



CHRISTCHURCH CITY COUNCIL

P.O. BOX 237 CHRISTCHURCH NEW ZEALAND

/3

IN REPLY PLEASE QUOTE
IF CALLING PLEASE ASK FOR

TP/8/147/78-80
Mrs Aydon
Ext 619

30 January 1986

The Manager
J Hall and Co Ltd
78 Byron Street
CHRISTCHURCH

Dear Sir

78 BYRON STREET

This letter confirms the conversation you had with Mrs Aydon of the Traffic Division on 22 January 1986 regarding the redevelopment of your property at 78 Byron Street.

The large carpark area fronting Byron Street can accommodate eleven car parking spaces, generally in accordance with the plan submitted. Space nine is removed and spaces five to eight located adjacent to the landscaping.

The question of landscaping and the nib wall should be addressed to Mr McIntosh of the Town Planning Division.

The new building of 214.17m² which has access off Brisbane Street requires two carparking spaces. There is insufficient area on the site for turning the vehicles using these spaces on the site. It is suggested that you attempt to secure rights-of-way over the adjoining site for on site turning.

If this is not feasible please contact us again.

Yours faithfully

for CITY ENGINEER

FA



J. HALL & CO. LTD. 78 BYRON STREET, CHRISTCHURCH, 2. PHONE 66-829

4 December 1985.

Christchurch City Council,
Traffic Planning Department,
P.O. Box 237,
CHRISTCHURCH.

Dear Sir,

We are looking at the redevelopment of our site at 78 and 80 Byron Street, and also of a new plot of land that we are purchasing at the rear - see attached site plan.

The work involves a new building on the new land, the reorganisation and updating of the existing buildings, and the demolition of the old house at the front.

We estimate that this work will take place over the next three years. At this stage we are making a preliminary application to ensure that we have the necessary parking. We have already discussed this at great length with Mr Greenwood and been guided by him.

We would point out that the parking will be done in two stages. Stage one involves 14 spaces (2 on the new site and 12 on the existing) and a truck turning bay. Stage two will allow for all of stage one plus several more parks where the house now is.

To get the necessary 14 spaces one carpark on the frontage requires that a car would need to reverse into it. Attached is an application for this dispensation.

Also attached is our programme for the work, a plan of the new building showing parking, and a plan of our existing frontage showing parking.

We trust that the outlined programme, the time span and the plans are acceptable.

Subject to their approval we will proceed, and supply drawings and specifications, etc for the new building.

Yours faithfully,

I. McD. Stewart.

*From A.A. discussed.
Please check &
reply.*

52005008624				INT'L	DATE
MR	<i>Hard</i>	A R E I N F O R M A T I O N	✓	P R O C E D U R E	<i>5/12</i>
MR	<i>Greenwood</i>				<i>5/12</i>
MR	<i>Aydon</i>				<i>19/12</i>
MR					
MR					
REPLY				SENT	TO FOLLOW
1212-85				TP8/147	78-80

answered by telephone 1912.55



J. HALL & CO. LTD. 78 BYRON STREET, CHRISTCHURCH, 2. PHONE 66-829

Programme of Work

1. Build new building at rear. Install storage racks and machines. Alter ducting. Seal parking area. Install gate. Build cyclone stand and hopper. Plans by Holmes Wood Poole and Johnstone.
2. Shift cyclone.
3. Demolish old cyclone shed and bike shed.
4. Set out parking as planned.
5. Build internal wall for steelshop. Install machines. Build racks. Set out new joinery area. Set up new assembly/parking area.
6. Remove old house.
7. Update frontage of existing buildings. Extend office area. Build new boundary walls to correct specifications as discussed with Mr Greig. Plans by Holmes Wood Poole and Johnstone.
8. Seal new parking area and install landscaping and fences.
9. Paint and signwrite.



Town and Country Planning Act 1977

Christchurch City Council

Non notified application for planning consent

Form A2

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(Before completing this form please read the details recorded on the reverse side)

I Ian McDonald STEWART hereby apply for the inclusion of
(State full name of the applicant)
a parking space where the vehicle needs to reverse
(State fully what is proposed)
in.

The property in respect of which this application is made is situated at

No. 78-80 Byron St, Sydenham.
(State address)

and is zoned Industrial 3.

I am the owner/~~lessee~~ of the property.

I understand the Scheme requirements to be that vehicles have
straightforward access to all parks.

I consider it ~~better development, and/or, unreasonable and impractical to comply,~~ a reasonable request
 and will not affect the amenities of the neighbourhood, because it will be
easy to reverse into; and it is an interim
measure, and ultimately the house is removed there
will be room for several more parking spaces.

Address for Service:

Hall Shopfitting
78 Byron St
Christchurch 2.

To be signed for or on behalf of
 the Applicant

Date

FOR OFFICE USE ONLY

Application received _____

Persons affected _____

Consents received _____

Report prepared (copy attached) _____

for City Planner

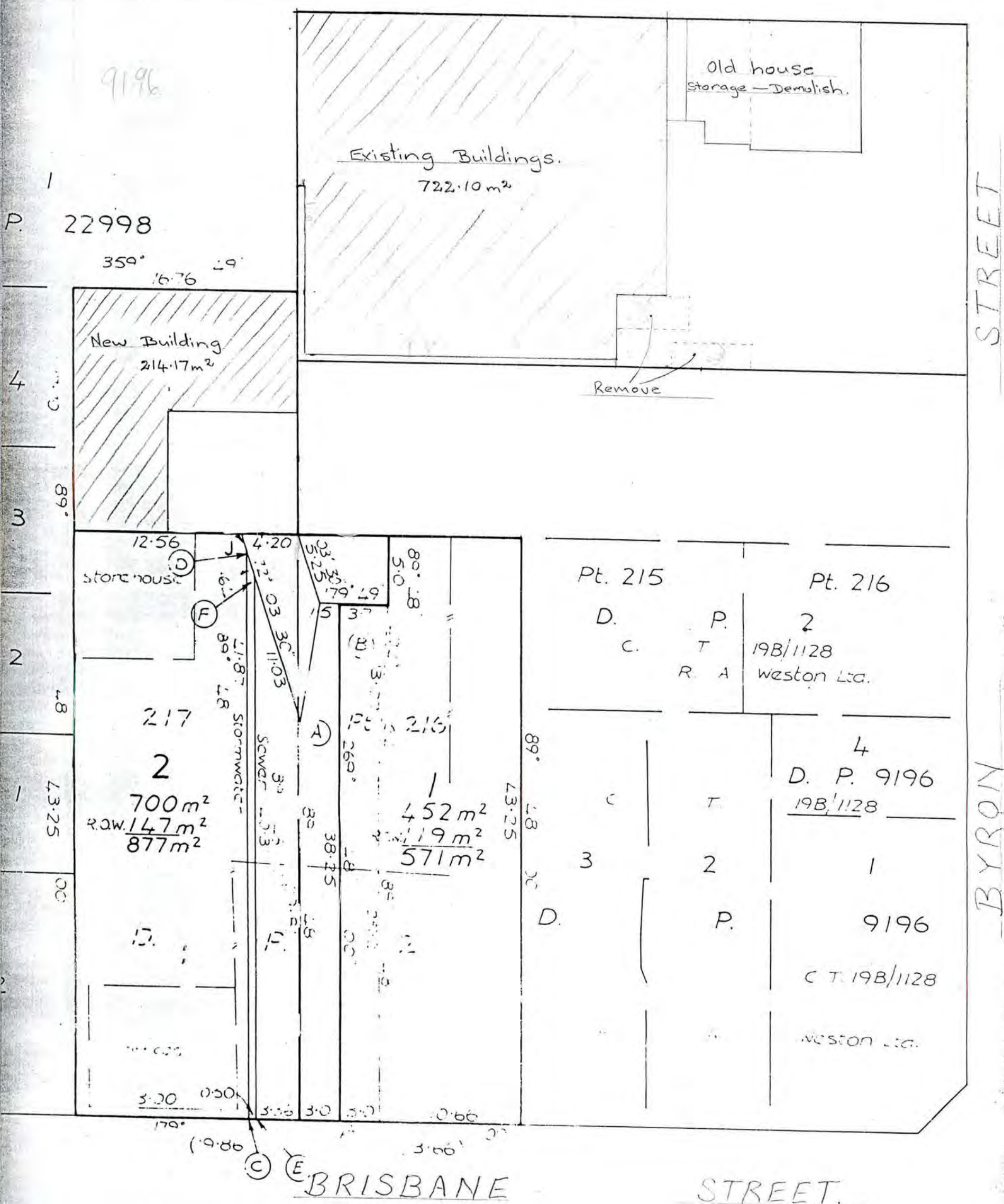
Non notified application for planning consent

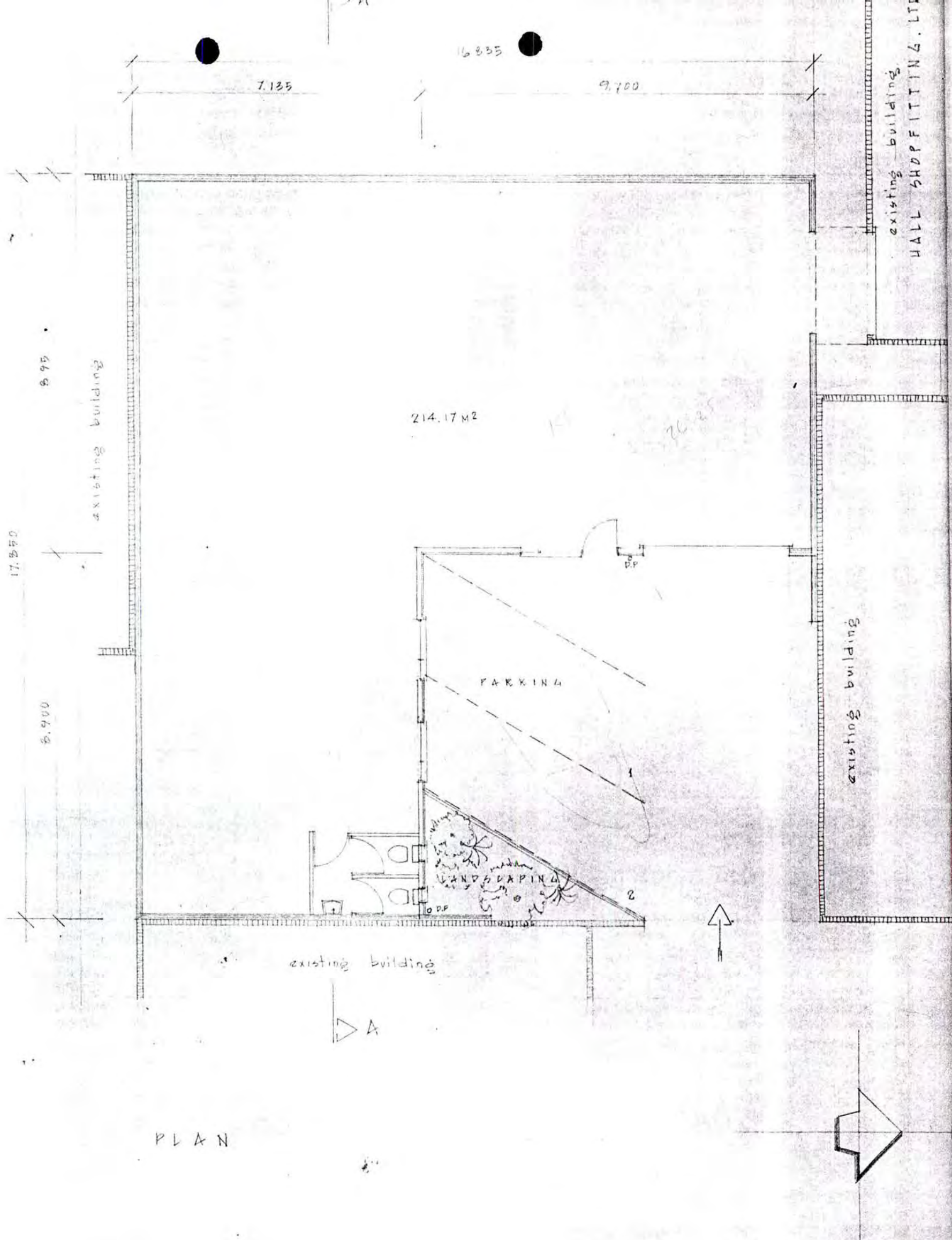
NOTES FOR APPLICANTS

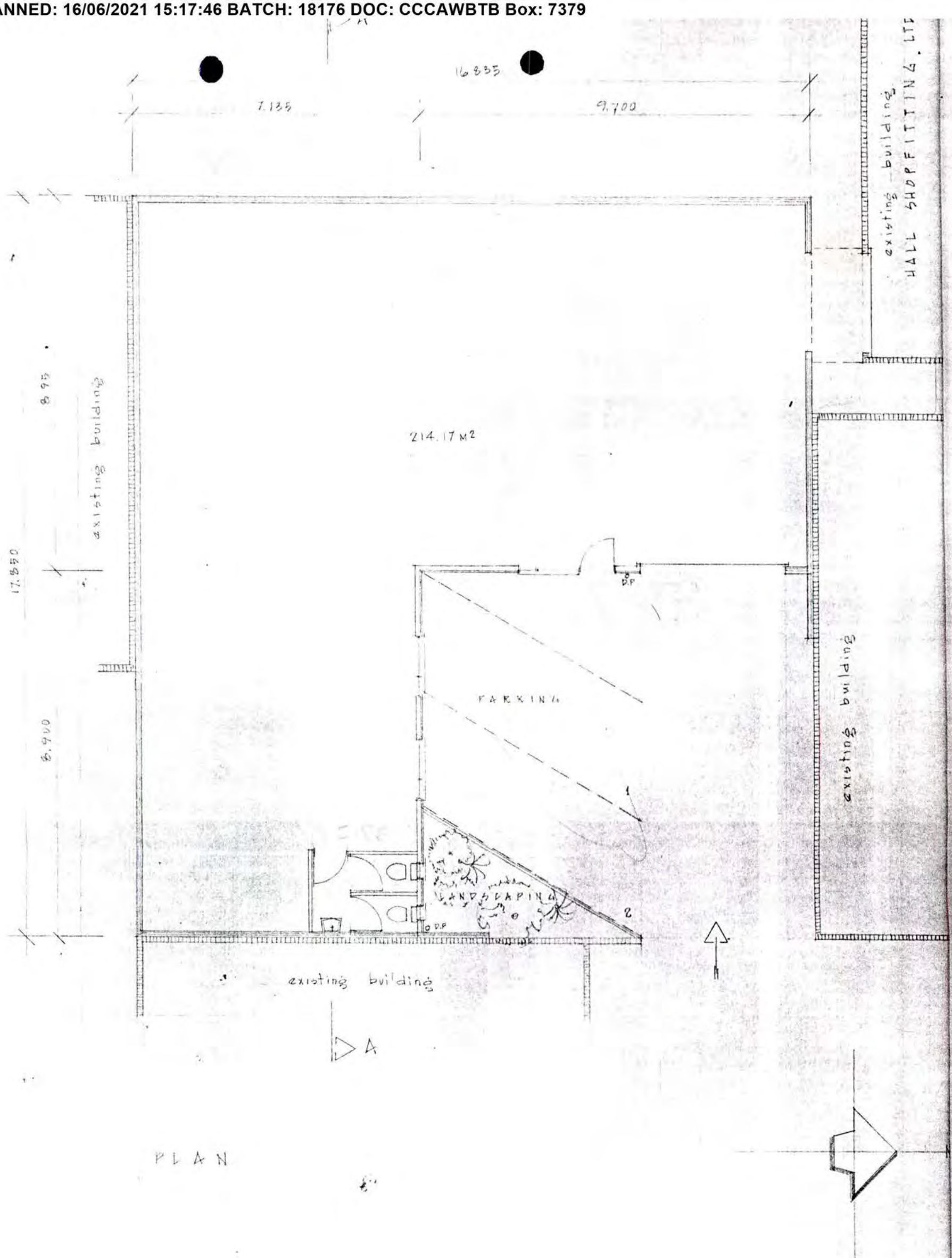
1. The grounds upon which the Council may consent to a dispensation are limited to the following:-
 - (a) The dispensation or waiver would encourage better development of the site or it is not reasonable or practicable to enforce the provision in respect of the particular site and,
 - (b) the dispensation or waiver will not detract from the amenities of the neighbourhood and will have little town and country planning significance beyond the immediate vicinity of the site.
2. Before making the application you should obtain from the Council details of whose consent will be required. This consent must be in writing and should be attached to the application form.
3. Public notice of this application will not be required unless:-
 - (a) you cannot obtain the written consents of those bodies and persons who might be prejudicially affected or,
 - (b) the Council considers that the application should be notified.
4. In the event of the Council declining its consent to the application you may appeal against that decision to the Planning Tribunal within one month of the notification of the decision.
5. Plans and Information Required - You must supply sufficient information for the Council to be able to fully judge the extent and effect of your proposal. Your explanation of the dispensation sought must therefore be as full as possible. This may require all or some of the following information to be supplied:-
 - (a) A recent search of the title is to accompany the application (this can be obtained from the District Land Registry which is located on the second floor in the State Insurance Building in Worcester Street).
 - (b) A site plan is required showing the location of the work proposed, existing buildings on the site and features of adjoining sites which may be affected.
 - (c) If it is proposed to erect, alter or extend any buildings, building plans are required. In most cases this will mean elevations and perspectives together with plans showing details of the location of buildings in reference to boundaries and their size and height. In certain situations details of materials and colours will be required. These plans normally will not require any structural details.
 - (d) Car parking and access points.
 - (e) Landscaping including trees existing on the site. Details of proposed landscaping should include where necessary fences and outdoor storage areas.
 - (f) Levels may be required if siteworks are necessary or if the property concerned is sloping.
 - (g) All plans must be drawn to a metric scale (1:100, 1:200 or 1:500 will usually be satisfactory) and are to show the north orientation.

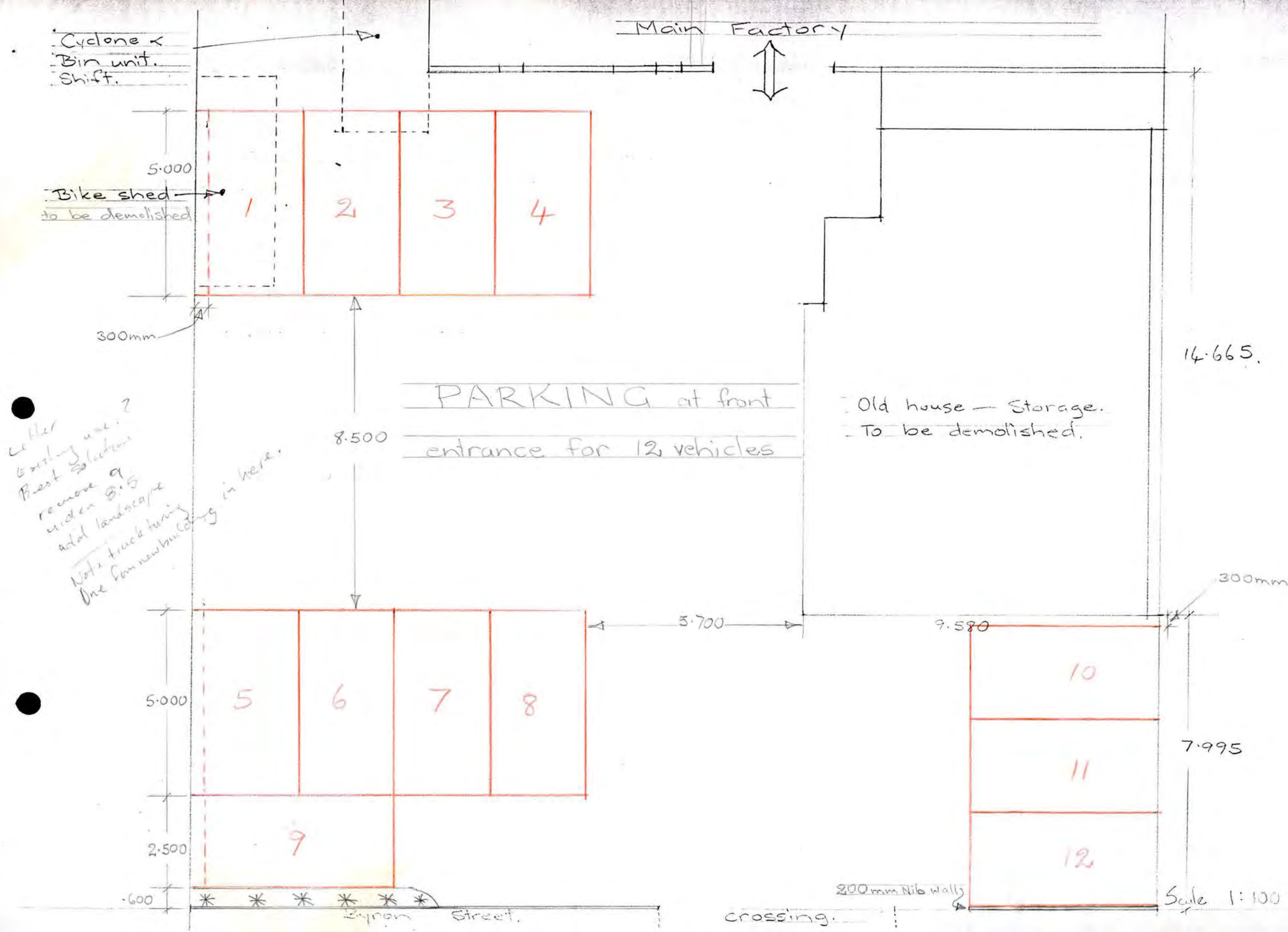
Christchurch City Council,
City Engineer's Department,
Town Planning Division,
163-173 Tuam Street,
P.O. Box 237,
CHRISTCHURCH.

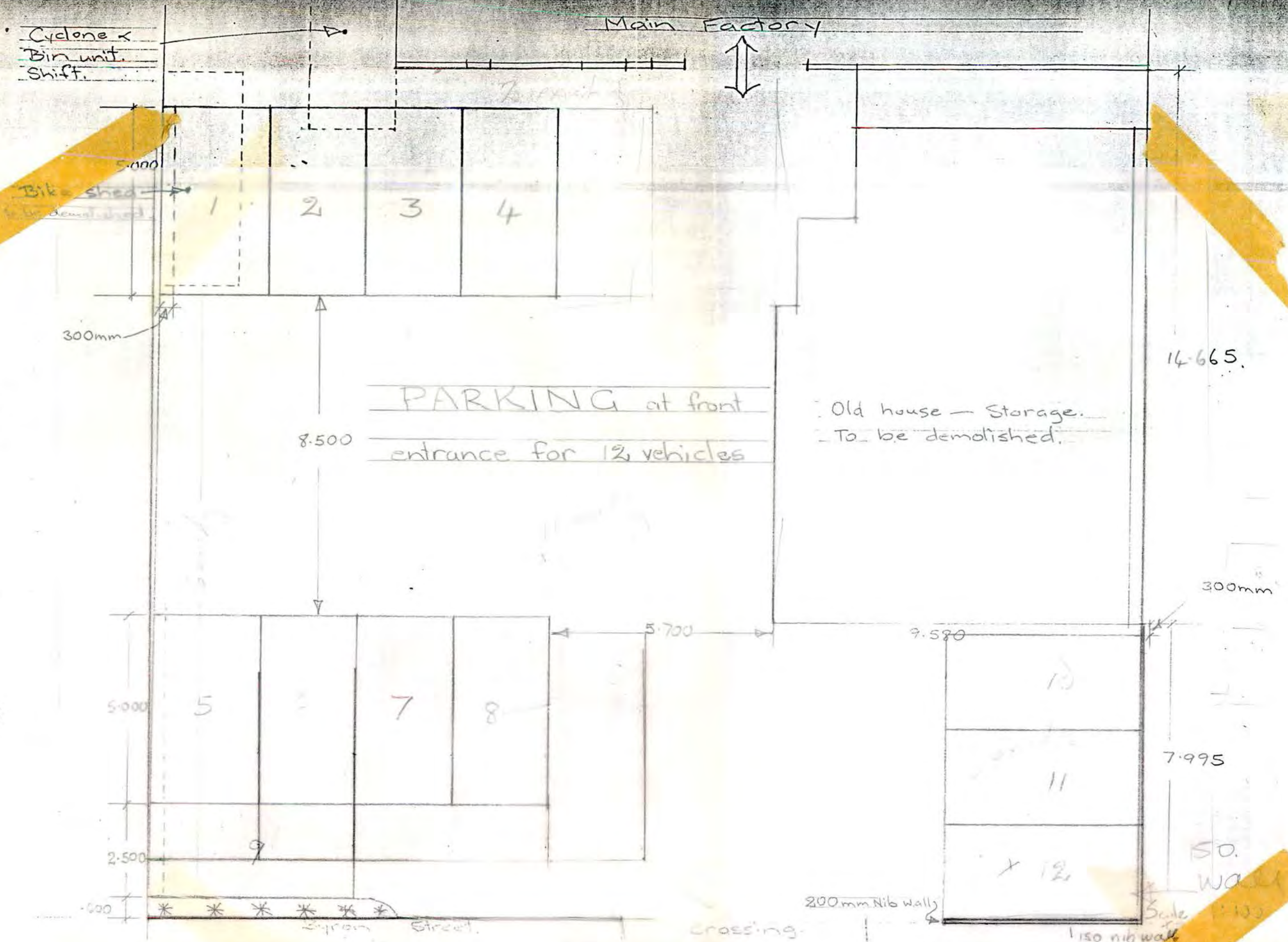
Scale 1: 300











Cyclone x
Bin unit.
Shift.

Main Factory



5.000

Bike shed

300mm

14.665.

PARKING at front

8.500

space for 12 vehicles

Old house — Storage.
To be demolished.

33 mm

3.700

9.580

5.000

7.995

2.500

2.200 mm

crossing

Site 1:1