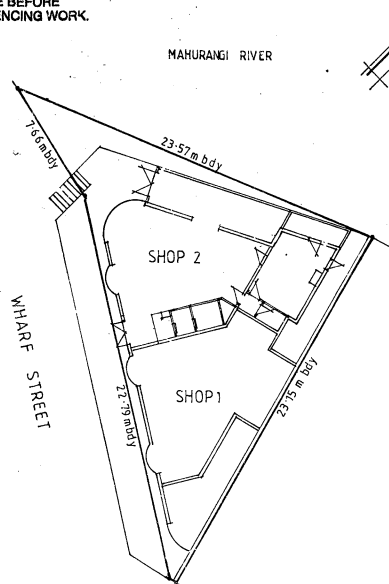


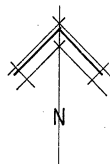
CONTRACTOR TO VERIFY AND
CHECK ALL DIMENSIONS
ON SITE BEFORE
COMMENCING WORK.



LOT 5
LT 27 277

ALL CONSTRUCTION TO
COMPLY TO NZ3604 AND
THE N.Z. BUILDING CODE

SITE PLAN 1:200



Hardiflex cladding
to new store room



NORTH

ELEVATION 1:100

Rodney District Council
PLANS/SPECIFICATIONS
Approved for building
consent
BA 9 71254.
Officer
Date
12.5.97
See Building Consent for
conditions.

B.K. DESIGN
P.O. BOX 23
WARKWORTH
PH./FAX 09-425 7695

CLIENT Mark Draper

PROJECT RIVERBANK CAFE (SHOP 2)

NO	REVISION DETAIL	BY	DATE	APPROD	CLIENT No	SHT	OF	REV
					BK 517			

A3

MICRO RECORD BUREAU LTD.

2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38

272

No: 971254

\$119.62

COMBINED - PIM - BC

Related PIM - BC No:

Date Received: 6/5/97

Name: R + M ARCHER

Granted Date - Planned:

Address: WHARF STREET

Granted Date - Actual: 7/5/97

MARKWORTH

Issue Date - Actual: 14/5/97

Ward:

Lot: 5

Details: SHOP FITOUT

D.P: 27277

OREWA

HUAPAI

MARKWORTH

Sewerage Con	100	Sitting	190	Plumbing
Pans/New	110	Excavation	195	Drainage
Pans/Additional	120	Foundations	200	Ext. Cladding
Pans/Commercial	130	Bond Beams	205	Drainage
Urinals	140	Concrete Floors	215	Environ. Health
Water Connections	150	Pre-Line	240	Fire/Disabled Persons
Commercial	160	Roof Framing	250	Other
Private	170	Insulation	260	Final CCC
Dual Supply	180	Wall Lining		
Tank		Planned Inspections To Be Invoiced. 1		

No	Action	Est	Actions Needed	Initial/Date Complete
5	Shower Clerk Reviews	100		14/5/97
10	Check PIM to Application	100		
15	Site Inspection - Building	100		
17	Site Inspection - P&D	200		
25	Development Engineer	400		
30	Planning	300		
35	Services Engineer	400		
40	Building Eng Struc/Geo	400		
45	Environ. & Health	200		AR 8/5/97
55	Plumbing & Drainage	100		
70		400		
100	CL of PIM	100		
105	CL of PIM	500		
200	CL of Building Consent	100		14/5/97
205	CL of Building Consent	900		14/5/97
210	CL of Building Consent	190		

272



NUMBER: 971254

NAME: ARCHER

It is necessary to obtain an appointment prior to the lodgement of your Building Consent Application.

BUILDING **CONSENT**

One

Council copy

APPLICATION NUMBER 971254

OFFICER COMMENTS

Date	Comments
8-5-97	Compliance required with Food Hygiene Regs 1974, esp. floor, wall & ceiling surfaces. Grease trap required. J. Regan

BUILDING CONSENT NO: ABA 971254

Project Information Memorandum No: ABA 971254

Section 35, Building Act 1991
ISSUED BY: RODNEY DISTRICT COUNCIL

APPLICANT	PROJECT
Name: ARCHER, RONALD EDWARD Mailing Address: PO BOX 8 WARKWORTH 1241	All ☒
PROJECT LOCATION	Description: ADDITIONS & ALTERATION Nature: COMMERCIAL
Street Address: WHARF STREET, WARKWORTH	Intended Use(s) in detail: SHOP FITOUT
LEGAL DESCRIPTION	Intended Life: Indefinite
Property Number: 1226211 Valuation Roll No: 01281 37500 Legal Description: LOT 5 DP 27277	Estimated Value: \$8000
COUNCIL CHARGES	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: To \$	Name: <i>[Signature]</i>
ALL FEES ARE GST INCLUSIVE	Position for: District Building Inspector
	Date: 10/1/01

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached "Conditions of Building Consent No."

pages headed

CONDITIONS OF BUILDING CONSENT

PLUMBING AND DRAINAGE

All plumbing and drainage work to comply with the Building Code 1992, in particular Clauses G1, G4, G12, G13 and E1. Also AS3500-2 Residential and Low Rise Commercial.

DISABLED ACCESS

To comply with NZS 4121 : 1985 Design for Access and Use of Buildings and Facilities by Disabled Persons.

BUILDING CODE

All building work shall comply with the Building Code 1992, Acceptable Solutions and/or approved Alternative Solutions.

FIRE REPORT

- (i) Fire Safety to be in full compliance with the report prepared by Artz Designs, Reference 170497, dated 3/5/97.

Full compliance required with food hygiene regulations 1974 esp floor, wall and ceilings surfaces
Grease trap required

ABA NO: _____

Date Inspected

19/5/97

① Grease trap installed + satisfactory AM.

26/5/97

② PL - insulation in place
Plumbing to be inspected

7-8-97

③ Final: The following items need attending to.

① Provide a threshold no higher than 20mm to access route for disabled to both fire exit doors.

② Sliding doors to disabled toilet to achieve 760mm clear opening.

③ Check on need for ramp to second fire door.
Checks required: N/A. See details of second exit on Final Report. N/A.

11-8-97

④ Final checks: Sliding doors now as near as possible to compliance (755mm clear opening - 5mm gap).
Access ramp to access door and threshold now meet code requirements. C.C. can be ignored.
N/A.

NO. _____

CODE COMPLIANCE CERTIFICATE

Certifier	Signature	Date	Certifier	Signature	Date
BUILDING	<i>[Signature]</i>	11-8-97	POWER		
PLUMBING	<i>[Signature]</i>	11-8-97	GAS		
DRAINAGE			SERVICES		
E.H.O.			RESOURCE MGMT		
LIFTS			AIR COND.		
OTHER					

WORK IS NOW DEEMED TO BE COMPLETED. A CODE COMPLIANCE CERTIFICATE WILL BE ISSUED AS REQUIRED BY THE BUILDING ACT. CODE COMPLIANCE CERTIFICATE NO. _____

[Signature] A.B.O. 11-8-97.
Signature Designation Date

WHEN THIS PROJECT IS COMPLETED THIS INSPECTION SHEET WILL BE ATTACHED TO THE RELEVANT PROJECT FILE HELD AT THE COUNCIL OFFICE.

SPECIAL CONDITIONS:

CONSENT NO. 971254	PIM NO.	LODGED-AT SERVICE CENTRE DATE
DATE ISSUED	DATED ISSUED	DATE

HEAD OFFICE DATE STAMP



PRIVATE BAG 500, OREWA
TELEPHONE (09) 436-5149

Workworth Service Centre
Rector Street, Workworth
Telephone (09) 435-4539

Hoopst Service Centre
Main Road, Hoopst
Telephone (09) 413-9130

Holmesville Service Centre
Commercial Road, Holmesville
Telephone (09) 428-4843

BUILDING CONSENT APPLICATION

(Complete in all cases)

1. OWNER - As per attached Certificate of Title*

2. CONTACT* (If not owner)

Name: RE & M.E. ARCHER (100% b6)
Postal Address: 38 Waimanu R.
PT. WATTS
Phone Number: 09 422 7891
Fax Number: _____
Previous Owner: Amstoring / Bayldon

Contact Name: MARK ORRER
Postal Address: 8 KAWUKA RD
SANDSPIT (RD 2 W/W)
Phone Number: 09 425 9374 (7593 B6)
Fax Number: 09 425 9374

3. PROJECT LOCATION

Number: Street/Road: <u>Wharf St</u>	Locality: <u>WARKWORTH</u>	Ward: <u>MAHURANGI</u>
---	-------------------------------	---------------------------

4. LEGAL DESCRIPTION

Valuation Number: <u>✓</u>	Council Property ID:
Lot: <u>5</u> DP: <u>27277</u>	<u>12.26211</u> (<u>7010034</u>)
Certificate of Title: <u>30 A/343</u>	Site Area: _____ square metres hectares

5. PROJECT

New Building	☐	Description of Work: <u>* Shop fit-out</u>
Alteration	☒	
Relocation	☐	
Demolition	☐	
Intended Life: Indefinite but not less than 50 years or specified as _____ years		
Estimated Value: \$ <u>8,000</u> (Incl GST)		No. of Units: _____

SIGNED BY OR FOR AND ON BEHALF OF THE OWNER:

S. NAME: Mark Orrer DATE: 6 5 97

6. CHARGES

OFFICE USE ONLY

The Council's charges payable on the making of this application are:

Receipt No. 515412 Date: 7 5 97

The application will not be accepted until the Application Fee is paid
Architectural fees may be payable prior to lifting of the Building Consent
* Agreement for purchase from owner of title

7.	Being stage of an intended stages.	
8.	FLOOR AREA OF PROPOSED WORK:	
	BUILDINGS OTHER THAN DETACHED ACCESSORY BUILDINGS:	
	Floor	Area square metres
	Basement	
	Ground Floor	
	First Floor	
	Second Floor	
	Additional Floors (Total)	
	Mezzanine	
	Decks	
	TOTAL	
	DETACHED ACCESSORY BUILDINGS	
	Garage	Area square metres
	Carport	
	Other Buildings	
	TOTAL	

* Under Section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

(Complete as far as possible in all cases)

9.

DESIGNER(S) Name: <i>Bernie Kote</i> Address: <i>4 Neville St.</i> Phone Number: _____ Fax Number: _____	
BUILDER Name: <i>Andrew Archer</i> Address: <i>38 Warrnambool PL</i> <i>PO Box 113</i> Phone Number: <i>03 422 7691</i> Fax Number: _____	
DRAINLAYER Name: <i>John Walker</i> Address: _____ Phone Number: <i>425 75710</i> Fax Number: _____	
PLUMBER (if not as above) Name: <i>Robyn Muffin</i> Address: _____ Phone Number: <i>02 422 1111</i> Fax Number: _____	

CERTIFIER (if applicable)	
Name:	Reg. No. _____
Address:	_____
Phone Number:	Fax Number: _____
Certifying:	_____
Name:	Reg. No. _____
Address:	_____
Phone Number:	Fax Number: _____
Certifying:	_____

PROJECT DETAILS

(Complete unless you have applied separately for a Project Information Memorandum)

10.

The project involves the following matters. Tick each applicable box, if any, and attach the relevant information in duplicate.

- (a) ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- (b) ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site.
- (c) ☐ Provisions to be made for vehicular access, including parking.
- (d) ☐ Provisions to be made in building over or adjacent to any road or public place.
- (e) ☐ Provisions to be made for disposing of stormwater and wastewater.
- (f) ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- (g) ☐ New connections to public utilities i.e. gas, electricity, water supply, stormwater systems, wastewater systems.
- (h) ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- (i) ☐ Details of any cultural or heritage significance of the building or building site, including whether it is on a marae.
- (j) ☐ Details of any consents already obtained or approved relating to this application.

(Complete in all cases)

11. This application is accompanied by (tick each applicable box, attach relevant documents in duplicate).
- (a) ☐ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting comments, if any, including:
 - (b) ☐ Building certificates.
 - (c) ☐ Producer statements.
 - (d) ☐ References to accreditation certificates issued by the Building Industry Authority.
 - (e) ☐ References to determinations issued by the Building Industry Authority.
 - (f) ☐ Proposed procedures, if any, for inspection during construction.

PRIVACY ACT 1993

- (1) Personal information obtained in this application is primarily for establishing applicant identity and, when the application has been granted or declined, for administration, monitoring and enforcement.
- (2) The information may be released to any inquirer about the application, the refusal of the application, or in relation to the use of any consent or approval of the application.
- (3) The information will be held by Rodney District Council, 50 Centreway Road, New Zealand.
- (4) The information will be used for verifying and amending the Council's ownership and occupier records (the Rating Roll) and will be released in accordance with the Rating Powers Act 1988 and to Valuation New Zealand.
- (5) You have the right to access the information and to request its correction.

CODE COMPLIANCE CERTIFICATE NO: ABA 971254

Section 43(3), Building Act

ISSUED BY: RODNEY DISTRICT COUNCIL

BUILDING CONSENT NO: ABA 971254

PROJECT	PROJECT LOCATION
☒ All ADDITIONS & ALTERATION COMMERCIAL	Name: ARCHER, RONALD EDWARD Mailing Address: P O BOX 6 WARKWORTH 1241
Proposed Use(s) in detail: SHOP FITOUT Intended Life: Indefinite	LEGAL DESCRIPTION Street Address: WHARF STREET, WARKWORTH Property Number: 1226211 Valuation Roll No: 01231 37307 Legal Description: LOT 5 DP 27277

This is:

- ☒ A final code compliance issued in respect of all of the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars of the building work under the above building consent. This certificate is issued subject to the conditions specified in the attached page (a) headed "Conditions of Code Compliance Certificate No: "

Signed for and on behalf of the Council:

Name

Position for District Council representative

Date: 11/03/1997



DISTRICT COUNCIL
PRIVATE BAG 303, OXFORD
TEL 0-6-485 5100

Owner M. Draper

Consent No: 971254

Job Address: Wharf St Warkworth

Inspector: A. Regan

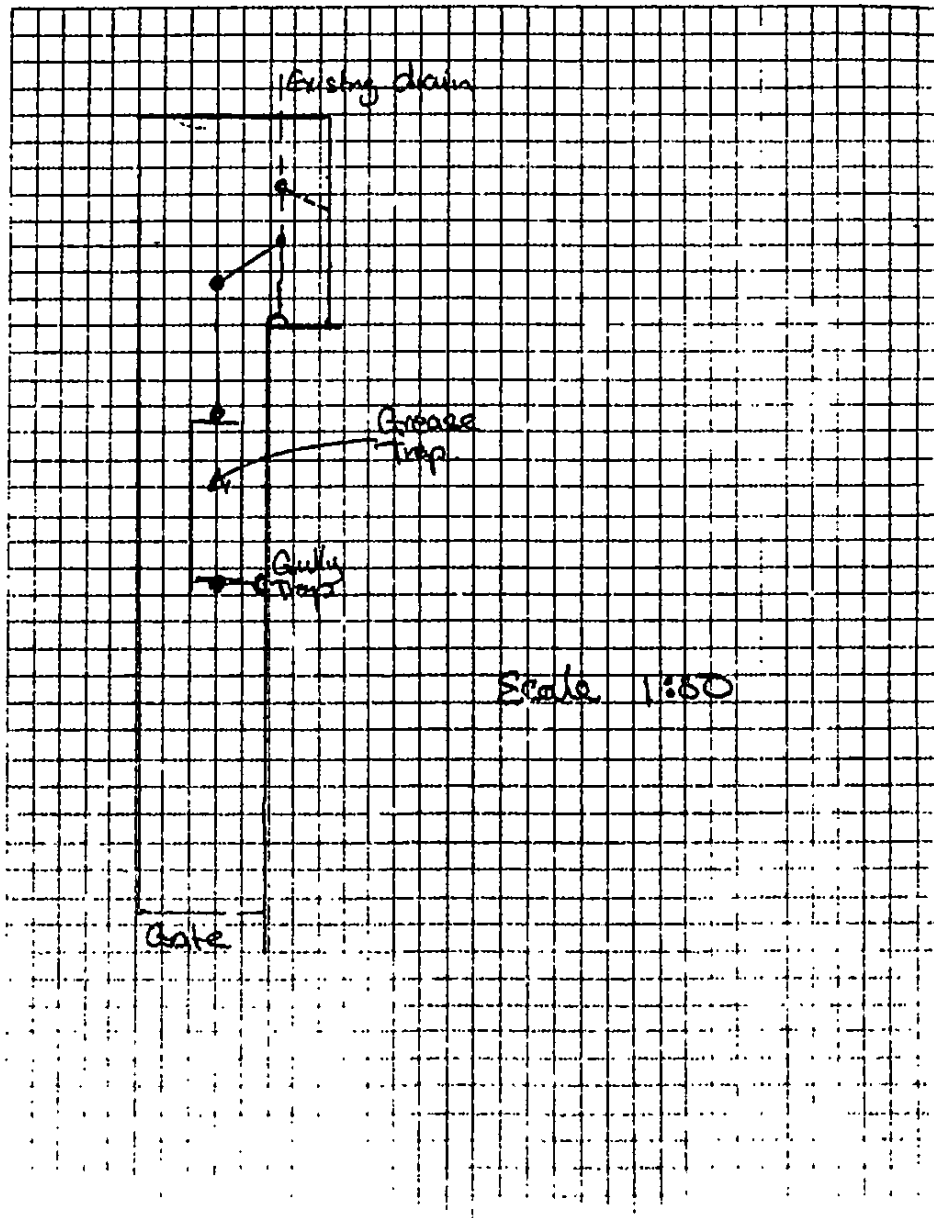
Lot No: 5

D.P. No: 27277

Inspected Date: 19/5/87

DRAINLAYERS - NAME & ADDRESS J. Walker 27 Rosemount Rd RDS W.W.

FRONT BOUNDARY



BOUNDARIES TO BE SHOWN

REAR BOUNDARY

NZS 4121:1985

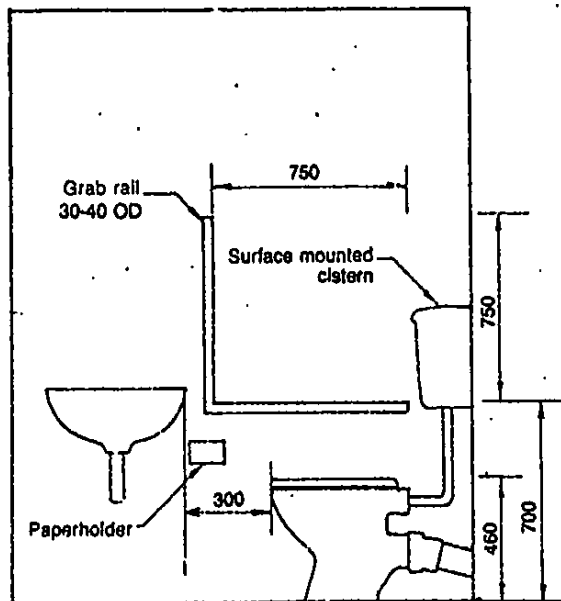
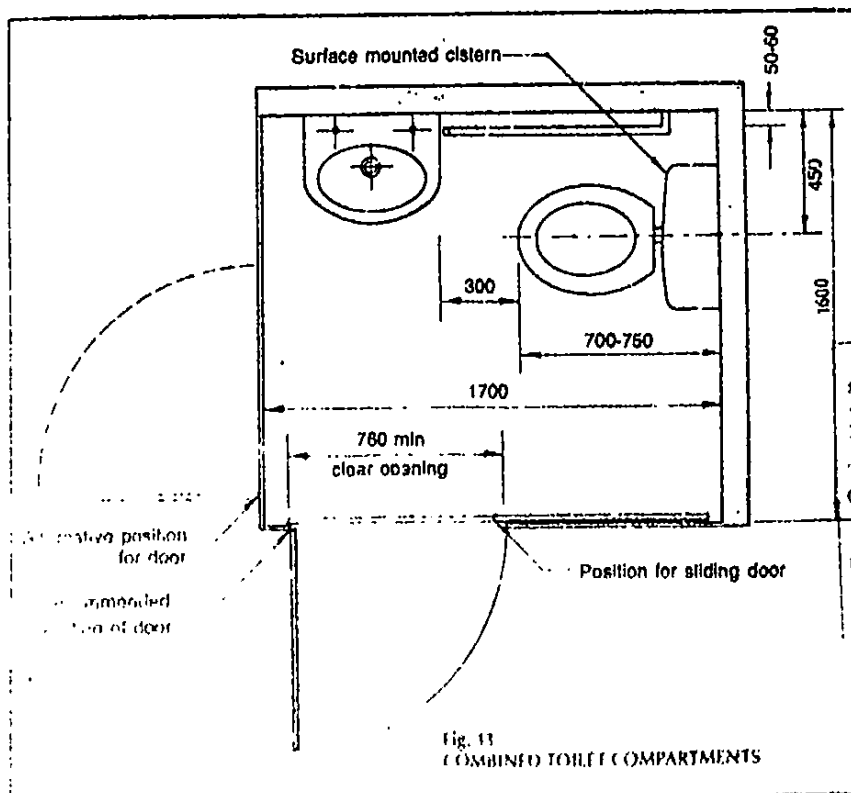


Fig. 15
TOILET COMPARTMENT GRAB RAIL



Rodney District Council
PLANS/SPECIFICATIONS
Approved for building
consent
Date 7/2/54
Officer *[Signature]*
Date 12.5.97
See Building Consent for
conditions.

RODNEY DISTRICT COUNCIL

MAP OF THE DISTRICT OF
RODNEY DISTRICT COUNCIL
1976-77

COMMUNITY CENTRAL 1222

1976-77
1976-77
1976-77

1976-77

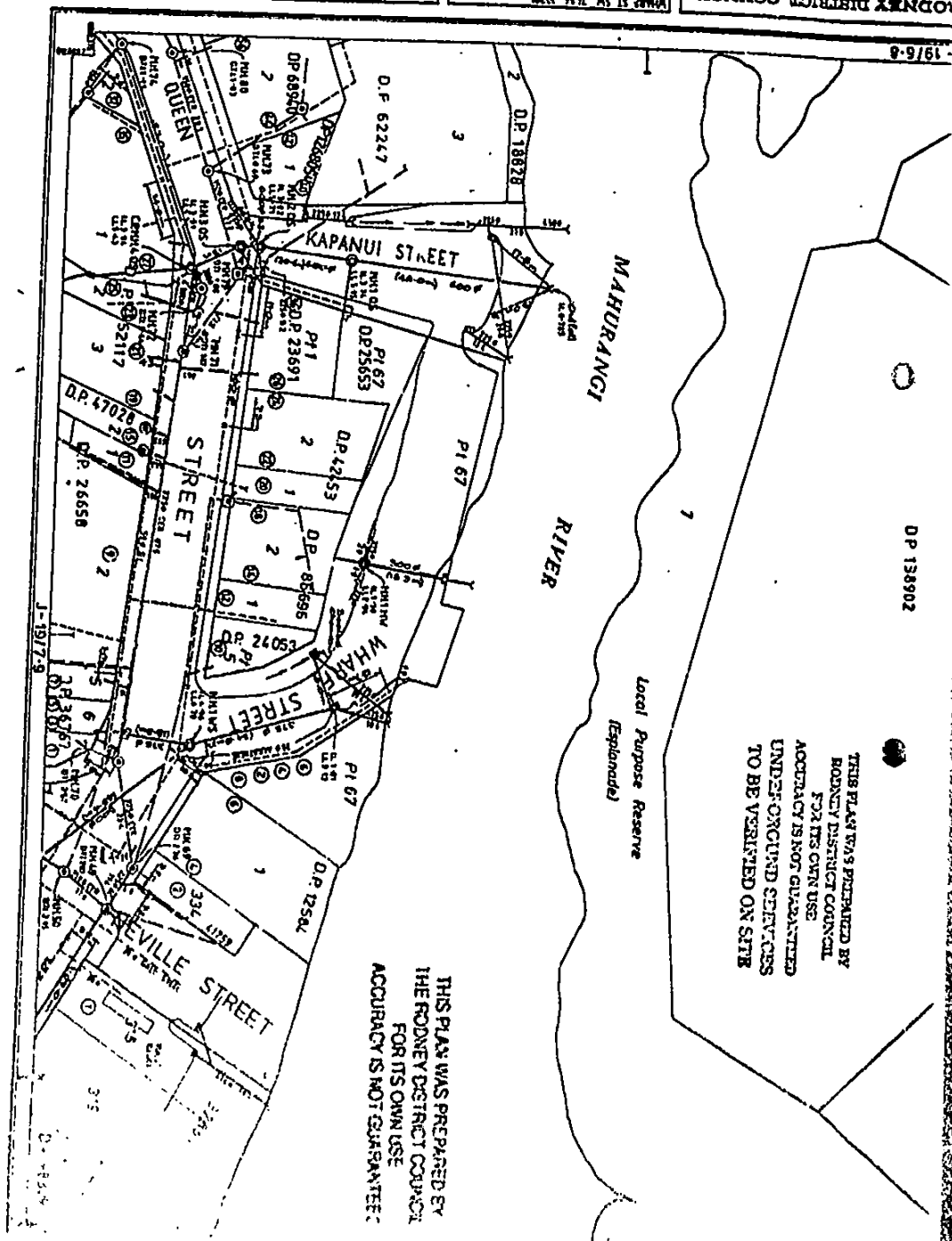
DP 136902

THIS PLAN WAS PREPARED BY
RODNEY DISTRICT COUNCIL
FOR ITS OWN USE
ACCURACY IS NOT GUARANTEED
UNDEVELOPED SECTIONS
TO BE VERIFIED ON SITE

MAHURANGI RIVER

Local Purpose Reserve
(Esplanade)

THIS PLAN WAS PREPARED BY
THE RODNEY DISTRICT COUNCIL
FOR ITS OWN USE
ACCURACY IS NOT GUARANTEED





Centroway Road, Orewa
Private Bag 500 Orewa

Telephone 0-9-426 5169
Facsimile 0-9-426 7280

642640
OFFICIAL RECEIPT

RECEIVED FROM: M AND L A DRAPER

\$ 119.62

Effective Date of Payment: 26/ 8/1997

RONALD EDWARD ARCHER
P O BOX 6
WARKWORTH

DETAILS			AMOUNT
BLDG 10086	Invoice 32053	ABA971254	119.62
			119.62

OREWA
MAGNETIC SPEECH RECORDER

STONE, T

26/ 8/1997 16:24:27

PAGE 1 of 1



Centroway Road, Orewa
Private Bag 500 Orewa

Telephone 0-9-426 5169
Facsimile 0-9-426 7280

575410
OFFICIAL RECEIPT

RECEIVED FROM: M DRAPER AND LA DRAPER HOUSE ACC

\$ 270.00

Effective Date of Payment 7/ 5/1997

RONALD EDWARD ARCHER
P O BOX 6
WARKWORTH

DETAILS			AMOUNT
BLDG 10086	Invoice 29310	ABA971254	270.00
			270.00

WARKWORTH

7/ 5/1997 14:40:15

PAGE 1 of 1

BUILDING CONSENTS FEES

TAX INVOICE 32053
GST NO 10-683-092
DATE 15/08/1997

ARCHER, RONALD EDWARD
P O BOX 6
WARKWORTH 1241

CONSENT
APPLICATION NO: AB4 971254

OWNERS NAME:

ARCHER, RONALD EDWARD

PROJECT STREET
ADDRESS:

WHARF STREET
WARKWORTH

CUSTOMER CODE: 10086

INVOICED TO DATE : 270.00

FEE CODE	DESCRIPTION	THIS INVOICE
002	Deposit Suspense	161.74 CR
006	Admin. Charges/per Inspection	30.00
009	EC Admin Fee	28.12
010	Set Microfilming Fee	32.00
013	Actual Inspections	191.24

DUE & PAYABLE NOW : 119.62

GST INCLUDED IN THIS INVOICE : 13.29

BUILDING CONSENTS FEES

DUPLICATE

TAX INVOICE 31330
GST NO 10-683-092
DATE 21/07/1997

ARCHER, RONALD EDWARD
P O BOX 6
WARKWORTH 1241

CONSENT
APPLICATION NO: ABA 971254

OWNERS NAME:

ARCHER, RONALD EDWARD

PROJECT STREET
ADDRESS:

WHARF STREET
WARKWORTH

CUSTOMER CODE: 10086

VOICED TO DATE : 270.00

FEE CODE	DESCRIPTION	THIS INVOICE
002	Deposit Suspence	108.26 CR
008	Processing Charges Pre Issue	97.95
016	Processing Charges Post Issue	10.31

DUE & PAYABLE NOW : 0.00

GST INCLUDED IN THIS INVOICE : -1.15

BUILDING CONSENTS FEES

DUPLICATE

TAX INVOICE: 29310
GST NO 10-683-092
DATE 07/05/1997

ARCHER, RONALD EDWARD
P O BOX 6
WARKWORTH 1241

CONSENT
APPLICATION NO: ABA 971254

OWNERS NAME: ARCHER, RONALD EDWARD

PROJECT STREET WHARF STREET
ADDRESS: WARKWORTH

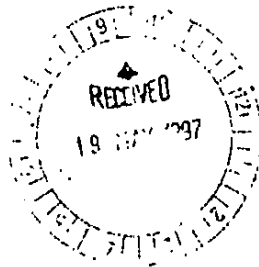
CUSTOMER CODE: 10086

INVOICED TO DATE : 0.00

FEE CODE	DESCRIPTION	THIS INVOICE
002	Deposit Suspence	270.00

DUE & PAYABLE NOW : 270.00

GST INCLUDED IN THIS INVOICE : 30.00



M. DRAPER
8 Kan. in rd
R.V. 2.
WAKEWORTH

19.5 '97

RE. ABA 971254

- CHANGE TO RANS - INVALID TOILET -

Invalid toilet will now be at floor
level main landing and ramp.

Toilet will be fitted with 'Sanitary'
pump system to overcome lack of fall.

'Riverbank Cafe' stop 2 Wharf st.

Mark Jg

ABA971254

Sue Shepherd

15 August 1997

RE ARCHER
P O BOX 6
WARKWORTH 1241

Dear Sir/Madam

CODE COMPLIANCE CERTIFICATE NO: ABA971254

You will recall that you paid a deposit when the above application was lodged.

The Council has kept a close record of costs associated with the application and these costs are set out on the attached tax invoice/statement.

You will notice that there are additional fees owing. I will post the Code Compliance Certificate to you or have it available for you to collect if you wish, as soon as this invoice is paid.

Yours faithfully

for: CONSENTS & ENVIRONMENTAL SERVICES MANAGER
J R Smart

(Encl.

Reference.
Prior C/T 227/223

Transfer No.
N/C Order No. 230820.3



Land and Development

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 21st day of August one thousand nine hundred and twentyfour under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that MALLA DORRIT DARBY of Markworth, married woman

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, by the several admeasurements a little more or less, that is to say: All that parcel of land containing 242 square metres more or less being Lot 5 on Deposited Plan 27277 and being part allotment 67 Parish of Mahurangi.

Wahne
Assistant Land Registrar

Interests at date of issue:-

230820.2 ~~RECORDED~~ *Wahne* *21/8/77*
Security of *Wahne* *21/8/77*
2.3.1974 at 9.01
o/c
A.L.R.

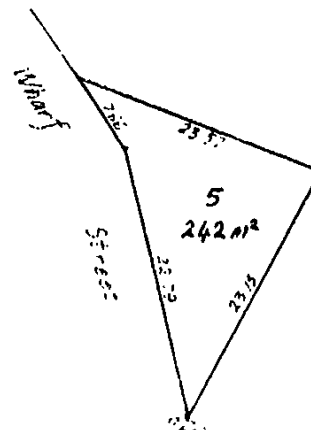
DISCHARGED
B.209497.2 North Auckland
Zealand - 26.8.1977
Wahne *26/8/77*
A.L.R.

357514.2 Transfer to Gillian Ann
Baylton and Robyn Christine Armstrong
both of Auckland married women -
as tenants in common in equal shares -
2.3.1977 at 12.28 oc.
Wahne
for A.L.R.

VII Mahurangi S.D

483321.1 Transfer of the undivided one half
share of Robyn Christine Armstrong to Gillian
Ann Baylton of Auckland married woman -
9.11.1978 at 9.15 o/c
Wahne
A.L.R.

B.209497.1 Transfer to Archdeacon Construction
Limited at Blenheim - 6.5.1982 at 11.10 o/c
Wahne
A.L.R.



DP 27277

05 MAY 1987

30A / 343

B.275895.2 Transfer to Ronald Edward Archer
of Warkworth, builder and Marion Elizabeth
Archer his wife as tenants in common in
equal shares - 29.3.1984 at 9.33 o/c

B.275895.3 Mortgage to Ronald Luttrell
Morton - 29.3.1984 at 9.33 o/c

B.338245.1 Mortgage to Ronald Luttrell
Morton - 11.10.1984 at 9.33 o/c

B.517778.1 Variation of terms of Mortgage
B.338245.1 - 20.3.1986 at 9.11 o/c

B.617205.1 Variation of terms of Mortgage
B.338245.1 - 9.1.1987 at 1.45 o/c

B.741988.1 Variation of terms of Mortgage
B.338245.1 - 19.10.1987 at 11.47 o/c

B.843871.1 Variation of terms of Mortgage
B.275895.3 - 27.6.1988 at 10.27 o/c

B.905193.2 Variation of terms
of Mortgage B.275895.3 - 31.10.1988
at 11.11 o/c.

C.490989.2 Mortgage to Harold Luttrell
Morton - 11.6.1993 at 2.03 o/c

Application No: 971254

Site Address: Wharf Road

Name: Archer

**REPORT ON PROJECT INFORMATION MEMORANDA/BUILDING CONSENT APPLICATION -
SITE INSPECTION**

Note: The land on which the proposed building work is to be carried out is to be assessed. Comment must be made on any Effect the proposed work is likely to have on adjacent land or on the effect the adjacent land may have on the proposed work.

		Further Action Required
Land Information Register Record (File Ref. No.....)	Effluent/Geotechnical/ Inundation	
Adjacent Known Land Information	Yes/No	
Within Onerahi Chaos	Yes/No	
Within Suspect Area OC	Yes/No	
Bearing Capacity of Ground	100 kPa	
General Topography of Site	Steep /Undulating/Flat	
Stability of Site		
Presence of Hazardous Contaminants	Yes/No	
Filling on Site	Yes/No	
Possibility of Flooding	Yes/No	
Existing Watercourses or Drains		
Site Exposure to Wind	Specific Design Very High/High/Med	
Existing Buildings on Site		
Existing Services on Site	Power/Sewer/Stormwater	
Electricity Transmission Lines over Site	Yes/No	
Disposal of Sewerage	Sewer/Septic Tank/Other	
Disposal of Stormwater	Road/Sewer/Watercourse	
Type of Water Supply	Mains/Tank/Bore	
Condition of Road and Footpath		
Vehicular Access to Site Provided	Yes/No	
Gradient at Roadside to Boundary	<1:33 Yes/No	
Gradient to Building Platform from boundary	<1:5 Yes/No	
Boundary Pegs	Slighted: Yes/No	
Any significant Trees on Building Platform e.g. 6.0 High	Yes/No	
Comments to be noted on Officer's Comments page		
Signed	Date:	

PRODUCER STATEMENT - DESIGN

ISSUED BY

GRAEME VERDUN JON STOKES
(Design Professional)

TO

MARK DRAPER
(Owner)

IN RESPECT OF

RIVERBANK CAFE "ALTERATIONS TO EXISTING BUILDING"
(Description of Building Work)

AT

LOT 5
WHARF STREET
WARRWORTH
(Address)

LOT 5 DP 27277 SO

ARTZ DESIGNS has been engaged by MARK DRAPER
(Design Firm) (Owner/Developer/Contractor)

to provide Fire Safety Report to approved documents services in respect of the requirements of Clause(s) C2, C3, C4, D1 of the Building Regulations 1992 for



All



Part only as specified

of the building work. The design has been prepared in accordance with ASI C2-C4 (verification method(s)) (respectively) of the approved documents issued by the Building Industry Authority and the work is described on ARTZ DESIGNS Fire Safety Report 170497

Drawings prepared by BK DESIGN, DATED APRIL 1997 and the specification and other documents according to which the building is proposed to be constructed

As an independent design professional, I BELIEVE ON REASONABLE GROUNDS that subject to

(i) the verification of the following design assumptions

ASI C1-C4

and (ii) all proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code

(Signature Design Professional)

Date 3 MAY 1997



Member

SIPT



NZ



INTRODUCTION

The proposal under Section 38 of the Building Act 1991 (Alterations to existing building) proposes to re-fit shop 2, located in Wharf Street, Warkworth at ground floor level, with lower level area of 90.00m² containing a licensed cafeteria "Riverbank Cafe".

The building is at present a two level building constructed prior to the introduction of the Building Act 1991, in full compliance with the building by-laws and NZS 1900 - Chapter 5 - 1988 - Fire Resisting Construction and Means of Egress.

As the by-laws would have required the upper floor to be constructed to 1/2hr fire resistance rating, the ground floor area has been assessed as a single fire cell for the purposes of this fire engineering design.

This report is prepared in compliance with plans prepared by B.K. Design, dated April 1997, reference BK517 to be submitted for a building consent application.

Note: The owner must notify Council should conditions change and the occupant density increase.

ASSESSMENT

The Building is classified as purpose group CS

Fire Hazard category 2

Proposed Occupant Densities as follows:

(Ground Floor)

cafeteria	0.8	51.00m ²	48.8
kitchen	0.1	16.00	1.6
reception	0.1	10.00	1.0

			51.40
			(52 persons)

Likely Occupant Density 52.00 persons
FO Type 1 (10ad) Alarm - refer C3/AS1 2.2 page 4

Escape Routes are required in accordance with C2/AS1 to be as follows:

ground floor - 2 escape route (special cases allowing single escape routes are given in paragraph 5.0)

The minimum width of escape routes from the ground floor level to be no less than 1214mm from the escapes routes provided (with a minimum of 1000mm)

Note: The owner should give consideration to installing a Type 2 (10ad) Alarm, should the likely occupant density exceed 100 persons.

*Seating provided
for 42 persons.
will allow use of
single escape route.*

ALTERATIONS TO EXISTING BUILDINGS

Legal Environment

This is an "Alteration to existing building" under the Building Act 1991. All alterations must therefore comply fully with the New Zealand Building Code.

Under Section 38 of the Building Act 1991 certain aspects of the entire building must comply with the building code "as nearly as is reasonably practicable to the same extent as if it were a new building". These are:

- a) Means of escape from fire
- b) Access and facilities for use by people with disabilities where this is a requirement of the Disabled Persons Community Welfare Act 1975 (this building falls within that provision under Section 75(4)(p)).

Certain of these items must be discussed directly between client and Council, refer to the summary and note as follows:

Note that compliance is only to a degree which is "as nearly as is reasonably practicable to the same extent as if it were a new building".

Other provisions of the Building Code must continue to comply to at least the same extent as before the alteration.

It should be noted that it was clearly the intention of Parliament (Section 8 of the Building Act 1991) that where relatively minor works such as this are undertaken owners should not be subject to expensive upgrade of items remote from the proposed work unless specific discrepancies exist in present facilities. It was also clearly the intent of Parliament that opportunity should be taken at the time of any proposed change, where warranted, to upgrade means of escape and access and facilities for use by people with disabilities referred to above.

Such factors need to be taken into account in considering this project:

Contain no thresholds or upstands forming a barrier to an unaided wheelchair user.

Have means to prevent the wheel of a wheelchair dropping over the side of the accessible route.

Have doors and related hardware which are easily use.

Not include spiral stairs, or stairs having open risers.

Have stair treads with leading edge which is rounded.

WIDTH OF ESCAPE ROUTES

The width of escape routes is adequately covered by the main exitway from the premises.

The floor area of the firecell is within the 18m dead end open path length allowed under C2/A51 Table 3 (clearways shall be considered when setting out the furniture layout).

LENGTH OF ESCAPE ROUTES

The floor area is within the Dead End Open Path length and the Total Open Path length allowed under C2/A51, Table 1.

HEIGHT OF ESCAPE ROUTES

Escape routes shall have a clear height of no less than 2,100mm across the full width, except that isolated ceiling fittings not exceeding 200mm in diameter may project downwards to reduce this clearance by no more than 100mm. Any smoke control door or fire door opening within, or giving access to any exit-way, shall have a clear height of no less than 1,965mm.

DEGREE AND WIDTH OF OPENING

Doors on Escape Routes (see C2 Figure 27) shall:

- a) Open no less than 90 degrees
- b) Open into a floor area having no change in level for the width of the escape route and length equal to the arc of the door swing

The minimum acceptable width of escape routes (850mm) can be reduced by the following acceptable obstructions:

- a) Minor obstructions (such as signs, handrails, switches, etc) which project into the escape route of an exit-way no more than allowed under D1/AS1 paragraph 1.5.
- b) Door frames and any constructions which reduce the escape route width of an exit-way by no more than 100mm when the door is fully open

DOOR FASTENINGS

Doors into or within exit-ways shall be:

- a) Hinged or pivoted on one vertical edge only
- b) Self latching, and,
- c) Self closing, and not fitted with any latching or locking device that would prevent the door self latching, and,
- d) Not fitted with any locking device unless this complies with C2/AS1 7.2.2 Refer section headed locking device in this report.

LOCKING DEVICES

Any locking device shall:

- a) Be clearly visible, located where such a device would be normally expected, designed to be easily operated with a key or other implement, and allow the door to open in the normal manner
- b) Not prevent or override the direct operation of panic bolts fitted to any door

DIRECTION OF OPENING

Doors on escape routes shall be hung to open in the direction of escape that this does not preclude doors which swing in both directions. Any door which swings in both directions to have vision panel incorporated

Bi-parting swing doors, however, are acceptable where the number of occupants using the door is no greater than 20 on an open path or 10 into and within an exit-way

SIGNS

Exit Signs to be provided in compliance with F8/AS1. The following points are highlighted.

Escape Routes shall be identified by Exit Signs which are to be located:

- a) At each point in the open path where a door giving access to a final exit is not visible in normal use
- b) To clearly indicate each door giving access to a final exit

Exit Signs of 125mm block lettering, white on green, will suffice for most locations

BARRIER HEIGHTS

Minimum barrier heights shall be 1000mm on floors and landings, and 900mm on stairs or ramps measured from the pitch line or nosings

A handrail can be constructed as an integral part of a barrier. Refer NZBC D1 "Access Routes".

BARRIER CONSTRUCTION

Barriers shall be constructed so that:

- a) No openings through which a 100mm diameter sphere can pass
- b) No components between the heights of 150mm and 760mm above floor (or stair nosing) level which can provide a toe hold, and,
- c) The triangular opening formed by the riser, tread and bottom rail at the open side of a stairway, shall be of such a size that 150mm diameter sphere cannot pass through it

ACCESS ROUTES

All Escape Routes including ramps to comply with D1/AS1 - (Access Routes). This document deals with the safeguard of people from injury during movement in the building and includes provisions for people with disabilities

This report does not address all of the specifics of requirements contained within D1/AS1. Notwithstanding the parameters of this report in regard to D1/AS1, some relevant matters are included below

SURFACE FINISHES OF WALLS AND CEILINGS

Surface finishes of walls and ceilings to be in accordance with Table 4(C3) Spread of flame index not greater than 9 Where the spread of flame index is greater than 5 but not greater than 9 then the smoke developed index is not greater than 8

Selected acrylic paint on gip board, steel, or concrete will achieve the above criteria. Any other surface envisaged should be listed in MP9 or be supported by copies of test certificates

Assistance in determining surface finish compliance is available from this office

EXTERNAL EXIT-WAYS

Where an escape route enters a space exposed to the open air (e.g. an open stairway, a balcony, or a ground level path), it shall meet the requirements of safe exits between that point and the final exit.

The effect of the above clause is as follows.

Handrails must not encroach into the required width more than allowed under D1/AS1 1.5 (100mm)

ACCESSIBLE ROUTE WIDTH

The clear width of an Accessible Route shall be no less than 1200mm.

DEFINITION OF ACCESSIBLE

Having features to permit use by people with disabilities.

RAMP INCLINE

The maximum acceptable slope for an Accessible Ramp is 1:12

CROSS FALL

Where the surface of an Access Route is subject to wetting, the surface shall have a cross fall of no less than 1 in 100, and no greater than 1 in 50.

ACCEPTABLE SLIP RESISTANCE

Any slip resistant surface permitted by D1/AS1 Table 1A, is acceptable for an Access Route to which the public have access.

ACCESSIBLE ROUTE WIDTH

The clear width of an Accessible Route shall be no less than 1200mm

EVACUATION ALARM

An evacuation alarm is required under the Fire Safety and Evacuation of Buildings Regulations 1992, in any firecall where:

(Unsprinkled Buildings)

- a) 1 or more people are employed (whether self employed by one or more people).
- b) 100 or more people are able to be present for different purposes or activities.
- c) Where accommodation is provided for more than 5 people.

Sprinkled and Unsprinkled Buildings

- a) Where 100 or more people can gather for a common purpose.
- b) Where hazardous substances are stored or processed.
- c) Where early childcare facilities are provided.
- d) Where specialised nursing, medical or geriatric care is provided.
- e) Where specialised care is provided for people with disabilities.
- f) Where people are in lawful detention.

Type 1 Alarm (16ad) - Non-monitored manual fire alarm system

A manual alarm used only in buildings with no more than 3 floors and limited occupant load, for selected purpose groups.

Comment:

This will include continuous sound producing devices, such as bells or sirens, triggered by a manual call point or other alarm initiating device. The momentary operation of a manual call point shall cause the alarm system to latch the into the fire alarm mode. It is important that the alarm signal can be silenced only after a responsible person has verified that no emergency exists, and therefore manual silencing switches should not be included, other than those installed in the fire alarm control unit.

Type 16 - Emergency lighting

Emergency lighting shall comply with F6/AS1. Such lighting is required where occupants (particularly crowd and sleeping purpose groups) would find it difficult to reach a safe place because of a main power supply failure. Emergency lighting requirements for purpose group CO (which is not included in Table B1) shall be as for purpose groups CS and CL. Emergency lighting is not required in infrequently inhabited spaces such as plant rooms, storage areas and service tunnels of purpose groups A1 and ID.

When required by Table B1, the minimum provision is for emergency lighting to be installed in all exit-ways. However emergency lighting may be required in other spaces within a firecell. Table B1 for each purpose group nominates where, in addition to the exit-ways, emergency lighting shall be installed.

Type A Not required when

- i) the exit doors from fire cells (including suites) open onto an external escape route, or
- ii) the number of beds in a building is no greater than 20.

Type D Emergency lighting to be extended to open paths, and associated corridors and passageways

Type 2 Alarm - Self-monitored manual fire alarm system

A monitored electrical or pneumatic manual alarm system including additional features such as indicator panels and building zoning. Where a Type 2 fire alarm system (either on its own or incorporated in a Type 3, 4 or 5 system) is required by Table B1, the means of communicating with the Fire Service shall be by one of the methods specified in F7/AS1 Paragraph 2.2, taking account of special applications 'a' and 'b' of Table B1 where these apply.

FIRE FIGHTING EQUIPMENT

Consideration be given to the installation of hose reels complying with NZS 4504, to be installed in compliance with NZS 4503 to cover all floor areas and also suitable fire extinguisher(s) to cover risks to which water is an unsatisfactory extinguishing medium, e.g. cooking or electrical risks.

It should be noted that the Building Act 1991, addresses escape for persons within the building, protection of neighbouring properties, and protection of sleeping persons in adjacent buildings. But it does not guarantee protection of the property itself.

It is for the owner to decide whether he wishes to provide a greater degree of protection for this own property than that which the New Zealand Building Code provides.

Provide a 2kg multipurpose dry powder extinguisher to the kitchen, where water would represent an unsatisfactory medium to ensure compliance with the Fire Safety and Evacuation of Buildings Regulations 1992.

FOAMED PLASTIC BUILDING MATERIALS

Any use of foamed plastic materials in construction to be subject to the restrictions of C/VAS1 2.15 or referred back to this Company for more detailed advice.

ACCEPTABLE USE OF SINGLE ESCAPE ROUTES - Refer Acceptable Solutions C2/AS1

Single escape routes are permitted only where:

- a) The building height is within the limits permitted by Paragraphs 5.2, 5.3 and 5.4
- b) In non-residential accommodation (containing no sleeping activities), fire hazard categories comply with Paragraphs 5.2 and 5.3, and the open path length does not exceed the dead end open path length permitted by Table 3
- c) In residential accommodation the requirements of Paragraph 5.4 are complied with, and the dead end open path length permitted by Table 3 is not exceeded on any floor from the exit door to one of the termination points established in Paragraph 4.2.2
- d) The total occupant load from all firecells on each level served by the escape route is no greater than 50, and
- e) The number of preschool children receiving child care, or people with disabilities (including those using workshops and dining rooms) on any floor, is not greater than 10.

Ground Floor Level has two means of escape

RECOMMENDATION

In accordance with the Building Code Fire Safety Approved Documents

External walls to the licensed cafeteria relative to the northern boundary is not required to be fire rated due to the adjacent boundary facing the Mahurangi River.

The Building Designer shall make him-self familiar with all aspects of this fire report, recommendations must be adhered to, while considerations need to be addressed for the overall fire safety of the project

Note. The designer should be made aware that the ramp to the proposed unisex toilet shall be designed to comply with NZS 4121:1985-204 1 1- Design for Access and use of Buildings and Facilities by Disabled Persons. (minimum width of 1200mm)

Thresholds having a change of level of more than 20mm shall have a ramped or arised profile with a gradient not steeper than 1 in 8, to comply with NZS 4121:1985-208 4.

CONCLUSION

It is important to note that the Territorial Authority is likely to make those parts of this report including "Considerations" a condition of Building Consent and therefore matters referred to in this report should be carefully noted by those involved in planning and construction

Experienced contractors should be familiar with the materials of matters covered by clauses of the New Zealand Building Code, but contracts should be let "To comply in all respects with the relevant New Zealand Building Fire Documents, or specific alternative solutions where such have been presented to and accepted by the relevant Territorial Authority

Whilst every effort has been made to correctly interpret the requirements of the New Zealand Building Code Fire Documents, no responsibilities is taken for any applications for these interpretations for the design of this project.