an emergency without the use of a key.

C2/AS1/7.2.3

The new automatic sliding door at the entrance to level 1 in an emergency needs to be either be able to be readily pushed open by the occupants, or automatically fail safe to the open position.

4.5 Signage

Fire exit signage shall be erected throughout through out the new tenancy in compliance with clause F8/AS1.

F8/AS1

5. SPREAD OF FIRE

The building is not undergoing a Change of Use and spread of fire does not need to be considered.

5.1 Intermediate Floor

The intermediate floor and it's supporting structure needs to be rated F30. Note that the first floor is of concrete construction, supported on concrete columns. The structure will provides an F60 rating and this meets with Code requirements.

5.2 Separation From Level 1 Tenancy to Car park

The car park needs to be separated from the level 1 tenancy by an F60 rating. The 'S' rating was calculated to be 34 minutes. This includes the wall between the car park and the prop room.

AMENDED
30

C2/AS1/2.2.4

5.3 Surface finishes

Description	SFI	SDI
Internal stairwells	0	not >3
All other areas	not >5	nil
(or)	>5 but not >9	not >8

Note: SFI = Spread of Flame Index
SDI = Smoke Development Index.

These fire inhibiting properties are recommended to apply to the new work only and should apply to other existing areas during future refurbishments



6. ALTERNATIVE SOLUTION

It is proposed that the heat detector system be retained on the 2 bottom levels given that tenable conditions are retained on level 2 even if a fire should develop on the ground floor and smoke spread via the open stairwell. Fast 3.1.1 was used to model the fire scenario and the egress methodology in FEDG page 89 utilised to show that tenable conditions were maintained up to the time the occupants escaped. The modelling is included as Appendix A. The results are as follows.

Time to reach untenable conditions on level 2 - 480¹ seconds
Time to Escape (Includes SF of 2) - 388 seconds

Given that 460 > 388 seconds the occupants will have escaped before untenable conditions are reached and thus the retention of heat detection on the bottom two floors is sufficient to maintain occupant safety. Note that smoke detection is to be located within the open stair and within the associated first floor foyer to provide additional early warning for first floor occupants.

7. CONCLUSIONS

For the first and second level office fitout to comply to the NZBC Fire Safety objectives the following fire safety features will be required:

1. Heat detector and manual call point coverage needs to be reassessed for the areas of level 1 and 2 that are being refurbished. In addition smoke detectors are to be located within the open stair and first floor lobby of the second level. The location of the heat detectors/ manual call points is to be modified (and additional units, which include smoke detector coverage in stated areas installed where necessary) in accordance with NZS 4512:1997. The detectors and manual call points are to be reconnected to the alarm panel.
2. Exit signage shall be erected throughout the refurbished level 1 and level 2 areas in compliance with clause F8/AS1.
3. Exit doors in the new tenancy will need to be able to be opened from the inside without the need of a key.
4. Door opening directions need to be as indicated on the plans for the remodelled areas.
5. The new stair serving level 1 and level 2 needs to meet the requirements of D1/AS1.
6. The car park needs to be separated from the level 1 tenancy by an F₃₀ rating. This includes the separation between the car park and the prep room.

AMENDED

30

¹ The limiting condition is when the hot layer descends down to 1.5 metres.



RECONCILIATION OF INSPECTIONS

PROJECT NO. 10003981 SITE ADDRESS 249 M. ALKAS ST

NO. OF INSPECTIONS	ESTIMATE
" "	ACTUAL
EXTRA INSPECTION TIME	
R 622 3 15/5	329 0004
AMENDED PLAN FEES	Cemaco 3 Southern
(CONSENT ROOM)	3 x 51-50
	= 8154.50
	LPCMO

7. The new automatic sliding door at the entrance to level 1 in an emergency needs to be either be able to be readily pushed open by the occupants, or automatically fail safe to the open position.
8. Surface finishes need to comply with section 5.3 of this report.

Given that the above features are included the Level 1 and level 2 for 249 Madras Street design is considered adequate to meet the requirements of the NZBC clauses C1-C4, F6-F8.

Note that this report has been issued on good faith that the fire safety work will be completed under the building contract as described within. Cosgrove Major Lincoln Scott are not involved in the preparation of contract documentation nor contract observation, and as such have no responsibility for these phases of the building project.

Completed: _____

Checked: _____



LEVEL 1 and 2, 249 MADRAS STREET

FIRE SAFETY SUMMARY

Prepared by: Cosgrove Major Lincolne Scott.
Christchurch
April 2000

Conclusions of Report:

1. Heat detector and manual call point coverage needs to be reassessed for the areas of level 1 and 2 that are being refurbished. In addition smoke detectors are to be located within the open stair and first floor lobby of the second level. The location of the heat detectors/ manual call points is to be modified (and additional units, which include smoke detector coverage in stated areas installed where necessary) in accordance with NZS 4512:1997. The detectors and manual call points are to be reconnected to the alarm panel.
2. Exit signage shall be erected throughout the refurbished level 1 and level 2 areas in compliance with clause F8/AS1.
3. Exit doors in the new tenancy will need to be able to be opened from the inside without the need of a key.
4. Door opening directions need to be as indicated on the plans for the remodelled areas.
5. The new stair serving level 1 and level 2 needs to meet the requirements of D1/AS1.
6. The car park needs to be separated from the level 1 tenancy by an ~~F60~~³⁰ rating. This includes the separation between the car ~~park~~^{park} and the prep room.
7. The new automatic sliding door at the entrance to level 1 in an emergency needs to be either be able to be readily pushed open by the occupants, or automatically fail safe to the open position.
8. Surface finishes need to comply with section 5.3 of this report.



APPENDIX 1

GUIDANCE NOTES FOR ACHIEVING A CODE COMPLIANCE CERTIFICATE FOR FIRE SAFETY SYSTEMS (AS ISSUED BY THE CHRISTCHURCH CITY COUNCIL)

The fire alarm installer shall supply a fully completed "certificate of compliance" on satisfactory completion of the commissioning test. The installation commissioning and certificates to be as required by the building Code, NZS 4512; 1994 and NZS 4541; 1996. The 'certificate of compliance' is to be signed by a representative of FPIS Ltd.

Where services pass through fire separations or are installed in fire separations, the continuity and effectiveness of the fire separation shall be maintained as required by NZBC C3/AS1 6.0 (this will include services through walls and floors as applicable).

Door locks to comply with NZBC C2/AS1 7.2.2

Signs to comply with NZBC C2/AS1 7.6.1



APPENDIX 2

FIRE MODELLING AND EGRESS MODELLING



CFAST Version 3.1.2 Two Compartment Base Case

Data file is TMPRN16 (Checksum 00000000)

OVERVIEW

Compartments	Doors, ...	Ceil. Vents, ...	MV Connects
2	1	1	0
Simulation Time (s)	Print Interval (s)	History Interval (s)	Restart Interval (s)
500	20	20	0

Ceiling jet is on for all

AMBIENT CONDITIONS

Interior Temperature (K)	Interior Pressure (Pa)	Exterior Temperature (K)	Exterior Pressure (Pa)	Station Elevation (m)	Win Spe (m/
293.	101272.	293.	101272.	0.00	0

COMPARTMENTS

Compartment	Width (m)	Depth (m)	Height (m)	Area (m ²)	Volume (m ³)	Ceiling Height (m)	Flo Hei (m)
1	19.00	18.00	2.40	342.00	820.80	2.40	0.
2	20.00	30.00	2.40	600.00	1440.00	4.80	2.

VENT CONNECTIONS

Horizontal Natural Flow Connections (Doors, Windows, ...)

From Compartment	To Compartment	Vent Number (m)	Width (m)	Sill Height (m)	Soffit Height (m)	Abs. Sill (m)
1	Outside	1	1.20	0.01	2.00	0.01

Vertical Natural Flow Connections (Ceiling, ...)

Top Compartment	Bottom Compartment	Shape	Area (m ²)	Relative Height (m)	Absolute Height (m)
2	1	Square	4.00	2.40	2.40

There are no mechanical flow connections

THERMAL PROPERTIES

Compartment	Ceiling	Wall	Floor
1	GYPSUM	GYP1/2	CONCRETE
2	GYPSUM	GYP1/2	CONCRETE

Thermal data base used: THERMAL.DF

Name	Conductivity	Specific heat	Density	Thickness	Emissivity	
GYPSUM	0.160	900.	790.	1.600E-02	0.900	6.3
CONCRETE	1.75	1.000E+03	2.200E+03	0.150	0.940	0.0
GYP1/2	0.160	900.	790.	1.300E-02	0.900	6.3

TARGETS

Target	Compartment	Position (x, y, z)			Direction (x, y, z)			Mate
1	1	9.00	9.50	0.00	0.00	0.00	1.00	CONC
2	2	15.00	10.00	0.00	0.00	0.00	1.00	CONC

FIRES

Name: Main Fire

Compartment	Fire Type	Position (x,y,z)			Relative Humidity	Lower O2 Limit	Py Te
1	Unconstrained	6.00	6.00	0.20	50.0	10.00	2

Time (s)	Fmass (kg/s)	Hcomb (J/kg)	Fqdot (W)	Fhigh (m)
0.	0.00E+00	1.95E+07	0.00E+00	0.00E+00
66.	1.05E-02	1.95E+07	2.04E+05	0.00E+00
132.	4.19E-02	1.95E+07	8.17E+05	0.00E+00
198.	9.43E-02	1.95E+07	1.84E+06	0.00E+00
264.	0.17	1.95E+07	3.27E+06	0.00E+00
330.	0.26	1.95E+07	5.11E+06	0.00E+00
396.	0.38	1.95E+07	7.35E+06	0.00E+00
462.	0.51	1.95E+07	1.00E+07	0.00E+00
528.	0.67	1.95E+07	1.31E+07	0.00E+00
600.	0.87	1.95E+07	1.69E+07	0.00E+00
666.	0.69	1.95E+07	1.34E+07	0.00E+00
732.	0.53	1.95E+07	1.03E+07	0.00E+00
798.	0.39	1.95E+07	7.58E+06	0.00E+00
864.	0.27	1.95E+07	5.29E+06	0.00E+00
930.	0.18	1.95E+07	3.42E+06	0.00E+00
996.	0.10	1.95E+07	1.95E+06	0.00E+00
1062.	4.58E-02	1.95E+07	8.93E+05	0.00E+00
1128.	1.25E-02	1.95E+07	2.43E+05	0.00E+00
1200.	0.00E+00	1.95E+07	0.00E+00	0.00E+00

Time = 0.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m^2)
-------------	-----------------	-----------------	-------------------	-------------------	---------------	---------------	------------------------

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	293.1	293.1	2.4	0.000E+00	0.000E+00	0.000E+00	0.000E+00
2	293.1	293.1	2.4	0.000E+00	0.000E+00	0.000E+00	0.000E+00
Outside						0.000E+00	

Time = 20.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	304.6	293.2	2.3	3.175E-03	6.191E+04	1.035E-03	9.49
2	293.2	293.2	2.4	0.000E+00	0.000E+00	2.621E-02	0.139
Outside					0.000E+00		

Time = 40.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	312.5	293.2	2.3	6.350E-03	1.238E+05	3.397E-03	22.9
2	293.5	293.2	2.4	0.000E+00	0.000E+00	0.100	0.640
Outside					0.000E+00		

Time = 60.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	319.6	293.2	2.2	9.524E-03	1.857E+05	6.392E-03	39.7
2	294.0	293.2	2.4	0.000E+00	0.000E+00	0.215	1.54
Outside					0.000E+00		

Time = 80.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	329.7	293.3	2.1	1.714E-02	3.343E+05	3.018E-02	69.7
2	294.8	293.2	2.3	0.000E+00	0.000E+00	0.423	3.00
Outside					0.000E+00		

*** Sensor 1 has activated at 95.0 seconds in compartment 1 ***

Time = 100.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	345.2	293.4	2.0	2.667E-02	5.200E+05	6.904E-02	119.

2	296.3	293.2	2.3	0.000E+00	0.000E+00	0.787	5.94
Outside					0.000E+00		

Time = 120.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	360.0	293.6	1.9	3.619E-02	7.057E+05	0.106	182.
2	298.6	293.2	2.3	0.000E+00	0.000E+00	1.26	10.6
Outside					0.000E+00		

Time = 140.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	374.2	293.8	1.8	4.826E-02	9.410E+05	0.163	263.
2	301.3	293.2	2.3	0.000E+00	0.000E+00	1.84	16.6
Outside					0.000E+00		

*** Sensor 2 has activated at 157.7 seconds in compartment 2 ***

Time = 160.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	391.2	294.2	1.6	6.413E-02	1.250E+06	0.242	379.
2	304.7	293.2	2.2	0.000E+00	0.000E+00	2.60	24.4
Outside					0.000E+00		

Time = 180.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	409.3	294.7	1.5	8.000E-02	1.560E+06	0.259	525.
2	308.7	293.2	2.2	0.000E+00	0.000E+00	3.41	34.6
Outside					0.000E+00		

Time = 200.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	426.7	295.4	1.3	9.651E-02	1.882E+06	0.238	699.
2	313.3	293.2	2.2	0.000E+00	0.000E+00	4.22	47.0
Outside					0.000E+00		

Time = 220.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	445.2	296.2	1.2	0.119	2.315E+06	0.271	922.
2	318.2	293.2	2.1	0.000E+00	0.000E+00	5.17	61.5
Outside					0.000E+00		

Time = 240.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	464.5	297.3	1.1	0.141	2.748E+06	0.204	1.195E+03
2	322.9	293.2	2.1	0.000E+00	0.000E+00	6.09	77.1
Outside					0.000E+00		

Time = 260.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	483.7	298.6	0.95	0.163	3.181E+06	7.424E-02	1.517E+03
2	327.0	293.2	2.1	0.000E+00	0.000E+00	6.96	92.2
Outside					0.000E+00		

Time = 280.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	503.7	300.3	0.83	0.190	3.713E+06	2.907E-03	1.907E+03
2	330.8	293.2	2.0	0.000E+00	0.000E+00	7.89	107.
Outside					0.000E+00		

Time = 300.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	525.1	302.2	0.73	0.219	4.270E+06	-9.673E-02	2.384E+03
2	334.3	293.3	2.0	0.000E+00	0.000E+00	8.79	122.
Outside					0.000E+00		

Time = 320.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	546.6	304.5	0.64	0.248	4.826E+06	-0.240	2.938E+03
2	337.8	293.3	1.9	0.000E+00	0.000E+00	9.57	138.
Outside					0.000E+00		

Time = 340.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	568.2	307.8	0.57	0.279	5.444E+06	-0.406	3.577E+03
2	341.1	293.3	1.9	0.000E+00	0.000E+00	10.2	155.
Outside					0.000E+00		

Time = 360.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	591.0	312.5	0.52	0.314	6.123E+06	-0.646	4.348E+03
2	344.3	293.4	1.8	0.000E+00	0.000E+00	10.8	172.
Outside					0.000E+00		

Time = 380.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	613.6	318.3	0.48	0.349	6.801E+06	-0.946	5.233E+03
2	347.5	293.4	1.8	0.000E+00	0.000E+00	11.2	190.
Outside					0.000E+00		

Time = 400.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	635.5	325.0	0.45	0.385	7.503E+06	-1.20	6.225E+03
2	350.5	293.5	1.7	0.000E+00	0.000E+00	11.6	208.
Outside					0.000E+00		

Time = 420.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1							
2							
Outside							

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	658.2	331.8	0.42	0.427	8.304E+06	-1.39	7.384E+03
2	353.4	293.6	1.7	0.000E+00	0.000E+00	12.0	226.
Outside					0.000E+00		

Time = 440.0 seconds.

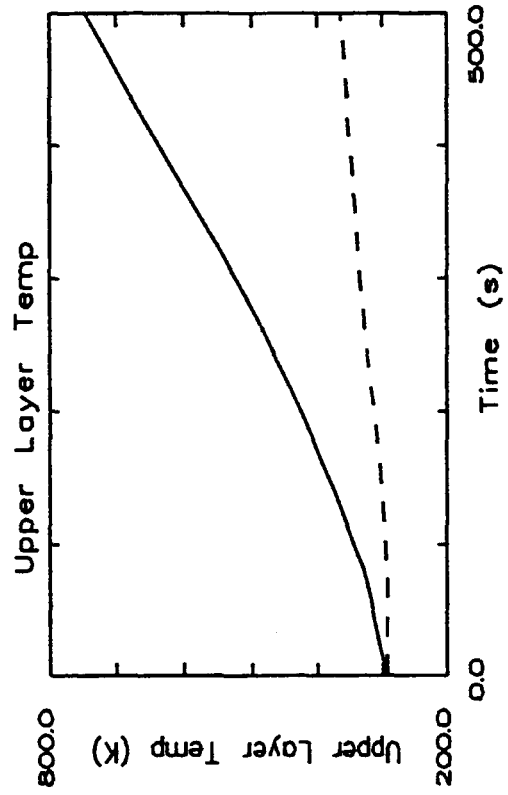
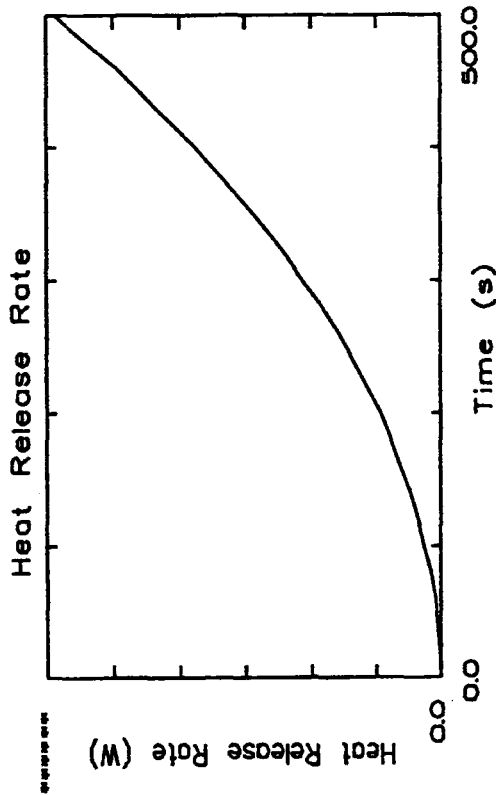
Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	680.6	338.9	0.39	0.468	9.104E+06	-1.61	8.694E+03
2	356.3	293.6	1.6	0.000E+00	0.000E+00	12.4	245.
Outside					0.000E+00		

Time = 460.0 seconds.

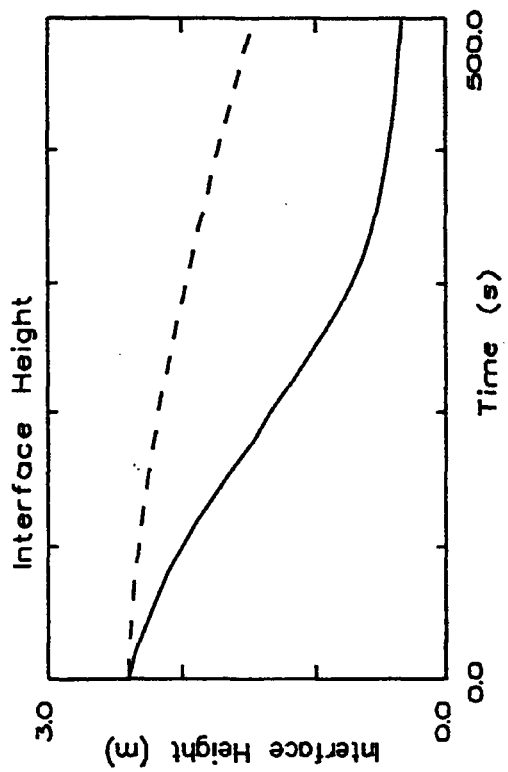
Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	702.4	346.1	0.37	0.509	9.903E+06	-1.80	1.014E+04
2	359.0	293.7	1.6	0.000E+00	0.000E+00	12.6	265.
Outside					0.000E+00		

Time = 480.0 seconds.

Compartment	Upper Temp. (K)	Lower Temp. (K)	Inter. Height (m)	Pyrol Rate (kg/s)	Fire Size (W)	Pressure (Pa)	Ambient Target (W/m ²)
1	724.4	353.1	0.36	0.556	1.081E+07	-1.87	1.177E+04
2	361.6	293.8	1.5	0.000E+00	0.000E+00	13.0	284.
Outside					0.000E+00		



— Fire Compartment 1
- - - Compartment 2



Queuing Analysis

from Fire Engineering Design Guide Chapter 9

Stair Restriction

Number of People N	22 people	
Density of People D_o^1	2.6 people/m ²	
Width of Restriction W^2	1 m	
Width of Boundary Layer B	0.15 m	B = 0 (handrail to handrail) B = 0.15 if W is the width of the treads
Effective Width W_e	0.7 m	$W_e = W - 2B$
Length of stair tread G	280 mm	(limited between 254 and 330mm)
Riser Height of Step R	190 mm	(limited between 165 and 190mm)
	D1/AS1 Accessible Stair Limits	G = 310mm min R = 180mm max
Speed of Travel S	19.4 m/min	$S = k_t(1 - 0.266D_o)$
		$k_t = 51.8(G/R)^{0.5}$
Specific Flow through restriction F_s	50.4 people/min/m	$F_s = S * D_o$
Actual Flow through restriction F_a	35.3 people/min	$F_a = F_s * W_e$
Time to travel through restriction	0.6 min	$t_{ts} = N/F_a$

Note 1: Density of occupants at restriction ie. Stairway

Note 2: Either tread width or width handrail to handrail

Required Safe Egress Time (RSET)

from Fire Engineering Design Guide Chapter 9

t_d	98 s	Ignition until detection
t_a	0 s	detection until alarm
t_b	30 s	alarm until occupants decide to respond
t_1	30 s	occupants investigate the fire, collect belongings etc
t_2	0 s	travel time (often concurrent with queuing time if queuing time large)
t_3	36 s	approx speeds assuming uncongested travel 70m/min level, 60m/min down stairs queuing time (from attached spreadsheet)
Time	194 s	Incl all of above - travel
SF	2	2 to be conservative 1.5 if exits are discounted
RSET	388 s	

BUILDING CONSENT CONDITIONS


As at : 11 May, 2000

PROJECT NO.: 10003981
DESCRIPTION OF CONSENT: BUILDING ALTERATIONS & ADDITIONS
SITE ADDRESS: 249 MADRAS STREET
OWNER'S NAME: MADRAS EQUITIES LIMITED
OWNER'S ADDRESS: C/- BOX 1426, DUNEDIN

The Building Consent is subject to the following conditions, which must be satisfied before the Code Compliance Certificate can be issued:

- The electrical subcontractor is to provide certification in compliance with the Electrical Code of Practice and Wiring Regulations as applicable upon completion of the work. ✓
- The **owner's consultants responsible for inspection of the building** works shall provide a statement upon completion of the works to confirm that the appropriate inspections have been conducted and that the building work has been completed to the extent required by the building consent. ✓
- A **record of each site visit** made by the owner's consultant shall be kept on site, preferably in a folder in the builders shed for reference by City Council Inspectors carrying out audit compliance inspections.
- The HVAC subcontractor shall supply documents of the work to Christchurch City Council for approval before this area of the work commences on site. ✓

— Produce Statement Design to Case

	CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991	FORM: BA4
	BUILDING CONSENT	PROJECT NO. 10003981

PROJECT LOCATION AND DESCRIPTION

Street Address: 249 MADRAS STREET, CITY, CHRISTCHURCH 8001
Description of Work: Alterations and additions to building

Legal Description: LOT 2 DP 796
Valuation Roll : 22700 40600

OWNER/APPLICANT

Name: MADRAS EQUITIES LIMITED
Mailing Address: ~~C/O~~ WARBURTON TEAM ARCHITECTURE
PO BOX 1426
DUNEDIN

Contact:

PROJECT DETAILS

Type description: Additions & Alteration
Intended life: Indefinite, but not less than 50 years
Intended uses(s): Office & Administration
Estimated value (inclusive of GST): \$ 180000.00

Application Received: 26/04/2000

This Building Consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty nor permit any breach of any other Act.

Please note that your Building Consent will lapse if work has not commenced within six months of its date of issue or if reasonable progress has not been made within twelve months after work has commenced, unless an extension of time has been approved by the Council.

This Building Consent is issued subject to the conditions specified in the attached pages (if any) headed 'Conditions of Project No.: 10003981'

Signed for and on behalf of the Council

Name:  H. A. VERBEEK

Position: Consent Officer Date: 11/05/2000



CHRISTCHURCH CITY COUNCIL

ENVIRONMENTAL SERVICES UNIT

TAX INVOICE

BUILDING CONSENT FEES

INV 6874
GST NO 53-198-554
DATE 11/05/2000

MADRAS EQUITIES LIMITED

C/O WARBURTON TEAM ARCHITECTURE
PO BOX 1426
DUNEDIN

CONSENT APPLICATION NO: ABA10003981
OWNERS NAME: MADRAS EQUITIES LIMITED
PROJECT STREET ADDRESS: 249 MADRAS STREET
CITY
CUSTOMER CODE: 3153958
INVOICED TO DATE: \$0.00

FEE CODE	DESCRIPTION	THIS INVOICE
B01	Project Information Memorandum	230.00
B02	Accept & Issue Consent	105.00
B03	Process and Grant	633.00
B04	Inspections	412.00
B05	Code Compliance Grant/Issue	30.00
B06	BRANZ Levy	180.00
B07	Building Industry Auth. Levy	117.00
COS	Compliance Schedule	80.00

TOTAL (GST inclusive) \$1787.00

12/5/00

3290004



CHRISTCHURCH CITY COUNCIL

BUILDING CONTROL INSPECTION SERVICES

PROJECT NO:

Site Address: 149 MADRAS STREET
 Description of Consent: BUILDING ALTERATIONS 10003981

Prepour Foundation	M1	Preline Plumbing	M4B	Final (Residential)	M8	Final (Comm/Ind)	M8
Siting/Levels/Bearing		Pipe Type/Sizing		BA9 Received		BA9 Received	<input checked="" type="checkbox"/>
Ground Condition		Water Isolation Valve		Wall Cladding/Cert.		Car Parking Marked	<input checked="" type="checkbox"/>
Reinforcing/Slab Ties		Lagging		Downpipes/Flashings		Downpipe/Rainhead	<input checked="" type="checkbox"/>
Eng. Verification		Water Test		Roof Tank/HWC Restrmt		Gully Trap/T.Vent	<input checked="" type="checkbox"/>
Sub-floor Drainage	M1A	Anti-scald, fitted		Anti Scald Protection		Trade Waste	<input checked="" type="checkbox"/>
A.S.3500/Drainage		Soil Pipes/Vents		Gully Dish (Heights)		Glass/Safety/Visibility	<input checked="" type="checkbox"/>
Prepour Slab	M2	Fire Resistant Lining	M5	Waste Pipes Sealed		Disabled Facilities	
Tailings		Penetration/Connection		Backflow Prevention		“ Thresholds	<input checked="" type="checkbox"/>
DPM		Blockwork Constr.	S2	Main Vent/AAV		“ Toilet	<input checked="" type="checkbox"/>
Mesh		Reinforcing		Surface Water Sumps		“ Accessway	<input checked="" type="checkbox"/>
Wastes		Solid Plaster System	S5	Submersed Outlets		“ Car Parking	<input checked="" type="checkbox"/>
Sub Floor	M3	Substrate OK		HWC/Valves		“ Signage	<input checked="" type="checkbox"/>
Pile Footings		Control Joints		Barriers/Stair/Rails		Barriers/Stair/Rails	<input checked="" type="checkbox"/>
Bearers/Joists		Brick/ Shelf Angle	S6	Stairs/Treads/Risers		Anti-scald, fitted	<input checked="" type="checkbox"/>
				Ventilation of Spaces		Ventilation (HVAC)	<input checked="" type="checkbox"/>
			M6	Ceiling Insulation		Fire Resistant Rating	<input checked="" type="checkbox"/>
				Fire Resistant Rating		Fire Alarm Systems	<input checked="" type="checkbox"/>
				Glazing/Safety		Egress/Signage	<input checked="" type="checkbox"/>
				Access Routes		Surface Water Sumps	<input type="checkbox"/>
				Non Slip Areas		Producer Statements	
				Retaining Wall/Drainage		Structural	<input checked="" type="checkbox"/>
				Swimming Pool/Fence		As Built Drainage Plan	<input checked="" type="checkbox"/>
				Solid Fuel Heater		HVAC	<input checked="" type="checkbox"/>
				Producer Statements		Fire Alarm Installer	<input checked="" type="checkbox"/>
				Structural		FPIS	<input checked="" type="checkbox"/>
Insulation Ceilings		Pre Stopping	M7	As Built Drainage Plan		Fire Engineer	<input checked="" type="checkbox"/>
Roof Cladding		Brace Element Fixings		Drainlayer		Builder	
Eng. Verification		Fire Lining Fixings		Plumber		Gas Fitter	

Ian McLean NZCE (Civil)
 BUILDING INSPECTOR
 ENVIRONMENTAL SERVICES UNIT
 Civic Offices, 163-173 Tuam Street,
 PO Box 237 Christchurch.
 Phone (03) 371 1926 Fax (03) 371 1920
 Mobile (025) 383 259
 Website www.ccc.govt.nz/es/



Inspection Comments FOR FINAL CODE COMPLIANCE WE NEED -

- A CONSTRUCTION REVIEW FROM THE ENGINEER (DAVE FALLOON)
- A FILLED OUT BA9 FORM.
- A COPY OF THE ELECTRICAL CERTIFICATE OR ITS NUMBER.
- A PRODUCER STATEMENT FOR THE VENTILATION FROM AIRCO (MURRAY DONCH)
- A PRODUCER STATEMENT FROM THE FIRE ALARM CONTRACTOR.

Instruction to Owner/Owner's Agent	Inspection Type	Rectification time frame as agreed
All work inspected is in accordance with the Building Consent.	M8/...../.....
Some work is not satisfactory as detailed above and rectification is required.		
A formal notice to rectify will be issued.		
Signed: <u>[Signature]</u>	Date: <u>6.10.00</u>	Sig:

SITE INSPECTION REPORT
 This is not a Code Compliance Certificate

FOR JOHN SWALLOW

365-4977



CHRISTCHURCH CITY COUNCIL

BUILDING CONTROL INSPECTION SERVICES

PROJECT NO:

Site Address: 49, MADRAS STREET

Description of Consent: BUILDING ALTERATIONS / 0003981

Prepour Foundation	M1	Preline Plumbing	M4B	Final (Residential)	M8	Final (Comm/Ind)	M9
Siting/Levels/Bearing		Pipe Type/Sizing		BA9 Received		BA9 Received	✓
Ground Condition		Water Isolation Valve		Wall Cladding/Cert.		Car Parking Marked	✓
Reinforcing/Slab Ties		Lagging		Downpipes/Flashings		Downpipe/Rainhead	✓
Eng. Verification		Water Test		Roof Tank/HWC Restrnt		Gully Trap/T.Vent	✓
Sub-floor Drainage	M1A	Anti-scald, fitted		Anti Scald Protection		Trade Waste	✓
A.S.3500/Drainage		Soil Pipes/Vents		Gully Dish (Heights)		Glass/Safety/Visibility	✓
Prepour Slab	M2	Fire Resistant Lining	M5	Waste Pipes Sealed		Disabled Facilities	
Tailings		Penetration/Connection		Backflow Prevention		“ Thresholds	✓
DPM		Blockwork Constr.	S2	Main Vent/AAV		“ Toilet	✓
Mesh		Reinforcing		Surface Water Sumps		“ Accessway	✓
Wastes		Solid Plaster System	S5	Submersed Outlets		“ Car Parking	✓
Sub Floor	M3	Substrate OK		HWC/Valves		“ Signage	✓
Pile Footings		Control Joints		Barriers/Stair/Rails		Barriers/Stair/Rails	✓
Bearers/Joists		Brick / Shelf Angle	S6	Stairs/Treads/Risers		Anti-scald, fitted	✓
Sub Ventilation		Connections		Ventilation of Spaces		Ventilation (HVAC)	✓
Sub Insulation		Drainage	M6	Ceiling Insulation		Fire Resistant Rating	✓
Preline Building	M4A	Bedding Under Pipes		Fire Resistant Rating		Fire Alarm Systems	✓
Moisture Walls %		Inspection Points		Glazing/Safety		Egress/Signage	✓
“ Ceilings %		FW⇒Approved Outfall		Access Routes		Surface Water Sumps	-
Plate/Truss Fixings		S/W⇒Approved Outfall		Non Slip Areas		Producer Statements	
Framing/Ceiling		Main Vent Position		Retaining Wall/Drainage		Structural	R
Bracing/Roof and Walls		Adequate Cover		Swimming Pool/Fence		As Built Drainage Plan	R
Floor Joist Layout		Grade		Solid Fuel Heater		HVAC	R
Garage Lintels etc		Water Test		Producer Statements		Fire Alarm Installer	R
Insulation Walls		Pick-up Completed		Structural		FPIS	✓
Insulation Ceilings		Pre Stopping	M7	As Built Drainage Plan		Fire Engineer	✓
Roof Cladding		Brace Element Fixings		Drainlayer		Builder	
Eng. Verification		Fire Lining Fixings		Plumber		Gas Fitter	

Inspection Comments FOR FINAL CODE COMPLIANCE WE NEED -

- A CONSTRUCTION REVIEW FROM THE ENGINEER (DAVE FALLOON)
- A FILLED OUT BA9 FORM.
- A COPY OF THE ELECTRICAL CERTIFICATE OR ITS NUMBER.
- A PRODUCER STATEMENT FOR THE VENTILATION FROM AIRCO (MURRAY)
- A PRODUCER STATEMENT FROM THE FIRE ALARM CONTRACTOR. (DONCH)

Instruction to Owner/Owner's Agent	Inspection Type	Rectification time frame as agreed
All work inspected is in accordance with the Building Consent.	M8/...../.....
Some work is not satisfactory as detailed above and rectification is required.		
A formal notice to rectify will be issued.		
Signed: <u>[Signature]</u>	Date: <u>6.10.07</u>	Sig:

SITE INSPECTION REPORT
 This is not a Code Compliance Certificate

Time on Site

cemac

commercial interiors

Commercial Fit-out/Master Builders
Retail Fit-out/Shelving and Storage Systems
Commercial Furniture

CHRISTCHURCH
24 Byron Street
PO Box 2061
Christchurch
Phone: (03) 366-0571
Fax: (03) 365-4977

**ENVIRONMENTAL SERVICES UNIT
CHRISTCHURCH CITY COUNCIL
P.O. BOX 237
CHRISTCHURCH**

ATTN: IAN MCLEAN

22 November 2000

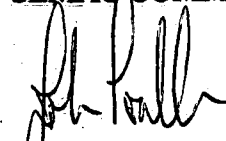
Dear Sir,

RE: 249 MADRAS STREET: PROJECT 1000 3981

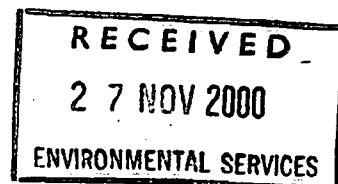
Please find attached information as requested.

Any queries please call.

Yours faithfully,
CEMAC COMMERCIAL INTERIORS



**John Swallow
MANAGER**



Association Consulting Engineers of New Zealand

New Zealand Institute of Architects

Institution Professional Engineers of New Zealand

Building Consent No. 1000 3981
Building Regulation Clause(s) B1

PRODUCER STATEMENT - PS4 - CONSTRUCTION REVIEW

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

ISSUED BY: David John Fallon
(Suitably qualified Design Professional)

TO: Madras Regivities Ltd
(Owner)

TO BE SUPPLIED TO: Christchurch City Council
(Territorial Authority)

IN RESPECT OF: Steel Structure to Comp. + Stair
(Description of Building Work)

AT: 285 - 289 Madras St
Christchurch
(Address)

LOT DP SO

Fallon, Wilson & Co Ltd has been engaged by Madras Regivities
(Design Firm) (Owner/Developer/Contractor)

to provide structural engineering const review services
(Extent of Engagement)

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

titled and numbered 2778/S1, S2

Authorised variation(s) No. (copies attached) have been issued during the course of the works. I have sighted Building Consent No. 1000 3981 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 of the Building Regulations 1992 has been completed to the extent required by that building consent.

Signature suitably qualified Design Professional Date 23/11/2002

BE MIPER2 MICK
(Professional Qualifications) ERB/AERB Reg No. 8833

27 Harewood St, C.C.C. Member ACENZ
(Address) IPENZ NZIA

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

No. **1086011**

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **CHTV (& RADIO)**

Telephone **(03)** Fax **(03)**

Address of installation **249 MADRAS ST, CHRISTCHURCH. Ground Floor + 1st Floor.**

Postal address of customer (if not as above)

WORK DETAILS

152 No. of lighting outlets No. of ranges
161 No. of socket outlets **4** No. of water heaters
 Was any installation work carried out by the homeowner? Yes No

Please tick (✓) as appropriate where work includes:
 Mains (sub) Main earth
 Switchboard Electric lines

Description **AS PER AS BUILT REV C OF PLAN A003.** Use sketch if necessary

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997

ELECTRICAL WORKER DETAILS

Name **BRYAN ZOUTENDISK**
 Registration no. **E17258**
 Company **WILLIAMS HICKMAN**
 Signature *Bryan Zoutendisk*
 Date **7/10/00**

CERTIFICATION OF ELECTRIC LINES

(to be completed where "Description of Work" includes "Electric Lines")

Name
 Registration no.
 Company
 Signature
 Date

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

New mains Switchboard Earthing system Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of the Electricity Regulations 1997.

Name Registration no.
 Signature Date

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 100 100) for the purposes of the Electricity Regulations 1997.



Project Number: 10003981

PRODUCER STATEMENT - MECHANICAL SERVICES

Issued by : **AIRCO SERVICE LTD**
(Contractor)

To: Cemac Southern Limited

In-Respect of: Alterations and upgrade of air conditioning and ventilation
(Description of Work)

At: Ground & first floors, 249 Madras Street, Christchurch
(Address)

Cemac Southern Ltd has contracted to Airco Service Ltd

to carry out and complete certain work in accordance with the New Zealand Building Code Section G4 Ventilation and the contract documentation.

Titled **CHTV Fitout, 249 Madras Street, Christchurch**
("the contract")

I **Murray Dench** a duly authorised representative of **Airco Service**

believe on reasonable grounds that **AIRCO SERVICE** has carried and

completed All Part Only work as specified in the contract documentation .

(Signature)

Date: 10 October 2000

AIRCO SERVICE LTD (Contractor)
PO BOX 2863, CHRISTCHURCH

GUARDIAN ALARMS CHRISTCHURCH LIMITED



GUARDIAN HOUSE
100 Coleridge Street, Sydenham
Christchurch 8002, New Zealand
Tel: 64-3 366-9227
Fax: 64-3 366-9226
www.guardianalarms.co.nz
Email: guardian.ch@clear.net.nz

Building Consent No.....10003981.....

PRODUCER STATEMENT - SUBCONTRACT FIRE ALARMS

ISSUED BY.....GUARDIAN ALARMS (CHCH) LTD.....
(subcontractor)

TO.....CEMAC COMMERCIAL INTERIORS.....
(main contractor)

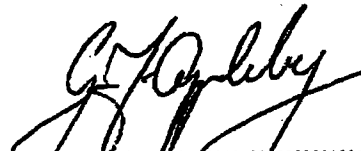
IN RESPECT OF (PROJECT).....FIRE ALARM ALTERATION.....

AT.....CHTV/MADRAS EQUITIES.....
(address)

.....249 MADRAS STREET, CHRISTCHURCH.....

LOT.....DP.....SO.....

GUARDIAN ALARMS (CHCH) LTD has completed the above contract to comply with the Building Code Fire Safety Annex B3.3 Type 3 and NZS4512:1997.


.....
(Duty authorised Agent)

11 - 10 - 00 -
.....
(Date)

GUARDIAN ALARMS (CHCH) LTD
100 COLERIDGE ST
CHRISTCHURCH

**FIRE PROTECTION INSPECTION SERVICES LIMITED****RECEIVED****13 OCT 2000
GUARDIAN ALARMS
(CH.CH.) LTD.****17 Tyme Street
P O Box 1548
Christchurch
Phone: 3415 111
Fax: 3415 112
e-mail: chch@fpis.co.nz****Wednesday, 11 October 2000****Guardian (ChCh) Limited
100 Coleridge Street
CHRISTCHURCH****Attention: Greg Appleby
Contracts Manager****Dear Sir****RE: CTV OFFICES
249 MADRAS STREET
CHRISTCHURCH
FC: 39690****Following an inspection of the upgrade to the existing fire alarm system on 27 June 2000 I wish to advise as follows: -**

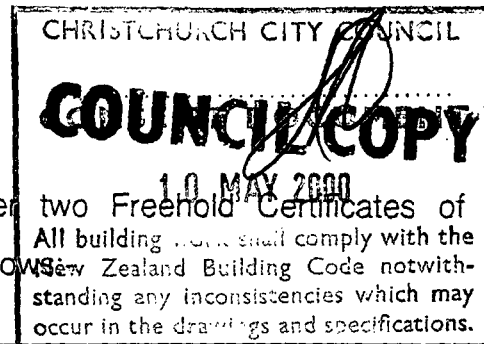
- (a) Level, ground and first floor occupied by CTV Limited complies with NZS 4512:1997 and Amendments.**
- (b) The existing floors above these levels were not inspected as these were not part of the contract.**

**Yours sincerely
FIRE PROTECTION INSPECTION SERVICES LIMITED****D M Crampton
TECHNICAL OFFICER**

Page 3
249 Madras Street, Central City
5 March 1999

LEGAL DESCRIPTION

The property is currently held under two Freehold Certificates of Title, an individual description of which is as follows:



CERTIFICATE OF TITLE 7B/868

This Title is held under an estate in fee-simple and comprises all that parcel of land containing 589 m² or thereabouts situated in City of Christchurch, being part Sections 805 and 806 Town of Christchurch.

CERTIFICATE OF TITLE 31F/154

This Title is also held under an estate in fee-simple and comprises all that parcel of land containing 997 m² or thereabouts, being part of Sections 805 and 806 Town of Christchurch.

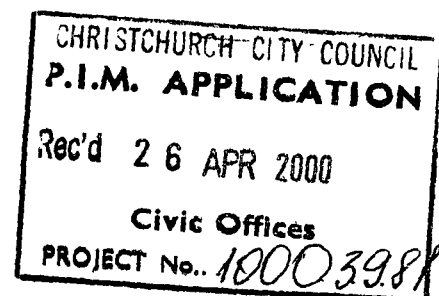
ENCUMBRANCES

Both Titles are subject to Transfer 814325/1 which grants easements for light and air over each of the said Titles and a right of way over each of the said Titles in common. Therefore, the Titles need to be held in the same ownership, particularly given the size of the building and the carparking requirements.

The only other encumbrance comprises Mortgage 971723/2 to the ANZ Banking Group (New Zealand) Limited.

REGISTERED PROPRIETORS

Proprietorship of the fee-simple is registered in the name of Madras Equities Limited.



No. 78/868

References
Prior C/T. 177/230

Land and Deeds 69

Transfer No.
N/C. Order No. 720258



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate dated the 14th day of September one thousand nine hundred and sixty-seven under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that EDLIN HOLDINGS LIMITED a duly incorporated company having its registered office at Christchurch

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 23.3 perches or thereabouts situated in the City of Christchurch being part Sections 805 and 806 Town of Christchurch



A. Phonsal
Assistant Land Registrar

Mortgage 598347 to Jane Gladys Diamond and Dorothy Mary Mackenzie Lascelles and Pyne Gould Guinness Limited in shares 8.4.1963 as varied once subsequently

A. Phonsal
A.L.R.

Transmission 164620/1 of the share of Dorothy Mary Mackenzie in Mortgage 598347 to William Ross Lascelles and Gerald Ross Lascelles and Roger Diamond Lascelles as Executors - 7.2.1978 at 11.11 am.

A. Phonsal
A.L.R.

Variation of Mortgage 598347 - 5.9.1967 at 11 a.m.

A. Phonsal
A.L.R.

Variation of Mortgage 598347 - 1/9/1970 at 1.20 a.m.

A. Phonsal
A.L.R.

Transfer 164620/2 of the share of William Ross Lascelles, Gerald Ross Lascelles and Roger Diamond Lascelles in Mortgage 598347 to Pyne Gould Guinness Limited - 7.2.1978 at 11.11 am.

A. Phonsal
A.L.R.

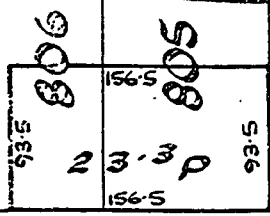
Variation of Mortgage 598347 - 7.2.1978 at 11.11 am.

A. Phonsal
A.L.R.

Transfer 487385/1 to Charlotte Jane Properties Limited at Christchurch - 10.5.1984 at 11.00 am.

S.M. Head
for A.L.R.

CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION
Rec'd 26 APR 2000
Civic Offices
PROJECT No. 10003981



MADRAS

METRIC AREA: 589m²

CASHEL ST.

Scale: 1 inch = 1 chain

over...

No. 78/868

X CAVEAT 488981/1 BY ~~WESTPAC~~ ^{WESTPAC} FOR JONES
 NOMINEES LIMITED - 21.5.1986 at
 10.30 a.m. *26.6.1986*
[Signature]
 A.L.R.

X CAVEAT 512297/1 BY AMPTEL SYSTEMS LIMITED.
 - 12.10.1984 at 5.56 p.m. *26.6.1986*
[Signature]
 A.L.R.

Mortgage 619341/3 to ~~White Fox~~
 & Jones Nominees Limited
 26.6.1986 at 10.30am
DISCHARGED
26.6.1986
[Signature]
 A.L.R.

X CAVEAT 623333/3 BY WESTPAC FINANCE
 LIMITED, WESTPAC FINANCIAL SERVICES LIMITED
 and WESTPAC FINANCE LIMITED
 - 15.7.1986 at 8.35am.
WITHDRAWN
26.6.1986
[Signature]
 for A.L.R.

Mortgage 648172/1 to Bank of New
 Zealand - 22.10.1986 at 10.39a.m.
DISCHARGED
26.6.1986
[Signature]
 for A.L.R.

Transfer 814325/1 Granting easements
 of light and air over part Town
 Sections 805 and 806 (31F/154) and
 a right of way over part Town Section
 805 (marked C on D.P. 54633)
 (31F/154) appurtenant hereto -
 6.7.1989 at 10.35am

CAVEAT 917496/1 BY AUSTRALIAN GUARANTEE
 CORPORATION (N.Z.) LIMITED 25.1.1991 at
 11.59am
25.1.1991
[Signature]
 for A.L.R.

Transfer 926482/5 to Madras Equities
 Limited at Alexandra - 25.3.1991 at 9.45am

Mortgage 926482/6 to Australian Guarantee
 Corporation (N.Z.) Limited - 25.3.1991 at
 9.45am
DISCHARGED
20/DEC/91
[Signature]
 A.L.R.

Mortgage 971723/2 to ANZ Banking Group (New
 Zealand) Limited - 20.12.1991 at 10.30am
[Signature]
 A.L.R.

CHRISTCHURCH CITY COUNCIL
 P.I.M. APPLICATION
 Rec'd 26 APR 2000
 Civic Offices
 PROJECT No.

No. 31F / 154

References

Prior C/T 25K/952, 25K/953

Land and Deeds 69

Transfer No.

N/C. Order No. 769303/2



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 14th day of October one thousand nine hundred and eighty eight under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that MADRAS STREET PROPERTIES LIMITED at Christchurch ---

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 997 square metres or thereabouts being part of Sections 805 and 806 Town of Christchurch ---

CHRISTCHURCH CITY COUNCIL
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[Signature]

ASSISTANT LAND REGISTRAR

The part formerly in CT 25K/953 is subject to:

Mortgage 648169/1 to Bank of New Zealand - 22.10.1986 at 10.49am

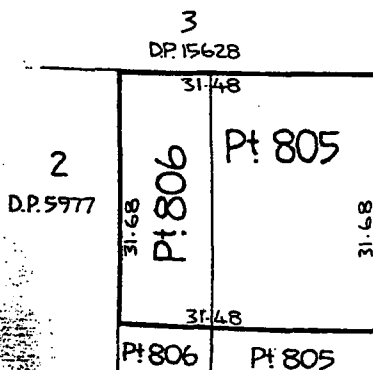
The part formerly in CT 25K/952 is subject to:

Mortgage 648171/1 to Bank of New Zealand - 22.10.1986 at 10.49am

Subject to:

LIEN 744205/1 UNDER THE WAGES PROTECTION AND CONTRACTORS LIENS ACT 1939 BY CHRISTCHURCH STEEL LIMITED 3.6.1988 at 11.52am

Christchurch City



MADRAS STREET (S.H. 1)
20.12

A right to convey electrical power in gross over part in favour of the Christchurch City Council granted by Transfer 756091/1

[Signature]

easement PLAN No. 54633. LODGED 11 / 5 189 AND DEPOSITED 22 16 189

Transfer 814325/1 Granting easements of light and air over parts herein and a right of way over part Section 805 herein (marked C on D.P. 54633) appurtenant to part Town Sections 805 and 806 (7B/868) - 6.7.1989 at 10.35am

J. M. G. for A.L.R.

OVER..

JRW

CERTIFICATE OF TITLE No. 31F / 154

CAVEAT 917496/1 BY AUSTRALIAN GUARANTEE CORPORATION (N.Z.) LIMITED - 25.1.1991 at 11.59am

Handwritten signature and scribbles

Handwritten signature
for A.L.R.

Transfer 926482/5 to Madras Equities Limited at Alexandra - 25.3.1991 at 9.45am

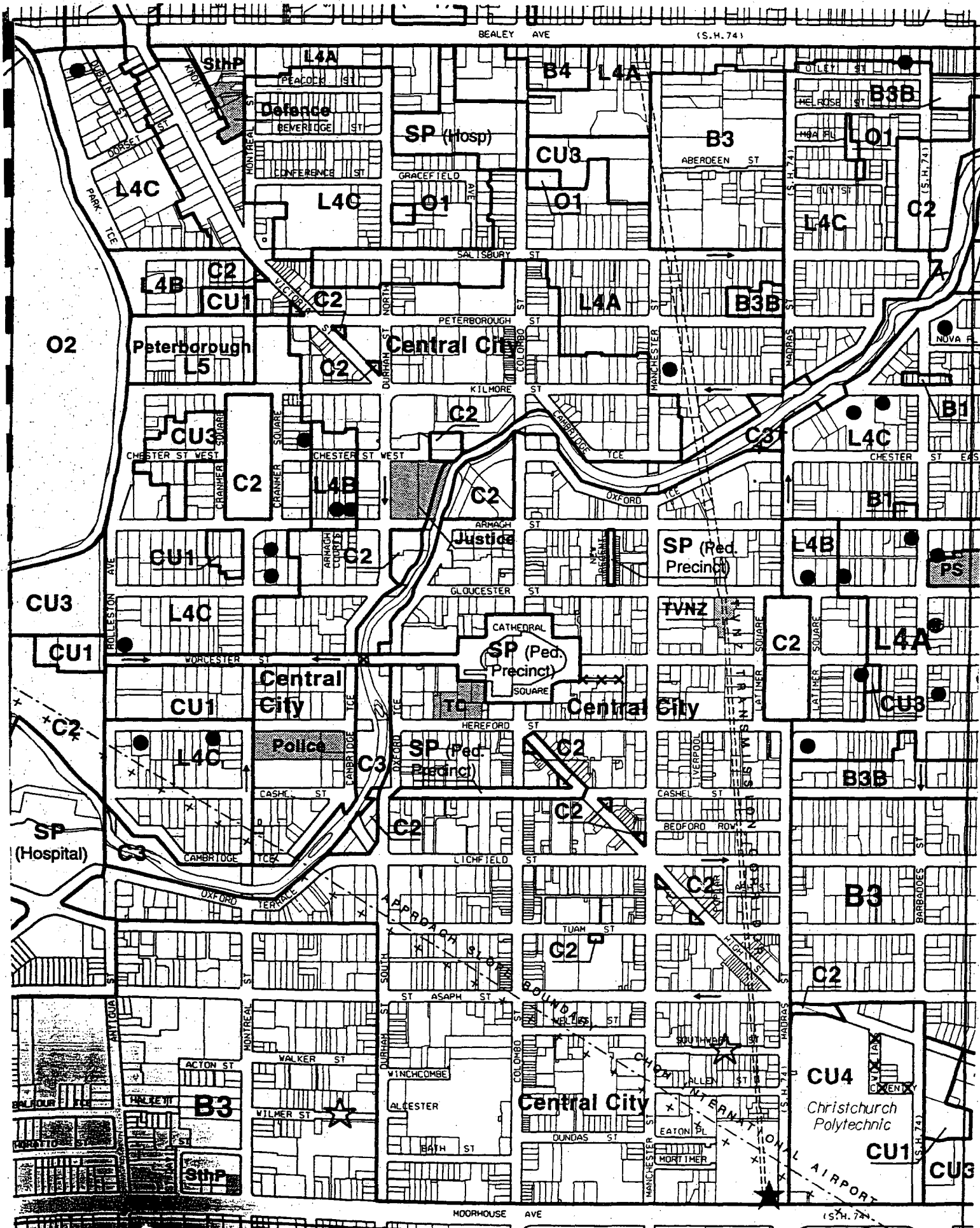
Mortgage 926482/6 to Australian Guarantee Corporation (N.Z.) Limited - 25.3.1991 at 9.45am

Handwritten signature
A.L.R.
DISCLOSED 20 DEC 1995
Handwritten signature
A.L.R.

Mortgage 971723/2 to ANZ Banking Group (New Zealand) Limited - 20.12.1991 at 10.30am

Handwritten signature
A.L.R.

CHRISTCHURCH CITY COUNCIL
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Civic Offices
PROJECT No..



Key

Notes

*** Road to be Stopped

All roads are deemed to be part of the

Symbols may indicate either approximate

CHRISTCHURCH CITY COUNCIL

CONSENT DOCUMENT
 14 MAY 2000
 All building work shall comply with the
 New Zealand Building Code notwith-
 standing any inconsistencies which may
 occur in the drawings and specifications.

249 Madras Street

Fire Protection Systems

Performance Specification (Levels 1 and 2 Modifications)

CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION
 Rec'd 26 APR 2000
 Civic Offices
 PROJECT No. 10003981

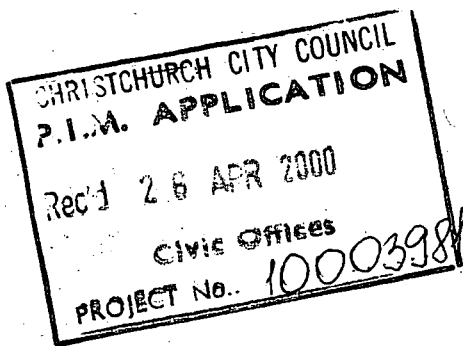
This specification is based on the Fire Safety Summary issued by *Cosgrove Major Lincolne Scott*, and is to be read in conjunction with the Preliminaries and General section issued by the architect, for the fit out of levels 1 and 2 at 249 Madras Street, April 2000.

1. There is an existing type 3 heat detector system (which is electronic), with some additional smoke detectors installed throughout the lift lobbies in the building. The first and second levels are to be refurbished. Heat detector coverage is to be reassessed for the proposed fit out on these two floors and locations modified. Additional new heat detectors are to be installed where necessary. These are to be wired back to the existing alarm panel, which has recently been upgraded. The installation is to conform to NZS 4512:1997. The heat detectors are to be compatible with the electronic units installed throughout the rest of the complex. The heat detectors are to be brigade connected.
2. Smoke detectors (in addition to heat detector coverage) are to be retrofitted to the following areas; within the open stair to the second level and within the first floor foyer beside the open stair. The smoke detectors (except for coverage) are to be installed according to NZS 4512:1997, and wired into the existing alarm panel. The smoke detectors are to be compatible with the electronic units installed throughout the rest of the complex. Note that the smoke detectors are to provide a local alarm only. (The heat detectors are to be retained in all areas and these are to remain brigade connected, so that should a fire occur within these areas the brigade will still be notified.)
3. Sounder installation within the ground floor areas being refurbished needs to conform with NZS 4512:1997. It is the contractors responsibility to ensure that a compatibility of sound is achieved throughout the entire complex. All sounders are to be electrically coupled with the fire alarm system. The sounders will need to meet the noise level requirements of NZS 4512:1997. The sounders shall be capable of a minimum of one hour continuous operation and shall function satisfactorily within 20% of the supply voltage. The output sound level of the sounders shall be a maximum of 100 dBA measured at any normally accessible point within the building at a height of 1.8 metres. The minimum sound level for any occupied spaces shall be **65dBA** when measured 1.8 metres from the floor. Occupants should be able to move away from sounders when evacuating.
4. Manual call point coverage throughout the first and second levels being refurbished needs to conform to NZS 4512:1997. New manual call points are to be installed where necessary. Cabling to these shall be run concealed wherever possible. They are to be located with their centres at a height of 1.2m to 1.5m above floor level and a clear space of 0.6 meters shall be maintained in all directions, Note that the manual call points are to be recessed wherever possible. The fire contractor will need to liaise with the builder to ensure that sufficient provision for this is made during construction of the refurbished areas, to enable this to be achieved.
5. A draft version of the fire protection drawings is to be submitted to the architect. The final location of manual call points, the heat detectors, smoke detectors and sounders is to meet with architectural approval before installation proceeds. The areas where there is to be exposed cabling for the sounders, manual call points and heat detectors, and smoke detectors is to be communicated with the architect. The architects approval is required before exposed cabling is run in any of the office or associated circulation areas. Any exposed cabling is to be run in conduit.

6. Obtain an inspection certificate from FPIS for the modified system.
7. Provide 12 month maintenance and defect call-out service based on the standard requirements of the NZBC Handbook for the systems installed. Provide IQP certification of these systems for this period. Submit proposed maintenance and testing procedures.
8. Supply 2 copies of as-built drawings on completion of contract work and before Practical Completion.

Liaise with the architect, Warburton Architects, Ph (03) 474 1825 for any further information or contractual enquiries.

CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION
Rec'd 26 APR 2000
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PROJECT No:


WARBURTON

TEAM ARCHITECTURE

 Warburton Team Architecture Ltd
 184 High Street, PO Box 1426, Dunedin

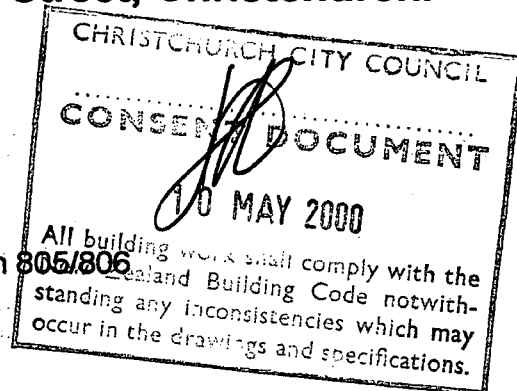
 Telephone 03 474 1825, Fax 03 479 2311
 Email: warbarch@xtra.co.nz

CHTV FITOUT

Ground & Level 1, 245-249 Madras Street, Christchurch.

 Madras Equities Limited
 C/- R. W. Ibbotson
 P.O. Box 267
 Alexandra

Legal Description: Lot 2, DP 796 Pt Town Section 805/806



OUTLINE SPECIFICATION:

- Comply with all statutory regulations & provisions of Local Authorities and Regulatory Bodies.
- Comply with all aspects & regulations applying to the Safety Health and welfare of persons during construction.
- Comply with all aspects of the New Zealand Building Code.
- All building work and materials shall comply with NZS 3604 : 1999. For Specific Design of Structural Members to the front Canopy and Interior Stair –refer to the Engineers Drawings and Calculations.
- Comply with Fire Protection Systems, Performance Specifications (Level 1 and Level 2 Modifications) prepared by Cosgrove Major Lincolne Scott. (Note that their reference to Level 1 actually means Ground Floor and their reference to Level 2 actually means first floor). Comply with NZS 4512:1997.
- All electrical work is to be installed according to the Electrical wiring regulations & amendments and local authority supply regulations.
- All Plumbing work shall comply with NZBC G13/AS1, the local authority by-laws and the plumbing and drainage regulations. Carry out tests and arrange for inspections.
- All fresh air ventilation shall comply with NZBC. Air Conditioning shall be adjusted to serve all rooms on the new plan. Toilets will be vented separately to the main tenancy. Additional air conditioning units will be installed to cope with specific areas of the building such as the control room on the first floor where 24 hour, 7 day per week occupation is required. Air Conditioning shall be undertaken as a design build.

COUNCIL COPY

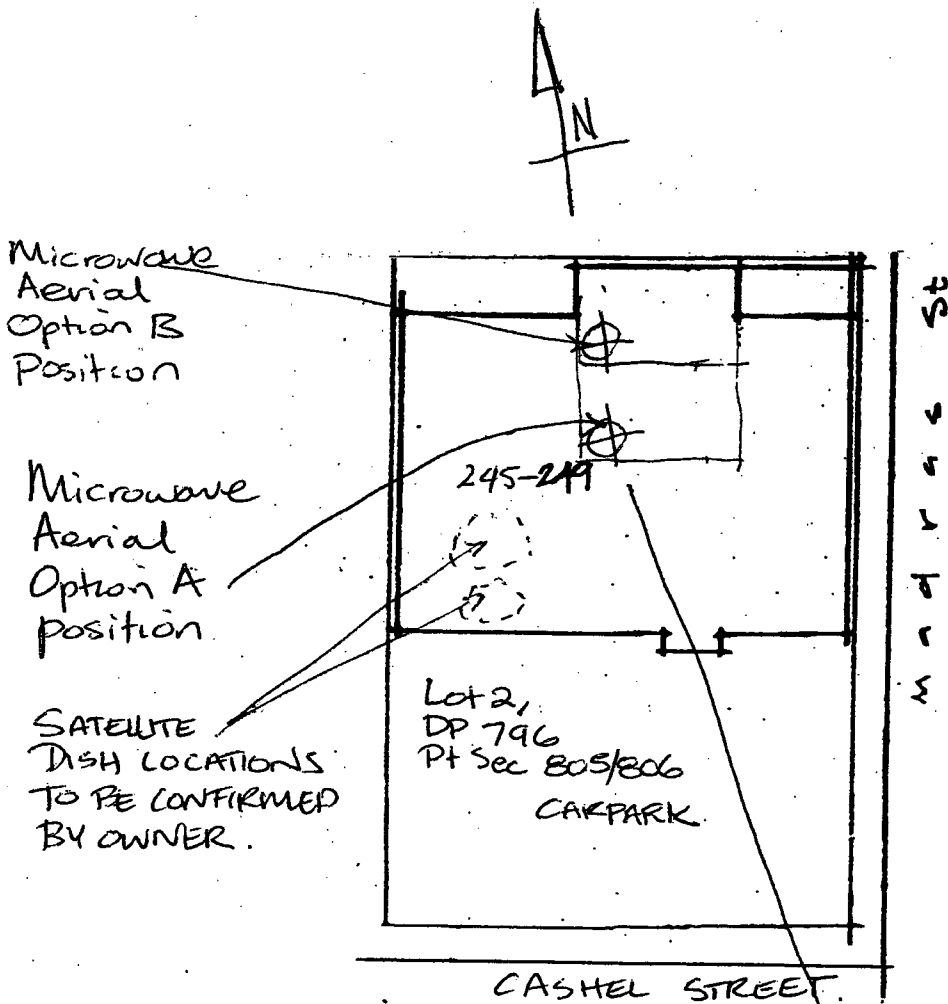
CHRISTCHURCH CITY COUNCIL
P.I.A. APPLICATION
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CIVIC OFFICES
PROJECT No.

Future alteration
Not part of this
Consent.



NEW ENTRY
& APPROXIMATE
ACCESS TO
GROUND FLOOR

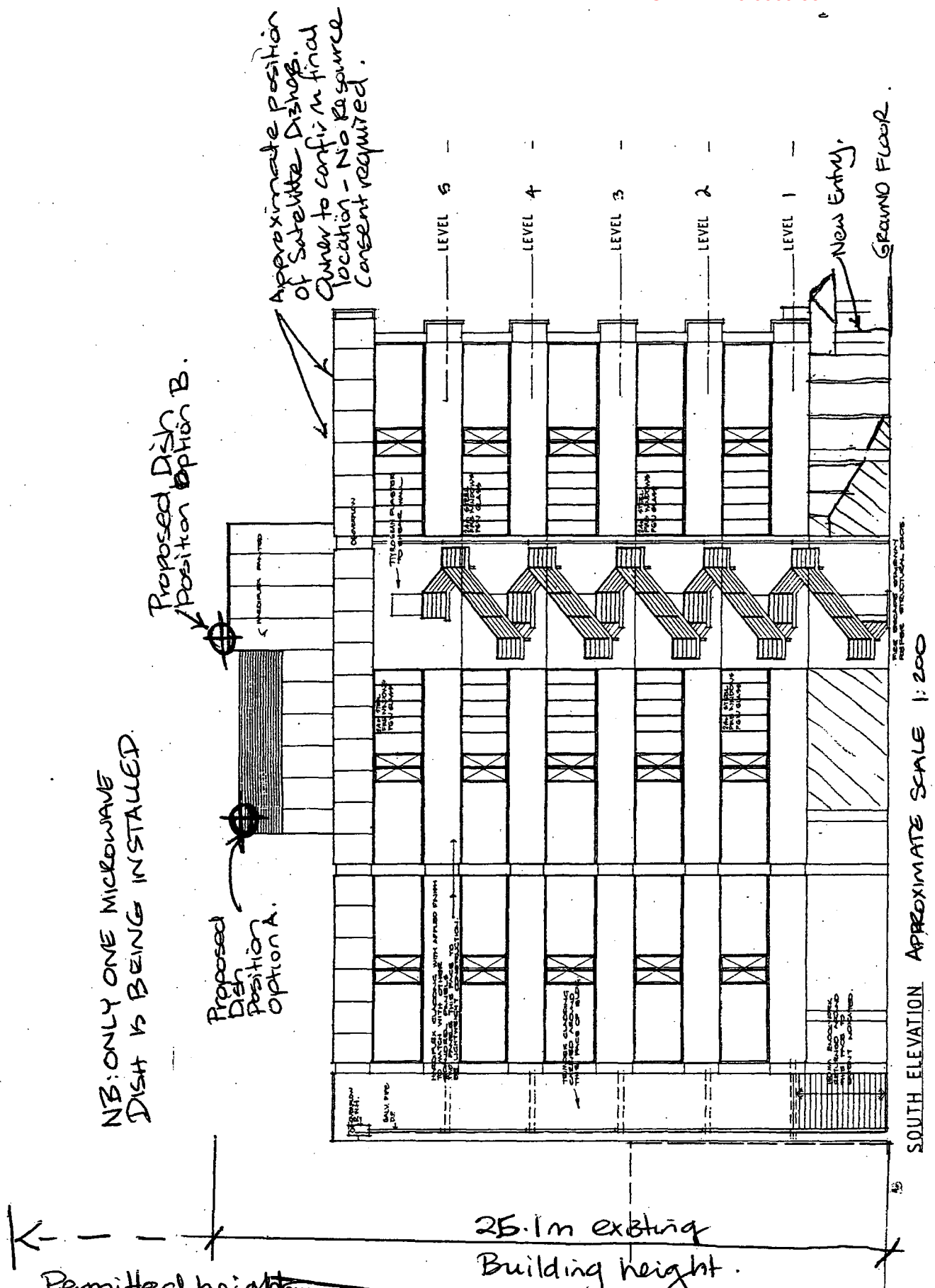
SKETCH



Microwave Aerials face south towards Marleys Hill.

SITE PLAN.
APPROXIMATE SCALE 1:500

CHRISTCHURCH CITY COUNCIL
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Rec'd 26 APR 2000
Civic Offices
PROJECT No.:



NB: ONLY ONE MICROWAVE DISH IS BEING INSTALLED.

Permitted height 40m.

CHRISTCHURCH CITY COUNCIL
 P.I.M. APPLICATION
 Rec'd 26 APR 2000
 Civic Offices
 PROJECT No:.....

ESTIMATE OF CONSTRUCTION INSPECTIONS: URGENT

PROJECT NO: 10003981

CONSENT FORM 7

DESCRIPTION OF CONSENT: Building alterations / add. lions

SITE ADDRESS: 249 Madras Street

MANDATORY NOTICE INSPECTIONS		No	Notes
M1	Excavation/Foundation/Reinforcing	1	
M1A	Sub-Floor Drainage		
M2	Slab on Grade/DPC	1	
M3	Frame Construction Sub-Floor		
M4A	Pre-lining/including Plumbing	2	
M4B	Plumbing		
M5	Fire Resistant Linings	1	
M6	Drains	1	
M7	Pre-Stopping/Bracing		
M8	Final	1	
SUPPLEMENTARY INSPECTIONS			
S1	Concrete Construction	1	
S2	Blockwork Construction		
S3	Steel Construction		
S4	Timber Construction		
S5	Solid Plaster		Condition 51
S6	Brick Shelf Angle		Condition 52
S7	Fire Safety Systems		
AUDIT INSPECTIONS			
A1	Concrete Construction		
A2	Blockwork Construction		
A3	Steel Construction		
A4	Timber Construction		
A5			
A6			
A7			
SUB TOTALS		8	
RECTIFICATION INSPECTIONS			
R1			
R2			
R3			
R4			
COMPLETED BY SBI'S		TOTALS	

NOTES FOR FIELD INSPECTION TEAM:

Priority please

CONSENT PROCESSING REVIEW SHEET

PROJECT APPLICATION NO. 10003981
249 Madras Street

DATE: 26/4/00

Building additions & alterations

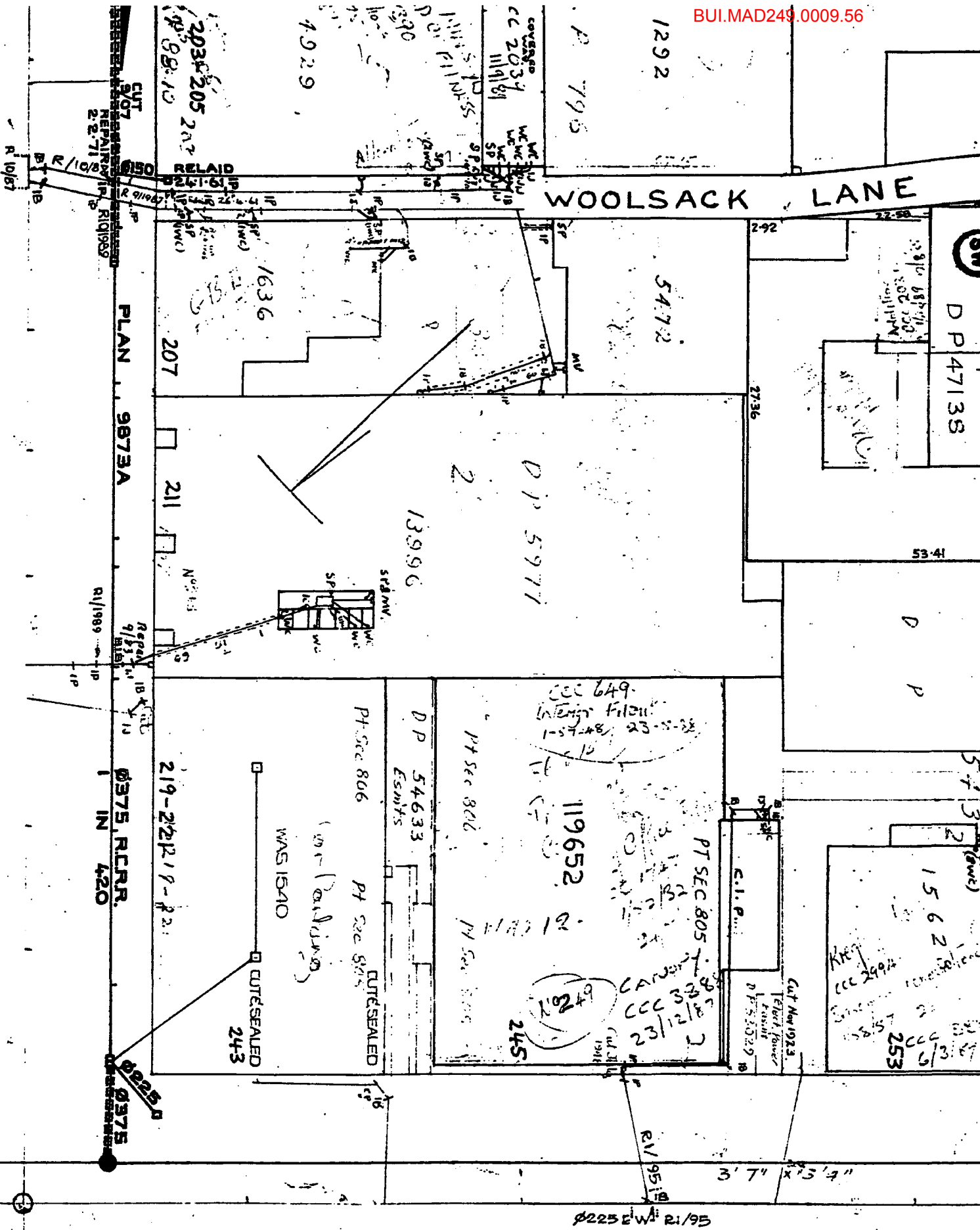
	<i>Architectural</i>	Fire Safety	Structural	Civil	Mechanical	Plumbing & Drainage	Health Safety	Electrical	<i>Other</i>
GENERAL PROVISIONS									
A1									
A2									
STABILITY									
B1			<i>Adopt</i>						
B2									
FIRE SAFETY									
C1									
C2									
C3									
C4									
ACCESS									
D1	<i>R</i>								
D2									
MOISTURE									
E1									
E2									
E3									
SAFETY OF USERS									
F1									
F2									
F3									
F4									
F5									
F6									
F7									
F8									
SERVICES AND FACILITIES									
G1	<i>R</i>								
G2									
G3									
G4					<i>Adopt</i>				
G5									
G6									
G7									
G8									
G9								<i>Adopt</i>	
G10									
G11									
G12									
G13									
G14									
G15									
ENERGY EFFICIENCY									
H1									

N/A

WOOLSACK LANE

PLAN 9873A

ST.



MADRAS

<p>CHRSTCHURCH CITY COUNCIL WATER SERVICES UNIT</p> <p>21 APR 2000</p>	<p>PH. 371 1277 FAX. 371 1385</p>
	<p>CAUTION</p> <p>The accuracy of this plan and the measurements are guaranteed and should be verified by inspection.</p>
<p>DRAINAGE RECORD PLANS</p>	<p>RESERVED 1993 REPRODUCTION PROHIBITED</p>
<p>10003981</p>	<p>1/2000 1/500 1/396</p>

 <p>CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i></p>	<p>CHRISTCHURCH CITY COUNCIL</p> <p>APPLICATION FOR BUILDING CONSENT</p>	<p>FORM: BA3</p> <p>PROJECT NO: <u>1000398</u></p>
---	--	--

PLEASE COMPLETE ALL SECTIONS OF THIS FORM (IF APPLICABLE TO YOUR APPLICATION)

Has a Project Information Memorandum been issued for this project? No Yes ⇒ Project No.: _____

<p>APPLICATION DETAILS [<u>3153958</u>]</p> <ul style="list-style-type: none"> OWNER (as defined by the Building Act 1991) Full Name(s): <u>MADRAS EQUITIES LTD</u> <u>C/ R.W. IBBOTSON</u> Street Address: <u>N/A</u> Mailing Address: <u>P.O. Box 267</u> <u>ALEXANDRIA</u> Phone: <u>03-448-7232</u> Fax: <u>03-448-6329</u> APPLICANT (Must be authorised by the owner to make this application) Name: <u>AMANDA COFFS</u> Company: <u>WARBURTON TEAM ARCHITECTURE</u> Mailing Address: <u>P.O. Box 1426, DUNEDIN</u> Street Address: <u>184 HIGH STREET, DUNEDIN</u> Phone: <u>(03) 474 1825</u> Fax: <u>(03) 479 2311</u> Estimated Value of proposed work (inclusive of GST): <u>\$ 180,000</u> Building Consent to be uplifted from: <input type="checkbox"/> <u>Civic</u> Service Centre <input checked="" type="checkbox"/> If prepaid post to Owner <u>Applicant</u> (delete one) Water Supply Is a new supply required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Residential <u>Commercial</u> (DELETE ONE) If commercial, has estimate been obtained from the Council? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance from LH / RH boundary (looking from street) <u>N/A</u> metres Nominate street if a corner site: Road Opening / Footpath Opening Is an opening required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Type of service: Sewer Stormwater (DELETE AS NECESSARY) 	<p>PROJECT DETAILS [<u>811144</u>]</p> <ul style="list-style-type: none"> LOCATION 811144 <u>811144</u> Street Address: <u>245 (249) MADRAS STREET, CHRISTCHURCH</u> Lot: <u>2</u> DP: <u>796</u> Other: <u>A town section 809/806</u> DESCRIPTION OF WORK: <u>INTERIOR FITOUT, LEVELS GROUND & FIRST FLOOR, NEW INTERNAL STAIR NEW EXTERIOR CANOPY.</u> INTENDED USE: <u>OFFICE</u> Will the building undergo a change of use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Intended Life if less than 50 years: <u>—</u> years Being stage <u>1</u> of an intended <u>2</u> stages FLOOR AREA Ground Floor: Existing <u>323</u> m² Add <u>118</u> m² Other Floor: Existing <u>733</u> m² Add <u>NIL</u> m² Accessory Building Area: (INCLUDES CORE/TOILETS ETC) Existing <u>N/A</u> m² Add <u>N/A</u> m² Planning - Site Coverage Total area of all buildings over foundation at ground level. Existing <u>733</u> m² Proposed <u>733</u> m² Vehicle Crossing (in connection with this Building Consent) Is a vehicle crossing required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>New / Extension / Residential / Commercial</u> (DELETE AS NECESSARY)
<p>Prepaid Fee: _____ Receipt No: _____ Receiving Officer's Name: _____</p>	<p>Date Received: _____</p> <p>DRAINAGE INFORMATION</p> <p>Block Plan <input checked="" type="checkbox"/> Full PIM <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>Date Requested <u> / /</u></p>
<p>HAZARDS: _____</p>	

SECTION 1

Have you provided the following information?

Please tick the appropriate box

SECTION 2	Yes	No	N/A
• Site Plan: Fully dimensioned, scaled, showing all buildings & easements (proposed/existing)	✓		
• Certificate of Title: Recent search copy of (less than 6 months old)	✓		
• Plans & specification of an acceptable standard	✓		
• Plans, elevations, cross sections of the proposal in triplicate (in duplicate if PIM issued)	✓		
• Recession planes (including to internal boundaries) indicated		✓	✓
• Site levels relating to top of roadside kerb, and finished floor level indicated		✓	✓
• Hill sites: indicate contours, drive gradients and building heights		✓	✓
• Site boundaries nominated		✓	✓
• Shared access ways/other areas		✓	✓
• Foulwater drains	✓		
• Stormwater drains	✓		
• Stormwater discharge for hardstanding areas detailed to an approved outfall		✓	✓
• Water Service Details			✓
• Vehicle crossing position indicated on site plan			✓
• Vehicle access manoeuvre and parking area indicated			✓
• Street trees, poles, sumps, manholes, traffic islands affecting vehicle access			✓
• Site area per unit indicated			✓
• Site coverage: % details			✓
• Living and service courts indicated			✓
• Landscaped area indicated and planting plan produced	✓		
• Demolition Details	✓		
• Swimming pool: design, fence and discharge			✓
• Backflow prevention (existing)			✓
• Waterway setbacks indicated			✓
• Notable and protected site trees indicated			✓
• Heritage site or building affected?			✓
• Resource Consent Application	✓		
• Development Application			✓
• Subdivision details			✓

SECTION 3	Yes	No	N/A
• Structural drawings (to be supplied)	✓		
• Foundation design and report on ground conditions			✓
• Blockwork: design including foundations			✓
• Retaining walls: design heights, position, sub soil drainage and safety barriers			✓
• Fire partitions: dividing walls, common walls			✓
• Window positions & opening windows indicated			✓
• Safety glass provisions specified (internal)	✓		
• Thermal insulation and R value indicated			✓
• Sound insulation indicated (internal)	✓		
• Stairs/steps/landings/balconies: dimensions, handrail and barrier details	✓		
• Solid fuel heater: make, model and location			✓
• Accurate layout & details of plumbing systems	✓		
• Alternative Solutions details			
• Access and facilities for people with disabilities	✓		
• Access Route Details			✓
• Dangerous goods: storage and sign details			✓
• Gas bottle: storage location and capacity if over 10kg			✓
• Soakpit, septic tank and pumping station design details.			✓
• Earthworks: Identify proposed cut or fill where more than 10 m ³ of soil is being moved			✓
• Specifications in duplicate (Outline)	✓		
• Pegging certificate for two or more units on site			✓
• Bracing calculations and layout			✓
• Roof truss design statement and layout			✓
• Producer statement: Specific design details for work outside the scope of NZS 3604 & NZS 4229 (to be provided)	✓		
• BA20 form (Producer Statement information)			✓
• Fire Safety Summary or Fire Design Statement	✓		
• Compliance Schedule details			✓

The information offered in this section is to assist the Council in the review process, including the assessment of the number of inspections. Statements offered by the applicant will be used as a guide rather than a commitment.

Is the project to be erected in stages? Yes No

If yes briefly describe your proposed programme: Stage 1 is the Ground & First Floor Fitout. (Stage II not shown on these drawings is to

Estimated start date: 17/4/00 (please note building work must be started within 6 months of Consent issue date)

Estimated finish date: 29/5/00

Is a registered engineer involved?

For design Yes No

For Inspection Yes No

Is a Producer Statement to be offered?

Producer Statement: Design Yes No

Producer Statement: Inspection Yes No

Is a registered master builder involved in the project? Yes No

Name (optional)

SECTION 4

COMPLETE THIS SECTION FOR ALL NEW BUILDINGS AND ALTERATIONS, EXCEPT SINGLE RESIDENTIAL DWELLINGS

Please tick the relevant boxes to show which systems are included or to be included in the building project

EXTG NEW

- | | | |
|---|-------------------------------------|-------------------------------------|
| (a) Automatic sprinkler systems or other systems of automatic fire protection | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire | <input type="checkbox"/> | <input type="checkbox"/> |
| (c) Emergency warning systems for fire or other dangers | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) Emergency lighting systems | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Escape route pressurisation systems | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Riser mains for fire service use | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Any automatic backflow preventer connected to a potable water supply | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) Lifts, escalators, or travelators or other similar systems | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) Mechanical ventilation or air conditioning system serving all or a major part of the building | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| (j) Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (k) Building maintenance units for providing access to the exterior and interior walls of buildings | <input type="checkbox"/> | <input type="checkbox"/> |
| (l) Such signs as are required by the building code in respect of the above mentioned systems | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| NONE OF THE ABOVE | | <input type="checkbox"/> |

SECTION 5

COMPLETE THIS SECTION ONLY IF THE BUILDING CONTAINS OR WILL CONTAIN ANY OF THE SYSTEMS IN SECTION 5

EXTG NEW

- | | | |
|---|-------------------------------------|-------------------------------------|
| (m) Means of escape from fire | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| (n) Safety barriers | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| (o) Means of access and facilities for use by persons with disabilities which meet the requirements of section 47a of the Building Act 1991 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| (p) Handheld hoses for fire fighting | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (q) Such signs as are required by the building code or section 47a of the Building Act 1991 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

SECTION 5A

SECTION 6

Builder's Name: JOHN SWALLOW. CEMAC COMMERCIAL INTERIORS Phone: (03) 366 0571
 Address: P.O. Box 2062 CHCH. Fax: (03) 365 4977

Building Certifier's Name: _____ Phone: _____
 Address: _____ Fax: _____

Plumber's Name: _____ Phone: _____
 Address: _____ Fax: _____

Drainlayer's Name: _____ Phone: _____
 Address: _____ Fax: _____

Engineer's Name: DAVID FALCON FALCON & WILSON LTD Phone: 379 7261
 Address: P.O. Box 2867. CHCH. Fax: 365 4146

Designer's Name: Amanda Coats WARBURTON TEAM ARCHITECTURE Phone: 03 474 1825
 Address: P.O. Box 1426 DUNEDIN. Fax: 03 479 8311

SECTION 7

Have you fully completed:

Section 1	<input checked="" type="checkbox"/>	Section 4	<input checked="" type="checkbox"/>	Section 6	<input checked="" type="checkbox"/>
Section 2	<input checked="" type="checkbox"/>	Section 5	<input checked="" type="checkbox"/>	Section 7	<input checked="" type="checkbox"/>
Section 3	<input checked="" type="checkbox"/>	Section 5A	<input checked="" type="checkbox"/>		

- IF THIS PROJECT CONSTITUTES A DEVELOPMENT PURSUANT TO SECTION 409 OF THE RESOURCE MANAGEMENT ACT 1991, THEN THIS APPLICATION IS ALSO DEEMED TO BE A NOTIFICATION BY THE OWNER OF A RESOURCE CONSENT APPLICATION FOR A DEVELOPMENT.
- Please note this application may not be processed further until any outstanding items have been submitted. Completion of this check sheet is not approval to start work.
- No work is to commence until the Building Consent is uplifted.
- **Building Consent Fees**
 The charges incurred by the Council in processing this application are payable whether or not the project proceeds. Note: Fees for some minor works (eg drainage only works, detached accessory buildings with a value of less than \$5,000) are required to be paid at the time of application.
- I DECLARE I HAVE BEEN AUTHORISED BY THE OWNER TO MAKE THIS APPLICATION

Print Name: AMANDA COATS, WARBURTON TEAM ARCHITECTURE Date: 19/4/00
 Signature: [Signature]
 SIGNED BY or FOR AND ON BEHALF OF THE OWNER

Project Information Memorandums (PIMs) and Building Consents can be lodged and uplifted at the following centres, where there are Building Information Officers available to assist you.

Civic Offices 163-173 Tuam Street PO Box 237 Telephone 371 1995 Fax 371 1792	Linwood Service Centre 180 Smith Street PO Box 24 214 Telephone 389 1477 Fax 372 2639	Sockburn Service Centre 149 Main South Road PO Box 11 011 Telephone 348 5119 Fax 372 2539
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Project Information Memorandums (PIMs) and Building Consents can also be lodged and uplifted at these Service Centres.

Beckenham Service Centre 66 Colombo Street PO Box 12-033 Telephone 332 3099 Fax 332-3443	Fendalton Service Centre Cnr Jeffreys & Clyde Roads PO 29183 Telephone 351 7109 Fax 372 2748	Papanui Service Centre Cnr Langdons Road & Restell Street PO Box 5142 Telephone 352 8117 Fax 352 1308	Shirley Service Centre 36 Marshland Road PO Box 27 043 Telephone 385 3079 Fax 385 4224
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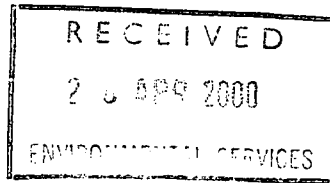
All the relevant information on this form is required to be provided under the Building Act and Resource Management Act for the Environmental Services Unit to process your application. Under these Acts this information has to be made available to members of the public including business organisations. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.

WARBURTON

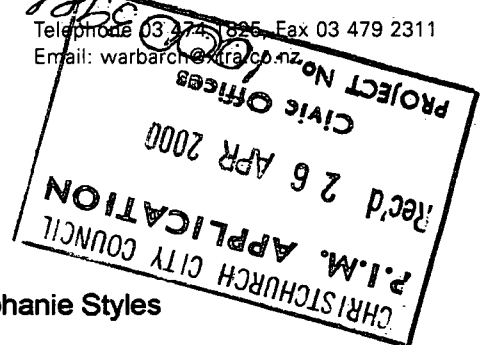
TEAM ARCHITECTURE

19 April 2000

Christchurch City Council
163 -173 Tuam Street
CHRISTCHURCH



Warburton Team Architecture Ltd
184 High Street, PO Box 1426, Dunedin
Telephone 03 474 1925 Fax 03 479 2311
Email: warbarch@xtra.co.nz



For Building Consent - Attention: Mr Colin Taylor?
For Resource Consent - Attention: Ms Isobel Stout & Ms Stephanie Styles

Dear Sir/Madam,

CHTV FITOUT 245-249 MADRAS STREET -CHRISTCHURCH.

As explained when I met with Isobel and Stephanie on Friday 14 April 2000 the above project timeframe is very tight. The Tenant needs to be operational in the building by the 1 June 2000. This allows only 23 working days for obtaining building consent, resource consent and construction. We would like to work with the Christchurch City Council in attempting to fast track both the Building Consent and the Resource Consent applications for this project.

To this end we have attempted to provide all the required information for both applications which we enclose.

Building Consent:

1. Supporting documentation is enclosed.
2. Structural Design:
The Structural Design Calculations and Producer Statement are not yet complete. These relate to the New Front Entry Canopy and the New Internal Stair between the Ground and First Floor.

The Structural Engineer is: Mr David Falloon
Falloon & Wilson Ltd,
61 Kilmore Street,
P.O. Box 2867
Christchurch
(03) 379 7260 phone
(03) 365 4146 fax

David Falloon will provide duplicate copies of the Structural Design Calculations and Producer Statement direct to the Christchurch City Council as soon as possible for inclusion with this consent.

3. Acoustic Design:
The minimum STC rating required to the Ground Floor Studio, & First Floor Sound 1,2,3, Studio 2, Edit 1 & 2, and Post Production Rooms 1 & 2 is STC 40. Linings to these areas have been specified by :
Radio Support Services
P.O.Box 8
Mt Kuring -Gai NSW 2080
Australia

STC rating provided exceeds STC 40 required.

4. Fire Design:

We enclose Fire Design Reports for the Building, Fire Safety Summary for the Fitout and Performance Specification for Fire Safety prepared by Cosgrove, Major Lincolne Scott. There is one amendment to the fire safety summary –where mention is made of "new automatic sliding doors to the entrance of Level 1", these have now been deleted and replaced with an external opening pair of doors D001 marked on Sheet A004 of the Architectural Drawings.

Contact: Mr Mike Dunn
Cosgrove Major Lincolne Scott
P.O.Box 25 138
Christchurch
Ph (03) 377 8600
Fax (03) 377 8601

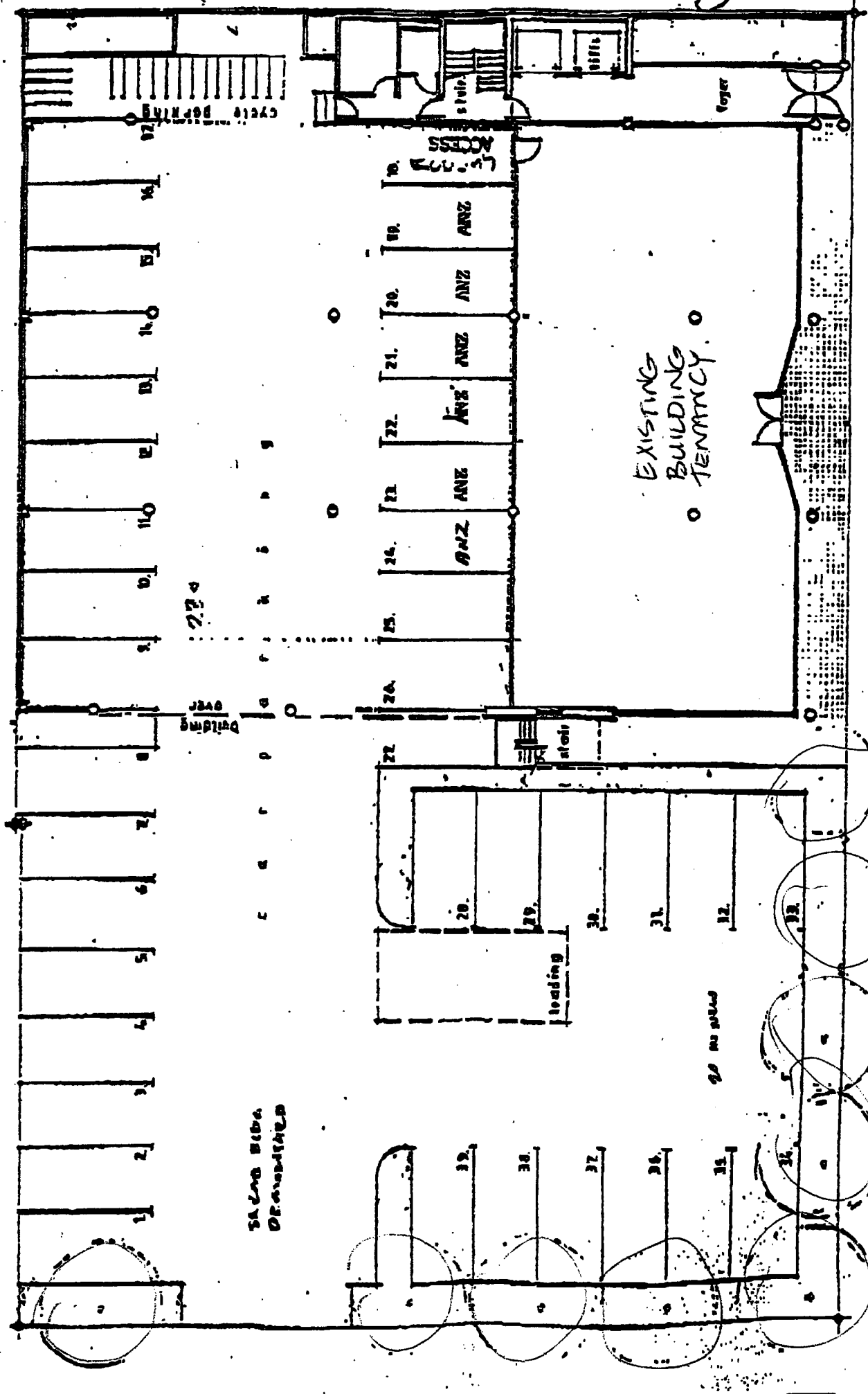
5. Carparking

Stephanine Styles asked us to confirm that revised carparking met the District Plan requirements for the new extension. Please see attached A4 sized plans at 1:200 (approximate scale) –these show the current carparking and the proposed carparking.

Town planning consent is ok for parking –no resource consent is required. Old Transitional Plan required 3 parks per 400m², new plan requires 1 park per 200m². Minimum parks required under the old plan was 30, under the new plan 20 parks would be required. Currently there are 39 carparks. 6 are lost through the new extension on the Ground Floor but we could create 4 new parks to offset this. Two carparks lost through the proposed extension. Carparking still complies with the District Scheme.

6. Planting Strip

A 1.5m planting strip runs along the front street frontage of the building. The existing planter is 600mm above the street level and is difficult to maintain. The Building Owner would like to remove the planter and run new paving up to the building edge. He would like to have shop front glazing to the front façade. From our conversation Stephanie of 14/4/00 the 1.5m planting strip must be retained. Could you please confirm if it is acceptable to remove the 600mm high planter and install a 100mm kerb and low level planting instead. This would greatly improve the street appeal of the building. We need to remove a section of the planter for the new entry doors and a section to install a Gully Trap for the Para/Shower wastes. Please advise if any of our intended planter amendments requires a Resource Consent and we will add it to our applications.



2.2

Building

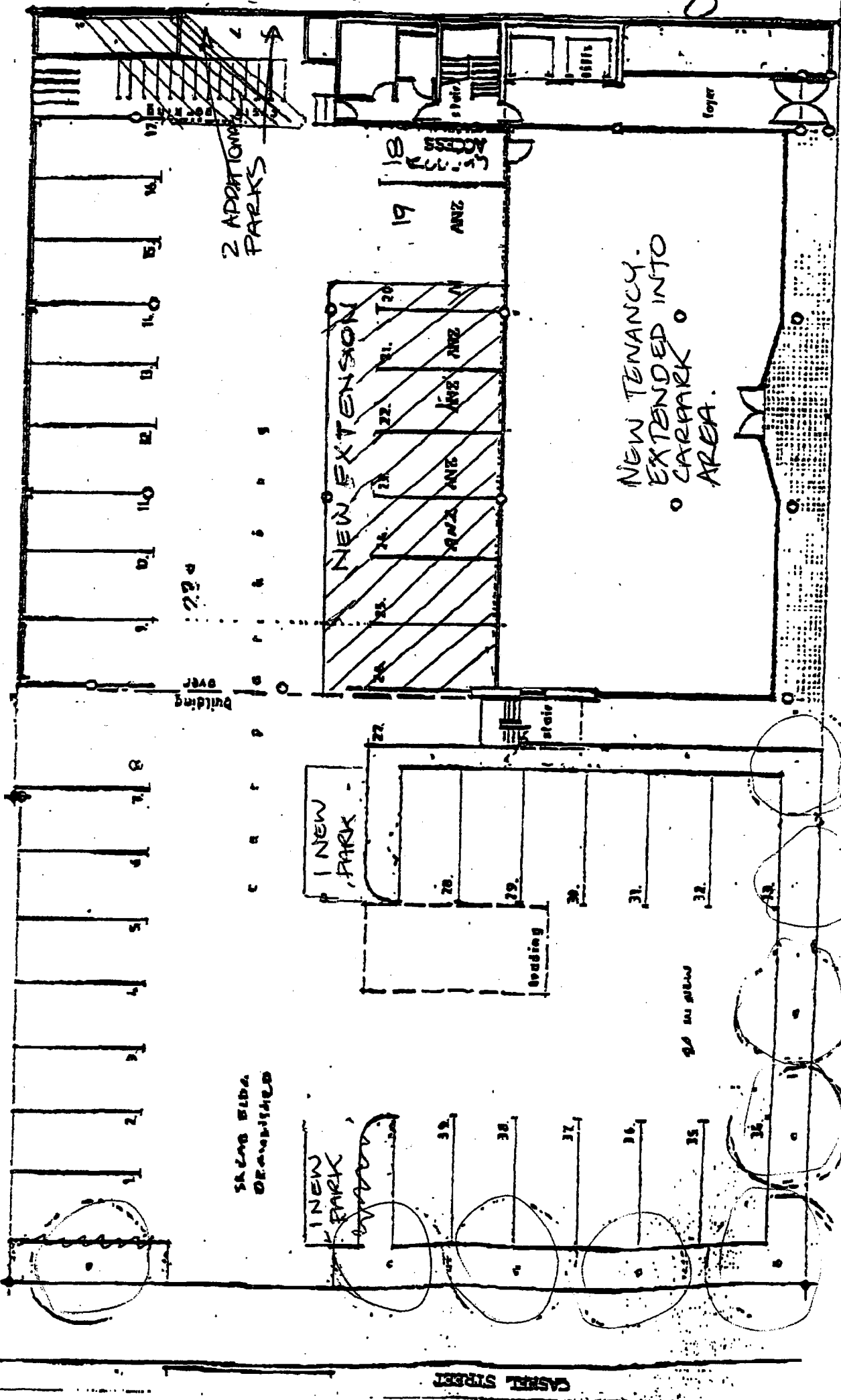
SALAD BIRD
DEPARTMENT

EXISTING
BUILDING
TENNACY

CURRENT CARPARKING

MURUS STUDIO APPROXIMATE SCALE

CASHEL STREET



MURAS STREET APPROXIMATE SCALE 1:200

PROPOSED CARPARKING

CASHEL STREET

Resource Consent

Resource Consent has been applied for on the basis that the installation of a Microwave Aerial on the roof of this building is a discretionary activity. This is required for assessment of impact on health of occupants to adjacent sites. No other Resource Consent issues have been applied for to date.


Thank you all for your assistance to date. If any further information is required for any aspect of these consents, please contact: Amanda Coats on (03) 474 1825 Dunedin in the first instance. We shall endeavor to provide information in the shortest possible time frame.

Yours sincerely,
WARBURTON TEAM ARCHITECTURE

A handwritten signature in black ink, appearing to read 'Amanda M. Coats', written in a cursive style.

Amanda M. Coats
ARCHITECT.

26/4

 <p>CHRISTCHURCH CITY COUNCIL - ENVIRONMENT</p>	<p>CHRISTCHURCH CITY COUNCIL</p> <p>BUILDING ACT 1991</p> <p>Project Information Memorandum</p>	<p>FORM BA2</p> <p>PROJECT NO:</p> <p>10003981</p>
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Issue Date: 02/05/2000

Site Address: 245 Madras Street	Legal Desc: Lot No: 2	DP No: 796
Applicant: Amanda coats Warburton Team Architecture PO Box 1426 Dunedin	Owner: Madras Equities	Proposal: Interior Fitout Ground & First Floor + New Canopy

The following matters have been identified in respect of the above Building Project.

ENVIRONMENTAL HEALTH

COUNCIL COPY

- **Asbestos in existing buildings:** If any asbestos is discovered during the proposed building work, the following steps are required to be taken:
 - Prior to removal, please contact the Department of Labour, phone 366-5500, and the Canterbury Area Health Board, phone 379-9480.
 - Before any disposal of asbestos, please contact the Councils Hazardous waste advisory service, Civic Offices, Phone 3711 823. This will ensure correct disposal in the City Council area at the land fill site
- The Project must comply with the Health Act 1956, Section 29. The premises should be constructed or demolished so as not to cause a nuisance in terms of the Act.
- The Resource Management Act 1991 places a general obligation on persons, including builders and demolition contractors to adopt the best practicable option to ensure that the emission of noise does not exceed a reasonable level.

DRAINAGE

- Please refer to the Supplementary Project Information provided by the Council's Water Services Unit.
- A Drainage Plan is provided.

Total Project Information Memorandum fees	\$	230.00	
Paid	\$	0.00	Receipt No.:
Balance to pay	\$	230.00	<i>Fee is payable upon uplifting building consent</i>

Signed for and on behalf of the Council:  Date: 02/05/2000

NAME: Sophie Mullins
POSITION: BUILDING CONSENT OFFICER
FOR: Brian Roff, Area Development Officer, Civic Offices

This project may proceed subject to the issue of a Building Consent and any other necessary authorisations being obtained.

NB: This Project Information Memorandum will lapse and be of no effect if a Building Consent has not been issued by 2 May 2002.

CHRISTCHURCH CITY COUNCIL
- Water Services Unit -
Supplementary Project Information Memorandum

PIM No: 10003981
Address: 245 Madras St
Legal Info: Lot 2 DP 796
Description: Internal Fitout
Service Centre: Civic

BLOCK PLAN ONLY

Christchurch City Council Water Services Unit Supplementary Project Information Memorandum	Sheet TW
--	----------

Address ... 245 Mairangi St

PIM No ... 10003981

Trade Waste Comments for Industrial/Commercial sites

The following items are relevant, as indicated.

YES NO An approved stormwater protection facility is required for this site.

YES NO If liquid waste is discharged from this site a trade waste consent to discharge is required.

YES NO An environmental management plan [may be]/[is] required for this site.

YES NO Any dewatering activity must conform with CSS Pt3 1992 - 5.3 Water. Approval for any discharge must be obtained from City Streets, Civic Offices.

The contractor is to provide details, for approval by the Trade Wastes Manager, Waste Management Unit, of washdown or other method to prevent the transport of dirt and debris from the worksite onto the street.

Comments :

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Researched By : *Rd Donnelly*

Date : *1/5/2000*

For further information contact Waste Management Unit
Ph 3711-372 Fax 3711-384

CPW 27/4

FALLOON & WILSON LTD**CIVIL & STRUCTURAL
CONSULTING ENGINEERS**

61 Kilmore Street
P.O. Box 2867 Christchurch
New Zealand
Telephone (03) 379-7260
Fax (03) 365-4146
Mobile (021) 342 247
Email: fw@caverock.net.nz

2774/DJF
26 th April 2000

Christchurch City Council
Building Consent Team
PO Box 237
CHRISTCHURCH

Attention Brian Roff

Dear Mr Roff,

RE: GROUND FLOOR ALTERATIONS TO BUILDING AT 245-249 MADRAS STREET, CHRISTCHURCH. NEW STAIR AND CANOPY STRUCTURE.
(Building Consent Project No. 10003981)

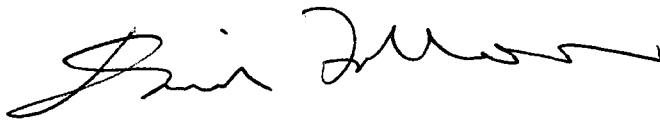
Herewith for your consideration our Producer Statement Design for the structural steel framing for the proposed new corner canopy and the new internal stair opening between the ground and first floors.

We are working with Warburton Team Architecture Ltd's Amanda Coats and are currently producing our working drawings to complement their documentation and to go with this Producer Statement.

Please note that Falloon & Wilson Ltd have also been engaged to provide Observation of Construction services.

We look forward to hearing from you if any of our details require explanation.

Yours sincerely



David Falloon

Cc Amanda Coats
Warburton Team Architecture Ltd
PO Box 1426
DUNEDIN





P.I.M No. 1000 3781
Building Regulation Clause(s) B1

PRODUCER STATEMENT - PS1 - DESIGN

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

ISSUED BY: Dennis John Fallow
(Suitably qualified Design Professional)

TO: Marras Equities Ltd
(Owner)

TO BE SUPPLIED TO: Christchurch City Council
(Territorial Authority)

IN RESPECT OF: Building Alterations (Canopy, Stair)
(Description of Building Work)

AT: 25-29 Marras Street
Christchurch
(Address)

LOT — DP — SO —
Fallow + Wilson Ltd has been engaged by Marras Equities Ltd
(Design Firm) (Owner/Developer/Contractor)

to provide structural engineering design services in respect of the
(Extent of Engagement)
requirements of Clause(s) 31 of the Building Regulations 1992 for

All Part only as specified

of the building work. The design has been prepared in accordance with A25x203, A253, A25c
(verification method(s)/acceptable solutions(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on
Fallow + Wilson Ltd drawings titled
(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:

(i) the site verification of the following design assumptions conform
according to detail

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.

[Signature]
(Signature suitably qualified Design Professional)

Date: 26/01/2020

BE MIPEN & MICR
(Professional Qualifications)

ERB/AERB Reg No. 4538

61 Kilmore St, CCHR
(Address)

Member ACENZ IPENZ NZIA

GUIDANCE ON USE OF PRODUCER STATEMENTS

This producer statement has been prepared by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand and the Building Officials Institute of New Zealand.

Four producer statements are available and brief details on the purpose of each are as follows:

- Design:** Intended for use by the person responsible for the design in circumstances where the Territorial Authority will rely on the producer statement to issue a Building Consent.
- Design Review:** Intended for use by a suitably qualified independent design professional where the territorial authority does not undertake an internal review and relies on the independent design professional's review to issue the building consent.
- Construction:** Intended for the use by the contractor of the building works where the territorial authority requires a producer statement at the completion of construction.
- Construction Review:** Intended for use by the person required by the Building Consent to undertake construction monitoring of the building works in circumstances where the Territorial Authority will rely on the producer statement to issue a Code Compliance Certificate.

The producer statements system is intended to provide territorial authorities with reasonable grounds for the issuing of a Building Consent or Code Compliance Certificate without having to duplicate design or construction checking by others.

The following criteria are recommended to Territorial Authorities with respect to the use of the producer statements.

Definition of Suitably Qualified Design Professional

A suitably qualified design professional should have recognised qualifications and experience for the work undertaken and should be either:

- (i) an active member of the Association of Consulting Engineers New Zealand (ACENZ) or;
- (ii) a corporate member of the Institution of Professional Engineers New Zealand (IPENZ) having a current policy of Professional Indemnity Insurance for a sum not less than \$200,000 or;
- (iii) a member of the New Zealand Institute of Architects (NZIA) having a current policy of Professional Indemnity Insurance for a sum of not less than \$200,000.

Design Build Contracts

If the design professional is engaged by the contractor, the territorial authority should satisfy itself that it is appropriate for the territorial authority to rely upon a producer statement from the design professional.

Consulting Services during Construction Phase

There are several levels of service which a design professional may provide during the construction phase of a project. The territorial authority is encouraged to require that the service to be provided by the design professional is appropriate for the project concerned.

Requirement to provide Producer Statement

Territorial authorities should ensure that the applicant is aware of any circumstances in which there may be a 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 professional's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

MARK R VRYENHOEK
PO Box 515
Queenstown
PHONE 03 441 1536
FAX 03 441 1537
Cell phone 025 22 48 226
E-mail: dsignedg@es.co.nz

DESIGN EDGE

Fax

To: CHRISTCHURCH CITY COUNCIL

Attention: John Taylor

From: MARK VRYENHOEK

Fax: 03 371 1920

Pages: 1

Phone: 03 371 1401

date: 6th October 1999

Re: 245 Madras St, Building Consent # 99008556

2900 8556

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

John,

Thank you for your information during our phone conversation today.

The building owner has engaged Cosgrove & Majors to prepare tender documentation for the fire upgrading of this building. The construction is programmed to commence during the Xmas holidays, and will include lift pressurisation, smoke detection to lift foyers, and upgrading fire rated elements in the service core.

If you require any further information please do not hesitate to contact me.

Thank you.

Faithfully,
Mark Vryenhoek
Architect, ANZIA

WARBURTON

TEAM ▲ ARCHITECTURE

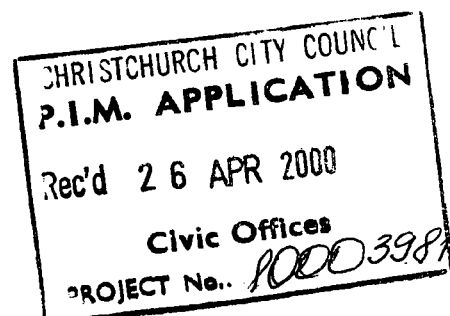
Warburton Team Architecture Ltd
184 High Street, PO Box 1426, Dunedin

Telephone 03 474 1825, Fax 03 479 2311
Email: warbarch@xtra.co.nz

ARCHITECTURAL DRAWING LIST

- A001 Existing Floor Plans/ Demolition
- A002 Existing Reflected Ceiling Plan/ Electrical
- A003 New Reflected Ceiling Plan
- A004 New Floor Plans
- A005 Entrance Canopy Details and Stair Details
- A006 Acoustic Wall Details.

COUNCIL COPY



FIRE

WARBURTON

TEAM ARCHITECTURE

Warburton Team Architecture Ltd
 184 High Street, Dunedin
 PO Box 1428, Dunedin
 Telephone 03 474 1823,
 Facsimile 03 479 2811
 Email warbarch@xtra.co.nz

FACSIMILE

To	:	John Taylor	PROJECT	:	CHTV
	:	Christchurch City	PROJECT No.	:	0027
	:	Council			
	:	Environmental	CLIENT (on behalf of)	:	Madras Equities
	:	Services Manager		:	Limited.
FAX No.	:	(03) 371 1920	DATE	:	4.5.00
FROM	:	Amanda Coats	SIGNED	:	AMC
No. PAGES	:	1 of 2	COPY TO	:	


John,

Re Application for building consent project no. 1000 3981 Building Additions and Alterations to 249 Madras Street.

In response to your fax of 3 May 2000 and in addition to our previous faxed reply to you of 3 May 2000.

The Roller Garage Door D015 will be a ½ hour fire rated door. Metalbilt system as per the attached information or equal approved.

Regard,



FIRE RESISTANT ROLLER SHUTTER DOORS FIRE RATED UP TO 4 HOURS

SPECIFICATION

Curtain:

Constructed from rolled galvanised steel interlocking laths, each alternate lath fitted with malleable iron endlocks at each end to prevent lateral movement.

Barrel:

Mild steel tube and shaft with high tensile helical counter balance springs.

Operation Options:

- (i) Push-up type spring balanced for doors up to 2.2m high and 5.2m²
- (ii) Handchain from one side of the opening.
- (iii) Handwheel crank from side of opening
- (iv) Motorised electric operation.

Activation:

All doors are fitted with a fusible link which breaks at 68°C as standard.

Other mechanisms are also available to link into fire alarm systems. These include solenoid release mechanisms, thermo electric quartzoid bulbs and power activated closing.

Design Considerations:

1. Openings must be constructed from materials of equal fire rating to the shutter, i.e. solid filled concrete block.
2. Client to ensure opening is plumb and square.
3. For structural purposes, the door weight can be calculated at 40kg per square metre.
4. Sideroom and headroom clearances vary with door size and type of operation. Refer to Metalbit for details.

Metalbit ph (03) 338 2600



TEAM ARCHITECTURE

Warburton Team Architecture Ltd
 184 High Street, Dunedin
 PO Box 1428, Dunedin
 Telephone 03 474 1826
 Facsimile 03 478 2311
 Email warbarch@xtra.co.nz

FACSIMILE

To	:	John Taylor	PROJECT	:	CHTV FITOUT
	:	Christchurch City Council	PROJECT No.	:	0027
	:	Environmental Planning	CLIENT (on behalf of)	:	Madras Equities Limited
FAX No.	:	(03) 371 1920	DATE	:	3/5/00
FROM	:	Amanda Coats	SIGNED	:	AMC
No. PAGES	:	1 of 1	COPY TO	:	

John,

Re- 249 Madras Street, Christchurch

Project No 1000 3981

Your Query regarding a ½ hour fire rating requirement between the carpark and the tenancy.

Our linings on these walls are either:

1 layer of 7.5mm Harditex on 1 Layer of 12mm Plywood on Flamestop 650 to the Carpark side and 94mm Steel Studs with 100mm Noise block insulation and 1 layer of 12.5 Noiseline Gib to the interior room.

OR

1 layer of 7.5mm Harditex on 1 Layer of 12mm Plywood on Flamestop 650 to the Carpark side and 94mm Steel Studs with 100mm Noise block insulation and 2 layer of 12.5 Noiseline Gib on a Gib rail to the interior room.

We are advised by Gib Helpline and Hardies that the first option would meet the ½ hour fire rating requirement and that the second option would exceed the ½ hour fire rating.

D014 will be a 1980x810 ½ hour fire rated door.

D015 we have currently shown as a roller shutter door. We have not been able to gain confirmation on whether fire rated roller shutter garage doors can be obtained. Can you advise us on anything here which would help?

Regards

N.B. The information contained in this facsimile is confidential. If the reader is not the above named recipient then you are hereby notified that any use, distribution or reproduction of the information herein is prohibited. Please notify Warburton Architects immediately if this message has been received in error.

COSGROVE MAJOR Lincolne Scott



Fax

To: John Taylor

From: Mike Dunn

Fax: (03) 3711920 Pages: 3

File Ref: 8123 Date: 4/5/2000

CC:

Re: 249 Meadow Street Fire Alarm Upgrade Producer Statements

Consultants
 Level 5 Education House
 123 Victoria Street
 PO Box 25-138
 Christchurch New Zealand
 Email admin@cosmaj.co.nz
 Telephone +64 3 377 8600
 Facsimile +64 3 377 8601

Affiliated Offices
 Adelaide Wellington
 Brisbane Auckland
 Cairns Bangkok
 Melbourne Honolulu
 Perth Singapore
 Sydney Manila
 Cosgrove Major Lincolne Scott is
 a trading name of 'Cosgrove &
 Major Consulting Engineers Ltd.'

- Urgent For Your Information Please Comment Please Action As Requested

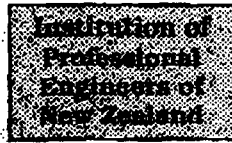
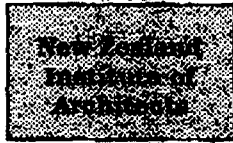
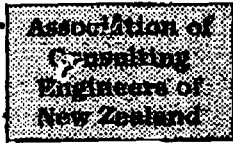
CAUTION IMPORTANT NOTICE
 The information contained in this document is CONFIDENTIAL and intended only for the addressee. If you are not the addressee you are requested that any use or dissemination of the information or photocopying of the document is prohibited. If you are not the addressee please immediately notify us by telephone and destroy the document. Thank you.

● Comments: 249 Meadow Street

Producer statements from alarm contractor and the installation of the lift pressurisation system from the mechanical contractor, for your records.

Thankyou for your help regarding review of the original fire report, and updating of council records

Regards
 Mike Dunn



Building Consent No. 1000 7781

Building Regulation Clause(s) C2-C4

PRODUCER STATEMENT - PS4 - CONSTRUCTION REVIEW

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

ISSUED BY: COSGROVE MAJOR LINCOLNE SCOTT
(Suitably qualified Design Professional)

TO: MADRAS EQUITIES
(Owner)

TO BE SUPPLIED TO: CHRISTCHURCH CITY COUNCIL
(Territorial Authority)

IN RESPECT OF: FIRE UPGRADE WORK AS A RESULT OF FIRE REPORT DATED NOVEMBER 1998
(Description of Building Work)

AT: 249 MADRAS STREET
(Address)

LOT - DP - SO -

COSGROVE MAJOR LINCOLNE SCOTT has been engaged by MADRAS EQUITIES
(Design Firm) (Owner/Developer/Contractor)

to provide FIRE ENGINEERING SERVICES FOR FIRE REPORT DATED NOVEMBER 1998 services
(Extent of Engagement)

in respect of clause(s) C2-C4 of the Building Regulations 1992 for the building work described by the drawings and specifications prepared by COSGROVE MAJOR LINCOLNE SCOTT
(Design Firm)

titled LIFT PRESSURISATION FAN and numbered -

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) C2-C4 of the Building Regulations 1992 has been completed to the extent required by that building consent.

Myra
(Signature suitably qualified Design Professional)

Date 3/5/2000

BE (MTC) HONG, Mr Fire Eng. Eng.
(Professional Qualifications)

ERB/AERB Reg No. 10253

Level 5 Education House 123, Victoria Street
(Address)
CHRISTCHURCH

Member ACENZ IPENZ NZIA

MAINTENANCE UNLIMITED LTD

P.I.M No
Building Regulation Clause(s)

PRODUCER STATEMENT - COMMISSION

ISSUED BY: Maintenance Unlimited Ltd
(SUBCONTRACTOR)

TO: Cosgrove Major Lincoln Scott
(OWNER)

IN RESPECT OF: 1st shaft measurement system
(DESCRIPTION OF BUILDING WORK)

AT: 249 Madras Street
(ADDRESS)

LOT: DP: SO:

MAINTENANCE UNLIMITED LIMITED HAS BEEN ENGAGED BY: Cosgrove Major Lincoln Scott
(OWNER/DEVELOPER/CONTRACTOR)

TO PROVIDE Manufacture and installation SERVICES IN RESPECT OF THE
(EXTENT OF ENGAGEMENT)

REQUIREMENTS OF CLAUSE(S) OF THE BUILDING REGULATIONS 1992 FOR
ALL/ PART ~~OF~~ AS SPECIFIED (STRIKE OUT WHICH DOES NOT APPLY)
OF THE BUILDING WORK.

THE PROJECT HAS BEEN CARRIED OUT IN ACCORDANCE WITH the Specification & Drawings

THE WORK IS DESCRIBED ON FIRE PROTECTION Upgrade SPECIFICATION AND DRAWINGS TITLED
..... AND NUMBERED
AND OTHER DOCUMENTS ACCORDING TO WHICH THE PROJECT HAS BEEN CONSTRUCTED.

ALL PROPRIETARY PRODUCTS USED MEET THE PERFORMANCE SPECIFICATION REQUIREMENTS, THE
DRAWINGS, SPECIFICATION AND ALL OTHER DOCUMENTS ACCORDING TO WHICH THE PROJECT IS
PROPOSED TO BE CONSTRUCTED AND COMPLY WITH THE RELEVANT PROVISIONS OF THE BUILDING CODE

SIGNED: [Signature] DATE 03/05/2000 MEMBER IRHACE NEW ZEALAND
QUALIFICATIONS: NZCG (Mech) MEMBERSHIP NO 1707

GUARDIAN ALARMS CHRISTCHURCH LIMITED



GUARDIAN HOUSE
100 Coleridge Street, Sydenham
Christchurch 8002, New Zealand
Tel: 64-3 366-9227
Fax: 64-3 366-9226
www.guardianalarms.co.nz
Email: guardian.ch@clear.net.nz

Building Consent No.....

PRODUCER STATEMENT - SUBCONTRACT FIRE ALARMS

ISSUED BY..... **GUARDIAN ALARMS (CHCH) LTD**.....
(subcontractor)

TO..... **MAINTENANCE UNLIMITED LTD**.....
(main contractor)

IN RESPECT OF (PROJECT)..... **FIRE ALARM ALTERATION & PANEL INSTALLATION**

AT..... **245 MADRAS STREET, CHRISTCHURCH**.....
(address)

LOT..... DP..... SO.....

GUARDIAN ALARMS (CHCH) LTD has completed the above contract to comply with the Building Code Fire Safety Annex B3.3 Type 3 and NZS4512:1997.

Kestles
.....
(Duly authorised Agent)

3-5-00
.....
(Date)

GUARDIAN ALARMS (CHCH) LTD
100 COLERIDGE ST
CHRISTCHURCH

COSGROVE MAJOR Lincolne Scott



Fax

To: John Taylor

From: Mike Dunn

Fax: (03) 371 1920

3

File Ref: 8123

Date: May 3, 2000

CC:

Re: 249 Madras Street

Consultants

Level 5 Education House
123 Victoria Street
PO Box 25-138
Christchurch New Zealand
Email mjd@cosmaj.co.nz
Telephone +64 3 377 8600
Facsimile +64 3 377 8601

Affiliated Offices

Adelaide	Wellington
Brisbane	Auckland
Cairns	Bangkok
Melbourne	Honolulu
Perth	Singapore
Sydney	Manila

Cosgrove Major Lincolne Scott is a trading name of Cosgrove & Major Consulting Engineers Ltd.

Urgent For Your Information Please Comment Please Action As Requested

CAUTION IMPORTANT NOTICE

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● Comments:

John,

In reply to your fax.

- 1) Producer statement is attached regarding fire upgrade work for original report
- 2) In terms of the compliance schedule the lift pressurisation system needs to be maintained in accordance with AS 1851.6 - 1997.
- 3) The alarm contractor is providing a producer statement and a copy of this will be faxed to you when this is received.

Feel free to contact me if you have any queries.

Regards

Mike Dunn



CHRISTCHURCH CITY COUNCIL

ENVIRONMENTAL SERVICES UNIT

FACSIMILE MESSAGE

TO:	<u>Mike Dunn</u>	ORGANISATION:	<u>Cosgrove Major Lincoln Scott</u>
FAX NO:	<u>377 8601</u>	LOCATION:	<u></u>
SENDER:	<u>John Taylor</u>	DESIGNATION:	<u>Senior Building Control Engineer</u>
DATE:	<u>3 May 2000</u>	NO. OF PAGES (including this page):	<u>1</u>

**APPLICATION FOR BUILDING CONSENT
ALTERATIONS : 249 MADRAS STREET
PROJECT NO. 1000 3981**

Thanks for the additional details provided.

As you are not engaged for site observation on the current consent, we would like the following additional documentation related to certification of the previous work.

1. A Producer Statement -- Construction Review for the work under your original Fire Report.
2. Compliance Schedule details for the pressurisation system. (AS 1851.6 ?)
3. Alarm contractors certificate (as noted previously).

This information will enable us to complete the consent review and update the Compliance Schedule details.

Many thanks.

SIGNATURE: _____

PLEASE ADVISE BY FAX IF ALL PAGES NOT RECEIVED

<p>Fax No 03-371-1920 or International Fax No +64-3-371-1920 (Building Consents, Field Inspections, Building Support) Civic Offices • 163-173 Tuam Street • PO Box 237 • Christchurch • New Zealand • Telephone (03) 379-1660</p>
--



CHRISTCHURCH CITY COUNCIL

ENVIRONMENTAL SERVICES UNIT

FACSIMILE MESSAGE

TO:	<u>Mike Dunn</u>	ORGANISATION:	<u>Cosgrove Major Lincolne Scott</u>
FAX NO:	<u>377 8601</u>	LOCATION:	<u></u>
SENDER:	<u>John Taylor</u>	DESIGNATION:	<u>Senior Building Control Engineer</u>
DATE:	<u>3 May 2000</u>	NO. OF PAGES (including this page):	<u>1</u>

APPLICATION FOR BUILDING CONSENT
ALTERATIONS : 249 MADRAS STREET
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CHRISTCHURCH CITY COUNCIL

ENVIRONMENTAL SERVICES UNIT

FACSIMILE MESSAGE

TO:	<u>Amanda Coats</u>	ORGANISATION:	<u>Warburton Team Architecture</u>
FAX NO:	<u>03 479 2311</u>	LOCATION:	<u>Dunedin</u>
SENDER:	<u>John Taylor</u>	DESIGNATION:	<u>Senior Building Control Engineer</u>
DATE:	<u>3 May 2000</u>	NO. OF PAGES (including this page):	<u>1</u>

APPLICATION FOR BUILDING CONSENT
ALTERATIONS : 249 MADRAS STREET
PROJECT NO. 1000 3981

We have had a response from the Fire Engineers following our earlier fax, and this issue seems to be under control. We will be looking to them to supply some additional documentation on the previously completed work.

With regard to the current project, the fire report identifies that a fire separation is required between the ground floor spaces and the car park. This does not appear to be shown on the drawings. Please show how this will be achieved.

Other requirements in the fire report (exit signs, keyless entry, fail-safe automatic doors) will be attached to the consent documents.

Many thanks.

SIGNATURE: 

PLEASE ADVISE BY FAX IF ALL PAGES NOT RECEIVED

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CHRISTCHURCH CITY COUNCIL

ENVIRONMENTAL SERVICES UNIT

FACSIMILE MESSAGE

TO:	<u>Amanda Coats</u>	ORGANISATION:	<u>Warburton Team Architecture</u>
FAX NO:	<u>03 479 2311</u>	LOCATION:	<u>Dunedin</u>
SENDER:	<u>John Taylor</u>	DESIGNATION:	<u>Senior Building Control Engineer</u>
DATE:	<u>3 May 2000</u>	NO. OF PAGES (including this page):	<u>2</u>

APPLICATION FOR BUILDING CONSENT
ALTERATIONS : 249 MADRAS STREET
PROJECT NO. 1000 3981

Could you please provide the following additional information to facilitate processing of your building consent.

1. Correspondence in October 1999, related to a previous consent, indicated that significant fire safety work remained outstanding before the building would comply with the NZ Building Code. This work included stair pressurisation, smoke detection to lift foyers, and some fire separation elements.
2. It now appears that some or all of this upgrading work may have been carried out without building consent approval.
3. Council therefore requires the following documentation to enable the current consent can be approved.
 - a. Details of the unauthorised work done.
 - b. Written confirmation from the Fire Engineers that that work identified in their Fire Safety Summary of November 1998 has now been completed to the extent that the building complies with the Building Code.
 - c. Certification of the work from the fire alarm installer.
 - d. Evidence of satisfactory tests of the lift pressurisation system. Alternatively further tests may be required.

Any work not yet completed may be included in the current consent. Other unauthorised work will be recorded on the building's Compliance Schedule If adequate evidence of compliance is available

The above matters result from partial processing of your consent. Other officers may have questions relating to the balance of the work.

PLEASE ADVISE BY FAX IF ALL PAGES NOT RECEIVED

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Civic Offices • 163-173 Tuam Street • PO Box 237 • Christchurch • New Zealand • Telephone (03) 379-1660

An early response would assist in completion of consent processing with minimum delays.

Many thanks.

SIGNATURE:

A handwritten signature in black ink, written over a horizontal line. The signature is stylized and appears to be 'M. H. ...'.

1188 6L7 20

COSGROVE MAJOR Lincolne Scott



Fax

Consultants

Level 5 Education House
 123 Victoria Street
 PO Box 25-138
 Christchurch New Zealand
 Email mjd@cosmaj.co.nz
 Telephone +64 3 377 8600
 Facsimile +64 3 377 8601

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Sydney	Manila

Cosgrove Major Lincolne Scott is a trading name of Cosgrove & Major Consulting Engineers Ltd.

To: John Taylor

From: Mike Dunn

Fax: (03) 371 1920

5

File Ref: 8123

Date: May 3, 2000

CC: Russell (03) 448 7232 Amanda (03) 479 2311

Re: 249 Madras Street

- Urgent For Your Information Please Comment Please Action As Requested

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● **Comments:**

John,

Thank you for your talking with me this morning regarding this project. The items as indicated on the attached summary sheet have been completed. Please find attached test results for lift pressurisation system (we witnessed these tests). Fire alarm contractor is to provide us with a producer statement and we will send a copy of this when it arrives.

Feel free to contact me if you have any queries.

Regards

Mike Dunn

Russell Hootson
 (03) 448 7232

245 MADRAS STREET

FIRE SAFETY SUMMARY

Prepared by: Cosgrove and Major Consulting Engineers Ltd.
Christchurch
November 1998

Conclusions of Report:

1. The existing emergency lighting units should be inspected to ensure they are functioning correctly and have 30 minutes battery life. Any defective units should be replaced. *Building owner to advise*
2. All doors expected to serve more than 20 occupants in an evacuation are to open outwards.
3. All doors are required to be easily openable from the inside without the use of a key, therefore the use of deadlocks in the building is prohibited.
4. Exit signage shall be erected throughout the building in compliance with clause F8/AS1.
5. The cupboards in the stairs to the ventilation plant are to have intumescent fire/smoke seals and signage added to all doors. *Completed 3/5/2000*
6. Smoke detector coverage is provided to the lift lobby and passage in front of the toilets. These detectors should comply with NZS 4512:1997 in all aspects other than coverage and sound an alarm through the building on activation. *Completed 3/5/2000*
7. Openings between the meter room on the ground floor and the corridor from the stairs to the carpark should be sealed with fire rated sealant. *Completed 3/5/2000*
8. A lift shaft pressurisation system is required. *Installed and tested MJB*
9. Surface finishes do not exceed those shown below. *3/5/2000*
(Areas undergoing refurbishment only)

Issues regarding finishes when / as they are altered

Description	SFI	SDI
Internal stairway	= 0	not >3
Corridors	not >7	not >5
All other areas	not >9	(any)
(or)	>5 but not >9	not >8

10. Head and smoke seals added to internal stairwell doors at all levels *Completed mjb 3/5/2000*

249 Mathias Street
For Commissioning Results

Maintenance Unlimited Ltd
P.O. Box 29 072 Fendalton
Christchurch New Zealand

facsimile transmittal

To: COSGROVE MAJOR Fax: (03) 377 8601
From: Michael Golding Date: 11/04/2000
Re: 249 Mathias Street Pages: Two
cc: Mr. M. Dunn


Urgent For Review Please Comment Please Reply Please Recycle

Notes: Dear MIKE

PLEASE FIND ATTACHED REPORT ON CAN PERFORMANCE.

I will contact you to arrange for your inspection of the yds.

If you require any further information please contact the undersigned.

Regards


Telephone (03) 374 2584 Mobile (021) 336 18.
Facsimile (03) 374 2583
Email maint@clear.net.nz

MAINTENANCE UNLIMITED LTD**FAN TEST REPORT****PROJECT:** 249 Madras Street**DATE:** 10/04/2000**SYSTEM DESCRIPTION:** Lift shaft pressurisation fan

	SPECIFIED	ACTUAL
FAN I.D.	LSPF1	LSPF1
FAN LOCATION	On roof, south wall	On roof, south wall
FAN SERVICE	Lift shaft	Lift shaft
FAN MANUFACTURER	Fantech	Fantech
FAN TYPE	Adjustable pitch axial flow	Adjustable pitch axial flow
FAN MODEL No	0714/10-p10/28	0714/10-p10/28
FAN SERIAL No		
MOTOR VOLTS		
MOTOR PHASE	3 phase	3phase
MOTOR F.L.A.	6.3	6.3
MOTOR PULLEY DIA.		
FAN PULLEY DIA.		
PULLEY CENTERS		
No of DRIVE BELTS		
BELT SPECIFICATION		
FAN BEARING SPEC.		

	DESIGN	MEASURED
AIR FLOW L/s	5000	6000
STATIC PRESSURE INLET		
STATIC PRESSURE OUTLET	260	194
STATIC PRESSURE TOTAL		
FAN R.P.M		
MOTOR R.P.M		
MOTOR Kw		
MOTOR AMP DRAW		Red=6.2, blue=6.1, yellow=6.2

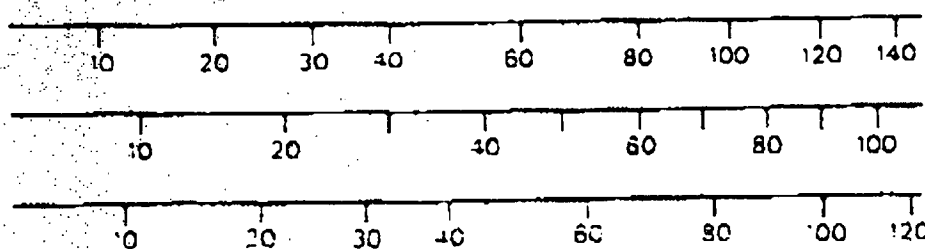
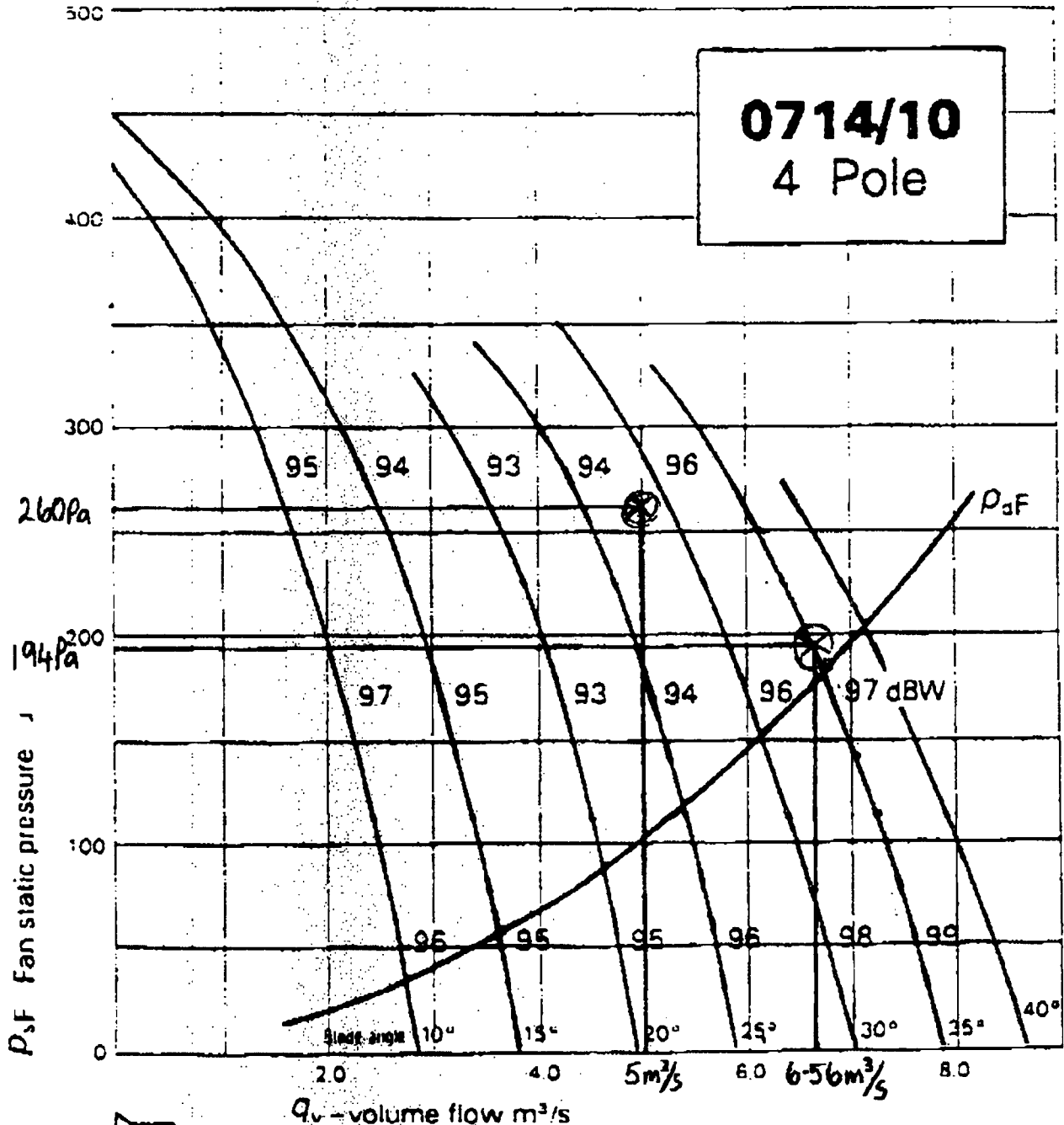
NARRATIVE: After starting the pressurisation fan from the fireman's controls the velocity was measured at the inlet to establish an air flow (details on fan curve). An amp draw on all three phases was measured and recorded above. The operation of the lift doors on all levels was checked and pressure differentials over the doors recorded as follows. Level 5 at closed door with other door open=18Pa and with both doors closed=47 to 72Pa. Ground floor at closed door with other door open=16Pa and with both doors closed=64Pa.



48: Part 1 1980
Part 2 1985
e D Installation

————— DESIGN
————— ACTUAL

Size **710**
24 rev/sec



STRUCTURAL CHECKLIST

OBJECT

P.R.H

Project No. 1000 3981 Reviewer: _____ Received 28.4.00

Address: 249 Madras St Date: Reviewed 2.5.00

Description: Building addition & alterations Value 100⁴

PIM Y/N

Conditions

Producer Statement Details

	Std RFI	Not Appl	Checked	
1. Producer Statement — Design	501		✓	<i>Falloon</i>
2. Producer Statements Structural Elements	<i>509</i> 511	✓		
3. Schedule of Inspections	506		✓	<i>Sid</i>
4. Notification of design assumptions to be verified on site			✓	
5. BA20 Form	502		✓	
6. Drawings by Architect signed by Engineer	<i>504</i> 503		X	<i>Received 9/5</i>
7. Statements from Eng - Existing building checked for additional loads	507	✓		<i>Consolidated RSD</i>
8. EQ Prone Big — Eng report, age, condition, strength	517	✓		
9. Change of Use — Eng Report — age, condition, strength	515	✓		
10. Statement form Eng Fire damage has not decreased strength		✓		
12. Piling — hazard stickers on drawings	<i>602 601</i>	✓		
13. Engineering report on foundations	<i>(Cond 24,49) 505</i> 514	✓		
14. Stability of fire rated elements		✓		
15. Loadings — especially snow and wind	<i>(trusses 10)</i>		✓	
16. Structural members — sizes, detailing			X	
17. Strengthening — stiffness compatibility		✓		
18. Post hole footings — reinforcement		✓		
19. Fixing of suspended floors to tilt up panel	513	✓		
20. Support of floors		✓		
21. Welding details			?	
22. Lateral Support — portal frames at knee		✓		
23. Bracing details — pole platforms		✓		
24. Galvanised fixings in ground treated timber		✓		
25. Drainage behind retaining walls	608	✓		
26. Fire Safety Summary supplied / Sed 38	<i>303 310</i> 301		✓	<i>Received from Crm.</i>
27. Bracing units supplied	150	✓		
11. Design features Report	508	✓		
28. Lift installation	512	✓		
29. Ductility Factor < 1.25 - Mesh reinf tilt panels		✓		
30. Driveways — adequate eng' plans	603	✓		
31. Unretained excav. slopes	<i>605</i> 516	✓		
32. Electrical	<i>Cond 99,100 / RFI 518, 519</i>		✓	<i>99</i>
	<i>Partial Processing</i>			
	199			

NOTES.

ITVAE — design & build — Condition

Are also used Antenna / Satellite both part of this account if so fixing details are required & updated RSD

FALLOON & WILSON LTD

CIVIL & STRUCTURAL
CONSULTING ENGINEERS

61 Kilmore Street
P.O. Box 2867 Christchurch
New Zealand
Telephone (03) 379-7260
Fax (03) 365-4146
Mobile (021) 342 247
Email: fw@caverock.net.nz



2774/DJF
4 th May 2000

Christchurch City Council
Building Consent Team
PO Box 237
CHRISTCHURCH

Attention Peter Harrow

Dear Mr Harrow,

RE: GROUND FLOOR ALTERATIONS TO BUILDING AT 245-249 MADRAS STREET, CHRISTCHURCH. NEW STAIR OPENING STRUCTURE.
(Building Consent Project No. 10003981)

Herewith for Consent Application three copies of our drawing 2774/S1.

This is Stage 1 as mentioned in my letter to you of 3rd May and is covered by our Producer Statement which you already have.

We look forward to hearing from you if further explanation is required.

Yours sincerely

David Falloon

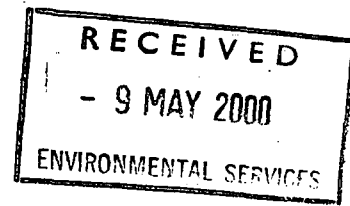
Cc Amanda Coats
Warburton Team Architecture Ltd
PO Box 1426
DUNEDIN

+ copy of drawing 2774/S1



FALLOON & WILSON LTD**CIVIL & STRUCTURAL
CONSULTING ENGINEERS**

61 Kilmore Street
P.O. Box 2867 Christchurch
New Zealand
Telephone (03) 379-7260
Fax (03) 365-4146
Mobile (021) 342 247
Email: fw@caverock.net.nz



2774/DJF
8 th May 2000

Christchurch City Council
Building Consent Team
PO Box 237
CHRISTCHURCH

Attention Peter Harrow

Dear Mr Harrow,

RE: GROUND FLOOR ALTERATIONS TO BUILDING AT 245-249 MADRAS STREET, CHRISTCHURCH. NEW CANOPY STRUCTURE.
(Building Consent Project No. 10003981)

Herewith for Consent Application three copies of our drawing 2774/S2.

This is Stage 2 as mentioned in my letter to you of 3rd May and is covered by our Producer Statement which you already have.

We look forward to hearing from you if further explanation is required.

Yours sincerely

A handwritten signature in black ink, appearing to read "David Falloon".

David Falloon

Cc Amanda Coats
Warburton Team Architecture Ltd
PO Box 1426
DUNEDIN
+ copy of drawing 2774/S2

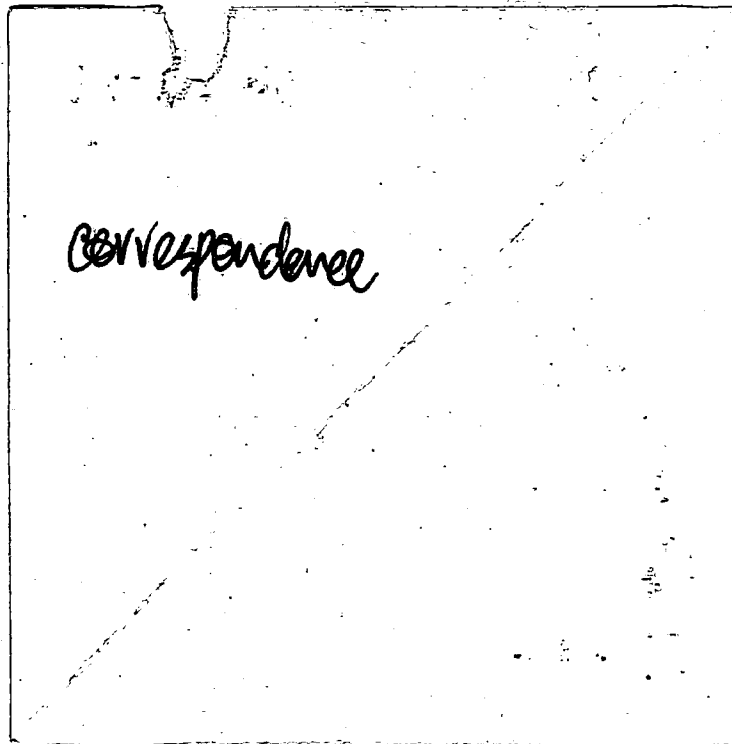


Verbeek, Hans

ATTN AMANDA, 10/5/2000

To: warbarch@xtra.co.nz
Subject: 249 Madras St, 10003981

Good morning Amanda, thank you for your amended details which I recieved yesterday and the accompanying letter. There is still one area on the Ground Floor that does not comply. The corridor area comprising of the two accessible ramps is required to be 1200 mm wide and not 1000mm as shown. Could you fax me please the amended details or advise me of your intention, I'll be happy to alter the plans for you, Cheers Hans



WARBURTON

TEAM ARCHITECTURE

Warburton Team Architecture Ltd
184 High Street, PO Box 1426, DunedinTelephone 03 474 1825, Fax 03 479 2311
Email: warbarch@xtra.co.nz

05 May 2000

Christchurch City Council
Environmental Services Unit
PO Box 237
CHRISTCHURCH

Attn. Mr Hans Verbeek

Fax: 03) 371 1929

Dear Hans

**PROJECT NUMBER 10003981
249 MADRAS STREET, CHRISITCHURCH
ALTERATIONS AND ADDITIONS****CONTRACT 0027**

In response to your fax of 4 May 2000 requesting additional information on seven items relating to our building consent application for the above project we respond as follows:

Item 1

Amended details to the main entry landing – please refer to sheet number 1 attached which shows revised ramps, landing and steps to the front D001 access of the building.

Item 2

Amend details showing the proposed topping slabs and changes to levels on existing floors – please refer to sheet 2 attached.

Item 3

All details of proposed accessible ramps shall comply with NZBC D1/ AS1. These include the ramp shown on sheet 1 to the front entry and ramps shown on sheet 3 to the raised timber floor area of the kitchenette and WC/SHR area attached.

Note: that the para/wc/shower shown on Sheet 3 complies with the 2100 x 1700 minimum sizing set down in "The Code of Practice for Design for Access and use of buildings by Disabled Persons" as shown in the layout in sheet 4.

Item 4

All isolated steps have been removed. All remaining steps or stairs shall comply with the requirements of NZBC D1/ AS1.

Item 5

Details of accessible carparks are shown on sheet 5 attached. Two disabled carparks are proposed for the site one at position 8 and a second at position 19 on the plan.

Item 6

You request details of Accessible shower facilities for 1st floor Tenants.

Please view sheet 6 of the Existing First Floor Plan of the toilet area attached. This area differs from our existing plans of this area provided for Building Consent on 20/04/00. The As-built plans we were provided with to work from were not current for this area of the Building. After on site checks were completed we revised our drawings to show the corrected existing layout.

Our HVAC Design Build Engineer (AirCo - Murray Dench) intends to reuse the A/C ducts in this area and extend the system to suit the new room layout.

Disabled Toilet Facilities for the First Floor Tenant are already provided in the building and are accessed via the lifts to the Ground Floor Area shown on Sheet 7. We understand this to be a acceptance solution for the existing situation.

The ground floor of the building has a separate function to the First floor space. The Ground Floor is used as a Television Studio. The First Floor Area is a Radio Studio. The Tenant on the Ground Floor requires a shower so people who attend the Ground Floor Studio can freshen up before filming begins if required. There are no requirements for Radio personal to appear fresh and clean, as visual images are not transmitted from the floor-level.

Providing a shower for this type of working office environment is not a mandatory NZBC requirement.

The Building Act 1991 Section 38 Alterations to existing buildings – “No building consent shall be granted for alteration of an existing building unless the territorial authority is satisfied that after the alteration the building will-

- (a) Comply with the provisions of the building code for means of escape from fire, and for access and facilities for use by people with disabilities (where this is a requirement in terms of section 47a of this act) as nearly as is reasonably practicable, to the same extent as if it were a new building; and
- (b) Continue to comply with the other provisions of the building code to at least the same extent as before the alteration.

47A Access and facilities for persons with disabilities to and within buildings – (1) in any case where provision is being made for the construction or alteration of any building to which the public are to be admitted, whether on payment or otherwise reasonable and adequate provision by way of access parking provisions, and sanitary convenience, shall be made for persons with disabilities who may be expected to visit or work in that building and carry out normal activities and processes in the building.”

In the existing building the A/C ducts and electrical equipment to the First Floor Toilets barrier the Toilet area off from providing exterior opening doors to the Toilets. To provide a disabled toilet/shower area by gutting one of the toilets and replacing it with a Unisex disabled facility on this level would be difficult due to the lack of available space.

It is our interpretation that to gut a Toilet on this Level, remove electrical services and air conditioning ducts to provide a shower facility is not reasonable or practical or necessary to the occupation of this floor level. It would also be an extremely expensive alteration for the Building owner and his tenant.

If the provision of a shower facility on this level was required by the Floors tenant, or if it was reasonably practical to provide this facility within the Limits of the existing building then the building Owner would endeavor to comply with your request.

In our conversation by phone with you on 3 May 2000 you suggested that the only means of not providing a first floor shower was to obtain a determination on this matter from the Building Industry Authority.

We have spoken with Mr Hamish Hanley of the Building Industry Authority and outlined this situation to him. His comments as we understand them were:

That provision of disabled toilet facilities is of more importance than a shower as a shower is not a required facility for an office tenancy.

We outlined that for someone on the first floor access our Para Shower facility on the Ground floor, that they would have to take the lift to the ground floor, take the ramp outside, go 30m along the footpath and ramp back up into the building and into the Facility via another internal ramp. We also explained that the First floor tenants had a Radio function not requiring a shower and the Ground Floor had a Television function which did require a function.

Mr Hanley indicated that it would be reasonable NOT to provide a shower on the first floor in such circumstances. As for applying for a determination on the matter. He thought this should NOT be necessary given the Building Act 1991 gives the Territorial Authority the ability to decide such matters.

We would therefore respectfully request that the requirement for an accessible shower facility on the First Floor space be reassessed in light of our amended plan sheet 6 attached.

Item 7

We have amended our specification to note the requirement for all door hardware to be made accessible with complying lever handles. Accessible privacy latches to WC/ Shower facility of the ground floor. We have advised the Contractor on this requirement.

Thank you for assisting the progress of this building consent. We await your decision on item 6.

Yours faithfully
WARBURTON TEAM ARCHITECTURE



Amanda Coats
ARCHITECT

cc. Madras Equities Limited – Mr R. Ibbotson

Note: 3 copies of our revised full sized drawings are in the mail to Christchurch City Council to update your records.

WARBURTON

TEAM ARCHITECTURE

Warburton Team Architecture Ltd
184 High Street, PO Box 1426, DunedinTelephone 03 474 1825, Fax 03 479 2311
Email: warbarch@xtra.co.nz

FACSIMILE

To	: Barry Steel	PROJECT	: CHTU FITOUT
	: CCC	PROJECT No.	: 0027
	: Building Inspectors	CLIENT ON BEHALF OF	: MADRAS EQUITIES LTD
FAX No.	: (03) 371 1792	DATE	: 27/4/00
FROM	: Amanda Coats	SIGNED	: <i>[Signature]</i>
No. PAGES	: 1 of 3	COPY TO	: —

BUILDING CONSENT FOR 245-249 MADRAS ST, CHCH.

Barry,

- ① As requested we have forwarded another copy of the plans to you. We hope you have received the drawings this morning.
- ② Please find attached a Producer Statement from Falloon & Wilson for Structural Design for this project. Could you please attach it to our building consent application for CHTU which is already in your system.
- ③ We have a very tight time frame for this project - is it possible for the contractor to start demolition of planters & opening to front canopy etc? Please let us know.

Regards
[Signature]

N.B. The information contained in this facsimile is confidential. If the reader is not the above named recipient then you are hereby notified that any use, distribution or reproduction of the information herein is prohibited. Please notify Warburton Architects immediately if this message has been received in error.

Document No
Revision
DateW.1.6.7
G
04 03 96Prepared By
Approved By:JH
:KW

FALLOON & WILSON LTD
CIVIL & STRUCTURAL
CONSULTING ENGINEERS

61 Kilmore Street
P.O. Box 2867 Christchurch
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Telephone (03) 379-7260
Fax (03) 365-4146
Mobile (021) 342 247
Email: fw@caverock.net.nz

2774/DJF
26 th April 2000

Christchurch City Council
Building Consent Team
PO Box 237
CHRISTCHURCH

Attention Brian Roff

Dear Mr Roff,

RE: GROUND FLOOR ALTERATIONS TO BUILDING AT 245-249 MADRAS STREET, CHRISTCHURCH. NEW STAIR AND CANOPY STRUCTURE.
(Building Consent Project No. 10003981)

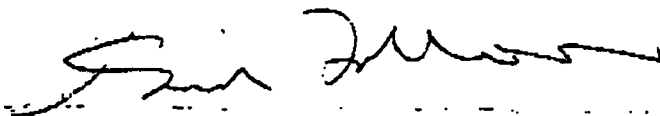
Herewith for your consideration our Producer Statement Design for the structural steel framing for the proposed new corner canopy and the new internal stair opening between the ground and first floors.

We are working with Warburton Team Architecture Ltd's Amanda Coats and are currently producing our working drawings to complement their documentation and to go with this Producer Statement.

Please note that Falloon & Wilson Ltd have also been engaged to provide Observation of Construction services.

We look forward to hearing from you if any of our details require explanation.

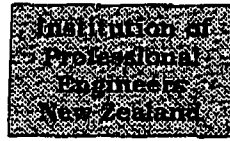
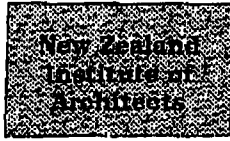
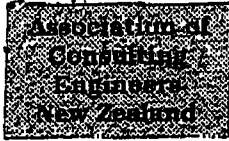
Yours sincerely



David Falloon

Cc Amanda Coats
Warburton Team Architecture Ltd
PO Box 1426
DUNEDIN





P.I.M No. 1000 3781
Building Regulation Clause(s) B1

PRODUCER STATEMENT - PS1 - DESIGN

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

ISSUED BY: Dominic John Falloon
(Specially qualified Design Professional)
TO: Madras Equities Ltd
(Owner)
TO BE SUPPLIED TO: Christchurch City Council
(Territorial Authority)
IN RESPECT OF: Building Alterations (Conc, Stair)
(Description of Building Work)
AT: 45-49 - Madras Street
Christchurch
(Address)

LOT _____ DP _____ SO _____
Falloon Wilson Ltd (Design Firm) has been engaged by Madras Equities Ltd (Owner/Developer/Contractor)

to provide structural engineering design services in respect of the requirements of Clause(s) B1 of the Building Regulations 1992 for

All Part only as specified

of the building work. The design has been prepared in accordance with A25K203, A25310, A2531 (verification method(s)/acceptable solutions(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on Falloon Wilson Ltd drawings titled _____

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:

(i) the site verification of the following design assumptions as shown
assembly to detail

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.

[Signature]
(Signature suitably qualified Design Professional)

Date 26/04/2000

BE MIPENZ MICR
(Professional Qualifications)

ERB/AERB Reg No. 5538

61 Kilmor St, CCHR
(Address)

Member ACENZ IPENZ NZIA



CHRISTCHURCH CITY COUNCIL

ENVIRONMENTAL SERVICES UNIT

TELEFAX MESSAGE:

TO: Amanda Coats	ORGANISATION: Warburton Team Arch.
FAX NO: (03) 4792311	LOCATION: Dunedin
SENDER: Hans Verbeek, Ph: 371-1929 Email: hans.verbeek@ccc.govt.nz	DESIGNATION: Building Consent Officer.
DATE: 4/5/2000	NO. OF PAGES (including this page): One
249 Madras St. Christchurch	Alterations and additions 10003981

MESSAGE Dear Amanda

Could you please provide the following information to facilitate processing of your building consent.

- 1 Amended details to main entry landing.
- 2 Amended details showing the proposed topping slabs and changes to levels on existing floors.
- 3 Details of proposed accessible ramps showing compliance with NZBC D1/AS1.
- 4 Delete all isolated step(s) and conform to the requirements of NZBC D1/AS1.
- 5 Details of accessible car parks.
- 6 Details of accessible shower facilities for 1st. floor tenants.
- 7 Amended specifications noting the requirement of all door hardware etc. to be made accessible .
- 8 The above notes have been shortened in descriptive detail in light of our telephone discussion yesterday afternoon.

Kind regards, H A Verbeek..

Processing of you application is held up pending receipt of the above information.

An early response would assist in completion of consent processing with minimum delays

SIGNATURE: 

CIVIC OFFICES • 163-173 TUAM STREET • P O BOX 237 • CHRISTCHURCH 1,
NEW ZEALAND • TELEPHONE 379-1660 • FAX 371-1920

<http://www.ccc.govt.nz/es/>

(F)



CHRISTCHURCH CITY COUNCIL

CIVIC OFFICES

2 May 2000

Warburton Team Architecture.
PO Box 1426
DUNEDIN

Dear Sir / Madam

APPLICATION FOR BUILDING CONSENT
PROJECT NO. 10003981
BUILDING ADDITIONS AND ALTERATIONS
249 MADRAS STREET

To enable us to review your application and ensure compliance with the Building Code you are requested to supply the following further information to the Environmental Services Unit, second floor Civic Offices.

1. Two copies of structural drawings and associated specification notes.
2. Are microwave antenna and/or Satellite Dish installation part of this Consent? If so, fixing details are required together with an updated Producer Statement Structural Design. *NO*
3. As HVAC work is a Design and Build subcontract a condition of this Consent will be that documentation for this work is to be provided to Christchurch City Council for approval before this area of work commences.
 - The above matters result from **partial processing of your project**. Other officers may have queries relating to the balance of the work.

Pending receipt of this information, we shall endeavour to process the remaining aspects of your application as best we can. However, any delay in supplying the information may affect the prescribed period for processing the consent.

Yours faithfully

Peter Harrow
for
ENVIRONMENTAL SERVICES MANAGER

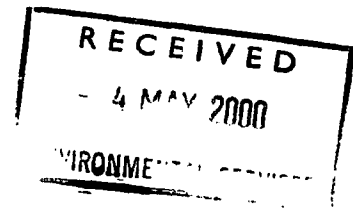
CONTACT: Environmental Services Unit

TELEPHONE: 379.1660

46 9228 / 63 4792311

FALLOON & WILSON LTD**CIVIL & STRUCTURAL
CONSULTING ENGINEERS**

61 Kilmore Street
P.O. Box 2867 Christchurch
New Zealand
Telephone (03) 379-7260
Fax (03) 365-4146
Mobile (021) 342 247
Email: fw@caverock.net.nz



2774/DJF
3 rd May 2000

Christchurch City Council
Building Consent Team
PO Box 237
CHRISTCHURCH

Attention Peter Harrow

Dear Mr Harrow,

RE: GROUND FLOOR ALTERATIONS TO BUILDING AT 245-249 MADRAS STREET, CHRISTCHURCH. NEW STAIR AND CANOPY STRUCTURE.
(Building Consent Project No. 10003981)

Further to our letter of 26 th April 2000 I write to confirm that we are currently preparing the structural drawings. They will be done in two stages: 1. Floor supports to stair opening and 2. Canopy Structure.

We are doing the work in this sequence to suit the on-site programme

We look forward to hearing from you if further explanation is required and in any case our drawings will be with you within the next couple of days.

Yours sincerely

A handwritten signature in black ink, appearing to read "David Falloon".

David Falloon

Cc Amanda Coats
Warburton Team Architecture Ltd
PO Box 1426
DUNEDIN





TEAM ARCHITECTURE

Warburton Team Architecture Ltd
 164 High Street, Dunedin
 PO Box 1428, Dunedin
 Telephone 03 474 1825,
 Facsimile 03 478 2311
 Email warbarch@xtre.co.nz

FACSIMILE

To	:	Peter Harrow.	PROJECT	:	CHTV
	:	Christchurch City Council	PROJECT No.	:	0027
	:	Environmental Services Manager	CLIENT (on behalf of)	:	Madras Equities Limited.
FAX No.	:	(03) 371 1920	DATE	:	4.5.00
FROM	:	Amanda Coats	SIGNED	:	AMC
No. PAGES	:	1 of 1	COPY TO	:	

Peter,

Re Application for building consent project no. 1000 3981 Building Additions and Alterations to 249 Madras Street.

In response to your letter to us of 2. May 2000.

Item 1.

We understand that the Structural Engineer has written to you regarding the supply of required structural information.

Item 2.

The installation of the Microwave Antenna and Satellite Dishes are NOT part of this building consent application. These are being installed under a separate contract and are being arranged direct by the Tenant. (We have applied for Resource Consent for this item however).

Item 3.

We have asked Murray Dench of AirCo to fax you and confirm that they will provide the Christchurch City Council with documentation of the work for the HVAC Design Build for approval prior to installation.

Regards,

CONSENT PROCESSING CHECK SHEET

BUI.MAD249.0009.109


RFI No.

	Section 35: Resource Consent	
100	36: Land Subject to erosion, etc C1	✓
101	37: 2+ Allotments C54	✓
102, 103 104, 303	38: Building Alterations	✓
515	46: Changes of Use	✓
	66: Earthquake Prone	✓
109, 110	PIM Problems Resolved / Not available	✓
111	Value	✓
112	CT	✓
114	Subdivision Conditions Certificate issued	✓
	Reserve / Development Fee	✓
115	Pegging Certificate (2+ Units on 1 title)	✓
501/117	Producer Statements C2, 4	✓
116/118	Producer Statement Scope	✓
502	Inspection Procedures	✓
503/504	Engineer signed set drawings / Confirmation	✓
	Compl Schedule & Fee	✓
	Copy of Schedule and BA3 to Bldg Support	✓
	Credits for Consultants Inspections	✓
	Hill Site / Retaining walls / Hazards	✓
120	Demolition C22	✓
121/122	Specifications / Plans	✓
123/124	Site Plan to scale / Internal boundary positions	✓
125/126	Site levels kerb / Site levels datum	✓
127	Flood prone site MIN FFL.....	✓
128	Floor Levels: Masonry 150 (FGL) 100 (Paving)	✓
	Other 225 (FGL) 150 (Paving)	✓
104	Structural check of existing building	✓
505	Foundations: Soils OK / Request Report C49	✓
	Copy Report to Hazard File	✓
132	Wall and footing size / Reinf C24	✓
133	Post foundations 3604 section 7	✓
	Slab: Ties/DPC/Mesh/Joints	AS
135	Tanking: Wall DPC: Top edge sealing	✓
136	Blockwork: Steel & foundations 4229 App C	✓
	Subfloor: Ventilation 3604 section 4.8	✓
138	Part. board clearance-550 mm	✓
	Pile footings	✓
	Piles-125x125 / 140 diam H5B	✓
141/143	Subfloor bracing / Member sizes	✓
-142/143	Walls: Sizes: Lintels / Beams / Studs	✓
144	Cantilevers: Joists / Lintels	✓
145/146	Offset Loadbearing Walls / 1st floor joists	✓
147/-	Roof: Truss Design & Layout / Rafters C10	✓
148	High Points Loads on Lintels 3604 cl 6.6.1.2	✓
	H3 ply to unventilated skillion roofs	✓
	Timber Species & Treatment / Window reveals	✓
150	Bracing	✓
	Dragon Ties/Ceiling Diaphragms	✓
151	Insulation: Floor/Wall/Clg	✓
152	Sound Insulation G6	✓

153/154	Claddings - Brick	C52
156	Plaster systems, Cert / Type	C50
158	Solid plaster	C51
	Other	
161/-	Roofing type & pitch / >500m from sea	
162	Internal Gutters: Size and overflows	
163	Snow boards E2.3.1 > 30m above sea level	
164	Downpipes E1/AS1/Table 5	
301	Fire Codes - SR - Refer to Fire Safety	
	- SH - Escape 24m dead end	
306	- FRR 1m off boundary	
	- Fire wall fixings / battens	
	Access Routes: Into and inside / Headroom	
166	Anti-slip D1/AS1/Table 2	
167	Stairs/Accessible: Tread 310+ Riser 180-	
	Common & Main Pvt: Tread 280+ Riser 190-	
	Sec Pvt: Tread 250+ Riser 200-	
	Minor Pvt: Tread 220+ Riser 220-	
168	Step details / all handrails	
169	Barriers B1/AS2 and F4	
	Window sill heights F4	
170	Accessible facilities checklist - IS3	
171	Accessible Parking / External Routes / Entry	
172/173	Ramp entry / Internal routes	
174	Accessible Toilet / Shower Facilities G1	
175	Ventilation E3 and G4	
	Safety Glass F2 & NZS 4223: (non-residential)	
177	Laundry Space G2/AS1/Fig 1	
178	Kitchen Space G3/AS1/Fig1	
179	Sanitary Fixtures G1 - Numbers, Privacy,	
181	Security, WC space	
184	Woodburner / Flue height	
	Gas storage over 100 kg	
-185	Water storage (OPH) G12/AS1/3.1 / Well water	
186	Backflow prevention	
	Easements: Drains in, Buildings Over	
187-189	Discharge: Septic tanks	
	Wastes & Vents	
190	Foul Drains / Vents	
191	Stormwater Drains / Outfalls C6	
193/194	Surface water / Channel C85	
	S W Sumps/Subsoil drains-sump	
197	Common Drains	
490-498	Pools: fences, backflow, discharge C74	
	Highlight sheet - Altn Sol, section 35(1a), Unusual items	
199	Partial Processing	

✓ = OK A = Documents Amended
 Q = Queried - = Not Applicable

Refer to Amendments Sheet for those items that should be amended on plans.

 CHRISTCHURCH CITY COUNCIL · ENVIRONMENT	CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991 Project Information Memorandum	FORM BA2 PROJECT NO: 10003981
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Issue Date: 02/05/2000

Site Address: 245 Madras Street	Legal Desc: Lot No: 2	DP No: 796
Applicant: Amanda coats Warburton Team Architecture PO Box 1426 Dunedin	Owner: Madras Equities	Proposal: Interior Fitout Ground & First Floor + New Canopy

The following matters have been identified in respect of the above Building Project.

ENVIRONMENTAL HEALTH

FILE COPY

- **Asbestos in existing buildings:** If any asbestos is discovered during the proposed building work, the following steps are required to be taken:
 - Prior to removal, please contact the Department of Labour, phone 366-5500, and the Canterbury Area Health Board, phone 379-9480.
 - Before any disposal of asbestos, please contact the Councils Hazardous waste advisory service, Civic Offices, Phone 3711 823. This will ensure correct disposal in the City Council area at the land fill site
- The Project must comply with the Health Act 1956, Section 29. The premises should be constructed or demolished so as not to cause a nuisance in terms of the Act.
- The Resource Management Act 1991 places a general obligation on persons, including builders and demolition contractors to adopt the best practicable option to ensure that the emission of noise does not exceed a reasonable level.

DRAINAGE

- Please refer to the Supplementary Project Information provided by the Council's Water Services Unit.
- A Drainage Plan is provided.

Total Project Information Memorandum fees	\$	230.00	
Paid	\$	0.00	Receipt No.:
Balance to pay	\$	230.00	<i>Fee is payable upon uplifting building consent</i>

Signed for and on behalf of the Council:  Date: 02/05/2000

NAME: Sophie Mullins
POSITION: BUILDING CONSENT OFFICER
FOR: Brian Roff, Area Development Officer, Civic Offices

This project may proceed subject to the issue of a Building Consent and any other necessary authorisations being obtained.

NB: This Project Information Memorandum will lapse and be of no effect if a Building Consent has not been issued by 2 May 2002.

CHRISTCHURCH CITY COUNCIL

- Water Services Unit -

Supplementary Project Information Memorandum

PIM No: 10003981
Address: 245 Madras St
Legal Info: Lot 2 DP 796
Description: Internal Fitout
Service Centre: Civic

BLOCK PLAN ONLY

Christchurch City Council Water Services Unit Supplementary Project Information Memorandum	Sheet TW
--	----------

Address 245 Nicholls St

PIM No 10003981

Trade Waste Comments for Industrial/Commercial sites

The following items are relevant, as indicated.

YES NO An approved stormwater protection facility is required for this site.

YES NO If liquid waste is discharged from this site a trade waste consent to discharge is required.

YES NO An environmental management plan [may be]/[is] required for this site.

YES NO Any dewatering activity must conform with CSS Pt3 1992 - 5.3 Water. Approval for any discharge must be obtained from City Streets, Civic Offices.

The contractor is to provide details, for approval by the Trade Wastes Manager, Waste Management Unit, of washdown or other method to prevent the transport of dirt and debris from the worksite onto the street.

Comments :

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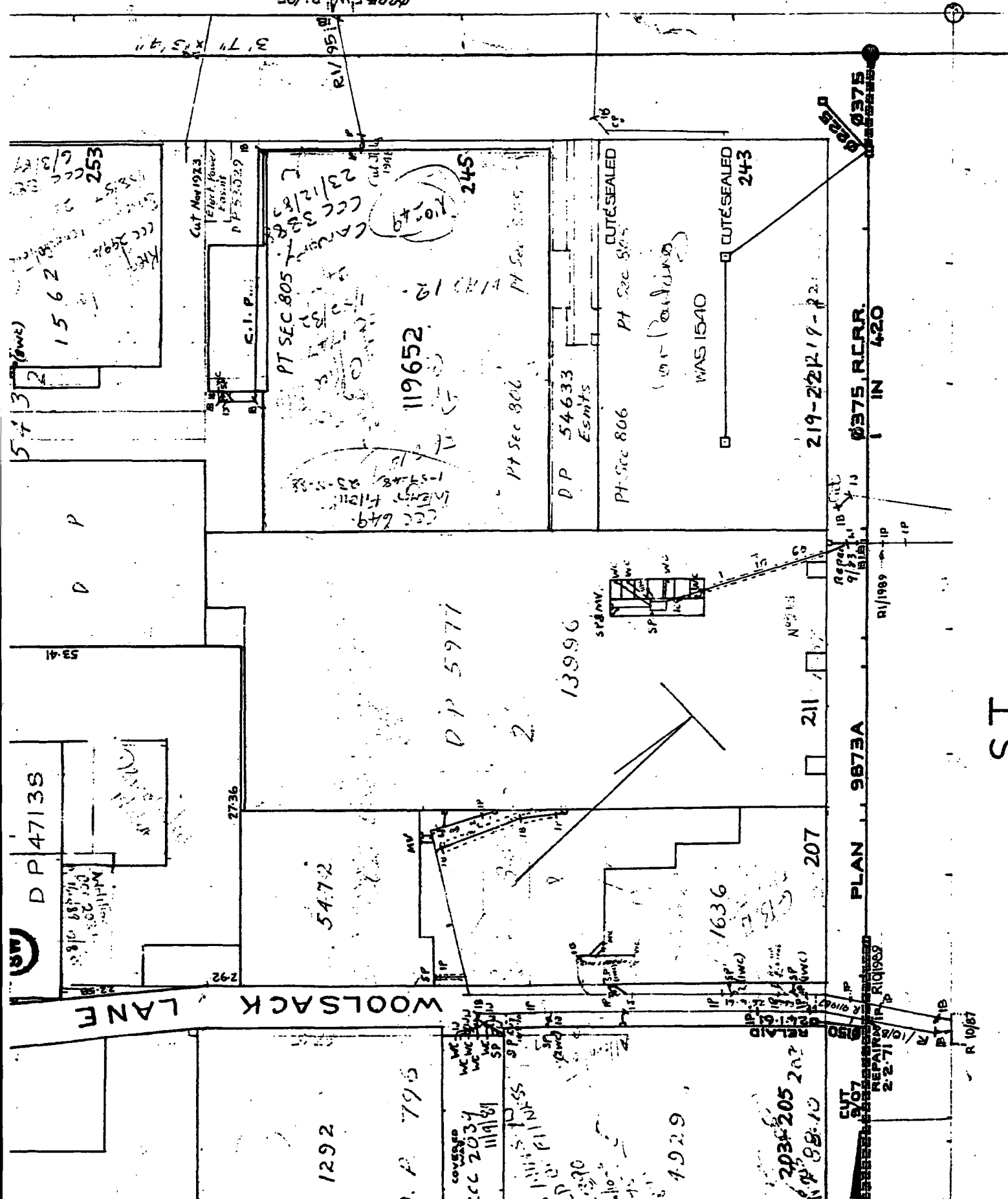
Researched By: *Rd Donnelly*

Date: *1/5/2000*

21 APR 2000

MADRAS

West 21/95



WOOLSACK LANE

PLAN 9873A

PLAN 9873A

CVT 907
 REPAIRS IN R101989
 2-2-71

R101989

R101989

R 10/87

ST.



CHRISTCHURCH CITY COUNCIL
APPLICATION FOR BUILDING CONSENT

FORM: BA3
PROJECT NO:

1000398

PLEASE COMPLETE ALL SECTIONS OF THIS FORM (IF APPLICABLE TO YOUR APPLICATION)

Has a Project Information Memorandum been issued for this project? No Yes ⇒ Project No.: _____

<p>APPLICATION DETAILS <u>13153958</u></p> <ul style="list-style-type: none"> OWNER (as defined by the Building Act 1991) Full Name(s): <u>MADRAS EQUITIES LTD</u> <u>C/ R.W. IBBOTSON</u> Street Address: <u>N/A</u> Mailing Address: <u>P.O. Box 267</u> <u>ALEXANDRIA</u> Phone: <u>03-448-7232</u> Fax: <u>03-448-6329</u> 	<p>PROJECT DETAILS <u>181144</u></p> <ul style="list-style-type: none"> LOCATION 81144 <u>81144</u> Street Address: <u>245-249 MADRAS</u> <u>STREET, CHRISTCHURCH</u> Lot: <u>2</u> DP: <u>796</u> Other: <u>PT town section 805/806</u>
<ul style="list-style-type: none"> APPLICANT (Must be authorised by the owner to make this application) Name: <u>AMANDA COOBS</u> Company: <u>WARBURTON TEAM ARCHITECTURE</u> Mailing Address: <u>P.O. Box 1426, DUNEDIN</u> Street Address: <u>184 HIGH STREET, DUNEDIN</u> Phone: <u>(03) 474 1825</u> Fax: <u>(03) 479 2311</u> 	<ul style="list-style-type: none"> DESCRIPTION OF WORK: <u>INTERIOR FITOUT, LEVELS GROUND & FIRST FLOOR, NEW INTERNAL STAIR NEW EXTERIOR CANOPY.</u> INTENDED USE: <u>OFFICE</u>
<p>Estimated Value of proposed work (inclusive of GST): <u>\$ 180,000</u></p> <p>Building Consent to be uplifted from: <input type="checkbox"/> _____ Service Centre <input checked="" type="checkbox"/> If prepaid post to Owner <u>Applicant</u> (delete one)</p>	<ul style="list-style-type: none"> Will the building undergo a change of use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Intended Life if less than 50 years: <u>—</u> years Being stage <u>1</u> of an intended <u>2</u> stages
<ul style="list-style-type: none"> Water Supply Is a new supply required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Residential <u>Commercial</u> (DELETE ONE) If commercial, has estimate been obtained from the Council? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance from LH / RH boundary (looking from street) <u>N/A</u> metres Nominate street if a corner site: _____ 	<ul style="list-style-type: none"> FLOOR AREA Ground Floor: Existing <u>323</u> m² Add <u>118</u> m² Other Floor: Existing <u>733</u> m² Add <u>NIL</u> m² Accessory Building Area: (INCLUDES CORE/TOILETS ETC) Existing <u>N/A</u> m² Add <u>N/A</u> m² Planning - Site Coverage Total area of all buildings over foundation at ground level. Existing <u>733</u> m² Proposed <u>733</u> m²
<ul style="list-style-type: none"> Road Opening / Footpath Opening Is an opening required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Type of service: _____ Sewer / Stormwater (DELETE AS NECESSARY) 	<ul style="list-style-type: none"> Vehicle Crossing (in connection with this Building Consent) Is a vehicle crossing required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No New / Extension / Residential / Commercial (DELETE AS NECESSARY)
<p>Prepaid Fee: _____ Receipt No: _____ Receiving Officer's Name: _____</p>	<p>Date Received: _____</p> <p>DRAINAGE INFORMATION</p> <p>Block Plan <input checked="" type="checkbox"/> Full PIM <input type="checkbox"/> N/A <input type="checkbox"/> Date Requested <u> / /</u></p>
<p>HAZARDS: _____</p>	

SECTION 1

FOR COUNCIL USE ONLY
 APPLICATION
 CHRISTCHURCH CITY COUNCIL
 PROJECT NO. 13153958
 DATE RECEIVED: 11/11/00

1141

Have you provided the following information?

Please tick the appropriate box

SECTION 2	Yes	No	N/A
• Site Plan: Fully dimensioned, scaled, showing all buildings & easements (proposed/existing)	✓		
• Certificate of Title: Recent search copy of (less than 6 months old)	✓		
• Plans & specification of an acceptable standard	✓		
• Plans, elevations, cross sections of the proposal in triplicate (in duplicate if PIM issued)	✓		
• Recession planes (including to internal boundaries) indicated		✓	✓
• Site levels relating to top of roadside kerb, and finished floor level indicated		✓	✓
• Hill sites: indicate contours, drive gradients and building heights		✓	✓
• Site boundaries nominated		✓	✓
• Shared access ways/other areas		✓	✓
• Foulwater drains	✓		
• Stormwater drains	✓		
• Stormwater discharge for hardstanding areas detailed to an approved outfall		✓	✓
• Water Service Details			✓
• Vehicle crossing position indicated on site plan			✓
• Vehicle access manoeuvre and parking area indicated			✓
• Street trees, poles, sumps, manholes, traffic islands affecting vehicle access			✓
• Site area per unit indicated			✓
• Site coverage: % details			✓
• Living and service courts indicated			✓
• Landscaped area indicated and planting plan produced	✓		
• Demolition Details	✓		
• Swimming pool: design, fence and discharge			✓
• Backflow prevention <i>(existing)</i>			✓
• Waterway setbacks indicated			✓
• Notable and protected site trees indicated			✓
• Heritage site or building affected?			✓
• Resource Consent Application	✓		
• Development Application			✓
• Subdivision details			✓

SECTION 3	Yes	No	N/A
• Structural drawings <i>(to be supplied)</i>	✓		
• Foundation design and report on ground conditions			✓
• Blockwork: design including foundations			✓
• Retaining walls: design heights, position, sub soil drainage and safety barriers			✓
• Fire partitions: dividing walls, common walls			✓
• Window positions & opening windows indicated			✓
• Safety glass provisions specified <i>(internal)</i>	✓		
• Thermal insulation and R value indicated			✓
• Sound insulation indicated <i>(internal)</i>	✓		
• Stairs/steps/landings/balconies: dimensions, handrail and barrier details	✓		
• Solid fuel heater: make, model and location			✓
• Accurate layout & details of plumbing systems	✓		
• Alternative Solutions details			
• Access and facilities for people with disabilities	✓		
• Access Route Details			✓
• Dangerous goods: storage and sign details			✓
• Gas bottle: storage location and capacity if over 10kg			✓
• Soakpit, septic tank and pumping station design details.			✓
• Earthworks: Identify proposed cut or fill where more than 10 m ³ of soil is being moved			✓
• Specifications in duplicate <i>(Outline)</i>	✓		
• Pegging certificate for two or more units on site			✓
• Bracing calculations and layout			✓
• Roof truss design statement and layout			✓
• Producer statement: Specific design details for work outside the scope of NZS 3604 & NZS 4229 <i>(to be provided)</i>	✓		
• BA20 form (Producer Statement information)			✓
• Fire Safety Summary or Fire Design Statement	✓		
• Compliance Schedule details			✓

The information offered in this section is to assist the Council in the review process, including the assessment of the number of inspections. Statements offered by the applicant will be used as a guide rather than a commitment.

Is the project to be erected in stages? Yes No

If yes briefly describe your proposed programme: Stage 1 is the Ground & First Floor Fitout. (Stage II not shown on these drawings is to

Estimated start date: 17/4/00 (please note building work must be started within 6 months of Consent issue date)

Estimated finish date: 29/5/00

Is a registered engineer involved?

For design Yes No
 For Inspection Yes No

Is a Producer Statement to be offered?

Producer Statement: Design Yes No
 Producer Statement: Inspection Yes No

Is a registered master builder involved in the project? Yes No

Name (optional)

SECTION 4

COMPLETE THIS SECTION FOR ALL NEW BUILDINGS AND ALTERATIONS, EXCEPT SINGLE RESIDENTIAL DWELLINGS

Please tick the relevant boxes to show which systems are included or to be included in the building project

	EXTG	NEW
(a) Automatic sprinkler systems or other systems of automatic fire protection	<input type="checkbox"/>	<input type="checkbox"/>
(b) Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire	<input type="checkbox"/>	<input type="checkbox"/>
(c) Emergency warning systems for fire or other dangers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Emergency lighting systems	<input type="checkbox"/>	<input type="checkbox"/>
(e) Escape route pressurisation systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Riser mains for fire service use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Any automatic backflow preventer connected to a potable water supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Lifts, escalators, or travelators or other similar systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Mechanical ventilation or air conditioning system serving all or a major part of the building	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(j) Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) Building maintenance units for providing access to the exterior and interior walls of buildings	<input type="checkbox"/>	<input type="checkbox"/>
(l) Such signs as are required by the building code in respect of the above mentioned systems	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
NONE OF THE ABOVE	<input type="checkbox"/>	<input type="checkbox"/>

SECTION 5

COMPLETE THIS SECTION ONLY IF THE BUILDING CONTAINS OR WILL CONTAIN ANY OF THE SYSTEMS IN SECTION 5

	EXTG	NEW
(m) Means of escape from fire	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(n) Safety barriers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(o) Means of access and facilities for use by persons with disabilities which meet the requirements of section 47a of the Building Act 1991	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(p) Handheld hoses for fire fighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(q) Such signs as are required by the building code or section 47a of the Building Act 1991	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

SECTION 5A

SECTION 6

Builder's Name: JOHN SWALLOW. CEMAC COMMERCIAL INTERIORS Phone: (03) 366 0671
Address: P.O. Box 2061 CHCH. Fax: (03) 365 4977

Building Certifier's Name: _____ Phone: _____
Address: _____ Fax: _____

Plumber's Name: _____ Phone: _____
Address: _____ Fax: _____

Drainlayer's Name: _____ Phone: _____
Address: _____ Fax: _____

Engineer's Name: DAVID FALLON FALLON & WISEN LTD Phone: 319 7261
Address: P.O. Box 2867. CHCH. Fax: 365 4146

Designer's Name: Amanda Coats WARBURTON TEAM ARCHITECTURE Phone: 03474 1825
Address: P.O. Box 1426 DUNEDIN. Fax: 03479 2311

SECTION 7

Have you fully completed:

Section 1	<input checked="" type="checkbox"/>	Section 4	<input checked="" type="checkbox"/>	Section 6	<input checked="" type="checkbox"/>
Section 2	<input checked="" type="checkbox"/>	Section 5	<input checked="" type="checkbox"/>	Section 7	<input checked="" type="checkbox"/>
Section 3	<input checked="" type="checkbox"/>	Section 5A	<input checked="" type="checkbox"/>		

- IF THIS PROJECT CONSTITUTES A DEVELOPMENT PURSUANT TO SECTION 409 OF THE RESOURCE MANAGEMENT ACT 1991, THEN THIS APPLICATION IS ALSO DEEMED TO BE A NOTIFICATION BY THE OWNER OF A RESOURCE CONSENT APPLICATION FOR A DEVELOPMENT.
- Please note this application may not be processed further until any outstanding items have been submitted. Completion of this check sheet is not approval to start work.
- No work is to commence until the Building Consent is uplifted.
- **Building Consent Fees**
 The charges incurred by the Council in processing this application are payable whether or not the project proceeds. Note: Fees for some minor works (eg drainage only works, detached accessory buildings with a value of less than \$5,000) are required to be paid at the time of application.
- I DECLARE I HAVE BEEN AUTHORISED BY THE OWNER TO MAKE THIS APPLICATION

Print Name: AMANDA COATS, WARBURTON TEAM ARCHITECTURE **Date:** 19/4/00

Signature: [Signature]
 SIGNED BY or FOR AND ON BEHALF OF THE OWNER

Project Information Memorandums (PIMs) and Building Consents can be lodged and uplifted at the following centres, where there are Building Information Officers available to assist you.		
Civic Offices 163-173 Tuam Street PO Box 237 Telephone 371 1995 Fax 371 1792	Linwood Service Centre 180 Smith Street PO Box 24 214 Telephone 389 1477 Fax 372 2639	Sockburn Service Centre 149 Main South Road PO Box 11 011 Telephone 348 5119 Fax 372 2539

Project Information Memorandums (PIMs) and Building Consents can also be lodged and uplifted at these Service Centres.			
Beckenham Service Centre 66 Colombo Street PO Box 12-033 Telephone 332 3099 Fax 332-3443	Fendalton Service Centre Cnr Jeffreys & Clyde Roads PO 29183 Telephone 351 7109 Fax 372 2748	Papanui Service Centre Cnr Langdons Road & Restell Street PO Box 5142 Telephone 352 8117 Fax 352 1308	Shirley Service Centre 36 Marshland Road PO Box 27 043 Telephone 385 3079 Fax 385 4224

All the relevant information on this form is required to be provided under the Building Act and Resource Management Act for the Environmental Services Unit to process your application. Under these Acts this information has to be made available to members of the public including business organisations. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.

RESIDENTIAL/LIVING

PIM APPLICATION CHECK SHEET

Project Number: 10003981

Location: 245-249 Madras Proposal: Ground + 1st Floor Flat + canopy

Checked	Comment	Officer	Date	Time
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<i>[Signature]</i>	1/5/00	
<input checked="" type="checkbox"/> Planning	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> Traffic	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		2/5/00	12 min.
<input type="checkbox"/> Envir. Health	<input type="checkbox"/> Yes <input type="checkbox"/> No			

Transitional District Plan

Proposed City Plan

Transitional District Plan	Proposed City Plan
Zoning	Zoning <i>CC Edg. Fringe</i>
Designations	Designations
Road widening	Footprint/Sam
Protected Item	Protected Item
Airport Noise	Airport Noise
Site area	Site area
Shape factor	Net site area
Res. Site Density/Plot Ratio	Res. Site Density/Plot Ratio
Site coverage	Site coverage
Height	Height
Recession Planes	Recession Planes
Street scene	Street scene
Garage setback	Garage setback
Internal boundary setback	Internal boundary setback
Waterway setback	Waterway setback
Separation distance/windows/balcony	Window/balcony setback
Outdoor living/service area	Outdoor living/service area
Landscaping	Landscaping
Storage space	Storage space
Accessory building length	Accessory building length
Accessory building area	Cont. building length
Design and appearance	External appearance
Other	Other

Traffic

Traffic	Traffic
Car parking/garageable spaces	Car parking/garageable space <i>6 cars</i>
Visitor Park	Visitor Park
Access/gradients	Access/gradients <i>9 roads</i>
Manoeuvring	Manoeuvring
Crossing separation	Crossing separation <i>70c</i>
Crossing distance	Crossing distance
Crossing width	Crossing width
Other	Other

Other

Activity

Other	Activity
Relocated buildings	Permitted
Family Flat	Controlled
Reserve Contrib/Dev Levy(Central)	Discretionary
(Suburbs)	Non-complying
Subdivision/Title issued	
Cross-lease Owners consent	
Resource Consents recorded	
Other	<i>100 Hzds</i>

Canopy on subject to being 2.9m above
foot path. (See RMAIS note in planning file -
which is)

4m
4m 40

Sc
Se

Headworks Contribution	\$ _____	Vehicle Crossing (App fee only)*	\$ _____
Waste Water Upgrade Cont	\$ _____	Reserve Contribution (Devl Levy)	\$ _____
Water Supply	\$ _____	Footpath Opening	\$ _____
(Water Supply details.. _____)		Road Opening	\$ _____

PROPERTY FILE

249 Madras St.

MARK R VRYENHOEK
PO Box 515
Queenstown
PHONE 03 441 1536
FAX 03 441 1537
Cell phone 025 22 48 226
E-mail: dsignedg@es.co.nz

DESIGN EDGE

Fax

To: CHRISTCHURCH CITY COUNCIL

Attention: Tim Weight

From: MARK VRYENHOEK

Fax: 03 371 1920

Pages: 3

Phone: 03 3711 880

date: 10th June 2000

Re: Building Consent # 10003981

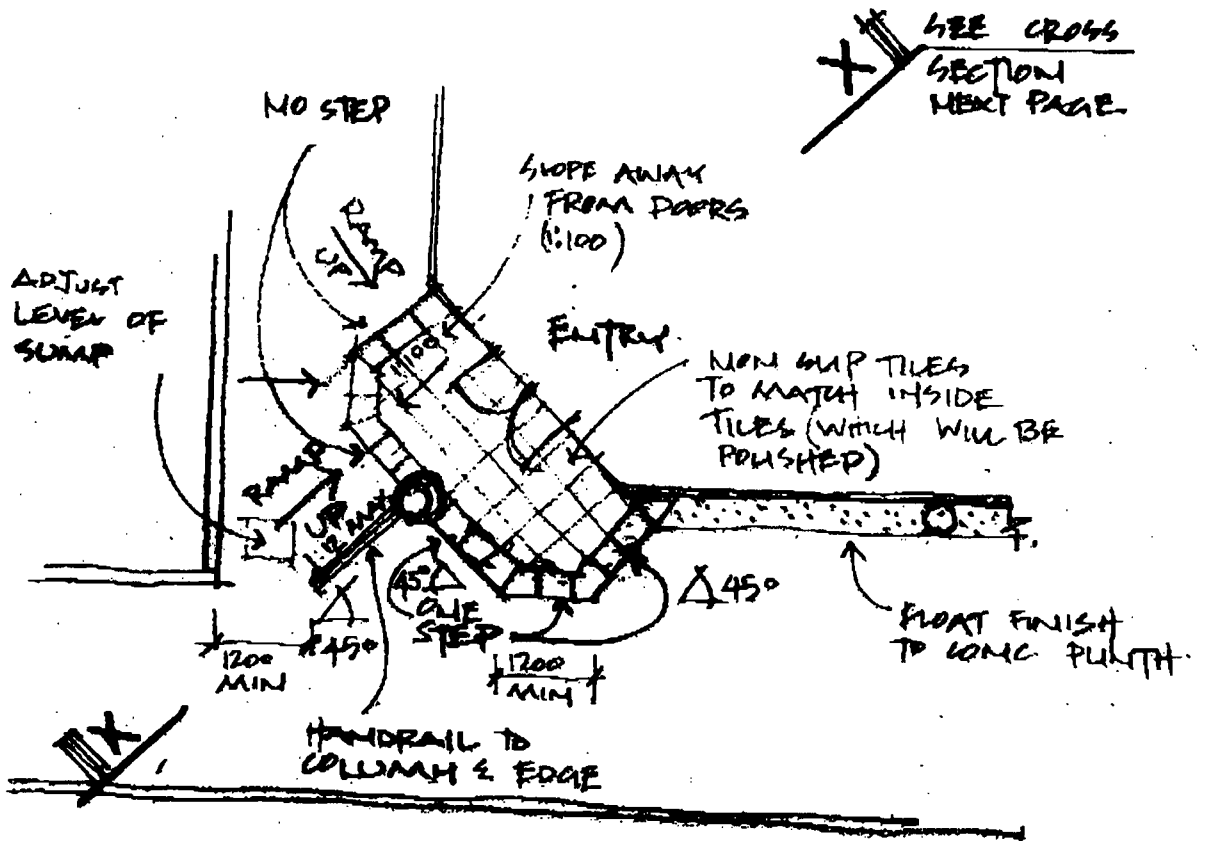
Urgent For Review Please Comment Please Reply Please Recycle

Tim,

Plan and section of entry for your information. I have instructed the builders to contact you to inspect the set out before construction.

Thank you.

Faithfully,
Mark Vryenhoek
Architect, ANZIA

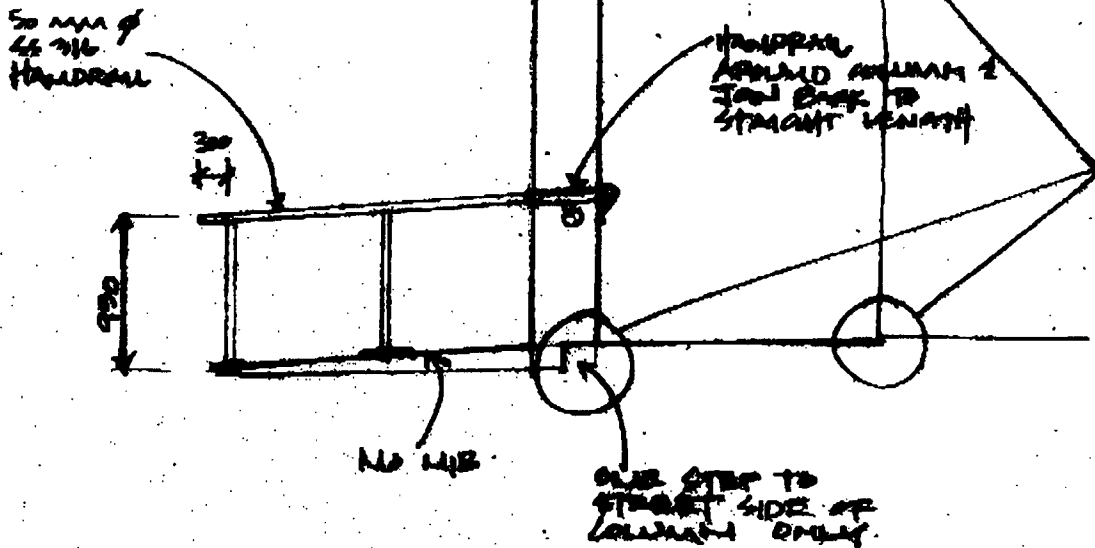
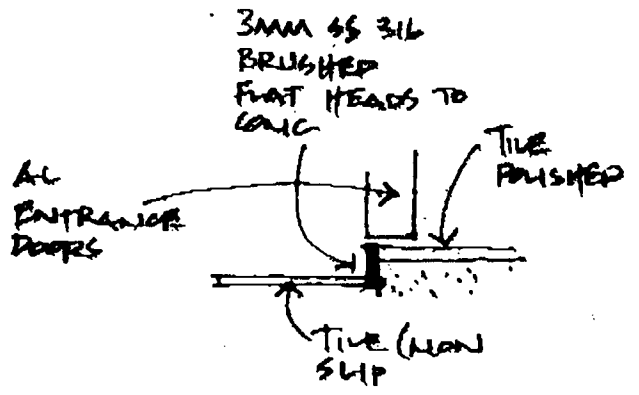
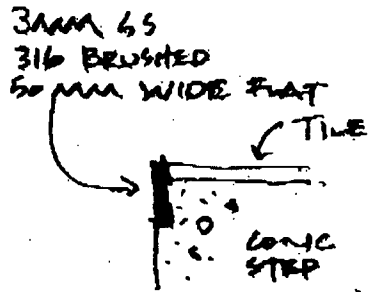


PART PLAN
 ENTRY
 1:100 APPROX

AMENDED PLANS.

O.K.

JWeg 12/06/00



CROSS SECTION XIX

SCALE 1:50 (APPROX)

AMENDED PLANS

O.K.

[Handwritten signature]

8-51

1900
145

RECONCILIATION OF INSPECTIONS

PROJECT NO. *1000 3781*

SITE ADDRESS *249 Madras Ln*

NO. OF INSPECTIONS	ESTIMATE	
" " "	ACTUAL	
EXTRA INSPECTION TIME		
AMENDED PLAN FEES		
(CONSENT ROOM)	<i>1/2 hr</i>	<i>\$30</i>

P.O. Box 237
CHCH
22.5.00

Madras Equities Ltd
c/- Warburton Team Architects
P.O. Box 1422
DUNEDIN

Dear SIR/MADAM

249 Madras St
building additions and
alterations

PROJECT NO. 1000 3981

Thank you for the amended plans showing Mechanical Ventilation.

- These revised plans are approved.

- Enclosed is a copy of them for your records.

The processing cost of \$ 30.00 will be charged to the project account at the time of final inspection.

Yours faithfully

Peter K. Harrow

Consent to architect.

cc _____

Enc:

Please provide a Producer Statement
Design for this work.
On completion a Producer Statement
Construction for this work will also be
required

PKH 22/5

CONTACT: P.R. Harrow

TELEPHONE: 371-1698

Fax 3711720



Head Office:
AUCKLAND
Airco Service
Unit B/35 Maurice Rd
Penrose
PO Box 12-916
Telephone: 24 hrs
(09) 622 2144
Fax: (09) 622 2313

CHRISTCHURCH
Airco Service
6 Wordsworth St.
Sydenham
PO Box 2863
Telephone: 24 hrs
(03) 365 1827
Fax: (03) 365 1795

INVERCARGILL
Airco Service
Telephone: 24 hrs
(03) 215 8990
Fax: (03) 215 8997

WELLINGTON
Airco Service
Telephone: 24 hrs
(04) 477 4177
Fax: (04) 477 3377

NELSON/MARLBOROUGH
Airco Service
Telephone/Fax
(03) 578 2922

BUSINESS 11/5
B115MAD249.0009.127

Originating Office:

Christchurch. Our Ref 70464

SPECIFICATION AND QUOTATION

12 May 2000

Mr. Peter Harrow
Environmental Services
Christchurch City Council
P. O. Box 237
CHRISTCHURCH



Dear Sir,

Re: BUILDING CONSENT No. 10003981

Airco Service has been engaged by Cemac Southern Limited to alter the existing air conditioning and provide additional air conditioning and ventilation to meet Building Code requirements and to suit the CHTV fitout at 249 Madras Street, Ground and First Floors.

We enclose a copy of our letter of 8 May to Cemac detailing the alteration and upgrade work.

We also enclose drawings of the Ground and First Floors with the alteration and upgrade work highlighted.

Yours Faithfully
AIRCO SERVICE

Murray Dench
CONTRACTS MANAGER

Airco Service Limited

12/05/00

1 of 1

This Quotation is subject to the conditions printed on the back hereof.

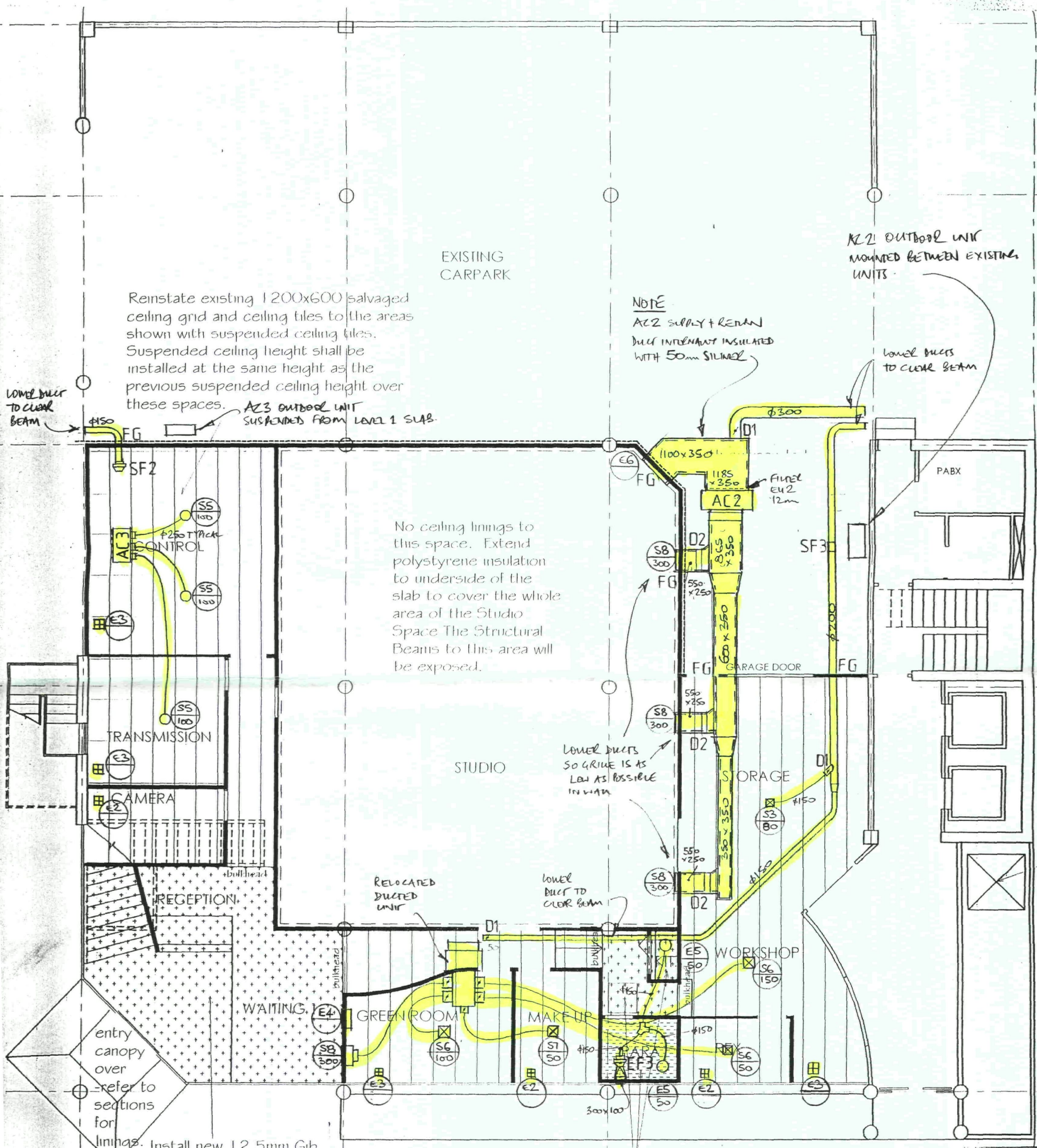


STANDARDS NEW ZEALAND

An accredited certification body listed under Registration No. 51280992NW

CONDITIONS OF CONTRACT

1. The within quotation is made in accordance with the following terms and conditions which shall prevail in all cases notwithstanding that they may conflict with any others. Such terms and conditions may be carried or waived only by a Director of Airco in writing.
2. The quotation of prices delivery and completion dates is open for acceptance within 30 days of this date.
3. The quotation will be subject to adjustment as follows:
 - (a) The price quoted includes for material and wage rates ruling on the date of this quotation. The price will be subject to a pro rata adjustment as a result of any alteration in either National, Local or Domestic Wage Agreements or other variation in costs including the market price of any of the materials or goods comprised in this tender.
 - (b) The price includes a sum of \$ _____ for material based on an agreed exchange rate of _____ to \$1 New Zealand. This sum shall be adjusted in accordance with the exchange rate existing on the date payment is made by us for foreign equipment. The amount of any variation will be either billed or credited to your account.
 - (c) The price will be subject to further variation in respect of any addition or items arising by virtue of any statute, regulation or order issued by any Government Department or other duly constituted authority and we shall be under no liability for non-fulfilment of any obligation to the extent that this is prevented, frustrated or impeded as a consequence of such statute, regulation or order.
4. Our invoices whether for supply or for installation shall be due for payment on the 20th day of the month following the day of each invoice. Unless otherwise provided in the terms of the quotation the amount payable shall be that shown on the invoice without any deduction whatsoever.
5. Delivery and completion dates in the quotation are based upon trading conditions prevailing at the date of the quotation and we shall accept no liability for any delay in delivery or completion due to causes beyond our control.
6. The specification in our quotation is based upon the information and drawings supplied to us during our Site Survey where this has been carried out and has been prepared with reference to the design of the building and the purpose for which the building is currently used. Where we give a guarantee this relates to the operation of equipment supplied by us and is conditional upon such equipment being properly serviced and maintained. Whilst every care is taken to ensure that the specification, design and operation of the equipment is satisfactory we will accept no liability for any direct or consequential loss, claim or damage which may be attributable to the use of such equipment or which may arise out of it, or in the cause of installation except where this is covered by the indemnity set out in Condition 7 hereof.
7. We shall indemnify you against any liability, loss, claim or proceedings arising at Common Law which may be occasioned by our negligence or defective workmanship or that of our servants and agents in respect of death of or injury to persons or damage to property arising out of the performance of the contract. You shall indemnify us against any liability, loss, claim or proceedings out of the performance of the contract from any other cause.
8. We shall not be held responsible for any loss, damage, detention or delay whatsoever occurring by strikes, lock-outs, fire, explosion, theft, lightning, wind, storm, earthquake, floods, storms, riots, civil commotion, war, malicious mischief, Act of God, embargoes, shortages of material or workmen, inability to obtain Government priorities or licences, lack of shipping space, acts of any Government, or by any other cause beyond our reasonable control, whether or not the same is herein specified and in any event we shall not be liable for consequential damage. Every effort will be made to perform and complete the contract by the due date or any extension thereof but no liability can be accepted by us in damages or otherwise nor may the contract be cancelled by reason of any delay or failure in completing the work.
9. Where the contract requires us to deliver equipment to site unless so stated in the contract this does not include the cost of unloading on site. It is therefore a condition that you arrange and bear responsibility for and the cost of prompt unloading and for the stacking and storing of the equipment. If goods are damaged while they are being delivered but before unloading commences we will repair or replace them free of charge providing you notify both the Carriers and ourselves of the damage within one week from when delivery was completed. In the case of non-delivery or part delivery of goods we should be advised within one week from the receipt by you of our Advice Note.
10. In a contract which calls for supply and installation of equipment the property in all parts of the installation shall remain in us and shall not pass to you despite the affixing of the whole or any part thereof to the realty until we have received payment in full of the contract price.
11. The component parts of the installation and any other material apparatus and tools shall not be at our risk at any time after the delivery thereof and should by any means whatsoever there be any loss thereof or damage occur thereto or to any work done by us we shall not be responsible for the costs of replacing or repairing the same unless such loss or damage be through the fault of our servants or agents and you shall compensate us therefor and we shall be entitled to add the amount of such costs to the contract price.
12. Any equipment plant or scaffolding supplied for use by us must conform with the Building Regulations in force at that time and our workmen shall be given a safe place in which to work. We reserve the right to discontinue our work in the building whenever in our opinion these provisions are not complied with. Our installers will require electricity to power their plant, hand tools, etc. therefore this quotation is based on there being a suitable electricity supply suitably earthed within 200 feet of the place of work.
13. The quotation price for work involving installation is based, unless otherwise stated, on the assumption that work can be carried out in the course of one continuous site visit and during normal working hours without interruption other than by weekends. An extra charge will be made to cover the cost of men's additional time, travelling, and other expenses if this assumption is not fulfilled.
14. We reserve the right to discontinue our work at any time until payment shall have been made as agreed and we have assurances satisfactory to us that subsequent payments will be made as they fall due.
15. Acceptance of our quotation will indicate that you have complied or will comply with every applicable by-law or other lawful requirement of the Government or any Local Authority and in particular that you have obtained or will obtain prior to our commencing on the site all necessary licences and permits that may be required in connection with the performance of this contract.
16. The quotation price is based upon the particulars you have given to us and if any additional work or materials are required and were not apparent from such particulars then an extra charge will be made.
17. Should you:
 - (a) Fail to make payment on any invoice when due.
 - (b) Being a natural person die or be certified mentally insane.
 - (c) Become insolvent, commit an act of bankruptcy, be adjudicated bankrupt, or make any composition or arrangement with your creditors.
 - (d) Being a company go into liquidation whether compulsory or voluntary other than for the purpose of and followed by amalgamation or reconstruction, or have a receiver appointed of any part of your business or assets.
 We reserve the right:
 - (i) To treat all sums due or to become due from you to us on any account whatsoever as immediately due and payable.
 - (ii) To cancel any contract we may have with you or to cancel or suspend delivery of goods and materials and execution of work.
 - (iii) To enter on your site and remove any of our property, notwithstanding that such property may have been fixed to the land or buildings.
18. The quotation specification and these terms and conditions shall constitute the sole evidence of the contract between us to the exclusion of all conditions and warranties statutory or otherwise not expressly incorporated herein and it is strictly understood that you enter into any contract solely and exclusively in reliance upon your own judgement and not upon any representation, condition or warranty made or alleged to have been made by us or any of our agents.
19. Any contract shall be subject to and interpreted according to the laws of New Zealand anything to the contrary notwithstanding



Reinstate existing 1200x600 salvaged ceiling grid and ceiling tiles to the areas shown with suspended ceiling tiles. Suspended ceiling height shall be installed at the same height as the previous suspended ceiling height over these spaces. AC3 OUTDOOR UNIT SUSPENDED FROM LEVEL 1 SLAB.

NOTE
AC2 SUPPLY + RETURN
DUCT INTERMEDIATE INSULATED WITH 50mm SILWEL

No ceiling linings to this space. Extend polystyrene insulation to underside of the slab to cover the whole area of the Studio Space The Structural Beams to this area will be exposed.

AC2 OUTDOOR UNIT MOUNTED BETWEEN EXISTING UNITS

LOWER DUCT TO CLEAR BEAM

LOWER DUCTS TO CLEAR BEAM

LOWER DUCTS SO GRILLE IS AS LOW AS POSSIBLE IN WIDTH

LOWER DUCT TO CLEAR BEAM

entry canopy over refer to sections for linings. Install new 12.5mm Gib

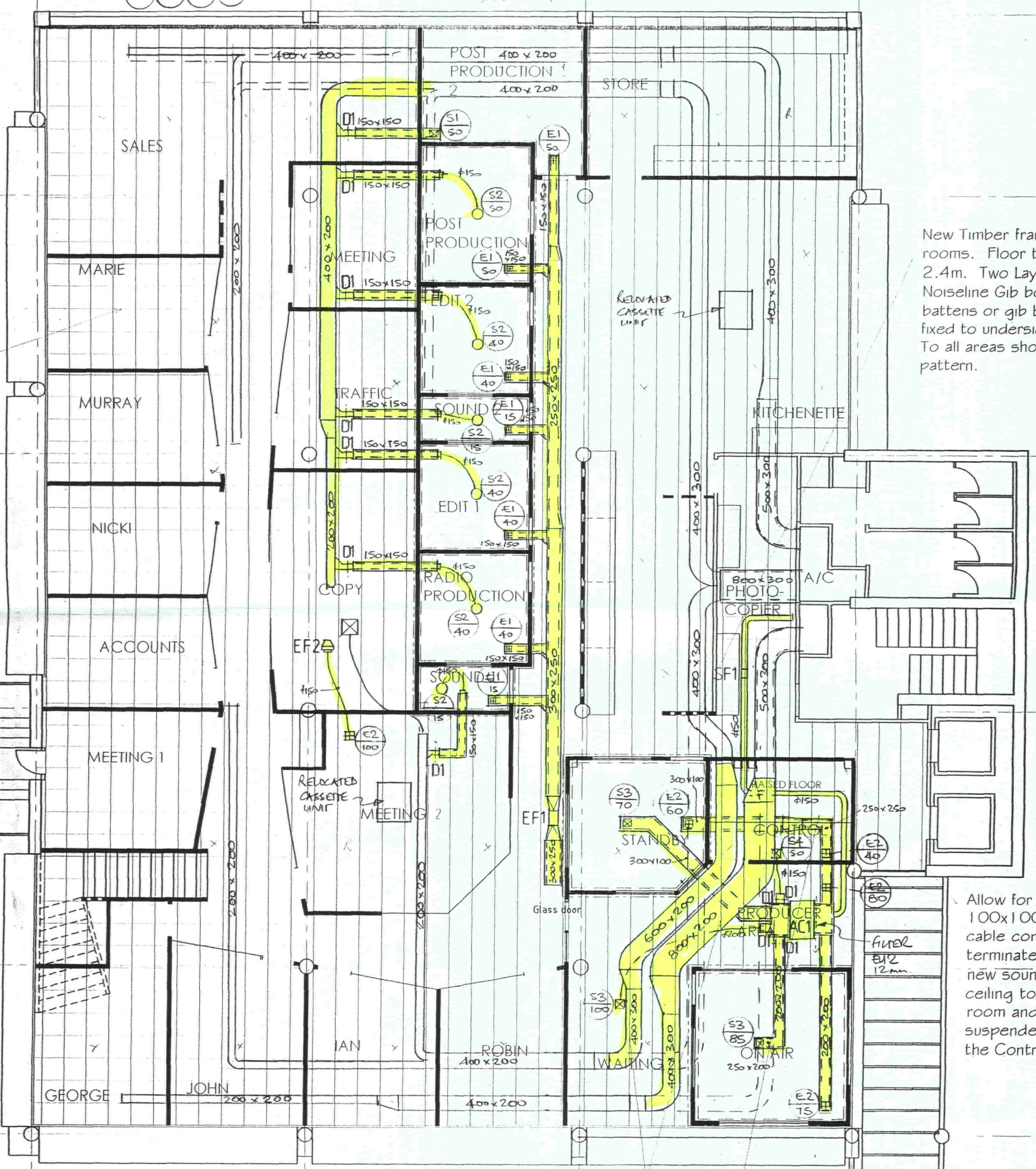
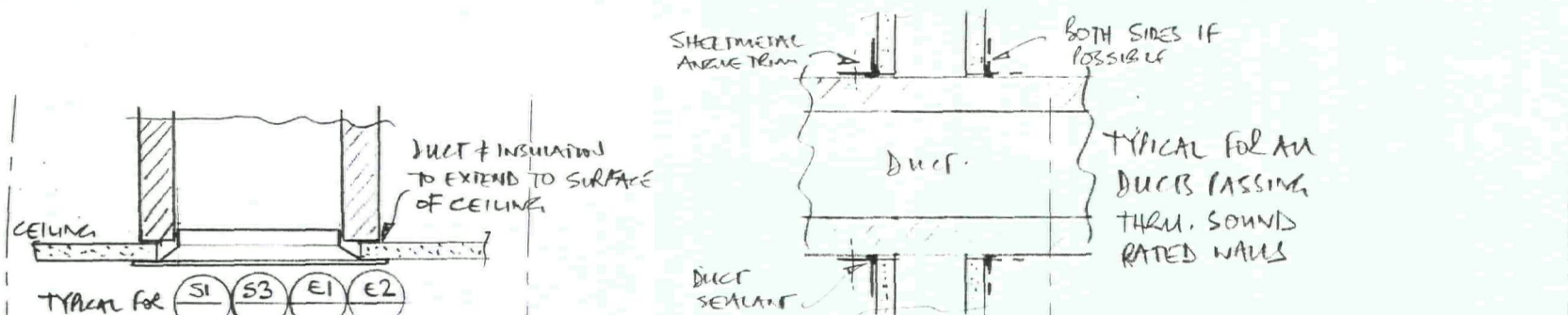
- (S3) SHA 225x225 SQUARE DIFFUSER AWAY BLOW
- (S5) RPB 250 DIA ROUND PLASTIC DIFFUSER
- (S6) SHA 300x300 SQUARE DIFFUSER 4% PLASTIC EXISTING REUSED
- (S7) SHA 225x225 SQUARE DIFFUSER EXISTING REUSED
- (S8) 5880H 550x250 DOUBLE REFLECTION GRILLE
- (E2) EGC-S 200x200 EGC CRATE GRILLE
- (E3) EGC-S 300x300 EGC CRATE GRILLE

- (E4) 5880H 550x250 FIXED SLABE GRILLE
- (ES) RPB 150 DIA ROUND PLASTIC DIFFUSER
- (EG) 5880H 1100x350 FIXED SLABE GRILLE

- AC2 1SD 181Q / OSA 180R 4.5kW SPOOT HEAT MEDIUM SPEED
- AC3 1SD L71Q / OSA 73R 2.0kW SPOOT HEAT MEDIUM SPEED
- SF2 AXC 150
- SF3 TD 800/200 LOW SPEED
- EF3 AXC 150
- D1 SINGLE SLABE DAMPER
- D2 HCB 150 DAMPER
- FG INTUMESCENT FIRE GRILLE

CHRISTCHURCH CITY COUNCIL
Alfred...
CONSENT DOCUMENT
19 MAY 2000
All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.





New Timber framed rooms. Floor to Ceiling 2.4m. Two Layers Noiseline Gib board battens or gib battens fixed to underside of ceiling. To all areas shown in this pattern.

Allow for 100x100mm cable conduit terminate above new sound rated ceiling to the room and above suspended ceiling in the Control room.

- (S1) SH2 150x150 SQUARE DIFFUSER 2WAY CORNER BLIND
- (S2) RPD 150 DIA. ROUND PLASTIC DIFFUSER
- (S3) SH4 225x225 SQUARE DIFFUSER 4WAY BLIND
- (S4) SH3 150x150 SQUARE DIFFUSER 3WAY BLIND
- (E1) EGC-S 150x150 EGG CRATE GRILLE
- (E2) EGC-S 200x200 EGG CRATE GRILLE

- AC1 ISDL T1Q / OSA T3R C/W 2 KW ROSSI HEAT MEDIUM SPEED
- SF1 TD 500/150 LOW SPEED
- EF1 TD 1300/250 HIGH SPEED
- EF2 AXC 150
- D1 SINGLE SLABE DAMPER

NOTES
 1) ALL NEW DUCTWORK TO BE INTERNALLY LINED WITH 50mm SILNER
CONSENT DOCUMENT
 19 MAY 2000

All building work shall comply with the New Zealand Building Code notwithstanding any discrepancies which may occur in the drawings and specifications.
AIRCO 249 MADRAS STREET CHRISTCHURCH
 CHRISTCHURCH AUCKLAND LEVEL 1