

INTEGRATION DEED OF AGREEMENT

THIS DEED is made the 21st day of December 1995

BETWEEN **THE CHRISTIAN SCHOOLS TRUST** ("the Proprietor") a charitable trust incorporated under the Charitable Trusts Act 1957.

AND **HER MAJESTY THE QUEEN** acting by and through the Minister of Education ("the Minister").

BACKGROUND

- A** The Proprietor is the owner of Middleton Grange School ("the School") operated by the Proprietor.
- B** The Minister and the Proprietor have agreed to the integration of the School pursuant to section 7(2) of the Private Schools Conditional Integration Act 1975 ("the PSCI Act").
- C** The School was founded in 1964 and has operated as a New Entrants to Form 7 composite School for girls and boys offering education with a Special Character.

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A large stylized signature, possibly "M. J. C.", followed by "C.H.D." and a large "Z" with a flourish.

NOW THIS DEED WITNESSES AND IT IS AGREED BETWEEN THE PARTIES AS FOLLOWS:

- | | | |
|---|---|--|
| Agreement | 1 | The Minister and the Proprietor agree that the School is to become an Integrated Composite school pursuant to the PSCI Act catering for boys and girls from New Entrants to Form 7. |
| Board of Trustees | 2 | The Board of Trustees shall be the controlling authority of the School and shall be constituted pursuant to the Education Act 1989 and the PSCI Act. |
| Proprietor's Land & Premises | 3 | The Proprietor is the owner of all the land described in the First Schedule hereto ("the Proprietor's land") and the improvements thereon. |
| Integrated School Premises | 4 | The Integrated School premises for the purposes of this Deed of Agreement are the land and improvements more particularly described in the Second Schedule and are hereinafter referred to as "the School premises". |
| Use of School Premises | 5 | The Proprietor agrees to set apart and appropriate as owner, all of the School premises identified on the plan attached in the Second Schedule , and all chattels and assets associated with the School premises, exclusively for the purposes of the School as an integrated School and further agrees that the controlling authority of the Integrated School (the Board of Trustees, hereinafter called "the Board") shall have the exclusive right of possession and use of the School premises and all chattels and other assets associated with the School. |



 Middleton Grange School

School Premises**Proprietor****Trustee's Use**

- 6 The School premises and all chattels and other assets associated therewith shall be available for use by the Proprietor and the staff employed by the Proprietor and they shall have the right to the reasonable use of the School premises and chattels in and out of School time provided that the Proprietor shall contribute to the lighting, heating and cleaning costs according to such use.

School Premises**External Use**

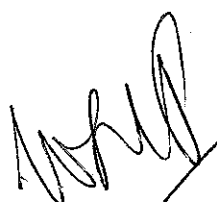
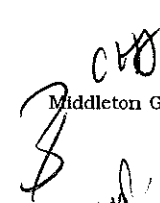
- 7 The Board shall either at the request of or with the consent of the Proprietor grant the use of the School premises to other organisations for non-School purposes. The Proprietor shall not unreasonably or arbitrarily withhold consent where the use is one which is not in conflict with the maintenance of the Special Character of the School. The Board may require payment of a reasonable fee by any such organisation as a condition of the use of such facility which fee shall be payable to the Proprietor.

Proprietor's**Debt**

- 8 The Proprietor shall be responsible for all mortgages, liens and other charges upon the School premises.

Upgrading**Buildings**

- 9 The Proprietor shall plan, pay for, and execute the improvements described in the **Third Schedule**, so as to bring the School buildings and associated facilities forming part of the School premises up to the minimum standard for comparable State Schools prevailing at the effective date of this Deed of Agreement. Such improvements shall be carried out in accordance with

  
 Middleton Grange School

the dates specified in the **Schedule**. The Proprietor shall upon completion of any improvements to electrical services described in the **Third Schedule** arrange for the inspection of the School premises in terms of the Regulations currently in force at the time.

- 10 The Proprietor shall plan, execute and pay for such capital works and associated facilities as may be approved or required from time to time by the Minister pursuant to Section 40 (2)(d) of the PSCI Act.

**Proprietor's
Other Land**

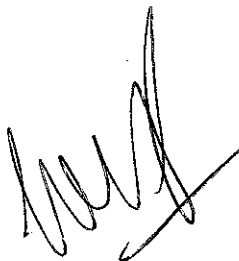
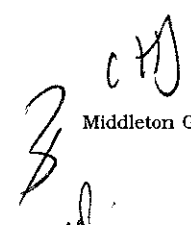
- 11 The Proprietor may own, control and maintain any lands, buildings, chattels and assets that, although not part of the Integrated premises, are regarded by the Proprietor as appropriate to maintain the Special Character of the School.

**Provision of
Facilities**

- 12 The Proprietor agrees that until such time as facilities and associated storage spaces for drama, art and craft, clothing and woodwork are provided as required in the **Third Schedule**, alternative facilities will be provided in the non-integrated area of Middleton Grange School.

Insurance

- 13 The Proprietor shall insure the buildings forming part of the School premises and the Proprietor's chattels (if any) owned or held upon trust for the purposes of the School and the other assets owned by the Proprietor (if any) for the purposes of the School against risks normally insured against, in some responsible insurance office in New Zealand, and further acknowledges the obligation on it created by Section 40(2)(h) of the PSCI Act.

 
Middleton Grange School

Future**Maintenance**

- 14(a) Subject to Clauses 9, 10 and 14(b) and any requirements placed on the Proprietor to carry out deferred maintenance set out in the **Third Schedule**, the Minister after the effective date of this Agreement, shall maintain the land, buildings, chattels and associated facilities comprising the (Integrated) School premises as though the School was a State School.
- 14(b) The Proprietor acknowledges that the Sports Centre, although part of the integrated premises, is over code requirements and agrees that the Minister will maintain the Sports Centre to the extent of Code requirements. Details of this will be agreed by exchange of letters.

Proprietor's**Borrowings**

- 15 The Proprietor, with the consent of the Minister, which consent shall not be unreasonably withheld, shall have the right to raise funds against the security of the School premises for the purposes of carrying out any additions and/or improvements to the School premises associated therewith and for such purposes may charge, mortgage or encumber the School premises or any part thereof.

Staff Remuneration**and Terms of****Employment**

- 16 Contracts of employment for persons employed at the School who are paid in whole or in part out of money appropriated by Parliament shall be negotiated in accordance with Part VII of the State Sector Act, 1988.

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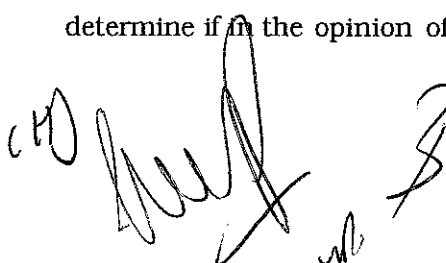
- 17 A teacher to whom the provisions of Section 71 of the PSCI Act apply shall continue to be paid no less than the same salary and be accorded the same status as he or she received or was accorded on the day before the effective dates of integration.

**Special Character
Agreement**

- 18(a) For the purposes of this agreement "Special Character" means the Special Character of the School described in the **Fourth Schedule**.
- 18(b) The School's Special Character shall incorporate education with a Special Character as provided in the School IT IS HEREBY AGREED AND DECLARED that the School shall at all times in the future be conducted and operated so as to maintain and preserve the School's Special Character and these presents shall be interpreted so as to maintain and preserve the Special Character of the School.

**Proprietor's Rights
& Responsibilities**

- 19 The Proprietor shall:
- i. continue to have the responsibility to supervise the maintenance and preservation of education with a Special Character provided by the School;
 - ii. continue to have the right to determine from time to time what is necessary to preserve and safeguard the Special Character of the School as defined herein;
 - iii. invoke the powers conferred upon it by the PSCI Act and this agreement should the Proprietor so determine if in the opinion of the Proprietor the



Middleton Grange School

Special Character of the School has been or is likely to be jeopardised or the education with such Special Character so provided is no longer preserved and safeguarded.

Board of Trustees 20 The Proprietors expect the members of the Board of Trustees to support the Special Character of the School.

School Roll 21 The School had a roll of 917 pupils in New Entrants to Form 7 at the first day of July 1995 being the year in which the roll figures were compiled. It is agreed, subject to any amendments as provided for by Supplementary Agreements, that the maximum roll of the School shall be 995.

Enrolment

Preferences

22(a) A preference of enrolment at the School under Section 29(1) of the PSCI Act shall be given to those pupils whose parent(s)/guardian(s) have established a particular connection with the School through membership of or affiliation with evangelical Christian Churches having a Biblical basis of Faith consonant with the statement of Special Character or a general connection with the School through a demonstrated commitment to the evangelical Christian Faith as defined in the Special Character of the School.

22(b) In accordance with Section 7(6)(h) of the PSCI Act, unless the Proprietor and the Minister otherwise agree and subject to places being available the number of pupils whose parents do not have preference of enrolment at the School in accordance with the provisions of Section 29(1) of the PSCI Act shall be limited to 10% of the maximum roll of the School.

Access to School 23 The Proprietor together with its servants, agents and licensees shall subject to the proviso of Section 40(2)(i) of the PSCI Act have at all reasonable times access to the School to ensure that the Special Character of the School is being maintained and shall also have the similar access to enable it to exercise the powers and carry out the responsibilities vested in it and imposed on it by the PSCI Act and by this Agreement.

Staffing, Principal's

Appointment 24(a) An advertisement for the position of Principal of the School shall, in accordance with Section 65(1)(a) of the PSCI Act state that a willingness and ability to take part in religious instruction appropriate to the School shall be a condition of appointment. Such an advertisement shall also state that a willingness and ability to uphold the Special Character shall be a condition of the appointment.

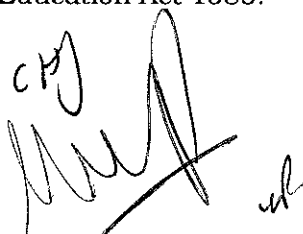
24(b) Before appointing any person to a position of Principal in the School the Board of Trustees shall consult with the Proprietor who shall report to the Board of Trustees, the names of those applicants (if any) who in terms of the Special Character of the School, are acceptable for appointment and on receipt of the said report the Board of Trustees shall consider for appointment only those applicants who are stated in the report of the Proprietor to be acceptable for appointment

Director of

Religious Studies 25 There may be a position at the School to be designated Director of Religious Studies in accordance with Section 65(1)(b) of the PSCI Act which position shall be part of the normal staffing entitlement of the School as

established by the Minister of Education. Any advertisement made for that position shall state that a willingness and ability to take part in Christian studies appropriate to the Special Character of the School be a condition of the appointment. Any person so appointed shall accept these requirements as a condition of appointment. The Director of Religious Studies shall give guidance and provide leadership in Christian studies and observances throughout the School.

- | | | |
|------------------------------|----|--|
| Tagged Positions | 26 | For the purposes of Section 65(1)(c) the position of all teachers other than the Principal and Director of Religious Studies shall be positions of importance carrying a responsibility for religious instruction. Advertisements for these positions shall state that a willingness and ability to take part in religious instruction appropriate to the Special Character of the School shall be an essential condition of appointment. Such advertisements shall also state that a willingness and ability to uphold the Special Character shall be a condition of appointment. |
| Staffing Restrictions | 27 | The Proprietor shall not engage any teachers between the date of execution of this Deed of Agreement and the effective date of integration other than those whose names have already been notified by the Proprietor to the Secretary of Education without first obtaining the consent of the Secretary. |
| Staffing Limits | 28 | If at the effective date of integration the School has more teachers than the staffing entitlement in a comparable State School, a teaching position shall be dis-established when a teacher leaves that position, unless an exception has been made under Section 91 of the Education Act 1989. |




Attendance**Dues**

- 29 The Proprietor may either enter into agreements with the parents or other persons accepting responsibility for the education of pupils at the School provided as a condition of the enrolment and attendance of each pupil at the School that the parents or other persons shall pay attendance dues pursuant to the provisions of Section 36 of the PSCI Act

Definitions

- 30(a) Unless expressly provided for in this Agreement words and expressions shall have the meaning given those words and expressions in the PSCI Act.
- 30(b) Nothing in this Agreement shall be deemed to limit or restrict the powers and obligations imposed on the Proprietor under the PSCI Act.

Dated

- 31 The effective date of this Deed of agreement shall be the first day of January 1996.
- 32 On and after the effective date specified in this Deed of Agreement the School shall be an Integrated Composite School in terms of the Private Schools Conditional Integration Act 1975.

IN WITNESS WHEREOF these presents have been executed the day and year first hereinbefore written and include:

First Schedule

The Land
clause 3

Second Schedule

The School Premises
clause 4

Third Schedule

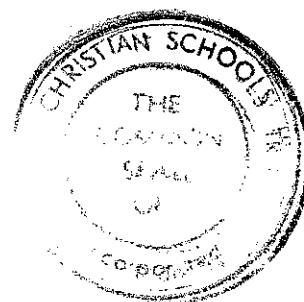
Improvements
clause 9

Fourth Schedule

The Special Character Statement and Statement of Belief
clause 18.

THE COMMON SEAL OF THE CHRISTIAN SCHOOLS TRUST
was hereunto affixed in the presence of:

Mh C Pinder TRUSTEE
James TRUSTEE



SIGNED by

Kathy Phillips
Kathy Phillips

Senior Manager
National Operations
Ministry of Education
pursuant to authority delegated by the
Minister of Education acting on behalf of
HER MAJESTY THE QUEEN in the presence of:

Charlotte Hughes-Johnson
Adviser
36 Hanover St
Wellington

FIRST SCHEDULE

Description of total land, buildings and other improvements which comprises the Proprietor's land of which the school premises form part.

THE PROPRIETOR'S LAND

All that land, buildings and other improvements owned by the Christian Schools' Trust, more or less situate in Arthur Street, Suva Street, and Acacia Avenue Christchurch, being known as Middleton Grange School and being particularly described as follows and delineated in green on the plan forming part of the Second Schedule hereto.

1.

All that parcel of land containing 2.0055 hectares or thereabouts situated in Block X of the Christchurch Survey District being Lot 1 on Deposited Plan No. 21557 part of Rural Section 85 and being all the land in Certificate of Title Volume 2C/137 (Canterbury Registry).

SUBJECT TO

- (i) Conditions as to buildings and hoardings.
- (ii) Transfer reserving Drainage, Electric Power and Telephone Line easements over part of Lot 8 D.P. 20460 (C.T. 823/31).
- (iii) Right to convey gas over part Lot 4 D.P. 15936 (CT. 582/80)

2.

All that parcel of land containing 1.8174 hectares or thereabouts situated in Block X of the Christchurch Survey District being Lot 2 on Deposited Plan 38274 and being all the land in Certificate of Title 17A/1107 (Canterbury Registry).

SUBJECT TO

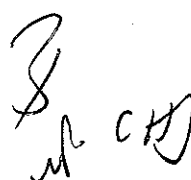
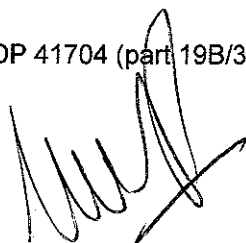
- (i) Fencing Provision.
- (ii) Right to convey gas over part Lot 4 D.P. 15936 (582/80).

3.

All that parcel of land containing 758 sq. metres or thereabouts situated in Block X of the Christchurch Survey District being Lot 1 on Deposited Plan No. 41704 and being all the land in Certificate of Title 19B/32 (Canterbury Registry).

SUBJECT TO

- (i) Fencing Covenant.
- (ii) A right to drain sewage over part of Lot 2 DP 41704 (part 19B/33).



4.

All that parcel of land containing 443 sq. metres or thereabouts situated in Block X of the Christchurch Survey District being Lot 21 on Deposited Plan 17087 part Rural Section 85 and being all the land in Certificate of Title 4C/1192 (Canterbury Registry).

SUBJECT TO

- (i) Reservations and Conditions imposed by Section 59 of the Land Act 1948.

5.

All that parcel of land containing 822 sq. metres or thereabouts situated in the City of Christchurch being Lot 20 on Deposited Plan 17087 and being all the land in Certificate of Title 4D/605 (Canterbury Registry).

SUBJECT TO

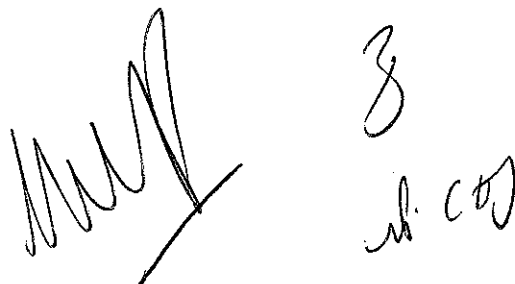
- (i) Conditions as to Building Line.
- (ii) Stormwater Drainage Easement over part Lot 17 D.P. 14882 (C/T562).
- (iii) Pipelines for the passage of sewage pass through or serve the land as specified.

6.

All that parcel of land containing 2.1236 hectares or thereabouts being Lot 2 on Deposited Plan No. 50929 and being all the land in Certificate of Title 29F/452 (Canterbury Registry).

SUBJECT TO

- (i) Stormwater easement over part Lot 3 DP 19341 (1B/1041).

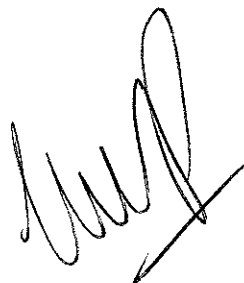
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SECOND SCHEDULE

Description of land, buildings and other improvements comprising the School premises.

THE SCHOOL PREMISES

All that part of the Proprietor's land as described in the First Schedule hereto delineated in red on the annexed plan of the Proprietor's land, which forms part of this schedule, TOGETHER WITH, all the School buildings and other improvements thereon SAVE AND EXCEPT those buildings more particularly delineated in blue on the annexed Plan hereto.

 
w. c. #J

MIDDLETON GRANGE SCHOOL

THIRD SCHEDULE

WORK TO BE CARRIED OUT BY THE PROPRIETOR IN RELATION TO THE INTEGRATED SCHOOL:

These works are to be planned, executed and paid for by the proprietor subject to the provisions of this schedule in relation to the buildings and associated facilities to bring them up to the minimum standard for a comparable State school. The proprietor will ensure that all work is carried out in a tradesmanlike and professional manner.

AGREED PHASING OF WORK TO BE COMPLETED BY:

1. 1.96 1. 1.97 1. 1.98 1. 1.99 1. 1.2000 1. 1.2001 1. 1.2002

SITE

Repair or replace fences on Rannardale Grounds as necessary

Re-seal car-park bordering Suva Street

Repair fences north of Blocks A, C, and E

Level and re-seal hardcourt areas around Blocks C, D, & E

Ensure Adventure playground and playground equipment

complies with NZS 5828:1986 "Specifications for

Playgrounds and Playground Equipment"

Re-seal tennis courts adjacent to Blocks D and F

Seal car parking areas

Level and re-seal all hard court areas

Repair or replace fences between Blocks I, J, K & L and private

properties

Level and seal path from Arthur Street to Block L

Re-seal driveway from Acacia Avenue

Re-seal tennis court adjacent to Swimming Pool

Repair path to Swimming Pool

Lift or seal as necessary to meet the requirements of the Building Code all gully traps which are flush with the ground or broken away from buildings

Construct a new pipe network for Blocks J, K, & L for stormwater to be piped to Arthur Street or a new soakpit

Upgrade the existing piped network in the north east corner to collect all roof water drainage and construct a soakpit if required

Third Schedule

Middleton Grange School

1. 1.96 1. 1.97 1. 1.98 1. 1.99 1. 1.2000 1. 1.2001 1. 1.2002²

Lay new pipework to the streets as existing soakpits block up or construct new soakpits where it is not possible to connect to existing streets
Construct a new fire main and hydrants within the School grounds capable of supplying 30 litres / sec

x

BLOCK A

Fire Protection

Provide secondary egress from Area 21
Ensure all secondary egress doors open outwards and rectify as necessary

x

x

General

Replace worn carpet tiles in Area 5
Replace worn carpet tiles in Area 6
Replace worn carpet tiles in Area 7
Re-seal stairs in Area 8
Paint stairwell Area 8
Replace worn carpet tiles in Area 20
Replace worn carpet tiles in Area 21

x

x

x

x

x

x

x

Exterior

Paint roof
Provide extra bracing for spouting on south side where sagging occurs
Clean out spouting, treat for rust and paint
Paint exterior

x

x

BLOCK G

Fire Protection

Ensure all secondary egress doors open outwards and rectify as necessary

x

General

Clean wall in girls' toilet, coat with anti-mould and repaint
Paint ground floor corridor
Paint boys' locker area
Clean wall in boys' toilet, coat with anti-mould and repaint

x

x

x

x

Third Schedule

Middleton Grange School

Clean carpet in Area 55
Clean carpet in Area 56
Patch worn carpet in Stairwell
Paint Stairwell walls

x
x

x
x

Exterior

Provide stays to lower windows to prevent opening

x

BLOCK H

Fire Protection

Provide "EXIT" signs for all egress doors in Block

x

Ensure all secondary egress doors open outwards and rectify as necessary

x

Remove tower bolt from secondary egress door in Area 100

x

Replace lockset to secondary egress door in Area 82 with one that can be opened from the inside without the use of keys

x

Replace lockset to secondary egress door from Area 85 to Area 83 with one that can be opened from the inside without the use of keys

x

Provide secondary egress from Area 88 by 1 July 1996

Provide secondary egress from Area 92 by 1 July 1996

Replace lockset to secondary egress door in Area 102 with one that can be opened from the inside without the use of keys

x

Remove tower bolt from secondary egress door in Area 117 and replace lockset with one that can be opened from the inside without the use of keys

x

Remove tower bolt from secondary egress door in Area 118

x

Replace lockset to secondary egress door in 120 with one that can be opened from the inside without the use of keys

x

Replace lockset to egress door in centre rear of Ground Floor with one that can be opened from the inside without the use of keys

x

Electrical

Upgrade lighting in Area 81

Upgrade number of power points in Area 88

Remove bar heaters from Area 88

Install the suspended power outlets in Area 88 in accordance with proper Trade Practice

Fit an RCD to protect the suspended power outlets in Area 88

Upgrade number of power points in Area 92

x

Third Schedule

x

x

CH

[Signature]

1. 1.96 1. 1.97 1. 1.98 1. 1.99 1. 1.2000 1. 1.2001 1. 1.2002⁴

Upgrade heating in Area 92
 Provide a 12mm air gap between lights and ceiling in Area 92
 Move power socket outlet 600 mm away from "Fume Cupboard" in Area 92
 Ensure light and fan within "Fume Cupboard" in Area 92 conform to Zone 1 classification
 Provide a 12mm air gap between lights and ceiling in Area 96
 Upgrade number of power points in Area 99
 Upgrade number of power points in Area 102

Gas

Upgrade LPG gas supply as required to meet current Codes

General

Paint corridor
 Paint interior of Area 81
 Paint interior of Area 85
 Install edges on chemical storage shelves in Area 92
 Replace floorcovering in Area 98
 Paint interior of Area 98
 Paint interior of Area 99
 Paint interior of Area 102
 Paint interior of Area 108
 Repair ceiling in Area 108
 Paint interior of Area 109
 Paint interior of Area 110
 Paint interior of Area 114
 Replace floorcovering of Area 118
 Replace floorcovering in Area 120
 Replace floorcovering in Area 121
 Replace floorcovering in Area 122
 Replace floorcovering in Area 124
 Replace floorcovering in Area 125
 Replace floorcovering in Area 126
 Paint interior of Area 130
 Paint corridor

x

x

x

x

x

x

x

x

x

x

x

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x

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x

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x

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x

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x

x

x

x

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CP

Third Schedule

Middleton Grange School

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Exterior

Remove lichen and paint roof
Repair or replace rusted spouting at east end of Block
Paint exterior woodwork

x

x

x

BLOCK I

Fire Protection

Provide "EXIT" signs to all secondary egress doors
Replace the existing BCF fire extinguisher in the Area 158 with an approved type
Ensure all secondary egress doors open outwards and rectify as necessary

x

x

x

Electrical

Provide a 12mm air gap between lights and ceiling in all Areas

x

General

Repair or replace vinyl in Area 154
Replace carpet in Area 158
Replace carpet in Area 159
Replace carpet in Area 162

x

x

x

x

Exterior

Paint roof
Re-fix Nuralite decking in Area 157 where it is coming loose
Replace rotting balcony fascia in Area 157 and make good
Replace rotting barge board on eastern side of building

x

x

x

x

BLOCK J

Fire Protection

Provide secondary egress from Area 164
Provide secondary egress from Area 165
Install a Fire Alarm Call Point to provide coverage to Areas 164 & 165
Ensure all secondary egress doors open outwards and rectify as necessary

x

x

x

x

Third Schedule

CHJ



Middleton Grange School



Electrical

Provide a 12mm air gap between lights and ceiling in Area 164
 Upgrade heating in Area 164
 Provide a 12mm air gap between lights and ceiling in Area 165
 Upgrade heating in Area 165

General

Provide floor covering in Area 164
 Provide floor covering for Area 165
 Replace broken hand basin in Area 167
 Upgrade Area 167
 Replace flooring in Area 167 with a seamless flooring
 Repair urinal in Area 168
 Upgrade Area 168
 Replace flooring in Area 168 with a seamless flooring

Exterior

Replace door to Area 167
 Replace exterior panels below toilet windows in Area 167
 Replace exterior panels below toilet windows in Area 168
 Paint exterior
 Paint roof

BLOCK K

Fire Protection

Provide an "EXIT" sign on egress doors from Area 170
 Remove tower bolt from secondary egress door in Area 170
 Provide an "EXIT" sign on egress doors from Area 171
 Remove tower bolt from secondary egress door in Area 171
 Provide an "EXIT" sign on egress doors from Area 172
 Remove tower bolt from secondary egress door in Area 172
 Provide an "EXIT" sign on egress doors from Area 173
 Provide an "EXIT" sign on egress doors from Area 174
 Replace lockset on secondary egress door from Area 174 with one that can be opened from the inside without the use of keys
 Provide an "EXIT" sign on egress doors from Area 175
 Replace the existing BCF fire extinguisher in Area 177 with an approved type

Third Schedule







ton Grange

~~Middleton Grange School~~

3

Third Schedule

2

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Exterior

Paint exterior
Treat roof for rust and paint
Extend downpipe outside Area 174 to meet gully trap
Replace crushed lead pipes outside Area 184
Replace rotten framing to walkway to Area 190
Replace broken glass in walkway to Area 190
Remove and replace Asbestos Cement sheets at rear of Area 191
Replace secondary egress door from Area 191
Replace broken Asbestos Cement sheet under verandah of Area 197
Provide stays to windows to Area 196 and 197 to prevent their opening wide and causing a danger to pupils and staff

BLOCK L

Fire Protection

Provide an "EXIT" sign on egress door from Area 198
Provide "EXIT" signs on connecting door between Areas 199 & 200
Provide secondary egress from Area 201
Provide either a multi purpose type dry powder fire extinguisher or a 10 litre water type fire extinguisher in Area 201
Install a Fire Alarm Call Point to provide coverage to Areas 198 to 201
Ensure all secondary egress doors open outwards and rectify as necessary

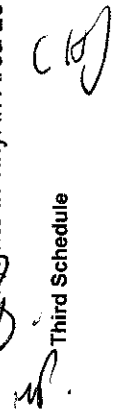
Electrical

Provide a 12mm air gap between lights and ceiling in Area 199
Upgrade lighting in Area 199
Provide a 12mm air gap between lights and ceiling in Area 200
Provide a 12mm air gap between lights and ceiling in Area 201
Upgrade lighting in Area 201

General

Paint Area 200
Replace floorcovering in Area 200
Paint Area 201
Replace floorcovering in Area 201
Weld joints in vinyl in Area 203
Weld joints in vinyl in Area 204

Third Schedule



Middleton Grange School



1. 1.96 1. 1.97 1. 1.98 1. 1.99 1. 1.2000 1. 1.2001 1. 1.2002⁹

Ensure that toilet for disabled in Area 204 has handrail fitted in accordance with Code requirements
 Weld joints in vinyl in Area 205
 Ensure that toilet for disabled in Area 205 has handrail fitted in accordance with Code requirements
 Replace wooden toilet seats in Area 210
 Paint Area 210
 Replace flooring in Area 210 with seamless flooring
 Replace wooden toilet seat in Area 211
 Replace rotten panelling in Area 211
 Replace rusted dividers in Area 211
 Paint Area 211
 Replace flooring in Area 211 with seamless flooring

Exterior

Replace skylights
 Paint roof
 Replace spouting at Southeast end
 Paint exterior
 Replace rotting timber around windows
 Replace Asbestos Cement panel and paint

POOL

Electrical

Treat and paint door to switchboard where rust is showing

General

Patch pool surrounds as necessary to provide level surface

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Third Schedule

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 Middleton Grange School

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1. 1.96 1. 1.97 1. 1.98 1. 1.99 1. 1.2000 1. 1.2001 1. 1.2002¹⁰

NON-INTEGRATED BUILDINGS

BLOCK B

Safety Aspects

Upgrade lighting

Repair flooring

Change entry door from sliding to hinged type to open outwards by 1 July 1996

Provide secondary egress by 1 July 1996

x
x

BLOCK C

Safety Aspects

Provide secondary egress in Area 25

Permanently wire water heater in Area 25

Install a fire resistant lining above black heat heaters in Area 25

Replace lockset on secondary egress door from Area 26 with one that can be opened from the inside without the use of keys

Install a fire resistant lining above black heat heaters in Area 26

Install an automatic cut off system to machinery in Area 26

Install an RCD to protect electrical outlets

Ensure Area 26 meets requirements of OSH

x

x

x
x
x
x

BLOCK D

Safety Aspects

Provide secondary egress from Area 38

Provide secondary egress from Area 39

Replace lockset on secondary egress door from Area 45 with one that can be opened from the inside without the use of keys

Provide secondary egress from Area 46

Permanently wire heaters in Area 46

x
x

x
x

BLOCK F

Safety Aspects

Provide secondary egress from Area 51

x

BLOCK N

Safety Aspects

Provide "EXIT" signs to all secondary egress doors

Remove tower bolts form egress to door in Area 221

x
x

Third Schedule

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Middleton Grange School

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11
1. 1.2002 1. 1.2001 1. 1.2000 1. 1.199 1. 1.198 1. 1.197 1. 1.196

Replace lockset on secondary egress door from Area 221 with one that can be opened from the inside without the use of keys
Check ventilation in Area 221 meets Code requirements
Replace lockset on secondary egress door from Area 229 with one that can be opened from the inside without the use of keys
Rehang secondary egress door to open outwards
Replace lockset on secondary egress door from Area 243 with one that can be opened from the inside without the use of keys
Provide 25mm gap or insulation to ceiling above heaters
Obtain Fire, Electrical & Safety reports on the Block and implement as necessary

x
x
x
x
x
x
x

BUILDING REQUIREMENTS

Provide by new construction or remodelling the following:
in the Junior School by 1 January 1998;
Minimum teaching Space of 130 sq. m to meet minimum requirements of 1099 sq. m
Minimum resource area of 42 sq. m
Minimum Library space of 56 sq. m

Provide by new construction or remodelling the following:
in the Senior School by 1 January 1999;
Biology laboratory of minimum of 84 sq. m.
Upgrade laboratories and associated facilities to meet minimum Code requirements
Drama Suite of a minimum of 93 sq. m together with associated facilities
Art & Craft Suite of a minimum of 105 sq. m together with associated facilities
Homework Suite of a minimum of 233 sq. m together with associated facilities
Workshop facilities including Woodwork and Metalwork of a minimum of 307 sq. m
Store Workshop of 19 sq. m
Dangerous Goods Store of 9 sq. m
Form 6 & 7 Common Room of 112 sq. m

Third Schedule

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Middleton Grange School

GYMNASIUM**A 1 - 23**

<u>Room No.</u>	<u>Function</u>	<u>Floor Areas</u>	<u>m2</u>
1	Gymnasium	576	
2	West Store	67.5	
3	Small Store	24.4	
4	Large Store	46.0	
5	Weight Room	55.6	
6	Office	8.5	
7	Reception & Circulation	78.0	
8	Store	3.0	
9	Male Change	37.3	
10	Toilet	2.5	
11	Toilet	1.8	
12	Toilet	1.8	
13	Toilet	2.6	
14	Female Change	41.3	
15	Change Unit	15.2	
16	Cleaner	2.0	
17	Paraplegic Toilet	4.0	
			967.5
18	Control Room	24.4	
19	Kitchen	8.1	
20	Mezzanine	146.9	
21	Teaching Space	63.0	
22	Store	12.1	
23	Store	11.0	
			265.5
Total Internal Floor Area:			<u>1233.0</u>
Total gross Area:		1005	

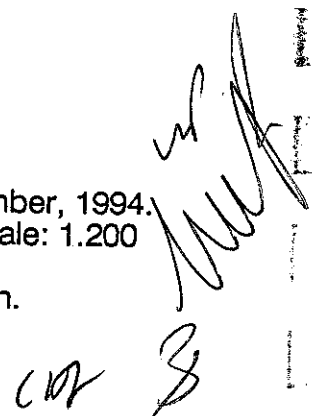
MIDDLETON GRANGE SCHOOL

50 Acacia Avenue, Christchurch

Date: December, 1994.
Floor plan scale: 1:200

Prepared by:

C. B. Wells & Son, Architects, 178 Manchester Street, Christchurch.

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SENIOR SCHOOL, FIRST FLOOR**H 114 - 142**

<u>Room No.</u>	<u>Function</u>	<u>Floor Areas m2</u>	
114	Music Room 1	147.8	
115	Music Store	14.0	
116	Office	8.7	170.5
117	Study Room 2	23.7	23.7
118	Classroom 3	81.9	
119	Office	8.7	90.6
120	Classroom 4	135.7	
121	Classroom 5	32.8	
122	Classroom 6	67.0	
123	Resource Room	20.0	
124	Classroom 7	28.0	
125	Classroom 8	61.0	
126	Office	10.5	
127	Classroom 9	58.9	
128	Classroom 10	58.8	
129	Classroom 11	43.2	515.9
130	Remedial Reading 12	16.2	
131	Careers Office 13	14.0	
132	Office	16.0	
133	Resource Room	47.8	
134	Text Book Storeroom	6.6	100.6
135	Library	168.0	
136	Library Resource	13.7	
137	Library Workroom	16.0	
138	Librarian	5.3	203.0
139	Cleaner	3.0	
140	Circulation Space	110	113.0
Total Internal Floor Area:			<u>1217.3</u>
141	Balcony	85	
142	Roof		
Approx. total gross area:		1367	

MIDDLETON GRANGE SCHOOL

50 Acacia Avenue, Christchurch

Date: December, 1994.
Floor plan scale: 1:200

C. B. Wells & Son, Architects, 178 Manchester Street, Christchurch.



SENIOR SCHOOL, GROUND FLOOR.**H 81 - 113**

<u>Room No.</u>	<u>Function</u>	<u>Floor Areas m2</u>	
81	Home Science Laboratory A	82.0	
82	Laundry	9.1	
83	Office	13.7	
84	Pantry	6.5	111.3
85	Science Laboratory B	82.9	
86	Store	3.4	
87	Stores	3.8	90.1
88	Science Laboratory C	82.9	
89	Store	16	
90	Office	5.7	104.6
91	Office	5.6	
92	Science Laboratory D	82.9	
93	Preparation Room	14.0	102.5
94	Office	11.8	
95	Preparation Room	8.0	
96	Laboratory E	59.8	79.6
97	Canteen	37.2	
98	Classroom F	77.4	77.4
99	Mathematics Room G	65.0	65.0
100	Office	18.3	
101	Technicians Workroom	17.0	35.3
102	Technical Drawing Rm H	65.0	65.0
103	Office	7.0	
104	Office	9.6	
105	Stationery	14.7	31.3
106	Switchroom	7.7	
107	Substation	15.0	22.7
108	Girls' Lockers	98.0	
109	Girls' Toilets	66.0	
110	Boys' Toilets	66.0	
111	Boys' Lockers	117.0	347
112	Circulation and Lockers	233.5	
113	Cleaners Cupboard	1.5	235

Total Internal Floor Area:

1367

Approx. total gross area:

1542

MIDDLETON GRANGE SCHOOL

50 Acacia Avenue, Christchurch

Date: December, 1994.
Floor plan scale: 1:200

C. B. Wells & Son, Architects, 178 Manchester Street, Christchurch.

FOURTH SCHEDULE

STATEMENT OF SPECIAL CHARACTER AND STATEMENT OF BELIEF

STATEMENT OF SPECIAL CHARACTER

CONTEXT

1. Middleton Grange School is a non denominational Christian School established for new entrants to Form 7 in 1964 by the Christian Schools Trust in Christchurch. The School was founded to establish the educational needs of Christian families and present the message of the gospel to children and the community within the context of Biblical truth and practice as recognised by adherents of the evangelical Christian faith. The same Biblical truth and practice encourages a mission perspective. Students are expected to support the Special Character of the School.

WHO DETERMINES AND SAFEGUARDS

2. The Special Character of the School is determined by Biblical principles and practice. The Christian Schools Trust, the Board of Trustees and all staff endeavour to work out those Biblical principles and practices in the School. All staff members are required to uphold the Special Character of the School and all members of the Board of Trustees are expected equally to acknowledge their willingness to support the Special Character. The Christian Schools Trust reserves the right to determine from time to time what is necessary to preserve and safeguard the Special Character.

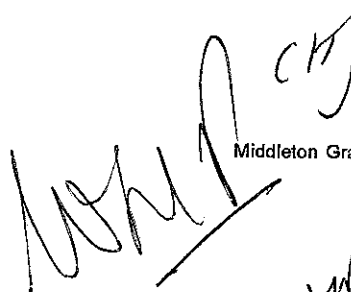
GOALS AND PRINCIPAL FEATURES OF SPECIAL CHARACTER

3. The School is a caring community built on Christian beliefs which permeate all aspects of School life. These beliefs recognise God's purposes are revealed in the Scriptures and in the risen Lord Jesus Christ. They are dynamic and determine the purpose and content of the curriculum in a changing community. They were originally expressed, for the School (in a summary form subordinate to the Scriptures), in the annexed statement of belief incorporated in the Trust Deed for the Christian Schools Trust when the School was founded.
4. Because these beliefs encompass all aspects of School and permeate the mind and heart of each staff member all staff must demonstrate unqualified commitment to the School's Special Character.
5. The objective of the Christian Schools Trust is to pass onto students the truth that all creation is subordinate to the Will of God as expressed in the Scriptures; that all truth finds its meaning and centre in God and that God gives purpose and hope to individuals as well as His creation by virtue of the redemptive work of Jesus Christ. It is the redemptive work of Jesus Christ, communicated by the Holy Spirit operating in the human individual, that gives substance to intellectual, physical, spiritual, ethical, emotional, social and aesthetic development.
6. The curriculum, including all the New Zealand Curriculum Statements, is presented within a Christian world view. Such a world view gives perspective and meaning to all learning in the School.
7. Implicit in the curriculum is the development of character exemplified by the Decalogue and Beatitudes. Such character is the foundation for personal and social peace, just government, responsible citizenship, compassionate neighbourliness, wise parenting and a responsible attitude to creation. Such character also recognises that a life of self renouncing love is one of liberty.

STATEMENT OF BELIEF

WE BELIEVE IN -

1. The unity of the Father, the Son and the Holy Spirit in the Godhead.
2. The Sovereignty of God in creation, revelation, redemption and final judgement.
3. The divine inspiration and trustworthiness of Holy Scripture, as originally given and its supreme authority in all matters of faith and conduct.
4. The universal sinfulness and guilt of human nature since the fall, rendering man subject to God's wrath and condemnation.
5. Redemption from the guilt, penalty, pollution and power of sin only through the sacrificial death (as our representative and substitute) of Jesus Christ, the incarnate Son of God.
6. The bodily resurrection of Jesus Christ from the dead, His ascension, His mediatorial work and His personal return in power and glory.
7. The necessity of the work of the Holy Spirit to make the death of Christ effective to the individual sinner, granting him repentance toward God and faith in Jesus Christ.
8. The indwelling and sanctifying work of the Holy Spirit in the believer.
9. The one holy, universal church, which is the Body of Christ, to which all true believers belong and in which they are united through the Spirit.
10. The resurrection of the body and life everlasting.


Middleton Grange School
