

**DECISION UNDER DELEGATED AUTHORITY ON AN APPLICATION
BY CHRISTCHURCH CASINOS LIMITED FOR APPROVAL OF
NEW SIGNAGE AT THE CHRISTCHURCH CASINO**

Date of Decision: 17 April 2025

1. On 17 April 2025, Christchurch Casinos Limited (“**CCL**”) applied, pursuant to condition 6 of its venue licence, for approval to display signage at the front door at the Christchurch Casino.

2. Condition 6 provides as follows:

6. The Licence Holder must obtain the approval of the Commission prior to:

(a) ...

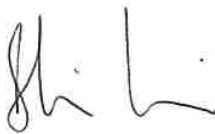
(b) ...

(c) the addition or alteration of signage relating to the casino business on the exterior of the casino venue or on or around the building within which it is located.

The process by which the Licence Holder may obtain approval for construction or design changes to Levels B1 and 1 of the Casino Venue (6(a) above) is set out in condition 7. The Commission will determine any application for approval under 6(b). The Executive Director may approve the addition or alteration of signage relating to the casino business on the exterior of the Casino Venue or on or around the building within which it is located (paragraph (c) above) if he/she is satisfied the proposed changes will have no potentially adverse effects. If he/she is not so satisfied, the proposed changes must be referred to the Commission for a decision on approval.

3. The proposed signage will have no potentially adverse effects and is approved by the Executive Director under delegated authority pursuant to condition 6 of CCL’s venue licence.

A copy of the signage is **attached**.



Blair Cairncross
Executive Director
Gambling Commission

17 April 2025



Certificate for Public Use

Sections 363A, Building Act 2004

Form 16 - Building (Forms) Regulations 2004

Project number	BCN/2024/8148	Date Issued	15 April 2025
		Expiry date	31 May 2026

The building

Street address	30 Victoria Street Central City	Building name	Casino
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Premises/Part of premises

Description of premises for which certificate is issued:

Christchurch Casino

Building work affecting premises/part of premises

This work relates to the following building consent number(s) issued by the Christchurch City Council:

BCN/2024/8148

Alterations to Christchurch Casino - structural strengthening to 50%NBS

The applicant (person who owns, occupies, or controls premises)

Name of applicant	Christchurch Casinos Limited	Phone number	021 986 705
Description of applicant	Person who owns the premises	Daytime	021 986 705
Contact person	Tom Pyatt	After hours	
Mailing address	286 Cashel Street, Christchurch 8011	Fax number	
	Christchurch 8011	Email	Tom.Pyatt@naylorlove.co.nz

Public use of premises/part of premises

The Christchurch City Council, being satisfied on reasonable grounds, in relation to the building work described above, that members of the public can safely use the premises/part of premises described above, issues under section 363A(2) of the Building Act 2004 this certificate for public use in respect of those premises/that part of the premises.

This certificate is subject to the following conditions:

This certificate expires on 31/05/2026.

Please provide further information for approval if CPU area changed while phase work progress.

Nothing in this certificate limits the duty of the owner to apply for a code compliance certificate, nor does it relieve any person from compliance with any other legislative requirement.

This certificate is to be displayed in a public area

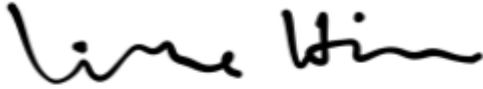
Attachments

The following documents are attached to this application:

Site plan

Safety management plan

Signed for and on behalf of the Christchurch City Council:

A handwritten signature in black ink, appearing to read "Richard Hsieh". The signature is fluid and cursive, with the first name "Richard" and the last name "Hsieh" clearly distinguishable.

Richard Hsieh
Senior Building Inspector



SITE NOTICE

Consent No: **20248148** Date Printed: **15 April 2025**
Owner: **Christchurch Casinos Limited**
Site Address: **30 Victoria Street Central City**
Legal Description: **Lot 1 DP 3178**
Work Type: **Alterations to Christchurch Casino - structural strengthening to 50%NBS**
Email To: **darren@christchurchcasino.co.nz,tom.pyatt@naylorlove.co.nz,wade@figureandground.co.nz,Onlineservices@ccc.govt.nz**

Inspection Type: **254 - Site Meeting Monitoring Inspection**
Inspection Outcome: **Pass**
Inspected By: **Li-Che (Richard) Hsieh**
Inspector Mobile: **027 260 4412**
Inspector Email: **Richard.Hsieh@ccc.govt.nz**
Inspection Date: **15 April 2025**

Passed Items

GENERAL

Meeting Venue / Address:

Christchurch Casino – 30 Victoria street

Attendees:

Kelly Roe – Case Manager – CCC
Richard Hsieh – Inspections – CCC
Brian Abrahams – Team Leader Inspections - CCC
Darren Henderson – Casino
Marcus Williams – TSA Riley
Megan Valedein – Jensen Hughes
Tom Payatt – Naylor Love

Inspection scheduling:

2) Schedule Inspections when work is ready to inspect on 03 941 8222

Next inspection:

CPU inspection

Meeting notes

General / applicant –

- Applicants are looking to ensure they are aware of what documentation is needed to provide to ensure the CPU can be processed.
- The first phase of construction is imminent on level 4. This includes basic back of house work, steel plates, recess in the floor, epoxy, localised steel, Emergency Lighting, carpeting. The floor level will be closed during construction with no access to public.
- Casino confirmed max 14 people (staff) on level 4 with no access to the construction zones, unless in need of emergency as secondary egress.
- Intend to put some hoardings around some machines as a VIP area. This will be a restricted zone of 99 people, with restricted and monitored access. There is no construction in this zone – purely for patrons.
- Naylor love is involved within construction areas, whereas the casino hoardings are creating an area for patrons with their hoardings.
- Looking to establish hoardings from early next week,

with construction work starting late next week.

- Envisage end date of June/July 2026. With public facing work completed January 2026.
- Separation of areas may be through doors rather than hoardings.
- Confirmed the fire engineer is undertaking inspection monitoring and providing supporting documentation for the CPU.

Please note – Darren from the Casino is heading away for April / May. Contacts in Naylor Love are Steve and Tom.

Brian / Richard –

- We will require documentation that covers the new temporary VIP area as part of the CPU application.
- Supporting documentation to include - Statement from fire engineer, supporting documents, safety management plan.
- The site will only require one CPU application – we can update hoardings via the same CPU and record as we go – you can also utilise the inspector on site to update and communicate any changes.
- Maximum time frame of CPU is 12 months, you will be required to apply for a new application if it expires past this time.
- We have to check your first hoardings are up and will inspect these once erected.
- As soon as you start closing off fire exits we need to look at occupancy numbers and this should be addressed by your fire engineer.
- Should things change during the build process, please just communicate via updated plans for review by council CPU team.
- CPU will need to be updated when public start to have access to the space – you will require producer statements and supporting documentation to show compliance pathways. Please call us with any updates and we will help you with requirements as you progress through the build.
- Timeframe for inspections please allow 3-4 days prior.

Please note – Brian is away from next week but Richard will be point of view for this application. If you can provide the application as soon as possible, then Brian and Richard can both undertake the first inspection.

Please note - this site meeting covers the meet and greet first listed inspection meeting under the building consent, as advised by Brian.

Estimated project completion date:	31/07/2026
CERTIFICATE FOR PUBLIC USE	
Proposed dates	15/04/2025
Occupant numbers	As per fire engineer report in CPU supporting document in TRIM: 25/715252.
Proposed safety measures	As per CPU supporting documents received in TRIM: 25/715252.

Inspection Type: **239 - Certificate for Public Use**
 Inspection Outcome: **Pass**
 Inspected By: **Li-Che (Richard) Hsieh**

Inspector Mobile: 027 260 4412
Inspector Email: Richard.Hsieh@ccc.govt.nz
Inspection Date: 15 April 2025

Passed Items

SUMMARY

Inspection outcome
Summary of inspection undertaken:

Approved for work to start, CPU issued on site.
CPU inspection to review safety management setup as per fire engineer report for CPU application, and to allow building work to start.

Inspection Location:

On-Site Inspection

GENERAL

Who attended:

PM, Tom Pyatt.

Brian Abrahams - CCC
Richard Hsieh - CCC

Previous inspections completed:
Work ready:

Site meeting completed
FULL INSPECTION: All areas under this inspection type are ready for inspection and covered under this site report.

Multi-Unit or Multi-Level:
Consented documentation:

No
All stamped consented documentation has been provided for this inspection.

Engineer involvement:

Engineers report is available onsite - approved to proceed at direction of engineer.

Compliance Schedule:

N/A
Not applicable for start work CPY inspection.

Certificate for Public Use:

A Code Compliance Certificate or Certificate for Public Use must be issued to permit the use of premises or part as per s363 of the Building Act 2004

Consent conditions and advice notes:

All documentation relating to the code compliance application to be forwarded to the codecompliance@ccc.govt.nz ensure to put the BCN in the subject line

BUILDING

Final exits

Final Exits are complete as per CPU fire engineer report diagram.

Escape travel distance

Escape travel distance complies with the CPU fire report.

Locking devices

No deadlocks on escape routes

Signage

Escape route signage

Barriers, Handrails & Stairs:

Temporary construction barriers completed as per CPU management plan.

CERTIFICATE FOR PUBLIC USE

Certificate for Public Use Issued On-Site

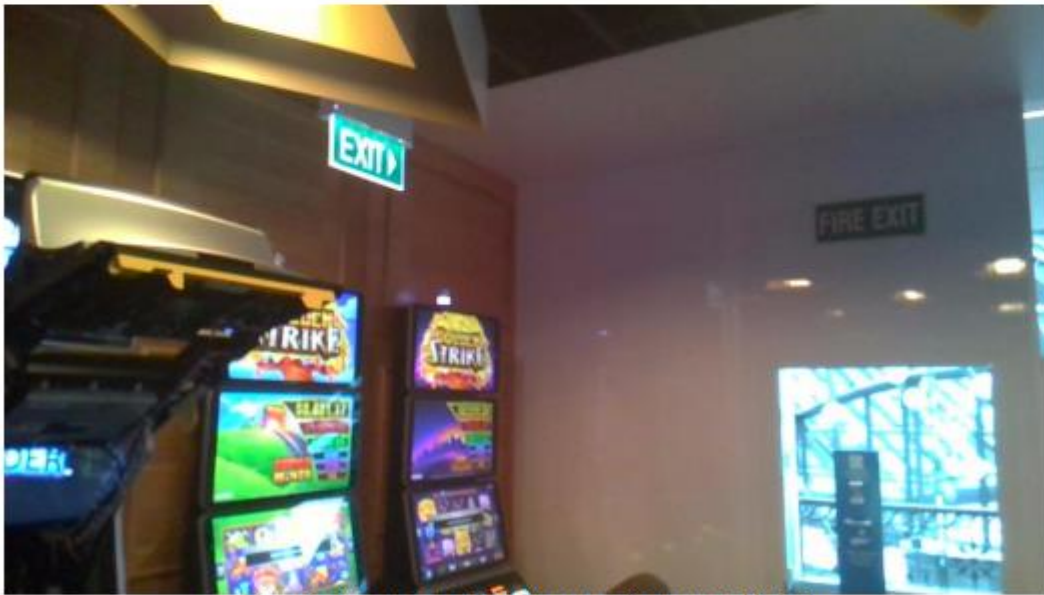
Certificate for Public Use has been issued on-site. Please ensure to display in a public place

Support Documentation

Support Documentation	Status
CDOC-EW01 - Energy work certificate - electrical	Required
CDOC-FSI01 - Complete fire safety system	Required
CDOC-FSS02 - New fire sprinkler system to NZS 4541	Required
CDOC-FSS07 - New fire alarm system/panel/zone	Required
CDOC-SS01 - Specified System	Required
CDOC-ST01 - Structure - inspections	Required



Fire exit signage as per CPU fire report diagram established
Taken at 11:14 AM on Tuesday 15/04/2025



Fire exit signage as per CPU fire report diagram established
Taken at 11:15 AM on Tuesday 15/04/2025



Fire exit signage as per CPU fire report diagram established
Taken at 11:16 AM on Tuesday 15/04/2025



No dead lock to temporary exit door confirmed
Taken at 11:17 AM on Tuesday 15/04/2025



Level 4 - no public access to temp storage area
Taken at 11:41 AM on Tuesday 15/04/2025