

From: Adrian Ellis <adrian@architecturaldesigngroup.co.nz>
Sent: Friday, 25 October 2019 9:42 a.m.
To: Vetting and Allocation
Cc: Todd Morel; John Targett
Subject: Variation to consented plans 80 Byron Street Sydenham Christchurch application Vetting RFI 23/10/2019
Attachments: John Targett Authority to proceed.pdf

Hi Tammy Bruyns,

The estimated value of the Variation works is \$15,000

The owner/Principal has given his authority for the works to be carried out, please refer to authority letter attached to this email, thank you.

Minor variation

BCN/2017/2013 80 Byron Street Sydenham Addition to Factory - New Offices, Meeting and Store Room

Amendment required

Your minor variation application will need to be processed as an amendment. This is because the proposed change differs significantly from the plans and specifications on the corresponding building consent. The reasons for this are listed below:

- The changes are not sufficiently minor that it comes within the definition of Minor Variation in the building regulations

For us to continue processing your amendment application we require the following information:

- Estimated value of work
- Owner's authorisation to process an amendment instead of a minor variation

You can send this information by email to VettingandAllocation@ccc.govt.nz.

This letter is sent to the applicant and the owner, where possible.

Yours sincerely

Tammy Bruyns

External BCA Administration Officer

Vetting, Allocations and Contractors

Regards

Adrian Ellis

T 07 578 2899 M 021 189 2850

adrian@architecturaldesigngroup.co.nz

47 2nd Avenue, Tauranga New Zealand 3110

PO Box 70131, Tauranga 3155

Architecturaldesigngroup.co.nz



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Subject: Re: 80 Byron st.
Date: Thursday, 10 October 2019 at 12:27:01 PM New Zealand Daylight Time
From: John Targett
To: Todd Morel, Adrian Ellis
Attachments: signature_image001.png, signature_Formance_0.png

Hi guys ... just confirming my agreement for this work to be carried out. Adrian please proceed and invoice Spaghetti Junction Ltd (my company) and email it to me when ready. Thanks. John

Sent from my Samsung device

----- Original message -----

From: Todd Morel <Todd@morelconstruction.co.nz>
Date: 10/10/19 11:10 (GMT+12:00)
To: Adrian@architecturaldesigngroup.co.nz
Cc: John Targett <jt@clipnclimb.com>
Subject: 80 Byron st.

Hi Adrian,

As discussed this morning we will need to have the Drawings updated with the changes in layout to keep the council satisfied.

Changes we need to note

The framing in the storeroom, which means creating a continuation of the hallway, moving D07 , putting the small skylight from the original design to the new rear office.... will this give enough ventilation or do we need to put a window in the wall to existing warehouse?

Using the existing sewer line that went to the toilets (we kept this connected while we built on the extension). We will put a cleaners sink on the wall as per the marked up drawing.
This will have a AAV vent off the line.

Walls have removed to make the offices open plan.

There is a recycled large opening window from the old mezzanine office above in the office closest to the roller door.

The hallway walls have glass partition/windows 1.5 - 1.9m above floor level. They are upto 2m wide to allow light to the hallway.

The iron cladding to the Byron st has been changed from Rib 50 to Pacific Coil Coaters, (PCC) Endura 0.4 corrugate , color Ironsand.

Flashings junctions altered from cut in chases/flashings to two piece backflashing/ face fixed pressure bar type with sealant. Photos for reference.

Also a boxed sill and side flashing to ED02 to make good sill and side covers.

Have a look at this and feel free to contact me to discuss any of the above, I hope I've explained it in detail enough.

Regards

Todd Morel | Director



P: 03 423 1904 | M: 021 134 6654 | W: morelconstruction.co.nz

A: PO Box 35270, Shirley, Christchurch 8640



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Application for a minor variation to a building consent

This application is for approval from Christchurch City Council to make a minor variation to the following building consent under section 45A, Building Act 2004

GENERAL INFORMATION:

- A minor variation is a minor modification, addition, or variation to a building consent that does not deviate significantly from the plans and specifications to which the building consent relates. If the proposed change deviates significantly, the application will be processed as an amendment to the building consent.
- Minor variation application will be processed within 48 hours of receiving a complete application.
- Do not carry out building work that varies from the building consent until you have received confirmation the minor variation has been approved.
- Building consent fees: The latest Building Consents Fee Schedule is available on our [website](#) or from one of our Service desks.
- Items marked * are mandatory for all applications
- General information can be found on our website at www.ccc.govt.nz

SUBMITTING AN APPLICATION:

An application can be lodged via the following methods:

- **Online** via onlineservices.ccc.govt.nz. You will need to register to use Online Services. You can register at onlineservices.ccc.govt.nz.
- **Email** your application to minorvariation@ccc.govt.nz.

BCN number:*

BCN/2017/2013

Street address of building:

80 Byron Street, Sydenham, Christchurch

Applicant's name:

Trevor Jones

Email address:

trevor@architecturaldesigngroup.co.nz

Contact phone number:

075782899

The minor variation has been agreed to by the owner?*

Yes ☒ No ☐

Has the owner changed since building consent issued?

Yes ☐ No ☒

If yes, provide the new owner's name, mailing address and email address:

Description of minor variation:*

(include details of what has changed from and the reason for the change)

Engineered concrete Nib wall added to slab foundation, Store room replaced with office space, office partition walls non load bearing removed, 1 skylight location change, heat pumps added and drainage plumbed to sink wastes, Hallway extended, interior office windows added, perimeter strip drains reduced to entry doors only, Rib 50 exterior vertical metal cladding substituted for corrugate.

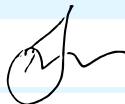
The following plans and specifications are attached to this application:

(attach only relevant plans, specifications or supporting documents)

Design Memorandum, Heat pump and Dimond corrugate specifications, Amended consented drawings, letter of authority

Signature of owner/agent:*

(on behalf of and with the authority of the owner)



Date:*

19/10/2019

Print name:

Trevor Jones

If you are signing this application on behalf of a company/trust/other entity (the applicant), you are declaring that you are duly authorised to sign on behalf of the applicant to make such an application.

By signing this application you are accepting responsibility to pay all actual and reasonable costs incurred by the Christchurch City Council.

Application for a project information memorandum and/or building consent

Section 33 or Section 45, Building Act 2004, Form 2 - Building (Forms) Regulations 2004

About this form

- Please check that the forms that you are using are current at the time of application as forms are subject to change without notice.
- General information can be found on our website at www.ccc.govt.nz/goahead
- A building consent is the formal approval issued by a Building Consent Authority (BCA) to ensure certain works meet the requirements of the Building Act 2004, Building Regulations and the New Zealand Building Code.

GENERAL INFORMATION:

- **Application fees and charges:** The latest Building Consents Fee Schedule is available on our [website](http://www.ccc.govt.nz) or from one of our Service Centres. A building consent will not be issued by the Council until all fees and charges relating to that consent application have been paid in full. When applying for a consent the costs/charges may vary depending on the time a building consent officer spends processing your consent. Further information could also impact on these costs and delay issuing of a consent.
- Guidance sheets and information booklets produced by the Council and the Ministry of Business, Innovation and Employment Building and Housing Group are available at all Service Centres.
- For general enquiries please phone (03) 941 8999 or email info@ccc.govt.nz
- Christchurch City Council reserves the right, from time to time, to contact customers in regard to the services provided.

SUBMITTING AN APPLICATION:

Online Services applications:

- You can submit your application online at <http://onlineservices.ccc.govt.nz>
- You will need to register to use Online Services. You can register at <http://onlineservices.ccc.govt.nz>

An application can also be lodged via the following methods:

- Post (additional costs apply) your application to: Consenting & Compliance Group, PO Box 73013, Christchurch 8154
- Hand delivered (additional costs apply) to Civic Offices, 53 Hereford Street, Christchurch Central or dropped off at any Council service desk listed on our website at www.ccc.govt.nz/contact-us/service-desks.

All applications will be checked for completeness prior to acceptance. Please ensure that you have compiled your documents carefully to avoid delays in accepting your application. If your application is incomplete it will not be accepted and the statutory processing timeframe will not start until the missing information has been provided and resubmitted.

Items marked * are mandatory for all applications.

1. The building

Street address of building: * (for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection)

80 Byron Street

Legal description of land where building is located: * (state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent)

Lot 1 DP 449853

Building name:

Spaghetti junction Ltd.

Location of building within site/block number: (include nearest street access)

Number of levels: * (including ground level and any levels below ground)

1

Level/unit number:

Area: (total floor area; indicate area affected by the building work if less than the total area)

Total floor area: *

Existing floor area:

New floor area:

796.63 sqm

697 sqm

99.5sqm

Current, lawfully established, use: * (include number of occupants per level and per use if more than 1)

Year first constructed:

2. The owner [Must be completed for all applications and all details must be the owner's]

Name of owner: * (include preferred form of address, e.g. Mr, Mrs, Ms, Miss, Dr if an individual)

Spaghetti Junction Limited

Contact person: (must have a New Zealand address)

John

Mailing address: *

53 Vernon Terrace, Hillsborough, Christchurch

Street address/Registered office: (if different than above)

Phone number:

Landline:

Mobile:

Daytime:

After hours:

Fax:

0212213080

Email address:

jt@clipnclimb.com

Website:

The following evidence of ownership is attached to this application: (copy of certificate of title, lease, agreement for sale and purchase, or other document showing full name of legal owner(s) of the building)

A recent copy of certificate of title(s) and where applicable the following:

☐ Lease ☐ Agreement for sale and purchase ☐ Licence or property management agreement

Certificate of title(s) are available from the Christchurch City Council for a fee. Required? ☐ Yes ☒ No



3. Agent

Name of agent: (only required if application is being made on behalf of the owner)

Trevor Jones

Contact person: (must have a New Zealand address)

Adrian

New Zealand Companies Registered Number: (If applicable - Refer to www.business.govt.nz/companies)

Mailing address:

47 Second Avenue, Tauranga

Street address/Registered office: (if different than above)

Phone number:

Landline:

075782899

Mobile:

0272747380

Daytime:

After hours:

Fax:

Email address:

trevor@architecturaldesigngroup.co.nz

Website:

www.architecturaldesigngroup.co.nz

Relationship to owner: (state details of the authorisation from the owner to make the application on the owner's behalf)

Agent

First point of contact for communications with the council/building consent authority: (mark boxes as appropriate)

☒ Agent

☐ Owner

☐ Other: (if other specify whom and provide contact details as per above)

4. Application

*** I request that you issue a** ☐ *project information memorandum* / ☐ *project information memorandum and building consent* / ☐ *building consent for the building work described in this application.*

This application is for:

☐ Staged building consent – Stage of

Note: staged building consent applications are required to be discussed with Council prior to first application being lodged.

Write building consent numbers of previous stages

☐ Amendment to building consent:

Write building consent numbers of original consent

☐ National Multiple Use Approval:

(If yes, provide copies of MultiProof certificate, plans and specifications)

Write national multiple use approval number

I wish to receive my building consent/PIM and approved documentation in the following format:

☒ Electronically via Online Services

☐ CD

The CD or hard copy documents are to be collected from:

☐ Hard copy (additional costs apply)

All consent related invoices/refunds to be billed and posted to: ☒ Owner ☐ Agent

(Please note: any refunds are paid to the receipted name unless written authorisation has been received from the receipted person or company)

I / we understand that the fees charged at lodgement **are a deposit only**, and that the Council will charge me / us for all costs actually and reasonably incurred in processing this application. These will be paid before the consent is uplifted and the work started.

All of the included information on this form is, to the best of my knowledge, true and correct. I understand that all plans, documentation and reports submitted as part of an application are required to be kept available for public record, therefore the public (including business organisations and other units of the Council) may view this application, once submitted. All development contributions charges (where applicable) will be billed to the owner(s) as shown on page two.

I / we understand that no work is to commence until the building consent is uplifted.

Signature of owner/agent:*

(on behalf of and with the authority of the owner)



Date:*

02/02/2017

Print name:

Trevor Jones

If you are signing this application on behalf of a company/trust/other entity (the applicant), you are declaring that you are duly authorised to sign on behalf of the applicant to make such an application.

By signing this application you are accepting responsibility to pay all actual and reasonable costs incurred by the Christchurch City Council. Where an invoiced amount has not been paid by the stated due date, the Council may commence debt recovery action. The Council reserves the right to charge interest, payable from the date the debt became due, and recover costs incurred in pursuing recovery of the debt.

PRIVACY INFORMATION:

If you would like to request access to, or correction of, your details, please contact the Council.

5. The project

Description of the building work:*

Proposed commercial office extension to existing building, single level, new concrete slab and foundation, steel portal frame, timber framed internal walls, concrete block exterior walls, Dimond Rib50 cladding, DHS purlin, Dimond Top Span roofing, color steel boxed gutter.

Will the building work result in a change of use of the building?* ☐ Yes ☒ No

If yes, provide details of the new use:

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

List building consents previously issued for this project below (if any): ☐ None

Building/PIM*	Resource:	Subdivision:	ECan:

Were there pre-application meetings prior to this application being made?

☒ No ☐ Yes - Pre-application reference number (if applicable): _____

Estimated value of the building work on which the building levy will be calculated (incl. GST):*
(state estimated value as defined in section 7 of the Building Act 2004)

\$ 140,000

If this is an application to amend a building consent, advise the new estimated value of total building work (incl. GST):

\$

6. Restricted building work

Will the building work include any restricted building work? ^{*} ☒ Yes ☐ No

If Yes, provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work. (If these details are unknown at the time of the application, they must be supplied before the building work begins.)

NOTE: If requested, only the building practitioners marked 'yes' below may download, once approved and paid, the building consent documentation through online services. To gain access the building practitioners will need to phone 03 941 8999 or email onlineservices@ccc.govt.nz.

Designer or Architect:			
Name of LBP:	Trevor Jones	Registration or LBP number:	BP 110256
Licensing class:	Design LBP	Certificate of design work attached?	☒ Yes
Access to download building consent approved?		☐ Yes	

Structural Engineer:			
Name of LBP:	Structex Harvard Ltd.	Registration or LBP number:	
Licensing class:		Certificate of design work attached?	☐ Yes
Access to download building consent approved?		☐ Yes	

Builder:			
Name of LBP:		Registration or LBP number:	
Licensing class:		Record of building work attached?	☐ Yes
Access to download building consent approved?		☐ Yes	

Other:			
Name of LBP:		Registration or LBP number:	
Licensing class:			☐ Yes
Access to download building consent approved?		☐ Yes	

Other:			
Name of LBP:		Registration or LBP number:	
Licensing class:			☐ Yes
Access to download building consent approved?		☐ Yes	

Other:			
Name of LBP:		Registration or LBP number:	
Licensing class:			☐ Yes
Access to download building consent approved?		☐ Yes	

Note: Continue on another page if necessary.

7. Project information memorandum

The following matters are involved in the project:

- ☐ 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)

8. Building consent

The following plans and specifications are attached to this application:*

Set of Plans
Specifications
Engineering Calculations & Slab
Fire Design
Certificate of Title
Letter of Authorisation

The building work will comply with the building code as follows:

Clause <i>(select relevant clause numbers of building code)</i>	Means of compliance <i>(refer to the relevant acceptable solution or verification method or detail of alternative solution in the plans and specifications)</i>	Waiver/modification required <i>(state nature of waiver or modification of building code required)</i>
☒ B1 - Structure	B1/AS1	
☒ B2 - Durability	B2/AS1	
☒ C1-6 - Protection from Fire	C/AS5 2012	
☐ D1 - Access Routes		
☐ D2 - Mechanical Installations for Access		
☒ E1 - Surface Water	E1/AS1	
☒ E2 - External Moisture	E2/AS1	
☒ E3 - Internal Moisture	E3/AS1	
☐ F1 - Hazardous Agents on Site		
☐ F2 - Hazardous Building Materials		
☐ F3 - Hazardous Substances and Processes		
☐ F4 - Safety from Falling		
☐ F5 - Construction & Demolition Hazards		
☐ F6 - Visibility in Escape Routes		
☒ F7 - Warning Systems	F7/AS1	
☒ F8 - Signs	F8/AS1	
☐ G1 - Personal Hygiene		
☐ G2 - Laundering		
☐ G3 - Food Prep./Prevention of Contamination		
☒ G4 - Ventilation	G4/AS1	
☐ G5 - Interior Environment		
☐ G6 - Airborne and Impact Sound		
☐ G7 - Natural Light		
☐ G8 - Artificial Light		
☐ G9 - Electricity		
☐ G10 - Piped Services		
☒ G11 - Gas as an Energy Source	G11/AS1	
☒ G12 - Water Supplies	G12/AS1	
☒ G13 - Foul Water	G13/AS1	
☐ G14 - Industrial Liquid Waste		
☐ G15 - Solid Waste		
☒ H1 - Energy Efficiency	H1/AS1	

9. Compliance schedule

☐ The specified systems for the building are as follows: *(specified systems are defined in the regulations)*

--

☐ The following specified systems are being altered, added to, or removed in the course of the building work:

	Existing	New	Altered	Added	Removed
1. Automatic systems for fire suppression (eg sprinkler systems)	☐	☐	☐	☐	☐
2. Automatic or manual emergency warning systems for fire or other dangers	☐	☐	☐	☐	☐
3. Electromagnetic or automatic doors or windows	☐	☐	☐	☐	☐
4. Emergency lighting systems	☐	☐	☐	☐	☐
5. Escape route pressurisation systems	☐	☐	☐	☐	☐
6. Riser mains for use by fire services	☐	☐	☐	☐	☐
7. Automatic backflow preventers connected to a potable water supply	☐	☐	☐	☐	☐
8. Lifts, escalators, travelators or other systems for moving people or goods within buildings	☐	☐	☐	☐	☐
9. Mechanical ventilation or air conditioning systems	☐	☐	☐	☐	☐
10. Building maintenance units (for providing access to the exterior and interior walls of a building)	☐	☐	☐	☐	☐
11. Laboratory fume cupboards	☐	☐	☐	☐	☐
12. Audio loops or other assistive listening system	☐	☐	☐	☐	☐
13. Smoke control systems	☐	☐	☐	☐	☐
14. Emergency power systems for, or signs relating to, a specified system in 1 to 13 above.	☐	☐	☐	☐	☐
15. Other fire safety systems or features	☐	☐	☐	☐	☐
16. Cable cars	☐	☐	☐	☐	☐

☐ There are no specified systems in the building.

10. Attachments

The following documents are attached to this application:

- ☒ Plans and specifications* (list)
- ☒ Memoranda from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work
- ☐ Project information memorandum
- ☐ Development contribution notice
- ☐ Certificate attached to project information memorandum (Form 4)
- ☒ Completed relevant application checksheet(s)

Please continue on the APPENDIX overleaf for further information requested by the Christchurch City Council.

Appendix

A. Additional Information

(i) Certificate for public use (section 363 Building Act) *(Commercial application only)*

Is it intended that the building is to be open to admit the public during construction and/or prior to the code compliance certificate being issued?

☒ No

- ☐ Yes:
1. Details of how those parts of the building being used remain in compliance with the Building Code during construction is required.
 2. Supporting documentation must be attached.

(ii) Earthquake related work

Is this application earthquake related?

☒ No

☐ Yes

If yes, is it coordinated by an insurance company via a project management organisation (PMO), e.g. Arrow, Fletchers, etc?

☐ No

☐ Yes - name of PMO:

Does the work involve earthquake structural strengthening work?

(Applicable only for residential buildings with 2 or more stories and containing 3 or more household units; and commercial applications)

☒ No

☐ Yes

If yes, is the building currently at or above the minimum level of 34% NBS?

(if below 34% New Building Standard (NBS) defines as earthquake-prone building)

☐ No

☐ Yes

(iii) Re-cladding/Weathertight Homes Resolution Services scheme related work

Does the work involve re-cladding the building?

☒ No

☐ Yes

Is this application related to a claim under the WHRS scheme?

☒ No

☐ Yes - WHRS claim number:

Is this application related to a claim under the Financial Assistance Package scheme?

☒ No

☐ Yes

B. Development Contributions

Information required for assessment of levies under the CCC 2015 Development Contributions Policy.

(i) Residential development

The use of land or buildings for living accommodation purposes including residential units, serviced apartments and unit/strata development but excluding traveller's accommodation such as hotels, motels, hostels.

Existing:	New total (Existing plus proposed):
Number of residential units:	Number of residential units:

Has a residential unit been demolished/removed from the site? ☐ Yes ☐ No Date:

The following section applies when there will be more than one residential unit on the site:

Gross floor area: m² Gross floor area of each unit: m²

The following section applies where there will be two or more attached residential units on the site:

Impervious surface area*: m² Impervious surface area*: m²

(ii) Non-residential development (Commercial application only)

The use of land or buildings for commercial premises/offices, shopping centres, supermarkets, service stations, market, bulk goods / home improvement stores, retail facilities, manufacturing industries, restaurants, warehouse/storage, commercial accommodation.

Existing:	New total (Existing plus proposed):
Impervious surface area:* m ²	Impervious surface area:* m ²
Landscaping area: m ²	Landscaping area: m ²
Gross floor area: m ² Land use:	Gross floor area: m ² Land use:
Gross floor area: m ² Land use:	Gross floor area: m ² Land use:
Gross floor area: m ² Land use:	Gross floor area: m ² Land use:
Total gross floor area: m ²	Total gross floor area: m ²

(iii) Special assessment

If the development is one that is not recognised as a residential or non-residential land use (as above) or has a significantly greater impact than that envisaged for the land use in the Christchurch City Plan then please provide the following information for a special assessment of development levies.

Existing:	New total (Existing plus proposed):
Impervious surface area:* m ²	Impervious surface area:* m ²
Traffic movements per day:	Traffic movements per day:
Litres of water usage per day:	Litres of water usage per day:

* Impervious Surface Area shall include the area of roofs, paving and gravel.

