

SPLIT FOR PIM



CHRISTCHURCH CITY COUNCIL APPLICATION FOR BUILDING CONSENT

FORM: BA3 PROJECT NO: 10049070

PLEASE COMPLETE ALL SECTIONS OF THIS FORM (IF APPLICABLE TO YOUR APPLICATION)

Has a Project Information Memorandum been issued for this project? [X] No [] Yes => Project No.:

Main application form with sections: APPLICATION DETAILS, PROJECT DETAILS, APPLICANT, DESCRIPTION OF WORK, INTENDED USE, WATER SUPPLY, FLOOR AREA, ROAD OPENING, VEHICLE CROSSING.

CHRISTCHURCH CITY COUNCIL P.I.M. APPLICATION stamp with date 10 SEP 2004 and Civic Offices.

SECTION 1

FOR COUNCIL USE ONLY section including Prepaid Fee (\$400), Receipt No (AJ 0962), Receiving Officer's Name (Guillelmo), Date Received (10/9/14), DRAINAGE INFORMATION, and CATS WBS CODE (401/133).

Have you provided the following information?

Please tick the appropriate box

SECTION 2	Yes	No	N/A
• Site Plan: Fully dimensioned, scaled, showing all buildings & easements (proposed/existing)			✓
• Certificate of Title: Recent search copy of (less than 6 months old)			
• Plans & specification of an acceptable standard	✓		
• Plans, elevations, cross sections of the proposal in triplicate (in duplicate if PIM issued)	✓		
• Recession planes (including to internal boundaries) indicated			✓
• Site levels relating to top of roadside kerb, and finished floor level indicated			✓
• Hill sites: indicate contours, drive gradients and building heights			✓
• Site boundaries nominated			✓
• Shared access ways/other areas			✓
• Foulwater drains			✓
• Stormwater drains			✓
• Stormwater discharge for hardstanding areas detailed to an approved outfall			✓
• Water Service Details			✓
• Vehicle crossing position indicated on site plan			✓
• Vehicle access manoeuvre and parking area indicated			✓
• Street trees, poles, sumps, manholes, traffic islands affecting vehicle access			✓
• Site area per unit indicated			✓
• Site coverage: % details			
• Living and service courts indicated			✓
• Landscaped area indicated and planting plan produced.			✓
• Demolition Details			✓
• Swimming pool: design, fence and discharge			✓
• Backflow prevention			✓
• Waterway setbacks indicated			✓
• Notable and protected site trees indicated			✓
• Heritage site or building affected?			✓
• Resource Consent Application			
• Development Application			✓
• Subdivision details			✓

SECTION 3	Yes	No	N/A
• Structural drawings <i>via Edd List</i>			
• Foundation design and report on ground conditions			✓
• Blockwork: design including foundations			✓
• Retaining walls: design heights, position, sub soil drainage and safety barriers			✓
• Fire partitions: dividing walls, common walls			✓
• Window positions & opening windows indicated <i>on Edd List</i>	✓		✓
• Safety glass provisions specified		✓	✓
• Thermal insulation and R value indicated		✓	✓
• Sound insulation indicated			
• Stairs/steps/landings/balconies: dimensions, handrail and barrier details	✓		✓
• Solid fuel heater: make, model and location			✓
• Accurate layout & details of plumbing systems			✓
• Alternative Solutions details			
• Access and facilities for people with disabilities	✓		
• Access Route Details			✓
• Dangerous goods: storage and sign details			✓
• Gas bottle: storage location and capacity if over 10kg			✓
• Soakpit, septic tank and pumping station design details.			✓
• Earthworks: Identify proposed cut or fill where more than 10 m ³ of soil is being moved			✓
• Specifications in duplicate	✓		
• Pegging certificate for two or more units on site			✓
• Bracing calculations and layout			
• Roof truss design statement and layout			✓
• Producer statement: Specific design details for work outside the scope of NZS 3604 & NZS 4229			
• BA20 form (Producer Statement information)			
• Fire Safety Summary or Fire Design Statement <i>Coming via Edd List</i>			
• Compliance Schedule details			

The information offered in this section is to assist the Council in the review process, including the assessment of the number of inspections. Statements offered by the applicant will be used as a guide rather than a commitment.

- Is the project to be erected in stages? Yes No

If yes briefly describe your proposed programme: upon issued Consent all stages will be completed

- Estimated start date: _____ (please note building work must be started within 6 months of Consent issue date)

- Estimated finish date: _____

- Is a registered engineer involved?
 - For design Yes No
 - For inspection Yes No
- Is a Producer Statement to be offered?
 - Producer Statement: Design Yes No
 - Producer Statement: Inspection Yes No

- Is a registered master builder involved in the project? Yes No
- Stonewall Homes Ltd Name (optional)

SECTION 4

COMPLETE THIS SECTION FOR ALL NEW BUILDINGS AND ALTERATIONS, EXCEPT SINGLE RESIDENTIAL DWELLINGS

Please tick the relevant boxes to show which systems are included or to be included in the building project	EXTG	NEW
(a) Automatic sprinkler systems or other systems of automatic fire protection	<input type="checkbox"/>	<input type="checkbox"/>
(b) Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire	<input type="checkbox"/>	<input type="checkbox"/>
(c) Emergency warning systems for fire or other dangers	<input type="checkbox"/>	<input type="checkbox"/>
(d) Emergency lighting systems	<input type="checkbox"/>	<input type="checkbox"/>
(e) Escape route pressurisation systems	<input type="checkbox"/>	<input type="checkbox"/>
(f) Riser mains for fire service use	<input type="checkbox"/>	<input type="checkbox"/>
(g) Any automatic backflow preventer connected to a potable water supply	<input type="checkbox"/>	<input type="checkbox"/>
(h) Lifts, escalators, or travelators or other similar systems	<input type="checkbox"/>	<input type="checkbox"/>
(i) Mechanical ventilation or air conditioning system serving all or a major part of the building	<input type="checkbox"/>	<input type="checkbox"/>
(j) Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code	<input type="checkbox"/>	<input type="checkbox"/>
(k) Building maintenance units for providing access to the exterior and interior walls of buildings	<input type="checkbox"/>	<input type="checkbox"/>
(l) Such signs as are required by the building code in respect of the above mentioned systems	<input type="checkbox"/>	<input type="checkbox"/>
NONE OF THE ABOVE		<input checked="" type="checkbox"/>

SECTION 5

COMPLETE THIS SECTION ONLY IF THE BUILDING CONTAINS OR WILL CONTAIN ANY OF THE SYSTEMS IN SECTION 5	EXTG	NEW
(m) Means of escape from fire	<input type="checkbox"/>	<input type="checkbox"/>
(n) Safety barriers	<input type="checkbox"/>	<input type="checkbox"/>
(o) Means of access and facilities for use by persons with disabilities which meet the requirements of section 47a of the Building Act 1991	<input type="checkbox"/>	<input type="checkbox"/>
(p) Handheld hoses for fire fighting	<input type="checkbox"/>	<input type="checkbox"/>
(q) Such signs as are required by the building code or section 47a of the Building Act 1991	<input type="checkbox"/>	<input type="checkbox"/>

SECTION 5A

SECTION 6

Builder's Name: Stonewood Home Ltd. Phone: 349 0010
Address: PO Box 20278 Fax: 349 0039

Building Certifier's Name: _____ Phone: _____
Address: _____ Fax: _____

Plumber's Name: Diver Plumbing & Drainage Phone: 3666591
Address: 16 Leopold St Fax: 365 0003

Drainlayer's Name: Piperite Drainage Phone: 385 7205
Address: 47 Clear Brook St Fax: _____

Engineer's Name: Budel Ltd. Civil Engineer Phone: 366 9989
Address: Arts Centre Herland St Fax: _____

Designer's Name: Stonewood Home Ltd Phone: _____
Address: PO Box 20278 Fax: _____

SECTION 7

	YES / NO / NA		YES / NO / NA		YES / NO / NA
Have you fully completed:	Section 1 <input type="checkbox"/>	Section 4 <input type="checkbox"/>	Section 6 <input type="checkbox"/>		
	Section 2 <input type="checkbox"/>	Section 5 <input type="checkbox"/>	Section 7 <input type="checkbox"/>		
	Section 3 <input type="checkbox"/>	Section 5A <input type="checkbox"/>			

- IF THIS PROJECT CONSTITUTES A DEVELOPMENT PURSUANT TO SECTION 409 OF THE RESOURCE MANAGEMENT ACT 1991, THEN THIS APPLICATION IS ALSO DEEMED TO BE A NOTIFICATION BY THE OWNER OF A RESOURCE CONSENT APPLICATION FOR A DEVELOPMENT.
- Please note this application may not be processed further until any outstanding items have been submitted. Completion of this check sheet is not approval to start work.
- No work is to commence until the Building Consent is uplifted.
- **Building Consent Fees**
 The charges incurred by the Council in processing this application are payable whether or not the project proceeds.
 Note: Fees for some minor works (eg drainage only works, detached accessory buildings with a value of less than \$5,000) are required to be paid at the time of application.
- I DECLARE I HAVE BEEN AUTHORISED BY THE OWNER TO MAKE THIS APPLICATION

Print Name: Harita Davies, The Lotus-Heart Date: 10/09/04

Signature: Harita

SIGNED BY or FOR AND ON BEHALF OF THE OWNER

Project Information Memorandums (PIMs) and Building Consents can be lodged and uplifted at the following centres, where there are Building Information Officers available to assist you.		
Civic Offices 163-173 Tuam Street PO Box 237 Telephone 941 8995 Fax 941 8792	Linwood Service Centre 180 Smith Street PO Box 24 214 Telephone 389 1477 Fax 941 6639	Sockburn Service Centre 149 Main South Road PO Box 11 011 Telephone 348 5119 Fax 941 6539

Project Information Memorandums (PIMs) and Building Consents can also be lodged and uplifted at these Service Centres.			
Beckenham Service Centre 66 Colombo Street PO Box 12-033 Telephone 332 3099 Fax 332-3443	Fendalton Service Centre Cnr Jeffreys & Clyde Roads PO 29183 Telephone 351 7109 Fax 941 6748	Papanui Service Centre Cnr Langdons Rd & Restell St PO Box 5142 Telephone 352 8117 Fax 352 1308	Shirley Service Centre 36 Marshland Road PO Box 27 043 Telephone 385 3079 Fax 385 4224

All the relevant information on this form is required to be provided under the Building Act and Resource Management Act for the Environmental Services Unit to process your application. Under these Acts this information has to be made available to members of the public including business organisations. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.



CHRISTCHURCH
CITY COUNCIL - ENVIRONMENT

**CHRISTCHURCH CITY COUNCIL
BUILDING CONTROL
SPECIALIST REVIEW SHEET**

BC1

PROJECT APPLICATION NO:

10049070

Date:

10/09/06

595 Colombo St
Internal Alterations
to Restaurant

Architectural

Fire Safety

Structural

Civil

Mechanical

Plumbing & Drainage

Health

Safety

Electrical

GENERAL PROVISIONS

A1 Classified uses

A2 Interpretation

STABILITY

B1 Structure

B2 Durability

FIRE SAFETY

C1 Outbreak of fire

C2 Means of escape

C3 Spread of fire

C4 Structural stability during fire

ACCESS

D1 Access routes

D2 Mechanical installations for access

MOISTURE

E1 Surface water

E2 External moisture

E3 Internal moisture

SAFETY OF USERS

F1 Hazardous agents on site

F2 Hazardous building materials

F3 Hazardous substances and processes

F4 Safety from falling

F5 Construction and demolition hazards

F6 Lighting for emergency

F7 Warning systems

F8 Signs

SERVICES & FACILITIES

G1 Personal Hygiene

G2 Laundering

G3 Food preparation and prevention of contamination

G4 Ventilation

G5 Interior environment

G6 Airborne and impact sound

G7 Natural light

G8 Artificial light

G9 Electricity

G10 Pipes services

G11 Gas as an energy source

G12 Water supplies

G13 Foul water

G14 Industrial liquid waste

G15 Solid waste

ENERGY EFFICIENCY

H1 Energy Efficiency



**ENDEL LUST
CIVIL ENGINEER LTD**

Studio B21 The Arts Centre
Telephone 366-9989
Facsimile 366-7165
P.O. Box 21121 Christchurch
.....



**Report on Existing Building
at 595 Colombo Street
for The Lotus-Heart Restaurant**

1.Preliminary

The building at the above address comprises a two storey building of light weight roof, solid brick external and party walls, timber First Floor and predominantly timber Ground Floor. This building was originally built as one of a row of ten 'shops with 'open' shop fronts to Colombo Street and some single storey 'service' areas to the rear yard. This original block of shops is estimated to be approx 90-100 years old.

The original building layout appears to have comprised a Ground Floor shop with services plus living accommodation on the First Floor. Christchurch City Council records indicate a layout change around 1958-59 when the First Floor appears to have been altered to a self contained 'apartment' with the installation of shower, blocking off the original internal stairway, and the installation of an external stair access 'over' the Ground Floor services.

The Lotus-Heart Restaurant has in the interim fitted out the Ground Floor to suit its operations. The Lotus-Head Restaurant now proposes to 'extend' into the existing First Floor area. As a move towards this a main flight of stairs has been installed but a secondary stair has yet to be installed to complete this access.

The Christchurch City Council have requested an 'age, condition and strength' report for the Building Consent Application.

The building was inspected on 17 September 2004.

2. Description Building

The two storey portion of the building is a relatively small building approx 5M wide (centre wall to centre wall) and approx 11.4M long. This building comprises brick walls on four sides at first floor level but with a full width opening at the Ground Floor for the shop front.

The First Floor brick walls are supported on a double steel beam with hangers to pick up cantilever beams to support the 2.7M wide canopy over the Colombo Street footpath. These canopy beams are also propped back to the first floor brick wall with R24mm rod ties. This canopy continues along Colombo Street and terminates around the corner in St Asaph Street.

A single storey annex at the rear of the property is essentially a 'lean-to' addition with cavity brick walls and timber roof structure.

The attached plan illustrates the broad outline of the building with internal walls indicated and stairs shown. The internal stairway has not been completed at this stage.

A basic sectional drawing also outlines the basic structure of the small building. The stud height to the Ground Floor was measured at 3.88M. The First Floor structure comprises 25mm t&g flooring on 300x50 (Rimu) floor joists at 450c/c. The First Floor stud height was measured at 2.78M. The roof structure comprised corrugated iron roofing on 75x50mm purlins at approx 1.05M c/c on 100x50 rafters at 900mm c/c.

The roof is 'hipped' at both ends and therefore there is a continuous parapet, approx 1M high, around all four sides of the two storey section.

Floor joists and rafters are seated directly on a continuous recess in the brickwall or 'notched' into the brickwall with no visible sign of any 'positive' connection between the two.

The condition of the brickwork was generally sound except in places where stormwater (blocked gutters & drains) have attacked the 'lime-based' mortar. In these areas (mainly at the rear of the building) the mortar has turned to powder and will need to be repointed quite soon.

3. Building Act 1991

A brief note on the Building Act is necessary to outline the extent of the seismic assessment of the building and as a background for the proposed level of 'securing' that will be recommended as opposed to 'strengthening' of the structure.

As the existing use of the building is to 'expand' and occupy the 'whole' building it has been assumed that the seismic upgrading to be recommended will be up to an acceptable level of 'securing'. It should be noted this will not be full 'strengthening' of the building. This is consistent with the building not undergoing a change of use.

In terms of the Building Act it is first necessary to determine whether the structure is 'earthquake-prone'. An 'earthquake-prone' building is defined within Section 66 of the Building Act as 'a building that will have its ultimate load capacity exceeded in a 'moderate earthquake.....'. A moderate earthquake is also defined within the 'Act' and in general terms this is a relatively low intensity earthquake.

4.'Earthquake Prone' & Earthquake Securing

As a 'stand alone' building this is assessed as Earthquake Prone on the basis that there is a 'soft' storey at the ground floor level that is with the large opening for the shop front and on the basis that the floor & roof timbers are not properly 'connected' to the supporting brick walls.

The situation is more complex in that this building is one of ten very similar premises sharing party walls. These separate premises now have different Owners and obviously it is not within the scope of this report to assess all ten premises together which would be the more preferable way to carry out this assessment.

It would not be reasonably practicable to expect to 'strengthen' this one 'building' to offer support for the whole block of ten shops. More particularly to attempt any such 'strengthening' requires the contractor to gain access to neighbouring properties on the other side of the brick firewalls and this access may not be reasonably obtained.

An approach is therefore recommended which could entail 'securing' this building to ensure no loss of life during an earthquake by independently supporting the first floor & roof structures. This proposal will be described in more detail later in this report.

The existing building has significant seismic resistance in the East-West direction, i.e. along the line of the party-walls but is lacking in the North-South direction in particular along the line of the shop fronts.

The 'securing' recommended then is the installation of an independent steel frame within the existing brick walls to ensure the roof structure and First Floor structure would remain supported even if the supporting brick party walls were to collapse during a moderate earthquake. Incorporated in this would be steel columns at each side of the open shop fronts to ensure the steel beams supporting the brick wall over would also be independently supported.

Beyond this the mortar courses that have turned to powder will need to be repointed to maintain the integrity of the brickwork.

It is also recommended that the cavity brick walls to the single storey section should be better 'tied' together. This can be achieved relatively easily using Helifix ties.

5. Securing Programme

The following programme is recommended to complete the 'securing' of the existing structure at 595 Colombo Street.

(i) **Immediate** (within one year)

Clean out mortar courses where lime mortar has deteriorated and repoint to suit.

(ii) **Intermediate** (within three years)

Install Helifix ties to Ground Floor cavity brick walls. Spacing and positions of ties to be advised at a later date.

(iii) **'Long Term'** (within five years)

This work will be disruptive to tenants and has been deferred so it can be programmed to suit existing tenancy agreements.

Install independent steel frames within two storey section of building to support the First Floor and roof structures. This may require some foundation pads and these could be integrated with a new concrete Ground Floor given that the existing timber Ground Floor may require replacement given the lack of ventilation to this sub floor area.

Specific design and structural plans for this work can also be carried out at a later date.

6. Specific Design

This office can carry out the specific design of the earthquake securing measures outlined in this report and can prepare plans as required when required.



Endel Lust
October 2004



CHRISTCHURCH
CITY COUNCIL • ENVIRONMENT

CHRISTCHURCH CITY COUNCIL

FACSIMILE MESSAGE

TO: Harita Davies
ORGANISATION: The Lotus Heart
FAX NO.: 379 0234
ADDRESS: 595 Colombo Street
CHRISTCHURCH
SENDER: John Taylor
DESIGNATION: Senior Building Control Engineer
E-MAIL: John.Taylor@ccc.govt.nz
DATE: 15 September 2004
NO. OF PAGES (including this page): 1

Dear Sir/Madam

APPLICATION FOR BUILDING CONSENT
PROJECT NO. 10049070
ALTERATIONS : LOTUS HEART RESTAURANT : 595 COLOMBO STREET

Processing of your application has shown the need for further information as detailed below:

- A Fire Design Statement which will describe compliance with the 'C' clauses of the New Zealand Building Code. The fire and egress requirements must be accurately reflected in the plans and specifications.
- An age, condition and strength report from a registered engineer is required from the owner as part of the application. This report would quantify the building's current earthquake "resistance" and subject to the findings, outline a suitable strengthening programme (in terms of Section 66 of the Building Act 1991 "Buildings which are deemed to be Earthquake Prone").

The above matters result from partial processing of your project. Other officers may have queries relating to the balance of the work.

An early response will assist in completion of consent processing with minimum delays.

Yours faithfully


John Taylor
SENIOR BUILDING CONTROL ENGINEER
BUILDING CONTROL TEAM

PLEASE ADVISE BY FAX IF ALL PAGES NOT RECEIVED

Fax No 03-941-8920 or International Fax No +64-3-941-8920 (Building Control Team)

Civic Offices • 163-173 Tuam Street • PO Box 237 • Christchurch • New Zealand • Telephone (03) 941-8995

Telephone: John Taylor 941-8401 • email: John.Taylor@ccc.govt.nz



CHRISTCHURCH CITY COUNCIL

COPY

12 January 2006

R B and P R Patel
P O Box 29 428
Fendalton
CHRISTCHURCH.

Dear Sir/Madam,

**APPLICATION FOR BUILDING CONSENT
PROJECT NO. 10049070
RESTAURANT ALTERATIONS : 595 COLOMBO STREET**

A building consent is currently being processed for an alteration at the above address. Council understands that you are the owners of this building.

Council considers that, due to its age and construction type, the building is likely to be earthquake prone in terms of section 122 of the Building Act 2004. Under this provisions Council may require the hazard to be removed by demolishing or strengthening the building.

Council appreciates that the exercise of their powers under this section of the Act could have significant cost implications that you may not have anticipated. It is also noted that the proposed alteration to the building is minor in nature and will not affect the structure of the building, and that no change of use of the premises is proposed.

Council will therefore not require you to take action on this matter at this time. However you are advised that any future building consent applications for the premises, or any formal change to Councils policy under the Act, may initiate a request for an engineering report on the structure and, subject to the report findings, a commitment by you as the building owner to an acceptable programme of strengthening.

Please contact the writer if you require any clarification on this matter.

Yours faithfully

John Taylor
**SENIOR BUILDING CONTROL ENGINEER
BUILDING CONTROL TEAM**



