

Application for a PIM &/or Building Consent

ENVIRONMENTAL CONTROL BUSINESS UNIT



PART A - Complete in all cases

Section 3 & 33(2), Building Act 1991

Send or deliver your application to: the Environmental Control Business Unit, PO Box 2199, 101 Wakefield Street, Wellington. For enquiries, phone 801 3542.

SR No. 80507
Cust. ID No. 1207024

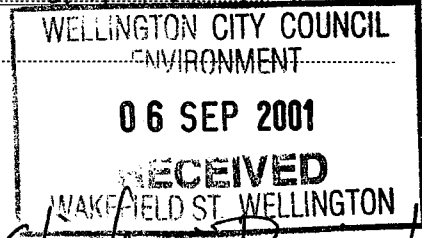
This application is for a PIM Building Consent

Project Location

Address: 154 Cuba Street
Suburb: Te Aro.
Legal description: Lot 1 DP2686. Property link No: 397091 (if known)

Description of work

New Apartments, (4 No.) Entry + 6th Floor Alteration, Ad internal
Ensure that certificate of title/s is included with your application



Owner&/or applicant details

Owner (if also applicant, tick box)
Name: D. Cron Building Partnership
Address: 105 Marjoriebyes Street
Suburb: Mount Victoria
Phone (day): _____
Cellphone: _____
Fax: _____
Correspondence/refunds to owner or applicant

Applicant
Business name: Chelvers Design Ltd
Name: Clive Lewis
Address: P.O. Box 16023
Suburb: wgtn
Phone (day): 389-30951
Cellphone: 025 721 569
Fax: 389-3096

Project details

Project type: New Building Alteration Relocation Demolition
Intended life: Specified as 50 years Indefinite but not less than 50 years
Intended use: Ancillary Commercial Commercial residential
 Industrial Housing Communal non-residential Outbuildings

Project value (GST inclusive) : \$ 220,000

Does the building or site have any cultural heritage significance, or is it a marae? (refer to District Plan) Yes No
I believe that the information contained in this application is true and correct.

Signed by the applicant as an agent on behalf of, and with the authority from the owner.

OR Signed by the owner

Signature: Clive Lewis
Name: Clive Lewis
Date: 06/09/01

Signature: _____
Name: _____
Date: _____

PART B - Complete for a building consent

Designer

Business/name: Chirelvis Design Ltd.
Address: PO Box 16023.
Suburb: Wgtn.
Phone: 389 3095 Fax: 389 3096

Builder

Business/name: T.B.A.
Address: _____
Suburb: _____
Phone: _____ Fax: _____

Drainlayer

Business/name: TBA
Address: _____
Suburb: _____
Registration No: _____
Phone: _____ Fax: _____

Plumber

Business/name: TBA
Address: _____
Suburb: _____
Registration No: _____
Phone: _____ Fax: _____

Certifier

Business/name: _____
Address: _____
Suburb: _____
Registration No: _____
Phone: _____ Fax: _____

Certifier

Business/name: _____
Address: _____
Suburb: _____
Registration No: _____
Phone: _____ Fax: _____

Other (please specify)

Struct. Eng.

Business/name: King E Dawson
Address: PO Box 887
Suburb: Wgtn
Phone: 385 2046 Fax: 385 2047

Other (please specify)

Fire Eng.

Business/name: Holmes Fire E Safety
Address: PO Box 942
Suburb: Wgton
Phone: 4711450 Fax: 471 2336

Enclosures

This application is accompanied by building certificate/s
What parts are covered by the building certificate/s?

- Yes No
 Entire Part (Specify below)

This application is accompanied by producer statements
What parts are covered by the producer statements?

- Yes No
 Entire Part (Specify below)

Proposed inspection procedures

- Certifier Design Engineer

W.C.C.

PART C - Complete in all cases

Floor areas of new building and additions to nearest metre;

New building m²

Accessory buildings m²

Total floor area of work m²

Total floor area of completed building *unchanged* m²

PART D - Compliance Schedule details

(complete for all new buildings & alterations, except single residential dwellings and outbuildings on a residential site.)

The building will contain the following systems:

Emergency systems *(please tick appropriate boxes)*

- | | | |
|------------------------------|---|---|
| Emergency intercommunication | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Hazardous substance warning | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Emergency lighting | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Escape route pressurisation | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Riser mains | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Automatic backflow preventer | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Lifts | <input type="checkbox"/> Passenger | <input checked="" type="checkbox"/> Service |
| Escalator/moving walks | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Mechanical ventilation and air conditioning

- Air systems for contamination control Heating, ventilation and air conditioning
 Building maintenance units for access to exterior and interior walls of buildings

Other systems

- Mechanical Electrical Hydraulic Electronic Gas
Signs for part D Yes No

Fire protection

- Automatic sprinkler Specialised deluge systems Other
Automatic fire doors Yes No
Fire alarms Manual Automatic

Important Information - Read this BEFORE signing

Failure to get Inspections done

WCC can only issue a Code Compliance Certificate (CCC) when sure on "reasonable grounds", that the work done complies with the Building Code. Final payment on a building project or the sale of a property may hinge on any work having a CCC.

Where WCC is unable to issue a CCC because of uncertainty about compliance of building work with the consent issued and the Building Code, a 'Notice to Rectify' will be issued. This will outline any work that needs to be undertaken to achieve compliance. If any issues cannot be resolved the Council may prosecute, and a demolition order to remove the building work may be sought.

Remember, without a CCC it may be difficult to sell or mortgage a property, and insurance complications may arise in certain circumstances.

The following must be completed and signed before this application will be accepted.

Only by the owner

This is to certify that I (print), am aware of my obligations to have the building work contained within this consent inspected under the Building Act.

Signed Date

Only by the Agent

This is to certify that I (print), am aware of my obligations to have the building work contained within this consent inspected under the Building Act, and have informed the owner to these obligations.

Signed *Chie Lewis* Date *6 Sept 2001*

Only by the Agent (Select option from below and sign)

All inspections will be carried out by WCC inspectors with Design Engineer inspecting specific design elements.

All inspections will be carried out by WCC inspectors.

All inspections* will be carried out by "building certifiers" and/or covered by Producer Statements

Inspections* will be carried out by a combination of the above and I have enclosed details of the Inspection procedure to be followed by the "certifier" or covered by "producer statements"

Note

Where inspected work is covered by "producer statements" or certifiers it must be forwarded to WCC within one calendar month of the inspection being carried out.

For further information about your obligation to have work inspected, refer to section 7 of the Building Regulations 1992 and section 76 of the Building Act 1991.

Means of escape

- General
- Smoke vents
- Controlled access doors
- Safety Barriers Yes No

Access and facilities for people with disabilities

- Passenger lifts
- Access
- Hearing aid
- Shower water temperature control
- Other
- Hand held hose reels Yes No
- Hand held fire extinguishers Yes No
- Signs for systems in part E Yes No

N/A

The compliance schedule and written reports obtained in accordance with the compliance schedule are to kept at:

Earthworks

(complete where earthworks are being undertaken in conjunction with this project)

"Earthworks" means any alteration to the existing ground level on land by either the removal or the placement of fill where more than 10 cubic metres of solid fill in total is to be removed or placed or where the existing ground level is to be altered by more than 600 millimetres vertical, and includes any associated retaining walls and other earthwork structures.

Information required

(please enclose) 2 Copies of plans and specifications (including any retaining walls)

Project value: \$ Does the building or site have any cultural heritage or significance, or is it on a marae? (refer to District Plan) Yes No

Designer/Engineer

Name:

Address: Suburb:

Phone (day): Cellphone: Fax:

Contractor

Name:

Address: Suburb:

Phone (day): Cellphone: Fax:

Description of work

- (a) Purpose of Earthworks
-
- (b) What volume of soil is to be excavated? m³
- (c) What volume of hard fill is to be placed? m³
- (d) Where is excavation soil to be dumped?
- (e) What is the distance of excavation from the site boundaries?
- North m East m
- South m West m
- (f) How is stormwater and general runoff to be controlled?
-
- (g) How will dust, mud and falling rubble be controlled?
-
- (h) How long will the proposed work take to complete?
- (i) What Public Liability Insurance does the contractor hold?
- Amount: \$ Name of Insurance Company:
- I wish to apply for an exemption from employing a registered engineer: Yes No

Type of area applying for: (*please tick*) Rural Open space Residential

Note: Earthworks rules apply to sites within the Residential, Rural and Open Space areas. A **resource consent** will be needed if proposed earthworks; 1) alter ground levels by more than 2.5 metres vertically, 2) disturb more than 250 square metres of ground area, 3) take place in a Hazard Zone (flooding), 4) leave cut faces or batters steeper than 45 degrees, 5) take place within 5 metres of a water body, 6) leave any water body in a contaminated or silted-up condition.

Do you need a resource consent? Yes No

Ensure that you have enclosed the relevant check sheets and all copies of all required attachments. This will assist the Council to process your consent as quickly and efficiently as possible.

Privacy information

The information you have provided on this form is required so that your application for a building consent can be processed under the Building Act 1991, so that statistics can be collected by the Environmental Control Business Unit, Wellington City Council. The information will be stored on a public register, and held by the Environmental Control Business Unit.

Under the Privacy Act 1993, you have the right to see and correct the personal information the Environmental Control Business Unit holds about you

CHECKSHEET

Additions/Alterations to existing dwelling

ENVIRONMENTAL CONTROL BUSINESS UNIT

T, D₂ FR, S₂

SR 9083489 - Conversion?

ABSOLUTELY
POSITIVELY
WELLINGTON

Tūmāke Pōneke
Wellington City Council

Time & Date 11.20am 6 September 2001 Mail Desk

Address 154 Cuba St

For office
use only

Use this check sheet to assist you in lodging a complete building consent application and to avoid delays in processing. Please attach **2 copies** of the following information (unless otherwise specified) with your completed building consent application form. **Tick** each box which is relevant and ensure you attach the information. If the box is not relevant, please write **NA** across the box.

1 **Certificate of title**
One copy of current certificate/s of title.

W.C.C.
RECORDS



2 **Locality plan (1:500) showing:**
name of building, physical location of the subject site in relation to streets or landmarks and north point. Rural sites can be at 1:1000 scale if required.



3 **Site plan (1:100) showing:**
dimensions of all boundaries, north point finished floor levels, ground contours (extended to boundaries)/levels, site area, street name and number, lot and DP number, outline of existing building, outline of additions/alterations, area of existing building, area of additions, total new area, distances to boundaries.



4 **Plumbing and Drainage plan (1:100) showing:**
(note: if you have supplied drainage details for surface water disposal on the site plan, no drainage plan is required)



- | | |
|--|--|
| <input type="checkbox"/> fixtures and fittings | <input type="checkbox"/> drainage layout with inspection bends and junctions indicated |
| <input type="checkbox"/> if the building is more than one storey with sanitary fittings on upper floors, provide and isometric layout showing wastes, pipes and falls. | <input type="checkbox"/> any other drainage on site |

5 **Bracing plan (1:100/1:50) showing:**

- | | |
|--|--|
| <input type="checkbox"/> bracing details and calculations for both wall and subfloor bracing | <input type="checkbox"/> if the bracing was specifically designed by a registered engineer, attach a copy of the calculations with this application. (required for specific design wind zones and lateral distribution of upper floor loads where lower storey bracing is provided in walls beyond the upper storey footprint) |
| <input type="checkbox"/> subfloor bracing for decks projecting more than 2m from the house | |



Please turn over

Environmental Control Business Unit
PO Box 2199, Wellington. Ph 801 3542, Fax 801 3100

P&D 8960

Receiving Officer

Gary Higham

6 **Foundation plan (1:100/1:50) showing:**

- dimensions of all new foundations
- if a concrete slab, show basic details
- sub-floor framing
- footing details.
- bracing details for timber sub-floor
- if the addition is an upper storey, show detail on upgrading, existing foundations, piles, etc.
- piles and footings

7 **Floor plan (1:100/1:50) showing:**

- existing floor plan
- for additions show the area in square metres
- door and window schedules
- if two stories or more and additions and alterations are involved, additional floor plans are required showing; existing and proposed floor plan additions and alterations, details of room sizes and designated uses, floor area of additions, plans of any stairs, barriers, handrails, and a plan of floor joist layout, beams etc.
- all designated spaces
- altered floor plan with alterations marked
- sanitary fixtures

8 **Elevations (1:100/1:50) showing:**

accurate ground lines from boundary to boundary on each elevation, relevant District Plan daylight control lines, the maximum height on each elevation, location of door and window openings, fixed and opening sashes, floor levels in relation to ground levels, exterior cladding nominated to all elevations, down pipes and spouting, ventilators to sub-floor area (suspended floors only).

9 **Sections and details (1:50/1:20/1:10) showing:**

- foundation detail reinforcing and connections
- stairs, handrails, decks and barriers
- exterior cladding including brick or other veneers
- insulation systems and materials to floors, walls and roof
- Barriers providing safety from falling. Specific design is required where detail does not comply with NZBC B1/AS2.
- framing sizes, beams, lintels, trusses including fixings and other structural items. Lintels carrying point loads require specific design.
- roof cladding, eaves, fascias, gutters, flashings to openings
- fire rated systems on all walls closer than 1 metre to any boundary
- stud heights of rooms and total height from lowest ground floor level to top of ridge
- Truss layout supported by design certificate and design of fixing details and load path to ground

10 **Structural and calculations**

if any design work required the services of a registered engineer, attach a copy of the calculations with this application.

see struct. eng's letter



11 **Specification:**

- Elements of structure (size, spacing, timber treatment) Wet area surfaces
- Finish of fixings to meet durability provisions

X2



12 **Producer statements:**

if this application for consent relies on any producer statements certifying compliance with the New Zealand Building Code Handbook, a copy must be attached with this application.



13 **Vehicle access plan/s:**

- location and extent of driveway relative to existing legal boundaries of the site, public footpath/roadway and, where relevant, other features (e.g. house, wall, fence, tree) long-section (1:100) showing proposed levels and gradients along the centreline; on wide or tight-turning accesses, three long-sections along left centre and right
- details of proposed kerb crossing required (length and location), and specifications proposed surface, drainage works, and safety barriers where applicable.



14 **Fire Report:**

for domestic dwellings of 3 storeys or more, or buildings providing more than one household unit.



15 **Heating:**

if the plan shows a solid-fuel heater (free-standing or in-built), a copy of the manufacturer's data and instructions for installing the heater must be attached with this application.



16 **Other Council approvals which may be required: (see note 1)**

- WCC Bylaw - encroachment licence**
if the proposed dwelling, or associated garage, carpad, car deck etc., encroaches over or onto Council reserves you will need to make a separate application for an encroachment licence.
- WCC Bylaw - earthworks consent**
if the existing ground levels will be altered by 600mm vertically, or a total of 10 cubic metres of solid fill is moved, you will need to make a separate application for an earthworks consent.
- District Plan - land use consent, earthworks**
if the existing ground levels of the site are to be altered by more than 2.5m or the area of excavation exceeds 250 square metres or the work will leave battered faces steeper than 45 degrees or ground levels will be altered by more than 2.5m vertically in rural areas or the work takes place in a hazard zone (flooding) or the work takes place within 5m of a water body or the work will leave any water body in a contaminated or silted up condition, you will need to make a separate application for a land use consent.
- District Plan - land use consent, deck rule**
if the plan shows any deck above 1.5 metres in height and within 2 metres of a boundary, check rule 5.1.3.2.3 - a land use consent may be required.

For office
use only



17 **Application fee/s:**

chq.

contact the Environmental Control Business Unit for relevant fees. All building consent applications must be submitted with payment so that they can be processed. There is a fee for submitting amended plans.

Note 1: *If other Council approvals are required you can apply for them:*
a) *at the same time when lodging this application OR*
b) *before lodging this application*

Once all of the above attachments have been compiled along with the completed building consent application form and this check sheet, you can lodge your building consent application. For further information phone 801-3542 or fax 801-3100.

SR 80507

Clive Lewis

Ph. 389 3095

If any further
requirements.

Building Inspections

ECBU

Management / Job Summary Options Sort: SR Code, Project ID, Task, Staff : Includes Work : For All Dates

SR	Project	Task	Staff	Cost Hours
80507	154 Cuba St, Te Aro: Clive Lewis Design	Administration	Mark Scully	0.50
		Administration	Alistair Tily	0.50
		Administration	Dennis Morgan	1.00
		Administration	Jon Moser	2.00
		Administration	Patrick Edwards	7.25
		Administration	Shane Taane	4.00
		Administration	Stephen Cody	2.00
		Inspection	Stephen Cody	0.75
		Issue Investigation	Stephen Cody	0.75
		Meeting	Richard Toner	0.50
		Other	Stephen Cody	0.50
		Peer Review	Mark Scully	1.25
80507	154 Cuba St, Te Aro: Clive Lewis Design			20.25
			Report Total	20.25

20.25 hrs @ 80.00 = \$1620.00

Inspection fee paid \$400.00

Fees to pay

MEMORY TRANSMISSION REPORT

PAGE : 001
TIME : 02-AUG-2002 09:03AM
TEL NUMBER1: +64 4 8013100
TEL NUMBER2: +64 4 8013100
NAME : WCC ECU

FILE NUMBER : 420
DATE : 02-AUG 09:01AM
TO : ☎13893096
DOCUMENT PAGES : 006
START TIME : 02-AUG 09:01AM
END TIME : 02-AUG 09:03AM
SENT PAGES : 006
STATUS : OK

FILE NUMBER : 420 *** SUCCESSFUL TX NOTICE ***

WELLINGTON CITY COUNCIL
PO Box 2199, 101 Wakefield Street, Wellington, New Zealand.
Ph 64-4-499 4444, Internet www.wcc.govt.nz



Fax Message

File ref: 80507

To: Clive Lewis Design Ltd
Attn: Clive Lewis

Fax No: 389 3096
From: Steve Cody
E-mail: steve.cody@wcc.govt.nz
Wellington City Council
Ph No: 025 463043 or 801 3228
Creation Date: 02 August 2002
Subject: 154 Cuba St.

Fax No: 801 3100
No of pages: (incl. cover sheet) 6

The information contained in this fax is privileged and confidential and intended for the addressee only. If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents. If received in error you are asked to destroy this fax and contact the sender immediately. Your assistance is appreciated.


Message:

Clive,

Following your request for a Code Compliance Certificate for building consent SR 80507, a review of this building consent has been undertaken. The following matters will need to be resolved prior to the certificate being issued.

I have also sent a copy of this letter to your postal address.

Yours sincerely


Steve Cody
Major Projects Co-ordinator
Environmental Control Business Unit
Wellington City Council

Fax Message

File ref: 80507

To: **Clive Lewis Design Ltd**
Attn: Clive Lewis

Fax No: **389 3096**

From: **Steve Cody**

E-mail: **steve.cody@wcc.govt.nz**

Wellington City Council

Ph No: **025 463043 or 801 3228**

Fax No: **801 3100**

Creation
Date **02 August 2002**

No of pages: (incl. cover
sheet) **6**

Subject: **154 Cuba St.**

The information contained in this fax is privileged and confidential and intended for the addressee only. If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents. If received in error you are asked to destroy this fax and contact the sender immediately. Your assistance is appreciated.

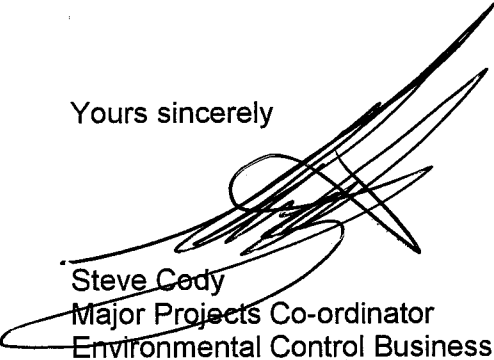
Message:

Clive,

Following your request for a Code Compliance Certificate for building consent SR 80507, a review of this building consent has been undertaken. The following matters will need to be resolved prior to the certificate being issued.

I have also sent a copy of this letter to your postal address.

Yours sincerely



Steve Cody
Major Projects Co-ordinator
Environmental Control Business Unit
Wellington City Council

Fees paid \$1720-00

2/10/02

30 July, 2002

Clive Lewis Design
P O Box 16 023
Wellington

Service Request No: 80507

Attention: Clive Lewis

Re: Code Compliance Certificate building consent SR 80507

Dear Sir,

Following a request for a Code Compliance Certificate for building consent SR 80507, a review of this building consent has been undertaken. It is a requirement that all major projects are reviewed.

In order that the code compliance certificate may be issued, the following items will need to be addressed.

- The surcharge gully is to be installed as per the council site inspection note dated the 20.2.2002. (copy attached)
- The supervising structural engineer is to provide a Producer Statement Review (PS4) covering structural alterations to the building. Refer to page 2 of the Building Consent issued on the 9.10.01.
- A registered engineer is to confirm in writing that "*the existing external landings/balconies, including the fixing of the new safety barriers*" will comply with the requirements of the Building Code 1992 for B1 Structure and B2 Durability. Refer to page 4 of the approved building consent documents.
- Council requires confirmation that the charcoal filters have been installed to the kitchen range-hood vents. Refer to inspection note dated the 15.4.02. (Copy attached.)
- Council will require written approval from the New Zealand Fire Service confirming the position and layout for the fire alarm indicator panel.
- Provide written confirmation from a suitably qualified person confirming that the emergency lighting and exit signage will comply with the requirements of clause F6 Lighting for Emergency and clause F8 Signs of the Building Code 1992.
- Provide written confirmation that the Compliance Schedule and the Statement of Fitness issued by council on the 17.4.02 for this address, corresponds with the systems that have been installed.
- Apply to the New Zealand Fire Service for an approved fire and emergency evacuation scheme.

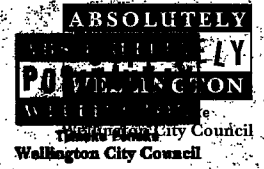
- All out standing fees will need to be paid to council. Invoice attached.

If you have any further questions regarding this matter, please do not hesitate to call.

Yours faithfully,

Stephen Cody
Major Projects Co-ordinator
Environmental Control Business Unit
Wellington City Council
Telephone: 801 3228
Mobile: 025 463043
Fax: 801 3100

COPY



4130

Site Report

Owner/or Agent: Chang Date of Issue: 20/02/02
Address: 152 Cuba St Consent No. 80507
TERRAC

The following items require remedial or additional work which are to be completed before the next inspection.

The retail terracy on the ground floor will require a surcharge gully to the front of the property abutting Cuba Street.

The gully trap at the rear of the shop is required to be removed to avoid surcharge in the future. Wastes will be required to connect directly to drainage using AS/NZ 3500:2:3.

Flare from rear apartment 2 will be required to be extended to atmosphere, through ceiling of ground floor terracy and terminating through brandah ceiling or similar point.

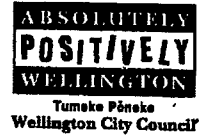
SCAN CODE 510
SR No 80507
ADDRESS 152 Cuba St

Signed by Council Officer: [Signature]
Contact Phone Number: _____

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)

scanned



SITE ADDRESS 154 Cuba
 DESCRIPTION Apartments
 UNIT No 1-4
 DATE 13 April 2002
 NAME S. Tame

SR No 80507
 PC Docs No 392462
 FIRST INSPECTION? YES NO
 TIME ARRIVED 9:00
 TIME SPENT 2

FINAL INSPECTION

- | | | |
|---|---|---|
| Ground levels re FFL <input type="checkbox"/> | Flashings- windows <input type="checkbox"/> | Subfloor insulation/protection <input type="checkbox"/> |
| Subfloor ventilation <input type="checkbox"/> | Decks/repile structure <input type="checkbox"/> | Glazing - human impact <input type="checkbox"/> |
| Ventilation to brickwork <input type="checkbox"/> | Scribers, facings etc. <input type="checkbox"/> | Stairs comply with D1 & F4 <input type="checkbox"/> |
| Safety barriers/windows to F4 <input type="checkbox"/> | Interior ventilation <input type="checkbox"/> | |
| Floors and walls sealed in wet areas <input type="checkbox"/> | | |

- | | | |
|--|---|--|
| HWC seismic restraint <input checked="" type="checkbox"/> | TPR valve <input checked="" type="checkbox"/> | Cold water expansion valve <input checked="" type="checkbox"/> |
| Relief valve, limiting valve <input checked="" type="checkbox"/> | Tempering valve <input checked="" type="checkbox"/> | HWC drain <input checked="" type="checkbox"/> |
| Water temperature test <input checked="" type="checkbox"/> | Trap test <input checked="" type="checkbox"/> | W.C. flush test <input checked="" type="checkbox"/> |
| Vents terminate correctly <input checked="" type="checkbox"/> | Shut off valves <input checked="" type="checkbox"/> | AAV's fitted & accessible <input type="checkbox"/> |
| Downpipes fixed <input type="checkbox"/> | Backflow prevention <input type="checkbox"/> | Gully surround height <input type="checkbox"/> |
| | | Wastes sealed at gully <input type="checkbox"/> |

Eng. report PS4 received
 Complies with Fencing of Swimming Pools Act YES / NO / NA
 Driveway has been approved
 Site Note No.

Commercial / Multi Unit

Have all condition of the fire report been met? YES / NO / NA

- | | |
|--|--|
| Fire/smoke door certification <input type="checkbox"/> | Signage (exits, toilets, fire safety systems) <input type="checkbox"/> |
| Meets requirements for disabled access <input type="checkbox"/> | Compliance Schedule issued <input type="checkbox"/> |
| Statement of Fitness has been organised <input type="checkbox"/> | |
- Certification by installer received for:-
 Lift Emergency lighting Wired smoke/heat detector Sprinklers
 Escape route pressurisation systems Emergency warning systems
 Passed to major projects inspector for audit

COMMENTS

All plumbing units 1-4 completed.
 - Intrin ccc for these ^{not} approved.
 - certification for Alarm, emergency lighting, WOF Required
 - Filters for rangehood vents to be installed,

Building Inspections

ECBU

Management / Job Summary Options Sort: SR Code, Project ID, Task, Staff : Includes Work : For All Dates

SR	Project	Task	Staff	Cost Hours
80507	154 Cuba St, Te Aro: Clive Lewis Design	ABLDG CONS<5 aBidg Cons<500K / Administration	Mark Scully	0.50
			Stephen Cody	0.25
		Correspondence	Stephen Cody	1.50
		Inspection	Alistair Tily	0.50
			Dennis Morgan	1.00
			Jon Moser	2.00
			Patrick Edwards	7.25
			Shane Taane	4.00
			Stephen Cody	2.00
		Issue Investigation	Stephen Cody	0.75
		Meeting	Richard Toner	0.50
		Other	Stephen Cody	0.50
		Peer Review	Mark Scully	1.25
			Stephen Cody	1.50
		Processing	Stephen Cody	3.25
80507	154 Cuba St, Te Aro: Clive Lewis Design			26.75
			Report Total	26.75

FORM 12
COMPLIANCE SCHEDULE NUMBER 1
Section 44 (2), Building Act 1991

Service Request No 87287

Issued by Wellington City Council

BUILDING			
Street Address [If any] 154 Cuba St		Legal description	DP 2686
Intended use: Ground Floor: Restaurant CL/Café-Hairdresser CM. First & Second Floor: 2 Apartments each floor SR.		Property Link No	397091
Intended life: Indefinite but not less than 50 years		Valuation Assessment No	17270-32400
OWNER			
Name: Mr D Chan			
Mailing address: 105 Majoribanks St			
Mt Victoria			
Wellington			
REF	SYSTEM OR FEATURE	MAINTENANCE AND INSPECTION PROCEDURES	NOTES AND COMMENTS
C2	Automatic Fire Alarm System Type 4 smoke detectors in each bedroom in each apartments, sounders to sleeping areas, manual callpoints at each floor level and at final exit. Ground floor heat detectors	To NZ Building Code Handbook, CS3 and NZS 4512:1997, Part 6. Testing: Monthly by IQP Survey: Annually by IQP. Using ICNZ or similar approved test and survey reports. Survey tests must include any interfaces with smoke control air handling systems, operation of smoke/fire control or egress route doors and with Lifts.	
D	Emergency Lighting System. In exitways to final exit.	To NZ Building Code Handbook, CS4 and AS/NZS 2293.2/ Inspection: AS/NZS 2293 systems – 6 monthly by qualified owner or IQP Surveys: Annually by IQP. Maintenance: By Owner. All tests and maintenance to be recorded in log books complying to the relevant Standard.	

REF	SYSTEM OR FEATURE	MAINTENANCE AND INSPECTION PROCEDURES	NOTES AND COMMENTS
L	Signs for Building Systems and Features.	<p><i>Applies to all signs associated with all other features listed on the Compliance Schedule and any other sign required under NZ Building Code Clause F8.</i></p> <p>To NZ Building Code Handbook CS12, refer also to F8/AS1.</p> <p>Inspection: Illuminated signs purposes - Monthly by Owner.</p> <p>Signs required for Systems and Features listed in this Compliance Schedule - Annually by IQP.</p> <p>Maintenance: By Owner.</p> <p>Signs shall be refurbished before they become illegible and shall be replaced immediately if missing.</p> <p>Defects in illuminated signs shall be rectified immediately.</p>	
M	Means of Escape from Fire.	<p>See NZ Building Code Handbook CS13 for inspection details. Note: Inspections to include all exit routes, smoke or fire control doors on the routes, door locks for operation, etc. Refer also to C/AS1, part 3.</p> <p>Inspection: By Owner</p> <ul style="list-style-type: none"> • Daily when the building is in use for crowd occupancies (purpose groups CL and CM). • Monthly for other occupancies. • Annually by IQP for all occupancies. <p>The annual test shall include a test of the operation of any interface with any emergency warning system for fire or fire detection system.</p> <p>Maintenance: By Owner</p>	
N	Safety Barriers.	<p>To NZ Building Code Handbook CS14.</p> <p>Inspection: Annually by IQP.</p> <p>Barriers shall be inspected to confirm they are located as required, are structurally sound, and are serviceable.</p>	Balconies to apartments and stairs.

REF	SYSTEM OR FEATURE	MAINTENANCE AND INSPECTION PROCEDURES	NOTES AND COMMENTS
		Maintenance: By Owner. Defects shall be remedied immediately they are apparent.	
O	Access and Facilities for People with Disabilities.		
O1	Access Routes & Facilities.	To NZ Building Code Handbook CS15, refer also to D1/AS1 and NZS 4121:1985 Inspection: 6 monthly by Owner and annually by IQP. Check adequacy of accessible routes from streets or carpark to spaces within the building and accessible features within the building. <ul style="list-style-type: none"> • Usability of the route to the principal entrance. • Manoeuvre spaces. • Handrails. • Lighting levels. • Door hardware. • Accessible toilet areas. Maintenance: By Owner. Defects shall be rectified immediately.	

Signed for and behalf of the Council:

Name:
Piki Collins

Position: Team Member

Date: 17 April, 2002

BUILDING STATEMENT OF FITNESS NO: 1
Section 44(4), Building Act, 1991

ISSUED BY WELLINGTON CITY COUNCIL

Issued :17 April, 2002

Expires: 17 April, 2003

Service Request No: 87287

BUILDING	
Street Address: 154 Cuba St	Legal Description: DP 2686
Intended use: Café/Hairdresser/Restaurant/Apartments	Property Number: 397091
Intended Life: Indefinite, but not less than 50 years	Valuation Roll Number: 17270-32400
OWNER	
Name: Mr D Chan	Mailing address: 105 Majoribanks St Mt Victoria Wellington

This is to state that the Council has issued Compliance Schedule No: 1 specifies inspection, maintenance, and reporting procedures of the following systems and features of the building:

Automatic sprinkler systems or other systems of automatic fire protection		Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire	Emergency warning systems for fire or other dangers	√
Emergency lighting systems	√	Escape route pressurisation systems	Riser mains for fire service use	
Any automatic back-flow preventer connected to a potable water supply		Lifts, escalators, or travelators or other similar systems	Mechanical ventilation or air conditioning system serving all or a major part of the building	
Means of escape from fire	√	Building maintenance units for providing access to the exterior and interior walls of buildings	Such signs as are required by the building code in respect of the above-mentioned systems	√
Safety barriers	√	Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the disabled Persons Community Welfare Act 1975		√
Hand-held hose reels for fire fighting		Such signs as are required by the Building Code or Section 25 of the disabled Persons Community Welfare Act 1975		√
		Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the Building Code		

The Compliance Schedule and the written reports obtained in accordance with the Compliance Schedule are to be kept at:
154 Cuba Street

Signed for and on behalf of the Council: Piki Collins

Name: Position: Team Member

Date: 17 April, 2002

Applicant

Attention: Clive Lewis
 Clive Lewis Design
 P O Box 16 023 Wellington 6038

Tax Invoice GST Number 53-204-635

Date: 29-Jul-02
 Reference: TW 80507
Building Consent for less than \$500,000

Owners

- Dan Chan
 105 Majoribanks St Mt Victoria Wellington 600

Property Addresses

- 154 Cuba St, Te Aro

Fees Payable

Description	Date	Reference	Fee	GST	Total
PIM Processing Fee	06/09/2001	Auto Entry	\$133.33	\$16.67	\$150.00
Plan Check Fee	06/09/2001	Auto Entry	\$608.89	\$76.11	\$685.00
Inspection Fee	06/09/2001	Auto Entry	\$355.56	\$44.44	\$400.00
Code Compliance Certificate	06/09/2001	Auto Entry	\$31.11	\$3.89	\$35.00
Compliance Schedule	06/09/2001	Auto Entry	\$71.11	\$8.89	\$80.00
BIA Levy	06/09/2001	Auto Entry	\$123.30	\$15.41	\$138.71
BRANZ Levy	06/09/2001	Auto Entry	\$189.69	\$23.71	\$213.40
BRANZ Levy Commission	06/09/2001	Auto Entry	\$5.87	\$0.73	\$6.60
Lodging Fee	06/09/2001	Auto Entry	\$31.11	\$3.89	\$35.00
BIA Levy Commission	06/09/2001	Auto Entry	\$3.81	\$0.48	\$4.29
Amended Plan Fee	11/03/2002	Auto Entry	\$66.67	\$8.33	\$75.00
Total			\$1,620.45	\$202.55	\$1,823.00

Fees Paid

Date	Reference	Amount
06/09/2001 14:49:13	8297548	\$1,748.00
08/05/2002 13:33:04	8872913	\$75.00
Total		\$1,823.00

Balance Outstanding: \$0.00

The Council's Terms and Conditions for Supply of Goods and Services require that you pay all invoices by the 20th day of the month following the date it is issued. If payment is not made by that time, you will be liable for:

- interest calculated daily at a rate of 15% pa on the overdue Invoice amount,
- an administrative fee of either 10% of the overdue Invoice amount or \$300 (whichever is less), and
- all costs and expenses incurred by the Council in seeking to recover the overdue Invoice amount.

Payment Advice

Please return this section with your payment

Attention: Clive Lewis
 Clive Lewis Design
 P O Box 16 023 Wellington 6038

WELLINGTON CITY COUNCIL
 PO BOX 2199 WELLINGTON

29-Jul-02

Reference:	TW 80507 Building Consent for less than \$500,000
Amount Owing	\$0.00
AMOUNT PAID:	PLEASE COMPLETE

Building Inspections

ECBU

Management / Job Summary Options Sort: SR Code, Project ID, Task, Staff : Includes Work : For All Dates

SR	Project	Task	Staff	Cost Hours
80507	154 Cuba St, Te Aro: Clive Lewis Design	ABLDG CONS<5 aBldg Cons<500K / Administration	Mark Scully	0.50
		Correspondence	Stephen Cody	1.50
		Inspection	Alistair Tily	0.50
			Dennis Morgan	1.00
			Jon Moser	2.00
			Patrick Edwards	7.25
			Shane Taane	4.00
			Stephen Cody	2.00
		Issue Investigation	Stephen Cody	0.75
		Meeting	Richard Toner	0.50
		Other	Stephen Cody	0.50
		Peer Review	Mark Scully	1.25
			Stephen Cody	1.50
		Processing	Stephen Cody	3.25
80507	154 Cuba St, Te Aro: Clive Lewis Design			26.50

Report Total

26.50

26.5 hrs @ 80.00

= 2120.00

Ans p fee paid

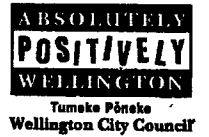
- 400.00

Fees to pay.

1720.00

WELLINGTON CITY COUNCIL CHECKLIST.
(Please keep copy on site)

Scanned



SITE ADDRESS 154 Cuba
 DESCRIPTION Apartment
 UNIT No 1-4
 DATE 13 April 2002
 NAME S. Tame

SR No 80507
 PC Docs No 392462
 FIRST INSPECTION? YES NO
 TIME ARRIVED 9:00
 TIME SPENT 2

FINAL INSPECTION

- | | | |
|---|---|---|
| Ground levels re FFL <input type="checkbox"/> | Flashings- windows <input type="checkbox"/> | Subfloor insulation/protection <input type="checkbox"/> |
| Subfloor ventilation <input type="checkbox"/> | Decks/rafter structure <input type="checkbox"/> | Glazing - human impact <input type="checkbox"/> |
| Ventilation to brickwork <input type="checkbox"/> | Scribers, facings etc. <input type="checkbox"/> | Stairs comply with D1 & F4 <input type="checkbox"/> |
| Safety barriers windows to F4 <input type="checkbox"/> | Interior ventilation <input type="checkbox"/> | |
| Floors and walls sealed in wet areas <input type="checkbox"/> | | |

- | | | |
|--|---|--|
| HWC seismic restraint <input checked="" type="checkbox"/> | TPR valve <input checked="" type="checkbox"/> | Cold water expansion valve <input checked="" type="checkbox"/> |
| Relief valve, limiting valve <input checked="" type="checkbox"/> | Tempering valve <input checked="" type="checkbox"/> | HWC drain <input checked="" type="checkbox"/> |
| Water temperature test <input checked="" type="checkbox"/> | Trap test <input checked="" type="checkbox"/> | W.C. flush test <input checked="" type="checkbox"/> |
| Vents terminate correctly <input checked="" type="checkbox"/> | Shut off valves <input checked="" type="checkbox"/> | AAV's fitted & accessible <input type="checkbox"/> |
| Downpipes fixed <input type="checkbox"/> | Backflow prevention <input type="checkbox"/> | Gully surround height <input type="checkbox"/> |
| | | Wastes sealed at gully <input type="checkbox"/> |

- Eng. report/PS4 received
- Complies with Fencing of Swimming Pools Act YES / NO / NA
- Driveway has been approved
- Site Note No.

Commercial / Multi Unit

- Have all condition of the fire report been met? YES / NO / NA
- | | |
|--|--|
| Fire/smoke door certification <input type="checkbox"/> | Signage (exits, toilets, fire safety systems) <input type="checkbox"/> |
| Meets requirements for disabled access <input type="checkbox"/> | Compliance Schedule issued <input type="checkbox"/> |
| Statement of Fitness has been organised <input type="checkbox"/> | |
- Certification by installer received for:-
- | | | | |
|--|--|--|-------------------------------------|
| Lift <input type="checkbox"/> | Emergency lighting <input type="checkbox"/> | Wired smoke/heat detector <input type="checkbox"/> | Sprinklers <input type="checkbox"/> |
| Escape route pressurisation systems <input type="checkbox"/> | Emergency warning systems <input type="checkbox"/> | | |
- Passed to major projects inspector for audit

COMMENTS

All plumbing units 1-4 completed.
 - Intrim ccc for these ^{Not} approval.
 - certification for Alarm, emergency lighting, WOF Required
 - Filters for rangehood vents to be installed,

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)



SITE ADDRESS 154 Luba Street SR No 80507
 DESCRIPTION Apartments PC Docs No 392452
 UNIT No 1, 2, 3, 4 levels 1 & 2 FIRST INSPECTION? YES / **NO**
 DATE 15 April 07 TIME ARRIVED
 NAME P. Edwards TIME SPENT 170

FINAL INSPECTION

- | | | |
|--|--|--|
| Ground levels re FFL <input checked="" type="checkbox"/> | Flashings- windows <input type="checkbox"/> | Subfloor insulation/protection <input type="checkbox"/> |
| Subfloor ventilation <input type="checkbox"/> | Decks/ rope structure <input checked="" type="checkbox"/> | Glazing – human impact <input type="checkbox"/> |
| Ventilation to brickwork <input type="checkbox"/> | Scribers, facings etc. <input type="checkbox"/> | Stairs comply with D1 & F4 <input checked="" type="checkbox"/> |
| Safety barriers/windows to F4 <input type="checkbox"/> | Interior ventilation <input checked="" type="checkbox"/> | |
| Floors and walls sealed in wet areas <input checked="" type="checkbox"/> | | |
| HWC seismic restraint <input type="checkbox"/> | TPR valve <input type="checkbox"/> | Cold water expansion valve <input type="checkbox"/> |
| Relief valve, limiting valve <input type="checkbox"/> | Tempering valve <input type="checkbox"/> | HWC drain <input type="checkbox"/> |
| Water temperature test <input type="checkbox"/> | Trap test <input type="checkbox"/> | W.C. flush test <input type="checkbox"/> |
| Vents terminate correctly <input type="checkbox"/> | Shut off valves <input type="checkbox"/> | AAV's fitted & accessible <input type="checkbox"/> |
| Downpipes fixed <input type="checkbox"/> | Backflow prevention <input type="checkbox"/> | Gully surround height <input type="checkbox"/> |
| | | Wastes sealed at gully <input type="checkbox"/> |
| Eng. report/PS4 received <input type="checkbox"/> | | |
| Complies with Fencing of Swimming Pools Act | YES / NO / NA | |
| Driveway has been approved <input type="checkbox"/> | | |
| Site Note No. | | |

Commercial Multi Unit

- Have all condition of the fire report been met? YES / NO / NA
- | | |
|---|--|
| Fire/smoke door certification <input checked="" type="checkbox"/> | Signage (exits, toilets, fire safety systems) <input type="checkbox"/> |
| Meets requirements for disabled access <input type="checkbox"/> | Compliance Schedule issued <input type="checkbox"/> |
| Statement of Fitness has been organised <input type="checkbox"/> | |
| Certification by installer received for:- | |
| Lift <input type="checkbox"/> | Emergency lighting <input checked="" type="checkbox"/> |
| Wired smoke/ heat detector <input checked="" type="checkbox"/> | Sprinklers <input type="checkbox"/> |
| Escape route pressurisation systems <input type="checkbox"/> | Emergency warning systems <input checked="" type="checkbox"/> |
- * Passed to major projects inspector for audit

COMMENTS

** (Inspected for interim CU approved)*
 Apartment built to existing bldg.
 no change from layout floor plan, amended plan showing storage under stairs.
 Type 4 fire system (Will need to check mfg need heat to kitchen).
 Centrals for technical fire system, emergency lighting & ~~stairwell~~

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)



SITE ADDRESS... 154 Cuba St
DESCRIPTION... New Apartments
UNIT No... 2 + 4
DATE... 20/02/02
NAME... Dennis Morgan

SR No... 80507
PC Docs No... 392452
FIRST INSPECTION? YES (NO)
TIME ARRIVED... 10:00
TIME SPENT... 1 hr

Conforms with approved drawings YES / NO Site Note number... 4130
Sighted previous inspection notes YES / NO Producer statement required YES / NO
Engineer supervision required YES / NO Name of Engineer.....

POSTCLAD

Half height brick Solid Plaster
Proprietary Plaster system:
Type..... Applicator.....
Cladding substrate to manufacturers specification:
Fixing Sheet layout Flashing
Cladding ground clearance

PRELINE INSPECTION

Exterior cladding Building closed in Glazing - human impact
Moisture Content Insulation Bracing connections
Ventilation to rooms is provided Wet area substrate system
TPR line Pressure test Waste pipe size & test
Soil stack Soil pipe size and test Inbuilt S/W pipes tested
Pipes fixed/supported Penetrations sleeved Vents correctly terminated
System: AS3500, G13, other.....

Multi Unit Consent.

Complies with fire report? YES / NO / NA Date of fire report.....
Unit numbers inspected.....
Intertency walls FRR Service shafts/common areas are fire rated
Intertency STC Natural light
Ventilation of rooms Floor wastes as required Shut off valves

Things to discuss: Fire safety systems, Certification of systems, Compliance Schedules

COMMENTS

Re units 2 + 4 rear
Water Services tested to 1500 Kpa
Hot water cylinders to be raised to give access to Trap.
Soil stacks to bath with water tested OK
Vent to stack to combine above flood level to rear of Bld
from level 1 to level 2 ; requires fire collar.
Floor waste drains to atmosphere; unit 1 discharges to existing

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)

Scanned



SITE ADDRESS 154 Cyp St.
DESCRIPTION New apartments
UNIT No 1-4 levels 1&2.
DATE 23 Nov 01
NAME Jon Moser

SR No 80507
PC Docs No 392462
FIRST INSPECTION? YES/NO
TIME ARRIVED
TIME SPENT 60mins

Conforms with approved drawings YES/NO
Sighted previous inspection notes YES/NO
Engineer supervision required YES/NO
Site Note number
Producer statement required YES/NO
Name of Engineer

POSTCLAD

Half height brick Solid Plaster
Proprietary Plaster system:
Type..... Applicator.....
Cladding substrate to manufacturers specification:
Fixing Sheet layout Flashing
Cladding ground clearance

PRELINE INSPECTION

Exterior cladding Building closed in Glazing - human impact
Moisture Content Insulation Bracing connections
Ventilation to rooms is provided Wet area substrate system

TPR line Pressure test Waste pipe size & test
Soil stack (Wask all) Soil pipe size and test Inbuilt S/W pipes tested
Pipes fixed/supported Penetrations sleeved Vents correctly terminated
System: AS3500, G13, other... Section 8.

Multi Unit Consent.

Complies with fire report? YES/NO/NA Date of fire report
Unit numbers inspected
Intertency walls FRR Service shafts/common areas are fire rated
Intertency STC Natural light
Ventilation of rooms Floor wastes as required Shut off valves

Things to discuss: Fire safety systems, Certification of systems, Compliance Schedules

COMMENTS

80mm drain to first floor kitchens
and 80mm stack to 2nd floor kitchens
Tested and approved.
① Fire stopping devices to be fitted at
walls + floors as required.
② Watermain to be checked and sized as adequate for purpose.

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)



SITE ADDRESS 154 Lura SR No 70507
 DESCRIPTION Low Apartments PC Docs No
 UNIT No FIRST INSPECTION? YES / NO
 DATE 12. Nov. 01 TIME ARRIVED
 NAME P. Edwards TIME SPENT 60

Conforms with approved drawings YES / NO Site Note number.....
 Sighted previous inspection notes YES / NO Producer statement required YES / NO
 Engineer supervision required YES / NO Name of Engineer.....

SUBFLOOR.

- DPC to piles Correct mechanical fixings Timber treatment
- Subfloor bracing Sub-floor framing Insulation
- Ventilation 450mm min crawl space
- Joists under load bearing walls

PRE CLAD

- Timber treatment Exterior wall bracing Roof bracing
 - Stud spacings Roof and wall connections Framing correct
 - Cladding system(s)..... Manufacturer.....
- Things to discuss:*
- SS fixings where necessary Post clad inspection
 - Brick veneer installation Fire separation
 - Half height brick inspection Flashings

COMMENTS

Complaint noise.

Mr Hasser on RA 5695863 complaint with loud noise from building down road. Mr Hasser wants to know how loud from building over carried out this work. Dispute between building owner Mr Laywood and tenant. Demolition work is now completed, erection of timber frame in progress.

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)

Scanned



SITE ADDRESS: 1st floor 5 SR No 80507
 DESCRIPTION: ASB PC Docs No 392462
 UNIT No 1, 2, 3, 4 level 1, 2 FIRST INSPECTION? YES / NO
 DATE: 21 Jan 01 TIME ARRIVED
 NAME: P. Farnsworth TIME SPENT 90

Conforms with approved drawings YES / NO Site Note number.....
 Sighted previous inspection notes YES / NO Producer statement required YES / NO
 Engineer supervision required YES / NO Name of Engineer.....

POSTCLAD

Half height brick Solid Plaster
Proprietary Plaster system:
 Type..... Applicator.....
 Cladding substrate to manufacturers specification:
 Fixing Sheet layout Flashing
 Cladding ground clearance

PRELINE INSPECTION

Exterior cladding Building closed in Glazing - human impact
 Moisture Content Insulation Bracing connections
 Ventilation to rooms is provided Wet area substrate system
 TPR line Pressure test Waste pipe size & test
 Soil stack Soil pipe size and test Inbuilt S/W pipes tested
 Pipes fixed/supported Penetrations sleeved Vents correctly terminated
 System: AS3500, G13, other.....

Multi Unit Consent.

Complies with fire report? YES / NO / NA Date of fire report 20 August 01
 Unit numbers inspected.....
 Intertency walls FRR Service shafts/common areas are fire rated
 Intertency STC Natural light
 Ventilation of rooms Floor wastes as required Shut off valves

Things to discuss: Fire safety systems, Certification of systems, Compliance Schedules

COMMENTS

Building Work as Proposed
has taken of hand with a Design
* Will need to check windows make
best. T209 - Done OK.
above as proposed.

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)



SITE ADDRESS: 154 Cuba.
DESCRIPTION: Apts & Bakery.
UNIT No: Ground
DATE: 19 July 2002
NAME: Steve

SR No: 30507
PC Docs No: 302462
FIRST INSPECTION? YES (NO)
TIME ARRIVED: 1:00
TIME SPENT: 1

FINAL INSPECTION

- Ground levels re FFL
- Subfloor ventilation
- Ventilation to brickwork
- Safety barriers/windows to F4
- Floors and walls sealed in wet areas
- Flashings- windows
- Decks/repile structure
- Scribers, facings etc.
- Interior ventilation
- Subfloor insulation/protection
- Glazing - human impact
- Stairs comply with D1 & F4

- HWC seismic restraint
- Relief valve, limiting valve
- Water temperature test
- Vents terminate correctly
- Downpipes fixed
- TPR valve
- Tempering valve
- Trap test
- Shut off valves
- Backflow prevention
- Cold water expansion valve
- HWC drain
- W.C. flush test
- AAV's fitted & accessible
- Gully surround height
- Wastes sealed at gully

- Eng. report/PS4 received
- Complies with Fencing of Swimming Pools Act YES / NO / NA
- Driveway has been approved
- Site Note No.

Commercial / Multi Unit

- Have all condition of the fire report been met? YES / NO / NA
- Fire/smoke door certification
- Meets requirements for disabled access
- Statement of Fitness has been organised
- Certification by installer received for:-
- Lift
- Emergency lighting
- Wired smoke/heat detector
- Sprinklers
- Escape route pressurisation systems
- Emergency warning systems
- Passed to major projects inspector for audit
- Signage (exits, toilets, fire safety systems)
- Compliance Schedule issued

COMMENTS

Ground floor Apts for plumbing approved.
Issue CCC - Audit required.

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)



SITE ADDRESS: 154 Cuba.
DESCRIPTION: A/B & Bunky.
UNIT No: Ground.
DATE: 19 July 2002
NAME: Steve.

SR No: 30307
PC Docs No: 302462
FIRST INSPECTION? YES (NO)
TIME ARRIVED: 1:00
TIME SPENT: 1

FINAL INSPECTION

- Ground levels re FFL
- Subfloor ventilation
- Ventilation to brickwork
- Safety barriers/windows to F4
- Floors and walls sealed in wet areas
- Flashings- windows
- Decks/repile structure
- Scribers, facings etc.
- Interior ventilation
- Subfloor insulation/protection
- Glazing - human impact
- Stairs comply with D1 & F4

- HWC seismic restraint
- Relief valve, limiting valve
- Water temperature test
- Vents terminate correctly
- Downpipes fixed
- TPR valve
- Tempering valve
- Trap test
- Shut off valves
- Backflow prevention
- Cold water expansion valve
- HWC drain
- W.C. flush test
- AAV's fitted & accessible
- Gully surround height
- Wastes sealed at gully

Eng. report/PS4 received
Complies with Fencing of Swimming Pools Act YES / NO / NA
Driveway has been approved
Site Note No.

Commercial / Multi Unit

- Have all condition of the fire report been met? YES / NO / NA
- Fire/smoke door certification
- Meets requirements for disabled access
- Statement of Fitness has been organised
- Certification by installer received for:-
- Lift
- Emergency lighting
- Wired smoke/heat detector
- Sprinklers
- Escape route pressurisation systems
- Emergency warning systems
- Passed to major projects inspector for audit
- Signage (exits, toilets, fire safety systems)
- Compliance Schedule issued

COMMENTS

Ground floor A/Bs for plumbing approved.
Issue CCC - Audit required.

Requires Audit.

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)



SITE ADDRESS 154 Cuba St

SR No 80507

DESCRIPTION Apartment 5

PC Docs No 392462

UNIT No 1-4

FIRST INSPECTION? YES / NO

DATE 4 July 02

TIME ARRIVED

NAME Pat Edwards

TIME SPENT 0

FINAL INSPECTION

- Ground levels re FFL
- Subfloor ventilation
- Ventilation to brickwork
- Safety barriers/windows to F4
- Floors and walls sealed in wet areas
- HWC seismic restraint
- Relief valve, limiting valve
- Water temperature test
- Vents terminate correctly
- Downpipes fixed
- Eng. report/PS4 received
- Complies with Fencing of Swimming Pools Act YES / NO / NA
- Driveway has been approved
- Site Note No.
- Flashings- windows
- Decks/repile structure
- Scribers, facings etc.
- Interior ventilation
- TPR valve
- Tempering valve
- Trap test
- Shut off valves
- Backflow prevention
- Subfloor insulation/protection
- Glazing - human impact
- Stairs comply with D1 & F4
- Cold water expansion valve
- HWC drain
- W.C. flush test
- AAV's fitted & accessible
- Gully surround height
- Wastes sealed at gully

Commercial / Multi Unit

- Have all condition of the fire report been met? YES / NO / NA
- Fire/smoke door certification
- Signage (exits, toilets, fire safety systems)
- Meets requirements for disabled access
- Compliance Schedule issued
- Statement of Fitness has been organised
- Certification by installer received for:-
 - Lift
 - Emergency lighting
 - Wired smoke/heat detector
 - Sprinklers
 - Escape route pressurisation systems
 - Emergency warning systems
- Passed to major projects inspector for audit

COMMENTS

* Final certificate on fire alarm system received from Dave Lewis Design carried out by PPS. Approve final all check drawings + rehab access only. (requires audit)

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)



SITE ADDRESS 154 Uba Street SR No 70507
 DESCRIPTION Refresh to Ad's PC Docs No 392152
 UNIT No FIRST INSPECTION? YES / **NO**
 DATE 29 May 02 TIME ARRIVED
 NAME Pat Edwards TIME SPENT 60

FINAL INSPECTION

- | | | |
|---|---|---|
| Ground levels re FFL <input type="checkbox"/> | Flashings- windows <input type="checkbox"/> | Subfloor insulation/protection <input type="checkbox"/> |
| Subfloor ventilation <input type="checkbox"/> | Decks/repile structure <input type="checkbox"/> | Glazing – human impact <input type="checkbox"/> |
| Ventilation to brickwork <input type="checkbox"/> | Scribers, facings etc. <input type="checkbox"/> | Stairs comply with D1 & F4 <input type="checkbox"/> |
| Safety barriers/windows to F4 <input type="checkbox"/> | Interior ventilation <input type="checkbox"/> | |
| Floors and walls sealed in wet areas <input type="checkbox"/> | | |
| HWC seismic restraint <input type="checkbox"/> | TPR valve <input type="checkbox"/> | Cold water expansion valve <input type="checkbox"/> |
| Relief valve, limiting valve <input type="checkbox"/> | Tempering valve <input type="checkbox"/> | HWC drain <input type="checkbox"/> |
| Water temperature test <input type="checkbox"/> | Trap test <input type="checkbox"/> | W.C. flush test <input type="checkbox"/> |
| Vents terminate correctly <input type="checkbox"/> | Shut off valves <input type="checkbox"/> | AAV's fitted & accessible <input type="checkbox"/> |
| Downpipes fixed <input type="checkbox"/> | Backflow prevention <input type="checkbox"/> | Gully surround height <input type="checkbox"/> |
| | | Wastes sealed at gully <input type="checkbox"/> |
| Eng. report/PS4 received <input type="checkbox"/> | | |
| Complies with Fencing of Swimming Pools Act | YES / NO / NA | |
| Driveway has been approved <input type="checkbox"/> | | |
| Site Note No. | | |

*** Commercial / Multi Unit**

Have all condition of the fire report been met? YES / NO / NA

- | | |
|---|---|
| Fire/smoke door certification <input checked="" type="checkbox"/> | Signage (exits, toilets, fire safety systems) <input checked="" type="checkbox"/> |
| Meets requirements for disabled access <input type="checkbox"/> | Compliance Schedule issued <input type="checkbox"/> |
| Statement of Fitness has been organised <input type="checkbox"/> | |
| Certification by installer received for:- | |
| Lift <input type="checkbox"/> | Emergency lighting <input checked="" type="checkbox"/> |
| Wired smoke/heat detector <input checked="" type="checkbox"/> | Sprinklers <input type="checkbox"/> |
| Escape route pressurisation systems <input type="checkbox"/> | Emergency warning systems <input checked="" type="checkbox"/> |
| Passed to major projects inspector for audit <input type="checkbox"/> | |

COMMENTS

Final inspection with Kevin Baker builder to sight
 ground floor retail area and (restaurant existing)
 For upgrade to the fire system ie: Heat detectors
 and sounders and manual call points.
 Have requested certificates on the fire alarm
 system comply with NZS 4512.

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)

Scanned



SITE ADDRESS *154 Cuba St*

SR No *80507*

DESCRIPTION

PC Docs No *392462*

UNIT No

FIRST INSPECTION? YES / **(NO)**

DATE *29-5-02*

TIME ARRIVED *1:00*

NAME *Alstair Tilly*

TIME SPENT *1/2 hr*

FINAL INSPECTION — *Ground Floor Retail only*

- Ground levels re FFL Flashings- windows Subfloor insulation/protection
- Subfloor ventilation Decks/repile structure Glazing – human impact
- Ventilation to brickwork Scribes, facings etc. Stairs comply with D1 & F4
- Safety barriers/windows to F4 Interior ventilation
- Floors and walls sealed in wet areas

- HWC seismic restraint TPR valve Cold water expansion valve
- Relief valve, limiting valve Tempering valve HWC drain
- Water temperature test Trap test W.C. flush test
- Vents terminate correctly Shut off valves AAV's fitted & accessible
- Downpipes fixed Backflow prevention Gully surround height
- Wastes sealed at gully

- Eng. report/PS4 received
- Complies with Fencing of Swimming Pools Act YES / NO / NA
- Driveway has been approved
- Site Note No.

Commercial / Multi Unit

- Have all condition of the fire report been met? YES / NO / NA
- Fire/smoke door certification Signage (exits, toilets, fire safety systems)
- Meets requirements for disabled access Compliance Schedule issued
- Statement of Fitness has been organised
- Certification by installer received for:-
- Lift Emergency lighting Wired smoke/heat detector Sprinklers
- Escape route pressurisation systems Emergency warning systems
- Passed to major projects inspector for audit

COMMENTS *looked at finished relocated sink only -*
- Will check docs when back at office
- After checking doc's this revealed no inspections were done for plumbing alterations
- Also the apartments required carcoal filters to rangehoods to be fitted and sited by inspector before issue of C.C.C

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)

Scanned



SITE ADDRESS 154 Cuba
 DESCRIPTION Apartments
 UNIT No 1-4
 DATE 13 April 2002
 NAME S. Tame

SR No 80507
 PC Docs No 392462
 FIRST INSPECTION? YES NO
 TIME ARRIVED 9:00
 TIME SPENT 2

FINAL INSPECTION

- | | | |
|---|---|---|
| Ground levels re FFL <input type="checkbox"/> | Flashings- windows <input type="checkbox"/> | Subfloor insulation/protection <input type="checkbox"/> |
| Subfloor ventilation <input type="checkbox"/> | Decks/rope structure <input type="checkbox"/> | Glazing - human impact <input type="checkbox"/> |
| Ventilation to brickwork <input type="checkbox"/> | Scribers, facings etc. <input type="checkbox"/> | Stairs comply with D1 & F4 <input type="checkbox"/> |
| Safety barriers/windows to F4 <input type="checkbox"/> | Interior ventilation <input type="checkbox"/> | |
| Floors and walls sealed in wet areas <input type="checkbox"/> | | |

- | | | |
|--|---|--|
| HWC seismic restraint <input checked="" type="checkbox"/> | TPR valve <input checked="" type="checkbox"/> | Cold water expansion valve <input checked="" type="checkbox"/> |
| Relief valve, limiting valve <input checked="" type="checkbox"/> | Tempering valve <input checked="" type="checkbox"/> | HWC drain <input checked="" type="checkbox"/> |
| Water temperature test <input checked="" type="checkbox"/> | Trap test <input checked="" type="checkbox"/> | W.C. flush test <input checked="" type="checkbox"/> |
| Vents terminate correctly <input checked="" type="checkbox"/> | Shut off valves <input checked="" type="checkbox"/> | AAV's fitted & accessible <input type="checkbox"/> |
| Downpipes fixed <input type="checkbox"/> | Backflow prevention <input type="checkbox"/> | Gully surround height <input type="checkbox"/> |
| | | Wastes sealed at gully <input type="checkbox"/> |

- Eng. report/PS4 received
- Complies with Fencing of Swimming Pools Act YES / NO / NA
- Driveway has been approved
- Site Note No.

Commercial / Multi Unit

- Have all condition of the fire report been met? YES / NO / NA
- | | |
|--|--|
| Fire/smoke door certification <input type="checkbox"/> | Signage (exits, toilets, fire safety systems) <input type="checkbox"/> |
| Meets requirements for disabled access <input type="checkbox"/> | Compliance Schedule issued <input type="checkbox"/> |
| Statement of Fitness has been organised <input type="checkbox"/> | |
- Certification by installer received for:-
- | | | | |
|--|--|--|-------------------------------------|
| Lift <input type="checkbox"/> | Emergency lighting <input type="checkbox"/> | Wired smoke/heat detector <input type="checkbox"/> | Sprinklers <input type="checkbox"/> |
| Escape route pressurisation systems <input type="checkbox"/> | Emergency warning systems <input type="checkbox"/> | | |
- Passed to major projects inspector for audit

COMMENTS

All plumbing units 1-4 completed.
 - Intrin ccc for these ^{not} approval.
 - certification for Alarm, emergency lighting, not Required
 - Filters for rangehood vents to be installed,

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)



SITE ADDRESS: 154 Luba Street SR No 80507
 DESCRIPTION: Apartments PC Docs No 392462
 UNIT No 1, 2, 3, 4 levels 1 & 2 FIRST INSPECTION? YES / NO
 DATE 15 April 07 TIME ARRIVED
 NAME P. Edwards TIME SPENT 1.30

FINAL INSPECTION

- Ground levels re FFL
- Subfloor ventilation
- Ventilation to brickwork
- Safety barriers/windows to F4
- Floors and walls sealed in wet areas
- Flashings- windows
- Decks/~~roofs~~ structure
- Scribers, facings etc.
- Interior ventilation
- Subfloor insulation/protection
- Glazing - human impact
- Stairs comply with D1 & F4
- HWC seismic restraint
- Relief valve, limiting valve
- Water temperature test
- Vents terminate correctly
- Downpipes fixed
- TPR valve
- Tempering valve
- Trap test
- Shut off valves
- Backflow prevention
- Cold water expansion valve
- HWC drain
- W.C. flush test
- AAV's fitted & accessible
- Gully surround height
- Wastes sealed at gully
- Eng. report/PS4 received
- Complies with Fencing of Swimming Pools Act YES / NO / NA
- Driveway has been approved
- Site Note No.

Commercial Multi Unit

- Have all condition of the fire report been met? YES / NO / NA
- Fire/smoke door certification
- Meets requirements for disabled access
- Statement of Fitness has been organised
- Certification by installer received for:-
 Lift Emergency lighting Wired smoke/~~heat~~ detector Sprinklers
 Escape route pressurisation systems Emergency warning systems
- * Passed to major projects inspector for audit

COMMENTS

** (checked for interim CU approved)*
 Apartment layout to existing bldg.
 no change from layout floor plan, amended plan showing storage under stair.
 Type 4 fire system (Will need to check may need heat to kitchen.)
 Contractor's Rev. Technical, Fire System, Emergency Lighting &

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)

Scanned



SITE ADDRESS 154 Clyn St.
DESCRIPTION New aptments
UNIT No 1-4 levels 122.
DATE 23 Nov 01
NAME Jon Moser

SR No 80507
PC Docs No 392462
FIRST INSPECTION? YES/NO
TIME ARRIVED
TIME SPENT 60mins

Conforms with approved drawings YES/NO
Sighted previous inspection notes YES/NO
Engineer supervision required YES/NO
Site Note number
Producer statement required YES/NO
Name of Engineer

POSTCLAD

Half height brick Solid Plaster
Propriety Plaster system:
Type Applicator
Cladding substrate to manufacturers specification:
Fixing Sheet layout Flashing
Cladding ground clearance

PRELINE INSPECTION

Exterior cladding Building closed in Glazing - human impact
Moisture Content Insulation Bracing connections
Ventilation to rooms is provided Wet area substrate system

TPR line Pressure test Waste pipe size & test
Soil stack (Waste only) Soil pipe size and test Inbuilt S/W pipes tested
Pipes fixed/supported Penetrations sleeved Vents correctly terminated
System: AS3500 G13, other Section

Multi Unit Consent.

Complies with fire report? YES/NO/NA Date of fire report
Unit numbers inspected
Intertenancy walls FRR Service shafts/common areas are fire rated
Intertenancy STC Natural light
Ventilation of rooms Floor wastes as required Shut off valves

Things to discuss: Fire safety systems, Certification of systems, Compliance Schedules

COMMENTS

80mm drain to first floor kitchens
and 80mm stack to 2nd floor kitchens
Tested and approved.
① Fire stopping devices to be fitted at
halls + floors as required.
② Watermain to be checked and sized as adequate for purpose.

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)

Scanned



SITE ADDRESS: *1 of level 5*
 DESCRIPTION: *APB*
 UNIT No: *1, 2, 3, 4 levels 1, 2*
 DATE: *21 Jan 09*
 NAME: *P. Barrow*
 SR No: *80507*
 PC Docs No: *392462*
 FIRST INSPECTION? YES / **NO**
 TIME ARRIVED:
 TIME SPENT: *90*

Conforms with approved drawings **YES** / NO
 Sighted previous inspection notes YES / NO
 Engineer supervision required YES / NO
 Site Note number.....
 Producer statement required YES / NO
 Name of Engineer.....

POSTCLAD

Half height brick Solid Plaster
Proprietary Plaster system:
 Type..... Applicator.....
 Cladding substrate to manufacturers specification:
 Fixing Sheet layout Flashing
 Cladding ground clearance

PRELINE INSPECTION

Exterior cladding Building closed in Glazing - human impact
 Moisture Content Insulation Bracing connections
 Ventilation to rooms is provided Wet area substrate system
 TPR line Pressure test Waste pipe size & test
 Soil stack Soil pipe size and test Inbuilt S/W pipes tested
 Pipes fixed/supported Penetrations sleeved Vents correctly terminated
 System: AS3500, G13, other.....

Multi Unit Consent.

Complies with fire report? **YES** / NO / NA Date of fire report: *10 August 09*
 Unit numbers inspected.....
 Intertenancy walls FRR Service shafts/common areas are fire rated
 Intertenancy STC Natural light
 Ventilation of rooms Floor wastes as required Shut off valves

Things to discuss: Fire safety systems, Certification of systems, Compliance Schedules

COMMENTS

*Building done as proposed
 has taken of hand with a design
 * All need to check windows make
 best. T209 - Done OK.
 always as proposed.*

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)



SITE ADDRESS... 1524 Cuba St
 DESCRIPTION... New Apartments
 UNIT No... 2 + 4
 DATE... 20/02/02
 NAME... Dennis Morgan

SR No... 80507
 PC Docs No... 392452
 FIRST INSPECTION? YES NO
 TIME ARRIVED... 10:00
 TIME SPENT... 1 hr

Conforms with approved drawings YES / NO Site Note number... 4130
 Sighted previous inspection notes YES / NO Producer statement required YES / NO
 Engineer supervision required YES / NO Name of Engineer.....

POSTCLAD

Half height brick Solid Plaster
Proprietary Plaster system:
 Type..... Applicator
 Cladding substrate to manufacturers specification:
 Fixing Sheet layout Flashing
 Cladding ground clearance

PRELINE INSPECTION

Exterior cladding Building closed in Glazing - human impact
 Moisture Content Insulation Bracing connections
 Ventilation to rooms is provided Wet area substrate system
 TPR line Pressure test Waste pipe size & test
 Soil stack Soil pipe size and test Inbuilt S/W pipes tested
 Pipes fixed/supported Penetrations sleeved Vents correctly terminated
 System: AS3500, G13, other.....

Multi Unit Consent.

Section 7

Complies with fire report? YES / NO / NA Date of fire report
 Unit numbers inspected.....
 Intertency walls FRR Service shafts/common areas are fire rated
 Intertency STC Natural light
 Ventilation of rooms Floor wastes as required Shut off valves

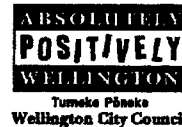
Things to discuss: Fire safety systems, Certification of systems, Compliance Schedules

COMMENTS

Re units 2 + 4 rear
Water Services tested to 1500 Kpa
Hot water cylinders to be raised to give access to Trap.
Soil Stacks to bath with Water tested OK
Vent to Stack to Combustion Above Flood level to rear of Bld
from level 1 to level 2 ; requires fire collar.
Floor waste drains to atmosphere ; unit 1 discharges to existing
Copper floor drain to discharge to Street frontage through rebel unit below.

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)



SITE ADDRESS 154 Luga SR No 70507
 DESCRIPTION New Apartments PC Docs No
 UNIT No FIRST INSPECTION? YES / NO
 DATE 12. Nov. 01 TIME ARRIVED
 NAME P. Edwards TIME SPENT 60

Conforms with approved drawings YES / NO Site Note number.....
 Sighted previous inspection notes YES / NO Producer statement required YES / NO
 Engineer supervision required YES / NO Name of Engineer.....

SUBFLOOR.

DPC to piles Correct mechanical fixings Timber treatment
 Subfloor bracing Sub-floor framing Insulation
 Ventilation 450mm min crawl space
 Joists under load bearing walls

PRE CLAD

Timber treatment Exterior wall bracing Roof bracing
 Stud spacings Roof and wall connections Framing correct
 Cladding system(s)..... Manufacturer.....

Things to discuss:

SS fixings where necessary Post clad inspection
 Brick veneer installation Fire separation
 Half height brick inspection Flashings

COMMENTS

Complaint noise.

Mr Hasser on RA 5695863 complaint with this level of noise from Building Room above. Mr Hasser wants to know how noise from Building above carried out this work. Dispute between Building owner Mr Laywood owner of tenants. Demolition work is now completed, erection of timber frame in progress.

MEMORY TRANSMISSION REPORT

TIME : 02-08-2002 12:10PM
TEL NUMBER1: +64-4-8013100
NAME : WCC ECBU

FILE NUMBER : 218
DATE : 02-08 12:08PM
TO : 13893096
DOCUMENT PAGES : 006
START TIME : 02-08 12:08PM
END TIME : 02-08 12:10PM
SENT PAGES : 006
STATUS : OK
FILE NUMBER : 218

*** SUCCESSFUL TX NOTICE ***

Fax Message

File ref: 00607

To: Clive Lewis Design Ltd
Attn: Clive Lewis

Fax No: 399 3096

From: Steve Coby

E-mail: steve.coby@wcc.govt.nz

Wellington City Council

Ph No: 801 3228 or 025 463043

Fax No: 801 3100

Creation Date: 02 August 2002

No of pages: (incl cover sheet) 6

Subject: 154 Cuba St

The information contained in this fax is privileged and confidential and is intended for the addressee only. If you are not the intended recipient, you are asked to respect its confidentiality and not disclose, copy or make use of its contents. If received in error, you are asked to destroy this fax and contact the sender immediately. Your assistance is appreciated.

Message:

Clive,

As discussed I have attached the compliance schedule and statement of fitness for 154 Cuba St. Please review and confirm that the information is correct.

I have also attached a copy of the job summary for your information.

Yours sincerely

Steve Coby
Major Projects Co-ordinator
Environmental Control Business Unit
Wellington City Council

Fax Message

File ref: 80507

To: **Clive Lewis Design Ltd**
Attn: Clive Lewis

Fax No: **389 3096**

From: **Steve Cody**

E-mail: **steve.cody@wcc.govt.nz**

Wellington City Council

Ph No: **801 3228 or 025 463043**

Creation
Date **02 August 2002**

Fax No: **801 3100**

No of pages: (incl. cover
sheet) **6**

Subject: **154 Cuba St**

The information contained in this fax is privileged and confidential and intended for the addressee only. If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents. If received in error you are asked to destroy this fax and contact the sender immediately. Your assistance is appreciated.

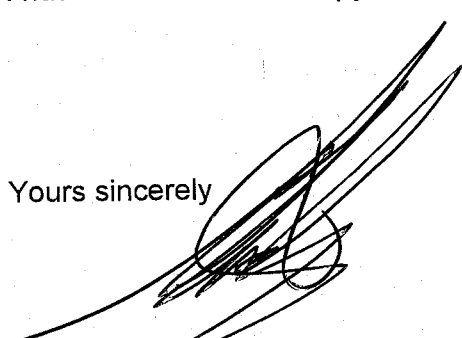
Message:

Clive,

As discussed I have attached the compliance schedule and statement of fitness for 154 Cuba St.
Please review and confirm that the information is correct.

I have also attached a copy of the job summary for your information.

Yours sincerely



Steve Cody
Major Projects Co-ordinator
Environmental Control Business Unit
Wellington City Council



WELLINGTON CITY COUNCIL
SERVICE REQUEST No

80507

APPROVED BUILDING
CONSENT DOCUMENTS

**W.C.C.
RECORDS**

WELLINGTON CITY COUNCIL
ENVIRONMENT
06 SEP 2001
RECEIVED
WAKEFIELD ST WELLINGTON

FIRE SAFETY DESIGN REPORT

154 CUBA STREET

10 AUGUST 2001

FIRE SAFETY DESIGN REPORT
MEANS OF ESCAPE

FOR

PROPOSED APARTMENTS

AT

154 CUBA STREET

PREPARED FOR

CLIVE LEWIS DESIGN LTD

WELLINGTON CITY COUNCIL
SERVICE REQUEST No.

80507

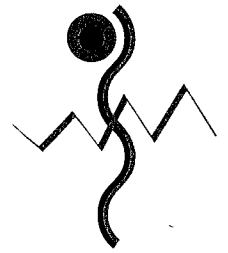
APPROVED BUILDING
CONSENT DOCUMENTS

Prepared By

Kathryn Lewis

Reviewed By

Derek Robertson



holmes
fire & safety

Wellington

Telephone

+64 4 471 1450

Facsimile

+64 4 471 2336

Holmes Fire

& Safety Ltd

Level 1, PSA House

11 Aurora Terrace

PO Box 942

Wellington

New Zealand

Offices in

New Zealand

Australia

www.holmesfire.com

10 AUGUST 2001

PROJECT NO. 92586 REV A

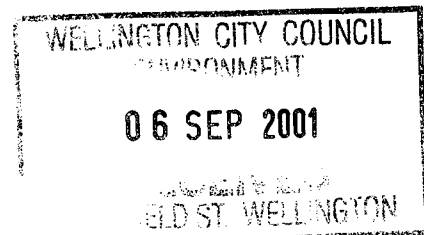


TABLE OF CONTENTS

1	PURPOSE	3
2	GENERALLY	3
3	DESIGN PHILOSOPHY	3
4	MEANS OF ESCAPE ACCEPTABLE SOLUTION	3
4.1	OCCUPANCY CLASSIFICATION AND DENSITY	4
4.2	FIRE SAFETY PRECAUTIONS REQUIRED	4
4.3	ESCAPE ROUTE WIDTHS	4
4.4	TRAVEL DISTANCES	5
4.5	GENERALLY	5
5	SPREAD OF FIRE	6
5.1	FIRE RATINGS REQUIRED	6
5.2	VERTICAL SPREAD OF FIRE	6
5.3	INTERNAL SURFACE FINISH REQUIREMENTS	6
6	SCOPE OF WORKS	6
6.1	FIRE ALARM WORKS	6
6.2	PASSIVE PROTECTION WORKS	7
6.3	MISCELLANEOUS	7
	DUTY OF CARE	8



WELLINGTON CITY COUNCIL
SERVICE REQUEST No 8

80507

APPROVED BUILDING
CONSENT DOCUMENTS

1 PURPOSE

The purpose of this report is to determine the minimum fire safety precautions that must be installed in the existing building after the works to demonstrate compliance with Section 38 of the New Zealand Building Act 1991, after construction is completed.

Section 38 is a legal requirement whereby it must be shown that after the completion of the works for an "Alteration to an Existing Building", the objectives of clause C (Fire Safety) of the New Zealand Building Code Acceptable Solutions are satisfied. The primary objectives of Section 38 are to safeguard people from injury or illness from a fire while escaping to a safe place and to facilitate fire service rescue operations.

2 GENERALLY

The existing building has three levels with the proposed alterations providing two apartments on each of the upper two levels, with existing retail and restaurant tenancies on the ground floor.

We understand that the building is under a single title and the design herein is based on this. The building is subject to an alteration only therefore the means of escape from the building only have been assessed. It is our understanding that the previous residential tenancies have been occupied under a Building Consent from the WCC.

WELLINGTON CITY COUNCIL
SERVICE REQUEST No

8 0 5 0 7

3 DESIGN PHILOSOPHY

APPROVED BUILDING
CONSENT DOCUMENTS

This report has been prepared based on the requirements of the BIA Approved Documents. The first step has been to audit the building with regard to the requirements of C (Fire Safety). This methodology is prescribed.

Once the audit on the building is completed, areas of deficiencies within the building are focused on and methods of solution are adopted by considering the environment. Specific scenarios are considered to determine aspects of work required to meet the performance requirements of the aforementioned documents. At this point it should be noted that the requirements of C/AS1 address both evacuation of occupants and safety to fire fighters in gaining access into the building.

4 MEANS OF ESCAPE ACCEPTABLE SOLUTION

As mentioned in the introduction, this report applies the provisions of C/AS1 from the New Zealand Building Code. This section is a summary of the audit undertaken.

4.1 Occupancy Classification and Density

The following tables are a summary of the design occupancies and purpose group classification within this building.

Level	Description	Purpose Group	FHC	Area (m ²)	Occ. Dens.	Occ. Load
G	Restaurant	CL	2	~ 200	0.9	180
G	Retail	CM	2	45	0.25	12
1	Apartments	SR	1	N/A	N/A	8
2	Apartments	SR	1	N/A	N/A	8

Table 1: Summary of purpose groups and occupant loads within the building.

This table has been prepared based on Table 2.2 from Clause C/AS1 of the New Zealand Building Code Acceptable Solutions.

4.2 Fire Safety Precautions Required

The primary purpose group within this building is SR, and the building has been assessed as having 3 levels. The minimum required fire safety precautions according to Table 4.1/1 from clause C (Fire Safety) are:

F30 2f, 16a

Where

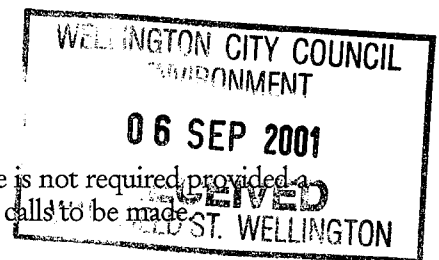
F30 30 minute firecell required.

2af A manual fire alarm system. A direct connection to the Fire Service is not required provided a telephone is installed and freely available at all times to enable '111' calls to be made.

16 Emergency lighting in exitways.

A single means of escape is available from the upper levels of the building. The escape height from the upper most floor is less than 10 metres therefore this is permitted. As there is a different purpose group below the apartments, a heat detection system is required to be installed throughout the ground floor.

Notwithstanding the above, although no automatic fire alarm system is required within the apartments to satisfy the requirements of the Building Code, under the Fire Safety and Evacuation of Buildings Regulations 1992, the building is required to have hard wired inter-connected smoke alarms installed within the apartments.



WELLINGTON CITY COUNCIL
SERVICE REQUEST No.

80507

APPROVED BUILDING
CONSENT DOCUMENTS

4.3 Escape Route Widths

As the occupant load from each level is less than 50, the required exit widths from the upper levels are 700 mm and 850 mm for horizontal and vertical egress respectively. The doors to the apartments are therefore required to be no less than 700 mm and may swing in the inwards direction.

The restaurant has a total maximum occupant load of approximately 180 persons. Given this number the exit widths required is no less than 1260mm when considering the largest exit to be unusable due to the effects of fire. It appears the proposed alterations involved cutting off the existing means of escape between the restaurant and the main stair. This is not permitted as it leaves the restaurant with inadequate means of escape, therefore a means of escape is required to be maintained through the main stair entry. This is required to be fully fire separated from the stair with certified fire rated construction including doors.

By inspection with the above provision, the above exit widths are achieved from each level of the building.

4.4 Travel Distances

The primary purpose group for this building is SR, therefore the maximum allowable travel distances are 24 m and 60m for the dead end open path and total open path lengths respectively.

The maximum actual travel distance from the apartment to the stair is 13 m for the dead end open path.

The maximum actual travel distance from the restaurant is 15 m for the dead end open path and 40 m for dead end open path.

The above are within the maximum lengths permitted under the prescriptive requirements of the Acceptable Solutions.

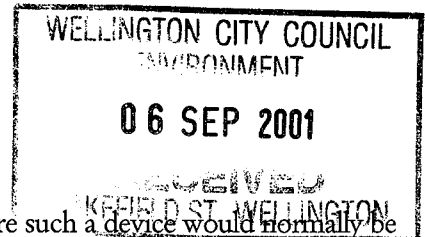
4.5 Generally

Locking devices on final exit doors are to be clearly visible, located where such a device would normally be expected, designed to be easily operated without a key or other implement and allow the door to open in a normal manner.

No storage shall be permitted in escape routes. This is the responsibility of the management.

Any electronic locking devices that are located on escape routes are to automatically release upon fire alarm. These are also required to be failsafe in operation, that is, they are required to release upon power failure or malfunction.

Ventilation is required to be provided within the safe paths serving the apartments under the Acceptable Solutions. We have however presented a case to the Wellington City Council and have agreement that the nominal amount of mechanical ventilation needed to comply with this requirement serves no useful purpose and may be omitted. Notwithstanding this any ventilation which is provided to the safe paths for comfort shall remain in operation upon fire alarm, however ducting from this ventilation system must be fitted with fire dampers where it passes through fire separations.



WELLINGTON CITY COUNCIL
SERVICE REQUEST NO
80507
APPROVED BUILDING
CONSENT DOCUMENT

5 SPREAD OF FIRE

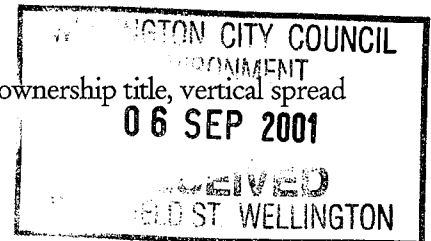
Although the building is not subject to a change of use, under section 38 of the Building Act it is required that the spread of fire be assessed where it affects the life safety of the occupants.

5.1 Fire Ratings Required

The F rating of the building is F30, therefore the separation from the apartments to the stair is required to achieve a FRR of no less than 30/30/30. This requires certified fire rated systems including doors to the stair.

5.2 Vertical Spread of Fire

As the escape height of the building is less than 10 m and is under a single ownership title, vertical spread of fire between the levels is not required to be addressed.



5.3 Internal Surface Finish Requirements

The restrictions on the internal surface finishes of the building are:

- For wall and ceilings throughout exitways SFI not >0 and SDI not > 3
- For floors throughout the exitways low radius of effects of ignition.
- Suspended flexible fabrics in exitways FI not > 12

There are no restrictions on the internal surface finishes within the apartments themselves.

6 SCOPE OF WORKS

We believe that after the construction of the proposed apartments, the building will be in compliance with the objectives of the New Zealand Building Code Acceptable Solutions clauses C/AS1 based on implementation of the following.

WELLINGTON CITY COUNCIL
SERVICE REQUEST NO

80507

APPROVED BUILDING
CONSENT DOCUMENT

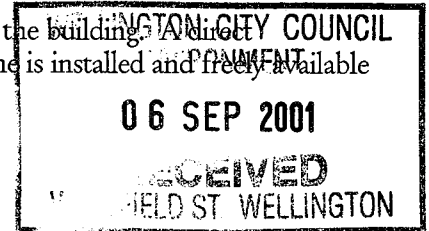
6.1 Fire Alarm Works

6.1.1 An automatic fire alarm system incorporating heat detectors is to be installed throughout the entire ground floor including full accordance with NZS 4512:1997. These are to activate

sounders throughout all levels of the building. A direct connection to the Fire Service is not required.

6.1.2 Hardwired smoke detectors are to be installed within each bedroom in each apartment. These are to be non-latching, and have a hush facility installed. Activation of a smoke detector is to alert the occupants in the apartment of activation only. A direct connection to the Fire Service is not required.

6.1.3 A manual fire alarm system is required to be installed throughout the building. A direct connection to the Fire Service is not required provided a telephone is installed and freely available at all times to enable '111' calls to be made.



6.2 Passive Protection Works

6.2.1 All internal separations between apartments are required to achieve a FRR of no less than 30/30/30. This includes the construction between adjoining apartments and between apartments and the stairway.

6.2.2 The bounding construction between the stair and the apartments, retail store, and restaurants are required to achieve a FRR of no less than 30/30/30. This requires new certified fire doors where openings are required. The separations are shown generally on the attached plans

6.2.3 All penetrations through fire separations are required to be sealed with approved fire resistant materials to AS 1530 part 4.

6.3 Miscellaneous

6.3.1 A means of escape through the main stair is required to be maintained from the restaurant. This is not permitted to be locked from the restaurant side.

6.3.2 Locking devices on final exit doors are to be clearly visible, located where such a device would normally be expected, designed to be easily operated without a key or other implement and allow the door to open in a normal manner.

6.3.3 No storage shall be permitted within all open paths. This is the responsibility of the management.

6.3.4 The restrictions on the internal surface finishes through the exitways of the building are:

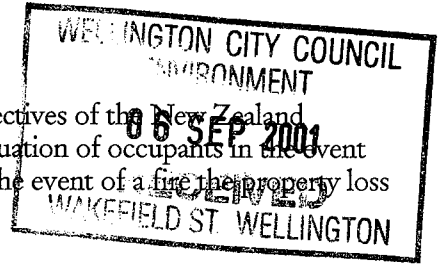
- For wall and ceilings throughout exitways SFI not >0 and SDI not > 3
- For floors throughout the exitways low radius of effects of ignition
- Suspended flexible fabrics in exitways FI not > 12

There are no restrictions on the internal surface finishes within the apartments themselves.

WELLINGTON
SERVICE REQUEST
80507
APPROVED BUILDING
CONSENT DOCUMENT

DUTY OF CARE

Please note the Fire Engineering Design contained herein meets the objectives of the New Zealand Building Regulations requirements and allows primarily for the safe evacuation of occupants in the event of fire. It does not in any way address property protection. As such in the event of a fire the property loss could be significant or total.



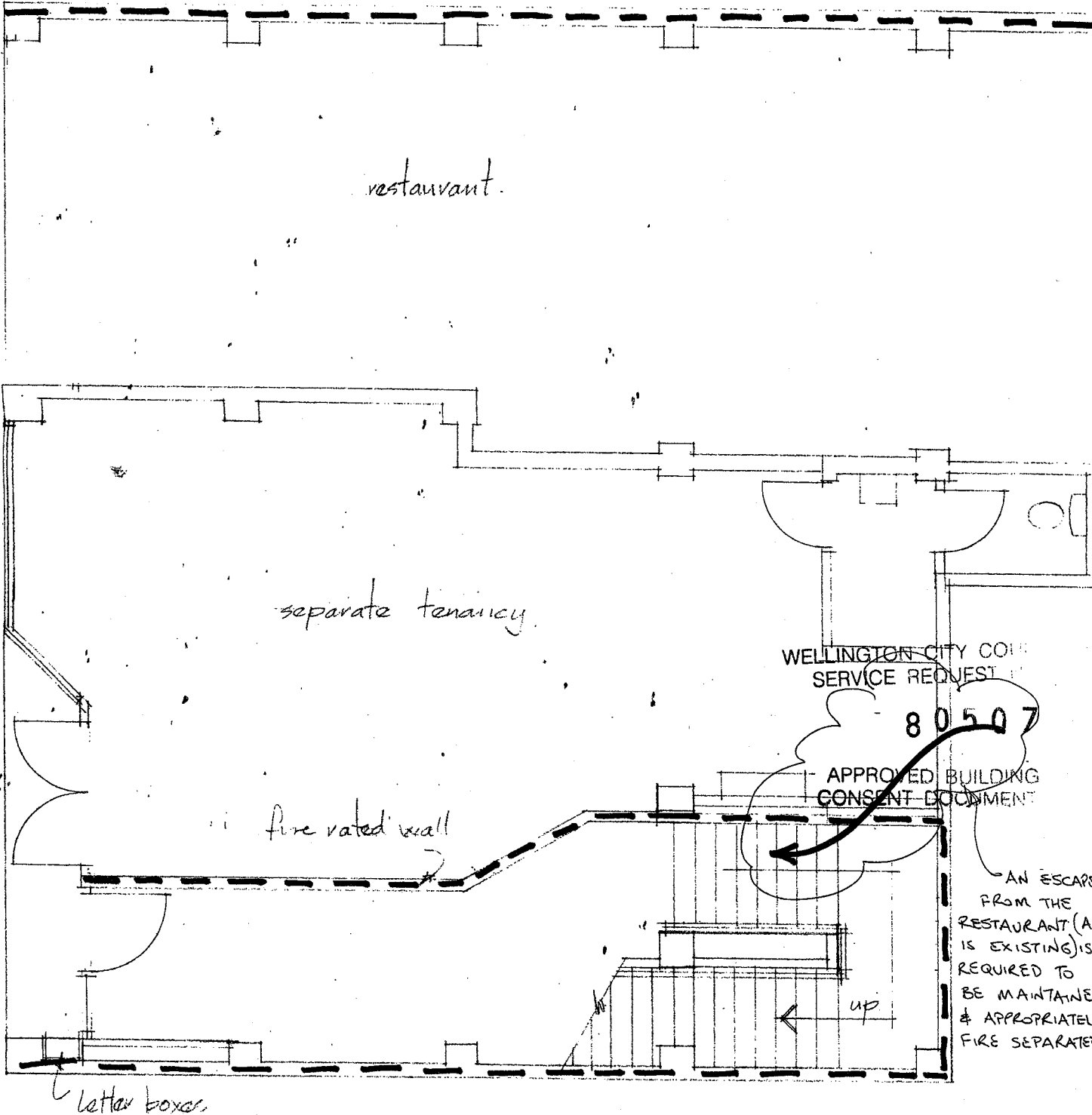
WELLINGTON CITY
SERVICE REQUEST

80507

APPROVED BY
CONSENT DOCUMENT

WELLINGTON CITY COUNCIL
06 SEP 2001
WELLINGTON

--- FIRE SEPARATIONS 30/30/30 SM
ALL DOORS TO BE CERTIFIED
FIRE DOORS -/30/30 SM.

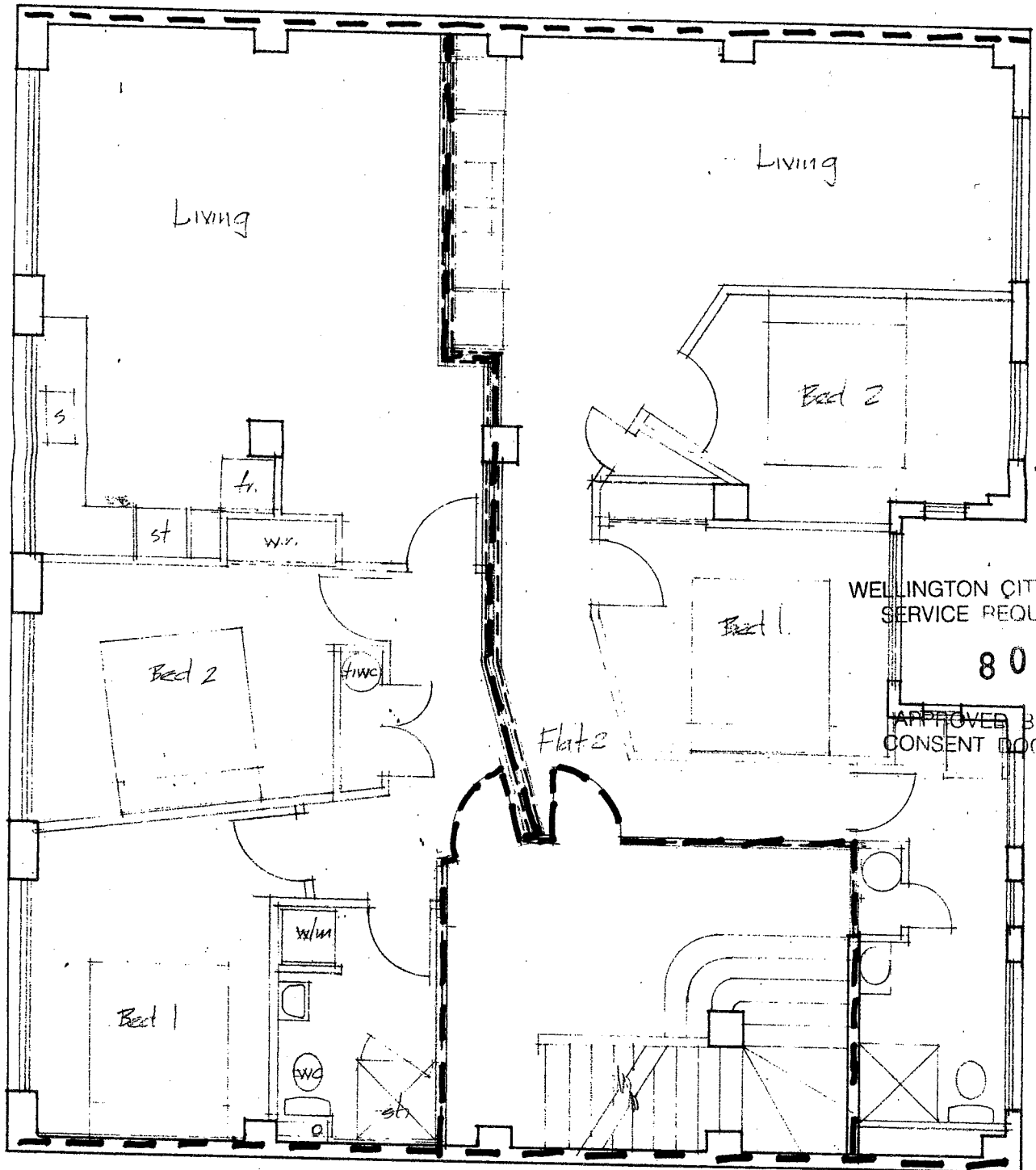


PROPOSED GROUND FLOOR
E.L. 10.00.

RECEIVED

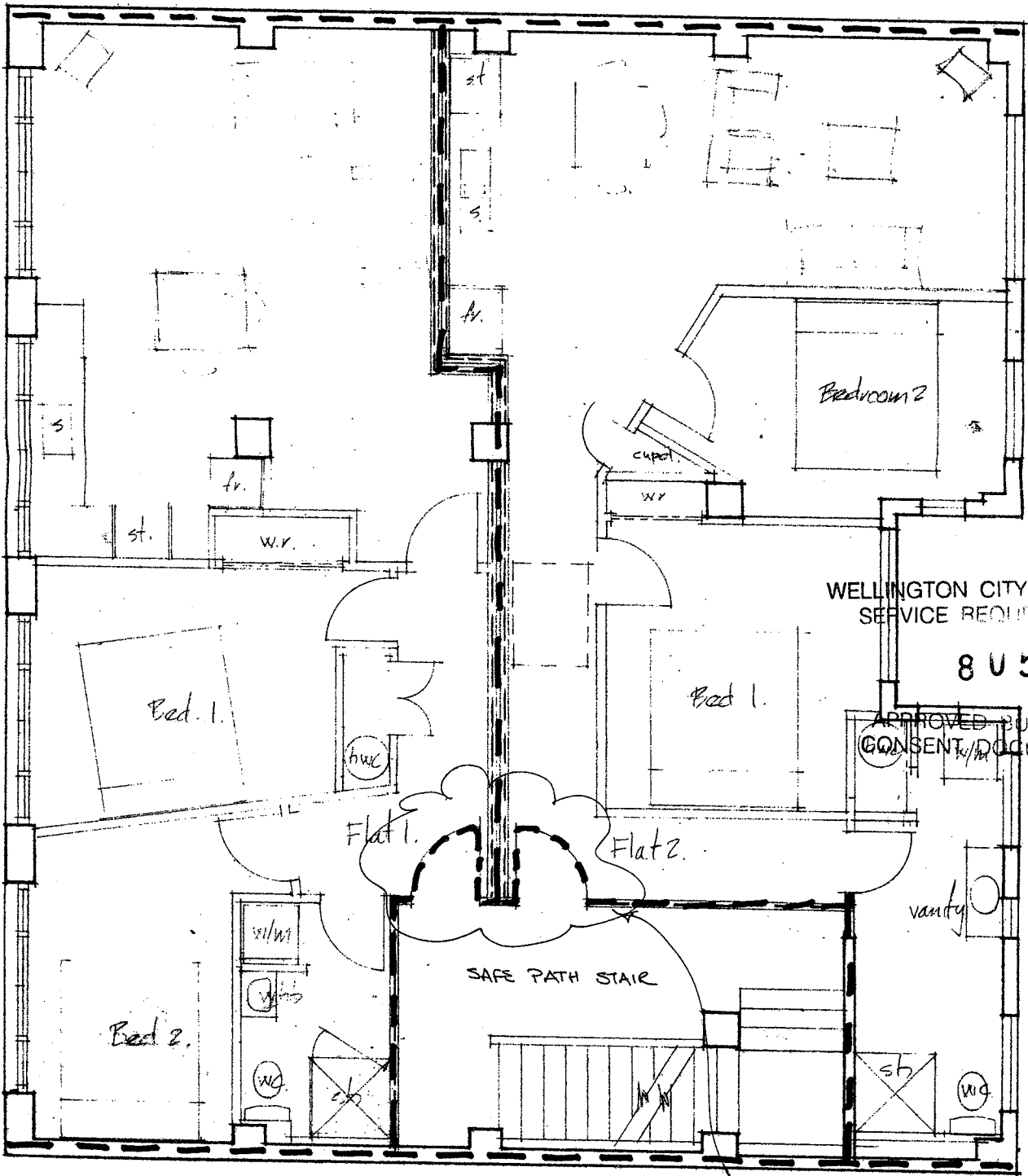
Clive Lewis Design Ltd
22 Antico Street, Melrose
P.O. Box 16023, Wellington
Tel. (04) 389-3095, Fax. (04) 389-3095
Mobile 075-721-569

WELLINGTON CITY COUNCIL
ENVIRONMENT
06 SEP 2001
RECEIVED
WAKEFIELD ST. WELLINGTON



WELLINGTON CITY COUNCIL
SERVICE REQUEST No
80507
APPROVED BUILDING
CONSENT DOCUMENT

PROPOSED LEVEL 1 (revised)
PL 13.72.



WELLINGTON CITY COUNCIL
SERVICE REQUIREMENT

80507

APPROVED BUILT
CONSENT DOCUMENT

SAFE PATH STAIR

CERTIFIED FIRE DOORS.

PROPOSED LEVEL 2 (revised)
B.t. 16.88.

PC Docs # ~~431073~~
431073

FACSIMILE TRANSMISSION

**Clive Lewis
Design Ltd**

PO Box 16-023
Wellington
Tel. (04) 389-3095
Fax (04) 389-3096

FACSIMILE TO: Wgtn City Council
 ATTENTION: Stephen Cody
 FAX NUMBER: 801 3100
 DATE: 16/01/03
 PAGES (INCLUDING THIS ONE): 3

Re 154 Cuba Street

letters attached

Clive Lewis.

80507

Noted: 16-1-03
Steve Cody.

WELLINGTON CITY COUNCIL
 ENVIRONMENT
 16 JAN 2003
 RECEIVED

**Clive Lewis
Design Ltd**

P O Box 16-023
Wellington South
Telephone: 389-3095
Facsimile: 389-3096

16 January 2003

Environmental Control Business Unit
Wellington City Council
P O Box 2199
WELLINGTON

Attention: Stephen Cody

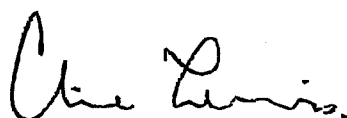
Dear Stephen,

**RE: Code Compliance Certificate
Proposed Apartments and Retail Space, 154 Cuba Street
Service Request No 80507**

The balustrades have been painted to comply with the conditions of the resource consent. The paint system will prevent moisture between the galvanised steel and the stainless steel which will prevent a reaction which could compromise the durability of the fixings.

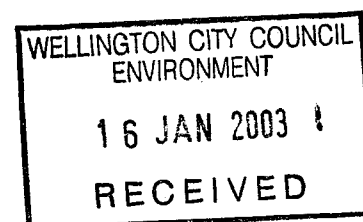
A letter from the Engineer regarding the removal of columns and low brick walls is attached. The columns and wall that were removed were not load bearing, as stated in my letter to you dated 2 October 2002.

Yours faithfully,



Clive Lewis

Cc Laywood Chan



89 Courtenay Place
Wellington
New Zealand
Telephone 385 2046
Facsimile 385 2047
PO Box 887
Email k.d@anet.co.nz

King & Dawson Ltd architects & engineers

7 January 2003

Environmental Control Business Unit
Wellington City Council
PO Box 2199
WELLINGTON

Attention: Mr Stephen Cody

Dear Sir

154 Cuba Street : Alterations Ref SR 80507

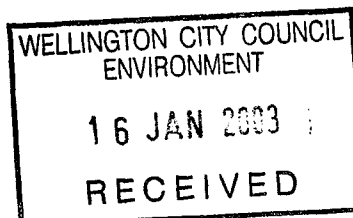
With respect to the question raised in the 5th paragraph of your letter of 21 November 2002, we confirm that the removal of the extra brick pier (or "column") has made no material difference to the strength of this building.

The pier was a stiffening element in the former unreinforced brick infill or inter tenancy wall. It did not form part of the reinforced concrete beam and column, gravity load resisting system, and it made a negligible contribution to the earthquake resistance of the building.

Likewise the removal of the wall has not prejudiced the earthquake strength of the building which is not deficient in the east-west direction (the orientation of the infill work) anyway.

Yours faithfully
King & Dawson Ltd


J C Wilson



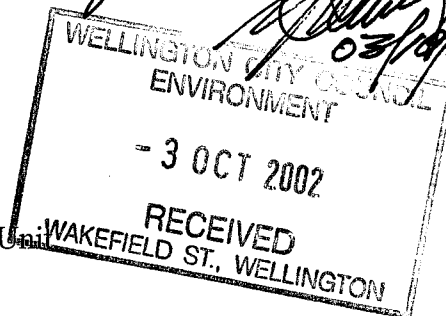
*Noted
The Town for your
comments please*

Clive Lewis
Design Ltd

P O Box 16-023
Wellington South
Telephone: 389-3095
Facsimile: 389-3096

2 October 2002

Environmental Control Business Unit
Wellington City Council
P O Box 2199
WELLINGTON



Attention: Stephen Cody, Major Projects Coordinator
Pat Edwards, Building Inspector
George Skimmings, Manager

Dear Sirs,

**RE: Code Compliance Certificate
Proposed Apartments and Retail Space, 154 Cuba Street
Service Request No 80507**

The following comments are in reply to your letter dated 30 July 2002.

Item 1:

Surcharge is provided by the new surcharge gully trap created at the new entry. The branch drain from this gully connects to the sewer that requires surcharge as upon inspection the drain ran north due to a large beam parallel to the street. The drainage records also show only one connection to the street. This was clearly shown on the drawings.

Items 2 and 3:

There were no structural alterations to the building. The existing columns, which were removed, were brick and not load bearing. The building is concrete. The engineer cannot certify the existing external landings as they are part of the original concrete building. This requirement is ridiculous.

The new balustrades are steel and were hot dipped galvanised after fabrication. Fixings to the existing building are stainless steel.

The landings formed the previous fire escape which is now not required. Access is via a narrow window with a sill height of 830 mm. They are not intended to be outdoor decks. The landings were retained as the building is listed as a character building. The landings at the rear of the building have been removed.

The new balustrades are strong enough to comply with the NZ Building Code clause B1.

Item 4:

The charcoal filters were installed on 19 April 2002. The builder has informed me that the advised the building inspector and showed him the receipt for the purchase (see attached).

Item 5:

I have contacted the NZ Fire Service who stated they had no record of approval for the indicator board. The fire protection installer has sent copies of the approved location signed by the NZ Fire Service on 9 April 2002 (see attached).

Items 6 and 7:

The Certificate of Compliance for the emergency lighting is enclosed. This system was installed by the electrician and certificated by Fire Security Services Ltd.

The exist signs have been checked by M & I Security Inspection Services Ltd, who have been engaged to carry out the building warrant of fitness checks. The Compliance Schedule and Statement of Fitness issued for the building corresponds with the systems that have been installed.

Item 8:

Fire Security Services Ltd have advised that they have applied to the NZ Fire Service for an evacuation scheme.

Item 9:

My client has forwarded a cheque for an extra \$1,720.00 to WCC. I consider this fee is excessive for the inspection services that have been provided.

I made enquiries to obtain a compliance certificate and was told that I required a Code Compliance Certificate for the fire protection system. The WCC did not accept the certificate from Fire Security Services so another one was obtained from Fire Protection Services Ltd. I thought that this was all that was required.

When there was still no sign of the certificate, I rang WCC and was informed that the final drainage inspection had not been done. I therefore arranged for an inspection to be done that week. The Code Compliance Certificate was still not issued. Then we received the letter of 30 July with more demands and an account for \$1,720.00.

I believe that this building has been finished to a high standard. Plumbing, drainage and fire protection has been done by qualified tradesmen. The problem has been caused by the inspections and recording by Wellington City Council. Instead of being proactive and sorting out all problems in the first instance, WCC has been reactive, coming up with more issues at a later period.

Yours faithfully,



Clive Lewis



FIRE PROTECTION INSPECTION SERVICES LIMITED

CERTIFICATE OF COMPLIANCE FOR FIRE ALARM SYSTEM

Certificate No: 42480
Building: One Hundred & Fifty Six Cuba Street
Building Consent No:
Location: 154-156 Cuba Street
 Wellington
Owners name: Mr Chan
Occupancy: Residential & Commercial
Details of System:
(a) Type of System: Manual Automatic
(b) The declared functional requirements: c, d, f, g
(c) Equipment Manufacturer: Pertronic Industries
(d) Equipment Register No: Panel: PI 108 Callpoints: PI 603
(e) Detector Register No: Thermal: PI 201 Smoke: SS 301
(f) Alerting Device Type: PI 406
(g) Detail of remote receiving centre: Not Brigade Connected
(h) Date of Completion: 28 June 2002
(i) Details of Ancillary Services connected to the system: Nil

I hereby certify that the above system has been inspected and tested in accordance with NZS4512:1997 and on the basis of the results the system as installed complies with this Standard.

This system was in Compliance on 28/06/2002, and this Certificate is valid for a maximum of 12 months.

Installer: *Steve H.*

Inspector: J. D. Vartha

Signed: *[Signature]*

Date: 28.6.02

Signed: *[Signature]*

Capacity: *Contracts Manager*

Capacity: Contractor Technical Officer

Company: Fire Security Services

Company: Fire Protection Inspection Services

Address: PO Box 38-241

Wellington Mail Centre Wellington



TAX INVOICE

Pacific Retail Group Limited
1 Nelson Street, P.O. Box 91141
Auckland, New Zealand

TITLE & NAME	Mr L Chan		
STREET	105 Majori Banks Street		
SUBURB	Mt Victoria		
CITY/TOWN	Wellington		
HOME PHONE	3842331	BUSINESS PHONE	

TAX INVOICE NUMBER	9702210
--------------------	---------

CUSTOMER NUMBER	
-----------------	--

DATE	11/02/02 11:15 8
------	------------------

BRANCH	
80-2	Tony St. Wellington Ph. 04 8018281

SALESPERSON	
1790	HATT SPARKES

CUSTOMER ORDER REFERENCE	
--------------------------	--

WARRANTY PERIOD	DESCRIPTION OF GOODS	AMOUNT
2 yrs	43357 SIMPSON 3U600W MERCURY OVEN Supercover Warranty was not purchased	4 @ \$ 799.99 \$ 3199.96
	Discount	\$ -200.00
2 yrs	6348 ROB RG6WH GRANGE 600MM R/HOOD	1 @ \$ 179.99 \$ 179.99
3 yrs	6348 ROB RG6WH GRANGE 600MM R/HOOD	3 @ \$ 179.99 \$ 539.97
	Discount	\$ -169.92
	95200 HOME DECORATIVE LOCAL	1 @ \$ 24.99 \$ 24.99
	Discount	\$ -24.99
Total Sale		\$ 3550.00
Payment By Visa		\$ 3550.00
Change Given		\$ 0.00
Fly Buys No. 6014351040114611 Points: 177		

*19/11/2002
L Chan
4 Joint Carbon Filter
\$86.50
PHE*

Total customer satisfaction is important to us.
If for any reason you require further assistance please contact
HATT SPARKES on 04 8018281

DELIVERY DETAILS	
Mr L Chan	
154 Cuba Street	
Central	
Wellington	
HaPh: 3842331	BePh:

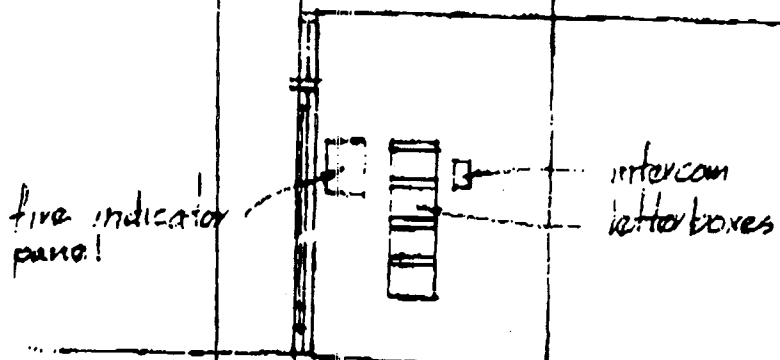
TRADE IN GOODS	
----------------	--

CUSTOMER'S SIGNATURE	
----------------------	--

GOODS ACQUIRED FOR BUSINESS PURPOSES

- Consumer Guarantees Act**
It is a condition of sale that the Consumer Guarantees Act 1993 will not apply to any goods acquired for business purposes.
- Reservation of Title**
The purchaser's attention is drawn to the reservation of title conditions which appear on the reverse of this document. The goods detailed on this invoice are subject to these conditions.

XAN.



Section

NEW ZEALAND FIRE & EMERGENCY SERVICES AUTHORITY FIRE APPROVED

PA. EL LOCATION YES NO

No. OF KEYS REQUIRED SETS

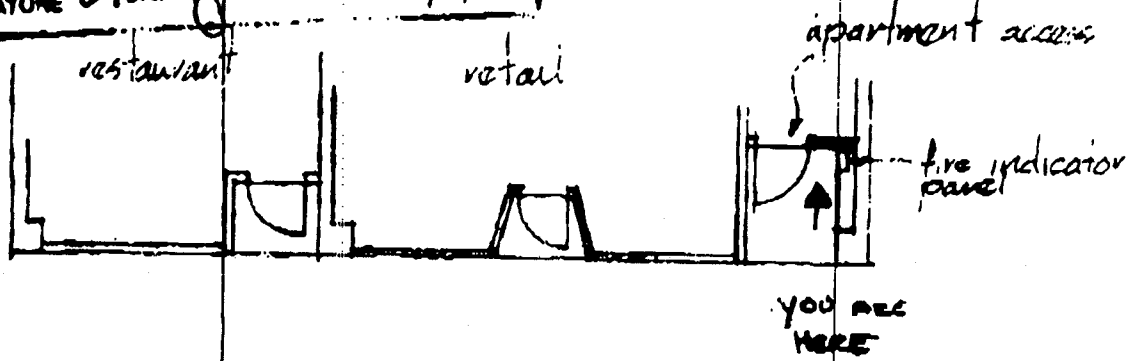
FIRST RESPONDER DEPT.

APPROVED BY:

NAME C. HUTCHINGS RANK E/D

WATCH BLACK DISTRICT ARAPAHA

SIGNATURE *[Signature]* DATE 20/2/02

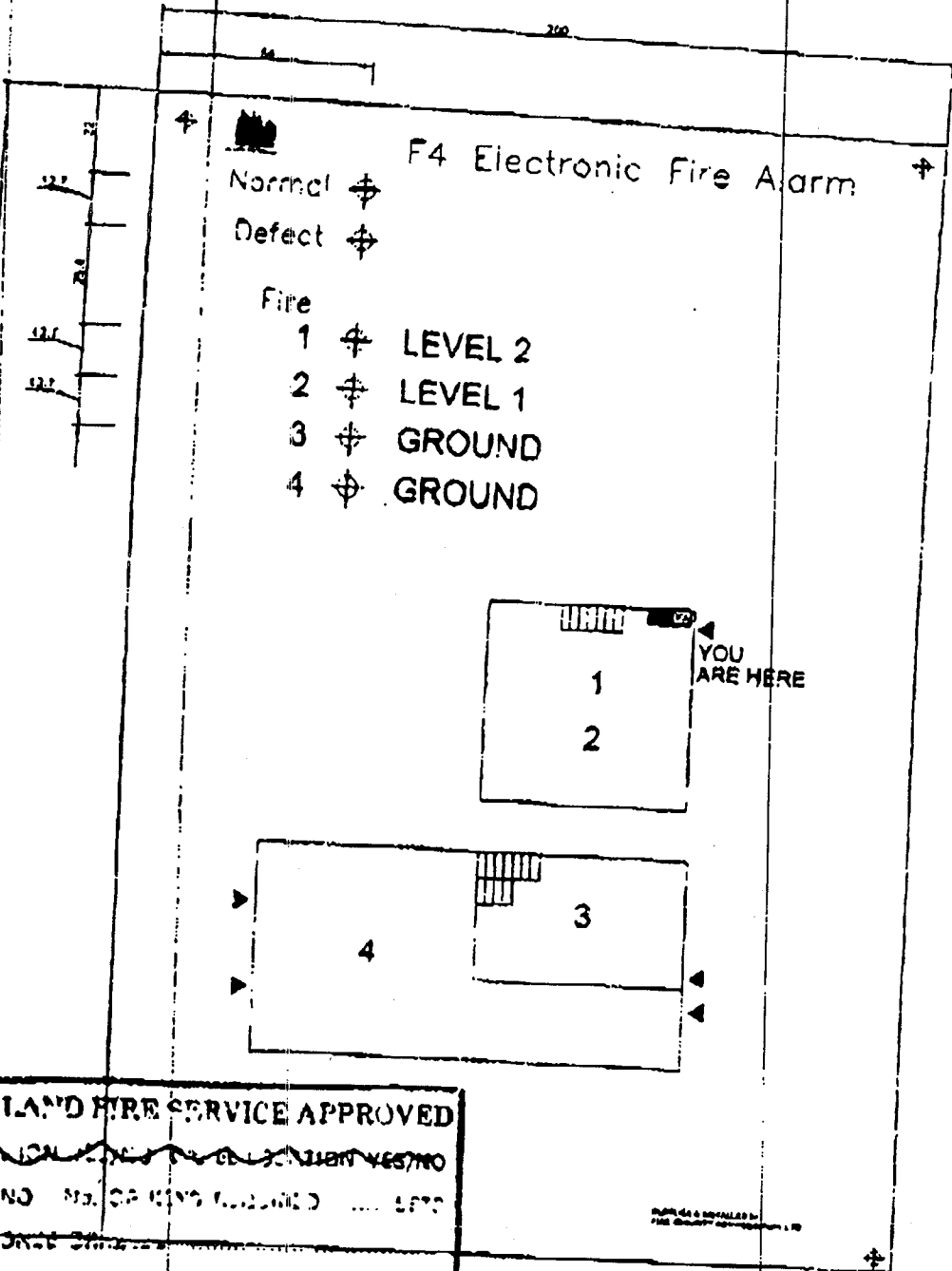


Plan

Cuba Street

154-156 CUBA STREET

5893196



NEW ZEALAND FIRE SERVICE APPROVED

WARRANTY INDEX NO. OF WORK REQUIRED YES/NO

INDEX YES NO

APPROVED BY:

NAME C HUTCHINGS P. NO. ES0

WATCH BLACK AT ARAPAWA

SIGNATURE [Signature] DATE 9/4/02

F4 PANEL 305H x 215W
 INDEX 289H x 200W



FIRE SECURITY SERVICES LTD

INDEX LAYOUT
 156 CUBA ST
 WELLINGTON

DRAWN	J MOORE
DATE	08/04/02
SCALE	1/2
DWG F 692	

FIRE SECURITY SERVICES LTD. WGTN LTD.

SUPPLIER OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1966

PO Box 39-211, WELLINGTON MAIL CENTRE. PHONE (04) 589 0783. FAX (04) 589 0784. EMAIL: info@firesec.co.nz

Established 1976 • Registered I.Q.P.'s



CERTIFICATE OF COMPLIANCE FOR EMERGENCY LIGHTING

- 1 Building: 154 Cuba st- Apartments
- 2 Location: Wellington
- 3 Nearest Fire Station: Central
- 4 Details of System:
- (a) General Description: Emergency Lighting
- (b) Installation Agent: Fire Security Services Wgtn Ltd
- 5 Date of completion
August 2002

I hereby certify that the above system has been inspected and tested in accordance with AS/NZS 2293 and on the basis of the results complies with the standard.

Signed:

*Capacity of signatory: Systems Designer

Date: 6 September 2002

*Signatory examples:

Manufacturer or his authorised representative.
Registered Engineer


STANDARDS NEW ZEALAND


NEW ZEALAND
CERTIFIED FIRE ALARM COMPANY


REGISTERED
BUILDING
W.O.R.
CERTIFIERS

MEMBER
NZSA

WHANGAREI • AUCKLAND • HAMILTON • TAURANGA • ROTORUA • NAPIER • TARANAKI • WELLINGTON • AUSTRALIA

TOLL FREE 0800-11-46-11

ELECTRICAL WORKERS
REGISTRATION BOARD

Electrical Certificate of Compliance

No. **1194530**

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. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **Mr. F. D. Chan**

Telephone Fax

Address of installation **104 Cuba St PUBLIC POWER**

Postal address of customer (if not as above) **105 MAJORFRANKS ST MT VIC**

WORK DETAILS

No. of lighting outlets No. of ranges Please tick (✓) as appropriate where work includes:
 No. of socket outlets No. of water heaters Mains Main earth
 Was any installation work carried out by the homeowner? Yes No Switchboard Electric lines

Description Use sketch if necessary

Installed fittings (switch, switchwell) of Cuba St + Meter

Also installed power outlets on park floor & Main Entrance

Power for Emergency lights at fire alarm

Builder Mr Kevin Baker for Cable

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

Registration no. **E6301**

Company **Wobleson Electric**

Signature

Date **12-4-2002**

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

30 July, 2002

Clive Lewis Design
P O Box 16 023
Wellington

Service Request No: 80507









Attention: Clive Lewis

Re: Code Compliance Certificate building consent SR 80507

Dear Sir,

Following a request for a Code Compliance Certificate for building consent SR 80507, a review of this building consent has been undertaken. It is a requirement that all major projects are reviewed.

In order that the code compliance certificate may be issued, the following items will need to be addressed.

-  • The surcharge gully is to be installed as per the council site inspection note dated the 20.2.2002. (copy attached)
-  • The supervising structural engineer is to provide a Producer Statement Review (PS4) covering structural alterations to the building. Refer to page 2 of the Building Consent issued on the 9.10.01.
-  • A registered engineer is to confirm in writing that "*the existing external landings/balconies, including the fixing of the new safety barriers*" will comply with the requirements of the Building Code 1992 for B1 Structure and B2 Durability. Refer to page 4 of the approved building consent documents.
-  • Council requires confirmation that the charcoal filters have been installed to the kitchen range-hood vents. Refer to inspection note dated the 15.4.02. (Copy attached.)
-  • Council will require written approval from the New Zealand Fire Service confirming the position and layout for the fire alarm indicator panel.
-  • Provide written confirmation from a suitably qualified person confirming that the emergency lighting and exit signage will comply with the requirements of clause F6 Lighting for Emergency and clause F8 Signs of the Building Code 1992.
-  • Provide written confirmation that the Compliance Schedule and the Statement of Fitness issued by council on the 17.4.02 for this address, corresponds with the systems that have been installed.
-  • Apply to the New Zealand Fire Service for an approved fire and emergency evacuation scheme.

- All out standing fees will need to be paid to council. Invoice attached.

If you have any further questions regarding this matter, please do not hesitate to call.

Yours faithfully,

Stephen Cody
Major Projects Co-ordinator
Environmental Control Business Unit
Wellington City Council
Telephone: 801 3228
Mobile: 025 463043
Fax: 801 3100

WELLINGTON CITY COUNCIL

PO Box 2199, 101 Wakefield Street, Wellington, New Zealand.
Ph 64-4-499 4444, Internet www.wcc.govt.nz



7 October, 2002

ccc 17/1/03

Clive Lewis Design
P O Box 16 023
Wellington

Service Request No: 80507

Attention: Clive Lewis

Re: 154 Cuba St. Building consent SR 80507

Dear Sir,

Thankyou for your letter dated the 2nd October 2002.

Your concerns have been noted, and the matter is currently being reviewed. Once this review is complete, a letter addressing the issues will be forwarded to you.

In the mean time, if you have any further questions regarding the matter please do not hesitate to call.

Yours faithfully,


Stephen Cody
Environmental Control Business Unit
Wellington City Council
Telephone 801 3228

COPY

Scanning Cover Sheet

Scanned

One
staple
only

You Must Fill In All The Areas With A Dark Outline !!!

Service Request No: Date:

Document Name

File No./Link No

Description

To be filed in : Select one of these options:

1) Property Link File Yes. **OR** No.

Or
2) Building Envelope

Or
3) Allocate To Phone:

Name of Person Requesting Scanning. Phone.

Extra Notes:

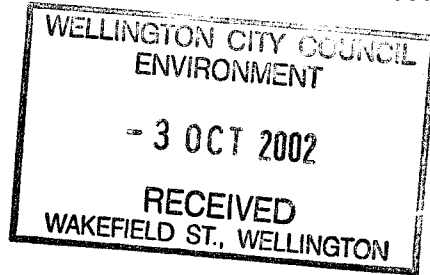
P C Docs No:

Clive Lewis
Design Ltd

P O Box 16-023
Wellington South
Telephone: 389-3095
Facsimile: 389-3096

2 October 2002

Environmental Control Business Unit
Wellington City Council
P O Box 2199
WELLINGTON



Attention: Stephen Cody, Major Projects Coordinator
Pat Edwards, Building Inspector
George Skimmings, Manager

Dear Sirs,

RE: Code Compliance Certificate
Proposed Apartments and Retail Space, 154 Cuba Street
Service Request No 80507

The following comments are in reply to your letter dated 30 July 2002.

Item 1:

Surcharge is provided by the new surcharge gully trap created at the new entry. The branch drain from this gully connects to the sewer that requires surcharge as upon inspection the drain ran north due to a large beam parallel to the street. The drainage records also show only one connection to the street. This was clearly shown on the drawings.

Items 2 and 3:

There were no structural alterations to the building. The existing columns, which were removed, were brick and not load bearing. The building is concrete. The engineer cannot certify the existing external landings as they are part of the original concrete building. This requirement is ridiculous.

The new balustrades are steel and were hot dipped galvanised after fabrication. Fixings to the existing building are stainless steel.

The landings formed the previous fire escape which is now not required. Access is via a narrow window with a sill height of 830 mm. They are not intended to be outdoor decks. The landings were retained as the building is listed as a character building. The landings at the rear of the building have been removed.

The new balustrades are strong enough to comply with the NZ Building Code clause B1.

Item 4:

The charcoal filters were installed on 19 April 2002. The builder has informed me that the advised the building inspector and showed him the receipt for the purchase (see attached).

Item 5:

I have contacted the NZ Fire Service who stated they had no record of approval for the indicator board. The fire protection installer has sent copies of the approved location signed by the NZ Fire Service on 9 April 2002 (see attached).

Items 6 and 7:

The Certificate of Compliance for the emergency lighting is enclosed. This system was installed by the electrician and certificated by Fire Security Services Ltd.

The exist signs have been checked by M & I Security Inspection Services Ltd, who have been engaged to carry out the building warrant of fitness checks. The Compliance Schedule and Statement of Fitness issued for the building corresponds with the systems that have been installed.

Item 8:

Fire Security Services Ltd have advised that they have applied to the NZ Fire Service for an evacuation scheme.

Item 9:

My client has forwarded a cheque for an extra \$1,720.00 to WCC. I consider this fee is excessive for the inspection services that have been provided.

I made enquiries to obtain a compliance certificate and was told that I required a Code Compliance Certificate for the fire protection system. The WCC did not accept the certificate from Fire Security Services so another one was obtained from Fire Protection Services Ltd. I thought that this was all that was required.

When there was still no sign of the certificate, I rang WCC and was informed that the final drainage inspection had not been done. I therefore arranged for an inspection to be done that week. The Code Compliance Certificate was still not issued. Then we received the letter of 30 July with more demands and an account for \$1,720.00.

I believe that this building has been finished to a high standard. Plumbing, drainage and fire protection has been done by qualified tradesmen. The problem has been caused by the inspections and recording by Wellington City Council. Instead of being proactive and sorting out all problems in the first instance, WCC has been reactive, coming up with more issues at a later period.

Yours faithfully,



Clive Lewis



FIRE PROTECTION INSPECTION SERVICES LIMITED

CERTIFICATE OF COMPLIANCE FOR FIRE ALARM SYSTEM

Certificate No: 42480

Building: One Hundred & Fifty Six Cuba Street

Building Consent No:

Location: 154-156 Cuba Street
Wellington

Owners name: Mr Chan

Occupancy: Residential & Commercial

Details of System:

(a) Type of System: Manual Automatic

(b) The declared functional requirements: c, d, f, g

(c) Equipment Manufacturer: Pertronic Industries

(d) Equipment Register No: Panel: PI 108 Callpoints: PI 603

(e) Detector Register No: Thermal: PI 201 Smoke: SS 301

(f) Alerting Device Type: PI 406

(g) Detail of remote receiving centre: Not Brigade Connected

(h) Date of Completion: 28 June 2002

(i) Details of Ancillary Services connected to the system: Nil

I hereby certify that the above system has been inspected and tested in accordance with NZS4512:1997 and on the basis of the results the system as installed complies with this Standard.

This system was in compliance on 28/06/2002, and this Certificate is valid for a maximum of 12 months.

<p>Installer: <i>Steve H.</i></p> <p>Signed: <i>[Signature]</i> Date: 28.6.02</p> <p>Capacity: <i>Contracts Manager</i></p> <p>Company: Fire Security Services</p> <p>Address: PO Box 38-241 Wellington Mail Centre Wellington</p>	<p>Inspector: J. D. Vartha</p> <p>Signed: <i>[Signature]</i></p> <p>Capacity: Contractor Technical Officer</p> <p>Company: Fire Protection Inspection Services</p>
---	--



TAX INVOICE

Pacific Retail Group Limited
1 Nelson Street, P.O. Box 91141
Auckland, New Zealand

TITLE & NAME	Mr L Chan		
STREET	105 Major Banks Street		
SUBURB	Mt Victoria		
CITY/TOWN	Wellington		
HOME PHONE	3842331	BUSINESS PHONE	

TAX INVOICE NUMBER	9702210
--------------------	---------

CUSTOMER NUMBER	
-----------------	--

DATE	11/02/02 11:15 8
------	------------------

BRANCH	
80-2	Tony St. Wellington Ph. 04 801828

CUSTOMER ORDER REFERENCE	
--------------------------	--

SALESPERSON	
1790	MATT SPARKES

WARRANTY PERIOD	DESCRIPTION OF GOODS	AMOUNT
2 yrs	43357 SIMPSON JU600W MERCURY OVEN Supercover Warranty was not purchased	4 @ \$ 799.99 \$ 3199.96
	Discount	\$ -200.00
2 yrs	6348 ROX RG4WH GRANGE 600MM R/HOOD	1 @ \$ 179.99 \$ 179.99
2 yrs	6348 ROX RG4WH GRANGE 600MM R/HOOD	3 @ \$ 179.99 \$ 539.97
	Discount	\$ -169.92
	95200 HOME DECORATIVE LOCAL	1 @ \$ 24.99 \$ 24.99
	Discount	\$ -24.99
Total Sale		\$ 3550.00
Payment By Visa		\$ 3550.00
Change Given		\$ 0.00
Fly Buys No. 601435104014611 Points: 177		

*19/1/2002
Lichang 4 Shaw Carbon
\$86.50*

Total customer satisfaction is important to us.
If for any reason you require further assistance please contact
MATT SPARKES on 04 8016281

DELIVERY DETAILS	
Mr L Chan	
154 Cuke Street	
Central Wellington	
HaPh: 3842331	BsPh:

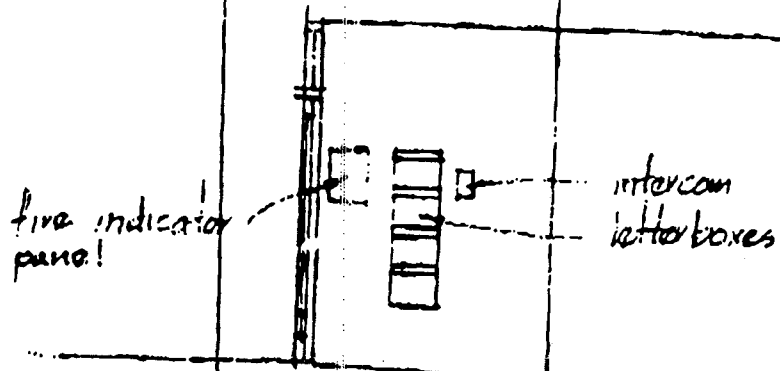
TRADE IN GOODS	
----------------	--

CUSTOMER'S SIGNATURE	
----------------------	--

GOODS ACQUIRED FOR BUSINESS PURPOSES

- Consumer Guarantees Act**
It is a condition of sale that the Consumer Guarantees Act 1993 will not apply to any goods acquired for business purposes.
- Reservation of Title**
The purchaser's attention is drawn to the reservation of title conditions which appear on the reverse of this document. The goods detailed on this invoice are subject to these conditions.

XAN



Section

NEW ZEALAND FIRE SERVICE APPROVED

PA. 61 LOCATION YES/NO

NO. OF KEYS REQUIREDSETS

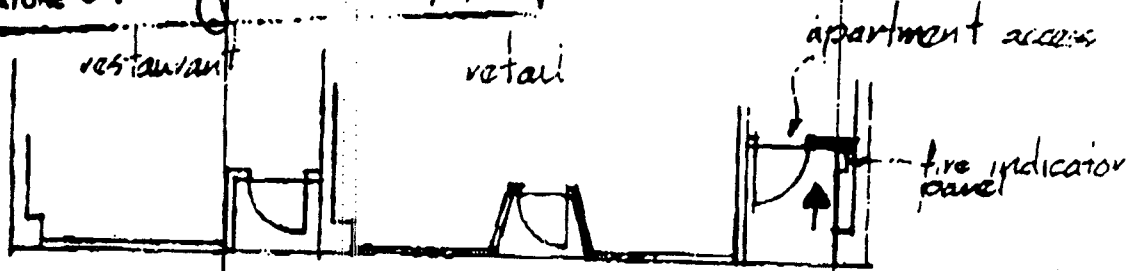
FIRST RESPONDER OFFICER

APPROVED BY:

NAME C. HUTCHINGS RANK F/O

WATCH BLACK DISTRICT ARAPAUA

SIGNATURE *[Signature]* DATE 20/2/02



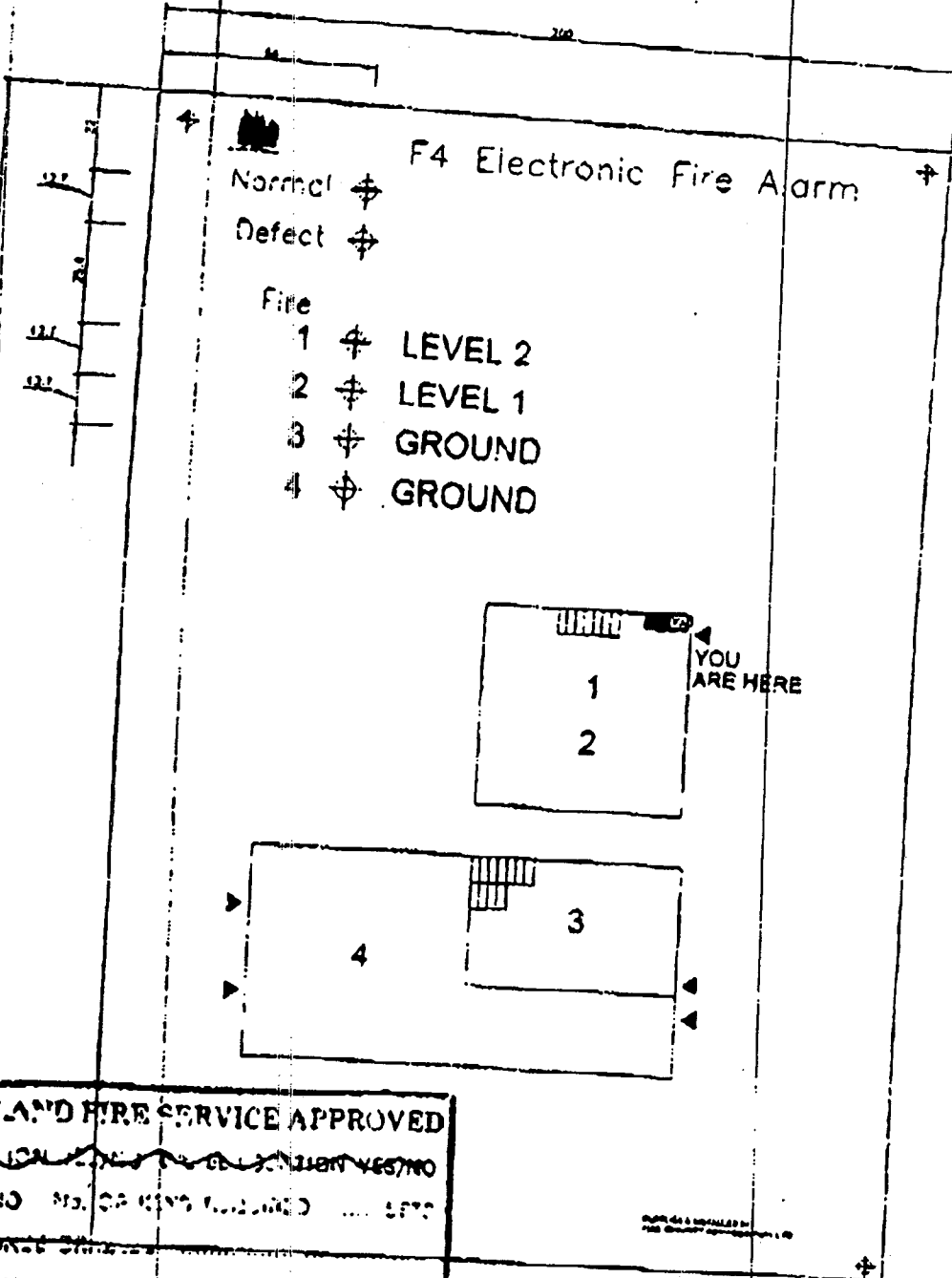
YOU ARE HERE

Plan

Cuba Street

154-156 CUBA STREET

5893196



NEW ZEALAND FIRE SERVICE APPROVED

INDEX YES/NO ...
 INDEX YES/NO ...
 INDEX YES/NO ...

APPROVED BY:
 NAME C HUTCHINGS RANK F50
 WATCH BLACK AT ARAPAWA
 SIGNATURE [Signature] DATE 9/4/02

F4 PANEL 305H x 215W
INDEX 289H x 200W



INDEX LAYOUT
156 CUBA ST
WELLINGTON

DRAWN	J MOORE
DATE	08/04/02
SCALE	1/2
DWG F 692	

FIRE SECURITY SERVICES LTD. WGTN LTD.

SUPPLIER OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976

PO Box 39-211 WELLINGTON MAIL CENTRE TEL 04 589 0753 FAX 04 589 0754

Established 1976 • Registered I.Q.P.'s



CERTIFICATE OF COMPLIANCE FOR EMERGENCY LIGHTING

- 1 Building: 154 Cuba st- Apartments
- 2 Location: Wellington
- 3 Nearest Fire Station: Central
- 4 Details of System:
 - (a) General Description: Emergency Lighting
 - (b) Installation Agent: Fire Security Services Wgtn Ltd
- 5 Date of completion
August 2002

I hereby certify that the above system has been inspected and tested in accordance with AS/NZS 2293 and on the basis of the results complies with the standard.

Signed:

*Capacity of signatory: Systems Designer

Date: 6 September 2002

*Signatory examples:

Manufacturer or his authorised representative.
Registered Engineer



WHANGAREI • AUCKLAND • HAMILTON • TAURANGA • ROTORUA • NAPIER • TARANAKI • WELLINGTON • AUSTRALIA

TOLL FREE 0800-11-46-11

ELECTRICAL WORKERS
REGISTRATION BOARD

Electrical Certificate of Compliance

No. **1194530**

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. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **Mr. F.D. Chan**

Telephone Fax

Address of installation **104 Cuba St PUBLIC POWER**

Postal address of customer (if not as above) **105 MATTHEW ST MT VIC**

WORK DETAILS

No. of lighting outlets No. of ranges Please tick (✓) as appropriate where work includes:
 No. of socket outlets No. of water heaters Mains Main earth
 Was any installation work carried out by the homeowner? Yes No Switchboard Electric lines

Description Use sketch if necessary

Installed fitting (switch) skinned of Cuba St & started. Also installed power outlet on porch floor & Main Entrance power for Emergency lights & fire alarm. Booked the team back for cables.

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
 Registration no. **E 6301**
 Company **Wheeler-Sellers**
 Signature
 Date **12-4-2002**

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

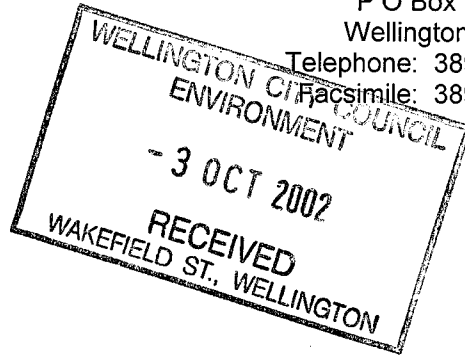
Notes: 4-10-02
Steve Cody,

Clive Lewis
Design Ltd

P O Box 16-023
Wellington South
Telephone: 389-3095
Facsimile: 389-3096

2 October 2002

Environmental Control Business Unit
Wellington City Council
P O Box 2199
WELLINGTON



Attention: Stephen Cody, Major Projects Coordinator
Pat Edwards, Building Inspector
George Skimmings, Manager

Dear Sirs,

RE: Code Compliance Certificate
Proposed Apartments and Retail Space, 154 Cuba Street
Service Request No 80507

The following comments are in reply to your letter dated 30 July 2002.

Item 1:

Surcharge is provided by the new surcharge gully trap created at the new entry. The branch drain from this gully connects to the sewer that requires surcharge as upon inspection the drain ran north due to a large beam parallel to the street. The drainage records also show only one connection to the street. This was clearly shown on the drawings.

Items 2 and 3:

There were no structural alterations to the building. The existing columns, which were removed, were brick and not load bearing. The building is concrete. The engineer cannot certify the existing external landings as they are part of the original concrete building. This requirement is ridiculous.

The new balustrades are steel and were hot dipped galvanised after fabrication. Fixings to the existing building are stainless steel.

The landings formed the previous fire escape which is now not required. Access is via a narrow window with a sill height of 830 mm. They are not intended to be outdoor decks. The landings were retained as the building is listed as a character building. The landings at the rear of the building have been removed.

The new balustrades are strong enough to comply with the NZ Building Code clause B1.

Item 4:

The charcoal filters were installed on 19 April 2002. The builder has informed me that the advised the building inspector and showed him the receipt for the purchase (see attached).

Item 5:

I have contacted the NZ Fire Service who stated they had no record of approval for the indicator board. The fire protection installer has sent copies of the approved location signed by the NZ Fire Service on 9 April 2002 (see attached).

Items 6 and 7:

The Certificate of Compliance for the emergency lighting is enclosed. This system was installed by the electrician and certificated by Fire Security Services Ltd.

The exist signs have been checked by M & I Security Inspection Services Ltd, who have been engaged to carry out the building warrant of fitness checks. The Compliance Schedule and Statement of Fitness issued for the building corresponds with the systems that have been installed.

Item 8:

Fire Security Services Ltd have advised that they have applied to the NZ Fire Service for an evacuation scheme.

Item 9:

My client has forwarded a cheque for an extra \$1,720.00 to WCC. I consider this fee is excessive for the inspection services that have been provided.

I made enquiries to obtain a compliance certificate and was told that I required a Code Compliance Certificate for the fire protection system. The WCC did not accept the certificate from Fire Security Services so another one was obtained from Fire Protection Services Ltd. I thought that this was all that was required.

When there was still no sign of the certificate, I rang WCC and was informed that the final drainage inspection had not been done. I therefore arranged for an inspection to be done that week. The Code Compliance Certificate was still not issued. Then we received the letter of 30 July with more demands and an account for \$1,720.00.

I believe that this building has been finished to a high standard. Plumbing, drainage and fire protection has been done by qualified tradesmen. The problem has been caused by the inspections and recording by Wellington City Council. Instead of being proactive and sorting out all problems in the first instance, WCC has been reactive, coming up with more issues at a later period.

Yours faithfully,



Clive Lewis



FIRE PROTECTION INSPECTION SERVICES LIMITED

CERTIFICATE OF COMPLIANCE FOR FIRE ALARM SYSTEM

Certificate No: 42480

Building: One Hundred & Fifty Six Cuba Street

Building Consent No:

Location: 154-156 Cuba Street
Wellington

Owners name: Mr Chan

Occupancy: Residential & Commercial

Details of System:

(a) **Type of System:** Manual Automatic

(b) **The declared functional requirements:** c, d, f, g

(c) **Equipment Manufacturer:** Pertronic Industries

(d) **Equipment Register No:** Panel: PI 108 Callpoints: PI 603

(e) **Detector Register No:** Thermal: PI 201 Smoke: SS 301

(f) **Alerting Device Type:** PI 406

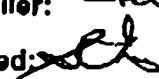
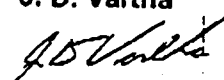
(g) **Detail of remote receiving centre:** Not Brigade Connected

(h) **Date of Completion:** 28 June 2002

(i) **Details of Ancillary Services connected to the system:** Nil

I hereby certify that the above system has been inspected and tested in accordance with NZS4512:1997 and on the basis of the results the system as installed complies with this Standard.

This system was in compliance on 28/06/2002, and this Certificate is valid for a maximum of 12 months.

Installer: Steve H.	Inspector: J. D. Vartha
Signed:  Date: 28.6.02	Signed: 
Capacity: Contracts Manager	Capacity: Contractor Technical Officer
Company: Fire Security Services	Company: Fire Protection Inspection Services
Address: PO Box 38-241 Wellington Mail Centre Wellington	



TAX INVOICE

Pacific Retail Group Limited
1 Nelson Street, P.O. Box 91141
Auckland, New Zealand

TITLE & NAME	Mr L Chan		
STREET	105 Major Banks Street		
SUBURB	Mt Victoria		
CITY/TOWN	Wellington		
HOME PHONE	3842331	BUSINESS PHONE	

TAX INVOICE NUMBER	9702210
--------------------	---------

CUSTOMER NUMBER	
-----------------	--

DATE	11/02/02 11:15 8
------	------------------

BRANCH	
80-2	Tony St. Wellington Ph. 04 801228

CUSTOMER ORDER REFERENCE	
--------------------------	--

SALESPERSON	
1790	HATT SPARKES

WARRANTY PERIOD	DESCRIPTION OF GOODS	AMOUNT
2 yrs	43357 SIMPSON JU600W MERCURY QUEN Supercover Warranty was not purchased	4 @ \$ 799.99 \$ 3199.96
	Discount	\$ -200.00
2 yrs	6348 ROB RG4WH GRANGE 600MM R/HOOD	1 @ \$ 179.99 \$ 179.99
3 yrs	6348 ROB RG4WH GRANGE 600MM R/HOOD	3 @ \$ 179.99 \$ 539.97
	Discount	\$ -169.92
	95200 HOME DELIVER LOCAL	1 @ \$ 24.99 \$ 24.99
	Discount	\$ -24.99
Total Sale		\$ 3550.00
Payment By Visa		\$ 3550.00
Change Given		\$ 0.00
Fly Buys No.: 601435104011461! Points: 177		

*19/11/2002
Lichang & Janet Carbon
\$86.50 PSE*

Total customer satisfaction is important to us.
If for any reason you require further assistance please contact
HATT SPARKES on 04 8016281

DELIVERY DETAILS	
Mr L Chan	
151 Cuka Street	
Central Wellington	
HaPh: 3842331	BsPh:

TRADE IN GOODS	
----------------	--

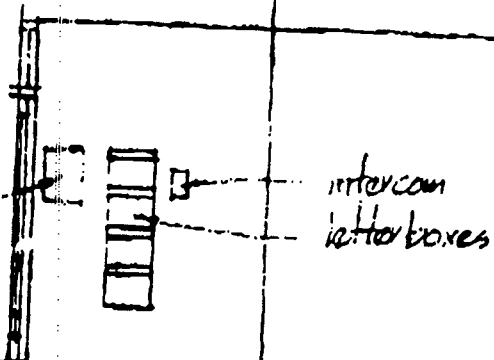
CUSTOMER'S SIGNATURE	
----------------------	--

GOODS ACQUIRED FOR BUSINESS PURPOSES

- Consumer Guarantees Act**
It is a condition of sale that the Consumer Guarantees Act 1993 will not apply to any goods acquired for business purposes.
- Reservation of Title**
The purchaser's attention is drawn to the reservation of title conditions which appear on the reverse of this document. The goods detailed on this invoice are subject to these conditions.

~~PLAN~~

fire indicator panel



intercom letterboxes

Section

NEW ZEALAND FIRE & EMERGENCY SERVICES AUTHORITY FIRE APPROVED

PA. 61 LOCATION YES/NO

NO. OF KEYS REQUIREDSETS

FIRST RESPONDER DR.

APPROVED BY:

NAME C. HUTCHINGS RANK F/O

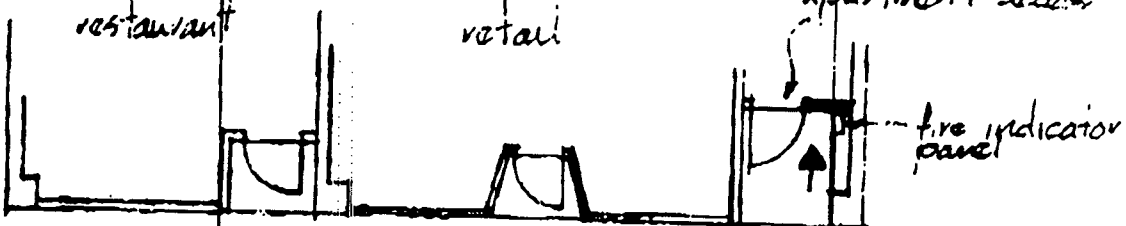
WATCH BLACK DISTRICT ARAPAHA

SIGNATURE *[Signature]* DATE 20/2/02

restaurant

retail

apartment access



fire indicator panel

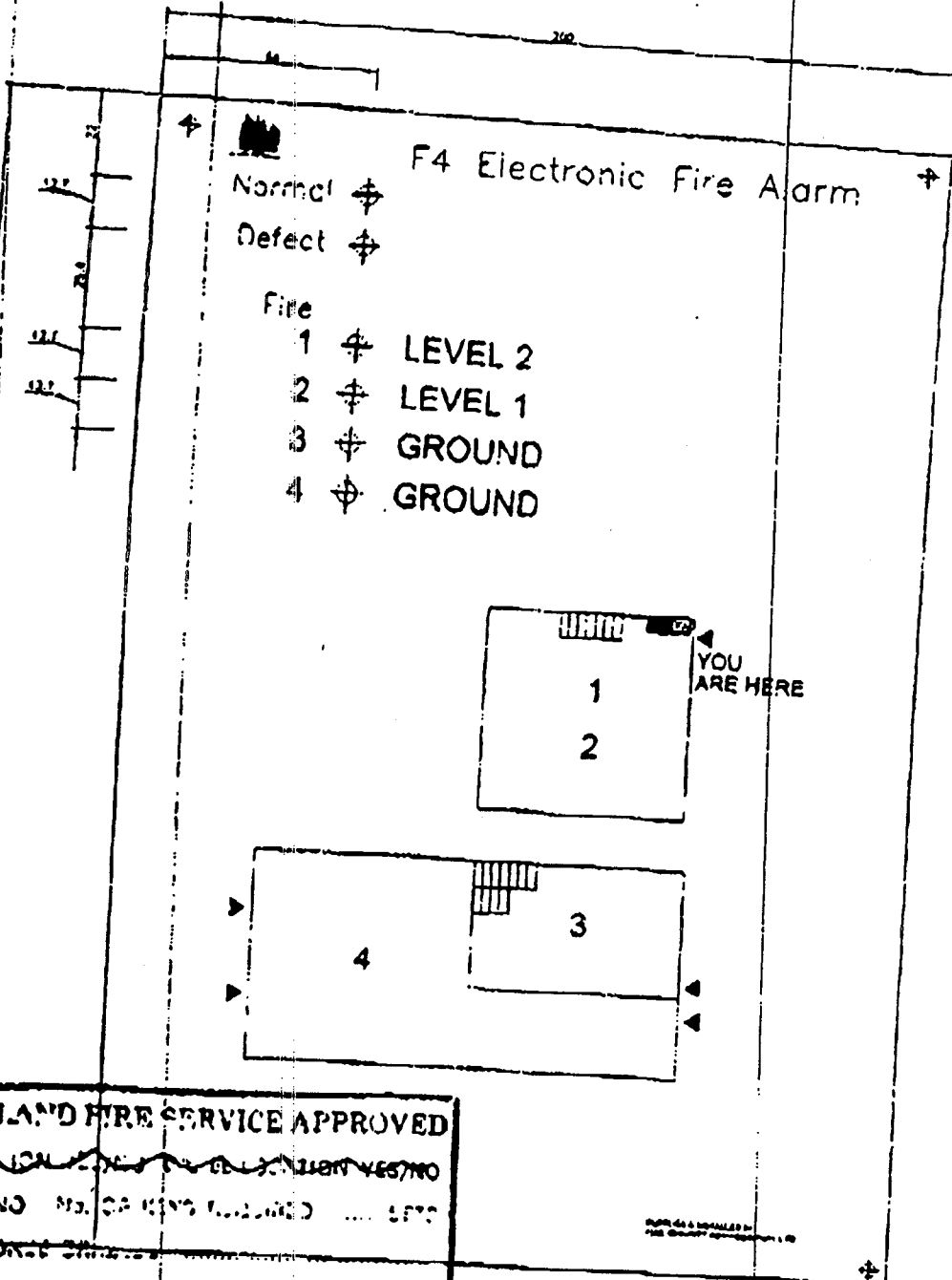
you are here

Plan

Cuba Street

154 - 156 CUBA STREET

5893193



NEW ZEALAND FIRE SERVICE APPROVED

INDEX 289 NO. OF WIRING POINTS ... 1570

APPROVED BY:

NAME C HUTCHINGS RANK ESO

WATCH BLACK AT ARAPAWA

SIGNATURE [Signature] DATE 9/4/02

F4 PANEL 305H x 215W
 INDEX 289H x 200W



INDEX LAYOUT
 156 CUBA ST
 WELLINGTON

DRAWN	J MOORE
DATE	08/04/02
SCALE	1/2
DWG F 692	

FIRE SECURITY SERVICES LTD. WGTN LTD.

SUPPLIER OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976

P.O. Box 30-211 WELLINGTON MAIL CENTRE PHONE (04) 589 0783 FAX (04) 589 0782

Established 1976 • Registered I.Q.P.'s



CERTIFICATE OF COMPLIANCE FOR EMERGENCY LIGHTING

- 1 Building: 154 Cuba st- Apartments
- 2 Location: Wellington
- 3 Nearest Fire Station: Central
- 4 Details of System:
 - (a) General Description: Emergency Lighting
 - (b) Installation Agent: Fire Security Services Wgtn Ltd
- 5 Date of completion
August 2002

I hereby certify that the above system has been inspected and tested in accordance with AS/NZS 2293 and on the basis of the results complies with the standard.

Signed:

*Capacity of signatory: Systems Designer

Date: 6 September 2002

*Signatory examples:

Manufacturer or his authorised representative.
Registered Engineer



WHANGAREI • AUCKLAND • HAMILTON • TAURANGA • ROTORUA • NAPIER • TARANAKI • WELLINGTON • AUSTRALIA

TOLL FREE 0800-11-48-11

ELECTRICAL WORKERS
REGISTRATION BOARD

Electrical Certificate of Compliance

No. **1194530**

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. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **Mr. F. D. Chan**

Telephone Fax

Address of installation **104 CURA ST PUBLIC POWER**

Postal address of customer (if not as above) **105 MAJORFRANKS ST MT VIC**

WORK DETAILS

No. of lighting outlets No. of ranges Please tick (✓) as appropriate where work includes:
 No. of socket outlets No. of water heaters Mains Main earth
 Was an installation work carried out by the homeowner? Yes No Switchboard Electric lines

Description Use sketch if necessary

Installed fittings (check strainwell of cable) & bits
Also installed power outlet on park floor & Main Entrance
Power for Emergency lights
Build the knee bender for cable

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

Registration no. **E6301**

Company **Walter's Electric**

Signature

Date **12-4-2002**

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

FIRE SECURITY SERVICES LTD. WGTN LTD.

SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976

P.O. Box 38-241, WELLINGTON MAIL CENTRE PHONE (04) 589-0758, FAX (04) 589-0783 Email fsswgt@xtra.co.nz

Established 1976 • Registered I.Q.P.'s

Scanned

FAX MESSAGE

COMPANY: Clive Lewis Design
 ATTENTION: Clive Lewis
 Cc: WCC Patrick Edwards
 FAX NO: 389 3095 / 801 3100
 DATE: 3.07.2002
 FROM: Steve Iti
 SUBJECT: 154 156 Cuba Street

ROUTINE



✓
SR 80507

No of pages: ONE (including this header)

(If you do not receive all pages or if any page is unreadable, please telephone us immediately on (04) 589-0758)
 The information contained in this fax is confidential and may be used, copied or disseminated only by the addressee.
 If received in error, please phone the sender (collect) and destroy the fax. Thank you very much.

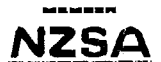
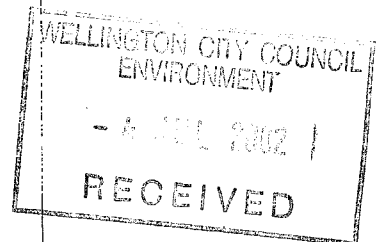
Gentlemen,

A copy of the FPIS Certificate of Compliance as required.

Regards,

Steve Iti.
Contracts Manager.

SCAN CODE *Dire*
 SR No.. *80507*
 ADDRESS: *154 Cuba St*





FIRE PROTECTION INSPECTION SERVICES LIMITED

CERTIFICATE OF COMPLIANCE FOR FIRE ALARM SYSTEM

Certificate No: 42480

Building: One Hundred & Fifty Six Cuba Street

Building Consent No:

Location: 154-156 Cuba Street
Wellington

Owners name: Mr Chan

Occupancy: Residential & Commercial

Details of System:

(a) Type of System: Manual Automatic

(b) The declared functional requirements: c, d, f, g

(c) Equipment Manufacturer: Pertronic Industries

(d) Equipment Register No: Panel: PI 108 Callpoints: PI 603

(e) Detector Register No: Thermal: PI 201 Smoke: SS 301

(f) Alerting Device Type: PI 406

(g) Detail of remote receiving centre: Not Brigade Connected

(h) Date of Completion: 28 June 2002

(i) Details of Ancillary Services connected to the system: Nil

I hereby certify that the above system has been inspected and tested in accordance with NZS4512:1997 and on the basis of the results the system as installed complies with this Standard.

This system was in Compliance on 28/06/2002, and this Certificate is valid for a maximum of 12 months.

Installer: *Steve H.*

Inspector: J. D. Vartha

Signed: *[Signature]* Date: 28.6.02

Signed: *[Signature]*

Capacity: *Contracts Manager*

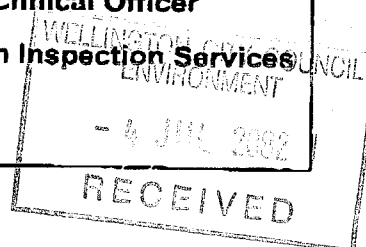
Capacity: Contractor Technical Officer

Company: Fire Security Services

Company: Fire Protection Inspection Services

Address: PO Box 38-241

Wellington Mail Centre Wellington



SCAN CODE: ~~8~~ Fire #441471

SR No.: 80507

ADDRESS: 154 Cuba St

Scanned

Clive Lewis
Design Ltd

PO Box 16-023
Wellington
Tel. (04) 389-3095
Fax (04) 389-3096

FACSIMILE TRANSMISSION

FACSIMILE TO: WELLINGTON CITY COUNCIL — ECBU
ATTENTION PAT EDWARDS
FAX NUMBER: 801 3100
DATE: 23 May 2002
PAGES (INCLUDING THIS ONE): 2

Dear Pat,

RE: Proposed Apartments at 154 Cuba Street — SR 80507

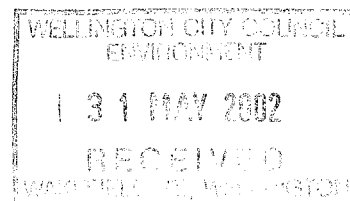
Enclosed is a copy of the Certificate of Compliance for Automatic Fire Alarm System for the above project.

As the project has been completed, we would like to obtain the Code Compliance Certificate. If more information is required, please contact me.

Regards,

Clive Lewis

CC: Laywood Chan — 384 6709



FIRE SECURITY SERVICES LTD. WGTN LTD.

SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976

P.O. Box 33-211, WELLINGTON MAIL CENTRE. PHONE (04) 589-0758. FAX (04) 589-0783 Email fsswgtn@xtra.co.nz


Established 1976 • Registered I.Q.P.'s



CERTIFICATE OF COMPLIANCE FOR AUTOMATIC FIRE ALARM SYSTEM

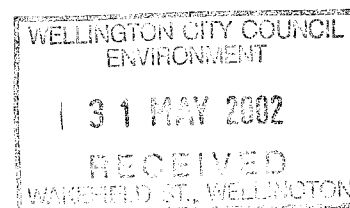
- 1 Building: Apartments and Retail
- 2 Location: 154 Cuba Street.
- 3 Nearest Fire Station: Central
- 4 Details of System: TYPE Manual and Automatic
 - (a) Manufacturer: PERTRONIC INDUSTRIES
 - (b) Type/Registered name: FIRETRONIX
 - (c) General Description: FIRE ALARM
 - (d) Installation Agent: FIRE SECURITY SERVICES WGTN LTD
 - (e) Servicing Agent: FIRE SECURITY SERVICES WGTN LTD
- 5 Details of ancillary services connected to the system.
N/A
- 6 Date of completion. 22.05.2002

I hereby certify that the above system has been inspected and tested in accordance with New Zealand Standards 4512 and on the basis of the results would appear to comply with the standard.

Signed: 

*Capacity of signatory: CONTRACTS MANAGER

Date: 22.05.2002



89 Courtenay Place
Wellington
New Zealand
Telephone 385 2046
Facsimile 385 2047
PO Box 887
Email k.d@anet.co.nz

King & Dawson Ltd architects & engineers

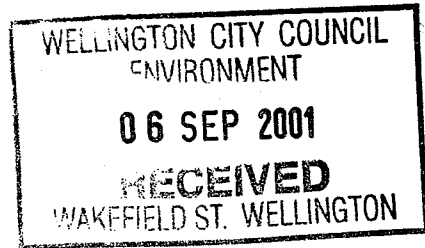
25 July 2001

Clive Lewis Design
P O Box 16023
WELLINGTON

WELLINGTON CITY COUNCIL
SERVICE REQUEST No.

80507

APPROVED BUILDING
CONSENT DOCUMENTS



Dear Clive

Chan Building : Cuba Street Column Removal

We have carried out a structural analysis of the above building and established that:

- The subject columns appear to be largely "passengers" and the first floor beam is adequate without them provided that it is reinforced as the drawing.
- In an earthquake across this building the concrete wall behind the stairs resists virtually all of the load (being much stiffer than all other transverse elements) until the point that it fails. A crude assessment suggests that this would be at about 30% of current code loading, or 80% of 1965 code loading (i.e. above the "Earthquake Prone" building definition of 50% of 1965 code). This building would dodge the legal definition anyway, by not being unreinforced masonry.

One, the stair wall failed, all of the other elements (columns and short wall sections) would then resist between them, as a second line of defence, a slightly lesser load than the wall was resisting, but the building would then be very flexible and may either destroy the neighbours, or vice versa.

All this is just for idle interest sake, except to say that the removal of the subject columns would reduce the "second line of defence" strength by about 5%.

This would only become important if it became necessary to prove to Council that we weren't making the earthquake resistance of the building any worse than it now is, as we would be making a marginal difference.

If need be this difference would be fairly easily remedied by the installation of a new portal frame somewhere at the front of the ground floor.

Yours faithfully
King & Dawson Ltd

J.C. Wilson

File to
SR: 80507
154 Cuba St.



Scanning Cover Sheet

One
staple
only

You Must Fill In All The Areas With A Dark Outline !!!

Service Request No:

80-507

Date:

6-9-01

Document Name or
Classification Code

APPLICATION FORM

scanned

7 SEP 2001

Document Type

IN CORRESPONDENCE

IN CORRESP etc. (refer
PC-DOCS Profile screen

Section Title

PROP

Prop., Urban etc (refer
WCC Classifications

File Series

0600

0600., 1040 etc)

File No./Link No

397091

Property Link No or File No
(Refer WCC Classifications)

Description

SR Type.BUILDING CONSENT

Address.

154 CUBA - TE ARO

To be filed in : Select one of these options:

1) Property Link File

Yes.

No.

Or

2) Building Envelope

Or

3) Allocate To

Phone.

Name of Person

Requesting Scanning.

M II

Phone. 3795

**W.C.C.
RECORDS**

Extra Notes:

For correct classification codes please refer to Document#347363.

If you are unsure of the classification code then write out the Document name in full (refer to document #29685 for document naming protocols)

Example of Code use:- LETF. This expands to LETTER FROM. The user should provide further details in the Document Name box. Eg

"Truebridge Callender Beach Ltd re concern about geotechnical conditions". The document name will then show in TEAMwork as "LETTER FROM Truebridge Callender Beach Ltd re concern about geotechnical conditions"

P C Docs No:

375474

PC Doc 17022v6

14:21 02/07/01

Wellington City Council

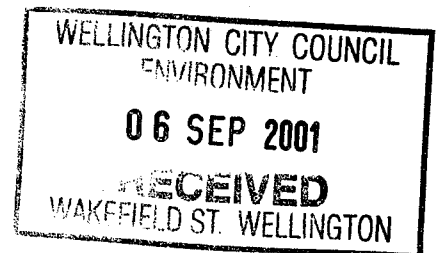
101 Wakefield St, P.O. Box 2199, Wellington, Telephone 499-4444

Fee Calculations for Building Consents

Date: 6/09/2001 12:01:15

Project Details		Building Consent Fees (GST Inclusive)	
Project Value:	\$220,000	Lodging Fee:	35.00 35.00
Has Pim Been Issued?:	<input checked="" type="radio"/> Yes <input type="radio"/> No	PIM Processing Fee:	150.00 150.00
Inspection Required?:	<input checked="" type="radio"/> Yes <input type="radio"/> No	Inspection Deposit:	400.00 400.00
No. of Proposed Inspections?:	6	Document Check Fee:	685.00 685.00
No. of Final Inspection?:	2		
Free Standing Fireplace?:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Code Compliance Certificate:	35.00 35.00
In-built Fireplace?:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Structural Check Fee:	N/A N/A
Small Plumbing/Drainage Work?:	<input type="radio"/> Yes <input checked="" type="radio"/> No	BIA Levy:	138.71 138.71
Producer Statement Standard Building?:	<input type="radio"/> Yes <input checked="" type="radio"/> No	BIA Commission:	4.29 4.29
Structural Check Required?:	<input type="radio"/> Yes <input checked="" type="radio"/> No	BRANZ Levy:	213.40 213.40
Structural Check?:	<input checked="" type="radio"/> Single Element <input type="radio"/> Major Design < \$250K <input type="radio"/> Several Elements <input type="radio"/> Major Design > \$250K	BRANZ Commission:	6.60 6.60
With SPS(Structural Producer Statement)?:	<input type="radio"/> Yes <input checked="" type="radio"/> No	New Compliance Schedule:	80.00 80.00
Producer Statement Building Design?:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Compliance Schedule Amendment:	N/A N/A
Producer Statement Plumbing Design?:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Vehicle Access Processing:	N/A N/A
New Compliance Schedule?:	<input checked="" type="radio"/> Yes <input type="radio"/> No	Vehicle Crossing:	N/A N/A
Compliance Schedule Amendment?:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Earthworks Assessment:	N/A N/A
Vehicle Access Processing?:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Health Assessment:	N/A N/A
Vehicle Crossing?:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Certifier Consent:	N/A N/A
Earthworks Assessment?:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Certifier Inspection Reports:	N/A N/A
Health Assessment?:	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Certifier Consent Required?:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Total Fee Payable:	1748 1748
No. of Monthly Certifier Inspection Reports?:	0		

Note: Inspection Fees \$80 per hour (based on \$40 per 1/2 hour)



20 September, 2001

Copy

Faxed + posted

Holmes Fire and Safety
PO Box 942
Wellington

Service Request No. 80507
Link No. 0600 397091

Attention: Derek Robertson.
Dear Derek,



REQUEST FOR FURTHER INFORMATION PURSUANT TO SECTION 34(2) OF THE BUILDING ACT 1991

Service Request Type: Building Consent for less than \$500,000
Site Address: 154 Cuba St DP 2686
Project Description: New apartments (no. 4) entry & ground floor alterations - all internal.

This is to inform you that processing of your building consent has been suspended pending receipt of the further information requested below.

Please supply the requested information within four weeks of the date of this letter, or confirm when the information will be forwarded to us. If the information is not received within the specified or agreed time frame Council may have no option but to refuse to grant a consent.

Further to our phone conversation today, this letter is to confirm that the following details and information are required to enable further processing of the above mentioned consent application:

1. Please submit complying details of how fire protection is to be achieved to enable people to discharge safely from the apartment stair exit door, and the retail shop exit which is also required to serve as a secondary means of egress from the restaurant. The close proximity of these two exits may require a fire rated return to ensure adequate separation.
2. Would you please submit details of how mechanical ventilation is to be provided to the stairs servicing the apartments.

Should you wish to discuss the above matters further, please do not hesitate to contact me on the phone number below.

Thank you

*1/10/01 - Rang Derek
who advised their response
will soon be submitted to
WCC.
[Signature]*

Issued by, for and on behalf of Wellington City Council

A handwritten signature in black ink, appearing to be 'Terry Brooks', written in a cursive style.

Terry Brooks
Environmental Control Business Unit
Wellington City Council
Telephone 801 3870

Specification of Work

For

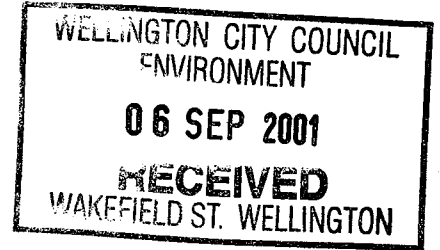
Proposed Apartments

to

154 Cuba Street
Wellington

for

D Chan Building Partnership



WELLINGTON CITY COUNCIL
SERVICE REQUEST No

8 0 5 0 7

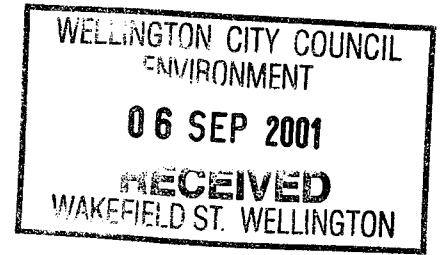
APPROVED BUILDING
CONSENT DOCUMENTS

A rectangular stamp with a double border, tilted slightly. The text inside reads: "W.C.C." on the top line and "RECORDS" on the bottom line.

Clive Lewis
Design Ltd
22 Antico Street
Melrose, Wellington
Telephone: (04) 389-3095

6 September 2001

Section 1: GENERAL



1.1 Scope of Work

The work involves the alteration of the existing building into two apartments on the first floor and two apartments on the second floor, with a new entry and new tenancy on the ground floor, as shown on the attached drawing and specified herein.

The work includes electrical, plumbing, gas services and fire protection work.

The work is to be done to provide minimum disruption to the existing restaurant on the ground floor. Noisy operations are to be carried out at times between 9.00 am and 11.00 am and between 2.00 pm and 4.00 pm.

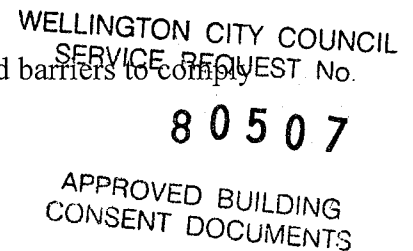
1.2 Sequence of Work

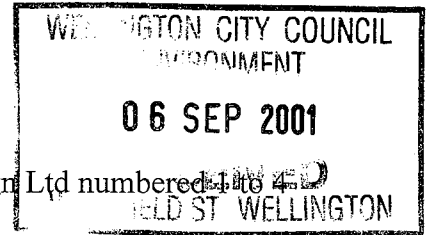
- a) Internal demolition of Level 1 and Level 2.
- b) Construction of apartments on Level 2.
- c) Construction of apartments on Level 1.
- d) Demolition work on ground floor.
- e) Construction of new entry and new tenancy.

1.3 Workmanship

All work shall be done by qualified tradesmen using materials and equipment suitable for the work.

The Contractor is to allow for all necessary scaffolding and barriers to comply with Occupational Safety and Health Service.





1.4 **Drawings**

The work is shown on the drawings by Clive Lewis Design Ltd numbered 4040 dated 06/09/01.

1.5 **Standards**

Work shall comply with the following standards:

- The New Zealand Building Code
- NZ 3604 1990 — Light Timber Frame Buildings
- NZBC G13-AS1
- Electrical Wiring Regulations 1976

Work shall comply with Local Authority requirements.

1.6 **Consents**

The Owner is to apply for and pay for a Building Consent prior to work commencing on site.

1.7 **Insurance**

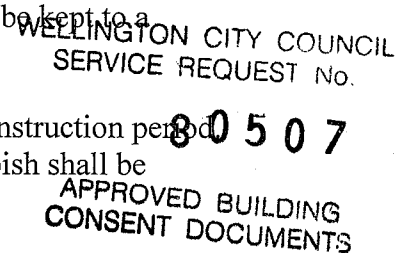
The Contractor shall take out construction and public liability insurance for the extent of the contract period.

The Owner is to advise the current building insurers of the extent of the new works and to ensure the building is covered by insurance during the construction period.

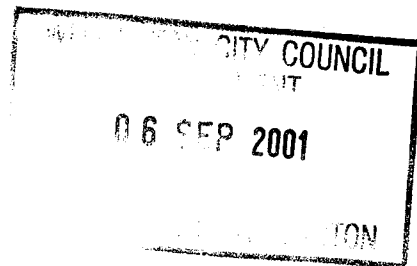
1.8 **Clearing Up**

The restaurant will be operating during the construction period and it is necessary to maintain a high standard of cleanliness. Dust and debris is to be kept to a minimum.

The site shall be cleared of all debris and kept tidy during the construction period. Provide a bin with liner for the disposal of food waste etc. Rubbish shall be removed from the site at regular intervals.



Section 2: DEMOLITION WORK



2.1 Demolition

Refer to drawings for extent of demolition. Disconnect electrical services and isolate water supply.

The interior walls, doors, fittings, floor coverings and all linings on first and second floors are to be removed.

The brick wall at the existing toilet area on the second floor is to be removed.

The building security is to be maintained during the construction period by providing temporary panels to secure exterior openings.

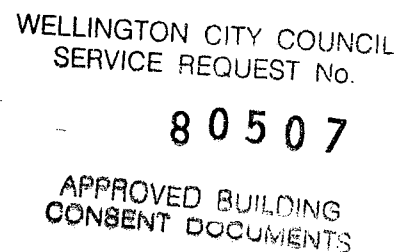
2.2 Ground Floor Columns

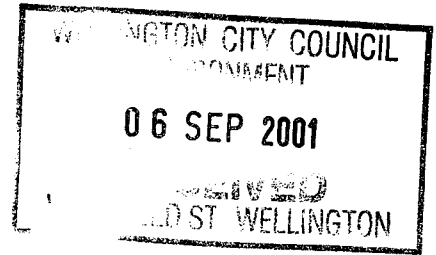
Two ground floor columns are to be removed, as shown on the drawings. The columns are to be removed in the following sequence:

- a) Remove top portion of column and expose beam reinforcing to determine if beam reinforcing continues over column. After exposing reinforcing, consult the Engineer before proceeding.
- b) After approval has been obtained from the Engineer, remove column and make good at floor.

2.3 Removal of Debris

Debris is to be removed from the construction area at regular intervals.





Section 3: CARPENTRY

3.1 General

All work shall comply with NZS 3604 and shall be done by tradesmen.

3.2 Timber

Timber sizes shall comply with NZS 3604 and framing timber shall be gauged to produce plane surfaces to walls.

<i>Location</i>	<i>Species</i>	<i>Grade</i>	<i>Treatment</i>
Framing	Radiata Pine	No 1 Framing	H1

All timber shall be treated in accordance with the Timber Preservation Authority's regulations. Framing timber to be gauged 100 x 50 mm **kiln dried**. All timber shall be properly stacked clear of the ground and protected from the weather.

3.3 Priming

Prime all those timbers required to be painted on all faces, backs, joints and end grain.

3.4 Damp Proof Course

Provide 2 or more ply bitumised felt fabric damp proof course between all timber and concrete surfaces.

3.5 Wall and Floor Framing

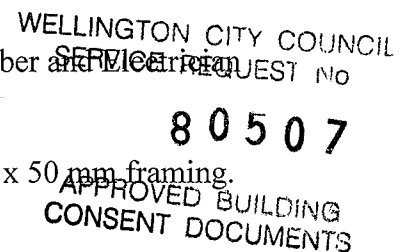
Frame up walls as shown on the drawings.

Frame up for interior walls with 100 x 50 mm studs at 600 mm with dwangs at 900 centres maximum.

Provide extra dwangs for fixing fixtures as required by Plumber and Electrician and frame around plumbing duct.

Frame up raised floors to bathroom areas as shown with 100 x 50 mm framing. Framing layout to suit plumbing waste locations.

Line floors with 20 mm flooring grade particle board and with Hardies tile underlay at areas to be tiled.



3.6 **Interior lining**

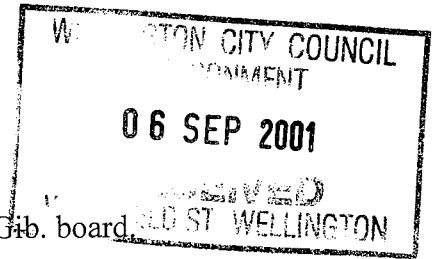
Line new walls with 9.5 mm tapered edge Gib Board.

Line ceilings to second floor level and at entry with 9.5 mm Gib. board

Line walls and ceilings to bathroom areas with 9.5 mm Aqualine.

Gib Board joints to be taped and plastered to a level 4 paint quality finish.

Showers to have proprietary Engelfield wall linings.



3.7 **Fire Walls**

Refer to sheet 1 for extent of new 30/30/30 fire rated walls and inter-tenancy walls.

Line inter-tenancy walls and fire-rated walls with Gib Board and Fyreline as detailed on the drawings.

Exposed Fyreline joints to be taped and plastered to a level 4 paint quality finish.

3.8 **Insulation**

Insulate inter-tenancy and fire-rated walls with R1.8 fibreglass Batts.

3.9 **Interior Trim and Finish**

Skirting to be 85 x 12 mm Customwood.

Skirting at bathrooms to be tiled.

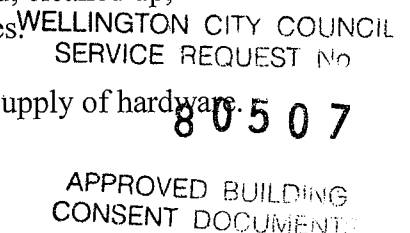
Scotia to be square stopped.

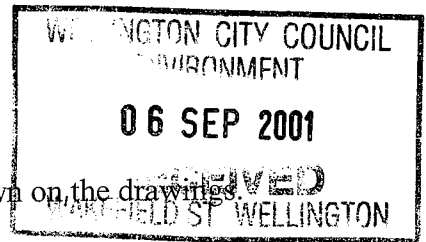
3.10 **Joinery and Hardware**

The existing timber joinery window sashes are to be removed, cleaned up, repaired where required and rehung on new galvanised hinges.

Allow a provisional sum of \$4,500 (including GST) for the supply of hardware.

Hardware for fire doors to be approved fire rated hardware.





3.11 **Skylights and Extract Ducts**

Install new skylights over corridor and stairwell as shown on the drawings.

Allow to cut new openings in existing roof for ventilation ducts and plumbing stack vents.

Form new upstand to roof around outlets and waterproof to existing roof.
Plumber to install flashing from flues and stack to upstand.

3.12 **Kitchen**

Install new kitchens as shown on the drawings.

3.13 **Handrail**

Install new stainless steel handrail to stairway and existing balustrade walls.

3.14 **Wardrobes and Shelving**

Install 300 mm wide shelf and rail to wardrobe areas.

WELLINGTON CITY COUNCIL
SERVICE REQUEST

— 80507

APPROVED BUILDING
CONSENT DOCUMENT

Section 4: JOINERY

4.1 Interior Doors

Door dimensions are indicated on the drawings.

Interior doors are to be hollow core, flush panel paint quality. Door frames to be slimline rebated for interior linings.

4.2 Fire Doors

Fire doors to be flush panel paint quality rated to 30/30/30. Doors to be fitted with overhead closers.

4.3 Aluminium Joinery

Refer to drawings for the extent of the aluminium joinery on the ground floor.

Windows and doors are to be constructed from natural anodised aluminium, shop front sections.

Double doors to new retail tenancy to have double-action floor closers. Doors to apartments to have electric strike operation.

Verify dimensions of windows and doors on site prior to manufacture.

Windows glazing to comply with NZS 4223 for a medium wind zone. All windows to have clear glazing. Glazing to doors to be grade A safety glass.

4.4 Kitchen

Kitchens to be constructed from white Melteca carcass with doors and drawer fronts constructed from wood grain Melteca with pvc edging.

Bench tops to be laminated plastic veneer with bullnose front edges.

Drawers to have powder coated Grass/Zargen sides with Melteca base.

Doors to be surface mounted, hung on Grass hinges.

4.5 Vanities

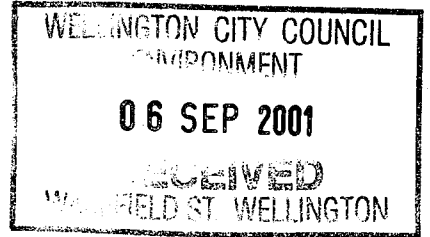
Allow to install vanities in bathrooms.

WELLINGTON CITY COUNCIL
SERVICE REQUEST NO

80507

APPROVED BUILDING
CONSENT DOCUMENTS

Section 5: FIRE PROTECTION



5.1 Smoke Detectors and Manual Alarm System

Refer to attached fire report for the extent of the work.

Refer to drawings for location and construction of fire rated walls. Plumbing penetrations through firewalls are to be fitted with fire collars.

Install fire damper to toilet extract duct at floor penetration.

A fire alarm indicator board is to be installed where indicated on the ground floor.

At completion of the work the contractor is to supply a Compliance Certificate for the installation.

5.2 Emergency Lighting

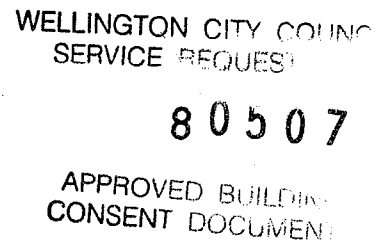
Emergency lighting to comply with New Zealand Building Code F6/VM1 & AS1 and AS/NSS 2293 :1995 Emergency evacuation lighting for buildings.

Emergency lighting to be provided to the exitway in accordance with the fire report.

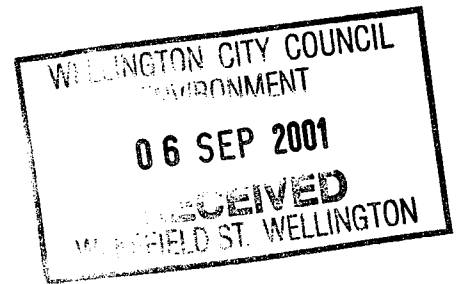
At completion of the work the contractor is to supply a Compliance Certificate for the installation.

5.3 Signage

Install exit and directional signage to comply with N Z Building Code Clause F8.



Section 6: PLUMBING AND DRAINAGE



6.1 General

The whole of the plumbing and drain laying shall be done in accordance with the NZBC G13/AS1.

Work shall be done by Registered tradesmen.

Cold and hot water to be run in polybutylene installed in accordance with manufacturer's specification..

Waste traps shall be polypropylene.

6.2 Water Services

Run cold water supply from existing to each apartment with a filter/stop valve for each unit.

Run water supply to each fitting.

6.3 Hot Water System

Install to each Unit a 185 litre mains pressure hot water cylinder complete with overflow tray, pressure relief valve, temperature control valve and earthquake restraint chain. Run relief pipe in copper to copper tundish and connect to overflow drain. Install drain from tray as shown on the drawings.

Run hot water supply to new fittings.

6.4 Waste Pipes

Install waste pipes as shown on the drawings below new raised floors to soil pipes as shown on the drawings.

Install vents to wastes as shown.

Kitchen sinks to have built in overflows.

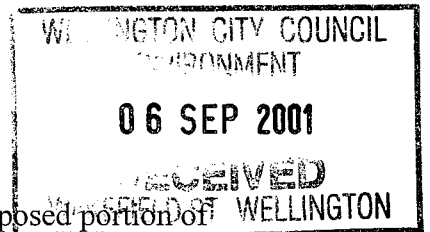
6.5 Gas Services

Remove existing gas services to existing tenancy.

WELLINGTON CITY COUNCIL
SERVICE REQUEST No

80507

APPROVED BUILDING
CONSENT DOCUMENT



6.6 **Sewer**

Remove existing grease trap at ground floor and remove exposed portion of sewer. Connect new soil pipe to sewer at ground floor.

6.7 **Ventilation**

Install new extract ducts to bathrooms as shown on the drawings. Terminate ducts above roof with weatherproof cowl and flash to new upstand. Duct to have fire damper at level 2 floor.

Install weatherseal to ventilation pipes at roof penetrations.

6.8 **Completion**

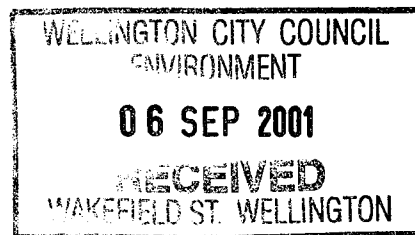
Upon completion of plumbing systems, pressure test for leaks prior to installing interior linings.

WELLINGTON CITY COUNCIL
SERVICE REQUEST NO.

80507

APPROVED BUILDING
CONSENT DOCUMENTS

Section 7: ELECTRICAL



7.1 General

All work shall comply with the Electrical Wiring Regulations 1976 and with the requirements of the Local Supply Authority.

Give all necessary notices to the Supply Authority and obtain all necessary permits.

All work is to be done by registered tradesmen.

7.2 Electrical Work

Electrical layout to be provided at later date.

Each Apartment is to have a switch board. Run new sub-main from new meters to each apartment. Meters to be located on ground floor at existing meter board.

7.3 Extract Fans

Install 150mm diameter Manrose extract fan to bathroom of Units 1 and 3 and connect to duct.

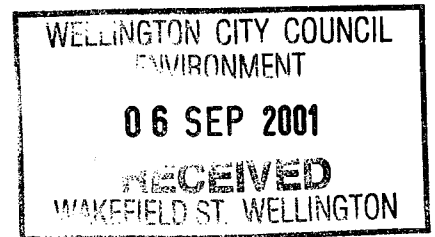
Range hoods are to be recirculating type with carbon filters.

WELLINGTON CITY COUNCIL
SERVICE REQUEST No

8 0 5 0 7

APPROVED BUILDING
CONSENT DOCUMENTS

Section 8: PAINTING



8.1 General

Contractor is to prime timber to be painted when timber is being installed.

All paint shall be of approved manufacture and shall be the best of their respective kinds.

Remove all hardware prior to painting

A colour schedule shall be supplied by the Owner.

8.2 Interior

All Gib Board surfaces to be sealed prior to painting with Resene Sureseal in wet areas and Resene Broadwall in other areas.

Interior ceiling and walls of bathroom are to be undercoated and finished with semi gloss enamel.

All other ceilings and walls are to be given two coats of acrylic paint.

Doors and door frames and interior trim to be finished in semi gloss enamel.

The interior stairs and lobby floors are to be painted in paving paint.

8.3 Completion

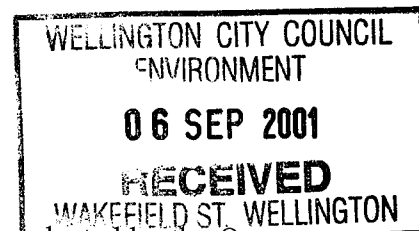
At completion of painting clean down all glass surfaces.

WELLINGTON CITY COUNCIL
SERVICE REQUEST No

80507

APPROVED BUILDING
CONSENT DOCUMENT

Section 9: FINISHES



9.1 Carpet Areas

Bedroom and living areas to be carpet finish. Carpet to be selected by the Owner

9.2 Tiling

Kitchen wall areas to be tiled with glazed wall tiles selected by the Owner. Fix tiles with Kemflex adhesive. Grout tiles with grout selected by the Owner. Tiles to be cut to fit around electrical switches.

Floors and skirting to bathrooms to be tile finish. Tiles to be selected by Owners. Floor tiles to be non slip.

Prior to tiling apply water proof membrane system (Kemscreed or similar) to floor and to walls to be tiled. Apply extra coats at junction of floor and walls in accordance with manufacturer's specification.

Floor at entry lobby, stairs and landing to be tile finish with 150mm high skirting.

Upstand wall at street and entry to new tenancy to be tile finish.

Tiles to selected by the Owner.

Install tiles using Kemflex adhesive evenly spaced and neatly set out. Grout tiles with coloured grout to Owners' selection. Install shrinkage control joints as per tile adhesive manufacturer's instructions.

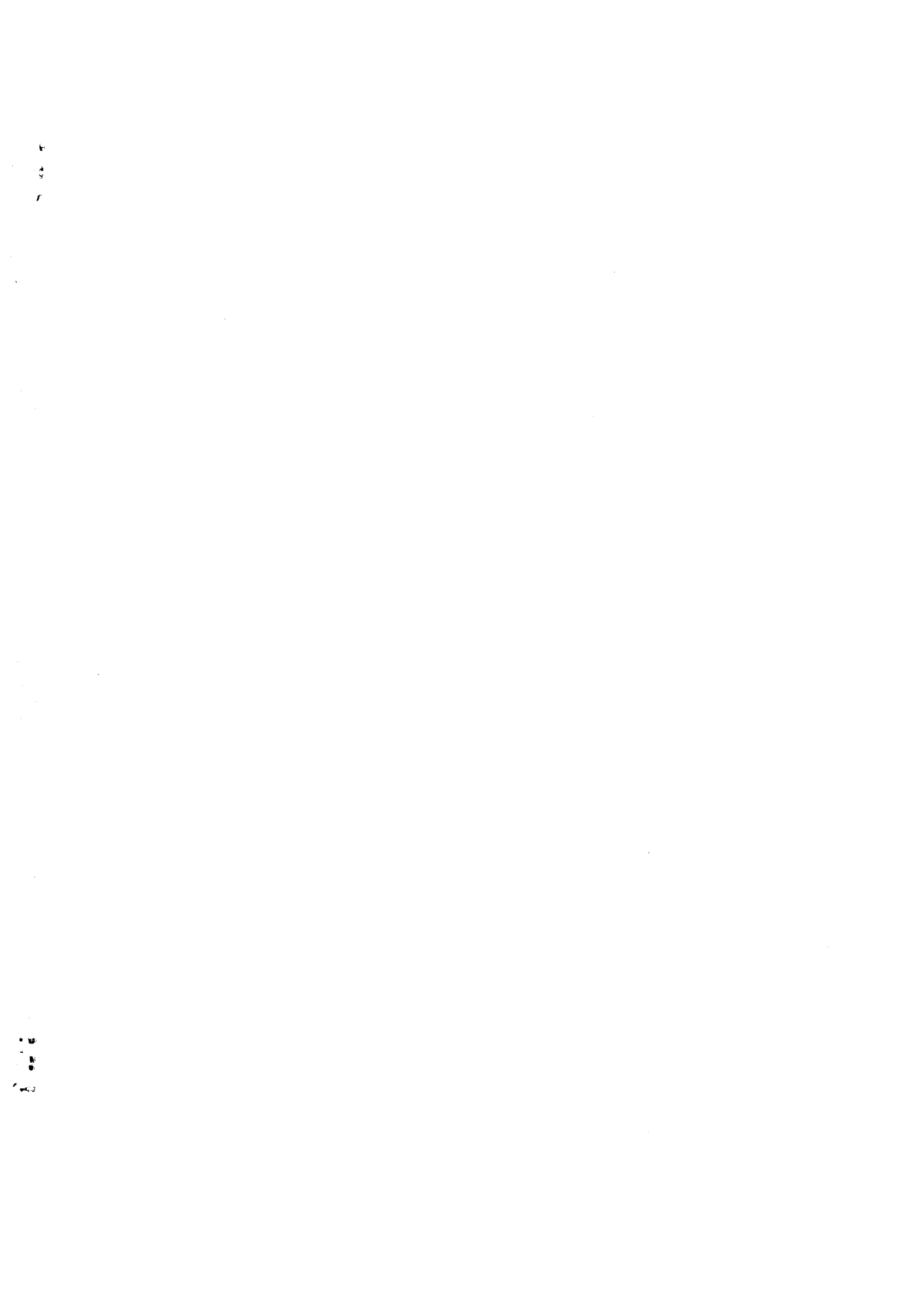
9.3 Completion

At completion clean down tiles and remove surplus materials from the site.

WELLINGTON CITY COUNCIL
SERVICE REQUEST NO

80507

APPROVED BUILDING
CONSENT DOCUMENTS



Faxed ✓



Tūmeke Pōneke
Wellington City Council

Fax Message

P O Box 2199, 101 Wakefield Street, Wellington, New Zealand.

To: Holmes Fire and Safety
Fax No: 671 2336
From: Terry Brooks
Wellington City Council
Ph No: 801 3870 Fax No: 801 3100
Date/Time: 8/10/01 2.15pm No of pages: (incl. cover sheet) 1
Subject: 156 Cuba Street, Wellington.

The information contained in this fax is privileged and confidential and intended for the addressee only. If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents. If received in error you are asked to destroy this fax and contact the sender immediately. Your assistance is appreciated.

Attention: Kathryn Lewis.

Hi Kathryn,

Thanks for your 5/10/2001 faxed response to my letter of 20/9/01.

Council accept your proposal re fire matters.

We will now be able to action consent issue.

Thank you.

Regards

Terry Brooks

WELLINGTON CITY COUNCIL

PO Box 2199, 101 Wakefield Street, Wellington, New Zealand.
Ph 64-4-499 4444, Internet www.wcc.govt.nz



29 October, 2001

File

Clive Lewis Design
P O Box 16 023
Wellington

Service Request No. 80507
Link No. 0600 397091

Dear Sir/Madam

RE: Partial UPLIFTING FORM 4a CERTIFICATE Service Request No: 80507

Service Request Type: Building Consent for less than \$500,000
Site Address: 154 Cuba St DP 2686
Project Description: New apartments (no. 4) entry & ground floor alterations - all internal.

Thank you for your letter of 29 October 2001 and for the additional information provided in response to the Form 4a certificate issued as part of the above building consent.

Based on this additional information I am now satisfied that the aspects of non-compliance relate only to the those alterations that will affect the external appearance of the existing building. On this basis, those **restrictions relating to internal works set out in the Form 4a certificate no longer apply** and work can now commence in accordance with the building consent granted.

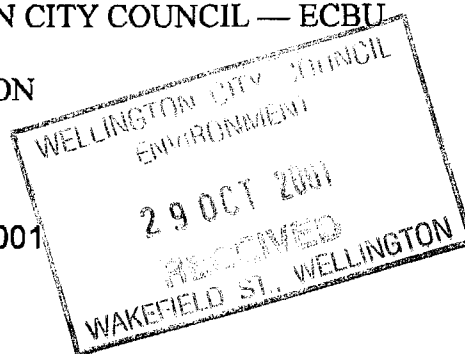
Please note that **restrictions relating to work on the exterior of the building remain** until such time as either a resource consent is granted or the proposal is modified to achieve compliance.

If any aspect of your proposal has is changed in order to comply with the rules in the District Plan you may need to lodge amended building plans or a fresh building consent application. Council approval must be obtained for these changes before work can commence.

Adam Davidson
Environmental Control Business Unit
Wellington City Council
Telephone 801 3523

FACSIMILE TRANSMISSION**Clive Lewis
Design Ltd**PO Box 16-023
Wellington
Tel. (04) 389-3095
Fax (04) 389-3096

FACSIMILE TO: WELLINGTON CITY COUNCIL — ECBU
ATTENTION DAVID GIBSON
FAX NUMBER: 801 3100
DATE: 29 October 2001
PAGES (INCLUDING THIS ONE): 2



Dear David,

RE: 154 Cuba Street, Wellington

Further to your letter of 10 October 2001, on 12 October 2001 I forwarded a copy of the drawings for the above project to the New Zealand Historic Places Trust and requested written approval for the proposed alterations. A copy of the letter is attached.

To date I have not received a response from the Historic Places Trust, despite contacting staff and leaving messages.

The Building Consent for the proposed alterations has been approved and a contract for the work is to be let this week. The work will be carried out in two stages, with the ground floor (Stage 2) alterations not due to be undertaken until next year.

The proposed alterations to the apartments (Stage 1) does not affect the Cuba Street façade as the existing windows are to be retained. We will not undertake work on the exterior balustrade until the Resource Consent has been granted.

We wish to begin work on the apartments on 12 November 2001, and therefore seek permission to begin Stage 1 of the project.

Regards,

Handwritten signature of Clive Lewis.

Clive Lewis

**Clive Lewis
Design Ltd**

P O Box 16-023
Wellington South
Telephone: 389-3095
Facsimile: 389-3096

12 October 2001

New Zealand Historic Places Trust
P O Box 2629
WELLINGTON

Attention: Greg Mason

Dear Mr Mason,

RE: Proposed Apartments — 154-156 Cuba Street, Wellington

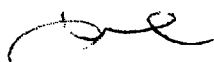
The Wellington City Council has advised that in order to meet requirements for a Resource Consent we need written approval from the New Zealand Historic Places Trust for the proposed alterations to the above building at 154-156 Cuba Street, Wellington (known as 'The Vic') as the building is a listed building.

The proposed changes are to the existing balconies at Level 2 and to the ground floor tenancy at street level. These are explained further in the attached town planning report.

Also enclosed are drawings showing the proposed alterations.

We would appreciate your urgent attention to this matter to enable the Resource Consent to proceed. If you require further information, please contact me — telephone 389 3095 or 025 721 569 (email clive.lewis@paradise.net.nz).

Yours sincerely,

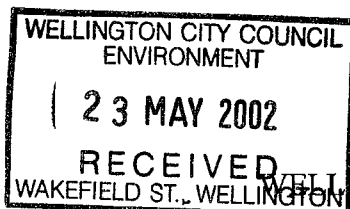


Clive Lewis

FACSIMILE TRANSMISSION

Clive Lewis
Design Ltd

PO Box 16-023
Wellington
Tel. (04) 389-3095
Fax (04) 389-3096



FACSIMILE TO: WELLINGTON CITY COUNCIL — ECBU

ATTENTION: PAT EDWARDS

FAX NUMBER: 801 3100

DATE: 23 May 2002

PAGES (INCLUDING THIS ONE): 2

Dear Pat,

RE: Proposed Apartments at 154 Cuba Street — SR 80507

Enclosed is a copy of the Certificate of Compliance for Automatic Fire Alarm System for the above project.

As the project has been completed, we would like to obtain the Code Compliance Certificate. If more information is required, please contact me.

Regards,

Clive Lewis

CC: Laywood Chan — 384 6709

FIRE SECURITY SERVICES LTD. WGTN LTD.

SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976

P.O. Box 38-211, WELLINGTON MAIL CENTRE PHONE (04) 589-0758, FAX (04) 589-0783 Email fsswgt@xtra.co.nz

Established 1976 • Registered I.Q.P.'s




CERTIFICATE OF COMPLIANCE FOR AUTOMATIC FIRE ALARM SYSTEM

- 1 Building: Apartments and Retail
- 2 Location: 154 Cuba Street.
- 3 Nearest Fire Station: Central
- 4 Details of System: TYPE Manual and Automatic
 - (a) Manufacturer: PERTRONIC INDUSTRIES
 - (b) Type/Registered name: FIRETRONIX
 - (c) General Description: FIRE ALARM
 - (d) Installation Agent: FIRE SECURITY SERVICES WGTN LTD
 - (e) Servicing Agent: FIRE SECURITY SERVICES WGTN LTD
- 5 Details of ancillary services connected to the system.
N/A
- 6 Date of completion. 22.05.2002



I hereby certify that the above system has been inspected and tested in accordance with New Zealand Standards 4512 and on the basis of the results would appear to comply with the standard.

Signed: 

*Capacity of signatory: CONTRACTS MANAGER

Date: 22.05.2002



Building Consent Allocation Sheet

Date: 6 Sept. 2001 Address: 154 Cuba St. SR Number: 80507

Project Description: *New apartments (4 No.), new entry*
in grd. floor atts. No of Sets: 2

	PIM		CONSENT		SIGNED	APPROVAL GIVEN	TAKEN	RETURN	TIME TAKEN	TIME TO BE CH'RGED	\$\$\$
Plumbing	Yes	No	<input checked="" type="radio"/>	<input type="radio"/>							
Structural	Yes	No	<input type="radio"/>	<input checked="" type="radio"/>							
Building	Yes	No	<input checked="" type="radio"/>	<input type="radio"/>	<i>Garry H.</i>	<i>2/10/01</i>	<i>7/9/01</i>				
D.Goods	Yes	No	<input type="radio"/>	<input checked="" type="radio"/>							
Drainage	Yes	No	<input type="radio"/>	<input checked="" type="radio"/>							
Water	Yes	No	<input type="radio"/>	<input checked="" type="radio"/>							
Tradewaste	Yes	No	<input type="radio"/>	<input checked="" type="radio"/>							
E/W Bylaw (more than 1 hr = \$80/phr)	Yes	No	<input type="radio"/>	<input checked="" type="radio"/>							
Health (more than 2 hrs = \$75/phr)	Yes	No	<input type="radio"/>	<input checked="" type="radio"/>							
VAX (more than 2hrs = \$75/phr)	Yes	No	<input type="radio"/>	<input checked="" type="radio"/>							

W.C.C. RECORDS

Conditions of approval:

Time taken should be recorded in 15 minute intervals, ie 0.25, 0.5, 0.75, 1.0 etc

Garry Higham

MEMORY TRANSMISSION REPORT

TIME : 20-09-2001 03:29PM
TEL NUMBER1: +64-4-8013100
NAME : WCC ECBU

FILE NUMBER : 884
DATE : 20-09 03:28PM
TO : 14712336
DOCUMENT PAGES : 003
START TIME : 20-09 03:28PM
END TIME : 20-09 03:29PM
SENT PAGES : 003
STATUS : OK

FILE NUMBER : 884

*** SUCCESSFUL TX NOTICE ***

WELLINGTON CITY COUNCIL
PO Box 2199, 101 Wakefield Street, Wellington, New Zealand.
Ph 64-4-499 4444, Internet www.wcc.govt.nz



Fax Message

To: Homes Fire and Safety
Attendant: Derek Robertson
Fax No: 471 2336
From: Terry Brooks
E-mail: @wcc.govt.nz
Wellington City Council
Ph No: 801 3870 Fax No: 801 3100
Date/Time: 20/9/01 3:30 No of pages: (incl. cover sheet) 3
Subject: 156 Cuba St. - Proposed site

The information contained in this fax is privileged and confidential and intended for the addressee only. If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents. If received in error you are asked to destroy this fax and contact the sender immediately. Your assistance is appreciated.

Message:

*Hi Derek,
Further to our phone discussion today, letter to follow.*

Yours sincerely

*Regards
Terry*



WELLINGTON CITY COUNCIL
SERVICE REQUEST No

80507

APPROVED BUILDING
CONSENT DOCUMENTS

Fax Message

To: Hdmes Fire and Safety
Attention: Derek Robertson

Fax No: 671 2336

From: Terry Brooks

E-mail: @wcc.govt.nz

Wellington City Council

Ph No: 801 3870 Fax No: 801 3100

Date/Time: 20/9/01 3:30 No of pages: (incl. cover sheet) 3

Subject: 154 Cuba St. - Proposed atts

The information contained in this fax is privileged and confidential and intended for the addressee only. If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents. If received in error you are asked to destroy this fax and contact the sender immediately. Your assistance is appreciated.

WELLINGTON CITY COUNCIL
SERVICE REQUEST No
80507
APPROVED BUILDING
CONSENT DOCUMENTS

Message:

Hi Derek,

Further to our phone discussion today letter to follow.

**W.C.C.
RECORDS**

Yours sincerely

Regards

Terry

SINGLE RESIDENTIAL UNITS

Building Consent No 80507

Processing Checklist for Plumbing

Is there any part of the design that affects Section 36 of the Building act? Yes/No

- | | | | |
|----------------------------|---|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> C | Fire protection for gas hot water systems | | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> E | Stormwater disposal <i>existing</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Soakpit/kerb/main | Buildings outside flood plane | <input checked="" type="checkbox"/> |
| | Groundwater disposal | Pumped system | <input checked="" type="checkbox"/> |
| | Building near the boundary | Yes/No | |
| | Location of sub-soil drains | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | Drains trapped | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> G | Fixture ratio to occupants | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Ventilation for gas hot water systems | | <input type="checkbox"/> |
| | Foulwater drainage | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | G13/AS1 & 2 or AS/NZS 3500 | Pumped system | <input checked="" type="checkbox"/> |
| | | Trade waste alert | <input checked="" type="checkbox"/> |
| | Adequate laundering facilities | | <input checked="" type="checkbox"/> |
| | Kitchen – Builder discussed with | | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> H | Hot water system insulation | <input type="checkbox"/> | |

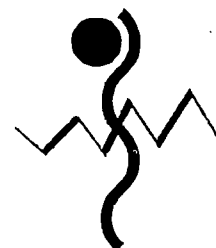
*105 - install
141 - FR pipes*

**W.C.C.
RECORDS**

Processed by *Alstair Tly* Date *14-9-01*

Reviewed By _____ Date _____

Council Copy



holmes
fire & safety

WELLINGTON CITY COUNCIL
ENVIRONMENT
05 OCT 2001
RECEIVED
WAKEFIELD ST. WELLINGTON

F A C S I M I L E

To: Terry Brooks Wellington City Council (04) 801 3100
Cc: Ross Mulholland Ross Mulholland Lawyer (04) 499 6059
From: Kathryn Lewis Project: 92586
Date: 5 October 2001 Page: 1 of 3
Subject: 154 CUBA STREET - DP 686

Wellington
Telephone
+64 4 471 1450
Facsimile
+64 4 471 2336

Terry,

**W.C.C.
RECORDS**

WELLINGTON CITY COUNCIL
SERVICE REQUEST No.

80507

Thank you for your letter concerning the above project. Please find the APPROVED BUILDING CONSENT DOCUMENT following regarding your request for further information.

1. As the two exits are separated internally with fire rated construction they are effectively separated by a distance of greater than 8 metres. Although the final exits from the spaces are within 5 m of each other, this is permitted as they are from separate fire cells.
2. We have performed fire modelling for a likely fire within an apartment. This scenario has a fire located adjacent to the entry/exit of the apartment. As the doors to the apartments are required to be certified fire doors, they will be shut at all times that an occupant is not holding the door open.

Using Firecalc, a computer programme used for modelling fires within compartments, fires were modelled and the amount of smoke travelling to the stairwell was calculated.

It is assumed that the doors will be open for a maximum likely period of 10 seconds. As there are 4 occupants in the relevant apartment, we believe that this is reasonable. The results show that the maximum likely smoke flow through the door during a 10 second interval will produce a smoke layer within the stairwell firecell of approximately 600 mm (volume of 5.4 m³). We believe this quantity of smoke is far below the level required to produce untenable conditions in the stair.

The above is conservative as it assumes that the door is held fully open for 10 seconds; and assumes the fire is immediately adjacent to the door which provides the highest smoke yield within the stair.

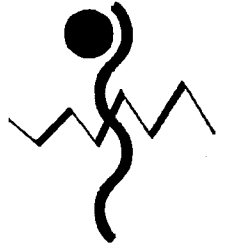
Where ventilation is provided, under the requirements of the Acceptable Solutions, an exhaust rate of no less than 0.7 m³/s. Using the maximum likely smoke volume above, this would be exhausted in less than 8 seconds. This would appear to be rather excessive and ultra conservative.

Given all of the above we believe that providing mechanical ventilation will provide negligible benefit to the occupants.

*Noted, and discussed with
Ian Garrett, Engineer, WCC.
on 8/10/01 - Ian has signed. [Signature]*

Holmes Fire
& Safety Ltd
Level 1, PSA House
11 Aurora Terrace
PO Box 942
Wellington
New Zealand
Offices in
New Zealand
Australia

www.holmesfire.com



The Firecalc output from the above is attached.

I trust the above satisfies your requirements, please do not hesitate to contact me should you have any further queries.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Kathryn Lewis', written over a horizontal line.

Kathryn Lewis
FIRE SAFETY ENGINEER

92586KILL.CF001.DOC

WELLINGTON CITY COUNCIL
SERVICE REQUEST No

80507

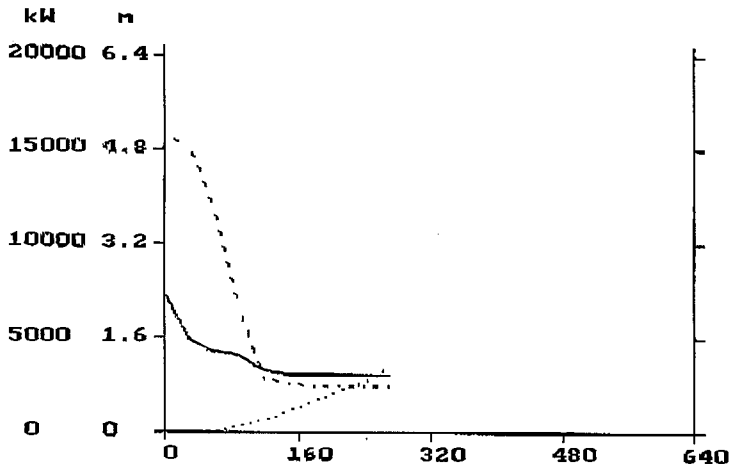
APPROVED BUILDING
CONSENT DOCUMENT

FIRECALC, v.2.3, update 14 June 1994
 (C) CSIRO, div. BCE, North Ryde, N.S.W., Australia
 Licensed to holmes consulting group
 Program TwoRooms

Hot layer two-room model:

1 - room of fire origin, 2 - the rest of the house as one compartment.
 Fire in the middle of the room (unimpeded entrainment). No ventilation.

	Room 1	Room 2	
Ceiling height	2.4 m	5 m	Door width 1 m
Room area	9.6 m ²	12 m ²	Door height 2 m
Height of fire source above the floor 1 m			Floor level venting through the room 1
Flame temperature 750 °C		Ambient temperature 20 °C	
Optical density of smoke at the source 10 1/m			



Time, s
 270
 Heat release, kW
 3545
 Height of hot layer, m,
 room 1:
 0.999
 room 2:
 0.796

Time	Heat release	Room 1			Room 2		Room 2	
		Height of hot layer	Temperature of hot layer	Flow of hot gases through the door	Ceiling jet temperature	Ceiling jet optical density	Height of hot layer	Temperature of hot layer
s	kw	m	°C	kg/s	°C	1/m	m	°C
0	0	2.4	20	0	20	0	5	20
30	71	1.59	98.6	0.044	170.3	4.88	4.9	86.2
60	169	1.4	220.8	0.37	319.5	9.05	3.81	141.3
90	422	1.31	376.3	0.474	437.7	9.9	2.11	189.2
120	675	1.06	384.4	0.367	400.6	10	0.92	202.7
150	1182	1.01	378.2	0.274	386.4	10	0.82	196
180	1688	1	377	0.275	383.1	10	0.79	191.5
210	2195	1	377.1	0.278	384.2	10	0.79	190.2
240	2701	1	377.3	0.278	384.4	9.99	0.8	189.9
270	3545	1	377.4	0.278	384.7	9.99	0.8	189.7

WELLINGTON CITY COUNCIL
 SERVICE REQUEST No

80507

APPROVED BUILDING
 CONSENT DOCUMENT

(F)

17 September, 2001

Clive Lewis Design
P O Box 12 039
Wellington

Service Request No: 80507

Link No: 397091

Form 4a

**W.C.C.
RECORDS**

**Restrictions on Implementing Building Consent
Section 35(1A), Building Act 1991
Resource Consent Required**

Certificate issued by the Wellington City Council.

Building work authorised by Building Consent SR 80507 in respect of the building work at :

Street address:154 Cuba St

Legal description:DP 2686

is also required to have the following authorisation under the Resource Management Act 1991:

Resource Consent for external alterations to a listed heritage building

Note

- Other aspects of the proposal may not comply with the rules of the District Plan and would also require resource consent.
- It is the applicant's responsibility to ensure that all aspects of non-compliance are identified and appropriately assessed in a resource consent application.

Until that authorisation has been obtained ***no building work to which the above building consent relates may be undertaken.*** Failure to observe the restrictions of this certificate may result in enforcement proceedings under the Resource Management Act 1991.

If you require any further information or assistance in relation to making a resource consent application contact the Service Request Planning Officer on 801 3590 or 801 3591.

Signed for and on behalf of the Council.

Inka Gliesche
Environmental Control Business Unit
Wellington City Council
Telephone 801 3523

NEW ZEALAND.

Deeds Index Reference: Vol. 21, Folio 2094 Transfer No. Application No. 4595 Order for N/C No.

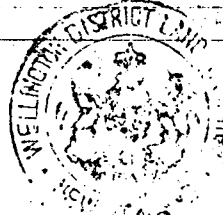
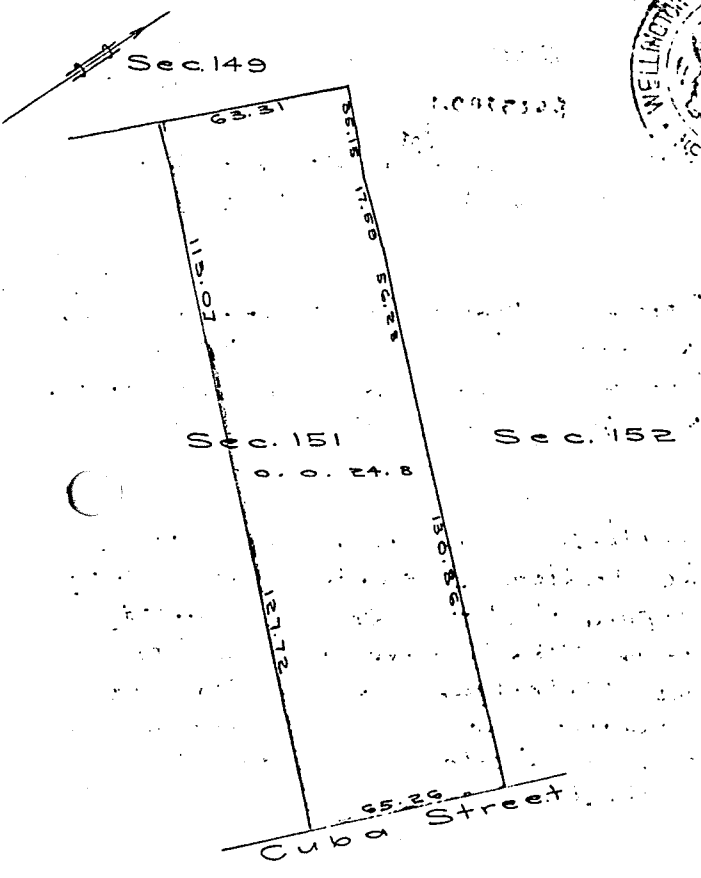


WELLINGTON CITY COUNCIL ENVIRONMENT Register-book, Vol. 2 SEP 2010 RECEIVED DISTRICT WELLINGTON

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the twenty eighth day of July, one thousand nine hundred and thirteen, under the hand and seal of the District Land Registrar of the Land Registration District of Wellington, witnesseth that Alice Elizabeth Latimer, of the City of Wellington, married Woman

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered to wit: to be the several admeasurements a little more or less, that is to say: All that parcel of land containing twenty one and eight tenths perches more or less situate in the City of Wellington being part of Section 151 and being all the land in D.P. 118/100 of 11/10/1881



W.G.C. RECORDS

District Land Registrar.

Lease 10942 produced 17 July 1914 at 2pm Alice Elizabeth Latimer to Joseph Heinrich Heimann-Lenn 15 years from 1 June 1914

Transmission 38335 to The Guardian Trust and Executors Company of New Zealand Limited as Executors produced 11 July 1943 at 11.10 am and entered 11th August 1943 at 10 am

Transfer 272415, The Guardian Trust and Executors Company of New Zealand Limited to Robert Mc Mullian of Wellington, hotelkeeper, and Louisa Ellen Mc Mullian, his wife, produced 5th August 1943 at 2.10 pm and entered 11th August 1943 at 10.1 am

Mortgage 261869 Robert Mc Mullian and Louisa Ellen Mc Mullian to the Bank of New Zealand produced 19th August 1943 at 11.15 am

Mortgage 284001 The registered proprietor to the trustee of the United National Bank of New Zealand of New Zealand produced 21st August 1943 at 11.30 am

Scale 40 links to an inch



New apartments (4 No.) new entry on grd. flr. alti'

154 Cuba St. (154-156) 3 storey bldg. Cafe Instabul on grd. flr.

PIM Check Sheet

Building Consent No 80507

Earthquake Zone: A

Wind Zone: R2 Medium

Corrosion Zone: 1

Does the proposed work affect any of the following:

Section 36 – Building on land subject to specific hazards

Section 38 – Alterations to an existing building

Section 46 – Change of use

Restrictions & Hazards Register: - Bldg. Heritage item (District Plan, Bldg. ref. no. 83 - Map ref. 16)

(exuberant example of the Art Deco style (1935))

Planning maps: - Grd shaking hazard area
- Bldg. heritage item ref. 83

Earthquake Prone Buildings Register: Nil



Comments:

To see: Nil Fees: Nil.

Processed by Gary Higham Date 18/9/01

Reviewed By _____ Date _____

✓
GPH



New apartments (4 no.), new entry
in good flr. alts.

154 Cuba St.

MULTIPLE SLEEPING GROUPS

Other than single residential

Building Consent No 80507

Processing Checklist for Building and Structural

Wind Zone R2 Medium

BUILDING TO DO.
URGENT

Is this consent being processed as a Section 7 New work, Section 38 Alteration or a Section 46 Change of use s7 s38 s46

Is there any part of the design that affects Section 36 of the Building act? Yes/No

- B1** NZS 3604:1999
- Specific design elements with calculations
- Sub-floor bracing with Producer Statement
- Wall bracing

Building near the boundary Yes/No

- Retaining Walls**
- Surcharge Loading Safety from falling
 - Waterproofing (access to do) Excavation - earthworks bylaw
 - Structural Check
 - Approval to transgress into neighbours property Yes/No

Other _____



B2 Corrosion Zone 1

Any special durability problems _____

C

Fire report designed to acceptable solutions

Fire report proposing an alternative solution

Occupancy

Purpose Group

Systems required

F ratings required/fire cells

Path lengths

Fire egress

DEOP

No of exits

Total OP

Width

Surface finishes

Separation

Walls

Unprotected _____ %

Ceilings

Floor

Other

Discussed aspects of the Fire Report with Ian Garrett, Engineer Contracting to UCL.

D

Accessible Route

Stairs

Route from carpark/entry level/
ramp/internal route/widths

Pitch/riser/tread
visible nosing

Accessibility - lobbies

Handrails

Slip resistance

Height/graspable/spacing

External

Internal at entries

Ramps

Grade

Kerb

Other

E

Roof pitch/appropriate profile

Site works around buildings

Wet area surfaces

Weatherproof (flashings)

Adequate floor heights

Proprietary claddings

Other

F Safety from falling Hazardous materials (glazing)
Site safety/security barriers Systems/signage

G Natural ventilation Natural light/visual awareness
Artificial light (common/exits) Noise control (habitable)
Accessible toilets – Plumber discussed with _____
Kitchen – Plumber discussed with _____

H Evidence of consideration of energy efficiency where there are spaces intended to have a controlled temperature
Insulation where communal housing

Compliance Schedule: New Altered Unchanged Not required


Processed by  Date 20/9/01

Reviewed By _____ Date _____

Discussed disabled toilet requirements with Rod Catrise - It was agreed that it would be

unreasonable to insist on at this stage as:

- a) Basically ^{existing} toilets not being affected*
- b) There will be less people on ground floor than the previous layout.*
- c) Walls to existing toilets are obviously brick or concrete and therefore difficult to alter to accommodate disabled facilities*

*
20/9/01*

Building Consent Allocation Sheet
For The Resource Consent Team

Date: 12/9

Address: 154 Cuba St

SR Number: 80507

Project Description: New apartment

No of Sets: 2

	Application	Signed	Approval Given
Resource Management	<input checked="" type="radio"/> Yes / No	CG	12/9

Conditions of approval:

Complete



SCAN CODE: ER

SR No.. 80507

ADDRESS: 154 Cuba St

Scanned

Clive Lewis
Design Ltd

P O Box 16-023
Wellington South
Telephone: 389-3095
Facsimile: 389-3096

16 January 2003

Environmental Control Business Unit
Wellington City Council
P O Box 2199
WELLINGTON

Attention: Stephen Cody

WELLINGTON CITY COUNCIL
ENVIRONMENT

121 JAN 2003

RECEIVED

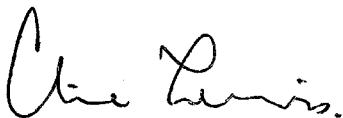
Dear Stephen,

RE: Code Compliance Certificate
Proposed Apartments and Retail Space, 154 Cuba Street
Service Request No 80507

The balustrades have been painted to comply with the conditions of the resource consent. The paint system will prevent moisture between the galvanised steel and the stainless steel which will prevent a reaction which could compromise the durability of the fixings.

A letter from the Engineer regarding the removal of columns and low brick walls is attached. The columns and wall that were removed were not load bearing, as stated in my letter to you dated 2 October 2002.

Yours faithfully,



Clive Lewis

Cc Laywood Chan

89 Courtenay Place
Wellington
New Zealand
Telephone 385 2046
Facsimile 385 2047
PO Box 887
Email k.d@anet.co.nz

King & Dawson Ltd architects & engineers

7 January 2003

Environmental Control Business Unit
Wellington City Council
PO Box 2199
WELLINGTON

Attention: Mr Stephen Cody

Dear Sir

154 Cuba Street : Alterations Ref SR 80507

With respect to the question raised in the 5th paragraph of your letter of 21 November 2002, we confirm that the removal of the extra brick pier (or "column") has made no material difference to the strength of this building.

The pier was a stiffening element in the former unreinforced brick infill or inter tenancy wall. It did not form part of the reinforced concrete beam and column, gravity load resisting system, and it made a negligible contribution to the earthquake resistance of the building.

Likewise the removal of the wall has not prejudiced the earthquake strength of the building which is not deficient in the east-west direction (the orientation of the infill work) anyway.

Yours faithfully

King & Dawson Ltd



J.C. Wilson

6556\corres\7Jan03

MEMORY TRANSMISSION REPORT

PAGE : 001
TIME : 04-DEC-2002 09:02AM
TEL NUMBER1: +64 4 8013100
TEL NUMBER2: +64 4 8013100
NAME : WCC ECBU

FILE NUMBER : 820
DATE : 04-DEC 09:00AM
TO : 13893096
DOCUMENT PAGES : 005
START TIME : 04-DEC 09:00AM
END TIME : 04-DEC 09:02AM
SENT PAGES : 005
STATUS : OK

FILE NUMBER : 820

*** SUCCESSFUL TX NOTICE ***



Fax Message

To: Attn: Clive Lewis
Clive Lewis Design Ltd.

Fax No: 389 3096

From: Steve Cody

E-mail: steve.cody@wcc.govt.nz

Wellington City Council

Ph No: 025 463043 or 801 3228

Fax No: 801 3100

Date/Time: 4.12.02

No of pages: (incl. cover sheet) 5

Subject: 154 Cuba St.

The information contained in this fax is privileged and confidential and intended for the addressee only. If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents. If received in error you are asked to destroy this fax and contact the sender immediately. Your assistance is appreciated.

Message:


Clive,

As discussed, attached is a copy of the letter that was sent to you, in response to your letter dated the 2.10.02.

I apologise for the delay and the inconvenience that this may have caused.

Please contact me once you have had a chance to review the letter.

Yours sincerely,


Steve Cody
Major Projects Co-ordinator
Environmental Control Business Unit
Wellington City Council

Fax Message

To: **Attn: Clive Lewis**
Clive Lewis Design Ltd.

Fax No: **389 3096**

From: **Steve Cody**

E-mail: **steve.cody@wcc.govt.nz**

Wellington City Council

Ph No: **025 463043 or 801 3228**

Fax No: **801 3100**

Date/Time: **4.12.02**

No of pages: (incl. cover sheet) **5**

Subject: **154 Cuba St.**

The information contained in this fax is privileged and confidential and intended for the addressee only. If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents. If received in error you are asked to destroy this fax and contact the sender immediately. Your assistance is appreciated.

Message:

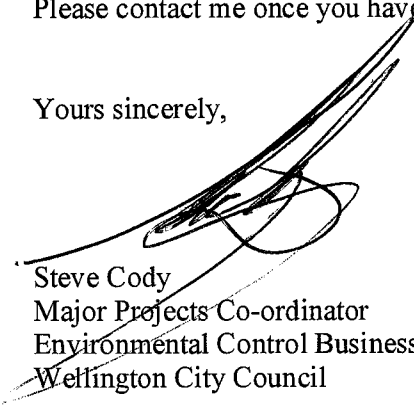
Clive,

As discussed, attached is a copy of the letter that was sent to you, in response to your letter dated the 2.10.02.

I apologise for the delay and the inconvenience that this may have caused.

Please contact me once you have had a chance to review the letter.

Yours sincerely,



Steve Cody
Major Projects Co-ordinator
Environmental Control Business Unit
Wellington City Council

21 November, 2002

Clive Lewis Design
P O Box 16 023
Wellington

Service Request No: 80507

Attention: Clive Lewis

Re: Outstanding items building consent SR 80507, 154 Cuba St.

Dear Sir,

Thank-you for your letter dated the 2nd October 2002. You have raised several matters to which I would now like to respond. I apologise for the delay in responding to your letter.

Item 1 of your letter referred to the installation of a surcharge gully. During the major review it was noted that our inspectors had previously asked for confirmation that the gully had been installed. According to our records this had not been confirmed. Following receipt of your letter a further site inspection was undertaken, and the surcharge gully noted. Items 4, 5, 6, 7, and 8 have also been noted. Thank-you for the information that you have provided, and I have noted it on our records.

It has been noted that there was a change of use for the building, from commercial to residential accommodation before this building consent was uplifted. Wellington City Council never approved this change of use to the building. Because of this change of use, on the 11th April 2001 a Dangerous Notice under Section 64 of the Building Act was issued to the building owner. A Notice to Rectify under Section 42 of the Building Act was also issued to the building owner for failing to apply for a building consent. When there is a change of use to an existing building, Section 46 *Change of use to an existing building* of the Building Act 1991 applies. This requires council to assess the existing building for compliance with the provisions of the Building Code for: *"means of escape from fire, protection of other property, sanitary facilities, and structural and fire-rating behaviour, and"*

Item 2 and 3 of your letter referred to the requirement to confirm the structural integrity of the existing landings as well as the removal of the existing columns. Both of these items would be assessed by council under the change of use requirements of section 46 of the Building Act.

For all new work, in this case the safety barriers to the external balconies Council must be satisfied the method of fixing of the new safety barriers will comply with clause B2 durability of the Building Code. This would require the fixings to have a minimum serviceable life of 50 years. Your letter notes the fact the safety barrier fixings are stainless steel and the safety barriers are galvanised. If you refer to table 4.5 section 4

COPY

of NZS 3604-99 it shows that there may be a reaction between the 2 materials that could compromise the durability of the fixings.

Your letter states that the columns that were removed under the original building consent were brick and according to the letter from J C Wilson of King and Dawson (copy attached) dated the 25.7.02, “*appear to be largely passengers*”. The letter also states that the first floor beam will be adequate as long as it is reinforced. . Council does not have a record of any inspections by council officers for this work. The major project review also noted council had approved an amendment to the original building consent on the 26.3.02. This amendment allowed for the removal of additional columns and part of the inter-tenancy wall on the ground floor. The same building consent conditions apply to the amendment as per the original building consent.

Mr Wilson’s letter referred to the existing building meeting approximately 80% of 1965 earthquake code. This assumption was based on the removal of columns under the original building consent. It would be expected that the verification of the engineer’s design assumptions will also take into account the removal of the extra columns and inter-tenancy wall.

Item 9 of your letter questioned both the inspection costs for this building consent, as well as the inspections and record keeping of Wellington City Council.

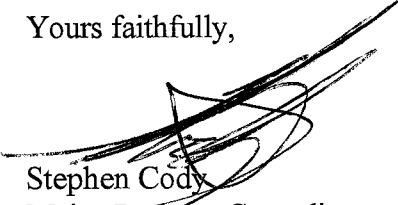
When council issues a building consent, the fees that are paid include an amount for a predetermined number of site inspections by council officers. If the inspection fees do not cover the actual time spent by council officers in dealing with this consent, further charges will be added. Section 28 of the Building Act states that a territorial authority can fix charges that will cover the costs of carrying out its functions under the Act. Council officers spent more time dealing with this consent than was originally allowed.

In your letter you felt that council should have been proactive in sorting out the problems with the site. When council officers undertake inspections, copies of council inspection notes are left with the building owner’s representative on site. These notes highlight any concerns that the officer may have had at the time of their inspection. Normally the concern would be discussed with the owner, or his representative. It is the owner’s responsibility to resolve these concerns. Council’s site notes identified the need for a final plumbing inspection, as well as the need for a major project review. All of the matters that were referred to your office following the major project review had already been raised at either the consent stage or during the construction stage.

If there had been confusion caused to you, due to the use of incorrect terminology on our inspection notes, I apologise on council’s behalf.

If you wish to discuss this matter further, please do not hesitate to call.

Yours faithfully,



Stephen Cody
Major Projects Co-ordinator
Environmental Control Business Unit
Wellington City Council
Telephone 801 3228

COPY

W.C.C. Copy

89 Courtenay Place
Wellington
New Zealand
Telephone 385 2046
Facsimile 385 2047
PO Box 887
Email k.d@anet.co.nz

King & Dawson Ltd architects & engineers

25 July 2001

Clive Lewis Design
P O Box 16023
WELLINGTON

WELLINGTON CITY COUNCIL
SERVICE REQUEST No.
80507
APPROVED BUILDING
CONSENT DOCUMENTS

WELLINGTON CITY COUNCIL
ENVIRONMENT
06 SEP 2001
RECEIVED
WAKEFIELD ST. WELLINGTON

Dear Clive

Chan Building : Cuba Street Column Removal

We have carried out a structural analysis of the above building and established that:

- a. The subject columns appear to be largely "passengers" and the first floor beam is adequate without them provided that it is reinforced as the drawing.
- b. In an earthquake across this building the concrete wall behind the stairs resists virtually all of the load (being much stiffer than all other transverse elements) until the point that it fails. A crude assessment suggests that this would be at about 30% of current code loading, or 80% of 1965 code loading (i.e. above the "Earthquake Prone" building definition of 50% of 1965 code). This building would dodge the legal definition anyway, by not being unreinforced masonry.

One, the stair wall failed, all of the other elements (columns and short wall sections) would then resist between them, as a second line of defence, a slightly lesser load than the wall was resisting, but the building would then be very flexible and may either destroy the neighbours, or vice versa.

All this is just for idle interest sake, except to say that the removal of the subject columns would reduce the "second line of defence" strength by about 5%.

This would only become important if it became necessary to prove to Council that we weren't making the earthquake resistance of the building any worse than it now is, as we would be making a marginal difference.

If need be this difference would be fairly easily remedied by the installation of a new portal frame somewhere at the front of the ground floor.

Yours faithfully
King & Dawson Ltd

J.C. Wilson
J C Wilson

COPY

**W.C.C.
RECORDS**

Well Copy

89 Courtenay Place
Wellington
New Zealand
Telephone 385 2046
Facsimile 385 2047
PO Box 887
Email k.d@anet.co.nz

King & Dawson Ltd architects & engineers

25 July 2001

Clive Lewis Design
P O Box 16023
WELLINGTON

WELLINGTON CITY COUNCIL
SERVICE REQUEST No.

80507

APPROVED BUILDING
CONSENT DOCUMENTS

WELLINGTON CITY COUNCIL
ENVIRONMENT
06 SEP 2001
RECEIVED
WAKEFIELD ST. WELLINGTON

Dear Clive

Chan Building : Cuba Street Column Removal

We have carried out a structural analysis of the above building and established that:

- a. The subject columns appear to be largely "passengers" and the first floor beam is adequate without them provided that it is reinforced as the drawing.
- b. In an earthquake across this building the concrete wall behind the stairs resists virtually all of the load (being much stiffer than all other transverse elements) until the point that it fails. A crude assessment suggests that this would be at about 30% of current code loading, or 80% of 1965 code loading (i.e. above the "Earthquake Prone" building definition of 50% of 1965 code). This building would dodge the legal definition anyway, by not being unreinforced masonry.

One, the stair wall failed, all of the other elements (columns and short wall sections) would then resist between them, as a second line of defence, a slightly lesser load than the wall was resisting, but the building would then be very flexible and may either destroy the neighbours, or vice versa.

All this is just for idle interest sake, except to say that the removal of the subject columns would reduce the "second line of defence" strength by about 5%.

This would only become important if it became necessary to prove to Council that we weren't making the earthquake resistance of the building any worse than it now is, as we would be making a marginal difference.

If need be this difference would be fairly easily remedied by the installation of a new portal frame somewhere at the front of the ground floor.

W.C.C.
RECORDS

Yours faithfully
King & Dawson Ltd

J.C. Wilson

J C Wilson

Structural Auditing

Date 09/10/01

SR 80507

Address: 154 Cuba St

Checking has been undertaken for structure outside the scope of the Accepted Solutions of the Building Code. We understand that the Wellington City Council does the NZS3604 checking, including the bracing, and therefore we have not included these items in our checking.

Architectural drawings No by

, specification, and engineering ^{letter by King & Dwyer} drawings No 7 are assessed

as providing reasonable grounds for the issue of a building consent Subject to:

- Robi {
- i)
 - ii) But not Ground/Soil Permit
 - iii)

WELLINGTON CITY COUNCIL
SERVICE REQUEST No.

80507

APPROVED BUILDING
CONSENT DOCUMENTS



Spencer Holmes Limited

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)



SITE ADDRESS 154 Cuba St SR No 80507
 DESCRIPTION Apartments PC Docs No 392462
 UNIT No 1-4 FIRST INSPECTION? YES / NO
 DATE 4 July 02 TIME ARRIVED
 NAME Pat Edwards TIME SPENT 0

FINAL INSPECTION

- Ground levels re FFL
- Subfloor ventilation
- Ventilation to brickwork
- Safety barriers/windows to F4
- Floors and walls sealed in wet areas
- HWC seismic restraint
- Relief valve, limiting valve
- Water temperature test
- Vents terminate correctly
- Downpipes fixed
- Eng. report/PS4 received
- Complies with Fencing of Swimming Pools Act YES / NO / NA
- Driveway has been approved
- Site Note No.
- Flashings- windows
- Decks/repile structure
- Scribers, facings etc.
- Interior ventilation
- TPR valve
- Tempering valve
- Trap test
- Shut off valves
- Backflow prevention
- Subfloor insulation/protection
- Glazing - human impact
- Stairs comply with D1 & F4
- Cold water expansion valve
- HWC drain
- W.C. flush test
- AAV's fitted & accessible
- Gully surround height
- Wastes sealed at gully

Commercial / Multi Unit

- Have all condition of the fire report been met? YES / NO / NA
- Fire/smoke door certification
- Signage (exits, toilets, fire safety systems)
- Meets requirements for disabled access
- Compliance Schedule issued
- Statement of Fitness has been organised
- Certification by installer received for:-
- Lift
- Emergency lighting
- Wired smoke/heat detector
- Sprinklers
- Escape route pressurisation systems
- Emergency warning systems
- Passed to major projects inspector for audit

COMMENTS

* Final certificate on fire alarm system received from Dave Lewis Design carried out by PPS. Approve final eU check standing #rebal assess only. (requires audit)

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)



SITE ADDRESS: 154 Cuba Street SR No 90507
 DESCRIPTION: Rebuild to Ad's PC Docs No 372152
 UNIT No FIRST INSPECTION? YES NO
 DATE: 29 May 02 TIME ARRIVED
 NAME: Pat Edwards TIME SPENT 60

FINAL INSPECTION

- | | | |
|---|---|---|
| Ground levels re FFL <input type="checkbox"/> | Flashings- windows <input type="checkbox"/> | Subfloor insulation/protection <input type="checkbox"/> |
| Subfloor ventilation <input type="checkbox"/> | Decks/repile structure <input type="checkbox"/> | Glazing - human impact <input type="checkbox"/> |
| Ventilation to brickwork <input type="checkbox"/> | Scribers, facings etc. <input type="checkbox"/> | Stairs comply with D1 & F4 <input type="checkbox"/> |
| Safety barriers/windows to F4 <input type="checkbox"/> | Interior ventilation <input type="checkbox"/> | |
| Floors and walls sealed in wet areas <input type="checkbox"/> | | |
| HWC seismic restraint <input type="checkbox"/> | TPR valve <input type="checkbox"/> | Cold water expansion valve <input type="checkbox"/> |
| Relief valve, limiting valve <input type="checkbox"/> | Tempering valve <input type="checkbox"/> | HWC drain <input type="checkbox"/> |
| Water temperature test <input type="checkbox"/> | Trap test <input type="checkbox"/> | W.C. flush test <input type="checkbox"/> |
| Vents terminate correctly <input type="checkbox"/> | Shut off valves <input type="checkbox"/> | AAV's fitted & accessible <input type="checkbox"/> |
| Downpipes fixed <input type="checkbox"/> | Backflow prevention <input type="checkbox"/> | Gully surround height <input type="checkbox"/> |
| | | Wastes sealed at gully <input type="checkbox"/> |
| Eng. report/PS4 received <input type="checkbox"/> | | |
| Complies with Fencing of Swimming Pools Act | YES / NO / NA | |
| Driveway has been approved <input type="checkbox"/> | | |
| Site Note No. | | |

*** Commercial / Multi Unit**

- Have all condition of the fire report been met? YES / NO / NA
- | | |
|--|---|
| Fire/smoke door certification <input checked="" type="checkbox"/> | Signage (exits, toilets, fire safety systems) <input checked="" type="checkbox"/> |
| Meets requirements for disabled access <input type="checkbox"/> | Compliance Schedule issued <input type="checkbox"/> |
| Statement of Fitness has been organised <input type="checkbox"/> | |
| Certification by installer received for:- | |
| Lift <input type="checkbox"/> Emergency lighting <input checked="" type="checkbox"/> | Wired smoke/heat detector <input checked="" type="checkbox"/> Sprinklers <input type="checkbox"/> |
| Escape route pressurisation systems <input type="checkbox"/> | Emergency warning systems <input checked="" type="checkbox"/> |
| Passed to major projects inspector for audit <input type="checkbox"/> | |

COMMENTS

Final inspection with Kevin Baker builder to sight brand floor retail area and (restaurant existing) for upgrade to the fire system ie: Heat detectors and sounders and manual call points. Have requested certificates on the fire alarm system comply with N234512.

WELLINGTON CITY COUNCIL CHECKLIST.
(Please keep copy on site)

Scanned



SITE ADDRESS... *154 Cuba St* SR No ... *80507*
 DESCRIPTION..... PC Docs No ... *3921152*
 UNIT No FIRST INSPECTION? YES / **(NO)**
 DATE ... *29-5-02* TIME ARRIVED ... *1:00*
 NAME *Alstair Tilly* TIME SPENT ... *1/2 hr*

FINAL INSPECTION — *Ground Floor Retail only*

- | | | |
|---|---|---|
| Ground levels re FFL <input type="checkbox"/> | Flashings- windows <input type="checkbox"/> | Subfloor insulation/protection <input type="checkbox"/> |
| Subfloor ventilation <input type="checkbox"/> | Decks/repile structure <input type="checkbox"/> | Glazing – human impact <input type="checkbox"/> |
| Ventilation to brickwork <input type="checkbox"/> | Scribers, facings etc. <input type="checkbox"/> | Stairs comply with D1 & F4 <input type="checkbox"/> |
| Safety barriers/windows to F4 <input type="checkbox"/> | Interior ventilation <input type="checkbox"/> | |
| Floors and walls sealed in wet areas <input type="checkbox"/> | | |
-
- | | | |
|---|--|---|
| HWC seismic restraint <input type="checkbox"/> | TPR valve <input type="checkbox"/> | Cold water expansion valve <input type="checkbox"/> |
| Relief valve, limiting valve <input type="checkbox"/> | Tempering valve <input type="checkbox"/> | HWC drain <input type="checkbox"/> |
| Water temperature test <input type="checkbox"/> | Trap test <input type="checkbox"/> | W.C. flush test <input type="checkbox"/> |
| Vents terminate correctly <input type="checkbox"/> | Shut off valves <input type="checkbox"/> | AAV's fitted & accessible <input type="checkbox"/> |
| Downpipes fixed <input type="checkbox"/> | Backflow prevention <input type="checkbox"/> | Gully surround height <input type="checkbox"/> |
| | | Wastes sealed at gully <input type="checkbox"/> |
- Eng. report/PS4 received
- Complies with Fencing of Swimming Pools Act YES / NO / NA
- Driveway has been approved
- Site Note No.

Commercial / Multi Unit

- Have all condition of the fire report been met? YES / NO / NA
- | | |
|--|--|
| Fire/smoke door certification <input type="checkbox"/> | Signage (exits, toilets, fire safety systems) <input type="checkbox"/> |
| Meets requirements for disabled access <input type="checkbox"/> | Compliance Schedule issued <input type="checkbox"/> |
| Statement of Fitness has been organised <input type="checkbox"/> | |
- Certification by installer received for:-
- | | | | |
|--|--|--|-------------------------------------|
| Lift <input type="checkbox"/> | Emergency lighting <input type="checkbox"/> | Wired smoke/heat detector <input type="checkbox"/> | Sprinklers <input type="checkbox"/> |
| Escape route pressurisation systems <input type="checkbox"/> | Emergency warning systems <input type="checkbox"/> | | |
- Passed to major projects inspector for audit

COMMENTS *looked at finished relocated sink only -*
- Will check docs when back at office
- After checking docs this revealed no inspections were done for plumbing alterations
- Also the apartments required charcoal filters to rangehoods to be fitted and sited by inspector before issue of C.C.C

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)

Scanned



SITE ADDRESS 154 Cuba
DESCRIPTION Apartments
UNIT No 1-4
DATE 13 April 2002
NAME S Tane

SR No 80507
PC Docs No 392462
FIRST INSPECTION? YES NO
TIME ARRIVED 9:00
TIME SPENT 2

FINAL INSPECTION

- Ground levels re PFL
- Subfloor ventilation
- Ventilation to brickwork
- Safety barriers/windows to F4
- Floors and walls sealed in wet areas
- HWC seismic restraint
- Relief valve, limiting valve
- Water temperature test
- Vents terminate correctly
- Downpipes fixed
- Eng. report/PS4 received
- Complies with Fencing of Swimming Pools Act YES / NO / NA
- Driveway has been approved
- Site Note No.

- Flashings- windows
- Decks/rope structure
- Scribers, facings etc.
- Interior ventilation
- TPR valve
- Tempering valve
- Trap test
- Shut off valves
- Backflow prevention

- Subfloor insulation/protection
- Glazing - human impact
- Stairs comply with D1 & F4
- Cold water expansion valve
- HWC drain
- W.C. flush test
- AAV's fitted & accessible
- Gully surround height
- Wastes sealed at gully

Commercial / Multi Unit

- Have all condition of the fire report been met? YES / NO / NA
- Fire/smoke door certification
- Meets requirements for disabled access
- Statement of Fitness has been organised
- Certification by installer received for:-
Lift Emergency lighting Wired smoke/heat detector Sprinklers
- Escape route pressurisation systems Emergency warning systems
- Passed to major projects inspector for audit

COMMENTS

All plumbing units 1-4 completed.
 - Intrin ecc for these ^{Not} approved.
 - certification for Alarm, emergency lighting, not Required
 - Filters for rangehood vents to be installed,

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)



SITE ADDRESS 154 Cuba Street SR No 80507
 DESCRIPTION Apartments PC Docs No 39242
 UNIT No 1, 2, 3, 4 levels 1 & 2 FIRST INSPECTION? YES / **NO**
 DATE 15 April 07 TIME ARRIVED
 NAME P. Edwards TIME SPENT 170

FINAL INSPECTION

- Ground levels re FFL
- Subfloor ventilation
- Ventilation to brickwork
- Safety barriers/windows to F4
- Floors and walls sealed in wet areas
- Flashings- windows
- Decks/~~rope~~ structure
- Scribers, facings etc.
- Interior ventilation
- Subfloor insulation/protection
- Glazing - human impact
- Stairs comply with D1 & F4
- HWC seismic restraint
- Relief valve, limiting valve
- Water temperature test
- Vents terminate correctly
- Downpipes fixed
- TPR valve
- Tempering valve
- Trap test
- Shut off valves
- Backflow prevention
- Cold water expansion valve
- HWC drain
- W.C. flush test
- AAV's fitted & accessible
- Gully surround height
- Wastes sealed at gully
- Eng. report/PS4 received
- Complies with Fencing of Swimming Pools Act YES / NO / NA
- Driveway has been approved
- Site Note No.

Commercial / Multi Unit

- Have all condition of the fire report been met? YES / NO / NA
- Fire/smoke door certification
- Meets requirements for disabled access
- Statement of Fitness has been organised
- Certification by installer received for:-
 Lift Emergency lighting Wired smoke/~~heat~~ detector Sprinklers
 Escape route pressurisation systems Emergency warning systems
- * Passed to major projects inspector for audit

COMMENTS

** (Inspected for interim CU approved)*
 Apartment built to existing bldg.
 No change from layout floor plan, amended plan showing storage under stairs.
 Type 4 fire system (Will need to check may need heat to kitchen.)
 Certificates for: Electrical, Fire System, Emergency Lighting & ~~Structural~~

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)

Scanned



SITE ADDRESS 154 Clyn St
DESCRIPTION New apartments
UNIT No 1-4 levels 1 & 2
DATE 23 Nov 01
NAME Jan Moser

SR No 80507
PC Docs No 392462
FIRST INSPECTION? YES/NO
TIME ARRIVED
TIME SPENT 60mins

Conforms with approved drawings YES/NO
Sighted previous inspection notes YES/NO
Engineer supervision required YES/NO
Site Note number
Producer statement required YES/NO
Name of Engineer

POSTCLAD

Half height brick Solid Plaster
Proprietary Plaster system:
Type Applicator
Cladding substrate to manufacturers specification:
Fixing Sheet layout Flashing
Cladding ground clearance

PRELINE INSPECTION

Exterior cladding Building closed in Glazing - human impact
Moisture Content Insulation Bracing connections
Ventilation to rooms is provided Wet area substrate system

TPR line Pressure test Waste pipe size & test
Soil stack (Waste only) Soil pipe size and test Inbuilt S/W pipes tested
Pipes fixed/supported Penetrations sleeved Vents correctly terminated
System: AS3500, G13, other Section 8

Multi Unit Consent.

Complies with fire report? YES/NO/NA Date of fire report
Unit numbers inspected
Intertenancy walls FRR Service shafts/common areas are fire rated
Intertenancy STC Natural light
Ventilation of rooms Floor wastes as required Shut off valves

Things to discuss: Fire safety systems, Certification of systems, Compliance Schedules

COMMENTS

80mm drain to first floor kitchens
and 80mm stack to 2nd floor kitchens
Tested and approved.
① Fire stopping devices to be fitted at
walls + floors as required.
② Watermain to be checked and sized as adequate for purpose.

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)

Scanned



SITE ADDRESS 101 Wren St. SR No 20507
 DESCRIPTION etc PC Docs No 392462
 UNIT No 1, 2, 3, 4 levels 1, 2 FIRST INSPECTION? YES / NO
 DATE 21 Nov 01 TIME ARRIVED

NAME P. Barrows TIME SPENT 90

 Conforms with approved drawings YES / NO Site Note number

POSTCLAD

Half height brick Solid Plaster
Proprietary Plaster system:
 Type..... Applicator

PRELINE INSPECTION

Exterior cladding Building closed in Glazing - human impact
 Moisture Content Insulation Bracing connections
 Ventilation to rooms is provided Wet area substrate system
 TPR line Pressure test Waste pipe size & test
 Soil stack Soil pipe size and test Inbuilt S/W pipes tested
 Pipes fixed/supported Penetrations sleeved Vents correctly terminated
 System: AS3500, G13, other.....

Multi Unit Consent.

Complies with fire report? YES / NO / NA Date of fire report 20 August 01
 Unit numbers inspected.....
 Intertenancy walls FRR Service shafts/common areas are fire rated
 Intertenancy STC Natural light
 Ventilation of rooms Floor wastes as required Shut off valves

Things to discuss: Fire safety systems, Certification of systems, Compliance Schedules

COMMENTS

*Building Work as Proposed
 has been done & handed over as Done
 * Also need to check windows manual
 best. T209 - Done OK.
 Approved as Proposed.*

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)



SITE ADDRESS... 154 Cuba St
 DESCRIPTION... New Apartments
 UNIT No ... 2 + 4
 DATE ... 20/02/02
 NAME ... Dennis Morgan

SR No ... 80507
 PC Docs No ... 392452
 FIRST INSPECTION? YES (NO)
 TIME ARRIVED ... 10:00
 TIME SPENT ... 1 hr

Conforms with approved drawings YES / NO Site Note number... 4130
 Sighted previous inspection notes YES / NO Producer statement required YES / NO
 Engineer supervision required YES / NO Name of Engineer.....

POSTCLAD

Half height brick Solid Plaster
Proprietary Plaster system:
 Type..... Applicator

Cladding substrate to manufacturers specification:
 Fixing Sheet layout Flashing
 Cladding ground clearance

PRELINE INSPECTION

Exterior cladding Building closed in Glazing - human impact
 Moisture Content Insulation Bracing connections
 Ventilation to rooms is provided Wet area substrate system

TPR line Pressure test Waste pipe size & test
 Soil stack Soil pipe size and test Inbuilt S/W pipes tested
 Pipes fixed/supported Penetrations sleeved Vents correctly terminated

System: AS3500, G13, other.....

Multi Unit Consent.

section 7

Complies with fire report? YES / NO / NA Date of fire report

Unit numbers inspected.....

Intertenancy walls FRR Service shafts/common areas are fire rated
 Intertenancy STC Natural light
 Ventilation of rooms Floor wastes as required Shut off valves

Things to discuss: Fire safety systems, Certification of systems, Compliance Schedules

COMMENTS

Re units 2 + 4 rear

Water Services tested to 1500 Kpa
 Hot water cylinders to be raised to give access to Trap.
 Soil stacks to bath with water tested OK

Vent to stack to combine above flood level to rear of Bld
 from level 1 to level 2 ; requires fire collar.

Floor waste drains to atmosphere; unit 1 discharges to existing
 Copper floor drain to discharge to street frontage through retail unit below.

WELLINGTON CITY COUNCIL CHECKLIST.

(Please keep copy on site)



SITE ADDRESS 154 Luga SR No 70507
 DESCRIPTION New Apartments PC Docs No
 UNIT No FIRST INSPECTION? YES / NO
 DATE 17. Nov. 01 TIME ARRIVED
 NAME P. GARDNER TIME SPENT 60

Conforms with approved drawings YES / NO Site Note number.....
 Sighted previous inspection notes YES / NO Producer statement required YES / NO
 Engineer supervision required YES / NO Name of Engineer.....

SUBFLOOR.

DPC to piles Correct mechanical fixings Timber treatment
 Subfloor bracing Sub-floor framing Insulation
 Ventilation 450mm min crawl space
 Joists under load bearing walls

PRE CLAD

Timber treatment Exterior wall bracing Roof bracing
 Stud spacings Roof and wall connections Framing correct
 Cladding system(s)..... Manufacturer.....

Things to discuss:

SS fixings where necessary Post clad inspection
 Brick veneer installation Fire separation
 Half height brick inspection Flashings

COMMENTS Complaint noise.

Mr Hasser on PA 5695863 complained with loud level of noise from building work above. Mr Hasser wants to know how noise from building work carried out this work. Dispute between building owner Mr Hayward and I re: work. Demonstration work is now completed, removal of timber framework in progress.

30 July, 2002

Clive Lewis Design
P O Box 16 023
Wellington

Service Request No: 80507

Attention: Clive Lewis

Re: Code Compliance Certificate building consent SR 80507

Dear Sir,

Following a request for a Code Compliance Certificate for building consent SR 80507, a review of this building consent has been undertaken. It is a requirement that all major projects are reviewed.

In order that the code compliance certificate may be issued, the following items will need to be addressed.

- The surcharge gully is to be installed as per the council site inspection note dated the 20.2.2002. (copy attached)
- The supervising structural engineer is to provide a Producer Statement Review (PS4) covering structural alterations to the building. Refer to page 2 of the Building Consent issued on the 9.10.01.
- A registered engineer is to confirm in writing that "*the existing external landings/balconies, including the fixing of the new safety barriers*" will comply with the requirements of the Building Code 1992 for B1 Structure and B2 Durability. Refer to page 4 of the approved building consent documents.
- Council requires confirmation that the charcoal filters have been installed to the kitchen range-hood vents. Refer to inspection note dated the 15.4.02. (Copy attached.)
- Council will require written approval from the New Zealand Fire Service confirming the position and layout for the fire alarm indicator panel.
- Provide written confirmation from a suitably qualified person confirming that the emergency lighting and exit signage will comply with the requirements of clause F6 Lighting for Emergency and clause F8 Signs of the Building Code 1992.
- Provide written confirmation that the Compliance Schedule and the Statement of Fitness issued by council on the 17.4.02 for this address, corresponds with the systems that have been installed.
- Apply to the New Zealand Fire Service for an approved fire and emergency evacuation scheme.

- All out standing fees will need to be paid to council. Invoice attached.

If you have any further questions regarding this matter, please do not hesitate to call.

Yours faithfully,

Stephen Cody
Major Projects Co-ordinator
Environmental Control Business Unit
Wellington City Council
Telephone: 801 3228
Mobile: 025 463043
Fax: 801 3100

9 October, 2001

**W.C.C.
RECORDS**

Clive Lewis Design
P O Box 16 023
Wellington

Service Request No. 80507
Link No. 0600 397091

Dear Sir/Madam

RE: APPROVAL OF BUILDING CONSENT NO. 80507

Service Request Type:	Building Consent for less than \$500,000
Site Address:	154 Cuba St DP 2686
Project Description:	New apartments (no. 4) entry & ground floor alterations - all internal.
Intended Life:	50 years
Value of Work:	\$220,000.00

Please read these documents in full, before starting any work.

This is to confirm that:

1. The building work to which this building consent related **may not** take place because the proposed works fail to comply with the requirements of the District Plan.

Either:

the resource consent detailed in "**Item: Resource Management**" must be obtained,
or

the proposal must be amended to comply with the requirements of the District Plan.

This note is inserted pursuant to Section 35(1)(a) of the Building Act 1991.

2. All of the work is to comply with the requirements of the Building Act 1991.
3. This consent has been processed and issued based on the information submitted. Issuing of this consent will not preclude Council from taking enforcement actions if field inspections demonstrate that the material submitted for the consent is inaccurate or incorrect.

4. This consent does not detail all matters that may or could affect this building consent. Please refer to the PIM that has been issued prior to, or in conjunction with this building consent.
5. This consent does not constitute authority to undertake the work if you are not the owner of the land and/or building(s) [such as a lessee]. You are still obliged to seek any approvals necessary.
6. The Contractor shall ensure that the **official stamped copy of the plans and specifications as approved for consent purposes by the Wellington City Council are available on the site at all times** during the period of the contract. No deviation from the approved documents will be permitted until revised drawings and/or specifications have been submitted to and approved by the Environment Control Business Unit.
7. Section 41 of the Building Act 1991, requires that this consent will lapse and be of no effect if the proposed building work is not commenced within 6 calendar months from the date of issue.
8. A portion of the processing covers field inspections of work contained within the building consent, based on a field inspection charge out rate of \$80 per hour inclusive of GST. If, because of the way you progress construction, more inspections are required than covered by the initial fee taken you will be charged for these inspections at the rate of \$80 per hour inclusive of GST.
9. The Environmental Control Business Unit is to be given **48 hours notice** prior to commencing work. **Request for inspections must be made at least 24 hours in advance of the time required.** To book an inspection, please phone **801-3813** between the hours of 8.00am and 5.00pm. You will be required to give the address, the **Service Request number**, a contact name and phone number and the type of inspection required.

Required Inspections.

- Fitting any external and/or internal linings.
- Plumbing in/under the floor slab.
- Plumbing systems before fitting any linings.
- Testing any drainage work prior to back-filling (please note that an "**As-built**" drainage plan is required to be supplied at the time of inspection)
- Before covering any field drains.
- Final Inspection on completion of work.

Producer Statements required for the following work:

A PS 4 is required on completion of the work.

10. On completion of the work the District Building Officer Compliance Team is to be notified [**Ph. 801-3813**] as required in the Building Act 1991 - clause 43.1 and the specified form 9 to be completed and returned to Environment Control Business Unit, W.C.C., PO Box 2199, Wellington.

11. Code Compliance Certificates will not be issued for works where there are outstanding inspections, where it is no longer possible to inspect work undertaken, or where there are outstanding monies to be paid relating to the consent.

12. In accordance with the construction noise standard NZS 6803 P in the District Plan - except in the case of emergencies no work with noisy equipment is to be carried out before 7.30am or after 6pm Monday to Saturday. During the week there may be workers on the site from 6.30am quietly preparing for work. Work with noisy equipment is not permitted on Sundays and Public Holidays.

13. Issuing of this Building Consent does not give or infer any rights, legal or otherwise to transgress beyond your legal boundaries. Any work that is required beyond your legal boundaries can only be undertaken with the permission of the effected owner/s.

ITEM: STRUCTURAL

Engineer to supervise construction of specific design.

Engineer to verify existing construction complies with design assumptions upon opening up.

Claire Stevens

Permissions Team

Phone: 801 3790

ITEM: BUILDING

The emergency lighting is to cover all exitways including the egress clear-way through the retail shop area.

New glazing, and vision barriers are to comply with the requirements of NZS 4223:Part 3:1999.

All exit doors, and doors on exit routes are to be openable from the inside without the use of keys. The existing double doors to the front of the retail shop are also to be openable from the inside without the use of keys. Note that a card system is considered a key.

The door from the restaurant to the retail area must have no less fire rating than the wall in which it is situated. This door is also to be openable in the direction of egress travel without the use of keys.

Ducts from bathroom areas are to have fire collars/dampers as necessary to provide the required fire rating.

NOTE: The inside face of external walls to habitable rooms are to be strapped and lined, with an approved type of insulation material to be installed prior to fixing of internal linings. Discuss the method of achieving this requirement with the Designer, prior to commencing the work.

A registered Engineer is to check the structural integrity of the existing external landings/balconies, including the fastening of the new safety barriers, and submit his report on satisfactory completion of the work to Council, prior to the issue of the Code of Compliance Certificate.

All metal fixings and fastenings are to comply with the Durability requirements of Section 4 of NZS 3604:1999.

Exit and directional signs are to comply with F8 of the NZ Building Code. The existing fire fighting and alarm systems are to remain operable throughout the duration of the works.

Alterations to any existing fire fighting and fire warning protection systems are to comply with the relevant codes.

The fire doors, including the apartment entrance doors are to comply with AS/NZS 1905:1997, Part 1.

All rooms are to be ventilated to the exterior to comply with G4 of the NZ Building Code.

Install sounders, connected to the alarm system and capable of producing a decibel level of 75 at the bedheads.

The intertenancy walls must be an approved system providing a Fire Resistant Rating of at least 30/30/30 and a sound rating of at least 55 STC.

Note and comply with the conditions and requirements outlined in the Fire Safety Design Report prepared by Holmes Fire and Safety, and dated 10 August 2001.

Terry Brooks

Permissions Team

Phone: 801 3870

ITEM: PLUMBING

New plumbing is to be installed as proposed, and discharge to the sewer drain on site.

FIRE RATING OF PIPED SERVICES PENETRATIONS:

All sanitary plumbing and piped services which penetrate and extend through any fire rated walls, floors and ceilings that separate tenancies, rooms and egress ways shall be achieved via approved expanding type fire collars, or other recognised and approved method designed not to compromise the fire rated integrity of the compartment separations. The method utilised to achieve and maintain the requisite fire rating of any piped services penetrations shall be

accomplished in a manner to fully comply with and satisfy all relevant provisions, objectives, functional requirements, performance criteria and verification methods encompassed within the New Zealand Building Code and Building Regulations.

Alistair Tily

Permissions Team

Phone:

ITEM: VENTILATION

As proposed.

Alistair Tily

Permissions Team

Phone

ITEM: RESOURCE MANAGEMENT

An assessment of your proposal has been made in relation to the relevant provisions of the District Plan. I advise that this proposal requires a resource consent for **external alterations to a listed heritage building**. Please proceed to lodge a resource consent application. I advise that no work shall commence until the resource consent has been granted.


There may be other aspects of the proposal which may not comply with the rules of the District Plan and would also require resource consent. It is the applicant's responsibility to ensure that all aspects of non-compliance are identified and appropriately assessed in a resource consent application.

Inka Gliesche

Permissions Team

Phone: 8013523

Issued by, for and on behalf of Wellington City Council.


PP Rod Carlisle
Environmental Control Business Unit
Wellington City Council

9 October, 2001

Clive Lewis Design
P O Box 16 023
Wellington

Service Request No: 80507
Link No: 0600 397091

PROJECT INFORMATION MEMORANDUM No.80507

Building Consent for less than \$500,000

Site Address: 154 Cuba St DP 2686

Project Description: New apartments (no. 4), new entry & ground floor alterations -
all internal.

Intended Life: 50 years

This Project Information Memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the corresponding Building Consent:

No.80507 attached

This Project Information Memorandum includes any relevant:

- A. Information identifying special features of the land. (Please refer to general note No. 4)
- B. Information about the land or building notified to the Council by any statutory organisation having the power to classify land and buildings.
- C. Details of existing Stormwater or Wastewater utility systems. (Please refer to general note No. 4)
- D. Details of authorisations other than the Building Consent that must be obtained from the Wellington City Council before the proposed building work may be undertaken. (Please refer to general note No. 5)

ITEM: RESOURCE MANAGEMENT

An assessment of your proposal has been made in relation to the relevant provisions of the District Plan. I advise that this proposal requires a resource consent for **external alterations to a listed heritage building**. Please proceed to lodge a resource consent application. I advise that no work shall commence until the resource consent has been granted.

There may be other aspects of the proposal which may not comply with the rules of the District Plan and would also require resource consent. It is the applicant's responsibility to ensure that all aspects of non-compliance are identified and appropriately assessed in a resource consent application.

Inka Gliesche

Permissions Team

Phone: <enter no.>

ITEM: SITE & BUILDING

Earthquake Zone: A

Wind Zone: R2 Medium

Corrosion Zone: 1

The building is registered as a Building Heritage Item under the District Plan – Building reference no. 83, Map reference 16.

District Plan maps indicate the site is within a ground shaking hazard area.

The Contractor shall maintain a signboard on site for the duration of the works. This signboard shall give the Contractor's name, business name and 'After Hours' telephone numbers and shall be kept in a clear, legible condition and sited such that it can be easily read at all times by Council, Police and other Service and Emergency Authorities.

Full protection to pedestrians and property is required at all times. The footpath is to be kept clear and safe for public use at all times during the period of the contract. The storage of rubble, material or plant on the footpath is prohibited.

Gary Higham

Permissions Team

Phone: 801 3811

General Notes

1. This Project Information Memorandum is issued pursuant to Section 31, Building Act, 1991 and Clause 5, Building Regulations, 1992.

2. If the owner or a person undertaking building work believes that this Project Information Memorandum is incorrect, the owner or the person shall immediately advise the WCC, in writing, giving relevant details. (Regulations 5(6))
3. The information supplied reflects only what is known by the Council to exist and is considered relevant to the proposed project. Some special features or drain may exist on/near the site unbeknown to the Council.
4. This Project Information Memorandum does not attempt to identify:
Authorisations that may be required from other organisations for this project, e.g., approval to connect/alter water, gas, power or telecommunication services, Resource Consents relating to water use, etc
5. The owner is responsible for ensuring that the Consent documents are drafted in full accordance with the Resource Management Act (District Plan) and the Local Government Act (Bylaws) requirements, or obtain the relevant approvals.
Note: If the Building requires an evacuation scheme, contact the New Zealand Fire Service to check if a warning device is required.
6. Any obstruction of the road or footpath while undertaking the proposed building works requires prior approval from the following parts of Council. There may be related fees to be paid.

For closing off any traffic lanes, roads or footpaths please contact the WCC Street Events Co-ordinator ph 801 3268

For using any Restricted Roadside Parking areas, please contact the WCC Parking Services team ph 801 3585.

7. Any excavation work in road land must be carried out in accordance with the requirements of the WCC Code of Practice for Working on the Road. This will require a Road Work Notice to be taken out before the excavation work starts, except for work on a driveway where it has been separately approved by the WCC. An invoice for Road Work Notice fees will be sent once the work is finished. Please call the WCC Road Protection Team ph 801 3880 if you have any queries.
8. Road Damage – Wellington Consolidated Bylaw provisions. The bylaw prohibits the movement of any vehicle along a footpath on any road, or across any footpath, gutter, or berm except at a properly constructed crossing. Damage resulting from any such activity must be repaired in compliance with the WCC Code of Practice for Working on the Roads. The Code includes requirements for temporary surfacing.

9. In accordance with the construction noise standard NZS 6803 P in the District Plan - except in the case of emergencies no work with noisy equipment is to be carried out before 7.30am or after 6pm Monday to Saturday. During the week there may be workers on the site from 6.30am quietly preparing for work. Work with noisy equipment is also not permitted on Sundays and Public Holidays.

Issued by, for and on behalf of Wellington City Council.

A handwritten signature in black ink, appearing to be 'Rod Carlisle', written over a horizontal line.

PP

Rod Carlisle
Environmental Control Business Unit
Wellington City Council

FILE

17 January, 2003

Clive Lewis Design
P O Box 16 023
Wellington

Service Request No. 80507
Link No. 0600 397091

***CODE COMPLIANCE CERTIFICATE FOR BUILDING CONSENT No. 80507
PURSUANT TO SECTION 43(3) OF THE BUILDING ACT 1991***

Service Request Type:	Building Consent for less than \$500,000
Site Address:	154 Cuba St DP 2686
Project Description:	New apartments (no. 4) entry & ground floor alterations - all internal - with amendment
Intended Life	50years

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

This certificate is issued subject to the conditions specified under the heading "CONDITIONS OF CODE COMPLIANCE". (See attached page.)

Signed for and on behalf of the Wellington City Council.



Steve Cody
Environmental Control Business Unit
Wellington City Council
Telephone 801 3813

17 January, 2003

Site Address: 154 Cuba St DP 2686
Project Description: New apartments (no. 4) entry & ground floor alterations - all internal
- with amendment
Building Consent No: 80507

CONDITIONS OF CODE COMPLIANCE CERTIFICATE.

1. This certificate relates only to building consent no 80507.
2. The issuing of this code compliance certificate does not certify approval by Wellington City Council that the building work can be occupied. Council has no power under the Building Act 1991 to authorise occupation. The decision to occupy a building is made solely by the building owner on the basis that the owner considers that the state of the building is safe for occupation.
3. Note: The Building Act 1991 requires that all building work must comply with the Building Code. Clause B2 of the Building Code requires that all building elements must be sufficiently durable to meet their functional requirements, with only normal maintenance. It is the responsibility of the owner to ensure that building elements are maintained in accordance with the manufacturers specifications.

Signed for and on behalf of the Wellington City Council



Steve Cody
Environmental Control Business Unit
Wellington City Council
Telephone 801 3813

Amendment to a Building Consent Application

ENVIRONMENTAL CONTROL BUSINESS UNIT



Tumeke Pōneke Wellington City Council

rec'd by mail
by Higham 7/3/02

Existing consent SR number: 80507.

SR _____

Project Location

397091

Address: 154 Cuba Street

Suburb: Te Aro.

Description of work

Proposed Apartments + Detail Space.

Changes 1) grd. flr : remove 3 columns, fire door deleted, relocated storage cupbd. under stairs, new roof to lobby area, sink bench
2) 1st. flr : modified stair incl. wall to Unit 2

Owner &/or applicant details

Owner (if also applicant, tick box)

Name: D. Chan Building Partnership
Address: Flat 2 105 Majorbank St.
Suburb: Mount Victoria
Phone (day): 384 2331.

Cellphone: _____
Fax: _____

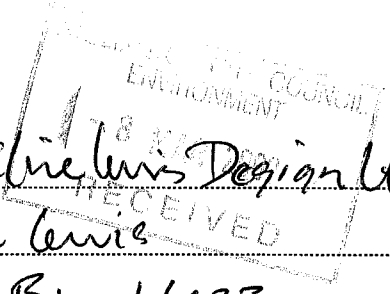
Correspondence to owner or applicant

Applicant

Business name: Clive Lewis Design Ltd.
Name: Clive Lewis
Address: P O Box 11023
Suburb: Wellington

Phone (day): 389 3095
Cellphone: 025 721 569

Fax: 389 3096.



Value of Amendment (GST inclusive) \$ 6,000.

BIA and BRANZ levies are payable where the total project value is \$20,000 or more.

Are there any amendments to systems for which a compliance schedule has been issued? Yes No

I have attached 2 copies of documents with the proposed amendments highlighted on both copies.

I believe that the information contained in this application is true and correct.

Signed by the applicant as an agent on behalf of, and with the authority from the owner.

OR Signed by the owner

Signature: Clive Lewis

X Signature: _____

Name: Clive Lewis

Name: _____

Date: 7/03/02.

Date: _____

Notes to applicant

If an applicant wishes to make a minor alteration to an issued building consent, an ammended plan and completed application may be submitted, instead of applying for a new consent. The change must be directly related to the work being undertaken in the issued consent. They can not be used to gain consent for additional new work or to change the existing use or purpose of the work.

By accepting ammended plans, ECBU provides customers with the opportunity to gain consent for minor design changes arising from on-site problems and re-arrangement of facilities. Reductions can be accommodated and approved. Proposals will not meet this criteria if they require extensive checking, fall outside the scope of the original consent or need more than minor changes to the existing conditions.

An amended plan may cover:

- A beam that needs to be included due to on-site problems.
- Wall construction changes.
- Removal or reduction of a deck.
- Relocation of sanitary fixtures.
- Installation of an additional window.
- A room that needs to be widened slightly.

Amended plans are accepted at the discretion of ECBU staff. A full consent will be required if it becomes apparant that the submitted plans do not meet the above criteria.

4130

Site Report

Owner/or Agent: Chang

Date of Issue: 20/02/02

Address: 152 Cuba St

Consent No. 80507

TREPRO

The following items require remedial or additional work which are to be completed before the next inspection.

The retail terracy on the ground floor will require a surcharge gully to the front of the property abutting Cuba Street.

The gully trap at the rear of the shop is required to be removed to avoid surcharge in the future. Wastes will be required to connect directly to drainage using AS/NZ 3500:2:3.

Floor Drain from rear apartment #2 will be required to be extended to atmosphere, through ceiling of ground floor terracy and terminating through verandah ceiling or similar point.

SCAN CODE: 510

SR No 80507

ADDRESS 152 Cuba St

Signed by Council Officer: [Signature]

Contact Phone Number: _____

Clive Lewis
Design Ltd

P O Box 16-023
Wellington South
Telephone: 389-3095
Facsimile: 389-3096

7 March 2002

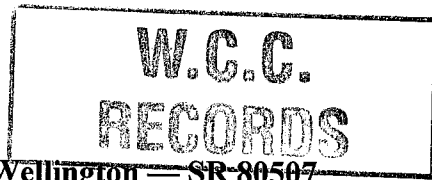
WELLINGTON CITY COUNCIL
SERVICES REQUEST No.

Environmental Control Business Unit
Wellington City Council
P O Box 2199
WELLINGTON

№ 80507 - 3

APPROVED BUILDING
CONSENT DOCUMENTS

Dear Sirs,



**RE: Proposed Apartments at 154 Cuba Street, Wellington — SR-80507
Amendment to Building Consent**

Enclosed are revised drawings and fire report showing amendments to the original consent. The following items have been changed:

First Floor Level

- The wall to the corridor in Unit 2 has been moved northwards, which enlarges Bedroom 2 of this unit.
- The stairway has been modified with a timber landing and stairs.

Ground Level

- A storage cupboard has been added to the underside of the stairs. The cupboard is to have 30/30/30 fire rated walls with a 30/30/30 fire door. A smoke detector is to be installed in the cupboard and connected to the fire protection system.

Ground Level Retail Space

- Extra brick non-loading bearing columns and walls are to be removed.
- The fire door providing egress from the restaurant has been deleted. Refer to the amended fire report attached.
- The drainage to the hand basin and sink is to be upgraded, which involves removing the gully trap and installing a pvc sealed riser.
- A new roof is to be installed over the lobby area, with a duct and extract fan to provide ventilation to the toilet/lobby area.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Clive Lewis".

Clive Lewis



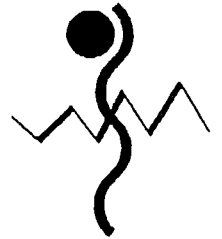


F A C S I M I L E

WELLINGTON CITY COUNCIL SERVICES REQUEST No.

No 80507-2

APPROVED BUILDING CONSENT DOCUMENTS



holmes fire & safety

To: Clive Lewis Clive Lewis Design (04) 389 3096
From: Kathryn Lewis Project: 92586
Date: 25 February 2002 Page: 1 of 4
Subject: 154 CUBA STREET - AMENDMENT NO 1

Wellington

Telephone

+64 4 471 1450

Facsimile

+64 4 471 2336

Clive,

The following is an amendment to the original fire report prepared by Holmes Fire & Safety entitled 'Fire Safety Design Report, Means of Escape for Proposed Apartments at 154 Cuba Street prepared for Clive Lewis Design Ltd' dated 10 August 2001, Revision A.

Under the aforementioned report, it was required that the existing exit to the front of the building via a new retail store be retained. This was due to the large occupant load within the restaurant requiring no less than three exits from the restaurant (due to discounting the largest exit).

Holmes Fire

& Safety Ltd

Level 1, PSA House

11 Aurora Terrace

PO Box 942

Wellington

New Zealand

We understand from Clive Lewis Design Ltd however, that there are three alternative exits from the restaurant of width no less than 810 mm without the exit to the front of the building via the retail store. These are indicated on the attached plan. As such the required exit width of 1260 mm (for 180 persons) will be achieved with the existing alternative exits and the escape route through the retail store is not required.

The rear exits are to be clearly signed as exits and be kept clear of storage impeding the egress path at all times.

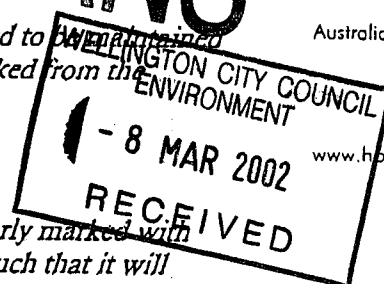
Given the above, the scope of works is to be altered as follows:

6.3.1 A means of escape through the main stair is required to be retained from the restaurant. This is not permitted to be locked from the restaurant side.

Shall read

6.3.1 The two rear exits from the restaurant are to be clearly marked with illuminated exit signage. Storage is not permitted such that it will impede the egress through these exits.

AMENDED PLANS



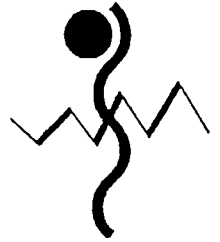
Offices in

New Zealand

Australia

www.holmesfire.com

As this is an amendment to the original report and therefore consent documentation, this is required to be submitted to the Territorial Authority for



approval. This will also mitigate problems that may arise at the time when Code Compliance Certificate is due to be issued.

I trust this satisfies your requirements, please do not hesitate to contact me should you have any further queries.

Kind Regards,

Kathryn Lewis
FIRE SAFETY ENGINEER

92586KRL.CF002.DOC



WELLINGTON CITY COUNCIL
SERVICES REQUEST No.

No 80507 -

APPROVED BUILDING
CONSENT DOCUMENTS

19 March, 2002

Clive Lewis Design
P O Box 16 023
Wellington

Service Request No. 80507
Link No. 0600 397091

Dear Sir/Madam

***REQUEST FOR FURTHER INFORMATION PURSUANT TO SECTION 34(2) OF THE
BUILDING ACT 1991***

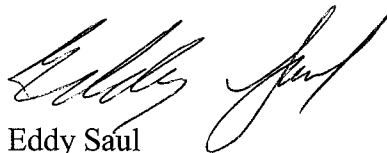
Service Request Type: Building Consent for less than \$500,000
Site Address: **154 Cuba St** DP 2686
Project Description: New apartments (no. 4) entry & ground floor alterations - all
internal - with amendment

This is to inform you that processing of your building consent has been suspended pending receipt of the further information requested below.

Please supply the requested information within 4 weeks or confirm when the information will be forwarded to us. If the information is not received within the specified or agreed time frame Council may have no option but to refuse to grant a consent.

The proposed amendments show a new single door on the retail space, as this door opens outward it requires a 300mm space beside the opening side of the door. (Section 7.3.3 N.Z.S.4121) Please provide amended drawings showing this.

Issued by, for and on behalf of Wellington City Council



Eddy Saul
Environmental Control Business Unit
Wellington City Council
Telephone 801 3242

Scanning Cover Sheet

One
staple
only

You Must Fill In All The Areas With A Dark Outline !!!

Service Request No:

80507

Date:

8.3.02

Document Name or
Classification Code

APPLICATION FORM

scanned

12 MAR 2002

Document Type

IN CORRESPONDENCE

IN CORRESP etc. (refer
PC-DOCS Profile screen

Section Title

PROP

Prop., Urban etc (refer
WCC Classifications

File Series

0600

0600., 1040 etc)

File No./Link No

397091

Property Link No or File No
(Refer WCC Classifications)

Description

SR Type. BUILDING CONSENT AMENDMENT

Address.

154 CUBA ST
TE AIO

To be filed in : Select one of these options:

1) Property Link File

Yes.

No.

Or

2) Building Envelope

Or

3) Allocate To

Phone.

Name of Person

Requesting Scanning.

NIKKI

Phone 3679

Extra Notes:

For correct classification codes please refer to Document#347363.

If you are unsure of the classification code then write out the Document name in full (refer to document #29685 for document naming protocols)

Example of Code use:- **LETF**. This expands to LETTER FROM. The user should provide further details in the Document Name box. Eg

"Truebridge Callender Beach Ltd re concern about geotechnical conditions". The document name will then show in TEAMwork as "**LETTER FROM Truebridge Callender Beach Ltd re concern about geotechnical conditions**"

P C Docs No:

419270

PC Doc 17022v6

14:22 02/07/01

AMENDMENT

rec'd by mail

Building Consent Allocation Sheet Date: 7 Mar '02 Address: 154 Cuba St. SR Number: 80507

Project Description: 1) grd. flr: remove 3 cols. fire door deleted, relocated sink bench, storage below stair, new roof to lobby No of Sets: 1
 2) 1st flr: modified stair incl. wall to Unit 2

	PIM		CONSENT		SIGNED	APPROVAL GIVEN	TAKEN	RETURN	TIME TAKEN	TIME TO BE CH'RGED	SSS
Plumbing	Yes	No	<input checked="" type="radio"/> Yes	<input type="radio"/> No							
Structural	Yes	No	<input checked="" type="radio"/> Yes	<input type="radio"/> No	← already seen 4th 8/3/02						
Building	Yes	No	<input checked="" type="radio"/> Yes	<input type="radio"/> No							
D.Goods	Yes	No	Yes	<input type="radio"/> No							
Drainage	Yes	No	Yes	<input type="radio"/> No							
Water	Yes	No	Yes	<input type="radio"/> No							
Tradewaste	Yes	No	Yes	<input type="radio"/> No							
E/W Bylaw (more than 1 hr = \$80/phr)	Yes	No	Yes	<input type="radio"/> No							
Health (more than 2 hrs = \$75/phr)	Yes	No	Yes	<input type="radio"/> No							
VAX (more than 2hrs = \$75/phr)	Yes	No	Yes	<input type="radio"/> No							

RECEIVED
 15 MAR 2002
 BUILDING DEPARTMENT
 COUNCIL

Conditions of approval:

Time taken should be recorded in 15 minute intervals, ie 0.25, 0.5, 0.75, 1.0 etc
 Time to be charged = time taken minus time already paid for
 Doc # 102117 v4

Gary Higham

Fire rating to be maintained in underside of cupboard - ins. to underside

<input type="checkbox"/> C	Fire report designed to acceptable solutions	<input type="checkbox"/>	Fire report proposing an alternative solution	<input type="checkbox"/>
	Occupancy (_____ persons)	<input type="checkbox"/>	Purpose Group	<input type="checkbox"/>
	Systems required _____	<input type="checkbox"/>	F ratings required/fire cells	<input type="checkbox"/>
	Path lengths	<input type="checkbox"/>	Fire egress	<input type="checkbox"/>
	DEOP _____		No of exits _____	
	Total OP _____		Width _____	
	Surface finishes	<input type="checkbox"/>	Separation/ Unprotected	<input type="checkbox"/>
	Walls _____			
	Ceilings _____			
	Floor _____			
	Other _____			

No accessible door at present - upgrading

<input type="checkbox"/> D	Accessible Route	<input type="checkbox"/>	Stairs	<input type="checkbox"/>
	Route from carpark/entry level/ ramp/internal route/widths		Pitch/riser/tread visible nosing	
	Accessibility - lobbies	<input type="checkbox"/>	Handrails	<input type="checkbox"/>
	Slip resistance	<input type="checkbox"/>	Height/graspable/spacing	
	External _____		Grade _____	
	Internal at entries _____		Kerb	
	Ramps	<input type="checkbox"/>		
	Mechanical installations	<input type="checkbox"/>		
	Other _____			

<input type="checkbox"/> E	Roof pitch/appropriate profile	<input type="checkbox"/>	Site works around buildings	<input type="checkbox"/>
	Wet area surfaces	<input type="checkbox"/>	Weatherproof (flashings)	<input type="checkbox"/>
	Adequate floor heights	<input type="checkbox"/>	Proprietary claddings	<input type="checkbox"/>
	Other _____			

- | | | | | |
|----------------------------|---|--------------------------|--|--------------------------|
| <input type="checkbox"/> F | Hazardous agents
(contamination) | <input type="checkbox"/> | Hazardous substances and
processing | <input type="checkbox"/> |
| | Safety from falling | <input type="checkbox"/> | Hazardous materials (glazing) | <input type="checkbox"/> |
| | Site safety/security barriers
Frequented by Children | <input type="checkbox"/> | Systems/signage | <input type="checkbox"/> |
| | | Yes/No | | |

- | | | | | |
|----------------------------|---|--------------------------|---------------|--------------------------|
| <input type="checkbox"/> G | Natural ventilation | <input type="checkbox"/> | Natural light | <input type="checkbox"/> |
| | Accessible Toilets – Plumber discussed with _____ | | | <input type="checkbox"/> |
| | Kitchen layout – Plumber discussed with _____ | | | <input type="checkbox"/> |

- H Evidence of consideration of energy efficiency where there are spaces intended to have a controlled temperature

Compliance Schedule: New Altered Unchanged Not required

Processed By *Edly Paul* Date 26-3-02

Reviewed By _____ Date _____

Fire
Structural Auditing

OK subject to prev
conditions + note below

Date

SR ... B0507

Address: ... 154 Cuba St.

} Audit

Checking has been undertaken for structure outside the scope of the Accepted Solutions of the Building Code. We understand that the Wellington City Council does the NZS3604 checking, including the bracing, and therefore we have not included these items in our checking.

~~Architectural drawings No by~~

~~, specification, and engineering drawings No by~~

are assessed as providing reasonable grounds for the issue of a building consent Subject to:

- ~~i) Engineer to supervise construction of specific design elements.~~
- ~~ii) Soil Parameter ofkPa ultimate bearing capacity to be verified on site.
.....~~
- ~~iii)~~

Conditions of letter by Clive Lewis of 7 March 2002
to be complied with.

and Spencer Holmes Fire & Safety Audit No 1 of 25th February are

Structural Auditing

OK Subject to pre-conditions - including "Robt"

Date .. 08/03/02

SR .. 80507

Audit

Address: .. 154 Cuba St

Checking has been undertaken for structure outside the scope of the Accepted Solutions of the Building Code. We understand that the Wellington City Council does the NZS3604 checking, including the bracing, and therefore we have not included these items in our checking.

~~Architectural drawings No by
specification, and engineering drawings No by
are assessed as providing reasonable grounds for the issue of a building consent Subject to:~~

- i) Engineer to supervise construction of specific design elements.
- ii) Soil Parameter ofkPa ultimate bearing capacity to be verified on site.
- iii) ~~Verification existing building complies with design assumptions upon opening up.~~

Robt

WELLINGTON CITY COUNCIL
ENVIRONMENT
- 8 MAR 2002
RECEIVED

Spencer Holmes Limited

WELLINGTON CITY COUNCIL

PO Box 2199, 101 Wakefield Street, Wellington, New Zealand.
Ph 64-4-499 4444, Internet www.wcc.govt.nz



26 March, 2002

Clive Lewis Design
P O Box 16 023
Wellington



Service Request No: 80507
Link No: 0600 397091

Dear Sir

AMENDED PLANS FOR BUILDING CONSENT NO 80507 154 Cuba St

Service Request Type: Building Consent for less than \$500,000
Site Address: 154 Cuba St DP 2686

This is to inform you that your amended plans have been approved subject to the same conditions as Building Consent no **80507**

ITEM: STRUCTURAL

Conditions of letter by Clive Lewis of 7 March 2002 and Holmes Fire and Safety Audit No1 of 25 February are to be complied with.

Claire Stevens Permissions Team

ITEM: RESOURCE MANAGEMENT

I note that a resource consent has already been granted in Service Request No **82512** and advise that all work must proceed in accordance with the approved plans, information and all the conditions of that consent.

Please be aware that site visits may be carried out to monitor compliance with Resource Consent conditions.

Inka Gliesche -Humphris Permissions Team Phone: 801 3523

ITEM BUILDING

The fire rating is to be maintained in the understairs cupboard, including to the underside of the stairs.

Eddy Saul

Permissions Team

Phone ; 801 3242

Yours sincerely



Rod Carlisle
Environmental Control Business Unit
Wellington City Council

ELECTRICAL WORKERS
REGISTRATION BOARD

Safety • Competency

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. **1194534**

No. of attachments

Scanned

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer

Telephone Fax

Address of installation

Postal address of customer (if not as above)

WORK DETAILS

<input type="checkbox"/> No. of lighting outlets	<input type="checkbox"/> No. of ranges	Please tick (✓) as appropriate where work includes:	
<input type="checkbox"/> No. of socket outlets	<input type="checkbox"/> No. of water heaters	<input type="checkbox"/> Mains	<input type="checkbox"/> Main earth
Was any installation work carried out by the homeowner?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Switchboard	<input type="checkbox"/> Electric lines

Description Use sketch if necessary

*Installed main fan motor with bond & interlock
 Cable for by Kevin Baker
 installed sub switchboard
 all fittings tested*

SCAN CODE: CCEG
SR No.: 80507
ADDRESS: 154 Cuba St
#431073

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

Registration no.

Company

Signature

Date

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 66-1000) for the purposes of the Electricity Regulations 1997.



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. **1194533**

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **MR PD CHAN**

Telephone Fax

Address of installation **105 COPPA ST FLAT 5**

Postal address of customer (if not as above) **105 MATTHEW ST VIC**

WORK DETAILS

<input type="checkbox"/> No. of lighting outlets	<input type="checkbox"/> No. of ranges	Please tick (✓) as appropriate where work includes:	
<input type="checkbox"/> No. of socket outlets	<input type="checkbox"/> No. of water heaters	<input checked="" type="checkbox"/> Mains	<input type="checkbox"/> Main earth
Was any installation work carried out by the homeowner?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Switchboard	<input type="checkbox"/> Electric lines

Description Use sketch if necessary

*Installed main from main switchboard
Cabling run by Kevin Baker.
Installed sub switchboard & tested
installed all fittings & tested.*

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

Registration no. **46321**

Company **WELTECH SERVICES**

Signature *[Signature]*

Date **12-1-2000**

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



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. **1194532**No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **Mr F D CHAN**Telephone Fax Address of installation **154 COLA ST FLAT 2**Postal address of customer (if not as above) **105 MITCHELL BROS ST MT VC.**

WORK DETAILS

 No. of lighting outlets No. of ranges

Please tick (✓) as appropriate where work includes:

 No. of socket outlets No. of water heaters Mains Main earth

Was any installation work carried out by the homeowner?

 Yes No Switchboard Electric lines

Description

Use sketch if necessary

labeled Main Cable for meter
Switch board.

Cables run by Kevin Baker

New Switch board - connected & testing

Installed fittings & cables

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 Registration no. **6321**Company **Welding Services**Signature **R.D.**Date **12.4.2000**

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

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

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. **1194529**

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer

Telephone Fax

Address of installation

Postal address of customer (if not as above)

WORK DETAILS

<input type="checkbox"/> No. of lighting outlets	<input checked="" type="checkbox"/> No. of ranges	Please tick (✓) as appropriate where work includes:	<input checked="" type="checkbox"/> Mains	<input checked="" type="checkbox"/> Main earth
<input checked="" type="checkbox"/> No. of socket outlets	<input checked="" type="checkbox"/> No. of water heaters		<input checked="" type="checkbox"/> Switchboard	<input type="checkbox"/> Electric lines
Was any installation work carried out by the homeowner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				

Description 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

Registration no.

Company

Signature

Date

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



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. **1194531**

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer

Telephone Fax

Address of installation

Postal address of customer (if not as above)

WORK DETAILS

<input type="checkbox"/> No. of lighting outlets	<input type="checkbox"/> No. of ranges	Please tick (✓) as appropriate where work includes:	
<input type="checkbox"/> No. of socket outlets	<input type="checkbox"/> No. of water heaters	<input checked="" type="checkbox"/> Mains	<input type="checkbox"/> Main earth
Was any installation work carried out by the homeowner?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Switchboard	<input type="checkbox"/> Electric lines

Description Use sketch if necessary

*Installed fittings, heavy foot testster
knew takes all cables.
Installed main new main Switchboard
new switch board*

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

Registration no.

Company

Signature

Date

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 66-1000) for the purposes of the Electricity Regulations 1997.



Electrical Certificate of Compliance

No. **1194530**

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. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer

Telephone Fax

Address of installation

Postal address of customer (if not as above)

WORK DETAILS

No. of lighting outlets No. of ranges Please tick (✓) as appropriate where work includes:

No. of socket outlets No. of water heaters Mains Main earth

Was any installation work carried out by the homeowner? Yes No Switchboard Electric lines

Description Use sketch if necessary

Installed fitting hook strainwell of Cuba St & Btst.

Also installed power outlet on porch floor & Main Entrance

knock for Emergency light

1 kilohm Ω

Build the Power Boxes for Cable

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

Registration no.

Company

Signature

Date

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 66-1000) for the purposes of the Electricity Regulations 1997.



a great deal more!

TAX INVOICE

Pacific Retail Group Limited
1 Nelson Street, P.O. Box 91141
Auckland, New Zealand

SQ. 80507, P.E.

TITLE & NAME			
STREET			
SUBURB			
CITY/TOWN			
HOME PHONE		BUSINESS PHONE	

TAX INVOICE NUMBER	1187444
--------------------	---------

CUSTOMER NUMBER	
-----------------	--

DATE	15/04/02 10:47 8
------	------------------

BRANCH	
80-1	Tory St. Wellington Ph. 04 8018281

SALESPERSON	
1790	MATT SPARKES

CUSTOMER ORDER REFERENCE	
--------------------------	--

WARRANTY PERIOD	DESCRIPTION OF GOODS	AMOUNT
	39701 ROB 2524 CHARCOAL FILTER 2 PCK 4 @ \$ 19.99	\$ 79.96
	Discount	\$ -19.96
	Total Sale	\$ 60.00
	Payment By Visa	\$ 60.00
	Change Given	\$ 0.00
	=====	
	Fly Buys No.: 6014351040114611	Points: 2

DELIVERY DETAILS
<i>3 Take, one on order.</i>

TRADE IN GOODS	
----------------	--

CUSTOMER'S SIGNATURE	
----------------------	--

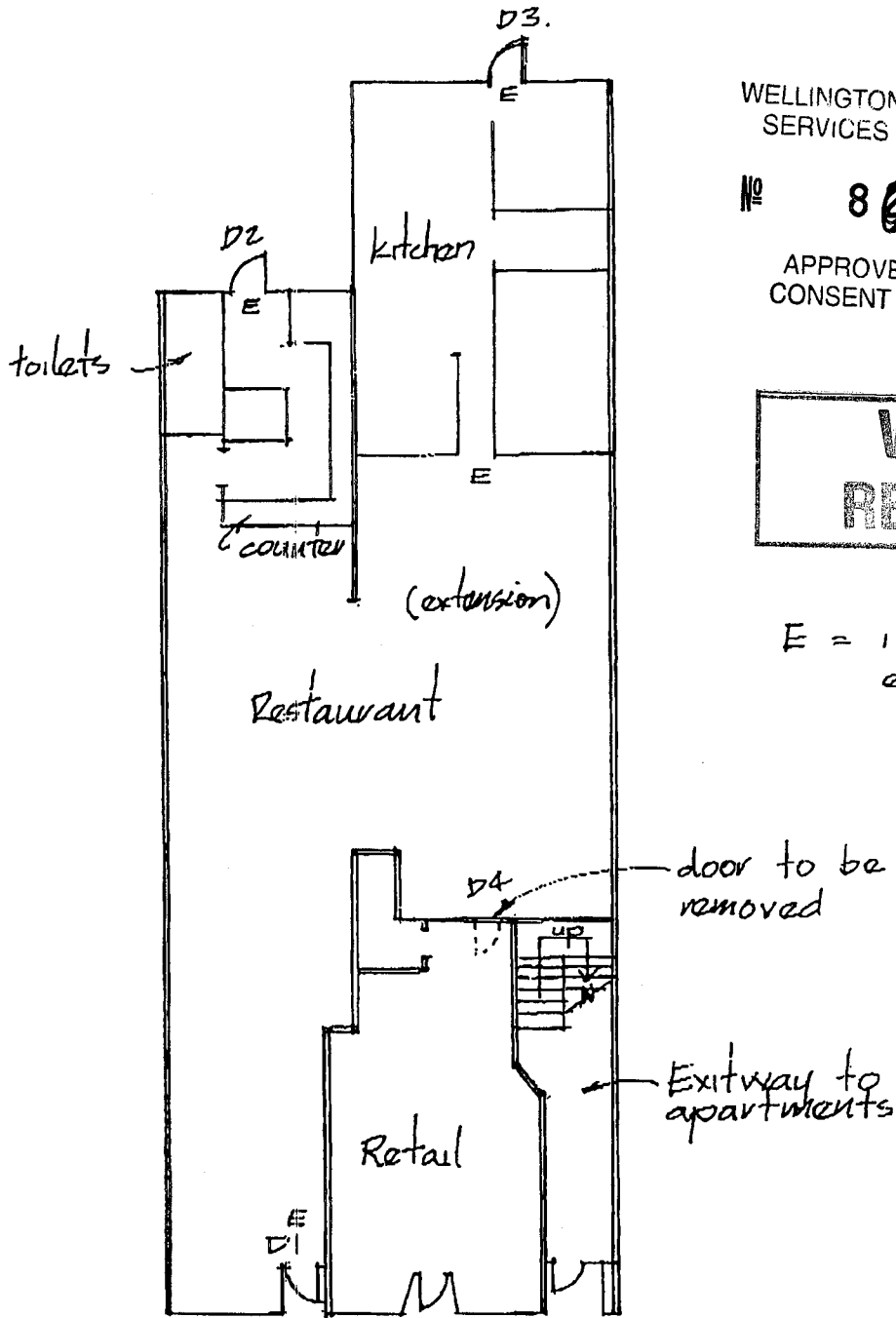
GOODS ACQUIRED FOR BUSINESS PURPOSES

- Consumer Guarantees Act**
It is a condition of sale that the Consumer Guarantees Act 1993 will not apply to any goods acquired for business purposes.
- Reservation of Title**
The purchaser's attention is drawn to the reservation of title conditions which appear on the reverse of this document. The goods detailed on this invoice are subject to these conditions.

G.S.T. REG. No. 57-245-735

G.S.T. INCLUSIVE PRICES UNLESS SHOWN SEPARATELY

CUSTOMER COPY



WELLINGTON CITY COUNCIL
SERVICES REQUEST No.

No 80509

APPROVED BUILDING
CONSENT DOCUMENTS



E = illuminated
exit sign

Cuba Street

PLAN
1:200.

Fax Message

To: Clive Lewis Design

Fax No: 389 3096

From: Patrick Edwards

E-mail: patrick.edwards@wcc.govt.nz

Wellington City Council

Ph No: 801 3834

Fax No: 801 3100

**Creation
Date 11 June 2002**

No of pages: (incl. cover sheet)

1

Subject: Proposed Apartments at 154 Cuba Street SR 80507

The information contained in this fax is privileged and confidential and intended for the addressee only. If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents. If received in error you are asked to destroy this fax and contact the sender immediately. Your assistance is appreciated.

Message:

Clive

I am still awaiting certification on the fire alarm system related to the above property.

Fire security services carried out the work but the work requires another Certified fire alarm contractor who is part of the Fire Protection Association Of New Zealand to certified it. This cannot be carried out by the system installer.

On receipt of the above the final Code Of Compliance may be issue

Yours sincerely

Patrick Edwards
Central City Building Inspector
Ph 801 3834, 025 2494833
Wellington City Council

FIRE SECURITY SERVICES LTD. WGTN LTD.

SUPPLIERS OF FIRE AND SECURITY ALARM EQUIPMENT AND SERVICES SINCE 1976

Established 1976 • Registered I.Q.S.P.'s

FAX MESSAGE

COMPANY: Clive Lewis Design
 ATTENTION: Clive Lewis
 Cc: WCC
 Patrick Edwards
 FAX NO: 389 3095 / 801 3100
 DATE: 3.07.2002
 FROM: Steve Iti
 SUBJECT: 154 156 Cuba Street



✓
or 80507.

ROUTINE

No of pages: ONE (including this header)

(If you do not receive all pages or if any page is unreadable, please telephone us immediately on (04) 589-0758)
 The information contained in this fax is confidential and may be used, copied or disseminated only by the addressee.
 If received in error, please phone the sender (collect) and destroy the fax. Thank you very much.

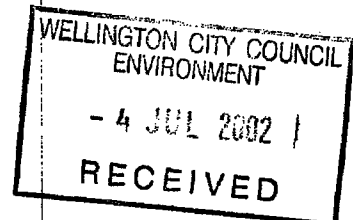
Gentlemen,

A copy of the FPIS Certificate of Compliance as required.

Regards,

Steve Iti,
Contracts Manager.

SCAN CODE *Clive*
 SR No.. *80507*
 ADDRESS: *154 Cuba*
St



A



FIRE PROTECTION INSPECTION SERVICES LIMITED

CERTIFICATE OF COMPLIANCE FOR FIRE ALARM SYSTEM

Certificate No: 42480

Building: One Hundred & Fifty Six Cuba Street

Building Consent No:

Location: 154-156 Cuba Street
Wellington

Owners name: Mr Chan

Occupancy: Residential & Commercial

Details of System:

(a) Type of System: Manual Automatic

(b) The declared functional requirements: c, d, f, g

(c) Equipment Manufacturer: Pertronic Industries

(d) Equipment Register No: Panel: PI 108 Callpoints: PI 603

(e) Detector Register No: Thermal: PI 201 Smoke: SS 301

(f) Alerting Device Type: PI 406

(g) Detail of remote receiving centre: Not Brigade Connected

(h) Date of Completion: 28 June 2002

(i) Details of Ancillary Services connected to the system: Nil

I hereby certify that the above system has been inspected and tested in accordance with NZS4512:1997 and on the basis of the results the system as installed complies with this Standard.

This system was in Compliance on 28/06/2002, and this Certificate is valid for a maximum of 12 months.

Installer: *Steve H.*

Inspector: J. D. Vartha

Signed: *[Signature]* Date: 28.6.02

Signed: *[Signature]*

Capacity: *Contracts Manager*

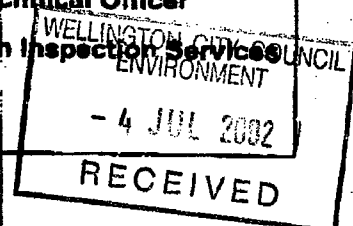
Capacity: Contractor Technical Officer

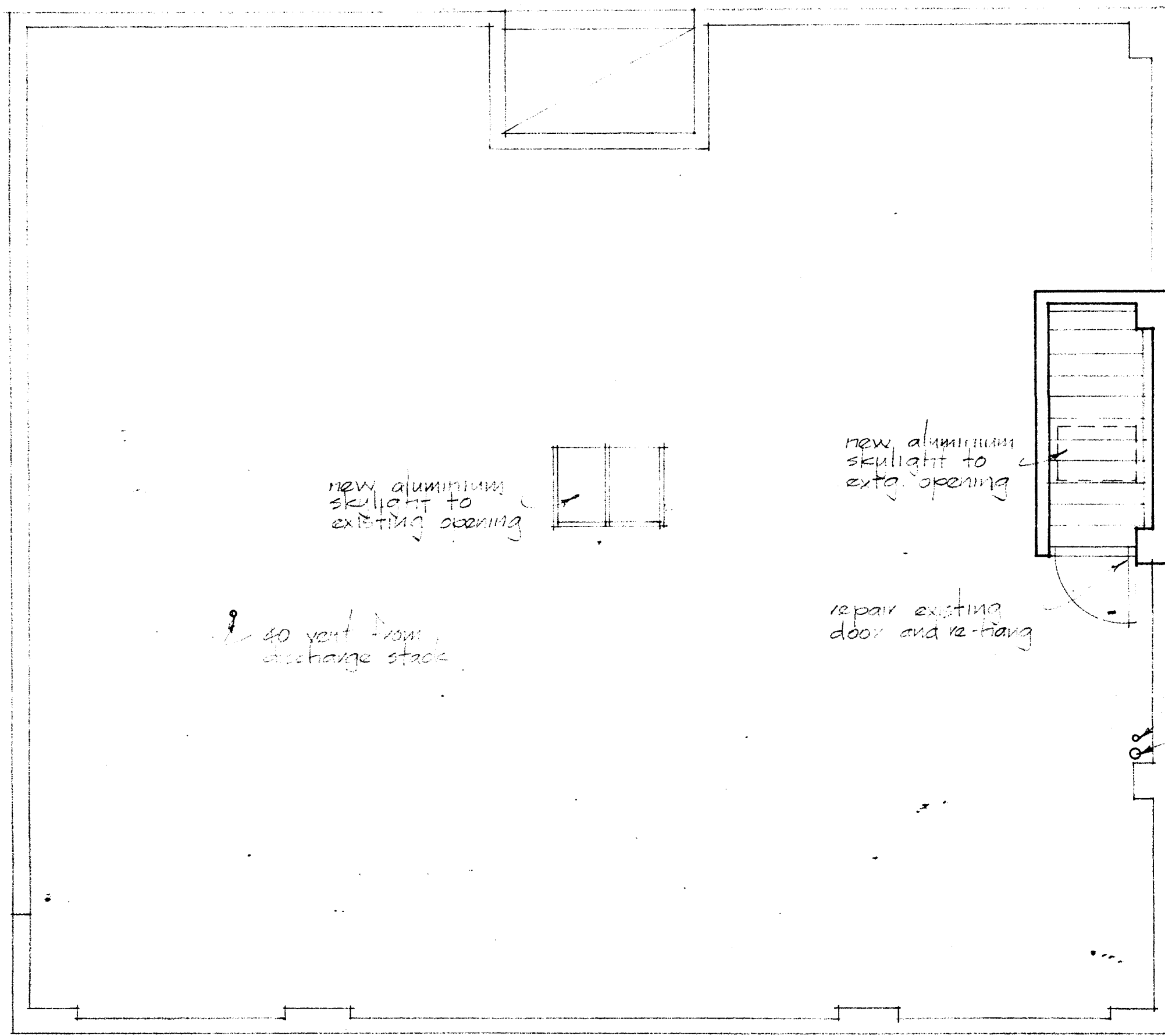
Company: Fire Security Services

Company: Fire Protection Inspection Services

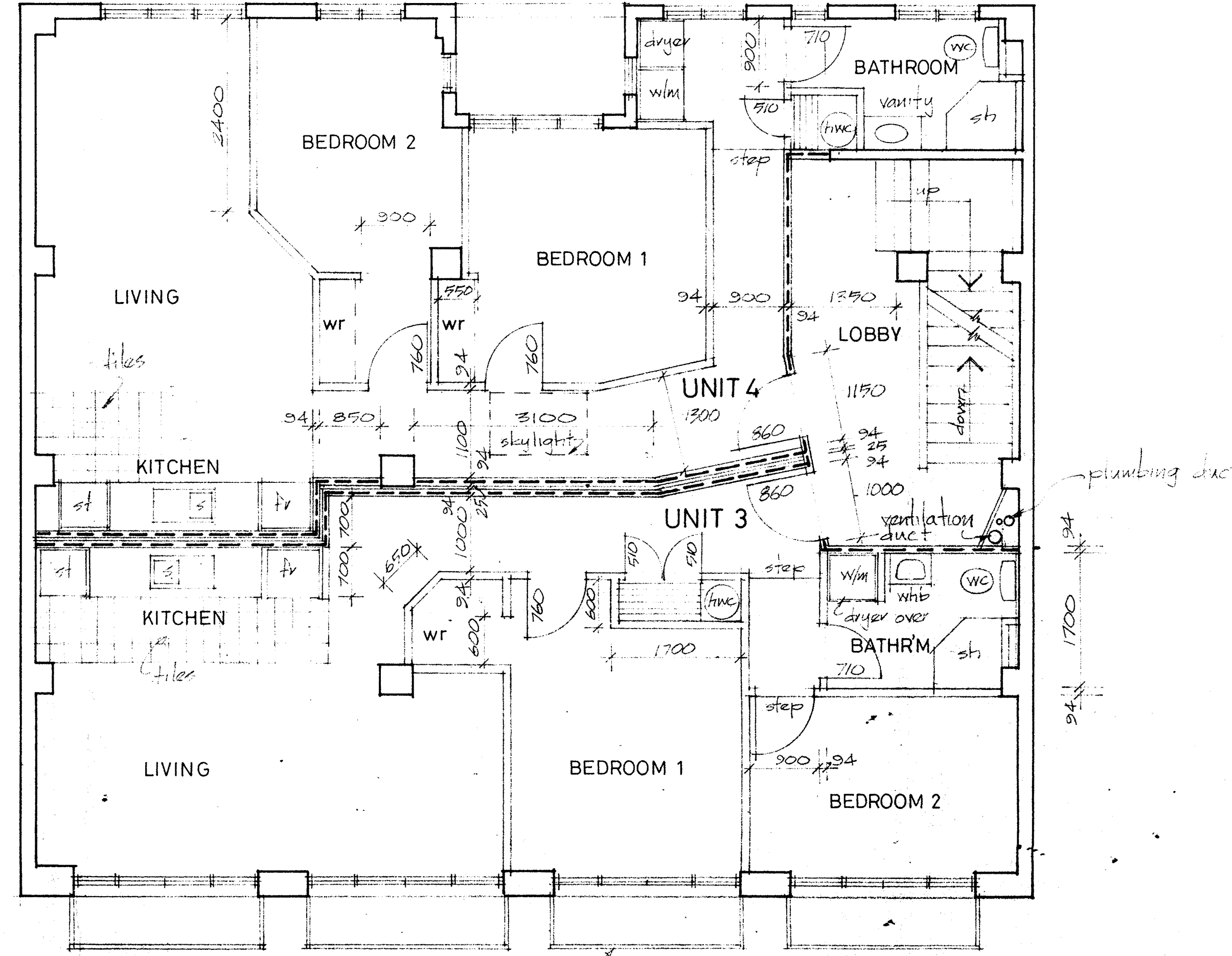
Address: PO Box 38-241

Wellington Mall Centre Wellington

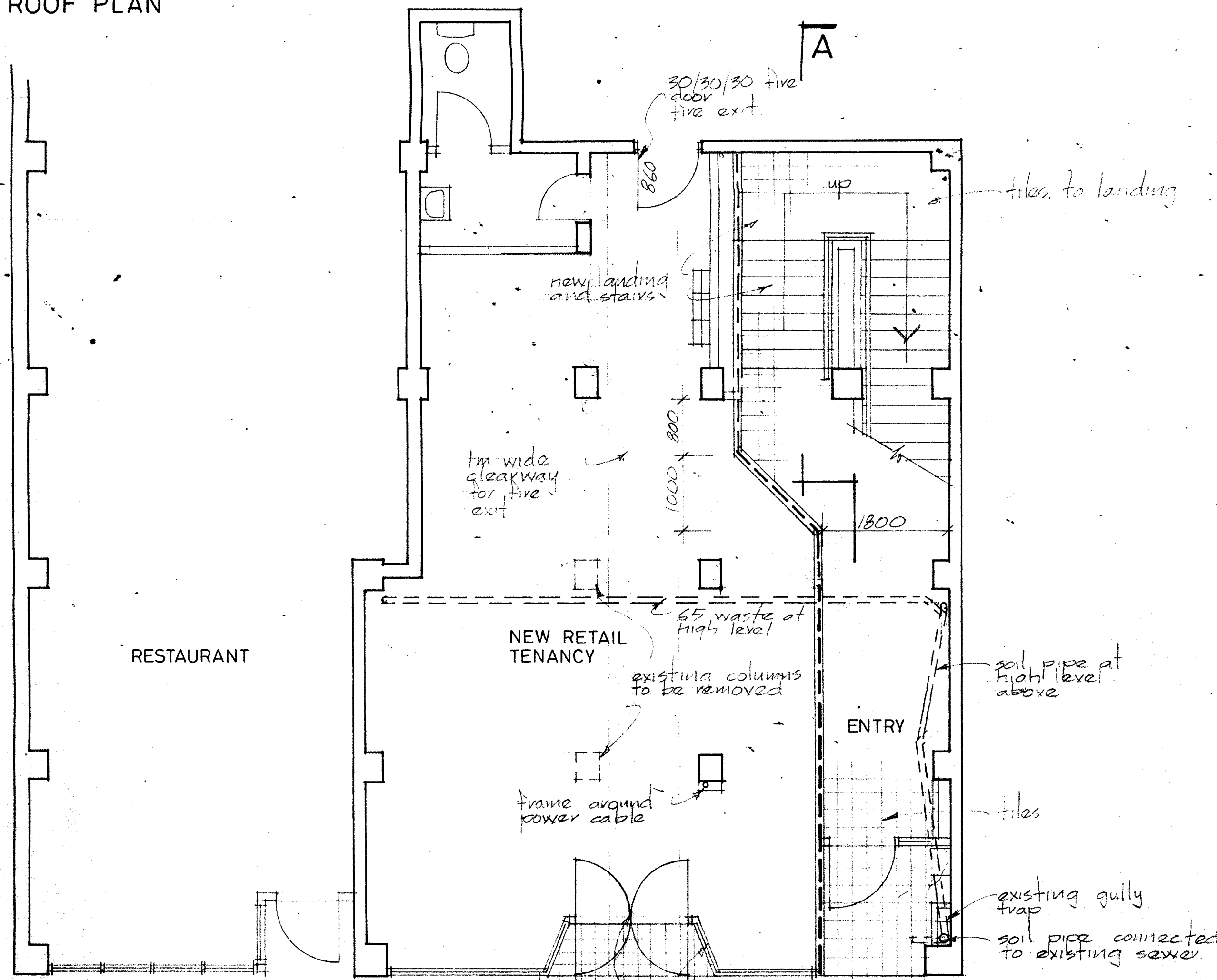




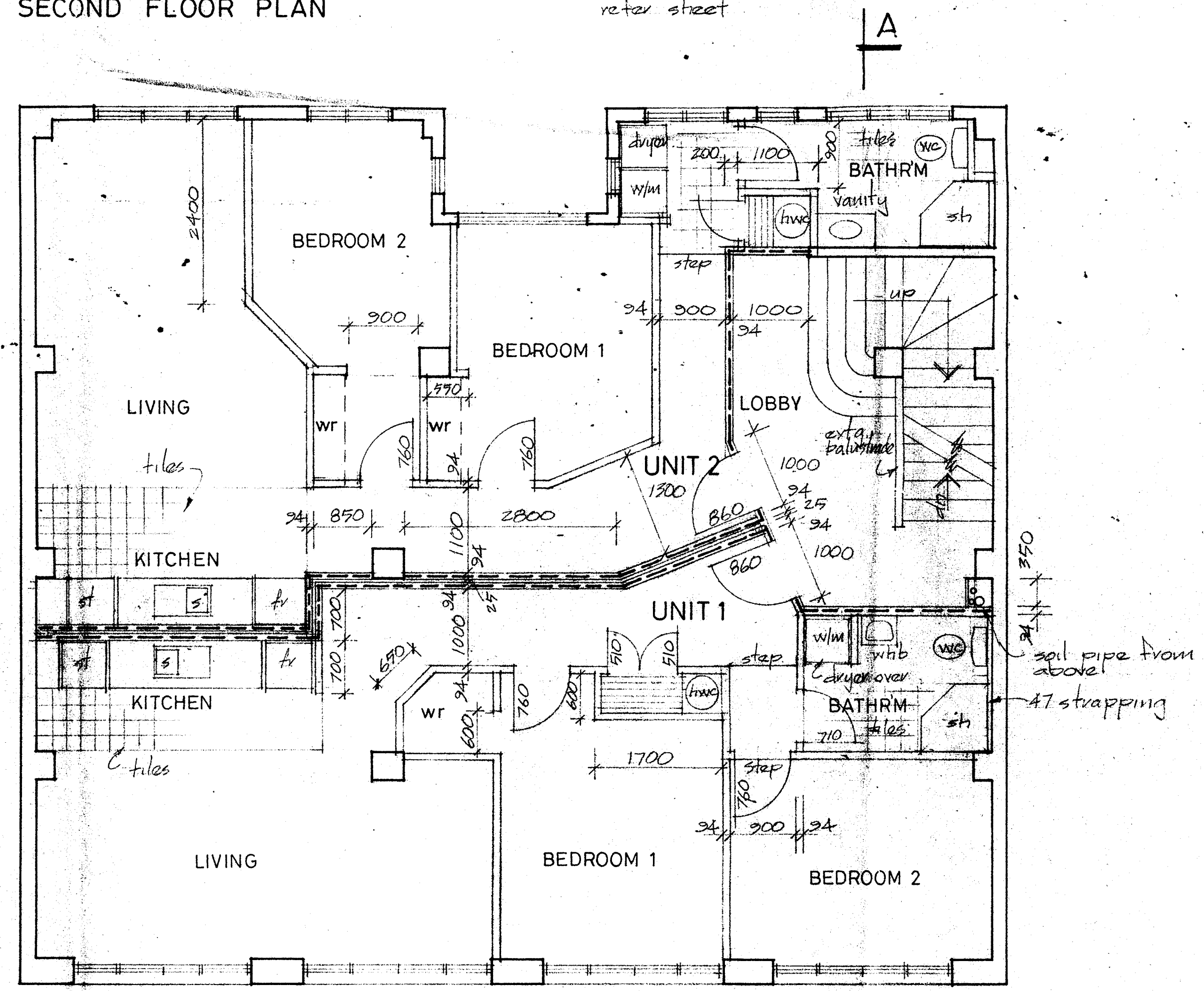
ROOF PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

W.C.C. RECORDS

WELLINGTON CITY COUNCIL
SERVICE REQUEST NO.

80507

APPROVED BUILDING
CONSENT DOCUMENTS

WELLINGTON CITY COUNCIL
ENVIRONMENT

06 SEP 2001

RECEIVED
WAKEFIELD ST. WELLINGTON

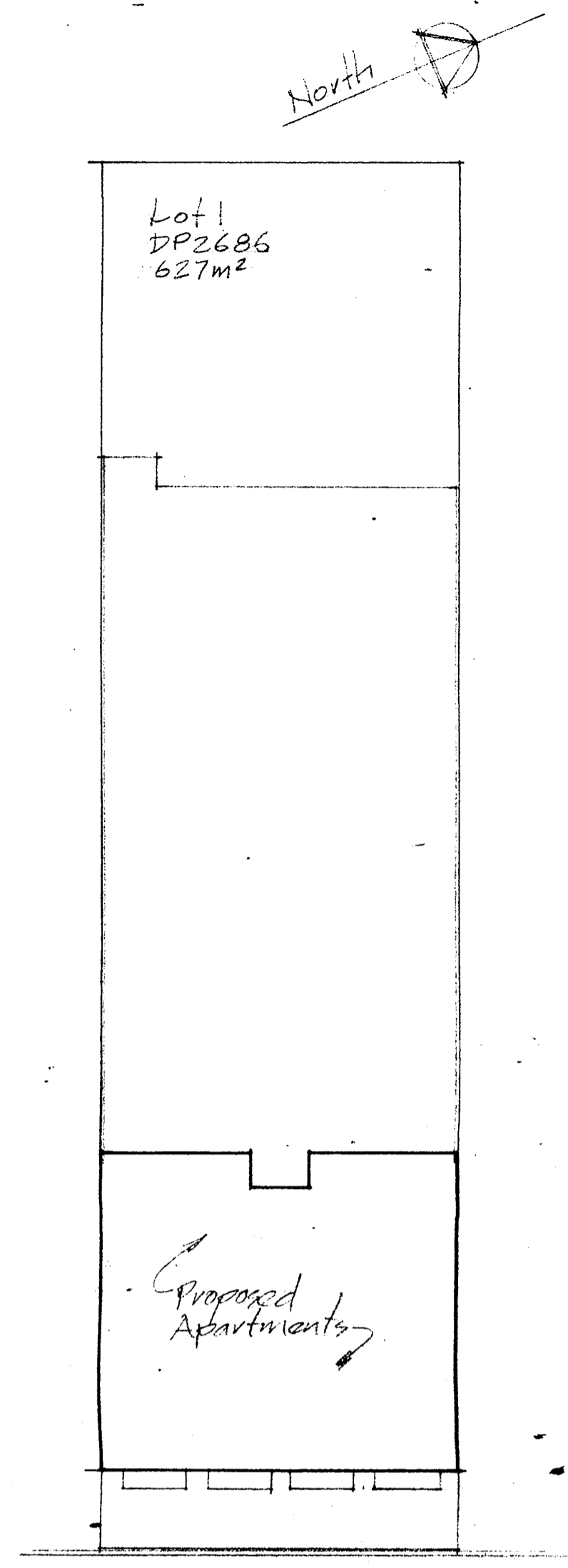
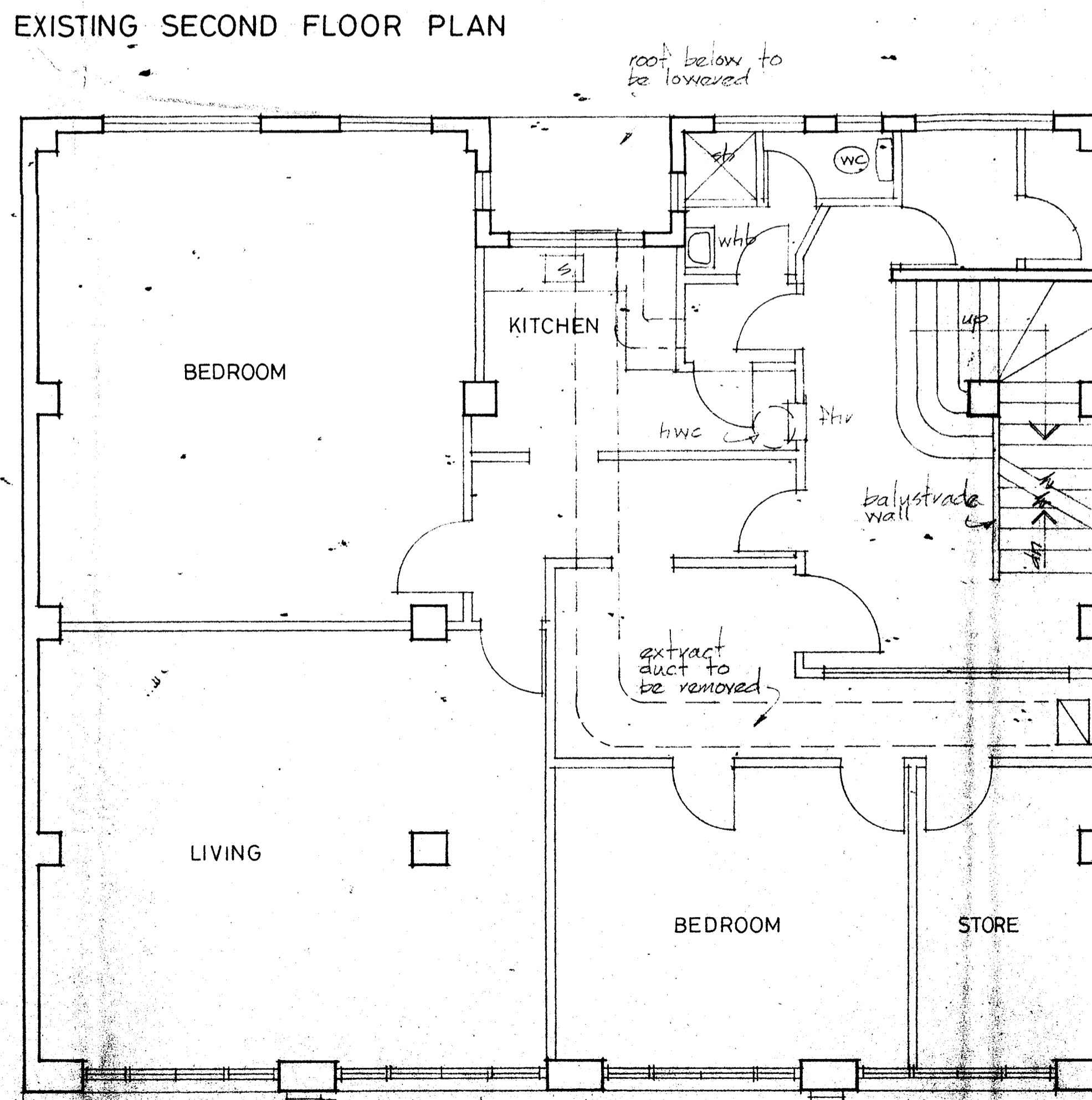
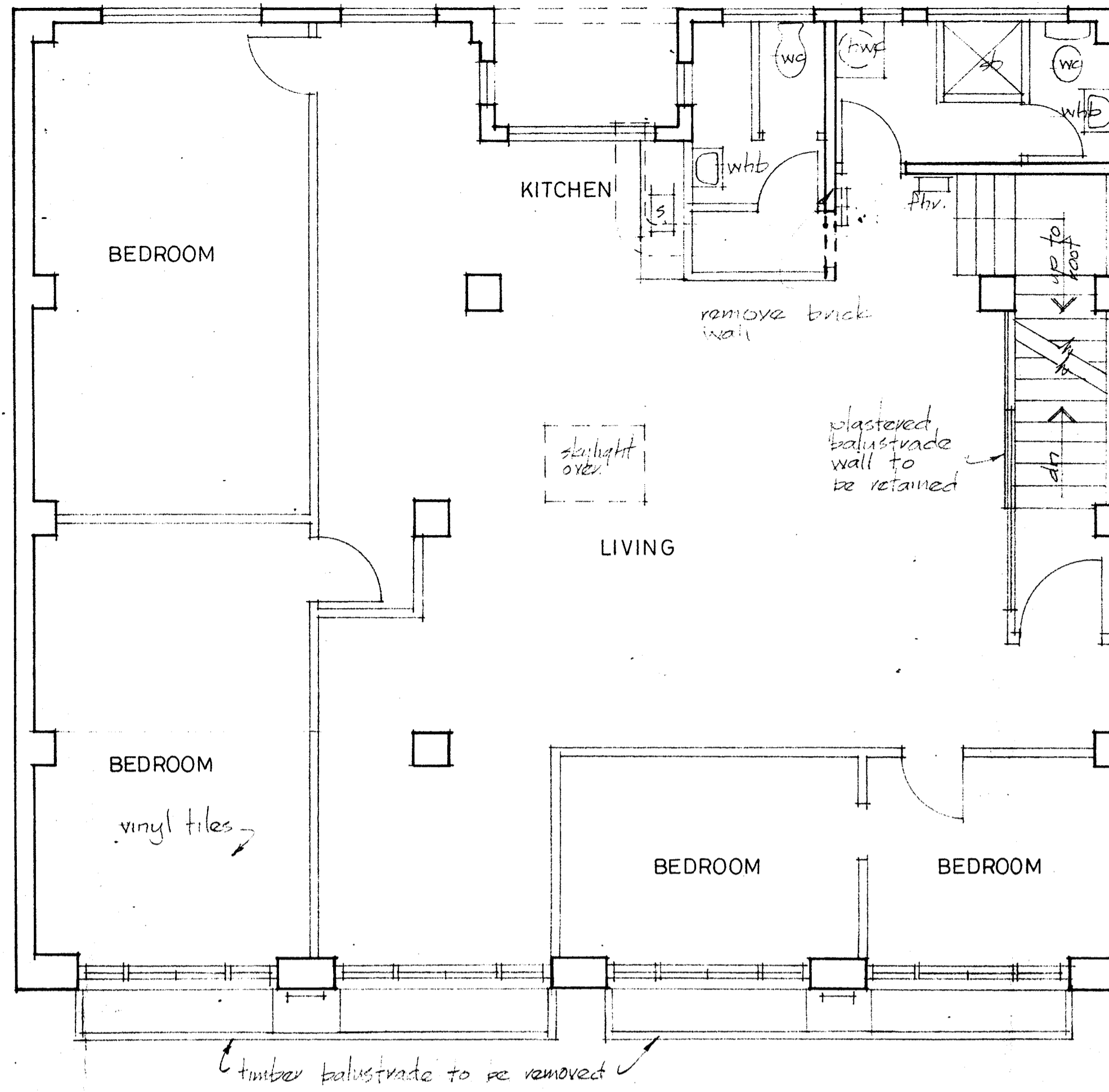
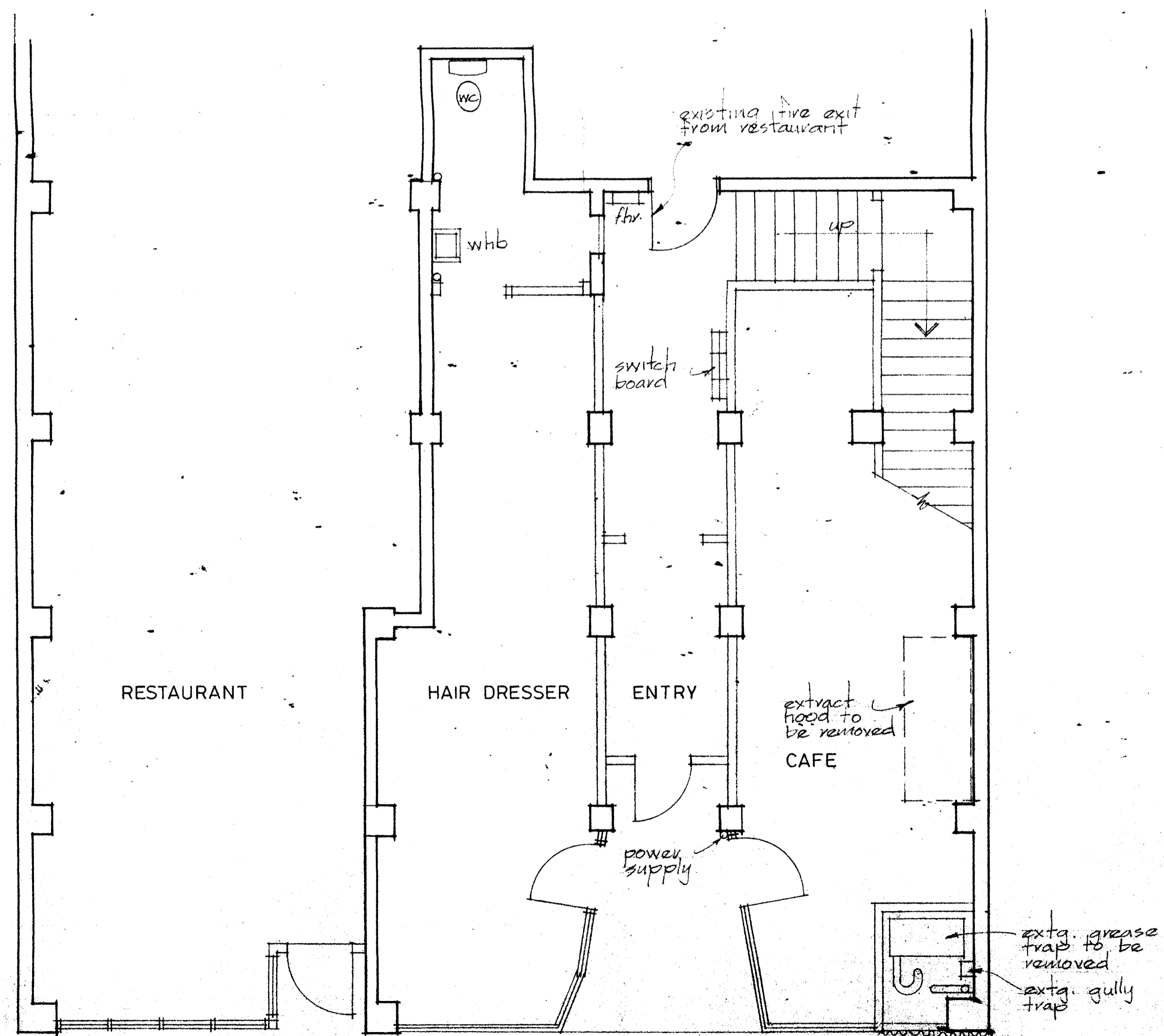
PROPOSED
APARTMENTS
154 CUBA STREET
WELLINGTON

FOR D CHAN BUILDING
PARTNERSHIP

PROPOSED FLOOR
PLANS

Clive Lewis Design Ltd
22 Ardour Street, Miramar
P.O. Box 10023, Wellington
Tel: (04) 398-3092, Fax: (04) 398-3096
Mobile: 021-721-660

DRAWN Clive Lewis SHEET
DATE 6/09/01 1
SCALE 1:50 OF 4



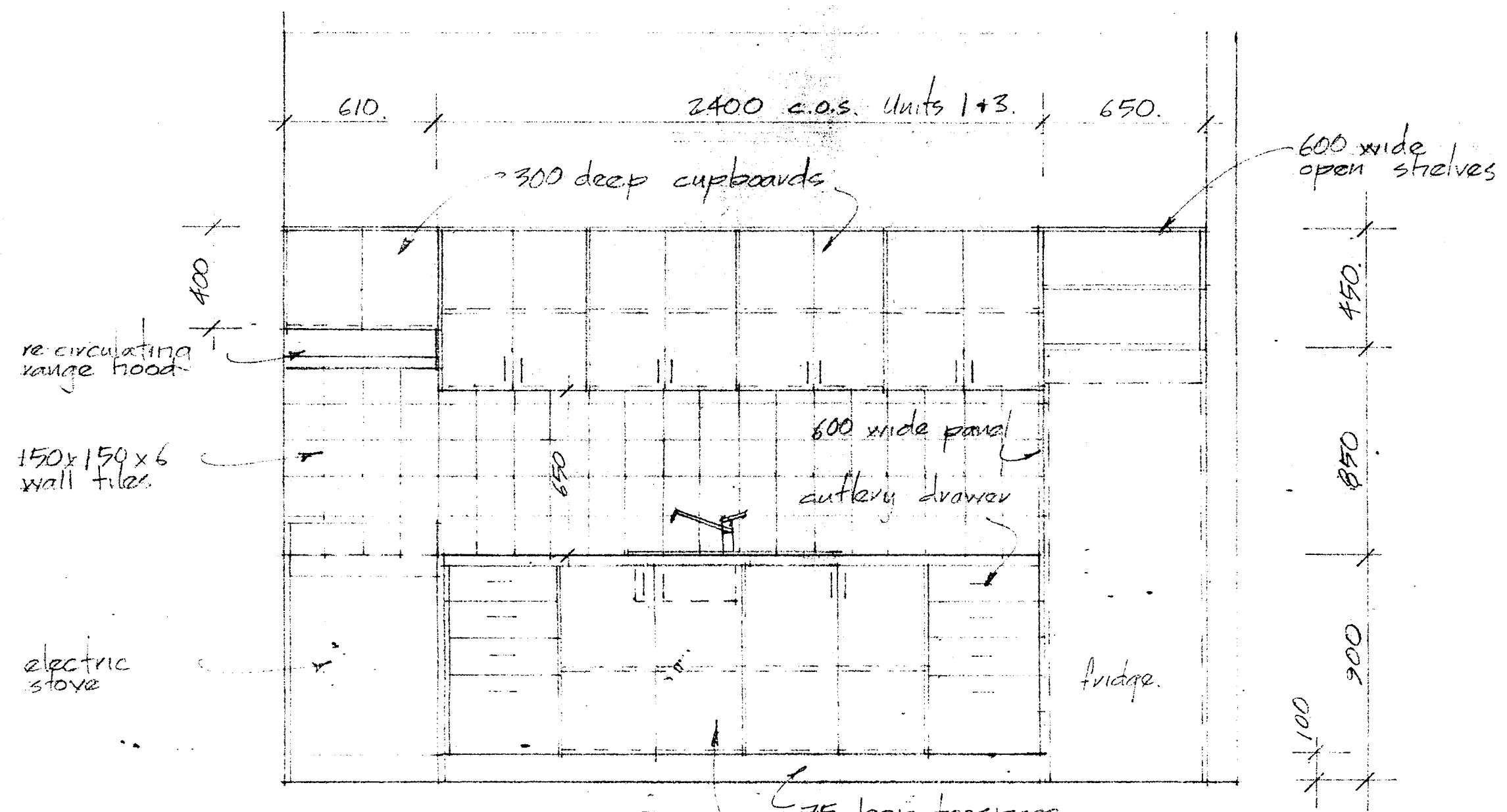
WELLINGTON CITY COUNCIL
SERVICE REQUEST No.
80507
APPROVED BUILDING
CONSENT DOCUMENTS

**W.C.C.
RECORDS**

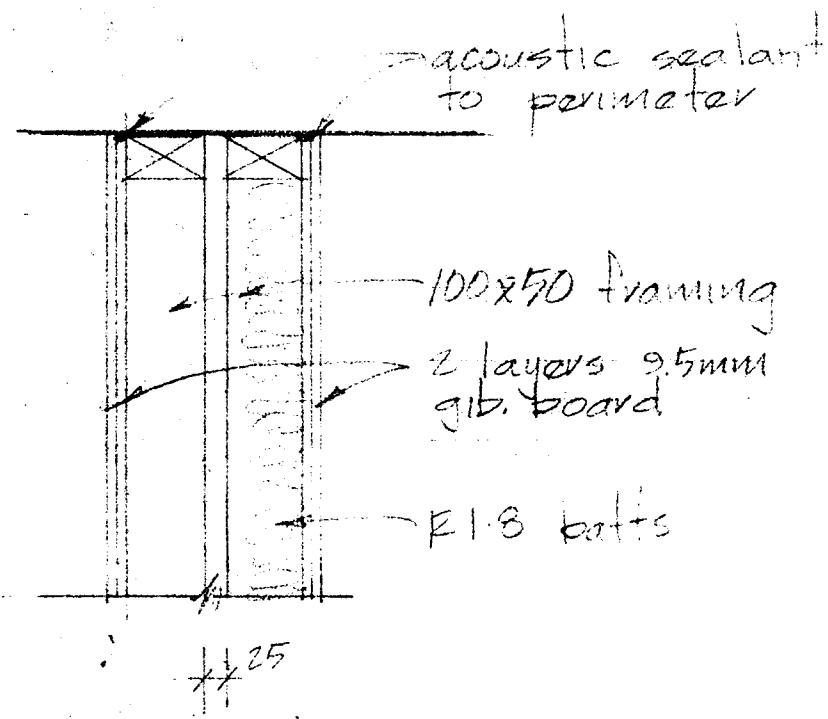
PROPOSED
APARTMENTS
154 CUBA STREET
WELLINGTON
FOR D CHAN BUILDING
PARTNERSHIP

EXISTING FLOOR
PLANS
SITE PLAN

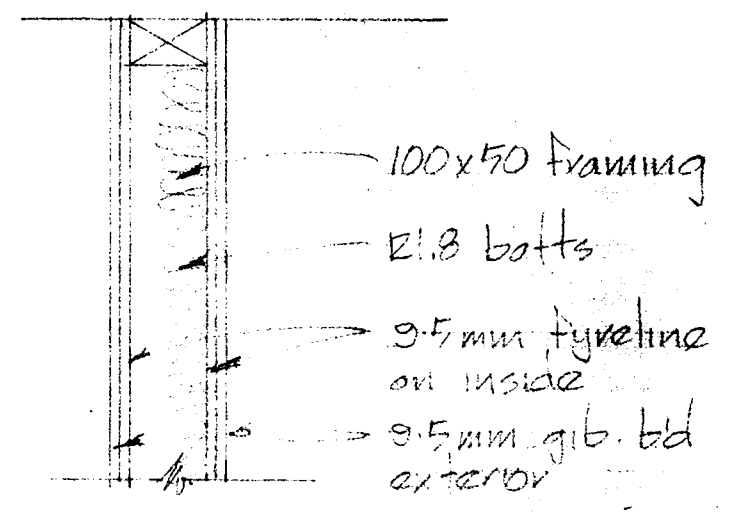
WELLINGTON CITY COUNCIL
RECEIVED
06 SEP 2001
DRAWN: [signature]
DATE: 6/07/01
SCALE: 1:50 OF 4



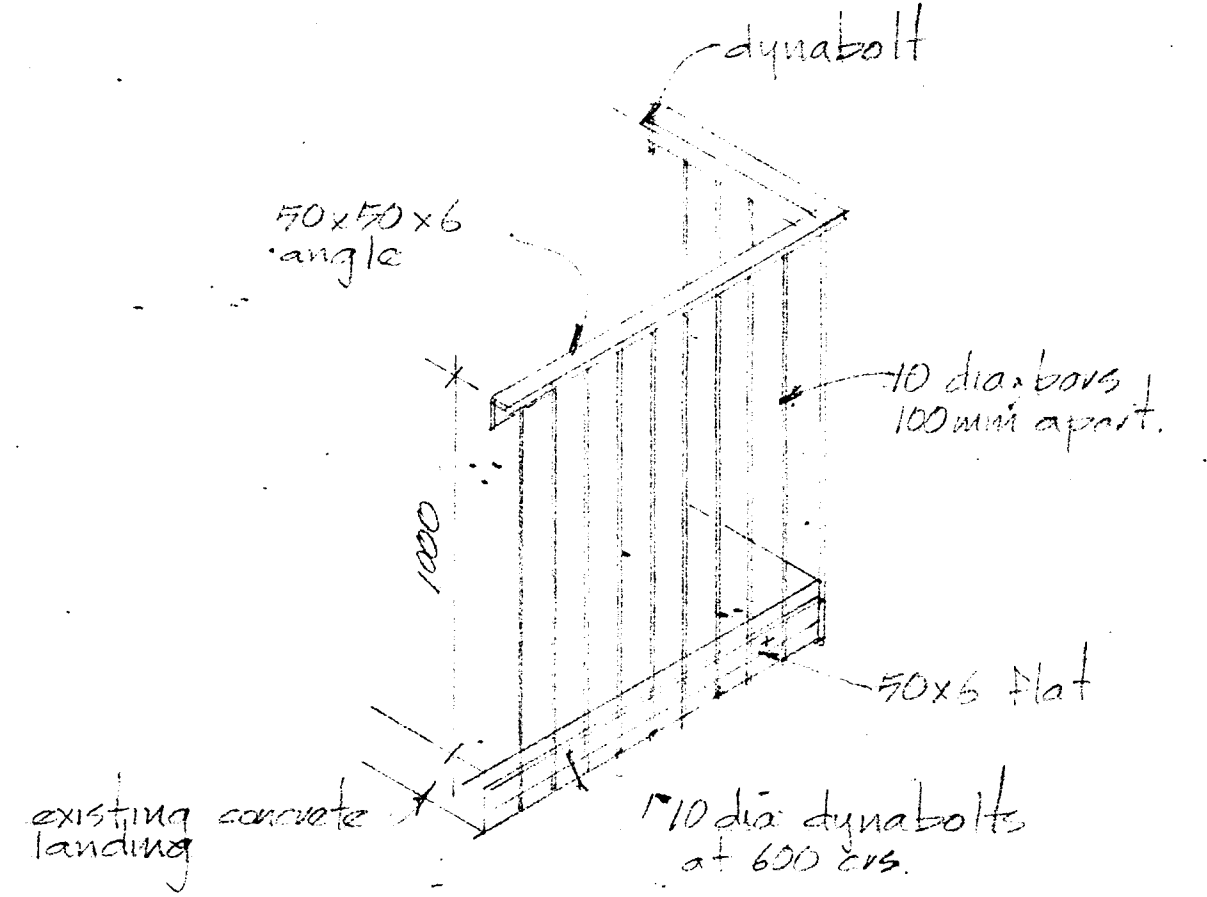
KITCHEN LAYOUT



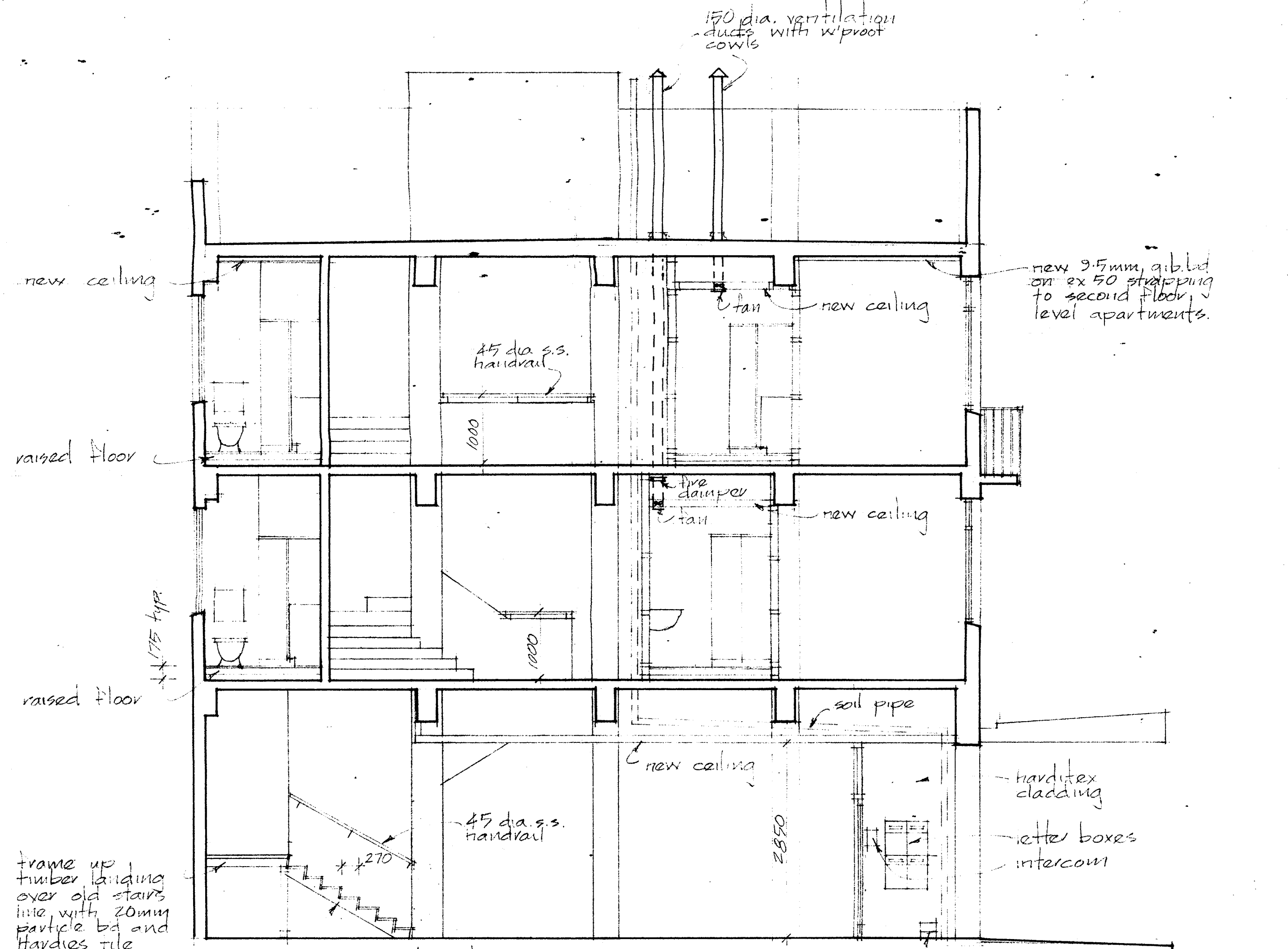
INTERTENANCY WALL
30/30/30 fire rating
STC - 58
Wall to comply with
Winstones Spec. GBT LA-30a.



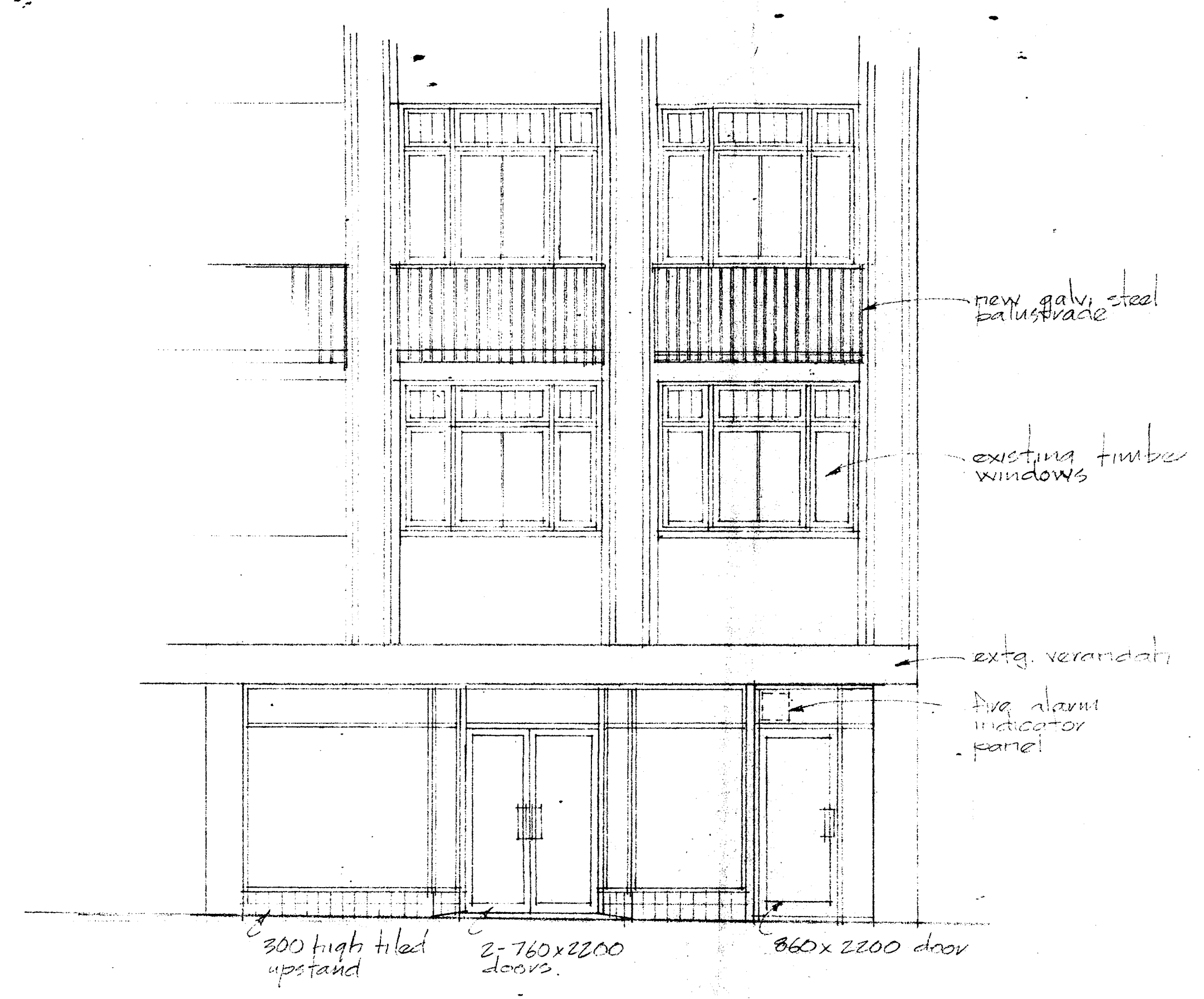
FIRE WALL
30/30/30 fire rating
Wall to comply with
Winstones Spec. GBT 30a.



BALUSTRADE DETAIL
Balustrade to be hot dipped galvanised after fabrication.



SECTION A-A



REVISED ELEVATION FROM CUBA STREET

W.C.C. RECORDS

WELLINGTON CITY COUNCIL
SERVICE REQUEST No.
80507
APPROVED BUILDING
CONSENT DOCUMENTS

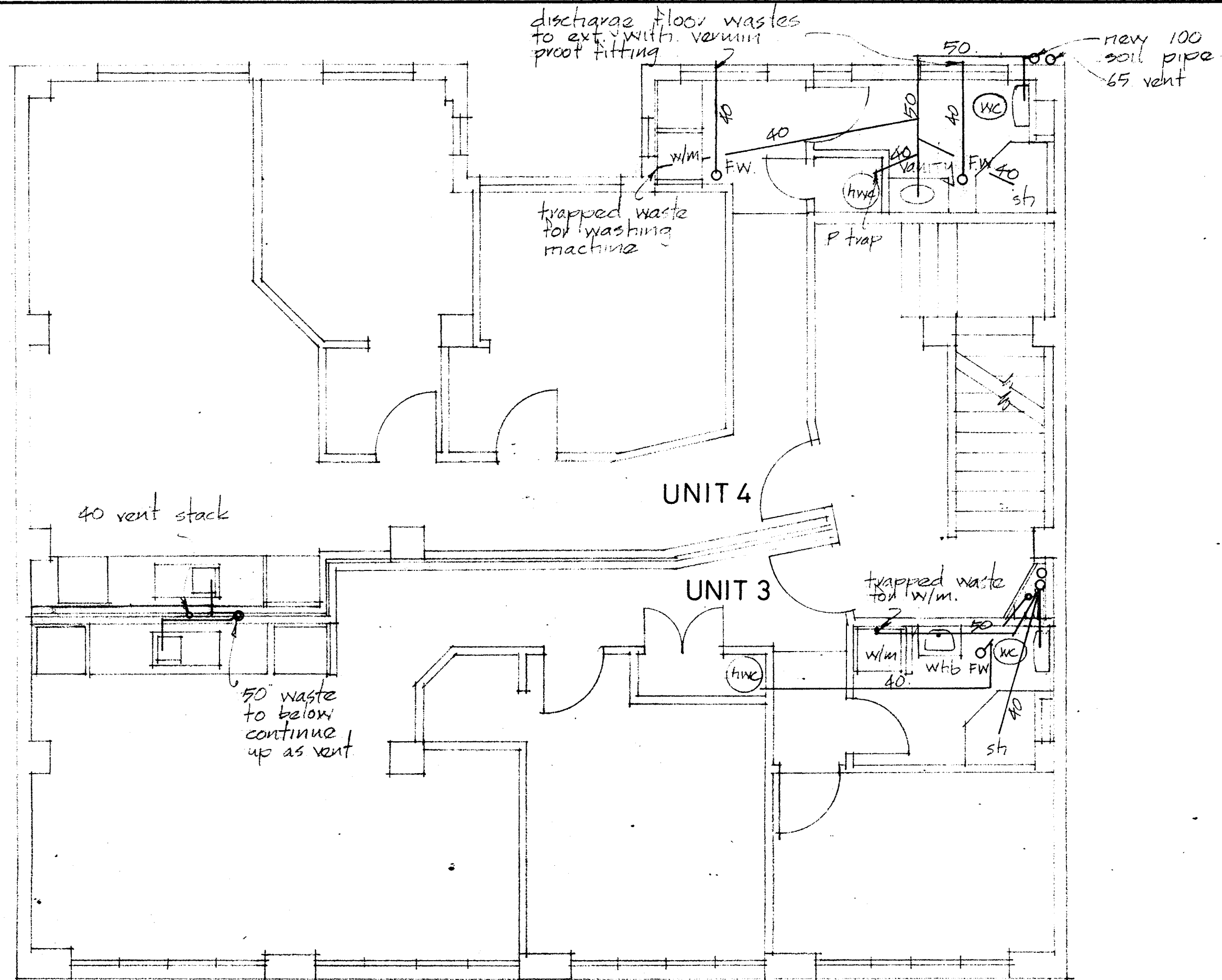
PROPOSED
APARTMENTS
154 CUBA STREET
WELLINGTON

FOR D CHAN BUILDING
PARTNERSHIP

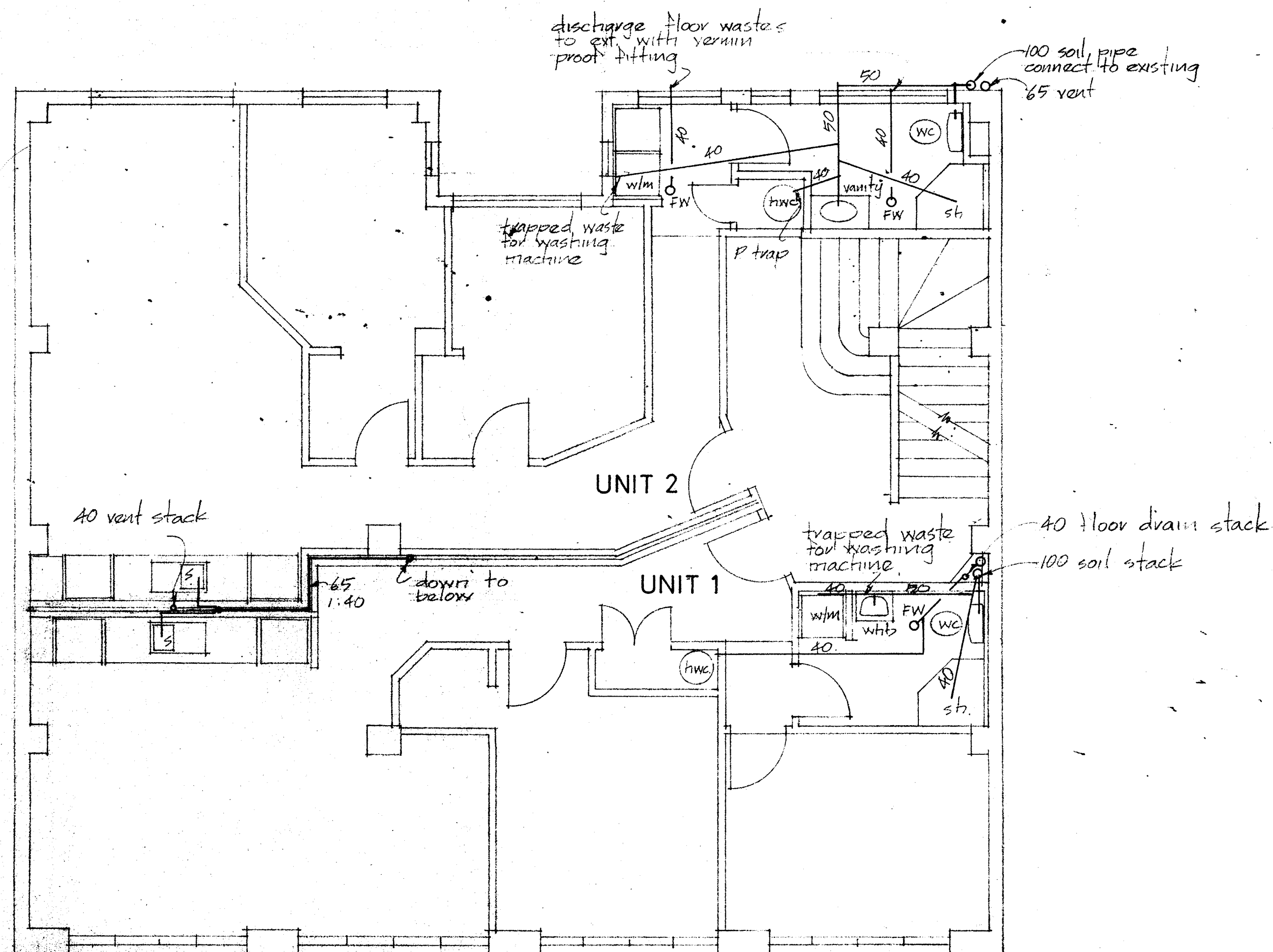
SECTION, ELEVATION
KITCHEN LAYOUT
DETAILS

Clive Lewis
22 Arctico Street, Wellington
P.O. Box 16023, Wellington
Tel (04) 389-3095, Fax (04) 389-3096
Mobile 027-721-266

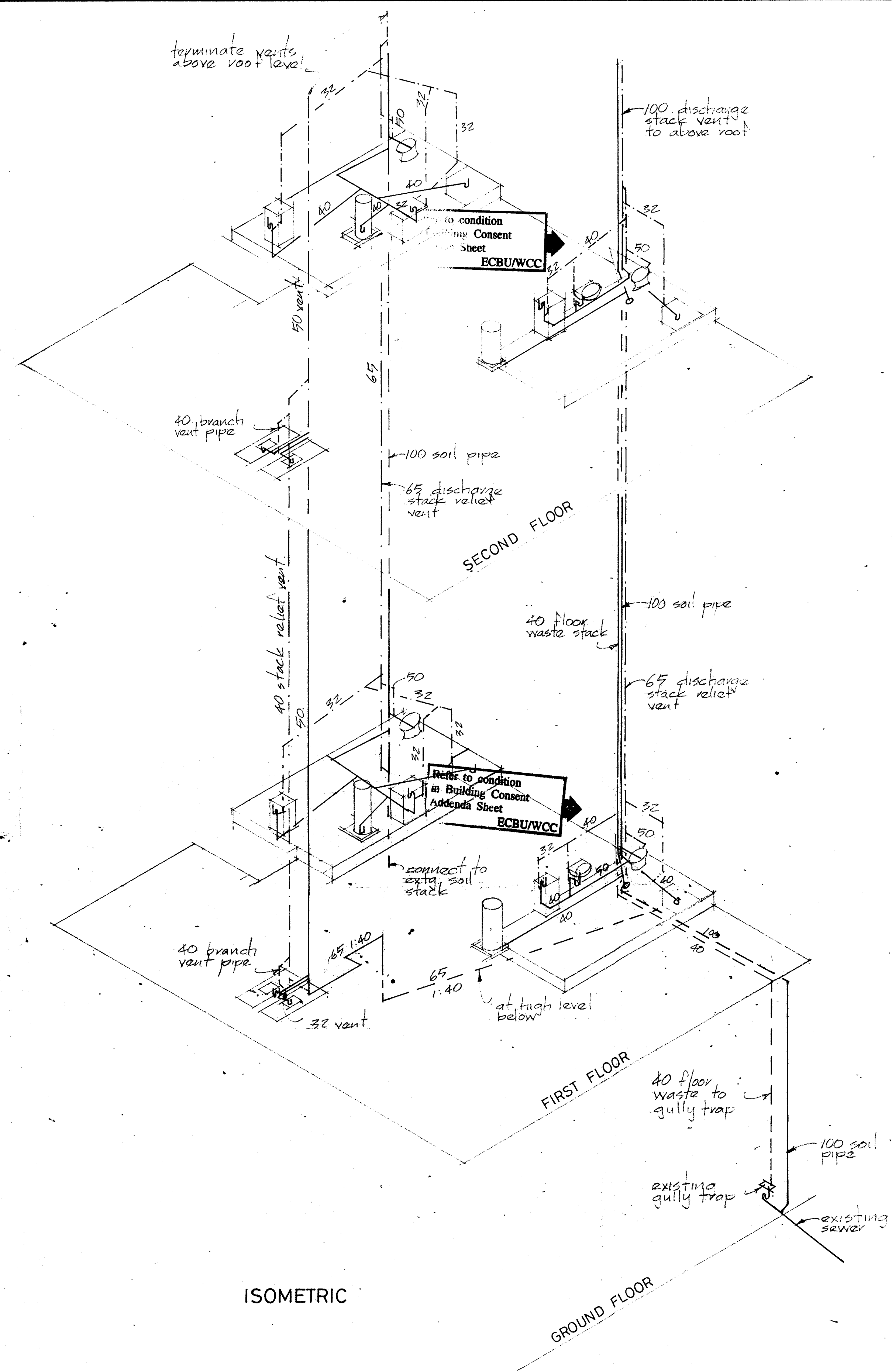
WELLINGTON CITY COUNCIL
ENVIRONMENT
06 SEP 2001
RECEIVED
DRAWN Clive Lewis
DATE 6/09/01
SCALE 1:50, 1:20, 1:10 OF 4



SECOND FLOOR PLAN



FIRST FLOOR PLAN

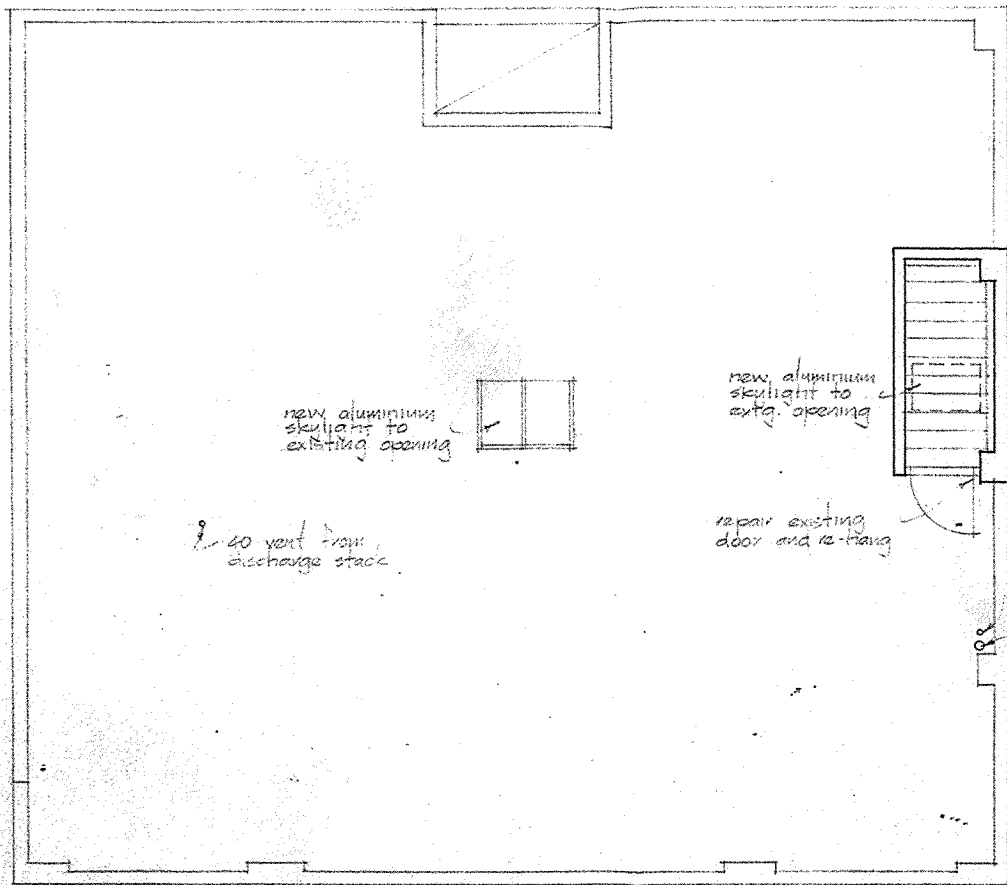


ISOMETRIC

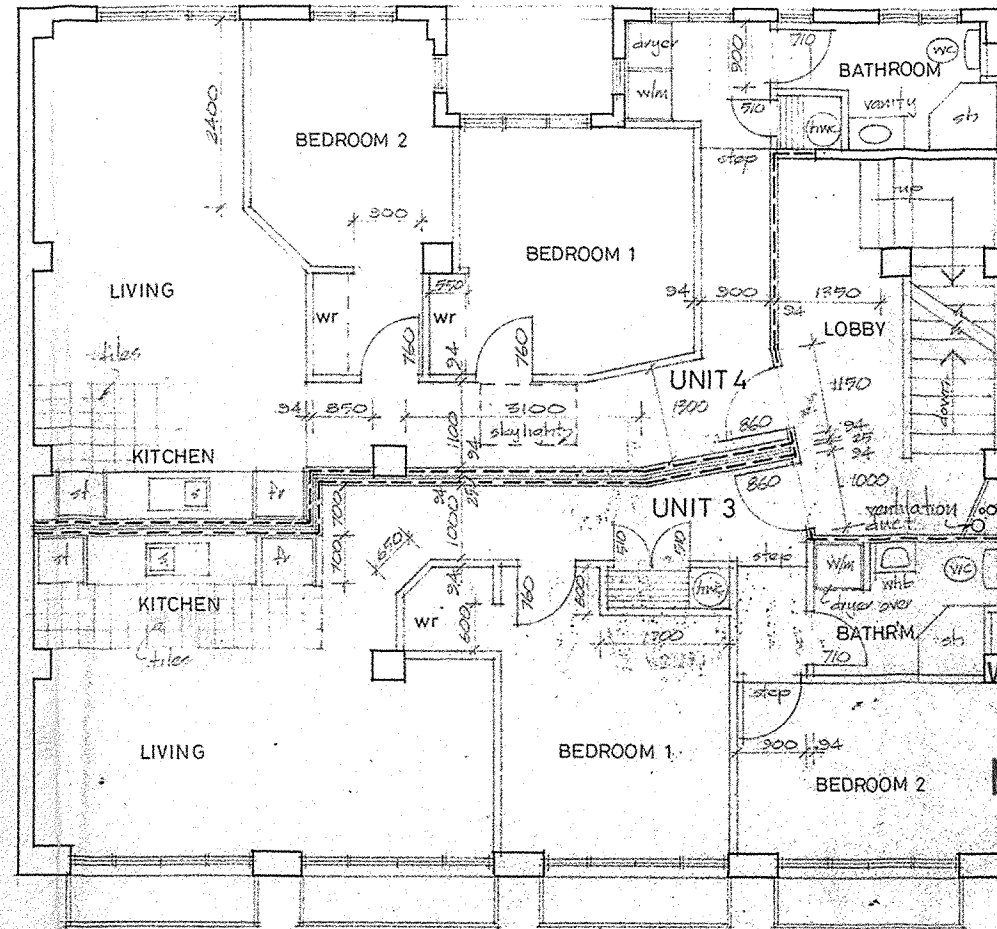
WELLINGTON CITY COUNCIL
SERVICE REQUEST NO.
80507
APPROVED BUILDING
CONSENT DOCUMENTS
**W.C.C.
RECORDS**

PROPOSED
APARTMENTS
154 CUBA STREET
WELLINGTON
FOR D CHAN BUILDING
PARTNERSHIP
DRAINAGE LAYOUT

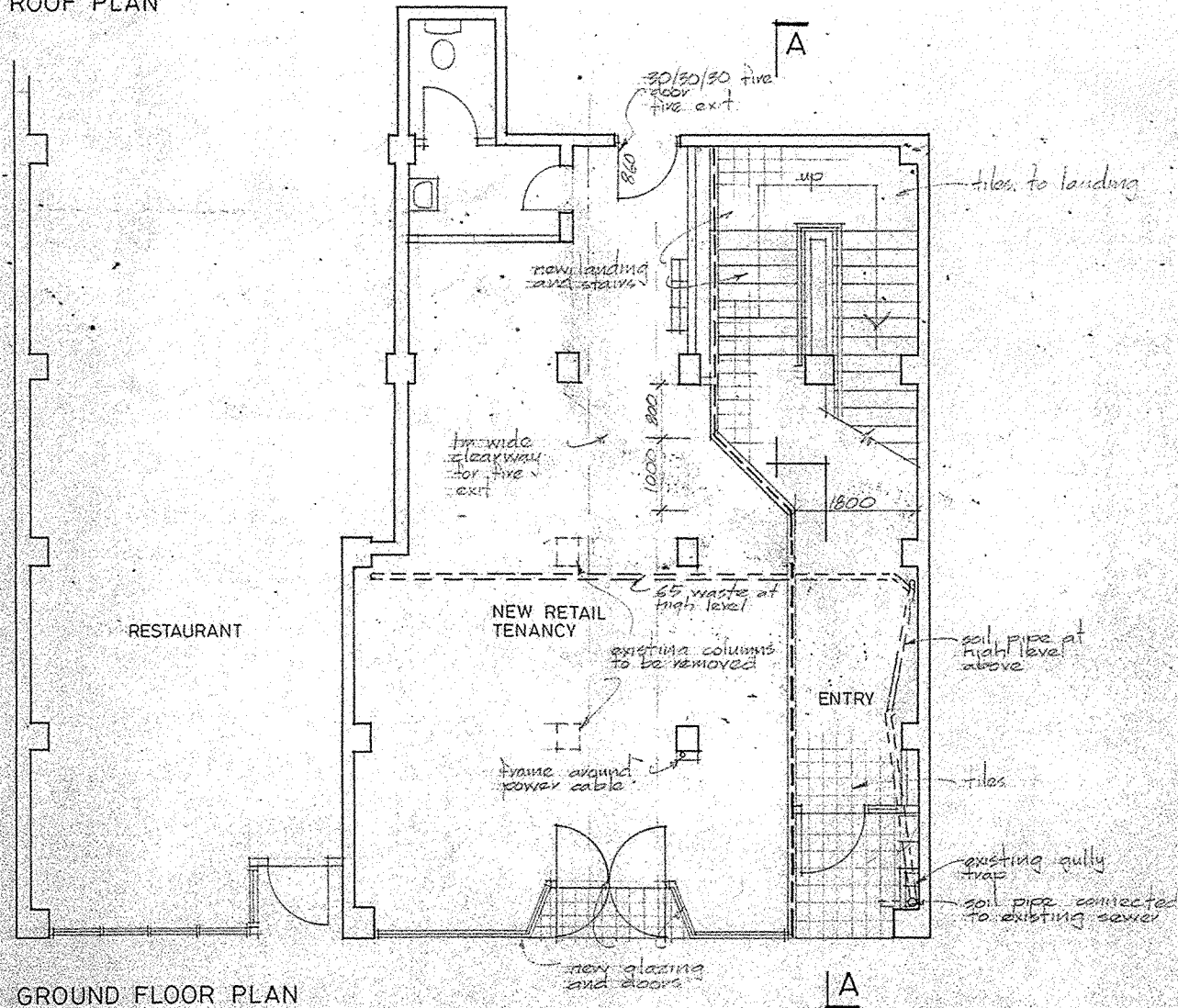
WELLINGTON CITY COUNCIL
ENVIRONMENT
Clive Lewis Design Ltd
22 Antico Street, Miramar 6 SEP 2001
P.O. Box 1607, Wellington
Tel: (04) 388 3997 Fax: (04) 388 3999
Mobile: 021 725 4444
DRAWN *Clive Lewis* SHEET
DATE 6/09/01 4
SCALE 1:50 OF 4



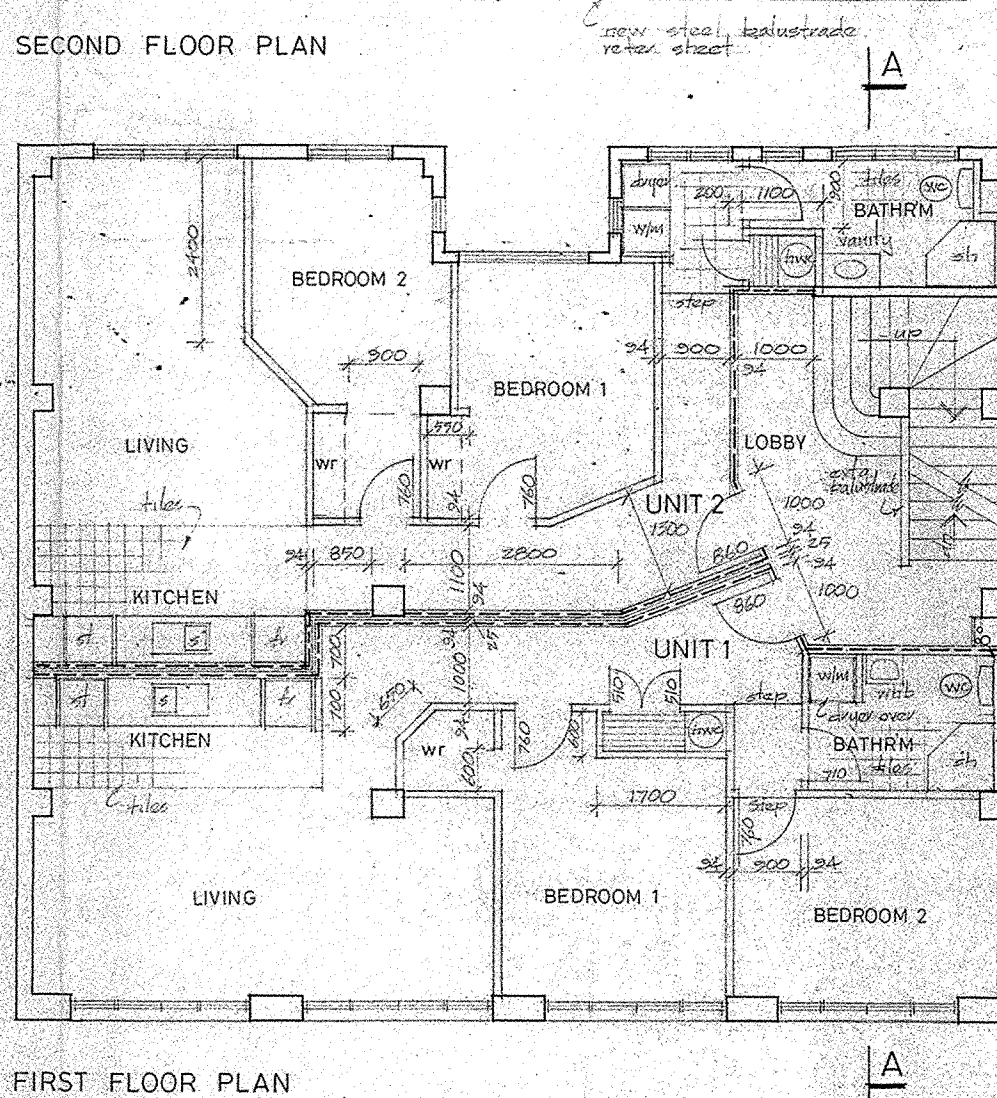
ROOF PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

W.C.C. RECORDS

WELLINGTON CITY COUNCIL ENVIRONMENT
 - 8 MAR 2002
 RECEIVED

WELLINGTON CITY COUNCIL SERVICES REQUEST No. **80507**
 APPROVED BUILDING CONSENT DOCUMENTS

THIS DRAWING FOR INFO ONLY

W.C.C. RECORDS

WELLINGTON CITY COUNCIL SERVICE REQUEST No. **80507**
 APPROVED BUILDING CONSENT DOCUMENTS

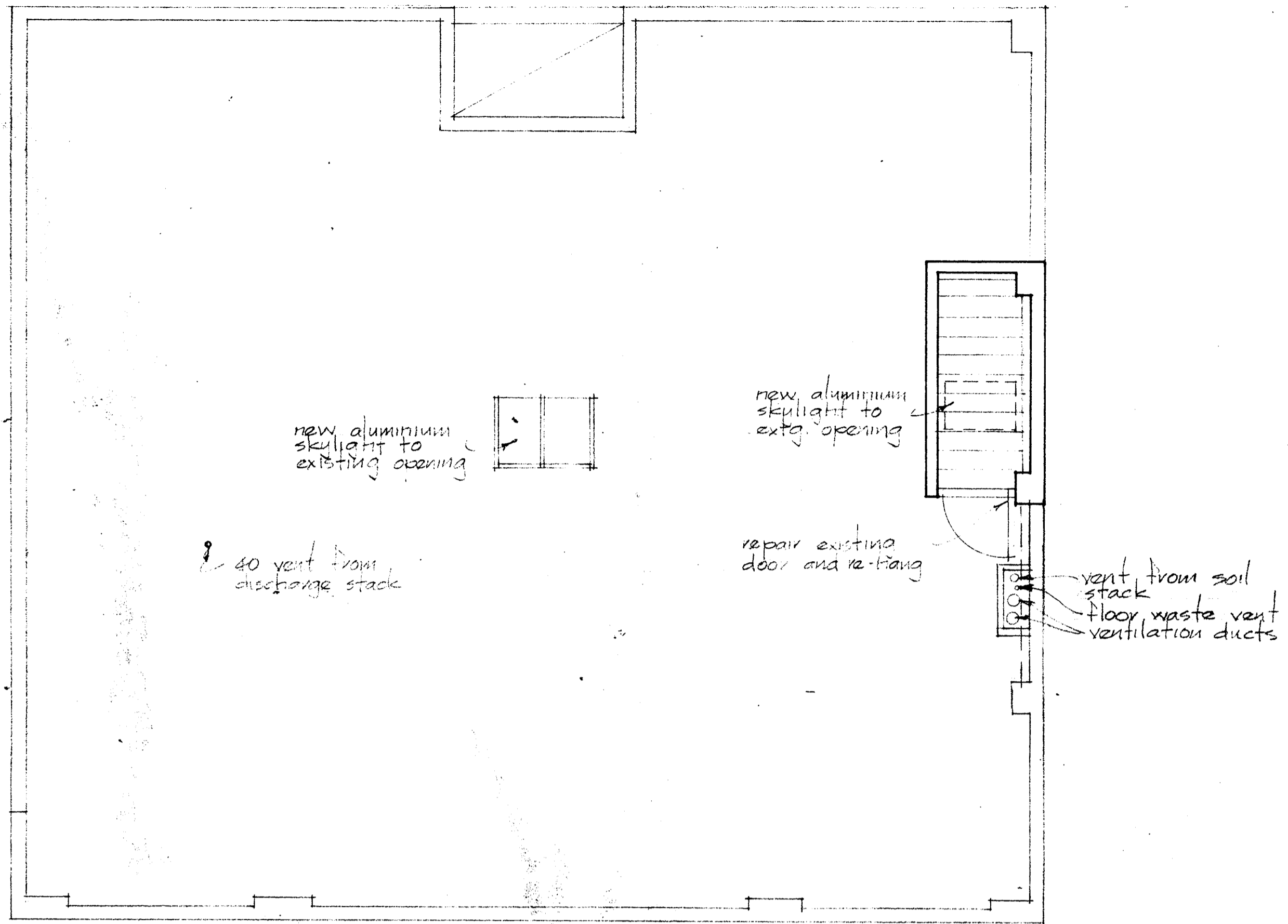
WELLINGTON CITY COUNCIL ENVIRONMENT
 06 SEP 2001
 RECEIVED
 WAKEFIELD ST. WELLINGTON

PROPOSED APARTMENTS
 154 CUBA STREET WELLINGTON
 FOR D.CHAN BUILDING PARTNERSHIP

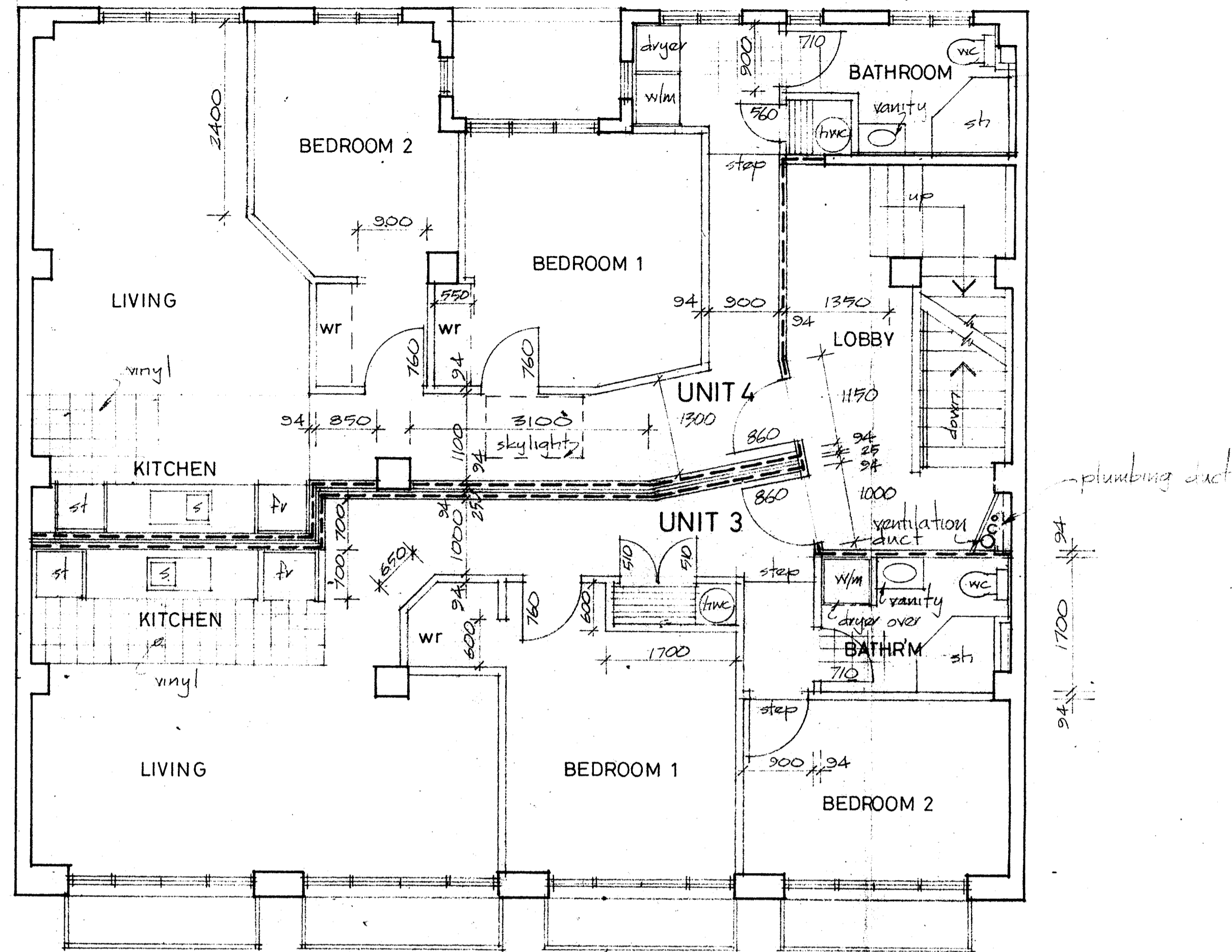
PROPOSED FLOOR PLANS

Clive Lewis Design Ltd
 22 Andros Street, Miroc
 P.O.Box 16023, Wellington
 Tel: (04) 389-3093, Fax: (04) 389-3096
 Mobile 023-721-567

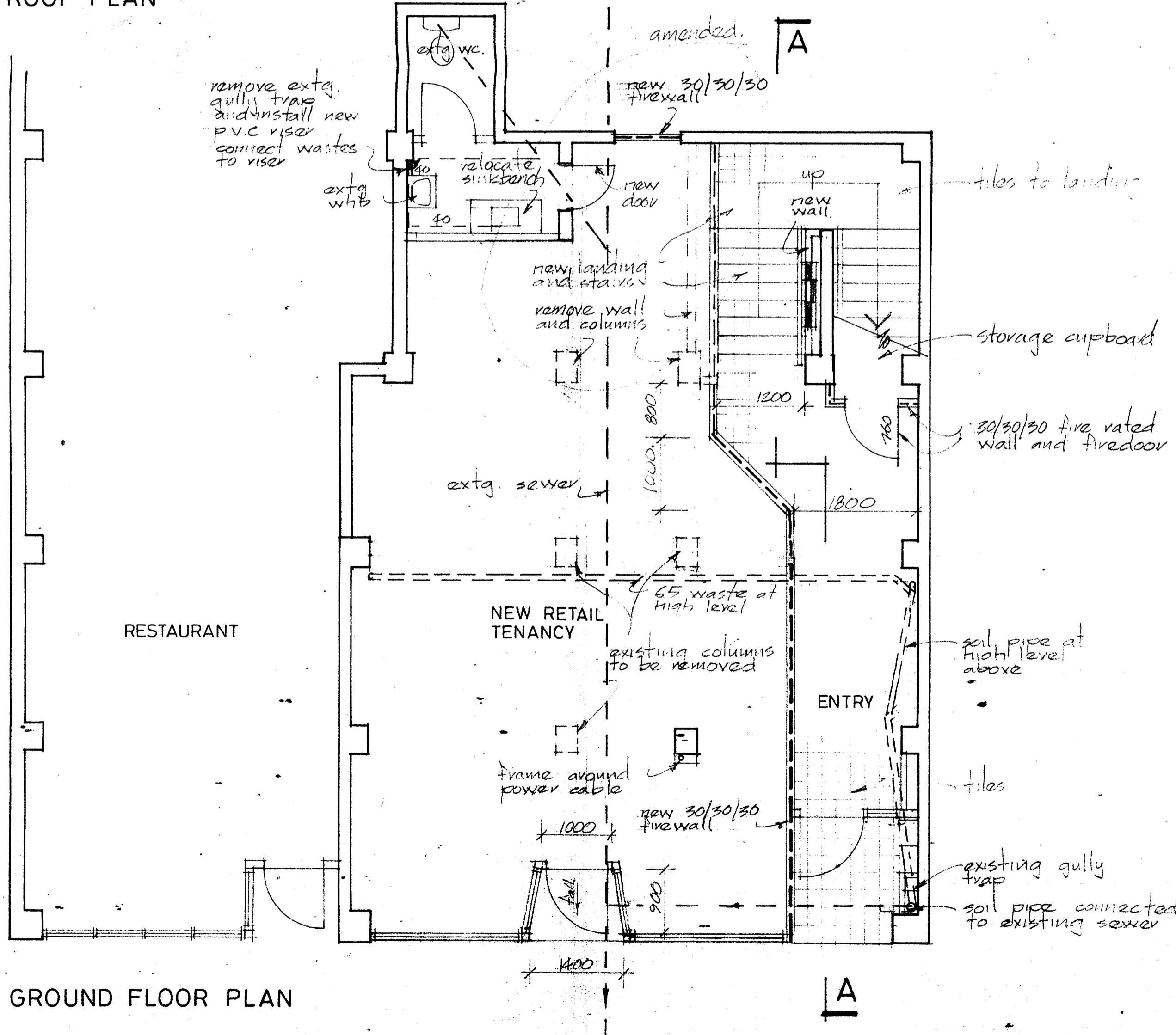
DRAWN Clive Lewis SHEET
 DATE 8/02/01 1
 SCALE 1:50 OF 4



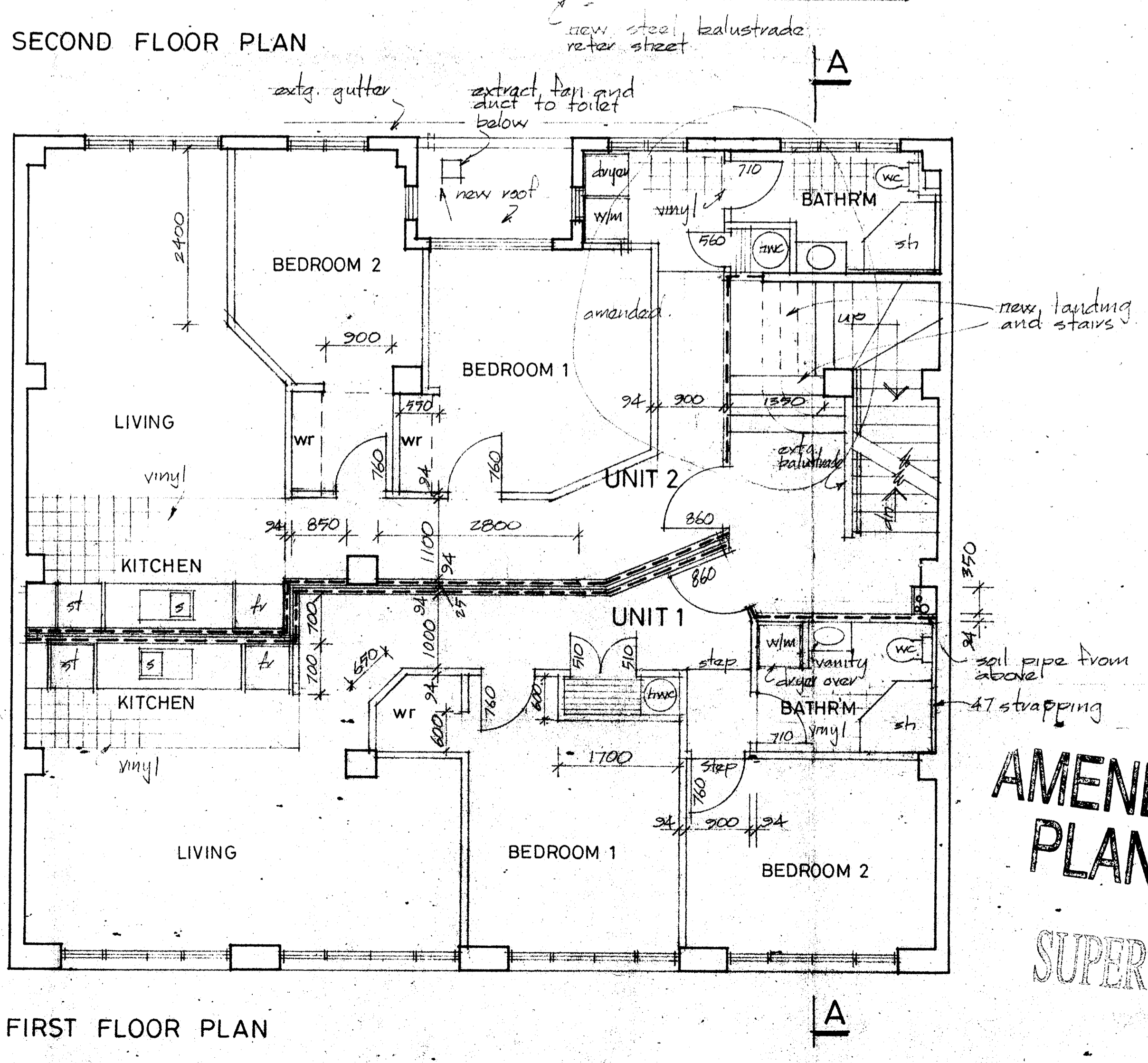
ROOF PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

WELLINGTON CITY COUNCIL
ENVIRONMENT
- 8 MAR 2002
RECEIVED

SUPERSEDED

Rev. A - Retail area amended, Unit 2 bedroom 1 area, storage cupboard added cl 7/03/02.

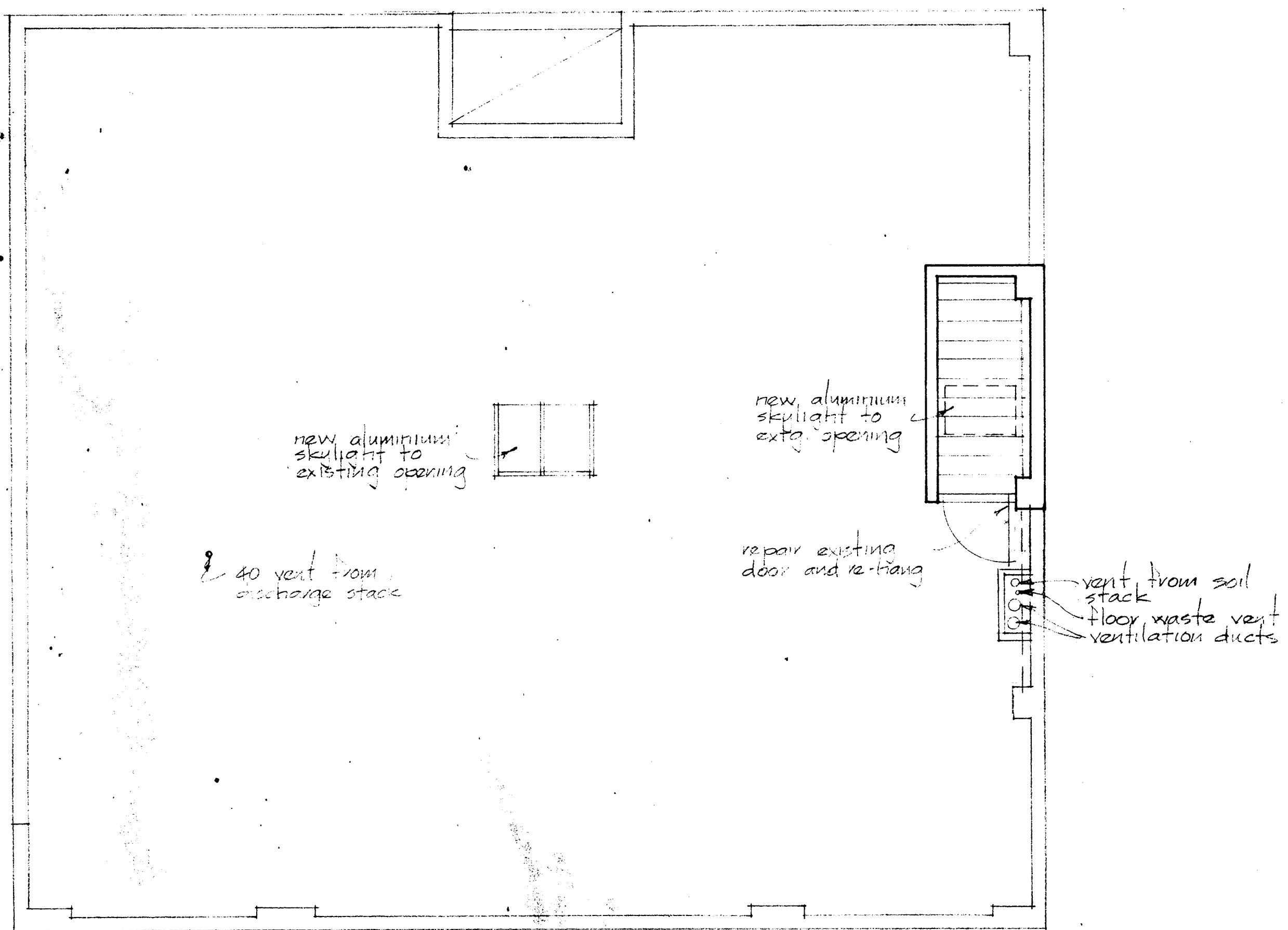
PROPOSED APARTMENTS
154 CUBA STREET WELLINGTON
FOR D CHAN BUILDING PARTNERSHIP
PROPOSED FLOOR PLANS

AMENDED PLANS

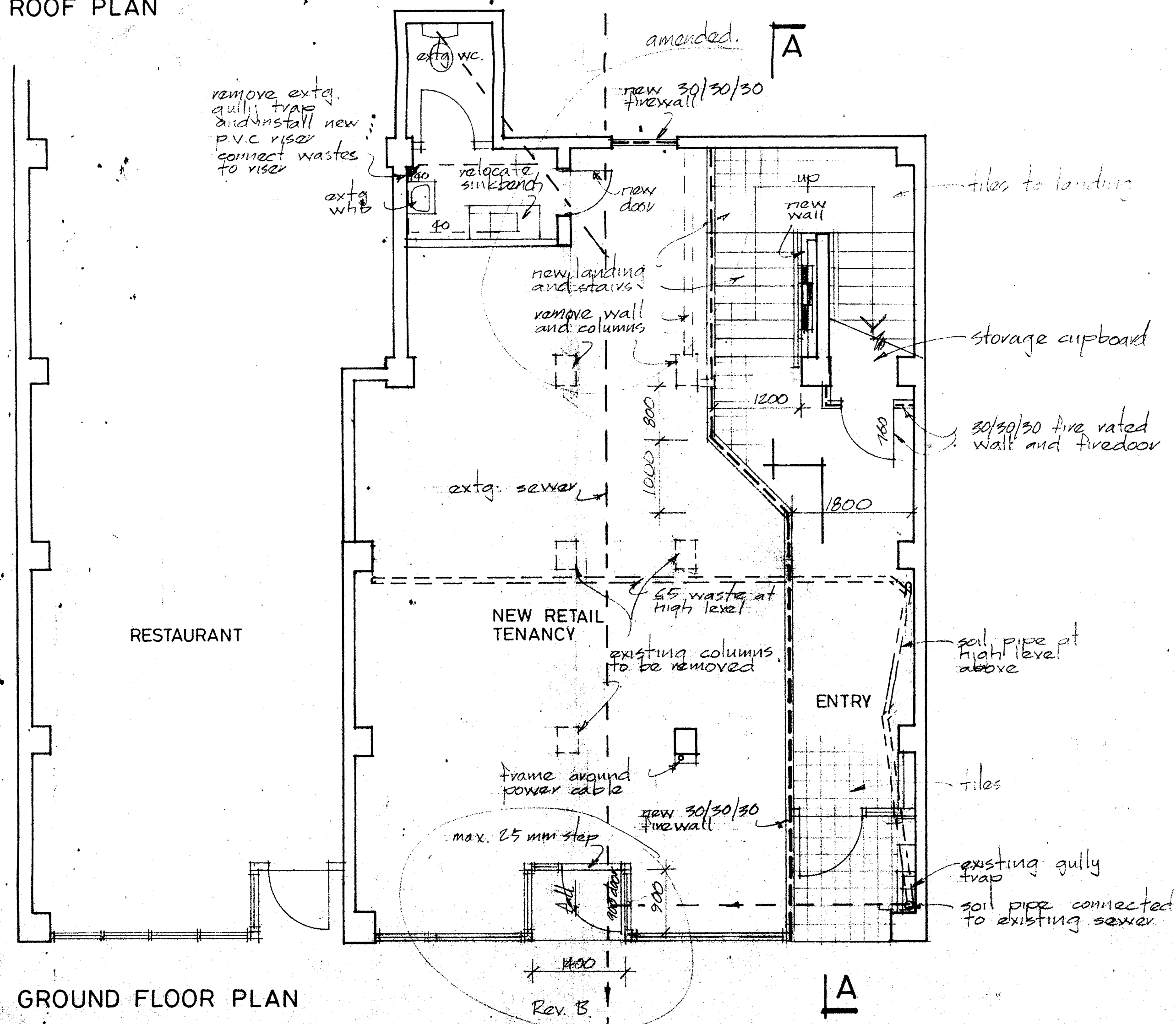
SUPERSEDED

Chve Lewis Design Ltd
154 Cuba Street, Wellington
Tel: 04 488 8888
Fax: 04 488 8888
www.chvelewis.com

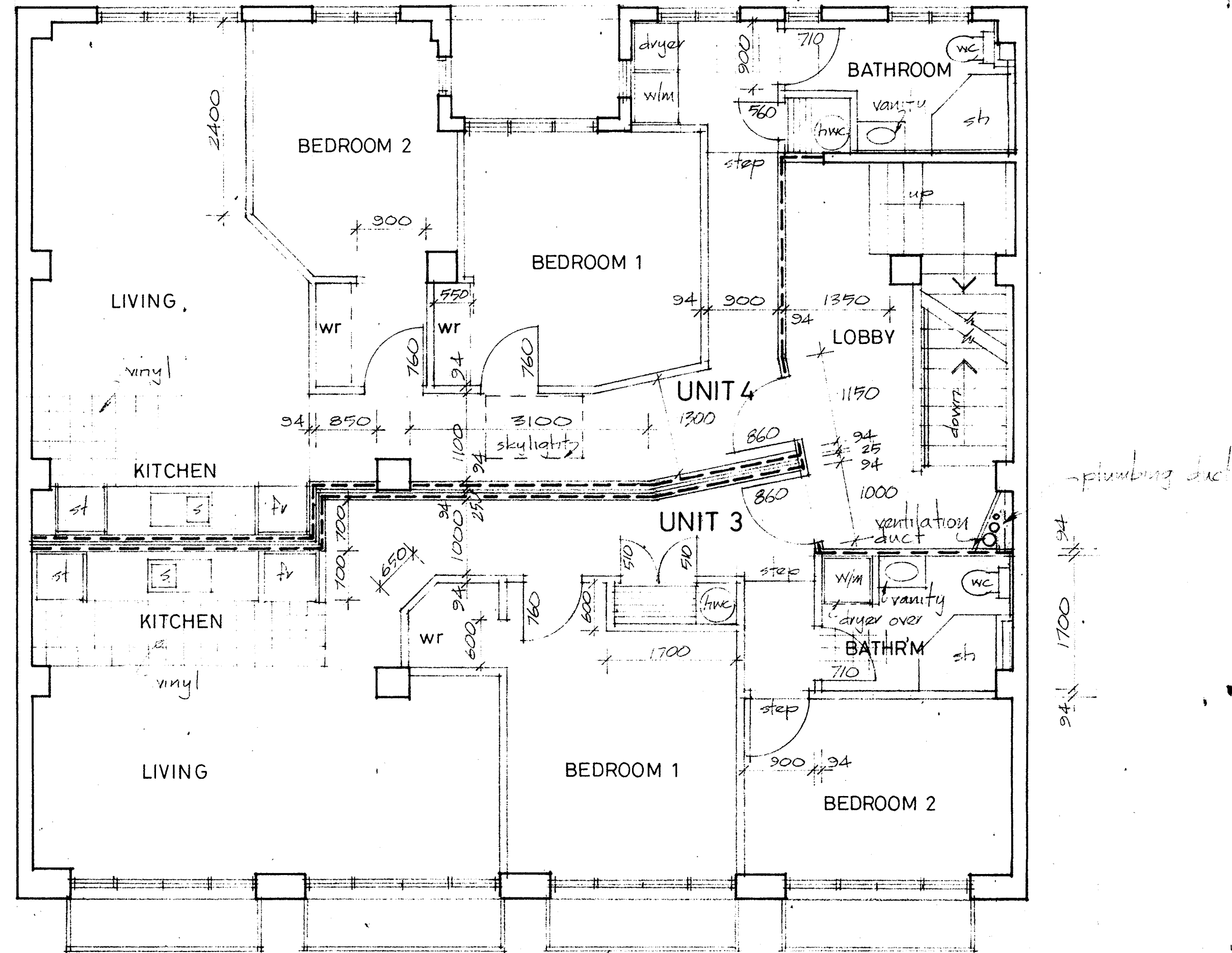
DRAWN Chve Lewis SHEET 1A
DATE 25/09/01 OF 5
SCALE 1:50



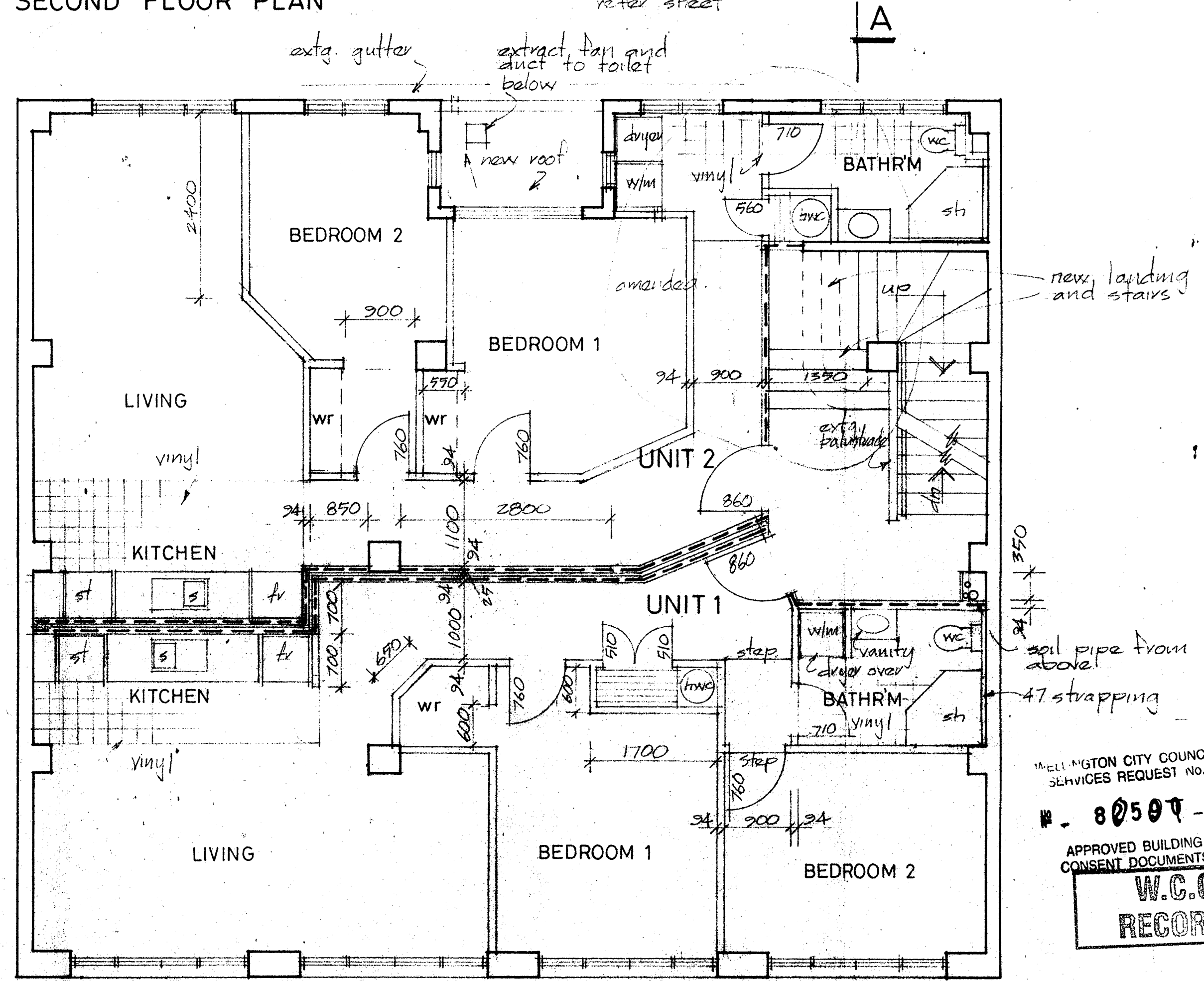
ROOF PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

ADDITIONAL PLANS

26 MAR 2002
 10:00 AM
 WAKEFIELD ST. WELLINGTON

Rev. B - Entry door to retail tenancy c/c 21/3/02.
 Rev. A - Retail area amended, Unit 2 bedroom 1 area, storage cupboard added c/c 7/03/02.

PROPOSED APARTMENTS
 154 CUBA STREET
 WELLINGTON
 FOR D CHAN BUILDING PARTNERSHIP

WELLINGTON CITY COUNCIL
 SERVICES REQUEST NO.
 # 80504

APPROVED BUILDING CONSENT DOCUMENTS

W.C.C. RECORDS

PROPOSED FLOOR PLANS

Clive Lewis Design Ltd
 22 Avon Road, Wellington
 P.O. Box 10022, Wellington
 Tel: (04) 385 2005, Fax: (04) 385 2006
 Mobile: 021 721 166

DRAWN Clive Lewis SHEET
 DATE 25/03/01 1B
 SCALE 1:50 OR 5