

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 (select relevant clause numbers of building code)	Means of compliance (refer to the relevant acceptable solution or verification method or detail of alternative solution in the plans and specifications)	Waiver/modification required (state nature of waiver or modification of building code required)
☒ 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)*

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☐ 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.



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952




R. W. Muir
Registrar-General
of Land

Search Copy

Identifier **570938**
Land Registration District **Canterbury**
Date Issued 08 December 2014

Prior References

CB32F/939

Estate	Fee Simple
Area	1280 square metres more or less
Legal Description	Lot 1 Deposited Plan 449853

Proprietors

Spaghetti Junction Limited

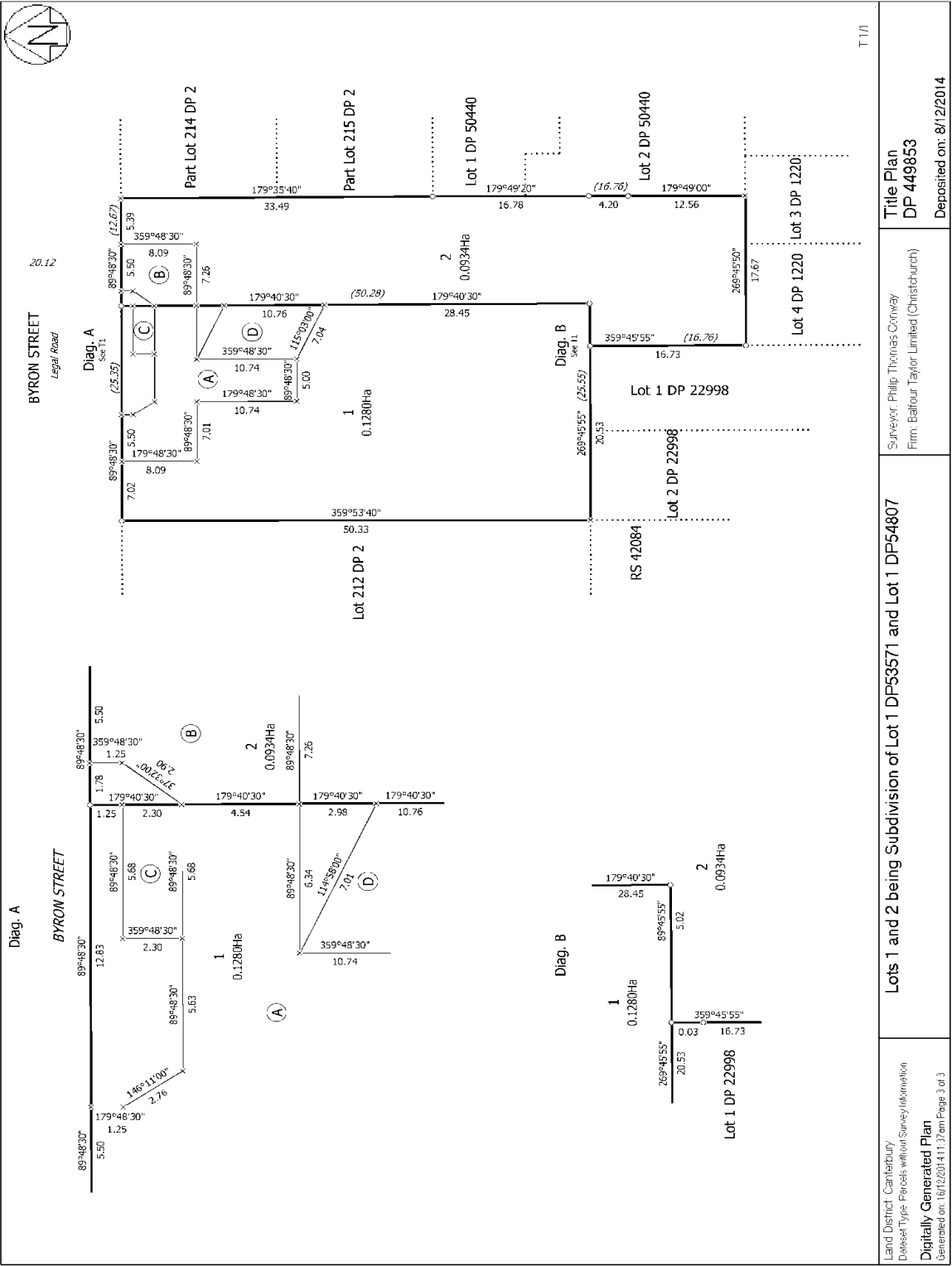
Interests

Subject to a right of way over part marked A and a right to park over part marked C and D all on DP 449853 created by Easement Instrument 9373069.2 - 8.12.2014 at 11:40 am

Appurtenant hereto is a right of way created by Easement Instrument 9373069.2 - 8.12.2014 at 11:40 am

The easements created by Easement Instrument 9373069.2 are subject to Section 243 (a) Resource Management Act 1991

10430698.1 Variation of the conditions of the easement created by Easement Instrument 9373069.2 - 20.5.2016 at 11:45 am



Confirmation letter from Owner

From: "John Targett" <jt@clipnclimb.com>
Subject: Building Ownership
Date: 4 January 2017 6:31:28 pm NZDT
To: <adrian@architecturaldesignngroup.co.nz>

Hi Adrian ,Ä¶ I am the property owner

I am of course happy for Trevor Jones to act as agent.

John

Hi John,
would it be possible for you to obtain a letter from the property owner confirming that they are happy for trevor Jones to act as agent for the lodgement of plans and the building consent process.

Regards,

Adrian

Memorandum from licensed building practitioner: Certificate of design work

Section 45 and section 30C, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address:

Suburb:

Town/City:

Postcode:

THE OWNER(S)

Name(s):

Mailing address:

Suburb:

PO Box/Private Bag:

Town/City:

Postcode:

Phone number:

Email address:

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies ☒

- ☐ **sole** designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design work myself – no other person will be providing any additional memoranda for the project
- ☐ **lead** designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and **no other** person will be providing any additional memoranda for the project
- ☐ **lead** designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the **other** designers will provide their own memorandum relating to their specific RBW design
- ☐ **specialist** designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)

I _____ carried out / supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included. Cross ☒ if excluded	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
All RBW design work relating to B1 ☐		☐ Carried out ☐ Supervised	
Foundations and subfloor framing ☐		☐ Carried out ☐ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included. Cross ☒ if excluded	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Walls ☐		☐ Carried out ☐ Supervised	
Roof ☐		☐ Carried out ☐ Supervised	
Columns and beams ☐		☐ Carried out ☐ Supervised	
Bracing ☐		☐ Carried out ☐ Supervised	
Other ☐		☐ Carried out ☐ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included. Cross ☒ if excluded	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2			
All RBW design work relating to E2 ☐		☐ Carried out ☐ Supervised	
Damp proofing ☐		☐ Carried out ☐ Supervised	
Roof cladding or roof cladding system ☐		☐ Carried out ☐ Supervised	
Ventilation system (for example, subfloor or cavity) ☐		☐ Carried out ☐ Supervised	
Wall cladding or wall cladding system ☐		☐ Carried out ☐ Supervised	
Waterproofing ☐		☐ Carried out ☐ Supervised	
Other ☐		☐ Carried out ☐ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ☒ if included. Cross ☒ if excluded	If appropriate, provide details of the RBW	Tick ☒ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
FIRE SAFETY SYSTEMS: C1 - C6			
Emergency warning systems Evacuation and fire service operation systems ☐ Suppression or control systems Other		☐ Carried out ☐ Supervised	
Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.			

WAIVERS AND MODIFICATIONS	
Waivers or modifications of the Building Code are required. ☐ Yes ☐ No	
If Yes, provide details of the waivers or modifications below:	
Clause	Waiver/modification required
List relevant clause numbers of building code	Specify nature of waiver or modification of building code required

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work.

Name:

LBP or Registration number:

The practitioner is a: ☐ Design LBP ☐ Registered architect ☐ Chartered professional engineer

Design Entity or Company (optional):

Mailing address (if different from below):

Street address/Registered office:

Suburb:

Town/City:

PO Box/Private Bag:

Postcode:

Phone number:

Mobile:

After hours:

Fax:

Email address:

Website:

DECLARATION

I _____ LBP, state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code, or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form

Signature: _____



Date: _____