

 CHRISTCHURCH CITY COUNCIL - YOUR PEOPLE - YOUR CITY	CHRISTCHURCH CITY COUNCIL CODE COMPLIANCE CERTIFICATE SECTION 95, BUILDING ACT 2004	BA7 PROJECT NO: 95006611
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THE BUILDING	
Street Address: 1/4 TIMOTHY PLACE, SOCKBURN, CHRISTCHURCH 800 Legal Description: PU 1 AU1 UP 75916 ON LOT 13 DP 51916 Other: _____ Use of building: Other Factory & Indust Bldg	
THE OWNER	AGENT - FIRST POINT OF CONTACT
Full Name(s): DOIDGE, ADAM KEITH Mailing Address: PO BOX 9356 TOWER JUNCTION CHRISTCHURCH 8149	Name: COMMERCIAL STEEL FABRICATIONS LIMITED Mailing Address:
BUILDING WORK. The following work was authorised by this building consent: TWO WAREHOUSE UNITS - UNITS 1 & 2 SUBJECT TO A WAIVER OF DURABILITY OF ALL ELEMENTS IN ACCORDANCE WITH THE NZBC (B2)	

The Christchurch City Council is satisfied, on reasonable grounds, that the building work complies with the building consent: and (ticked where applicable)

- ☐ The specified systems in the building are capable of performing to the performance standards set out in the building consent.

Attachments:

- ☐ Yes ☐ N/A Compliance Schedule
☐ Yes ☐ N/A Compliance Schedule Statement
☐ Yes ☐ N/A Supplementary sheet with specific information on the use of the building.

NOT APPLICABLE

Signed for & on behalf of the Christchurch City Council:

Name: **Kevin Pointer**
 Position: **Team Leader**
Code Compliance



Date of issue: 23/05/2011

Christchurch City Council
REQUEST FOR WAIVER OR MODIFICATION
Section 67 Building Act 2004

Building Consent No: 95006611	Waiver No:	Date: 23 rd May 2011
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APPLICANT	PROJECT LOCATION
Name: Adam Keith Doidge	Street address: Unit 1 / 4 Timothy Place
Mailing address: Unit 1 / 4 Timothy Pl	Sockburn Place
Sockburn	Christchurch
Christchurch	Legal description: Lot 13 DP 75916
Phone: 3433939 Fax:	Valuation roll no: 2341125800A

What part of the building project is the subject of the waiver or modification application?

All of those building elements which are required by Clause B2 of the building code to have a durability of 5 or 15 years from the time of the issue of the Code Compliance Certificate.

Request for waiver or modification in respect of compliance with:

Clause B2 of the Building Code so that the durability of all building elements in the project, the subject of this waiver, is to be measured from the date of substantial completion of the building, instead of the time of the issue of the Code Compliance Certificate. The date of substantial completion is 11th June 1997

Reason for request:

So that a Code Compliance Certificate can be issued in accordance with the officers report.

☐

Drawings or supporting documents attached (not required by DBH)

COUNCIL USE ONLY

Officer's Report:

The warehouse unit has been inspected during and subsequent to construction confirming compliance with building code at the time.

At the request of the owner a final inspection was undertaken on this project on 18th May 2011. The building work was substantially completed on 11th June 1997 because at that time a pre-lining inspection was completed and passed with cladding materials deemed to be in use from that time, consequently triggering the commencement of the durability provisions of clause B2 in relation to those building elements.

To enable the Code Compliance Certificate to be issued 14 years after the durability of materials has commenced the original building consent should be amended in accordance with section 45(5) of the Building Act 2004 making it subject to a waiver of the building code in relation to B2.

Conditions:

The maintenance of the cladding materials, the subject of this waiver, are maintained to the requirements of the Building Code and the relevant specifications.

Recommendations:

Approve.

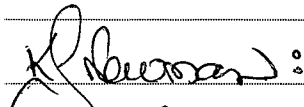
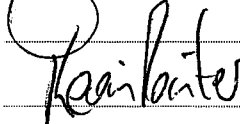
Signed by: (2 signatures required)

Engineering Services Manager

Building Inspections Manager

Building Consents Manager

Code Compliance Teamleader

DBH USE ONLY

Keywords:

Reason:

Notify DBH for only approved waivers to Building Code Clauses (a copy of this form is suitable notification). Supporting documents are not required.

SECTION 5: BATHROOMS CONT.

WC/bath/basin/shower seals ☒ Pass ☐ Fail ☐ N/A
 Accessible basin clearance (measure): mm

Vermine proofing ☐ Pass ☐ Fail ☒ N/A
 Accessible toilet height (measure): mm

SECTION 6: BUILDING

☐ N/A

Tenancy wall FRR ☒ Pass ☐ Fail ☐ N/A
 Tenancy STC/ICC ☒ Pass ☐ Fail ☒ N/A
 Ventilation of rooms ☒ Pass ☐ Fail ☐ N/A
 Natural / artificial light ☒ Pass ☐ Fail ☐ N/A
 Floor wastes ☐ Pass ☐ Fail ☒ N/A
 Bathroom waterproofing ☒ Pass ☐ Fail ☐ N/A
 Water tightness ☒ Pass ☐ Fail ☐ N/A
 Handrails (measure) ☒ Pass ☐ Fail ☐ N/A
 mm
 Barriers (measure) ☐ Pass ☐ Fail ☒ N/A
 mm
 Glazing ☒ Pass ☐ Fail ☐ N/A
 Vision strip to glazing ☒ Pass ☐ Fail ☐ N/A
 Vision strip to stairs ☒ Pass ☐ Fail ☐ N/A
 Accessible ramps / stairs ☐ Pass ☐ Fail ☒ N/A
 Accessible route ☐ Pass ☐ Fail ☒ N/A
 Accessible facilities (counter, etc) ☐ Pass ☐ Fail ☒ N/A
 Int. Symbol of Access (ISA) ☐ Pass ☐ Fail ☒ N/A
 Disability car park ☐ Pass ☐ Fail ☒ N/A
 Thresholds - <20mm ☐ Pass ☐ Fail ☒ N/A

FRR safe paths ☐ Pass ☐ Fail ☒ N/A
 FFR protected paths ☐ Pass ☐ Fail ☒ N/A
 FRR service shafts ☐ Pass ☐ Fail ☒ N/A
 Fire / smoke doors (door tags) ☐ Pass ☐ Fail ☒ N/A
 Fire / smoke sealing ☐ Pass ☐ Fail ☒ N/A
 Fire collars on pipework ☐ Pass ☐ Fail ☒ N/A
 Protection – other property ☐ Pass ☐ Fail ☒ N/A
 Emergency lighting (test) ☐ Pass ☐ Fail ☒ N/A
 Warning sounder (test) ☐ Pass ☐ Fail ☒ N/A
 Escape travel distance ☒ Pass ☐ Fail ☒ N/A
 Final exits ☐ Pass ☐ Fail ☐ N/A
 Locking devices ☒ Pass ☐ Fail ☒ N/A
 Door swing direction ☒ Pass ☐ Fail ☒ N/A
 Doors closers / hardware ☒ Pass ☐ Fail ☐ N/A
 Door vision panels ☒ Pass ☐ Fail ☐ N/A
 Signage ☒ Pass ☐ Fail ☐ N/A
 Floor slip resistance ☒ Pass ☐ Fail ☐ N/A
 Roofing ☒ Pass ☐ Fail ☐ N/A

SECTION 7: PHOTO INFORMATION

☐ N/A

Camera Number:

Photo Number and Description:

Photo Number and Description:

Photo Number and Description:

Photo Number and Description:

Photo Number and Description:

SECTION 8: COMMENTS

Specify area inspected:

Specify items inspected: No Sign of Earth Quake damage

Project appears completed, layout inside not as appears in original consent
but at original design. Issues of accessibility resolved.
Boil down removed and filled out by current owner to the
best of his ability

NEXT INSPECTION:

No parking signs will be erected at which time illegally parked vehicles will be towed at owners expense

illegally parked vehicles will be towed at owner's expense

UNIT ENTITLEMENTS

Unit	Vertical Lot(s)	Area (sq ft)	Unit Entitlement	Max G/T
Unit 1	0.00 35.00 150	1102	1102	33.1/164
Unit 2	0.00 35.00 437	2893	2893	43.4/166
Unit 3	0.00 35.00 234	1672	1672	35.7/164
Unit 4	0.00 35.00 590	3762	3762	43.1/167
AU1	0.00 35.00 25	25	25	3.6
AU2A	0.00 35.00 30	30	30	4.5
AU3A	0.00 35.00 32	32	32	4.8
AU3B	0.00 35.00 25	25	25	3.6
AU4A	0.00 35.00 36	36	36	5.4
AU4B	0.00 35.00 30	30	30	4.5
AU5C	0.00 35.00 18	18	18	2.7
Total Entitlement				10.000

APPROVED TO BUILD: 10.000

UNIT 1: 33.1/164

UNIT 2: 43.4/166

UNIT 3: 35.7/164

UNIT 4: 43.1/167

AU1: 3.6

AU2A: 4.5

AU3A: 4.8

AU3B: 3.6

AU4A: 5.4

AU4B: 4.5

AU5C: 2.7

NOTES:

1. Subject to a height restriction by CHC (2010/11) and necessary unit name alterations.

2. Units are in terms of Christchurch Geomatics Datum.

SUPPLEMENTARY RECORD SHEET: JIN 1/14

Completed in C.T. 201/13.

APPROVED TO BUILD: 10.000

UNIT 1: 33.1/164

UNIT 2: 43.4/166

UNIT 3: 35.7/164

UNIT 4: 43.1/167

AU1: 3.6

AU2A: 4.5

AU3A: 4.8

AU3B: 3.6

AU4A: 5.4

AU4B: 4.5

AU5C: 2.7

Approved
Signed by Anthony Ernest
Director of a Director
of the City of Christchurch
Council Engineer (Ch.)

Witness
Signed by Anthony Ernest
Director of a Director
of the City of Christchurch
Council Engineer (Ch.)

Registered Proprietors
4 Timothy Place
Christchurch

ADDRESS OF BODY CORPORATE

UNIT ENTITLEMENTS

Unit Description	Unit Area (sqm)	Unit Split (sqm)	Unit Split (sqm)	Unit Split (sqm)
Unit 1	35.00	15.0	11.02	43.1/154
Unit 2	35.00	4.71	28.73	43.1/155
Unit 3	35.00	2.54	16.72	43.1/156
Unit 4	35.00	5.70	51.82	43.1/157
Unit 5	35.00	2.5	58	
Unit 6	35.00	5.0	11.6	
Unit 7	35.00	5.0	58	
Unit 8	35.00	1.3	27	
Unit 9	35.00	2.5	58	
Unit 10	35.00	3.5	57	
Unit 11	35.00	3.0	11.6	
Unit 12	35.00	1.8	27	
Total Entitlement				10.000

Consent No. 134366.4

NOTES
Subject to a height restriction of 10.0m on all units.
All accessory units have dimensions 5.00m x 5.00m unless otherwise stated.
Levels are in terms of Christchurch Drainage Datum.

SUPPLEMENTARY RECORD SHEET 37/164
Completed in C.T. 30F/13.

1. Allotment No. 134366.4 of Christchurch.
The Council Engineer and holder of a survey certificate who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from a survey conducted by me or under my direction, that the plan is a true and correct representation of the land shown, and that the plan is in accordance with the regulations made in substitution thereof.
Date of Completion: 28th May 1997
Signature: [Signature]
Attest: [Signature]
Attest: [Signature]
Attest: [Signature]

APPROVED
Approved on 10 May 1997
Deposited this 24th day of June 1997
Signed: [Signature]
To: District Land Registrar
DP: 75916

UNIT 1 Industrial Building
UNIT 2 Industrial Building
UNIT 3 Industrial Building
UNIT 4 Industrial Building
UNIT 5 Industrial Building
UNIT 6 Industrial Building
UNIT 7 Industrial Building
UNIT 8 Industrial Building
UNIT 9 Industrial Building
UNIT 10 Industrial Building
UNIT 11 Industrial Building
UNIT 12 Industrial Building

COMMON PROPERTY
A/C 1
A/C 2
A/C 3
A/C 4
A/C 5
A/C 6
A/C 7
A/C 8
A/C 9
A/C 10
A/C 11
A/C 12

Timothy Place
Road

On Bay Calc.

DP 51916

TERRITORIAL AUTHORITY CHRISTCHURCH CITY
Surveyed by CONNELL WAGNER LIMITED.
Date Sept 1996 - Feb 1997
Scale 1:300
Date Sept 1996 - Feb 1997
Scale 1:300
Date Sept 1996 - Feb 1997
Scale 1:300

Identifier

CB43C/1154



**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972**

Search Copy

Identifier

CB37D/164

Land Registration District

Canterbury

Date Issued

24 March 1998

Plan Number

DP 75916

Prior References

CB30F/13

Unit Titles Issued

CB43C/1154

CB43C/1155

CB43C/1156

CB43C/1157

Interests

659780.1 Gazette Notice declaring the within land to be subject to a height restriction purposes of RNZAF Base Wigram -
13.1.1987 at 11.01 am



View Instrument Details

Instrument Type Mortgage
Instrument No 8848263.4
Status Registered
Date & Time Lodged 01/09/2011 16:24:23
Lodged By Mary Stephenson

Affected Computer Registers **Land District**
CB43C/1154 Canterbury

Mortgagors
Adam Doidge Holdings Limited

Mortgagees **Share**
Kiwibank Limited

Mortgage Details
Memorandum Number 2008/4266
Priority Amount \$ 262,500.00

This mortgage incorporates the provisions of the above memorandum registered pursuant to section 155A of the Land Transfer Act 1952

Mortgagor Certifications

I certify that I have the authority to act for the Mortgagor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have the authority to act for the Mortgagee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by David Ian Fitchett as Mortgagor Representative on 31/08/2011 01:07 PM

*** End of Report ***



View Instrument Details

Instrument Type Mortgage
Instrument No 8848263.3
Status Registered
Date & Time Lodged 01/09/2011 16:24:23
Lodged By Mary Stephenson

Affected Computer Registers **Land District**
409246 Canterbury

Mortgagors
Adam Doidge Holdings Limited

Mortgagees	Share
Kiwibank Limited	

Mortgage Details
Memorandum Number 2008/4266
Priority Amount \$ 427,500.00

This mortgage incorporates the provisions of the above memorandum registered pursuant to section 155A of the Land Transfer Act 1952

Mortgagor Certifications

I certify that I have the authority to act for the Mortgagor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have the authority to act for the Mortgagee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

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Signature

Signed by David Ian Fitchett as Mortgagor Representative on 31/08/2011 01:07 PM

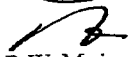
*** End of Report ***



**COMPUTER UNIT TITLE REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier

CB43C/1154

Land Registration District

Canterbury

Date Issued

24 March 1998

Prior References

CB30F/13

Supplementary Record Sheet

CB37D/164

Estate

Stratum in Freehold

Legal Description

Unit 1 and Accessory Unit 1 Deposited
Plan 75916

Proprietors

Adam Doidge Holdings Limited

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

8848263.4 Mortgage to Kiwibank Limited - 1.9.2011 at 4:24 pm