

Certificate Attached to Building Consent

Section 37, Building Act 2004

Form 4 – Building (Forms) Regulations 2004

Project number BCN/2017/2013

Date issued

3 April 2017

The building

Street address 80 Byron Street Sydenham

Legal description Lot 1 DP 449853

Building work Alterations and additions to existing commercial building - new office/meeting and store room

The owner

Name of owner Spaghetti Junction Limited

Mailing address 53 Vernon Terrace, Hillsborough, Christchurch

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached building consent is also required to have the following resource consents under the Resource Management Act 1991:

- **Chapter 7 - Transport: 7.2 Rules - Transport: 7.2.2 Activity status tables - Transport: 7.2.2.2 Restricted discretionary activities**

RD1 - Any activity that does not meet any one or more of the standards in Rule 7.4.2; or any activity that requires a resource consent in accordance with Rule 7.4.2.10 - High trip generators except where otherwise provided for by Rule 7.4.1.2 C1. *Refer to the relevant standards for provisions regarding notification.*

This activity shall be a restricted discretionary activities as it does not meet the following built form Transport standards.

- **Chapter 7 - Transport: 7.2 Rules - Transport: 7.2.3 Standards - Transport: 7.2.3.1 - (a) Minimum number of car parks, and Rule 7.2.3.2 - Minimum number of cycle parks**

At least the minimum number of car parking spaces in Table 7.2 in Appendix 7.1, and cycle spaces in accordance with Appendix 7.2, shall be provided on the same site as the activity.

This proposal for office and store additions to an existing factory, results in a parking requirement of 13 car park spaces (1 visitor and 12 staff) and 5 cycle parks (3 visitor and 2 staff) and 1 loading bay.

This parking assessment is based on a gross factory floor area of 732m² (11 car parks at 10.1 staff and 0.9 visitor and 2 cycle parks at 1.46 staff and 0.73 visitor) and gross office floor area of 83m² (2 car parks at 2.1 staff and 0.1 visitor and 3 cycle parks at 0.6 staff and 2 visitor).

The parking plan submitted shows the required 13 car parking spaces, but no cycle parks are shown, and no loading bay is identified.

Please note; that this assessment is based on the activity areas identified on the plans and any change to the proposed activity floor areas may generate a different parking demand.

The minimum number of car parking space required may be reduced by the relevant amount if the activity qualifies for any of the permitted reductions in Appendix 7.14.

The car park design, layout and access, is to be in accordance with the chapter 7 Transport rules and appendices in the Replacement Christchurch District Plan.

The proposal may require a mobility parking space(s) to be provided for the activity and the location will also need to satisfy the requirements building code.

**As these resource consents will or may materially affect the building work
to which the attached project information memorandum relates, until they have been granted:**

No building work may proceed

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

If you have any queries regarding your Section 37 please contact the Duty Planner via email dutyplanner@ccc.govt.nz or alternatively phone the Contact Centre on (03) 941 8999.

Signed for and on behalf of the Christchurch City Council:



Lynette Daniell
Building Administration Officer