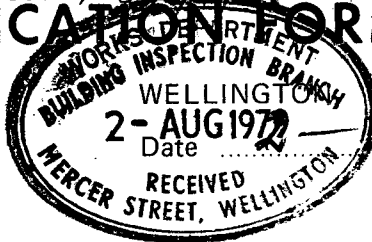
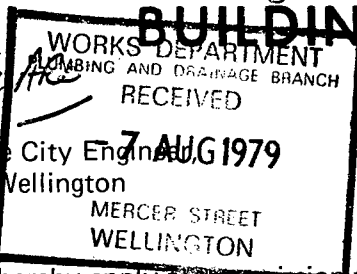


Drainage Plan No. 8178

Sheet No. P28

BUILDING APPLICATION FORM



To the City Engineer Wellington

Sir,

I hereby apply for permission to ~~Convert~~ **Erect**
 Alter
 Reinstate
 Demolish

PORTION OF A THREE STOREY BUILDING

at 101-117 CUBA ST for

WELLINGTON WORKINGMEN'S CLUB, CUBA STREET

(House No. and Street)

(Owner)

CLUB, CUBA STREET

(Owner's Address)

according to Plans

and Specifications deposited herewith.

Particulars of Land Lot No. 1 DP 15298

Town Acre or D/P TS 179 #180

Frontage by Depth of Area

Particulars of Building — Foundations Walls Roof

Area of Ground Floor Estimated Value of Work:

Number of Storeys Building \$ 13 200

Area of Outbuildings Drainage \$

Number of Occupants Plumbing \$

Water Fee Mechanical Services \$

Plumbing \$

TOTAL \$ 13-200

NOTE:- JAGS WILL BE REMOVED THROUGH ADJACENT SITE OF MASONIC HOTEL BY SPECIAL ARRANGEMENTS. NETEL MORGAN OR

Signed by Applicant [Signature]

Brushell Moss & Partners as agent

Full Name of Building Company T.C. JURGENS DEMOLITION

(Please Print)

Full Postal Address of Building Company * 357 HEMDS ROAD

WANGANUI

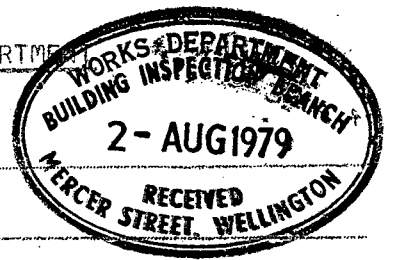
Telephone No. of Building Company 44468 WANGANUI

F. C. Farlane
Building Superintendent

P.P.

Alfred Bullard

Date *17-8-79*



Demolition of: PORTION OF A THREE STOREY BUILDING

Located at: 101-117 CUBA STREET.

Owner: WELLINGTON WORKINGMEN'S CLUB

Builder: JURGENS DEMOLITION (c/o PH 729-589 IAN SMITH)
OR NOEL MORGAN

To Building Superintendent -

In connection with the above proposed work, I recommend that the following conditions be imposed:-

1. ~~District Engineer:~~

2. Plumbing and Drainage: Plumber to uplift separate point for
alteration to soil pipe

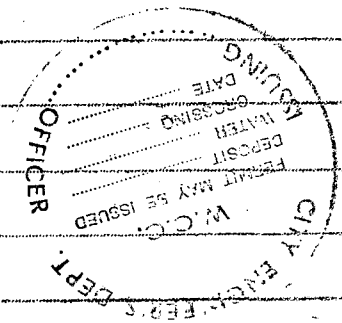
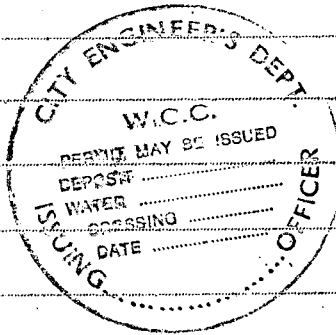
3. Water Works: X 2/8/79

4. Traffic Engineers:

5. Structural:

6. Building Inspector:

7. Transport:



8. (a) Health: X

(b) M.E.D.: X 2/8/79

(c) Gas Co.: X

(d) Post Office:

9. To District Engineers: X 2/8/79

X Entered Day Book
2/8/79
X Entered Dem. Book

10. To Plumbing and Drainage: 6/8/79

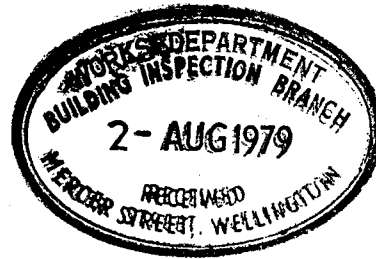
11. GENERAL REMARKS:

* DABRS WILL BE REMOVED THROUGH ADJACENT SITE OF MASONIC HOTEL BY SPECIAL ARRANGEMENT.

12. No objection in respect of Town Planning requirements
3.8.79

CONDITIONS OF CONTRACT & SPECIFICATION

for



DEMOLITION

of

A PORTION OF A BUILDING

for

WELLINGTON WORKINGMEN'S CLUB & LITERARY INSTITUTE

at

CUBA STREET, WELLINGTON

CONSULTING ENGINEERS

BRICKELL, MOSS, RANKINE & HILL
Shell House,
The Terrace,
WELLINGTON

AUGUST, 1979

Telephone: 729-589

FORM OF TENDER

TO: WELLINGTON WORKINGMEN'S CLUB & LITERARY INSTITUTE
C/- Brickell, Moss, Rankine & Hill,
Shell House, The Terrace,
P.O. Box 10-349,
WELLINGTON

I/WE

OF

hereby tender for the demolition works as detailed in the
Contract Documents for the lump sum of THIRTEEN THOUSAND
AND TWO HUNDRED DOLLARS ONLY

(\$ 13,200.00) and we undertake to complete within
4 weeks of the instruction to proceed and in accordance with
the conditions contained in the Contract Documents.

Signed Date

Name of Tenderer

Business Address

.....

A. GENERAL CONDITIONS

Except where modified by the Special Conditions, the Contract shall be governed by the document entitled:

"CONDITIONS OF CONTRACT FOR BUILDING AND
CIVIL ENGINEERING CONSTRUCTIONS, NZS 623".

including all current additions and alterations to that document.

The Contractor shall familiarise himself with all the provisions of this document which shall form part of the Contract.

Appendix A, Market Fluctuations of the above document shall not apply.

B. SPECIAL CONDITIONS

B1.0 DEFINITIONS

The Principal shall be The Wellington Workingmen's Club & Literary Institute.

The Engineers shall be Brickell, Moss, Rankine & Hill, Shell House, The Terrace, P.O. Box 10349, Wellington.

B2.0 NATURE OF CONTRACT

The Contract between the Principal and the Contractor will be a lump sum contract on a fixed price basis not subject to increase or decrease in amount due to changes in costs of labour or materials.

B3.0 SITE

B3.01 Description

The site is situated at 101-117 Cuba Street, Wellington and shall include the area occupied by the party wall to the north of the site.

Cuba House Ltd., the owners of the former Masonic Hotel (immediately to the north of the site) have agreed to the use of their property for access and removal of debris.

B3.02 Site Inspection

Tenderers will be deemed to have inspected the site and made themselves familiar with the existing conditions on and adjacent to the site.

B4.0 TENDERS

The Principal is not bound to accept the lowest or any tender.

B5.0 SUB-CONTRACTORS

The Contractor shall not sub-let any of the work without the approval of the Engineer.

B6.0 TIME

The Contract period shall be 4 calendar weeks from the date of the Engineer's letter of acceptance to the Contractor.

B6.0 TIME (cont)

No monetary or time adjustments will be made to the contract as a result of inclement weather.

B7.0 PAYMENTS

Payment shall be in accordance with Wages Protection and Contractor's Liens Act, 1939.

No progress payments will be made.

B8.0 PROTECTION OF PUBLIC

The Contractor shall take all precautions to protect the public throughout the contract.

B9.0 RESPONSIBILITY

The Contractor shall be solely responsible for the execution and completion of the Contract and entirely responsible for ensuring that all operations, methods, workmanship, equipment and materials are safe, sufficient and in accord with the Contract documents. No inspection by the Engineer and no instruction given or certificate issued by the Engineer shall be deemed to imply that the Engineer has assumed or taken over any part of the Contractor's responsibility.

No variation of the Contract Sum shall be made on the grounds of injunctions against the demolisher or the Principal which restrict the demolisher's working hours or type of equipment which may be used.

B10.0 INSURANCE

The Contractor shall comply with all provisions and requirements of the Accident Compensation Act.

The Principal shall arrange all other insurance necessary to jointly indemnify himself and the Contractor against any claims which may be made against either party in respect of damage, injury or loss on the site.

The Contractor shall be responsible for the first \$100 of any claim which can be attributed to his negligence.

A copy of the cover note of the above insurance will be available for inspection at the office of the Principal. Under no conditions shall the Contractor commence any work on site

B10.0 INSURANCE (cont)

until he is satisfied that the above insurance has been effected. Delay in satisfying himself of the insurance provisions shall not be grounds for an extension of the contract period.

The Contractor shall effect his own Public Liability insurance to cover himself for his activities off the site.

B11.0 REGULATIONS AND FEES

The Contractor shall comply with all regulations of all Authorities having jurisdiction over the works. He shall obtain all licences, consents and permits of these Authorities and he shall give all notices and pay all fees and customary charges.

C. EXTENT OF WORK

C1.0 WORK INCLUDED IN THIS CONTRACT

- (i) The removal of roofing iron from all areas to be demolished and the stacking of such material elsewhere on the site as directed by the Engineer.
- (ii) The protection of the light wells at Level 1.
- (iii) The demolition of the party wall on the boundary between the former Masonic Hotel and the site down to the floor slab at Level 1. The length of wall to be demolished shall extend from the Cuba Street boundary to the rear limit of the party wall.
- (iv) The trimming of the roof structure and Level 2 flooring back to the face of the temporary support wall positioned approximately 3 m back from the boundary.
- (v) The demolition of the two northern most wings down to the timber flooring at Level 1 as shown on drawing 70341/D1.

C2.0 PROGRAMME

The Contractor may not start any work on site before 2nd August, 1979. It is expected that approval to proceed with the demolition of the party wall and the north wing will be given not later than 11th August, 1979, and that approval to proceed with the remainder of the demolition of the remainder will be given not later than 17th August, 1979.

When for any reason beyond the Contractors control the above approvals are not given by the given dates an extension to the contract period may be considered.

D. THE SPECIFICATION

D1. DEMOLISHED MATERIALS

Except as noted in C1 (i) all demolished materials and equipment shall become the property of the Contractor and shall be removed from the site as demolition proceeds.

The Contractor shall dispose of or re-use all demolished materials as he sees fit. No materials shall be sold direct from the site to the public. The Contractor shall provide all cartages and pay all tip fees.

No materials shall be burnt on the site, and the lighting of any fires on the site is forbidden.

D2. SURVEYS OF ADJOINING PROPERTIES AND THE REMAINING PORTIONS OF THE WORKINGMENS CLUB PREMISES.

D2.01 Prior to Commencement of the Works

- (i) The Contractor shall carry out a survey of the adjoining buildings and remainder of the Principals premises to the extent appropriate before proceeding with any demolition.

The survey shall be carried out in the presence of the Engineer and in the company of the owners and tenants of the properties concerned.

- (ii) The Surveys shall include the recording by adequate means to show in detail the conditions then existing of the property prior to commencement of the Works. In addition, the Engineer shall arrange for photographic records to be made at no cost to the Contractor.

D2.02 On Completion of the Works

On completion of the Works the Contractor, in the presence of the Engineer and in company of the owner's representative, shall carry out inspections of the previously surveyed properties. Any damage or defects recorded which are not shown on the survey documents referred to in Clause D2.01 and which in the opinion of the Engineer are due to demolition work shall be made good by the Contractor at his cost without delay.

D3. NOTICE TO ADJOINING OWNERS

The contractor shall give at least three days notice to the adjoining owner of his intention to commence demolition and make any necessary arrangements with him.

The Contractor shall ascertain the right of adjoining owners and in no way shall vitiate such rights.

D4. PROTECTION OF PROPERTY

The Contractor, whenever required by any requirement of any public or other authority and whenever necessary or prudent shall take all such precautions to ensure the safety and freedom from damage (whether directly or indirectly caused) of all adjoining or nearby land or buildings, roadways, footways, public or private services or of any other real or personal property whatsoever which may be, or come to be, in the vicinity of the site, and also for ensuring the safety of persons and animals who or which may be at any time upon or in the vicinity of the site. The Contractor shall comply with the foregoing prior to the commencement of any other work on the site and shall be responsible for the adequacy and timing of all such precautions and work.

The Contractor shall be responsible for and make good all property damage and be responsible for costs or losses that may be sustained to the works or to nearby buildings, properties and their contents, to nearby roads, laneways, or other constructions and to any vehicles or animals or persons therein or thereon, whether the aforesaid property damage and/or bodily injury, costs or losses arise directly or indirectly out of the works of this Contract.

No part of Level 1 slab or flooring is to be removed or damaged. Under no circumstances shall the Contractor permit at any time a load in excess of 2.4 kPa (or equivalent) to be imposed on the Level 1 slab or flooring.

D5. SHORING

The Contractor shall provide any necessary shoring, needling, strutting, planking, sheet piling and the like to adjoining buildings and other property. If in the opinion of the Engineer any such provision is insufficient he may order additional provision at the demolisher's expense. Any such instruction shall not relieve the demolisher of sole responsibility for the sufficient support of the buildings or other property.

D5. SHORING (cont)

The Contractor shall alter, adapt and maintain all such temporary works as necessary and strike or withdraw them progressively as the work proceeds. Written consent of the Engineer shall be obtained if any such works are to be left in position at the completion of the Work.

D6. RAILINGS AND HOARDINGS

If required by the Wellington City Corporation the Contractor shall provide, erect and maintain all temporary hoardings, railings, guards, scaffolding and other measures required by the Authorities and by the conditions of the job for the adequate protection of workmen and others.

Hoardings, railings and other guards at roads and footways shall be adequately lit at night.

No advertisements of any kind will be permitted on hoardings or elsewhere.

The Contractor shall remove hoardings on completion of the work.

D7. SERVICES

The Contractor shall verify the locations of all services with the relevant Authorities and on the site.

The Contractor shall give all notices and pay all costs for disconnecting, sealing off, diverting or taking out all drains, water, gas, electrical and other services encountered during the work within the area to be demolished, and as directed by the Engineer and any Authorities having jurisdiction over the work.

Before commencing demolition, the Contractor shall disconnect all service lines and drains which are no longer required and seal off as directed by the ruling Authorities.

The Contractor shall immediately refer to the Engineer for instructions if any other connected or live services are found on the site, other than those serving the buildings to be demolished.

D8. BLASTING

Blasting will not be permitted at any stage.

D9 MAINTENANCE & CLEANING

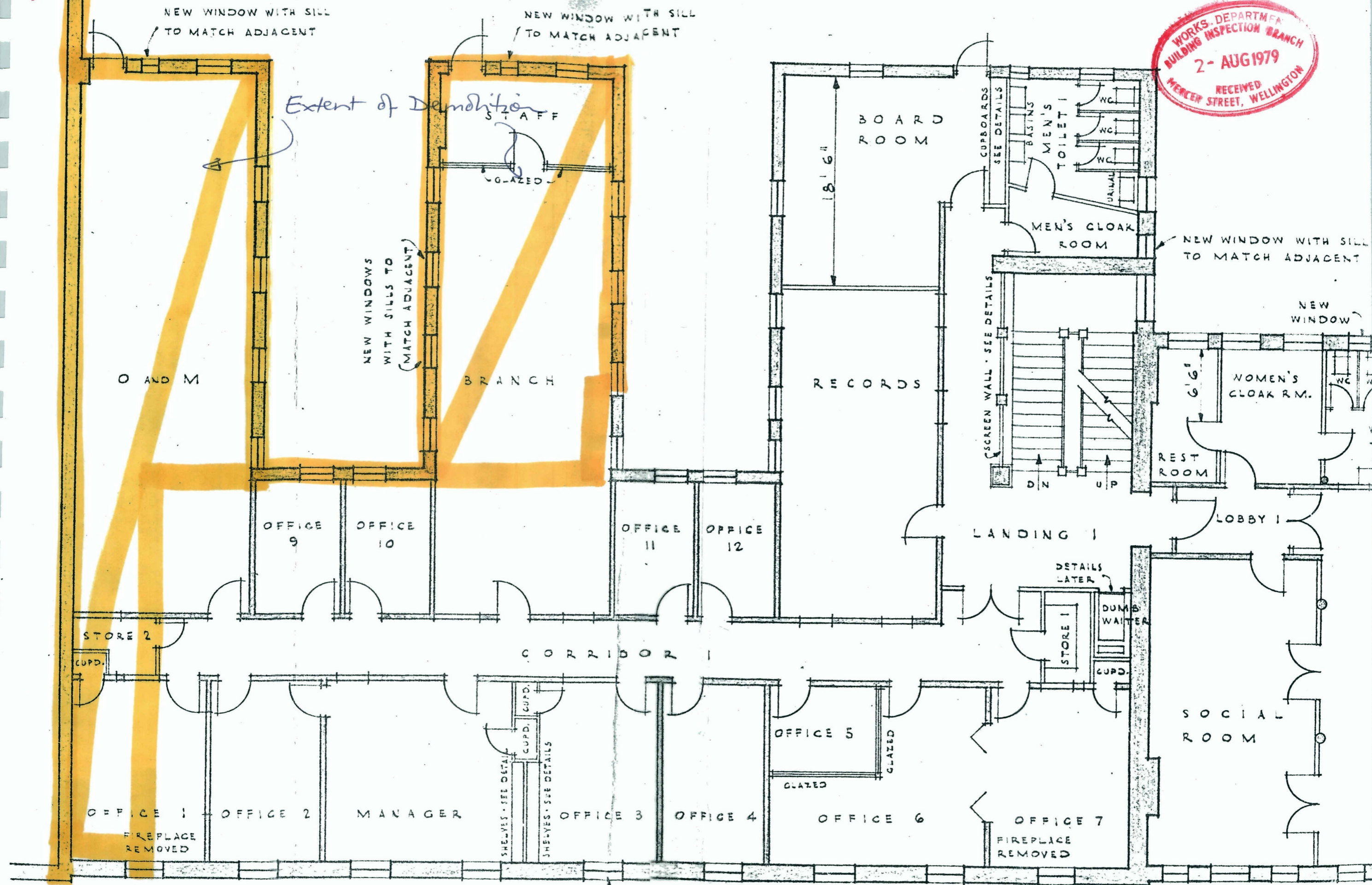
During the Contract, the Contractor shall maintain the site in as clean and safe condition as possible at all times.

Public ways adjacent to the site shall be maintained in a reasonably clean condition throughout the Contract and cleaned down on completion.

On completion, the site shall be left in a tidy condition with all rubble, rubbish etc. removed.

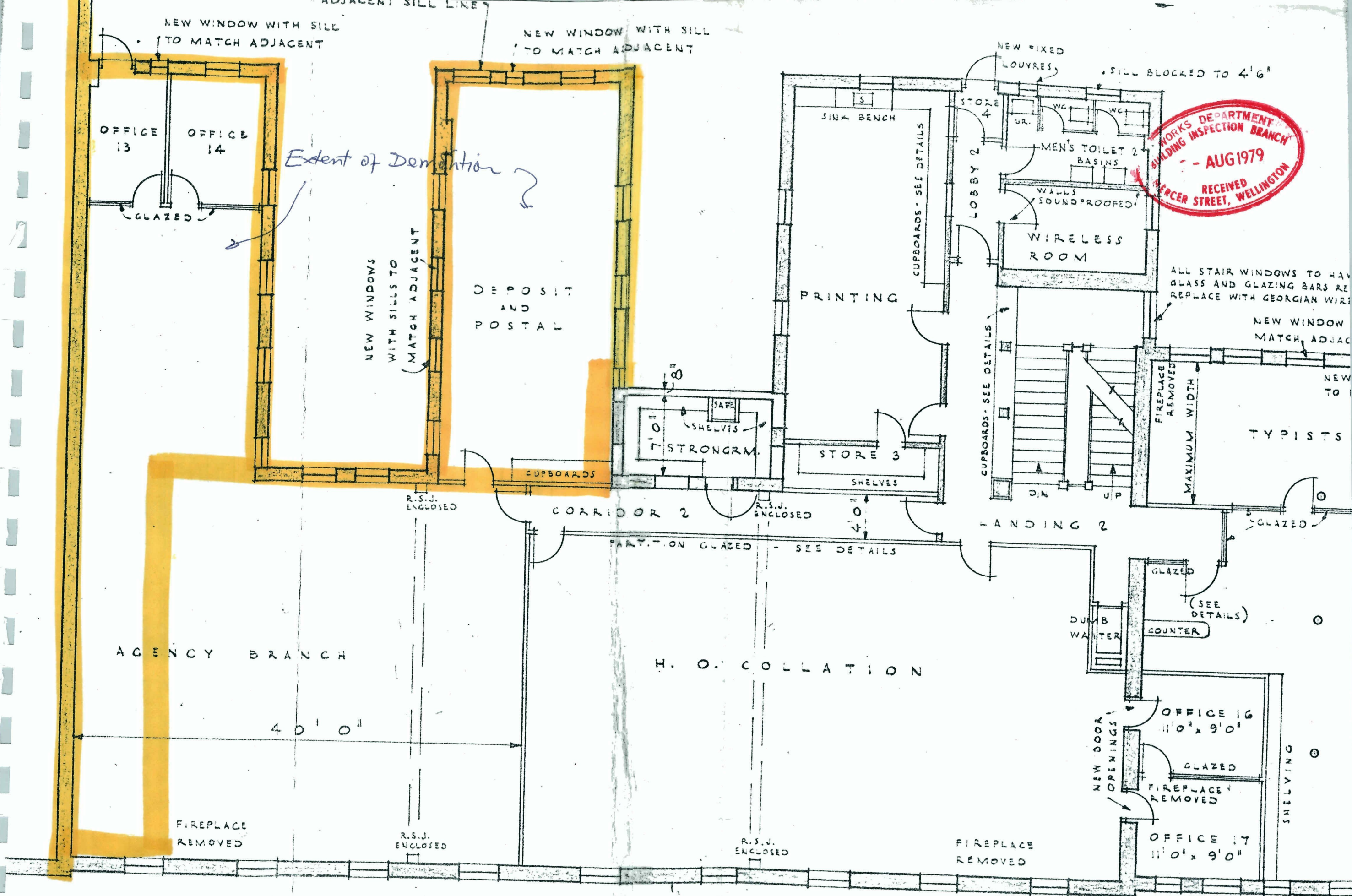
NO 112

DEBRIS WILL BE REMOVED THROUGH ADJACENT SITE OF MASONIC HOTEL.



FIRST FLOOR PLAN . 101-117 CUBA ST. NEW WINDOW

70341/D1 Sheet 1 of 2



SECOND FLOOR PLAN

WELLINGTON CITY COUNCIL
 WORKS DEPARTMENT BUILDING BRANCH
 PAYMENT ADVICE (PLEASE FORWARD WITH YOUR PAYMENT)

TO Department of Administration & Finance No 3213
 (Postal Address: - The Town Clerk, P.O. Box 2199, Wellington)

Received From: F L Jeffries & Co Ltd
 of (Postal Address) P.O. Box 9335
 By Cash/Cheque Being Building Permit For: Wellington Workingmens Club
 At: 101-107 Cuba Street

Account	Item	Activity	Payments	
Deposit No.			Access Guarantee Deposit	\$ _____
225	971	E09.042	Light Duty Crossing	\$ _____
225	972	E09.044	Builders Road Fee	\$ _____
225	970	E09.040	Heavy Duty Crossing	\$ _____
Permit Fees				
294	902	E04.058	Water	\$ _____
065	955		Inspection of Works/ Documents	\$ <u>100. 10</u>
263	902	E05.042	Drainage	\$ _____
263	902	E05.042	Plumbing	\$ _____
263	902	E05.042	Mechanical Services Plumbing	\$ _____
704	902		Building Research Levy	\$ _____
Miscellaneous Payments				
Deposit No.			Road & Footpath Deposit	\$ <u>200. 00</u>
263	940	E05.050	Sewer & Stormwater Disconnection	\$ _____
294	940	E04.191	Water Disconnection	\$ _____
				\$ _____
				\$ _____
				\$ _____
			TOTAL	\$ <u>300. 10</u>

Rates Office Machine Receipt No. 01 - 0138 - 941039

Signed Joseph Whiteaker Date 22/8/79

Building Branch,
Works Dept.,
WELLINGTON CITY COUNCIL.

16 August 1979

A D D E N D A S H E E T

DEMOLITION OF PREMISES:

101-117 CUBA ST., WELLINGTON:

WELLINGTON WORKINGMEN'S CLUB:

1. The road and footpath to be kept clear and safe for use at all times. All loading to be carried out on site. Storage of gear or materials on the footpath or road is not permitted.
2. A deposit of \$200.00 is to be paid to this Department to cover the cost of possible damage to road or footpath surfaces.
3. A separate permit to be uplifted by a Registered Plumber or Drain-layer for alterations to soil pipes.
4. The Contractor is responsible for the location and protection of any services within the affected area or on Road Reserve and is to notify the respective Authority, including the Municipal Electricity Department, the Transport Department, Waterworks and Drainage Branches, Post Office and Wellington Gas Company, of any services that may be affected at least 7 days prior to the commencement of the work to enable the necessary disconnecting to be carried out. It is to be noted that the Wellington Gas Company requires this notification to be in writing.
5. A Public Liability Insurance Policy for not less than \$100,000.00 for any one accident in the name of T.C. Jurgens Demolition and extended to the Wellington City Council as per the special endorsement arranged with the Underwriters' Association, is to be taken out by and at the expense of T.C. Jurgens Demolition and lodged with the Council before any work is undertaken.
6. During the course of demolition it is the Contractor's responsibility to ensure that adequate precautions are taken at all times to ensure that unauthorised persons do not enter the building. The above requirement is applicable, whether work is in progress or not.
7. The requirements of the Construction Act 1959 and subsequent amendments are to be complied with in all respects.
8. Work on the street facade or any wall affecting the stability of same is not permitted week-days between the hours of 7 a.m. and 6 p.m. and Fridays 7 a.m. to 9 p.m.
9. The verandah to be adequately supported and decked on top with 50mm thick timber over the area of the demolished portion of the building.
10. Demolition work is to be supervised by the Engineer.
11. Vehicle access to site to be from service lane at rear only. Vehicles are not permitted in the Cuba Mall.

CONTRACTOR'S FULL NAME:

FL JEFFRIES & CO LTD

UPLIFTED BY:

[Signature]

DATE:

22/8/79

AM:AFL 6/2087

Building Branch,
Works Dept.,
WELLINGTON CITY COUNCIL.

16 August 1979

A D D E N D A S H E E T

DEMOLITION OF PREMISES:

101-117 CUBA ST., WELLINGTON:

WELLINGTON WORKINGMEN'S CLUB:

1. The road and footpath to be kept clear and safe for use at all times. All loading to be carried out on site. Storage of gear or materials on the footpath or road is not permitted.
2. A deposit of \$200.00 is to be paid to this Department to cover the cost of possible damage to road or footpath surfaces.
3. A separate permit to be uplifted by a Registered Plumber or Drain-layer for alterations to soil pipes.
4. The Contractor is responsible for the location and protection of any services within the affected area or on Road Reserve and is to notify the respective Authority, including the Municipal Electricity Department, the Transport Department, Waterworks and Drainage Branches, Post Office and Wellington Gas Company, of any services that may be affected at least 7 days prior to the commencement of the work to enable the necessary disconnecting to be carried out. It is to be noted that the Wellington Gas Company requires this notification to be in writing.
5. A Public Liability Insurance Policy for not less than \$100,000.00 for any one accident in the name of T.C. Jurgens Demolition and extended to the Wellington City Council as per the special endorsement arranged with the Underwriters' Association, is to be taken out by and at the expense of T.C. Jurgens Demolition and lodged with the Council before any work is undertaken.
6. During the course of demolition it is the Contractor's responsibility to ensure that adequate precautions are taken at all times to ensure that unauthorised persons do not enter the building. The above requirement is applicable, whether work is in progress, or not.
7. The requirements of the Construction Act 1959 and subsequent amendments are to be complied with in all respects.
8. Work on the street facade or any wall affecting the stability of same is not permitted week-days between the hours of 7 a.m. and 6 p.m. and Fridays 7 a.m. to 9 p.m.
9. The verandah to be adequately supported and decked on top with 50mm thick timber over the area of the demolished portion of the building.
10. Demolition work is to be supervised by the Engineer.
11. Vehicle access to site to be from service lane at rear only. Vehicles are not permitted in the Cuba Mall.

CONTRACTOR'S FULL NAME:

FL JEFFRIES & CO LTD

UPLIFTED BY:

Sue [Signature] 22/8/79.

DATE: