

Development Report

Application type	Commercial / industrial alterations & additions
Application number	BCN/2017/2013
Applicant	Architectural Design Group 47 Second Avenue, Tauranga
Owner	Spaghetti Junction Limited 53 Vernon Terrace, Hillsborough, Christchurch
Issue date	3 April 2017
Location	80 Byron Street Sydenham Lot 1 DP 449853
Description	Alterations and additions to existing commercial building - new office/meeting and store room

Critical issues for this project

This summary highlights specific information required to progress an application through the various stages. Detail for these items will be found in corresponding sections of this document.

Resource consents and planning authorisations (including authorisations from Environment Canterbury) required before construction commences:

Clause	Section in this document
Non-compliance with City/District Plan	Planning

Information required before a building consent can be issued:

Clause	Section in this document
Sediment control: general building site	General advice on the project
Development levels	General advice on the project
Trade Waste	Services

Information required before a code compliance certificate can be issued:

Clause	Section in this document
Critical advice: Building Location Certificate	Land characteristics and hazards
Critical issues: Services	Services
Additional demand: DC assessment	Development contributions

The following matters have been identified in respect of the above building project:

Planning

City or District Plan zone

This property is in the Industrial General zone of the Christchurch District Plan.

Resource consent or other planning authorisation required

(Section 37 certificate attached)

Critical issue: Non-compliance with City/District Plan

- The project does not comply with the Christchurch City Plan on the following matters:
 - **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.

Signs - Please note, that signs are not shown on this application, and may be subject to a separate application, and shall be in accordance with the standards for outdoor advertisements in **Chapter 6 General Rules and Procedures: 6.8 Signs**.

If you wish to continue with the project your options are to either:

- Provide amended plans showing compliance with the Christchurch City Plan with your application for building consent, or
- If compliance is not achieved, an application for a resource consent must be made. No work may commence until any required resource consent is granted. If applying for a resource consent, please state the project number above as reference.

For your information, a Guide to Resource Consent Processing Costs is available from our website at <http://www.ccc.govt.nz/consents-and-licences/resource-consents/resource-management-fees/>.

A building consent may be issued prior to the approval of this resource consent, however this will be subject to the certificate as attached.

Development levels and flooding

Critical issue: Building Location Certificate

- **Building Location Certificate:** The Christchurch City Council may require, as determined by the Building Consent Officer, that a Building Location Certificate (Form B-081) be completed for sites where minimum levels are set in relation to flood limitation or where durability must be assessed. If so, a Registered Professional Surveyor or Licensed Cadastral Surveyor would be required to specify levels in terms of a stated datum and origin point and to measure ground and foundation levels at critical points. This information, together with areas of departure from approved Building Consent documentation, is to be submitted on the Certificate signed by the surveyor. The Building Location Certificate provides Council with an appropriate level of verification that the building has been constructed in compliance with the approved project documentation. The signed Certificate is to be provided to the Council's Code Compliance Auditor at such time as may be necessary to verify consent conditions. The Building Location Certificate form (B-081) is available from the Council website at: <https://ccc.govt.nz/assets/documents/consents-and-licences/building-consents/b081buildinglocationcertificate.pdf>
- **Building Location Certificate Guidance:** Notes around the purpose and use of the Building Location Certificate are available from our website at: <http://www.ccc.govt.nz/assets/Documents/Consents-and-Licences/building-consents/B385-BLCGuidanceNotes.pdf>

Critical issue: Development Levels

- **Origin Of Levels:** The building site is located in an area where there is potential for flooding to occur and the Building Consent Officer may ask you to provide existing ground levels (and proposed ground levels if filling is to take place) and proposed finished floor levels and if so these would need to be shown on the building consent plans in terms of *Christchurch Drainage Datum* (CDD) established by, or under direct supervision of, a Registered Professional Surveyor or Licensed Cadastral Surveyor using either:
 - A *Christchurch City Council* benchmark sourced from <http://canterburymaps.co.nz> (navigating to the land category under the map gallery menu option); *or*
 - A precise levelled benchmark from *LINZ Canterbury Earthquake Precise Levelling Height Dataset V1.1*. Note: Levels obtained from this dataset will need to be adjusted by +9.043m to bring them in terms of Christchurch Drainage Datum. The Canterbury Earthquake Precise Levelling Height Dataset V1.1 can be sourced from <http://www.linz.govt.nz/survey-titles/canterbury-earthquake/canterbury-earthquake/geodetic-survey-control-coordinates>
- **Ground Level:** For flood limitation purposes, and to be considered satisfactory for stormwater drainage the ground level and building site level (including provision for driveways and paths) shall be a minimum level based on a level of 100mm above the top of the kerb (TOK) at the street frontage, plus a grade of 1:500 to the rear boundary.
- **Recommended Finished Floor Level:** It is noted that the proposed building is outside the scope of Building Code Clause E1.3.2 (*Performance E1.3.2 shall only apply to Housing, Communal Residential and Communal Non-Residential buildings*) however it is *recommended* that a minimum finished floor level of at least RL 14.27m be adopted to avoid potential inundation of the building.
- **Finished Floor Level Lower Than Recommended Level:** Where it is proposed to construct a commercial or industrial building lower than the recommended level (and whether or not a notice under Section 73 of the Building Act is required) that building must comply with the following:
 - The structure will need to withstand a 1% AEP (100 year return period annual exceedance probability) event.
 - The durability of the floor and lower wall areas, at least up to the height of potential flood levels, must not be susceptible to damage in the event of flooding and must meet the Building Code (particularly B1.3.1 and 2).
 - Power sockets must be above the recommended floor level stated above.
- **Floor Level Consideration Pursuant To District Plan:** This property is located within an area affected by rules/development standards in the District Plan which include floor level as an assessment matter. **A higher floor height in relation to the 200yr event (inclusive of predicted sea level rise) may apply** and you should refer to the planning section of this document for any implications of these matters in relation to your specific project.

Ground conditions

Technical Category

- **TCNA: CERA Land Recovery Zone classification:** Canterbury Earthquake Recovery Authority (CERA) has classified this site as Green. The sub-classification for the site is **Technical Category not applicable**. Non-residential properties in urban areas, properties in rural areas or beyond the extent of land damage mapping, and properties in the Port Hills and Banks Peninsula have not been given a Technical Category.

Applications for building consent approval are subject to investigation by geotechnical engineers or engineering geologists to assess risk and provide development and mitigation advice as necessary. A report (and if necessary a foundation and drainage support design) will be required to support an application for building consent.

Services

Critical issue: Services

- **Authorisation For The Discharge Of Sewage Into CCC Network:** To comply with the New Zealand Building Code sewer discharge from this property must avoid the likelihood of damage to the outfall in a manner acceptable to the Council's Assets & Network Unit. Before a Building Consent can be issued you must seek authorisation (confirmation of availability and sufficient capacity of the Council maintained sanitary sewer outfall that this development is intending to discharge to) from the Council's *Three Waters & Waste Unit* by contacting wastewatercapacity@ccc.govt.nz. Authorisation from Council must be included with the supporting documents submitted with the application for building consent.
- **Authorisation For The Discharge Of Stormwater Into CCC Network:** To comply with the New Zealand Building Code stormwater discharge from this property must avoid the likelihood of damage to the outfall in a manner acceptable to the Council's Assets And Network Unit. In addition, the Council requires stormwater discharge compliance with Environment Canterbury's regional rules and holds a number of discharge consents throughout its territory which it may use to authorise the discharge of stormwater into its network. Compliance with relevant consent conditions may require onsite stormwater mitigation (treatment and/or attenuation/disposal). Before a Building Consent can be issued you must seek authorisation from Council's Assets And Network Unit by contacting Stormwater.Approvals@ccc.govt.nz. If Council does not authorise the stormwater discharge under one of its global consents, separate authorisation from Environment Canterbury may be required prior to a Building Consent being issued. The obtained authorisation must be included with the supporting documents of your building consent application.
- **Trade Waste Discharge Consent:** Every person who does, proposes to, or is likely to:
 - discharge into the sewerage system any trade waste (either continuously, intermittently or temporarily) that is not a permitted discharge; or
 - vary the characteristics of a discharge where a consent has previously been granted or vary the characteristics of a permitted discharge to the extent where it may fail to meet the requirements of Schedule 1A of the Christchurch City Trade Waste Bylaw 2006; or
 - vary the conditions of a consent that has previously been granted including any change to the method or means of pre-treatment of a discharge;

must apply in the prescribed form for the consent of the Council, for the Discharge of the Trade Waste or for consent to the variations. Where the trade waste premises produces trade waste from more than one process, a separate process sheet will be included for each process in any application for a consent. Further information is available by contacting an Engineering Officer in the Technical Services section of the Council's City Water & Waste Unit.

- **Updated Trade Waste Management Plan:** A *management plan* for the management of trade waste operations on the premises may be required to be prepared or updated and may include:
 - Provision for Cleaner Production
 - Waste minimisation
 - Monitoring and recording of discharges
 - Contingency Management Procedures
 - Any relevant industry Code of Practice

For further information refer to the following web page:

<http://www.ccc.govt.nz/services/wastewater/trade-waste>

Reticulated systems

- **Water Related Services Pipework Within Private Property:** The laying of sewer, stormwater and water supply pipework within private land which will remain in private ownership requires a building consent, compliance with the New Zealand Building Code, and must be installed by a person holding an appropriate registration under the *Plumbers, Gasfitters And Drainlayers Act 2006*. Evidence of compliance is provided through the issue of a code compliance certificate upon completion of the works.
- **Protection Of Private Drainage Systems:** The private drainage systems must be protected in an approved manner where they could be damaged by vehicular traffic, impact, tree root penetration, or any other source.
- **Water Used For Cooling:**
 - Any air conditioning or industrial plant using water from the public water supply for cooling purposes must have water conservation equipment so that the consumption is limited to that required to make up reasonable losses due to evaporation, wind, flushing, and similar effects.
 - The use of water through a cooling system that is without recirculating equipment is prohibited without the written consent of the Council.
 - Discharge of cooling water must comply with Part 1 of the *Water Supply, Wastewater & Stormwater Bylaw 2014*.
- **Water For Extinguishing Fires:**
 - A Fire Protection System must be constructed, installed and operated so that water cannot be drawn from it for any other purpose, and must be independent of any other water Connection on the premises.
 - Where, in the opinion of the Council, an existing fire Connection is so constructed or so located so water is, or is likely to be drawn from it or from any part of it by any person for purposes other than firefighting, the Council will require a meter to be installed on the fire Connection.
 - Water used for the purpose of extinguishing fires shall not be charged.
 - Fire hose reels must only be used for fire protection purposes.
- **Sanitary Fittings And Associated Plumbing Works:** The installation of sanitary fittings and associated plumbing works must be carried out by a person holding an appropriate registration under the *Plumbers, Gasfitters And Drainlayers Act 2006*. Evidence of compliance is provided through the issue of a code compliance certificate upon completion of the works.
- **Interceptor / Silt Traps:** Where surface water drainage is proposed to connect directly to any open or piped stormwater system under the Council's control a master trap or silt trap, or similar device, situated in an approved position within the premises, will be required.

Trade Waste

- **Use Of Buildings:** The site owner is to provide details of the actual use of the building / each unit.
- **Sampling And Analysis:** As determined by the Council, analysis and monitoring may be undertaken to determine if:
 - A discharge complies with the provisions of the Trade Waste Bylaw 2006.
 - A discharge is to be classified as *Permitted, Conditional, or Prohibited*.
 - A discharge complies with the provisions of Schedule 1A for *Permitted* discharge and any consent to discharge.
 - Trade waste charges are applicable to that discharge.
- **Flow Metering:** The maximum instantaneous flow rate must be less than 2L/s. Flow metering will be required by the Council:
 - On discharges when there is not a reasonable relationship between a metered water supply to the Premises, and the discharge of trade waste.
 - When the Council will not approve a method of flow estimation.
 - When the discharge represents a significant proportion of the total flow / load received by the Council.
- **Steam Boiler:** If the premises includes a high pressure steam boiler then a blowdown pit / blowdown vessel will be required.
- **Contaminated Discharges From Buildings:** Any discharge of water from fire mains, air conditioning, boilers, and hot water reticulation systems will be contaminated with residue from corrosion and must be discharged to a foul water drain via a gully trap or sanitary fitting. An indication of how the above is to be achieved is required.
- **Discharge Temperature Into Sewer:** Unless authorised by the Council no person may cause or allow any steam, or any other matter (solid or liquid) at a temperature higher than 40°C to pass into any wastewater drain.
- **Grease Trap:** Waste water from a premises (except a dwelling) where food is prepared, processed or served which may contain fat, sediment or other extraneous matter must not be connected directly to a wastewater drain or a drain connected to a wastewater drain. A grease trap complying with NZBC G13 is required.
- **Grinders / Macerators:** Except for the purpose of disposing ordinary domestic household waste no person may, unless authorised by Council, use any waste disposal unit connected to any drainage works.
- **Washing Activities:** Any vehicle washing activities will require an approved wash facility.

Roading and vehicle access

Temporary use of legal road

- An application is required where roadway, footpath or berm areas are required for development purposes. This includes areas used for waste skips, parking of contractors' vehicles, etc. Please note that use of this land without permission may result in an infringement notice being issued by our Parking Team which may include fines. Please contact the Road Amenity & Asset Protection Team on 941 8999.

Nuisance on the street

- An adequate supply of water shall be available at all times to ensure the site and truck loads are dampened down to **prevent dust and debris** being deposited on the footpath, roadway and adjoining properties. The footpath and roadway are to be cleaned down at regular intervals as required.

Licensing and regulations

LPG storage

- **Non licensable (under 100kg):** The following requirements are *in addition to Building Code requirements* and apply to ensure compliance with the Hazardous Substances and New Organisms Act 1996 and relevant Regulations.
 - Cylinders shall be positioned on a concrete base or concrete pavers.
 - An approved hood, covering such fittings as valves, hoses, seals plus cylinder valve caps shall be fitted and the appropriate warning notice located on or beside the gas cylinders.
 - Cylinders that are filled in situ shall have not less than 500mm between the valve top and underside of an opening window, while exchange cylinders shall have not less than 150mm.
 - An approved method of restraint shall be installed to prevent the likelihood of cylinders falling, e.g. chain fixed to wall.
 - Openings into a building or a drain are not permitted within 1 metre of the gas cylinders.
 - The surface of building elements (including fences) within 1 metre of the cylinders is to be sealed to prevent gas from spilling to the neighbouring site or under the building, and be of non combustible construction.
 - 9kg cylinders for gas hobs in kitchens shall be installed outside. If this is not possible, they must be in a position where they are directly vented to the outside.

Further information is available by contacting one of the Council's Hazardous Substances Officers, telephone 941 8999.

Development contributions

(Section 36 certificate attached)

Critical issue: Development contribution assessment

- This proposal has been assessed for development contributions under the provisions of the CCC Development Contributions Policy applicable at the time of application. The proposal has been found to create additional demand on either network and community infrastructure and reserves.

The requirements are as defined in Council's Development Contributions Policy, which has been established under the Local Government Act 2002, and is included in the Long Term Council Community Plan (LTCCP). Full details of the policy are available from our website at <http://www.ccc.govt.nz/consents-and-licences/development-contributions/>.

Notes:

- This assessment is valid if paid within 24 months of assessment. If it is not paid by this time, a reassessment may be carried out under the current policy at the time of reassessment.
- The invoice for the contribution will be raised at the time of application for a code compliance certificate, or earlier on request.
- Any consent applied for or requiring reassessment will be assessed under the provisions of the current policy at the time of reassessment.

DEVELOPMENT CONTRIBUTIONS SUMMARY				PIM or Consent Ref:		BCN/2017/2013			
Customer Name		Spaghetti Junction Limited		ASSESSMENT					
Project Address		80 Byron Street							
Assessment Date		27/03/2017							
Assessment Summary									
Location: Sydenham		HUE Credits							
		Current	Assessed	Discounts	Assessed HUE After Discount	Change	DC Rate (incl GST)	DC Charge (incl GST)	
<u>Activity</u>		<u>Catchment</u>	HUE A	HUE B	C	HUE D	HUE E	G	F= E x G
Network Infrastructure									
Water supply		District-wide	0.00	0.36	0%	0.36	0.36	\$2,395.45	\$858.05
Wastew ater collection		District-wide	0.00	0.36	0%	0.36	0.36	\$6,349.15	\$2,274.27
Wastew ater treatment and disposa		District-wide	0.00	0.41	0%	0.41	0.41	\$2,904.90	\$1,185.05
Stormw ater & flood protection		Heathcote	0.00	0.00	0%	0.00	0.00	\$1,981.45	\$0.00
Road network		Inner City	0.00	0.62	0%	0.62	0.62	\$932.65	\$575.35
Active travel		District-wide	0.00	0.62	0%	0.62	0.62	\$425.50	\$262.49
Public transport		District-wide	0.00	0.62	0%	0.62	0.62	\$717.60	\$442.69
Total Community and Network Infrastructure									\$5,597.90
Reserves									
Regional parks		District-w ide							\$0.00
Garden and heritage parks		District-wide							\$0.00
Sports parks		District-wide							\$0.00
Neighbourhood parks		Inner City							\$0.00
									15.00%
									\$730.16
Total Development Contribution									\$5,597.90

Access and facilities for disabled persons

- Buildings must comply with Section 118 of the Building Act 2004 and the provisions of the building code that relate to providing for persons with disabilities to have access to buildings and to facilities within buildings.

General advice: Building

- **Adverse Effect On Adjoining Properties:** The developer is required to mitigate any adverse effect on adjoining properties. Failure to undertake such works may mean that the developer has some responsibility to adjacent owners at law.
- **Stormwater Control:** No person shall allow stormwater originating from within or flowing into their land to discharge onto or into a neighbouring property, other than what would naturally occur from the pre-developed condition, in a manner that is likely to cause nuisance or damage unless the discharge is authorised by a resource consent from Environment Canterbury.