

CHECK SHEET - COMPLIANCE WITH DISTRICT PLANNING SCHEMETown Planning Division

Performance Element

Comments

5000013522208

Zoning

I3

Designation

—

Predominant/Existing Use

Prod use for offices, warehouse, storage

Notified Planning Application

—

Non Notified Planning Appln:

—

Development Plan

?

Floorspace/site density

OK

Plot ratio/bonuses

—

Site coverage

—

Site suitability

—

Street setback

—

Internal boundary setback

—

Recession plane/height

—

Separation

—

Outdoor living/service areas

—

Vehicle access to rear

—

Design and appearance

—

Landscaping

—

Retail frontage

—

Historic buildings/tree pres

—

Noise standards

—

Advertising signs

—

Other comments

—llTraffic Division

Vehicle parking spaces - number

—

Vehicle parking spaces - layout

—

Vehicle access/crossings

—

Loading

—

Other

—Subdivisions—



FILE COPY

CHRISTCHURCH CITY COUNCIL

P.O. BOX 237 CHRISTCHURCH NEW ZEALAND

IN REPLY PLEASE QUOTE
IF CALLING PLEASE ASK FOR
EXTENSION NO.

TP/8/147/78-80
Mr McIntosh
631

15 August 1988

The Manager
J Hall & Co Ltd
78 Byron Street
CHRISTCHURCH 2

Dear Sir

NOTIFICATION OF DEVELOPMENT NO 27/147/78-80
SECTION 293 LOCAL GOVERNMENT ACT

With reference to your Notification of Development dated 28 July 1988 relating to proposed factory and office additions at 78 Byron Street compliance with the following conditions is required.

(a) Reserve Contribution

\$1,226.50 including GST based on a value of \$223,000.

The Reserve Contribution is to be paid prior to the issue of a Building Permit. Prompt payment will ensure less delay in issuing a Building Permit as administration formalities can take some days to complete.

(b) Preservation of Trees, Planting and Buildings of Historic Interest

Details of species of tree and shrub planting to be submitted for approval in the landscaped areas.

Additional comments for your information and guidance are:

Title amalgamation is required or a Certificate issued under Section 643 of the Local Government Act.

Would you please note that further requirements relating to these and other matters pursuant to the Bylaws and the District Planning Scheme, will need to be complied with, prior to, or at the time of the issue of a Building Permit.

Yours faithfully


J G Dryden
CITY PLANNER

RMcI:AJF



Local Government Amendment Act
Christchurch City Council
 Report on development plans

T/6/147/78-80		
27	14.7	78-80

BUILDING PERMIT APPLICATION NO.: 1646 DATE: 28.7.88
 BUILDING PERMIT APPLICATION VALUE: \$ 199,000 ZONE: I/3

	OUT	RETURN	OK	COMMENTS
1. <u>Senior Town Planner</u> Notices To: CDB MED WW P & T MWD OTHER DBI				Proposed factory & office 78-80 Byron St.
2. <u>City Land Surveyor</u> Reserve Contribution Housing & Property Quantity Surveyor	28/7			Amalgamate on 643 Cent
3. <u>Traffic Engineer</u> Roads and Access Street widths Cash in lieu Car Parking	29/7	29/7		value check please \$223,000 199,000 R L \$ GST JWC
4. <u>Town Planning</u> Preservation of Trees - Parks & Recreation Preservation of Buildings Compliance with District Scheme				OK PMS 2/8/88
5. <u>Senior Town Planner</u> Approval letter T.P. Committee Report				

Cash in Lieu for Car Parking

\$ _____ Invoice No: _____ Date: _____

Cash in Lieu for Reserve Contribution

\$ _____ Invoice No: _____ Date: _____



Local Government Amendment Act
Christchurch City Council
 Notification of development

I J. Hall and Co Ltd. being the owner of the property described
 below, hereby give notice of my intention to:

1. (a) Construct, erect or alter any one or more buildings for the purpose of providing 3 or more Residential household units.
 - (b) Construct, erect or alter any one or more buildings for the purpose of providing two or more additional residential household units.
- (Delete those clauses not applicable).

2. Construct, erect or alter any one or more buildings to be used for Commercial, Industrial or Administrative purposes where the value of the work will exceed \$100,000.

I estimate the value (excluding land) of the Commercial, Industrial or Administrative development is \$ 140,000 + 223,000 JWC

Details of the total works proposed, are shown on the attached plans and they will be undertaken in _____ stage(s). This approval being for Stage _____
 (For details of plans required see over).

The Legal Description of the property is Lot 213-216 on D.P. 2
 contained in Certificate of Title _____ and the site area is 1570.5 m².

The Postal Address of the site is 78/80 Byron

Dated at Christchurch this 28 day of July 1988.

Address for Service: 78 Byron St. Signature L. Mitchell
Christchurch 2

Received in Town Planning Office _____

Reported to Town Planning Committee _____