

Project Information Memorandum



Record No: 09407

Project Information Memorandum Issued Upon the Application of:

Name: Aldan Lodge Limited
Address: 86 Wellington Street
Picton 7220
Telephone: 03 573 6833

Property Description as Per Rates Information:

Property Location/Street Address: 86 Wellington Street, Picton
Legal Description: LOT 2 DP 4295, LOT 2 DP 4450, LOT 2 DP 5199
**Marlborough District Council
Property Number:** 527735

Project Description

Project Description: Internal Alterations
Intended Life: Indefinite but not less than 50 years.
Agent: No Agent Identified.

PIM Number PIM081603



Prepared by: Ron Wass
Corporate Information Officer
Marlborough District Council

Date: 07 January 2009

/

Project Information Memorandum

Section 1: Statutory Information

-
- A. (i) **Heritage Status**
(ii) **Special Features of the Land**
-

(i) **Heritage Status**

The property has no matters of Heritage Status recorded.

(ii) **Special Features of the Land**

- **Transmission Lines**

This property has not been identified as having high-voltage electricity lines or transmission towers/pylons over or adjacent to the property. However, the applicant must ensure that the proposed building or structure complies with the clearances prescribed in the New Zealand Electrical Code of Practice for Electricity Safety Distances (NZECP34:2001) in relation to any electricity lines.

It is the responsibility of the applicant to ensure compliance with NZECP34:2001, and if necessary to contact the line owner to determine whether the proposed building or structure will comply, prior to commencing any site activity or construction.

B. Information Notified by a Statutory Authority

No information relating to this property, notified to Council by a Statutory Authority, was located.

Project Information Memorandum

C. Stormwater or Wastewater

Services not affected by this work.

D. Authorisations

No authorisations relating to the project were located.

E. Fire Service Notification

Notification to the Fire Service of provision of an evacuation scheme pursuant to Sec 21A of the Fire Service Act 1975 as a result of this project is **not required**.

Project Information Memorandum

F. Historic Places Trust Notification

Notification of this project to Historic Places Trust is not required.

G. Confirmation

The property is zoned Town Commercial in the Marlborough Sounds Resource Management Plan.

The internal alterations, the subject of this application, comply with the zoning rules of the Town Commercial zone in the Marlborough Sounds Resource Management Plan.

Upon issue of the Building Consent, this project may proceed.

H. Building Across Boundaries

Based on information provided with this application, it appears this project will not straddle lot boundaries.

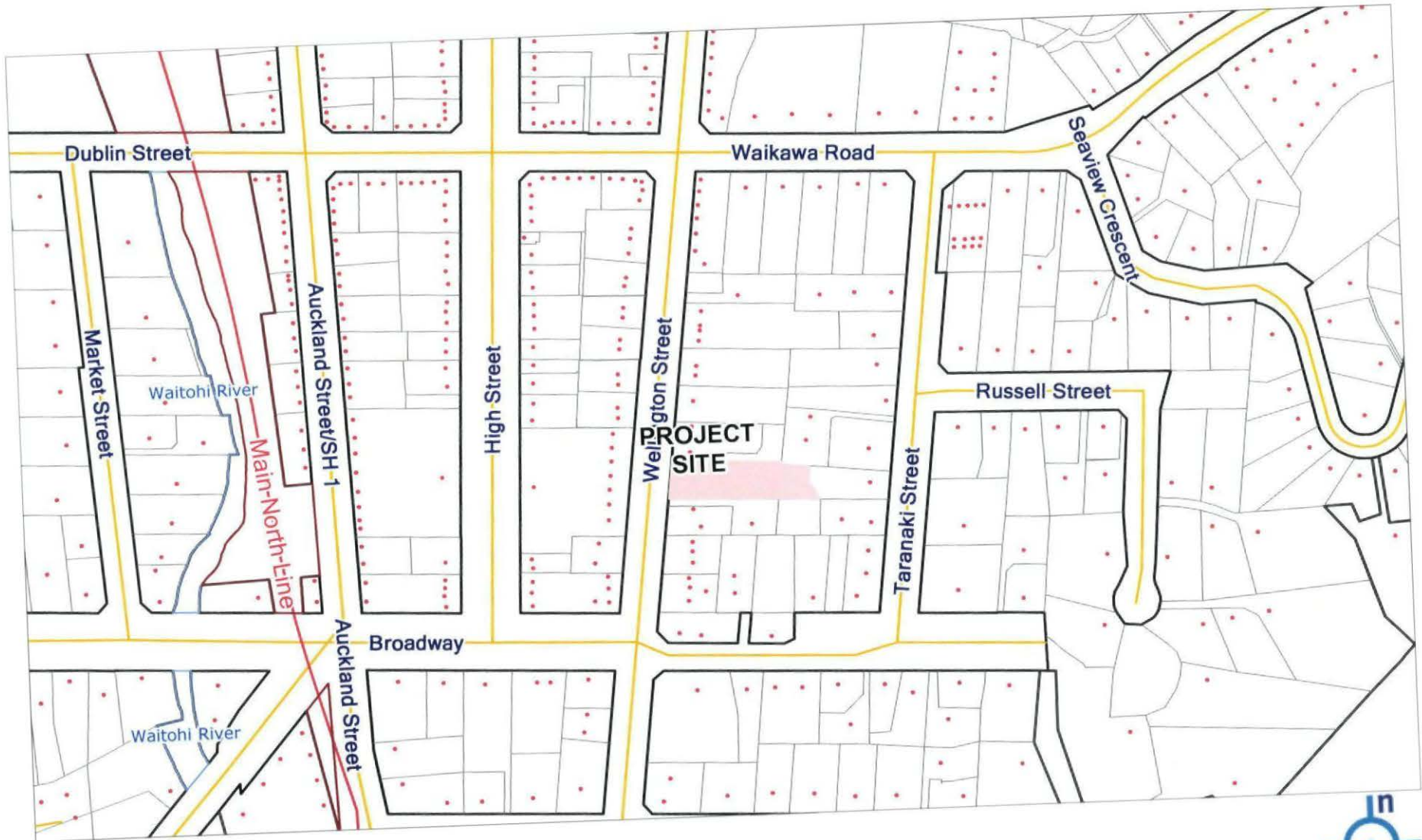
Project Information Memorandum

Section 2: Additional Information

- **Road Damage**
Council's policy is to recover costs from the property owner relating to damage to roads, vehicle crossings, footpaths and berms resulting from building or development projects. Any existing damage noted should be notified to Marlborough Roads prior to work commencing.

This Project Information Memorandum does not authorise commencement of building work. A Building Consent for the project is still required.

**RON WASS
CORPORATE INFORMATION OFFICER**



Scale: 1:3000

300 metres



PIM081603	Processor: Ron Wass
Property No: 527735	
Legal Description: LOT 2 DP 4295, LOT 2 DP 4450, LOT 2 DP 5199	
Applicant: Aldan Lodge Limited	
Location: 86 Wellington Street Picton	
Project Description: Internal Alterations	

PIM Internal Prompt Sheet

Assessment

Project:

Intermediate / ~~Standard~~ Application

Property:

Title *Done*

GIS

~~Swimming Pool~~

Photo

~~Wood Burner~~

Maps

HPT Site – Sec 39

Property file *Done*

Heritage Site – Plan

Special Features *No*

Databases:

Deeds

Procon (Resource Consents)

Building Consents

Planning

Zone *Town Commercial
MS RMP*

Site density *OK*

Site coverage/gross dwelling area *OK*

Height *OK*

Recession Planes *Exemption*

Yards *OK*

Garage setbacks

Forestry setbacks

Watercourses

Excavation/Fill

Effluent *NO*

Stormwater/water systems *NO*

Reticulated services *Services not affected*

Carparking/access *NA*

Landscaping

Use of Building *Permitted*

Relocation *NO*

Signage

Designations

Roading

Environmental Health

Fire services *NO Discussed with
Bill Fort. no need
for exemption*

Other Statutory Organisation information *NO*

Earthquake Prone Building (Pre 1977)

Circulation

Building *NO*

Roads *NO*

Services *NO*

Rivers *NO*

Other (specify) *NO*

Hidden Lodge

0 8 1 6 0 3



ISO9001:2000

DOCUMENT NUMBER:
BAF0002-C1931

APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT

S33 AND S45, BUILDING ACT 2004
FORM 2

OFFICE USE

Date Received Stamp

RECEIVED
19 DEC 2008

Property Number

527735

Receipt Number

1409906



\$150 - Pim
ISO - CR Code - RC fees.

THIS FORM CAN BE USED TO APPLY FOR ANY OF THE FOLLOWING:

- (A) PROJECT INFORMATION MEMORANDUM
- (B) BUILDING CONSENT
- PROJECT INFORMATION MEMORANDUM AND BUILDING CONSENT

Complete the form in full and lodge with completed application checklists

Complete the last page only if the building has or will have a Compliance Schedule.
Lodge the application at the Blenheim office or mail with the Project Information Memorandum fee to the Blenheim office.
Mailed applications that are incomplete or do not include the PIM fees will be returned to the applicant.

MARLBOROUGH DISTRICT COUNCIL

BLENHEIM
Seymour Street
PO Box 443
Blenheim 7240

Ph: (03) 520 7400/Fax: (03) 520 7496
Email: mdc@marlborough.govt.nz

PICTON
67 High Street
Picton 7220

Ph: (03) 520 3200 Fax: (03) 520 3203
website: www.marlborough.govt.nz

APPLICATION CHECKLISTS

Your application must include a fully completed application checklist. Provide at least one of the following:

BAC0002.1	Residential work
BAC0002.5	Commercial/industrial work
BAC0002.4	Garages, sheds and carports
BAC0002.11	Building relocated to a new site
BAC0002.3	Jetties and jetties with boat sheds
BAC0002.12	Demolition or removal of building

OTHER BUILDING CONSENT APPLICATION FORMS

There are separate Building Consent application forms and checklists for:

- Solid fuel heaters and log fires
- Wind machines
- Plumbing, drainage and solar water heating
- Amendment to existing building consent
- Temporary buildings & marquees

FEES

PROJECT MEMORANDUM FEES

Fees for the Project Information Memorandum are payable when the application is lodged. The fees are:

Standard Project Information Memorandum—\$300 *\$150 IGO*

Minor Works and Intermediate Project Information Memorandum — to be determined at application.

BUILDING CONSENT FEES AND GOVERNMENT LEVIES

Fees for the Building Consent are additional to the Project Information Memorandum fee.

Building Consent fees are set in accordance with the standard Marlborough District Council fees. Building Consent fees will be invoiced at the time the Building Consent issued. All PIM and Building fees and charges are listed in full on the Council website.

Website: www.marlborough.govt.nz

PLANS

Good plans are required. Plans and specifications must accurately describe and show the proposed building work. They must show sufficient information so that the Council can determine exactly how the building is to be constructed and what materials are to be used. Plans should clearly show how compliance with the NZ Building Code is achieved and how compliance with the Council Resource Management Plans are met.

All components of the building should be covered.

The preparation of plans is a skilled job and unless you know the NZ Building Code and how to draw plans then we recommend that you seek the services of a trained professional.

FEEPAYER

Where an agent is acting on behalf of the owner, then the agent will be the first point of contact for all communications regarding the application and construction of the project. The agent will also be sent the invoice for the charges for the consent. In the event that another person is to be the fee payer then include a letter with the application from the fee payer agreeing to accept the charges. This must be signed by the fee payer.

APPLICATION FOR A BUILDING CONSENT AND/OR PROJECT INFORMATION MEMORANDUM

Application

I request that you issue a Project Information Memorandum Building Consent only for existing PIM number
 Building Consent (including Project Information Memorandum).

The Building [Project Location]

Street address of building:
 Wellington Street
 Peter

Legal description of land where building is located:
[state legal description as at the date of application and, if subdivision is proposed include details of relevant lot numbers and subdivision consent]
 Lot 2 DP 4295, Lot 2 DP 4450
 Lot 2 DP 5199

Building Name: *[if applicable]*
 Alder Lodge Motel.

Location of building within site: *[include nearest street access]*
 Centrally.

Number of Levels: *[include ground level and any levels below ground]*
 2 Storey

Level/Unit Number: *[if applicable]*
 Ground floor

Area:
 Existing floor area: _____
 New floor area: _____
 Total floor area: _____

Current, lawfully established, use: *[include number of occupants per level and per use if more than 1 level]*
 Motel
Year first constructed: *[insert year, approximate date is acceptable eg c1920s or 1960-1970]*
 Unknown.

The Project

Description of the building work: *[provide sufficient description of building work to enable scope of work to be fully understood]*
 Internal alterations to office.
 new seffit to west side of main building.

Will the building work result in a change of use of the building?
 Yes No
If yes, provide details of the new use:

Estimated value of the building work (including goods and services tax): *[state estimated value as defined in section 7 of the Building Act 2004]*
 \$ 9780.00
List building consents previously issued for this project (if any): *[List who issued the consent, the date of issue and the consent number]*

Intended life of the building if less than 50 years:
 years

Maximum number of people the building is designed for [do not complete this section for domestic work]

Does the building or site have any cultural heritage significance, or is it a marae? Yes No

The Owner

[Must be completed for all applications and all details must be the owners]

Name of Owner/Applicant: [include preferred form of title, eg Mr, Miss, Dr if an individual and the contact person's name if a company, trust or similar]

~~Doug McDonald owner of Aldan Lodge Limited~~

Owner's mailing address:

86 Wellington Street
Pictou

Street address/Registered Office:

Owner's contact details:

Telephone number: 5736833

Mobile: _____

Facsimile number: _____

After hours: _____

Email: _____

Proof of ownership: [always provide two copies of the Certificate of Title plus other documents if they apply]

Two copies of certificate of title, no more than 3 months old [Must be provided] Lease Agreement for sale and purchase

Agent

[only required if application is being made on behalf of the owner]

Name of agent: [include the contact person's name if a company, trust or similar] – Note: the agent will be the first point of contact for communications with the Council/Building Consent Authority regarding this application/building work and will receive all correspondence including all invoices. If the agent is not to be the fee payer then attach a letter from the fee payer which states that they will pay the fees. This letter must be signed by the fee payer.

Agent's mailing address:

Street address/Registered Office:

Agent's contact details:

Telephone number: _____

Mobile: _____

Facsimile number: _____

After hours: _____

Email: _____

Information collected with this application is legally public information and will be released to any person on request. The applicant must be the owner of the land on which the building work is to take place or a person who has agreed, by formal Sale and Purchase Agreement to purchase the land, or any leasehold estate, or to take a lease of the land, while the agreement remains in force.

Council will charge interest on overdue invoices at 15% per annum from the date of issue to the date of payment. In the event of non payment the applicant and/or the agent will be liable for all legal and other costs of recovery. Request for inspection may be refused if all fees are not paid.

I certify that the information provided in this application is correct and I accept the above terms and conditions.

Signature: [Signature]

Applicant/Agent [Delete one]

Name of Person Signing: DOUG MC DONALD

Date: 19/12/08

(owner)

Contacts [Provide all details where relevant]

Designer/Architect:
Business/name: Graeme J. Savage
Architectural Designer
Address: 10 High St P.O. Box 413
Blenheim
Daytime: 5782769 Mobile: 0274353466
After Hours: _____ Facsimile: _____
Registration/qualification: ADNZ

Chartered Professional Engineer:
Contact/name: _____
Address: _____
Daytime: _____ Mobile: _____
After Hours: _____ Facsimile: _____
CP Eng Number: _____ Practice College: _____

Waste Water System Designer:
Business/name: _____
Address: _____
Daytime: _____ Mobile: _____
After Hours: _____ Facsimile: _____
Registration/Qualification: _____

Plumber:
Business/name: _____
Address: _____
Daytime: _____ Mobile: _____
After Hours: _____ Facsimile: _____
Registration/Number: _____

Builder:
Business/name: Self, Owner
Address: _____
Daytime: _____ Mobile: _____
After Hours: _____ Facsimile: _____
Registration/Number: _____

Drainlayer:
Business/name: _____
Address: _____
Daytime: _____ Mobile: _____
After Hours: _____ Facsimile: _____
Licence number: _____

Project Information Memorandum

[For project information memorandum only – Do not complete this section if a Project Information Memorandum has already been issued for the project]

The following matters are involved in the project: [tick boxes applicable]

- Subdivision
- Alterations to land contours
- New or altered connections to public utilities
- New or altered locations and/or external dimensions of buildings
- New or altered access for vehicles
- Building work over or adjacent to any road or public place
- Disposal of stormwater and wastewater
- Building work over any existing drains or sewers or in close proximity to wells or water mains
- Other matters known to the applicant that may require authorisations from the territorial authority

_____ [specify]

Building Consent

[Do not complete this section if this is an application for a project information memorandum only]

The following plans and specifications are attached to this application: [tick boxes applicable]

- Specifications
- Calculations
- Plans
- Producer Statement
- Other _____ please specify

[All plans and specifications must meet the minimum requirements set out in the application checklist.]

The building work will comply with the Building Code as follows:			
Clause (tick relevant clause numbers of building code)	Means of compliance (refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications)		Proposed inspections. Producer Statement or certification may also be required.
<input checked="" type="checkbox"/> B1 Structure	<input checked="" type="checkbox"/> B1/AS1 <input checked="" type="checkbox"/> NZS3604	<input type="checkbox"/> B1/AS2 <input type="checkbox"/> NZS4203 <input type="checkbox"/> B1/AS3 <input type="checkbox"/> NZS4229 <input type="checkbox"/> Alternative Solution	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ (specify)
<input checked="" type="checkbox"/> B2 Durability	<input checked="" type="checkbox"/> B2/AS1 <input checked="" type="checkbox"/> NZS3604	<input type="checkbox"/> NZS3101 <input type="checkbox"/> NZS3602 <input type="checkbox"/> Alternative Solution	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> C1 Outbreak of fire	<input type="checkbox"/> C/AS1	<input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> C2 Means of escape	<input type="checkbox"/> C/AS1	<input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> C3 Spread of fire	<input type="checkbox"/> C/AS1	<input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> C4 Structural stability during fire	<input type="checkbox"/> C/AS1	<input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ (specify)
<input checked="" type="checkbox"/> D1 Access routes	<input checked="" type="checkbox"/> D1/AS1	<input checked="" type="checkbox"/> NZS4121 <input type="checkbox"/> Alternative Solution	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> D2 Mechanical installations for access	<input type="checkbox"/> D2/AS1 <input type="checkbox"/> NZS4332	<input type="checkbox"/> D2/AS2 <input type="checkbox"/> EN81 <input type="checkbox"/> D2/AS3 <input type="checkbox"/> EN115 <input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> E1 Surface water	<input type="checkbox"/> E1/AS1	<input type="checkbox"/> AS/NZS3500.3 <input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input checked="" type="checkbox"/> E2 External moisture	<input checked="" type="checkbox"/> E2/AS1	<input type="checkbox"/> Specific design & testing <input type="checkbox"/> Alternative Solution	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input checked="" type="checkbox"/> E3 Internal moisture	<input checked="" type="checkbox"/> E3/AS1	<input type="checkbox"/> Alternative Solution	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> F1 Hazardous agents on site	<input type="checkbox"/> F1/AS1	<input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> F2 Hazardous building materials	<input type="checkbox"/> F2/AS1	<input type="checkbox"/> NZS4223 <input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> F3 Hazardous substances and processes	<input type="checkbox"/> F3/AS1	<input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> F4 Safety from falling	<input type="checkbox"/> F4/AS1	<input type="checkbox"/> FSP Act <input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> F5 Construction and demolition hazards	<input type="checkbox"/> F5/AS1	<input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input checked="" type="checkbox"/> F6 Visibility in Escape Routes	<input checked="" type="checkbox"/> F6/AS1	<input type="checkbox"/> Alternative Solution	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> F7 Warning systems	<input type="checkbox"/> F7/AS1	<input type="checkbox"/> NZS4512 <input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Engineer <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> F8 Signs	<input type="checkbox"/> F8/AS1	<input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> G1 Personal hygiene	<input type="checkbox"/> G1/AS1	<input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> G2 Laundering	<input type="checkbox"/> G2/AS1	<input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> G3 Food preparation and prevention of contamination	<input type="checkbox"/> G3/AS1	<input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input checked="" type="checkbox"/> G4 Ventilation	<input checked="" type="checkbox"/> G4/AS1	<input type="checkbox"/> AS1668.2 <input type="checkbox"/> Alternative Solution	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> G5 Interior environment	<input type="checkbox"/> G5/AS1	<input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> G6 Airborne and impact sound	<input type="checkbox"/> G6/AS1	<input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input checked="" type="checkbox"/> G7 Natural light	<input checked="" type="checkbox"/> G7/AS1	<input type="checkbox"/> Alternative Solution	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input checked="" type="checkbox"/> G8 Artificial light	<input checked="" type="checkbox"/> G8/AS1	<input type="checkbox"/> NZS6703 <input type="checkbox"/> Alternative Solution	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input checked="" type="checkbox"/> G9 Electricity	<input checked="" type="checkbox"/> G9/AS1 Solution	<input type="checkbox"/> Alternative	By certification only
<input type="checkbox"/> G10 Piped services	<input type="checkbox"/> G10/AS1 Solution	<input type="checkbox"/> NZS5261 <input type="checkbox"/> Alternative	By certification only
<input type="checkbox"/> G11 Gas as an energy source	<input type="checkbox"/> G11/AS1	<input type="checkbox"/> Alternative Solution	By certification only
<input type="checkbox"/> G12 Water supplies	<input type="checkbox"/> G12/AS1	<input type="checkbox"/> AS/NZS3500.1 <input type="checkbox"/> AS/NZS3500.4	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input checked="" type="checkbox"/> G13 Foul water	<input checked="" type="checkbox"/> G13/AS1	<input type="checkbox"/> G13/AS2 <input type="checkbox"/> AS/NZS3500.2 <input type="checkbox"/> Alternative Solution	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> G14 Industrial liquid waste	<input type="checkbox"/> G14/AS1	<input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> G15 Solid waste	<input type="checkbox"/> G15/AS1	<input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)
<input type="checkbox"/> H1 Energy efficiency	<input type="checkbox"/> H1/AS1 <input type="checkbox"/> ALF Design Manual	<input type="checkbox"/> NZS4218 <input type="checkbox"/> NZS4243 <input type="checkbox"/> NZS4214 <input type="checkbox"/> Alternative Solution	<input type="checkbox"/> Council <input type="checkbox"/> Other _____ (specify)

Waiver/modification to NZ Building Code required for following parts of Code:

COMPLIANCE SCHEDULE

Complete this section if the building will have a compliance schedule or already has one.

		Existin g	New	Altered	Removed
SS01B	Fire Sprinkler System				
SS02A	Manual fire alarm (Call Points)	✓			
SS02B	Automatic Fire Alarm (Smoke Detection)				
SS02C	Automatic Fire Alarm (Heat Detection)				
SS02D	Voice Communication Systems for Fire Evacuation				
SS02E	Hazardous Substance Warning System				
SS02F	Gas Flooding Fire Suppression Warning System				
SS03A	Electromagnetic Held-open Type Released on Fire Alarm (Fire/Smoke Control Doors)				
SS03B	Automatic Sliding Doors				
SS03C	Self-closing Fire/Smoke Control Doors				
SS03D	Controlled Access Doors				
SS04A	Lighting for Safe Path to Facilitate Evacuation				
SS04B	Lighting for Identification of Exitways				
05A	Corridor Pressurisation System				
SS05B	Stairwell Pressurisation System				
SS06A	Dry Riser				
SS06B	Charged Riser				
SS07	Backflow Preventers	✓			
SS08A	Passenger Carrying Lifts				
SS08B	Service Lift				
SS08C	Escalators and Moving Walkways				
SS08D	Other (eg Dumb-waiter or Wheelchair Lift)				
SS09A	Ventilation Systems - Cooling Towers				
SS09B	Ventilation Systems - Lift Shaft Ventilation				
SS09C	Ventilation Systems - Parking/Garage Extraction				
SS09D	Ventilation Systems - Kitchen/Bathroom/Laundry				
SS09E	Ventilation Systems - Dust/Fume/Hazardous Atmospheric Extract Systems				
09F	Ventilation Systems - Gas Systems				
SS10A	Suspended Access Equipment				
SS10B	Travelling ladders and Gantries				
SS11	Laboratory Fume Cupboards / Ducted Extract Systems				
SS12	Audio Loops / FM Radio Frequency / Infrared Beam Systems				
SS13A	Smoke Control Systems - System Shutdown				
SS13B	Smoke Control Systems - Purge Systems				
SS13C	Smoke Control Systems - Extract Systems				
SS13D	Smoke Control Systems - Zone Pressurisation				
SS13E	Smoke Control Systems - Fire-isolated Exit Pressurisation				
SS13F	Smoke Control Systems - Lift-shaft Pressurisation				
SS13G	Smoke Control Systems - Automatic Smoke				
SS14A	Emergency Power Supply				
SS14B	Uninterruptible Power Supply				
SS14C	Signs for Systems				
SS15A	Fusible Link Type Roller or Slider Door				
SS15B	Fire Separation				
SS15C	Smoke Separation				

SS15D	Final Exits	✓			
SS15E	Such signs as are required by the Building Act S120				
SS16	Safety Barriers	✓			
SS17	Means of Access and Facilities for use by persons with disabilities which meet the requirements of S118 of the Building Act	✓			
SS18	Handheld hose reels for fighting	✓			
SS19	Cable cars (after 31 March 2008)				

Address where compliance schedule will be held:

Graeme J. Savage

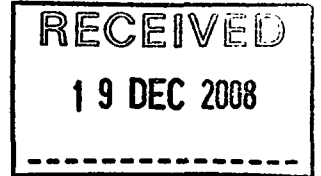
M.D.A.N.Z A.D.N.Z

Architectural & Structural Designer

1st Floor, Riverview House, 10 High Street, P O Box 413, Blenheim
T (03) 578 2769, F (03) 578 9361, M 0274 353 466, Email: gj.savage@xtra.co.nz.

ALDAN LODGE MOTELS

Accessibility Report



1. Access

The existing Motels have 17 Motel units in total, combining two accessible units, and disabled carpark are available outside the accessible Motel units. Currently there is no accessible entry to the Office which is upstairs, (above what is intended to be the new Office), so the current vehicle park adjacent to the new Entry and under the Porte Cochere, is being raised so that disabled persons are able to enter the new Office.

2. Carparking

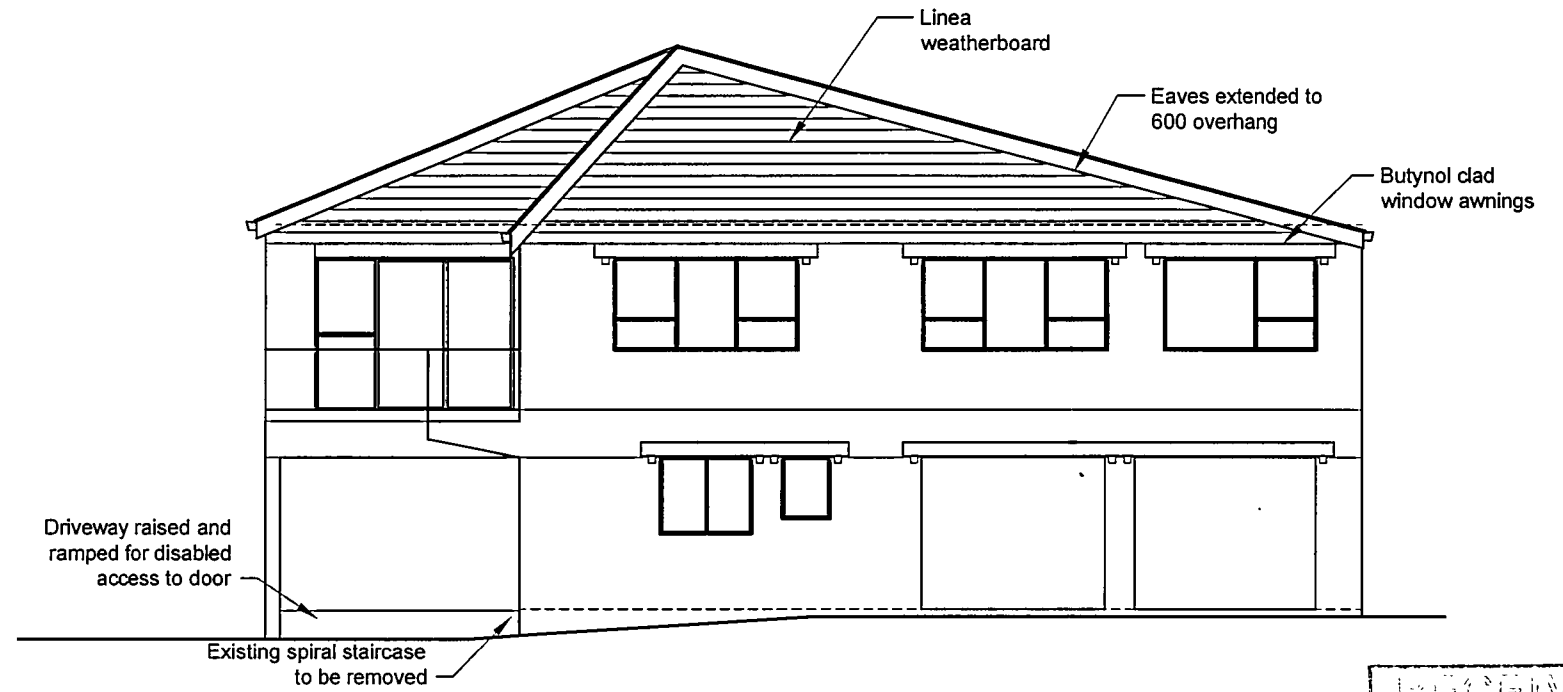
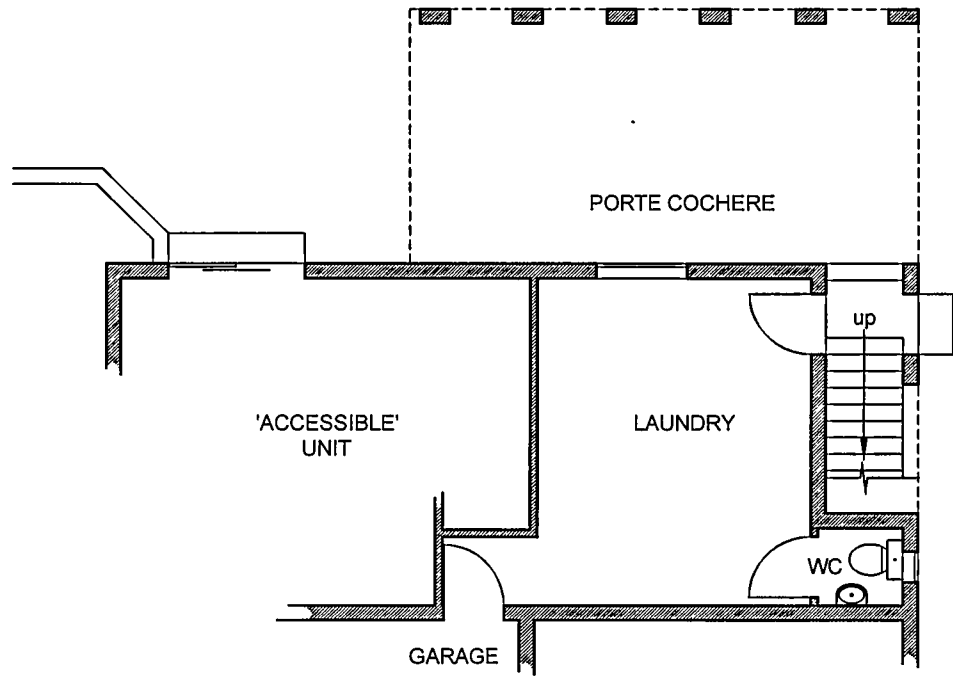
The overall existing carpark available for Motel patrons are 20, including two accessible parks. This number is not being altered.

3. Accessible Bathrooms

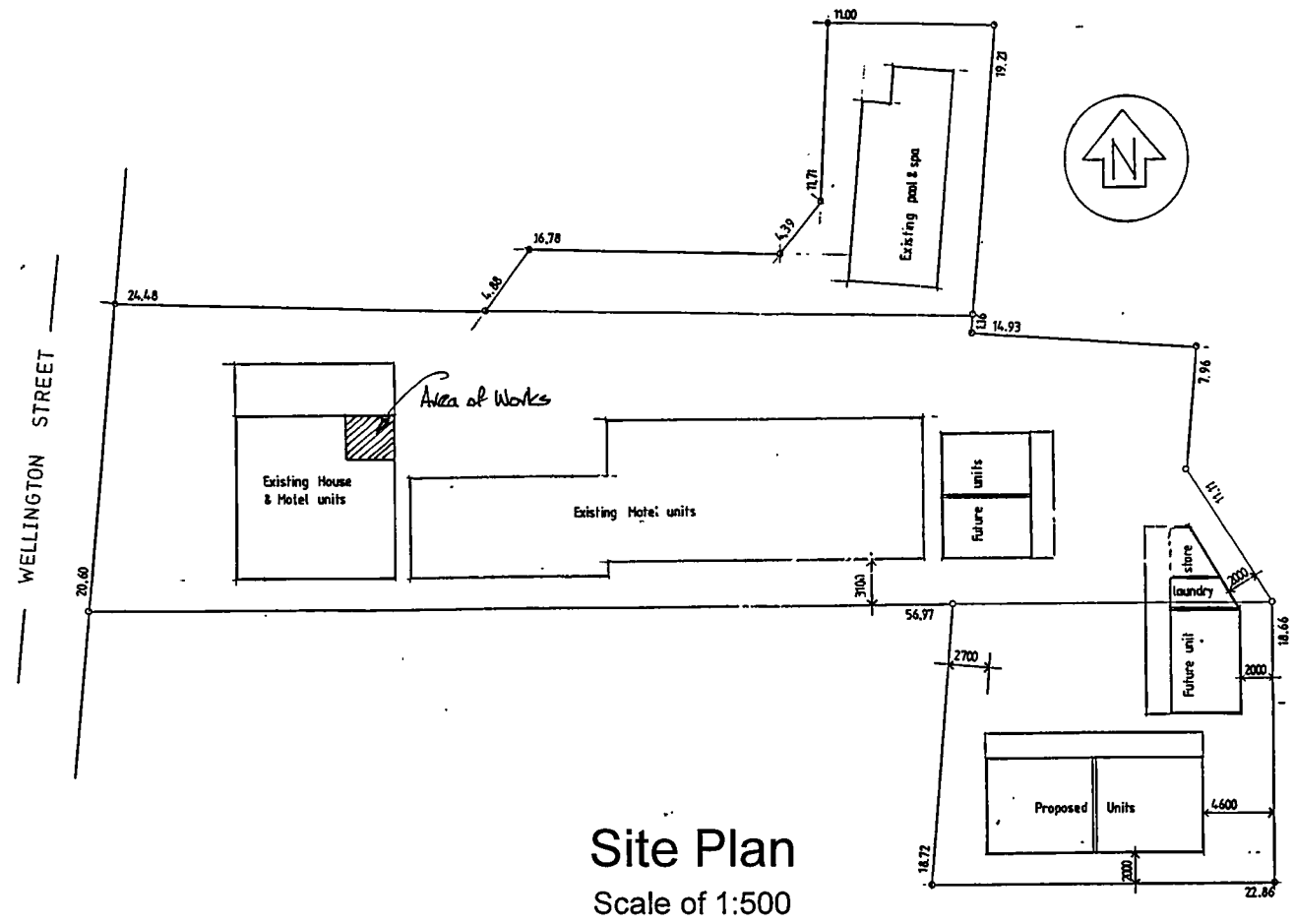
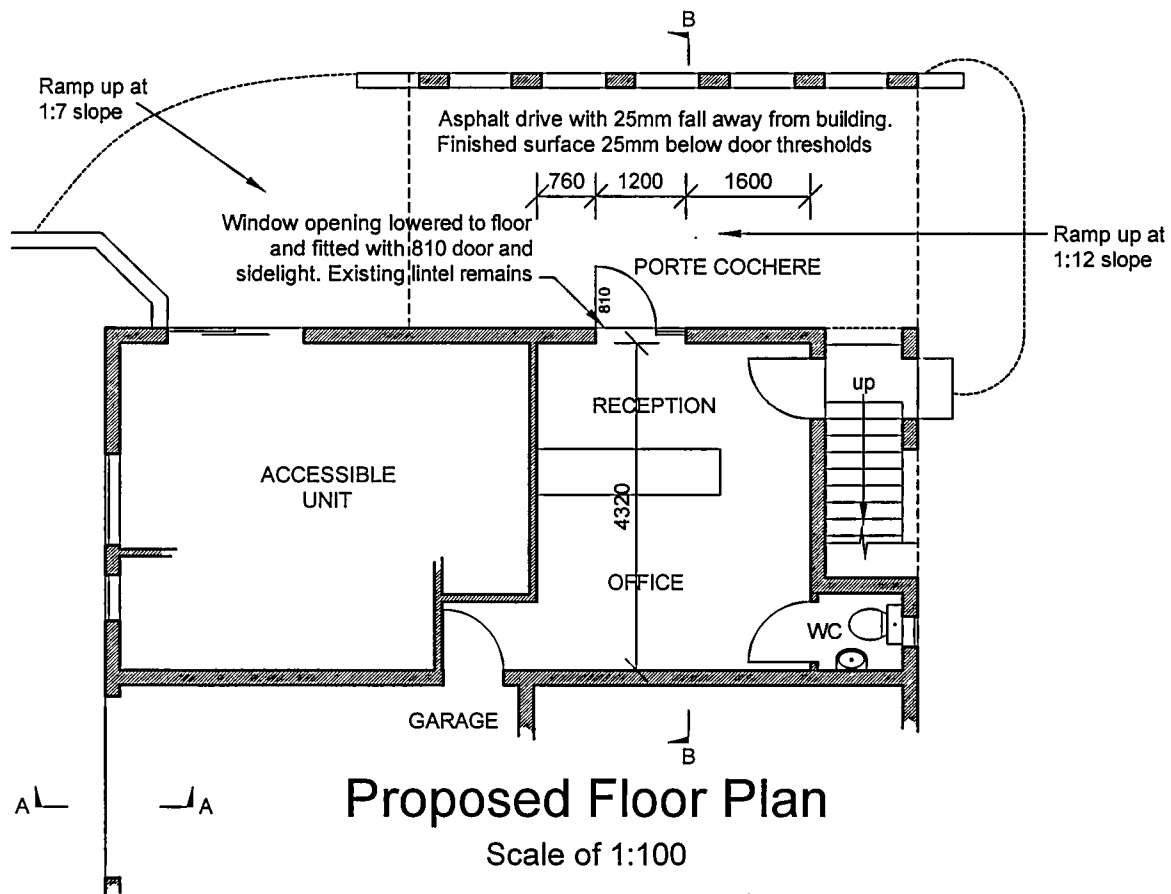
Both accessible Motel units have fully operational accessible Bathrooms, and these are not being altered.

4. Kitchens

Both accessible motel units have fully operational accessible Kitchens, and these are not being altered.



RECEIVED
19 DEC 2008



Lot 2
DP 4295
Lot 2
DP 4450
Lot 2
DP 5199
Total area of 2136m²
Urban residential zone

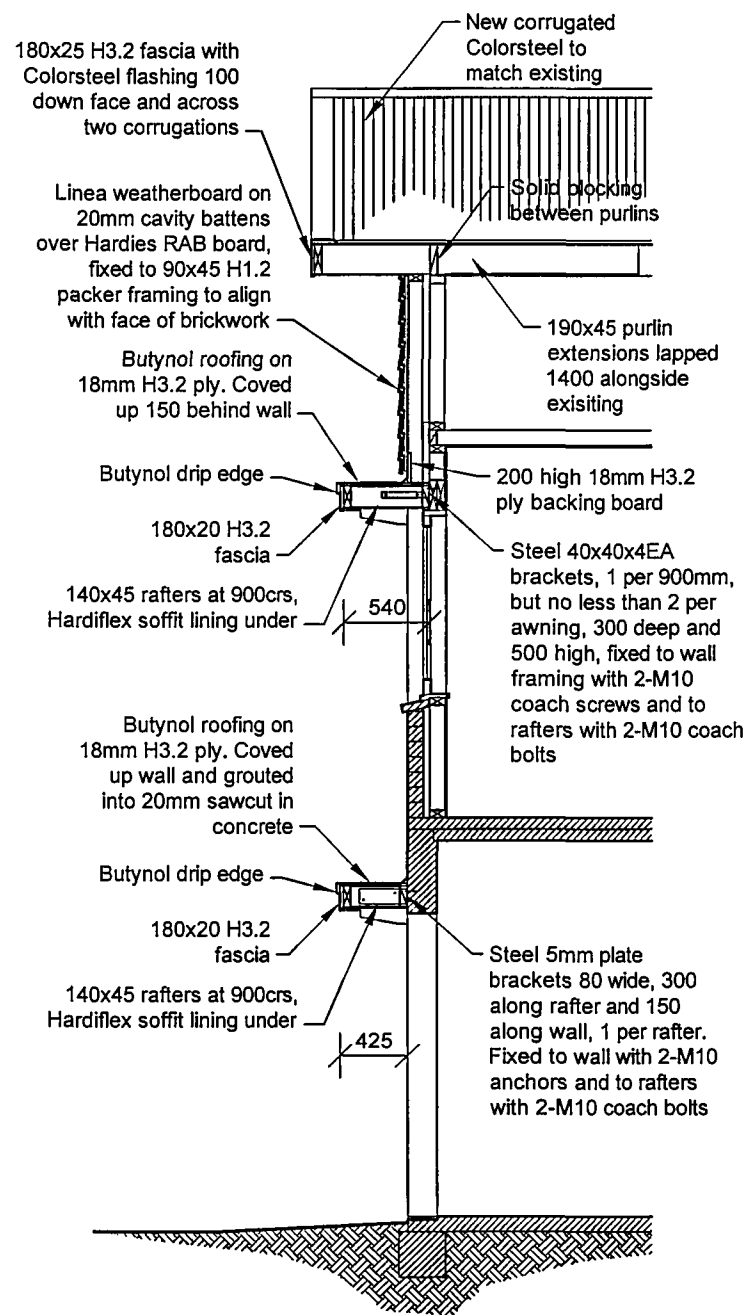
GJS
Graeme J. Savage
M.D.A.N.Z. A.D.N.Z.
Architectural & Structural Designer 10 High St. Blenheim
Telephone (03) 578 2769, Fax (03) 578 9361, Mobile 027 435 3466

**ALTERATIONS to ALDAN LODGE MOTEL
WELLINGTON STREET - PICTON**

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THIS DRAWING REMAINS THE
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ARCHITECTURAL DESIGNER
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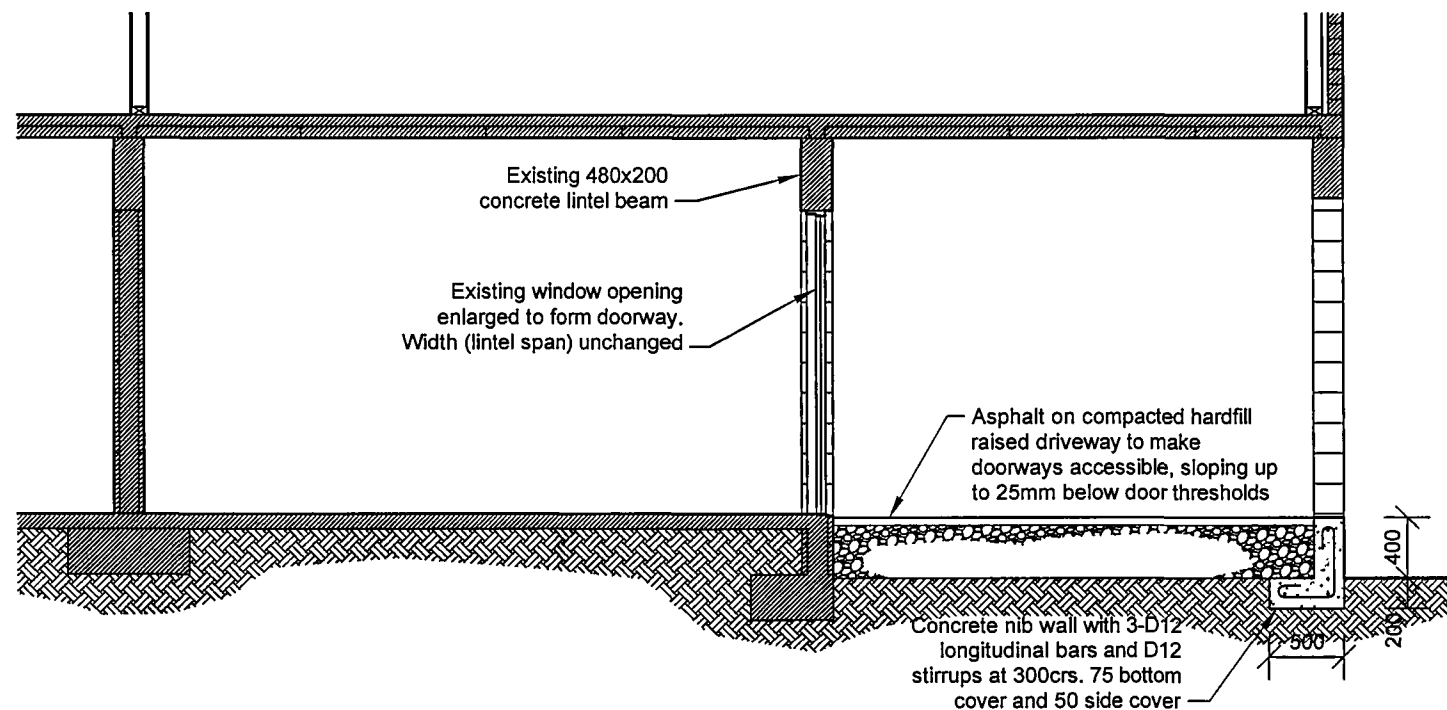
ALL CONSTRUCTION TO COMPLY WITH LOCAL
AUTHORITY REQUIREMENTS, NZ BUILDING CODE /
APPROVED DOCUMENTS AND MEANS OF
COMPLIANCE, INCL. NZS 3604
ALL DIMENSIONS AND LEVELS TO BE CHECKED BY
CONTRACTOR BEFORE COMMENCEMENT OF WORK.
CONTRACTOR TO REPORT ANY DISCREPANCY.

8708
Sheet 01
Drawn: November 2008



Part Section A-A
(through front wall)

Scale of 1:50



Part Section B-B
(through reception and porte cochere)

Scale of 1:50

RECEIVED
19 DEC 2008



Graeme J. Savage

M.D.A.N.Z. A.D.N.Z.

Architectural & Structural Designer 10 High St. Blenheim
Telephone (03) 578 2769, Fax (03) 578 9361, Mobile 027 435 3466

ALTERATIONS to ALDAN LODGE MOTEL
WELLINGTON STREET - PICTON

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Sheet 02

Drawn: November 2008



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

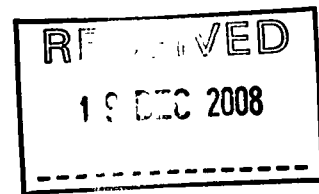
R. W. Muir
Registrar-General
of Land

Identifier MB3B/563
Land Registration District Marlborough
Date Issued 22 August 1978

Prior References

MB2D/1298 MB43/182

State Fee Simple
Area 2136 square metres more or less
Legal Description Lot 2 Deposited Plan 4295, Lot 2
Deposited Plan 4450 and Lot 2 Deposited
Plan 5199



Proprietors

Aldan Lodge Limited

Interests

Subject to Section 351D (3) Municipal Corporations Act 1954

92286.1 Transfer creating the following easements - 13.9.1978 at 2.59 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 2 Deposited Plan 4456 - CT MB2D/1003	B DP 5018	Lot 2 Deposited Plan 4295, Lot 2 Deposited Plan 4450 and Lot 2 Deposited Plan 5199 - herein	

92286.2 Transfer creating the following easements - 13.9.1978 at 2.59 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right to drain sewage and stormwater	Lot 2 Deposited Plan 4295 - herein	C & D DP 5018	Lot 2 Deposited Plan 4456 - CT MB2D/1003	

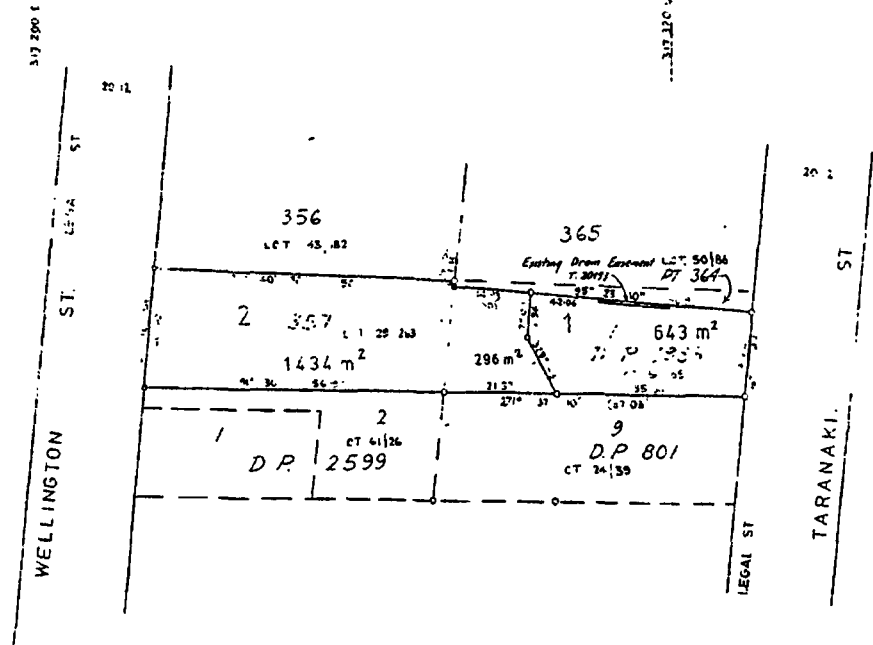
92379 Transfer creating the following easement in gross - 20.9.1978 at 2.52 pm

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Drain stormwater	Lot 2 Deposited Plan 5199 - herein	B DP 5199	The Picton Borough Council	

The easement created by Transfer 92379 is subject to Section 351E(1)(a) Municipal Corporations Act 1954

139943.3 Lease to Aldan Lodge Limited Term 20 years commencing on 16.12.1987 - 3.3.1988 at 10.35 am

170189.3 Mortgage to Bank of New Zealand - 10.9.1993 at 9.45 am



Total Area 2077 m²
 Comprised in 0 1 2 3
 1 365 LTD 50/86
 2 357 LTD 45/82
 3 296 LTD 50/86
 9 D.P. 801
 1 D.P. 2599

Deposited this 5th day of September 1973
 District Land Registrar
 248
 DP4295T

LAND DISTRICT MARLBOROUGH
 SURVEY BLK. & DIST. XII LINKWATER
 SHEET 177 SHEET NO. S 22

LOTS 1 & 2 BEING SUBDN OF LOT
 1 DP 1983 AND SEC 357 TOWN OF PICTON

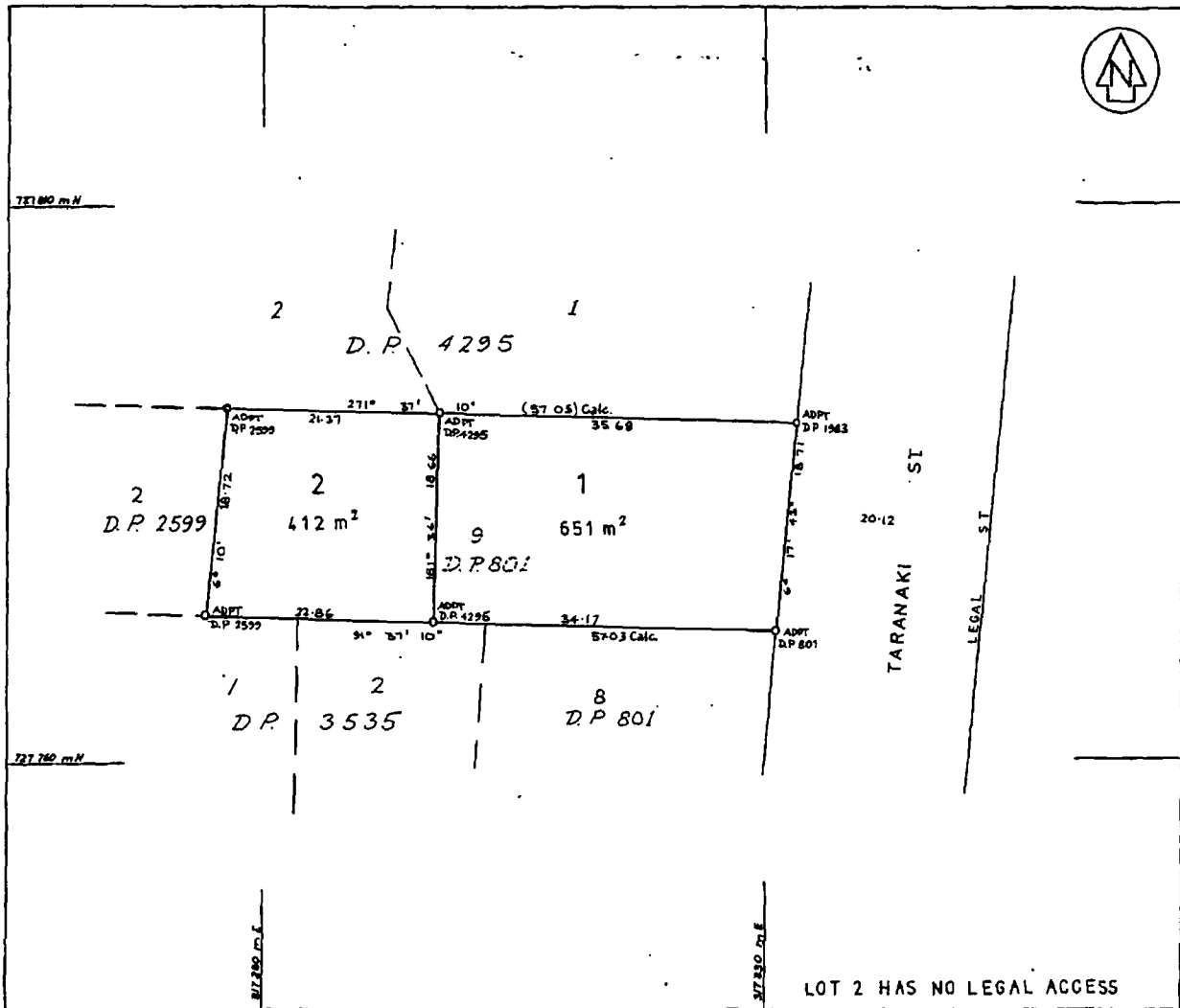
LOCAL AUTHORITY PICTON BOROUGH
 Surveyed by DAVIDSON AYSON & ASSOC
 Scale 1:500 Date SEPT 1973



a. d. loring

REGISTERED OWNER.

COMPILED PLAN



LOT 2 HAS NO LEGAL ACCESS

LAND DISTRICT MARLBOROUGH
 SURVEY BLK. & DIST. X11 LINKWATER
 NZMS 127 SHEET N^o. S.22

LOTS 1 & 2 BEING SUBDN OF LOT 9
 D. P. 801

LOCAL AUTHORITY PICTON BOROUGH
 Surveyed by DAVIDSON AYSON & ASSOC.
 Scale 1 : 250 Date APRIL 1974

Total Area 1063 m²
 Comprised in F.T. 21139
AS LAIN

I, Michael Thomas Forster of Picton,
 Registered Surveyor and holder of an annual practicing certificate
 hereby certify that this plan has been made from surveys conducted
 by me or under my direction, that both plan and survey are correct
 and have been made in accordance with the regulations under the
 Surveyors Act 1969

Dated at Picton on the 22 day
 of April 1974. Signature [Signature]

Field Book --- p. --- Terrace Book --- p. ---

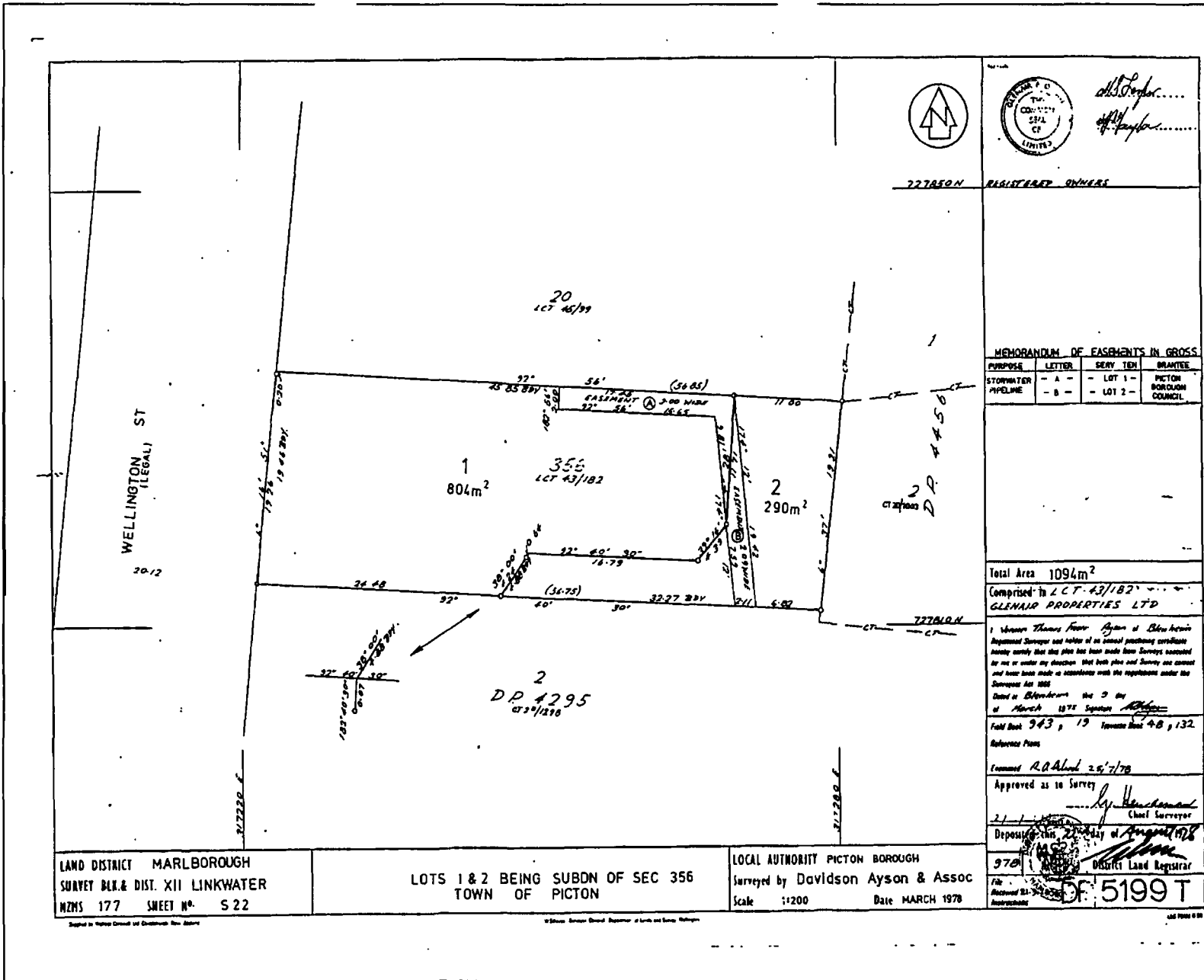
Reference Plans ---

Examined AS Forster 16/10/74 per Section 78

Approved
[Signature] Chief Surveyor
 25/10/74
 Deposited [Signature] District Land Registrar
 24/8/74
 Number 4450

MS 400, Survey-General, Department of Lands and Survey, Wellington

Lot 1000 of 10



PROJECT INFORMATION MEMORANDUM



PIM

0 8 1 6 0 3

PROPERTY

5 2 7 7 3 5

ASSOCIATED BC

0 8 2 0 3 0

CIO

Rw 7/1

SERVICES

NIR - JNE 23/12/08
- services not affected

ADDRESS

86 Wellington St. Picton

PROJECT

Internal Alterations

APPLICANT

Aldan Lodge Ltd