

Policy 6.3 Conservation processes and other activities involving intervention should be recorded.

Commentary

A record should be made by photographic or other means of the changes to which the old New Lynn Hotel is subjected and placed in an appropriate archive. This will ensure that a comprehensive account of the building is maintained for future reference. Recording is particularly important in areas where fabric is being removed or modified.

CONSULTATION AND REVIEW

Policy 7.1 Proposals for work on the building should be reviewed by relevant authorities.

Commentary

Any proposals for work on the old New Lynn Hotel should be discussed at an early stage with the heritage planner at the Waitakere City Council and with the New Zealand Historic Places Trust. All work should also be in accordance with the policies and principles set down in this conservation plan.

Policy 7.2 The conservation plan should be reviewed from time to time and amended as necessary.

Commentary

No conservation plan should ever be considered to ever be a final or completed document. The conservation plan for the old New Lynn Hotel should be reviewed from time to time, say every five years, and be able to be amended to incorporate new information.

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6 IMPLEMENTATION OF POLICIES

The following section outlines a methodology by which the conservation policies formulated for the old New Lynn Hotel can be implemented.

USES FOR THE BUILDING

The old New Lynn Hotel was originally built as a hotel. After prohibition, it was used as a boarding house and later as a private dwelling. At one time, part of the building was used as a doctors' surgery.

Although the Waitakere City Council currently owns the building, the council has no interest in long-term ownership and intends selling it once its survival is assured, leaving a new owner to undertake the structural upgrading work and to fit out the building for a new use. Possible uses might include residential purposes, medical, commercial or office accommodation or else a hospitality function such as a restaurant and bar. A community use may be another possibility, although, the high volume of traffic on the Great North Road might make this option problematical.

Any new use will require the building to be altered to a greater or lesser extent and the preferred new use will be the one that requires the least amount of intervention. It will also not require the removal of significant fabric or result in compromise to the building's architectural values. New facilities, such as a kitchen for a restaurant, may be able to be located in a new addition in a similar way as occurred at the Falls Hotel in Henderson.

It is recommended that council puts in place a covenant to ensure that any future use of the building is appropriate and that no work is carried out that compromises its heritage values or involves the removal of significant fabric. A covenant should also require the building to be adequately maintained.

WORK TO ACCOMMODATE NEW USES

As far as possible, the building should remain in its present form as evidence of its original use. It is accepted, however, that some changes may be required to accommodate a new use.

Changes should, wherever possible, be confined to areas of lesser significance. In particular, changes to areas having the greatest significance, for example the north and east elevations, should be avoided, unless the work involves a recovery of significance to return the building to an earlier form (see below).

There is obviously greater scope for change towards the rear of the building, particularly where it cannot be seen from the road. For example, the removal of later kitchens and lean-to structures (G-1, G-2, G-11 and G-12) would have relatively little impact on the building's heritage values and a new structure could be constructed in their place. The original kitchen (G-10) should, however, be retained as evidence of the building's original use.

Internally, the layout of the building could be changed to accommodate a new use. However, where possible, consideration should be given to retaining or reconstructing walls in their original position.

AGS

WORK TO COMPLY WITH THE BUILDING CODE

Structural Upgrading

The need to comply with the Building Act remains one of the greatest challenges facing the old New Lynn Hotel, particularly with respect to dangerous or earthquake-prone buildings. The building is currently in poor structural condition and it is likely that substantial work will be required to ensure the safety of persons using or occupying it.

Traditionally, such buildings have been strengthened with an internal steel frame or by spraying concrete on the internal face of exterior walls and similar proposals have been mooted for the hotel. It has also been suggested that the east wall will need to be reconstructed on a new foundation.

Such strengthening of historic buildings inevitably involves a loss of heritage fabric and this will be the case with the old New Lynn Hotel. Succeeding fires have, however, already irreparably damaged internal fabric such as board and batten ceilings and trim and the removal of such fabric will constitute a relatively minor loss of heritage values.

Escape from Fire

At the time a new use is determined for the building, a fire report may need to be prepared. The building already has a number of egress routes from the ground floor and this is likely to satisfy the Building Code in this regard.

Because of the small size of the building, relatively few persons are likely to be in the building at any one time. This may alleviate the need for an alternative means of egress from the upper floor.

Due to the risk of fire and the potential loss of life or building fabric, it is recommended that consideration be given to the installation of a sprinkler system.

Disabled Access

If the building is used by members of the public, disabled access and toilet facilities for people with disabilities will be required. Wheelchair access to the ground floor should be able to be achieved, although doorway widths will need to be checked.

Once a use for the building has been decided, the number of toilets and other facilities will be able to be determined.

Again, because of the small floor area of the building, it is unlikely that lift access will be required to the upper floor.

RECOVERY OF SIGNIFICANCE

Exterior

Work to the building exterior to recover significance may include the removal of accretions such as some of the more intrusive lean-to additions. At the time the structural strengthening is taking place, the later buttresses should also be removed.

Reconstructive work to the exterior might include the provision of new entry doors to be street elevation and the provision of new chimney pots.

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Interior

The fit out of the interior will depend on the use to which the building is put. Sufficient evidence exists regarding the original pattern of moulded ceiling battens, skirtings and architraves and these should be replicated at the time the interior is fitted out. Although no original doors survive, standard 4 x panel doors should be used within the building. Consideration could also be given to installing traditionally styled mantelpieces in their original locations.

Timber floors should be provided throughout the building. At ground floor level, due to the proximity of the ground, it is likely that a concrete slab will need to be laid. The concrete slab could then be battened and a timber tongue and groove floor laid over the slab. A timber floor should also be laid at the upper floor level. Although some of the present floor survives, it has been damaged by the fire. It is also likely that areas of the floor will need to be removed to allow the structural upgrading to take place. For these reasons, it is likely that an entire new floor will be required.

Kitchen and bathroom fittings should be modern in style as a way of indicating that they are not original to the building.

REPAIRS AND REMEDIAL WORK

Exterior

Following the completion of structural upgrading work, extensive remedial work will be required to the building exterior. This will include the following:

- Roof* A complete new roof will be required to the building. The spoutings and downpipes should also be replaced.
- Walls* Remedial work to walls will include repairs to cracks, replacement of defective plaster and the reforming of damaged or deteriorated mouldings.
- Joinery* A number of windows were extensively damaged by the fire and will need to be replaced. Decay is also apparent in some of the frames and these will need to be repaired.

Interior

Because of the damage caused by the fire and the need to undertake structural upgrading work, it is likely that most of the interior fabric will need to be removed and reconstructed or restored after the structural work has been completed. reconstructed (see above). Surviving original fabric should be retained, restored and repaired where possible. This might include the following:

- Ceilings* Some of the original ceilings might have survived above later linings. The later linings should be removed and any original ceilings recovered for possible future use.
- Finishing trim* Some original architraves survive on the ground floor. These should be salvaged and restored after the building has been strengthened.

A70

Floors

At ground floor level, the original floors have either been replaced or are in such poor condition that salvage is not an option. At first floor level, the floor has been damaged by the fire, however, some boards may be able to be salvaged.

A71

7 BIBLIOGRAPHY AND INFORMATION SOURCES

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A72

Certificates of title referred to in text : CT 67/232; CT 205/254; CT 497/109;
CT 810/1;

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New Lynn Library -- Historical Files.

Waitakere Library and Information Services, Research Room.

File 'New Lynn Hotel'- *Western Leader*: ?/4/1972; 25/10/1979:20; 2/11/1972:35;
19/3/2002:5; 21/5/2002:3; 7/1/2003:3; 22/8/2003:3;
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Newspapers and Periodicals

New Zealand Herald : 3/6/1902:3; 30/12/1902:5; 7/6/1904;
New Zealand Memories Vol. 3 issue 19:279.
New Zealand Sporting and Dramatic Review 5/7/1906:20
Western Leader: 2/12/1999:5; 30/8/2005:5.

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APPENDICES

APPENDIX 1

Plans and Drawings

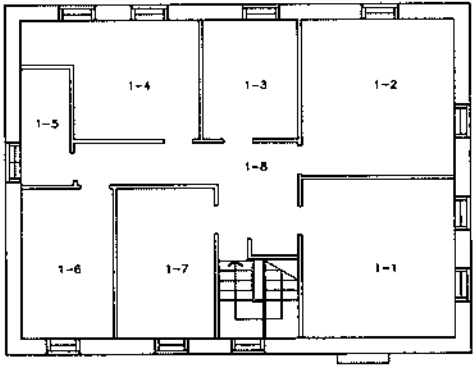
APPENDIX 2

Certificates of Title

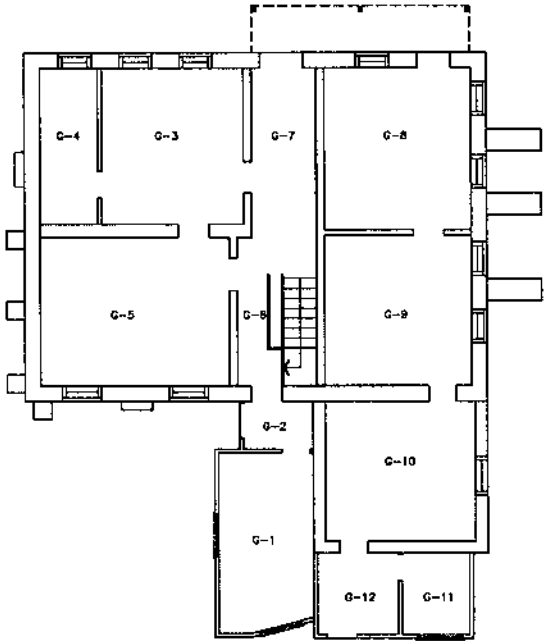
APPENDIX 3

ICOMOS New Zealand Charter for Places of Cultural Heritage Value

A74

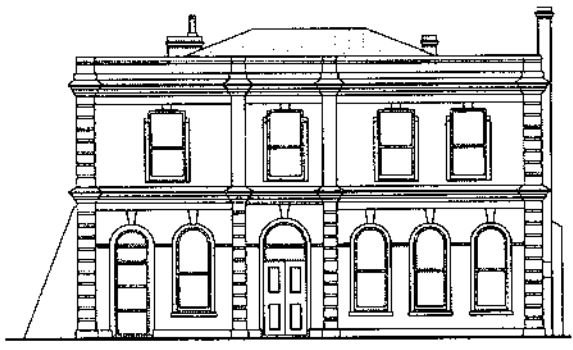


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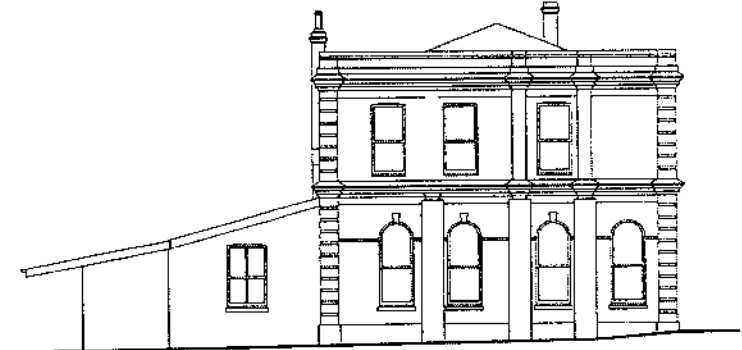


1 LEVEL 1 FLOOR PLAN
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 <p>DAVE PEARSON ARCHITECTS LTD PL 075 94 264 04 www.davepearsonarchitects.com.au © VICTORIA 100 YR 100% 2004 EXPERIMENT</p>	28/02/00	1-01-00	<p>OLD NEW LYNN HOTEL 3176 GREAT NORTH ROAD NEW LYNN</p>
	625	21.000 07.24.0000.00.00	
	<p>LEVEL 1 & LEVEL 2 FLOOR PLAN</p>		



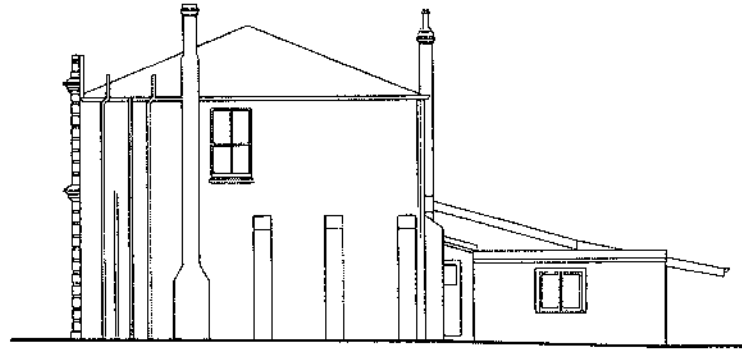
1 NORTH ELEVATION 1:100




2 EAST ELEVATION 1:100



3 SOUTH ELEVATION 1:100



4 WEST ELEVATION 1:100

 DAVE PEARSON ARCHITECTS LTD <small>INCORPORATED IN NEW ZEALAND</small> <small>REGISTERED ARCHITECTS</small> <small>100-102 GREAT NORTH ROAD, NEW LYNN</small>	18/11/08	2-50	OLD NEW LYNN HOTEL 3176 GREAT NORTH ROAD NEW LYNN
	655	10100	
ELEVATIONS			

Land and Death—4.
(Form B)

NEW ZEALAND.

Reference
Vol. 205 Folio 354
194, Page 242
Transfer No. 232569
Application No.
Order for NFO No.



Register-book,
Vol. 497, folio 109.

AMALGAMATION.
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Seventeenth day of July, one thousand nine hundred and twenty-nine
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND District Clerk
ROBERT M. L. J. FREDERICK COLLARD of New Lynn, Baker.

is issued of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written
in endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly
of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several dimensions
a little more or less, that is to say: All that parcel of land containing seven acres twenty-two perches and nine tenths of a perch
more or less situated in the Borough of New Lynn being Lots Three (3) and Four (4) on a plan deposited in
the Land Registry Office at Auckland on No. 23287 and being portions of Allotments 152 and 256 of the Parish
of Waikowiri.



Collard
Assistant District Land Registrar.

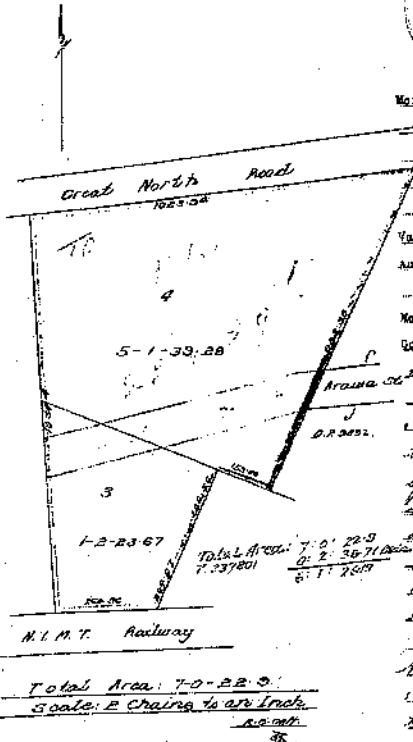
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Christina Matilda Stepling Sara to Jessie Louisa
Such Expired 26th March, 1923, at 3 p.m.

Variation of terms of Mortgage No. 129503 Produced 21st
August, 1928, at 12.5 p.m.

Mortgage No. 129763 of Lot 3 Plan 21189 Rosina Frederick
Collard to Jessie Louisa Sara Produced 17th July, 1922,
at 11.57 a.m.

Transfer No. 124001 Rosina Frederick Collard
to the Mortgagee Rosina Frederick Collard
of the Borough of Auckland being a
variation of the terms of Mortgage No. 129763
Produced 17th July, 1922, at 11.57 a.m.
Produced 17th July, 1922, at 11.57 a.m.

Transfer No. 124001 Rosina Frederick Collard
to the Mortgagee Rosina Frederick Collard
of the Borough of Auckland being a
variation of the terms of Mortgage No. 129763
Produced 17th July, 1922, at 11.57 a.m.
Produced 17th July, 1922, at 11.57 a.m.



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Scale: 1 Chain to one Inch

A78

NEW ZEALAND

Vol. 477, Page 108
Transfer No.
Application No.
Order for NFO No. C.20632

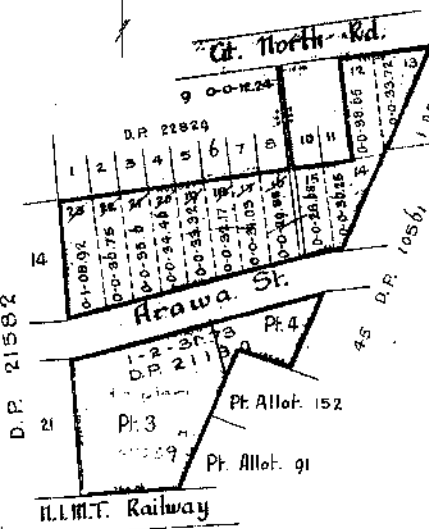


Registerbook
Vol. 810, Page 1.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the twenty-fifth day of November, one thousand nine hundred and forty-three, under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND, witnesses that ROKO KASICH BARTULOVICH and NICOLA SEGO BARTULOVICH both of Auckland, Labourers, are as tenants in common in equal shares

in and of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered therein be the several subdivisions a little more or less, that is to say: All that parcel of land containing, together four acres one and twenty-three and four tenths perches more or less situated in the Borough of New Lynn being part of Lots three (3) and four (4) on a plan deposited in the Land Registry Office at Auckland as No. 21192 and Lots 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23 on a plan deposited as aforesaid as No. 22829 and being portion of Allotments 152 and 256 of the Parish of Waikowiri.



Total Area: 4-1-23.4
Scale: 2 Chains to an Inch



Assistant District Land Registrar
I am for cause of the above plan being the registered proprietor to Roko Kasich Bartulovich and Nicola Segó Bartulovich as tenants in common in equal shares of the land shown on the plan deposited in the Land Registry Office at Auckland as No. 21192 and Lots 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23 on a plan deposited as aforesaid as No. 22829 and being portion of Allotments 152 and 256 of the Parish of Waikowiri.

A79

NEW ZEALAND



Register Book
Vol. 1041, Page 153

Form B.

Refer to: Vol 810, folio 1
Transfer No.
Application No.
Order for N.C. 29350

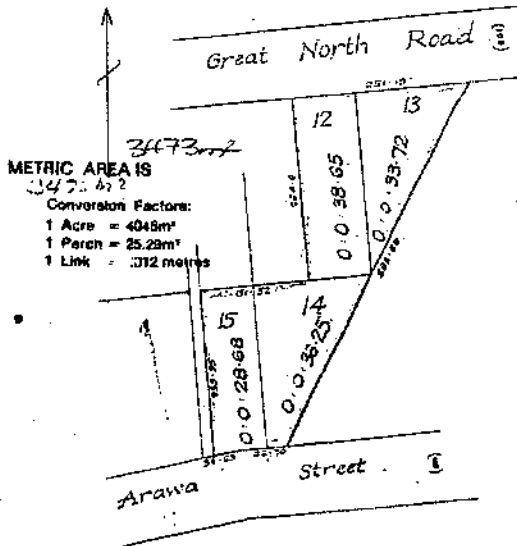
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the twenty-ninth day of July 1972, was shown nine hundred and fifty-two under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND, in the presence of ROED KASICH, BARTULOVICH, and NICOLA GREGO, BARTULOVICH both of Auckland, labourers, are parties to an estate in fee simple as tenants in common in equal shares.

in and to the estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon hereunto given, by the several admeasurements a title made or less, that is to say: All that parcel of land containing three roads, seventeen, sixteen, three, perches more or less situated in the Borough of New Lynn being Lots 12, 13, 14 and 15, Deposited Plan 22829 and being part of Lot 254, Part of the Estate of...

NEW LYNN BOROUGH.

A. Benjamin
Assistant District Land Registrar



METRIC AREA IS
3473
Conversion Factors:
1 Acre = 4048m²
1 Perch = 25.29m²
1 Link = 372 metres

Total Area = 0.31730
Scale = 100 lks to 1 inch

Matija Bartulovich
Notary Public
24/1/1972 at 10.10 a.m.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 22A LAND TRANSFER ACT 1952.
L. S. [Signature] D.L.R.

A613833 Transmission of an undivided one-half part or share of Roka Kasich Bartulovich to Matija Bartulovich of New Lynn, Auckland, Widow as Executor - 24/1/1972 at 10.10 a.m.

A617260 Transfer of her 1/2 share Matija Bartulovich of Lots 12 and 13 Plan 22829 to Nicola Grego Bartulovich - 7.2.1972 at 12.16 p.m.
C.T.s. 22A/198 and 22A/199

A617261 Transfer of Lots 14 and 15 Plan 22829 to Ivanka Belich - 7.2.1972 at 12.16 p.m.
C.T.s. 22A/200 and 22A/201

64993 7/7

Cancelled
Destroyed

1041/153

A80

Identifier NA22A/198

Referencer 1041/153
Prior C/T
Transfer No. 1617260
N/C. Order No.

Land and Deeds 19

No. 22/198



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 7th day of February one thousand nine hundred and seventy-two under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that NICOLA GRGO BARTULOVICH of AUCKLAND, Company Director

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 admeasurement a little more or less, that is to say: All that parcel of land containing 38.65 perches more or less being Lot 12 Deposited Plan 22829 and being part Allotment 256 Parish of Waikomiti.

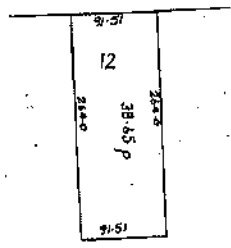


[Signature]
District Land Registrar

METRIC AREA IS *[Signature]*
Conversion Factors:
1 Acre = 4046.86m²
1 Perch = 25.29m²
1 Link = 2012 metres

New Lynn Borough

Great North Rd.



Scale: 1 inch = 1 chain

284926.1 Mortgage to Joseph Radich - 26.07.1974 at 10.35 o/c.

227619.1 Variation of Mortgage to Joseph Radich - 26.07.1974 at 10.35 o/c.

Discharged
B. 575003.1 Transmission to Nikola Roy Bartulovich service engineer and Ivan Paul Matich both of Auckland as executor - 1.9.1986 at 10.03 o/c

C. 855009.2 Mortgage to ASB Bank Limited - 16.6.1995 at 3.12 o/c

Identifier

NA22A/199

References
Prior C/T 1041/153
Transfer No. A517260
N/C. Order No.

Land and 1922 Act



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 7th day of February one thousand nine hundred and seventy-two under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND WITNESSETH that NICOLA GRGO BARTULOVICH of AUCKLAND, Company Director

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorials underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, to be the several admeasurements a little more or less, that is to say: All that parcel of land containing 33.72 perches more or less being Lot 13 Deposited Plan 22829 and being part Allotment 256 Parish of Waikomiti.



U. ...
District Land Registrar

284926.1 Mortgage to Joseph Radich - 25.05.72 at 10.05 o/c.

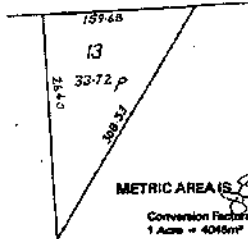
327618.1 ...
284926.1 ...

2.575003.1 Transmission to Mickie Roy Bartulovich services engineer and Ivan Paul Matich both of Auckland as executor - 1.9.1986 at 10.05 o/c

A.L.R.

New Lynn Borough

Great North Rd.



METRIC AREA IS 809m²
Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = 2012 metres

Scale: 1 inch = 1 chain
1:35,000

No. 22/199

Transaction Id 12280782
Client Reference akpublic6

Historical Search Copy Dated 14/11/05 1:46 pm, Page 2 of 3

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APPENDIX 3



**ICOMOS NEW ZEALAND CHARTER
FOR THE CONSERVATION OF PLACES OF
CULTURAL HERITAGE VALUE**

PREAMBLE

New Zealand retains a unique assemblage of places of cultural heritage value relating to its indigenous and its more recent peoples. These areas, landscapes and features, buildings, structures and gardens, archaeological and traditional sites, and sacred places and monuments are treasures of distinctive value. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage for present and future generations. More specifically, New Zealand peoples have particular ways of perceiving, conserving and relating to their cultural heritage.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter 1964), this charter sets out principles to guide the conservation of places of cultural heritage value in New Zealand. It is intended as a frame of reference for all those who, as owners, territorial authorities, tradespeople or professionals, are involved in the different aspects of such work. It aims to provide guidelines for community leaders, organisations and individuals concerned with conservation issues. It is a statement of professional practice for members of ICOMOS New Zealand.

Each section of the charter should be read in the light of all the others. Definitions of terms used are provided in section 22.

Accordingly this charter has been adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 7 March 1993.

1. THE PURPOSE OF CONSERVATION

The purpose of conservation is to care for places of cultural heritage value, their structures, materials and cultural meaning. In general, such places:

- (i) have lasting values and can be appreciated in their own right;

- (ii) teach us about the past and the culture of those who came before us;

- (iii) provide the context for community identity whereby people relate to the land and to those who have gone before;

- (iv) provide variety and contrast in the modern world and a measure against which we can compare the achievements of today; and

- (v) provide visible evidence of the continuity between past, present and future.

2. INDIGENOUS CULTURAL HERITAGE

The indigenous heritage of Maori and Moriori relates to family, hapu and tribal groups and associations. It is inseparable from identity and well-being and has particular cultural meanings.

The Treaty of Waitangi is the founding document of our nation and is the basis for indigenous guardianship. It recognises the indigenous people as exercising responsibility for their treasures, monuments and sacred places. This interest extends beyond current legal ownership wherever such heritage exists. Particular knowledge of heritage values is entrusted to chosen guardians. The conservation of places of indigenous cultural heritage value therefore is conditional on decisions made in the indigenous community, and should proceed only in this context. Indigenous conservation precepts are fluid and take account of the continuity of life and the needs of the present as well as the responsibilities of guardianship and association with those who have gone before. In particular, protocols of access, authority and ritual are handled at a local level. General principles of ethics and social respect affirm that such protocols should be observed.

3. CONSERVATION PRACTICE

Appropriate conservation professionals should be involved in all aspects of conservation work. Indigenous methodologies should be applied as

ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

appropriate and may vary from place to place. Conservation results should be in keeping with their cultural content. All necessary consents and permits should be obtained.

Conservation projects should include the following:

- (i) definition of the cultural heritage value of the place, which requires prior researching of any documentary and oral history, a detailed examination of the place, and the recording of its physical condition;
- (ii) community consultation, continuing throughout a project as appropriate;
- (iii) preparation of a plan which meets the conservation principles of this charter;
- (iv) the implementation of any planned work; and
- (v) the documentation of any research, recording and conservation work, as it proceeds.

GENERAL PRINCIPLES

4. CONSERVATION METHOD.

Conservation should:

- (i) make use of all relevant conservation values, knowledge, disciplines, arts and crafts;
- (ii) show the greatest respect for, and involve the least possible loss of, material of cultural heritage value;
- (iii) involve the least degree of intervention consistent with long term care and the principles of this charter;
- (iv) take into account the needs, abilities and resources of the particular communities; and
- (v) be fully documented and recorded.

5. RESPECT FOR EXISTING EVIDENCE

The evidence of time and the contributions of all periods should be respected in conservation. The material of a particular period may be obscured or removed if assessment shows that this would not diminish the cultural heritage value of the place. In these circumstances such material should be documented before it is obscured or removed.

6. SETTING

The historical setting of a place should be conserved with the place itself. If the historical setting no longer exists, construction of a setting based on physical and documentary evidence should be the aim. The extent of the appropriate setting may be affected by constraints other than heritage value.

7. RISK MITIGATION

All places of cultural heritage value should be assessed as to their potential risk from any natural process or event. Where a significant risk is determined, appropriate action to minimise the risk should be undertaken. Where appropriate, a risk mitigation plan should be prepared.

8. RELOCATION

The site of an historic structure is usually an integral part of its cultural heritage value. Relocation, however, can be a legitimate part of the conservation process where assessment shows that:

- (i) the site is not of associated value (an exceptional circumstance); or
- (ii) relocation is the only means of saving the structure; or
- (iii) relocation provides continuity of cultural heritage value.

A new site should provide a setting compatible with cultural heritage value.

9. INVASIVE INVESTIGATION

Invasive investigation of a place can provide knowledge that is not likely to be gained from any other source. Archaeological or structural investigation can be justified where such evidence is

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ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

about to be lost, or where knowledge may be significantly extended, or where it is necessary to establish the existence of material of cultural heritage value, or where it is necessary for conservation work. The examination should be carried out according to accepted scientific standards. Such investigation should leave the maximum amount of material undisturbed for study by future generations.

10. CONTENTS

Where the contents of a place contribute to its cultural heritage value, they should be regarded as an integral part of the place and be conserved with it.

11. WORKS OF ART AND SPECIAL FABRIC

Carving, painting, weaving, stained glass and other arts associated with a place should be considered integral with a place. Where it is necessary to carry out maintenance and repair of any such material, specialist conservation advice appropriate to the material should be sought.

12. RECORDS

Records of the research and conservation of places of cultural heritage value should be placed in an appropriate archive and made available to all affected people. Some knowledge of places of indigenous heritage value is not a matter of public record, but is entrusted to guardians within the indigenous community.

CONSERVATION PROCESSES

13. DEGREES OF INTERVENTION

Conservation may involve, in increasing extent of intervention: non-intervention, maintenance, stabilisation, repair, restoration, reconstruction or adaptation. Where appropriate, conservation processes may be applied to parts or components of a structure or site.

Re-creation, meaning the conjectural reconstruction of a place, and replication, meaning to make a copy of an existing place, are outside the scope of this charter.

14. NON-INTERVENTION

In some circumstances, assessment may show that any intervention is undesirable. In particular, undisturbed constancy of spiritual association may be more important than the physical aspects of some places of indigenous heritage value.

15. MAINTENANCE

A place of cultural heritage value should be maintained regularly and according to a plan, except in circumstances where it is appropriate for places to remain without intervention.

16. STABILISATION

Places of cultural heritage value should be protected from processes of decay, except where decay is appropriate to their value. Although deterioration cannot be totally prevented, it should be slowed by providing stabilisation or support.

17. REPAIR

Repair of material or of a site should be with original or similar materials. Repair of a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and the cultural heritage value is not diminished. New material should be identifiable.

18. RESTORATION

Restoration should be based on respect for existing material and on the logical interpretation of all available evidence, so that the place is consistent with its earlier form and meaning. It should only be carried out if the cultural heritage value of the place is recovered or revealed by the process.

The restoration process typically involves reassembly and reinstatement and may involve the removal of accretions.

19. RECONSTRUCTION

Reconstruction is distinguished from restoration by the introduction of additional materials where loss has occurred. Reconstruction may be appropriate if it is essential to the function or understanding of a place, if sufficient physical and documentary

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ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

evidence exists to minimise conjecture, and if surviving heritage values are preserved. Reconstruction should not normally constitute the majority of a place. Generalised representations of typical features or structures should be avoided.

20. ADAPTATION

The conservation of a place of cultural heritage value is usually facilitated by it serving a socially, culturally or economically useful purpose. In some cases, alterations and additions may be acceptable where they are essential to continued use, or where they are culturally desirable, or where the conservation of the place cannot otherwise be achieved. Any change, however, should be the minimum necessary and should not detract from the cultural heritage value of the place. Any additions and alterations should be compatible with original fabric but should be sufficiently distinct that they can be read as new work.

21. INTERPRETATION

Interpretation of a place may be appropriate if enhancement of public understanding is required. Relevant protocol should be complied with. Any interpretation should not compromise the values, appearance, structure or materials of a place, or intrude upon the experience of the place.

22. DEFINITIONS

For the purposes of this charter:

adaptation means modifying a place to suit it to a compatible use, involving the least possible loss of cultural heritage value

conservation means the processes of caring for a place so as to safeguard its cultural heritage value

cultural heritage value means possessing historical, archaeological, architectural, technological, aesthetic, scientific, spiritual, social, traditional or other special cultural significance, associated with human activity

maintenance means the protective care of a place

material means physical matter which is the product of human activity or has been modified by human activity

place means any land, including land covered by water, and the airspace forming the spatial context to such land, including any landscape, traditional site or sacred place, and anything fixed to the land including any archaeological site, garden, building or structure, and any body of water, whether fresh or seawater, that forms part of the historical and cultural heritage of New Zealand

preservation means maintaining a place with as little change as possible

reassembly (anastylosis) means putting existing but dismembered parts back together

reconstruction means to build again in the original form using old or new material

reinstatement means putting components of earlier material back in position

repair means making good decayed or damaged material

restoration means returning a place as nearly as possible to a known earlier state by reassembly, reinstatement and/or the removal of extraneous additions

stabilisation means the arrest of the processes of decay

structure means any building, equipment, device or other facility made by people and which is fixed to the land

ISBN 0-473-01804-7

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Canam Construction: Waitakere Civic Centre – Rail Bridge

Contractors Report: 15 June 2006

Report Period : 1/6/06 to 15/6/06

Prepared by : Nick Page

Date of report : 15/6/06

1.0 Contract status

- 1.1 Contract acceptance letter received 12 December 2005.
- 1.2 Insurance Policy - By WCC
- 1.3 Bond – Covered by Civic centre until release of that bond.
- 1.4 Agreed Contract Commencement date – 12 December 2005
- 1.5 Original Completion date – Portion 1: 17 August 2006, Portion 2: 22 December 2006
- 1.6 Extension of Time Approved – The escalator delivery date has been delayed until Wednesday 21st June on site due to shipping delays. This would theoretically result in the stage 1 completion being delayed to 5 September 2006. However, we have agreed on a modified glazing detail to allow most of the glazing to be prefabricated, reducing the time required to complete the work after the escalator is installed. We are therefore projecting a Stage 1 completion date of 5 September 2006 due to the delivery date for the glazing. We remain extremely concerned that platform construction issues and/or wet weather could result in other delays to the escalator area completion, thus further delaying Stage 1 completion. We will formalise an extension of time application once the platform sequencing issues are resolved which is the subject of ongoing discussions.
- 1.7 We are working towards provision of limited pedestrian access across the bridge from 24 July, which will require a certificate of public use to be in place. Due to the two weeks delay in the issue of construction issue drawings, it is now unlikely that we will be able to achieve pedestrian access on the 24th of July 2006. Ongoing wet weather delays are likely to influence the pedestrian access. We will endeavour to achieve the earliest pedestrian access possible, but note that work will be continuing on glazing etc to the bridge after that date but that temporary barriers and hoardings will be able to be installed to allow limited safe use of the bridge during working hours only. We would expect the bridge to be closed to the public outside working hours until Stage 1 is practically complete.
- 1.8 Stage two access – We have been advised by the Taxi company that demolition of their building can commence on 1st August 2006. We will require official confirmation of the revised access date.
- 1.9 Approved completion date – As 1.5

2.0 Financial

- 2.1 Last Claim Submitted- 6/6/06.
- 2.2 Certificate due date – Received 9/6/06.
- 2.3 Payment due date – 29/6/06.
- 2.4 Outstanding payment issues – Nil
- 2.5 Next Claim to be submitted – 3/7/06.
- 2.6 Variations – Awaiting approval of the landscaping price.

3.0 Territorial authorities

- 3.1 Certifying Authority - Waitakere City Council
- 3.2 Building Consent Issues – Issued
- 3.3 On Track Approvals – Standard building & Engineering inspections are continuing.

4.0 Programme Status

4.1 Construction Start Date – 12 December 2005

4.2 An Updated Contract Programme showing progress to date is attached. The critical path on the program remains delivery and installation of the escalators. There has been a delay with the ship and the escalators are now expected on site on 21 June 2006. We have revised our methodology and program and are now targeting a completion date of 5/9/06 for Stage 1. The structural steel fabrication is behind program due to significant delays with resolving the details for the shop drawings including the revised roof details. Fabrication has been slower than hoped but the majority of the components are now at the painters and erection will commence this week. The side window glazing has been ordered. The current projected delivery date for the glass is the 7th July. Platform construction requirements have been advised to us recently and we are still trying to rework our methodology to allow our construction to proceed in parallel with the platform. The main temporary structure has been removed and installation of a new separate protection structure completed. We are also working with On Track to try and ensure that we can achieve the access we require for installation of the escalators and completion of the bridge and escalator enclosures. We are working towards having the bridge to be available for public use in a restricted form with a certificate of public use as soon as possible after the 24th July 2006. We note that there is still a significant risk that bad weather or delays with the glazing could delay this date. This is 7 weeks earlier than the theoretical stage 1 completion date and almost 4 weeks before the contract completion date. We also note that the pricing of the glazing for the Civic Centre portion of the bridge was only been approved recently which will mean that it will not be complete until late August. It should be noted therefore that any access will be subject to considerable restrictions and that temporary barriers etc will be required.

4.3 Projected Construction Completion Date – Portion 1: 5 September 2006, depending on the issues raised above, Portion 2: 22 December 2006.

4.4 Construction Progress

Site Establishment

The closure of Stevenson's lane remains in place. The temporary rail barriers are in place on both sides of the line.

Temporary Works

Main temporary structure has been removed.

Concrete Work

Propping for the final section has been removed. The barrier wall is complete.

Carpentry

Carpentry to the lift roofs is complete. Strapping for the Alcopla is underway.

Plumbing & Drainage

Critical drainage has been completed. The balance of the drainage will be commencing shortly. We note that the drainage installed earlier under the platform were damaged during the platform excavation and needs remedial work.

Lifts & Escalators

The delivery date for the first 2 escalators has been revised to 21 June 2006 due to shipping delays. The second pair of escalators will be available for installation 1 October 2006. Lift delivery will be 26 June.

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Electrical and Security

Preliminary installation of ducts has commenced. Supply cables are currently being installed.

Structural steel

Structural steel fabrication has been slower than expected but the majority is now at the painters. Erection is expected to start later today or in the morning.

Glazing

Shop drawings for the final approved window glazing system are complete & the glass has been ordered for the main side windows. Roof glazing drawings are complete but the glass can not be ordered without a site measure.

Suspended Ceiling

The ceiling materials have been ordered.

4.5 Planned for the next three weeks.

List of work planned to commence or continue in the next three weeks.

- Complete roof structural steel installation
- Continue carpentry to strapping and gutters
- Install roof to main deck.
- Solid plastering to complete
- Remove temporary sheet piles. (Barrier wall side)
- Start with site works.
- Tiling to stairs
- Alcopla installation.

5.0 Subcontractor's engaged

5.1 Subcontractors engaged since the last report;

All the main subcontractors for portion 1 are now in place on the project.

6.0 Weather conditions / delays

- 6.1 General weather conditions during last fortnight – The weather has been generally poor.
- 6.2 Days lost due to inclement and/or adverse weather conditions in last period – No critical path time has been lost on site. The wet cold weather has delayed the structural steel painting, as did the power outage on Monday.

7.0 Health & Safety

- 7.1 H & S policy approved by On Track. The revised handrail & barrier details required due to the early removal of the main temporary structure have also been approved.
- 7.2 Accidents during period – None

8.0 Information required / outstanding

- Final Water supply details. (Stevies Lane side)
- Final items on the Finishes schedule.
- Confirmation & coordination of platform construction timing
- Ongoing site access.
- Confirmation of costs & risks associated with the treatment of stage 2 phone cables (Canam)
- Approval of our pricing for landscaping
- Site works details.
 - Drainage connection details.
 - Kerb and Meadrain details and extent.
 - Line of the scope of works.
 - Detail for water supply to Taxi Stand and stage 2, currently above ground.
 - Pedestrian access during construction.

Architect's report no.07

project	WAITAKERE CITY RAIL BRIDGE	file ref	0355-F06-007-FC
job no.	0355	date	22 JUNE 2006
client	WAITAKERE CITY COUNCIL		

1.0 Client/Brief

- Artwork consideration is with WCC and preliminary design work is underway
- Stevies Reserve landscaping contract documents (Area A) have been issued by Wraight and Associates and a price for this work has been received from Canam. Construction work is now proceeding.
- The Area B streetscape work design and documentation is proceeding and will be issued for tender in late June. (Note the Area B work is not a part of the Rail Bridge contract)
- Work on redesign of canopy glazing to reduce rain ingress. Detailed design work has been completed. Price has been reviewed by WT Partnership and submitted to WCC by Canam. Formal sign off of price from WCC been received and a VO for the work issued. Detailed design work is completed and shop drawings have been submitted and reviewed. Construction work is underway.

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2.0 Design Issues

- We are maintaining continuing coordination with all parties involved in the platform design and construction.
- All glazing design issues are resolved except for very minor issues. (see shop drawing section)
- Revision of sanitary sewer and stormwater drainage in the Stevies Lane area has been completed by CMM and an instruction has been issued to Canam
- A revised water supply route and detail has been agreed with CMM and the contractor , and instructions are now to be issued.
- Following site investigation and finite location confirmed of Telecom cables, CMM Canam and Architectus have agreed that escalators 3 and 4 will remain in the as currently designed position. Canam are currently reviewing the proposed methodology of construction near these cables
- A report on vandalism issues has been prepared and issued by WCC. Discussion are underway with the contractor and Graffiti Solutions regarding the extent and type of graffiti guard systems to be applied. Pricing has been received and instruction issued by WCC to proceed with Scotchgard 3 M glass protective film. Architectus are to issue instruction for exact areas to be treated.
- Architectus have proposed that the tops of either or both the lift towers be extended in some manner as a marker / signpost of some descriptio , given their prominent position. Architectus to prepare a proposal.

Directors:
Malcolm Bowes
Patrick Clifford
Michael Thomson

Consultant:
John Sinclair

Auckland
Brisbane
Melbourne
Shanghai
Sydney

3.0 Value Management

- Additional savings will be instructed as identified.

4.0 Coordination

- We are continuing to work with Canam and the various consultants. Coordination with the Civic Centre team is ongoing.

5.0 Programme

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- Escalator lead times are critical and need careful monitoring. An adjustment of work sequence will be undertaken to circumvent this. Principally redesigning glass spider fixing detail to allow making of glass panels without a site measure. Lift and Escalator shop drawings have been approved. Escalators 1 and 2 are due on site next week.
- Stevies Lane and Reserve are closed off and secure and the site fenced.
- Arboreal work to the Liquid Amber is complete .Minor further trimming will be required
- Remaining trees and vegetation have been removed following issue of resource consent.
- A public walkway along the side of 'Retrovision' has been created and is being maintained.
- All piling work is complete.
- Ontrack's Pier Protection wall is complete.
- Precast columns ,walls and column heads and stairs are erected
- Temporary structure has now been removed
- Dycore, precast edge beams, reinforcing and concrete topping to the bridge are complete.
- The stair and escalator base structures to the platform area are complete. .
- Structural Steel to Stair access 4 is installed. Glass spiders have been installed for site measuring of the glass
- Precast concrete and insitu concrete stairs are complete
- Solid plastering of concrete block walls is 80% complete.
- Lift shaft roofs have been constructed and Nuraply roofing completed.
- Lift shaft walls have been strapped and Alcopla cladding will commence next week.
- Canopy steelwork is now 70% installed.
- Glass components and glazing panels are being manufactured.
- Electrical prewire and conduit work is completed into the structure.

6.0 Shop Drawings

- Temporary steelwork drawings were submitted to us by Canam to comment on any implication on the final appearance. There were no significant implications.
- Escalator 1 + 2 shop drawings have been approved.
- Escalator 3 +4 shop drawings have been approved
- Lift 1 and 2 shop drawings have been approved.
- Pre-cast panel, column , column head, beams and stair drawings have all been

approved.

- Stair Access 4 structural Steel shop drawings have been reviewed
- Glazing and glass shelf shop drawings are being prepared currently by GPL . 90% of glazing shop drawings have been submitted and reviewed. Only the escalator roof glazing shop drawings remain to be approved.
- Dycore shop drawings have been approved
- Canopy steelwork shop drawings have been approved
- Alcopla shop drawings have been submitted and reviewed.
- Escalator 1 and 2 Steelwork shop drawings have been received and are currently under review.

WADIER PLACE

2.10 f

2.4

2.10 b

Still Building

2.7 2.74

1.4

C3

1.9

Homestead

2.10

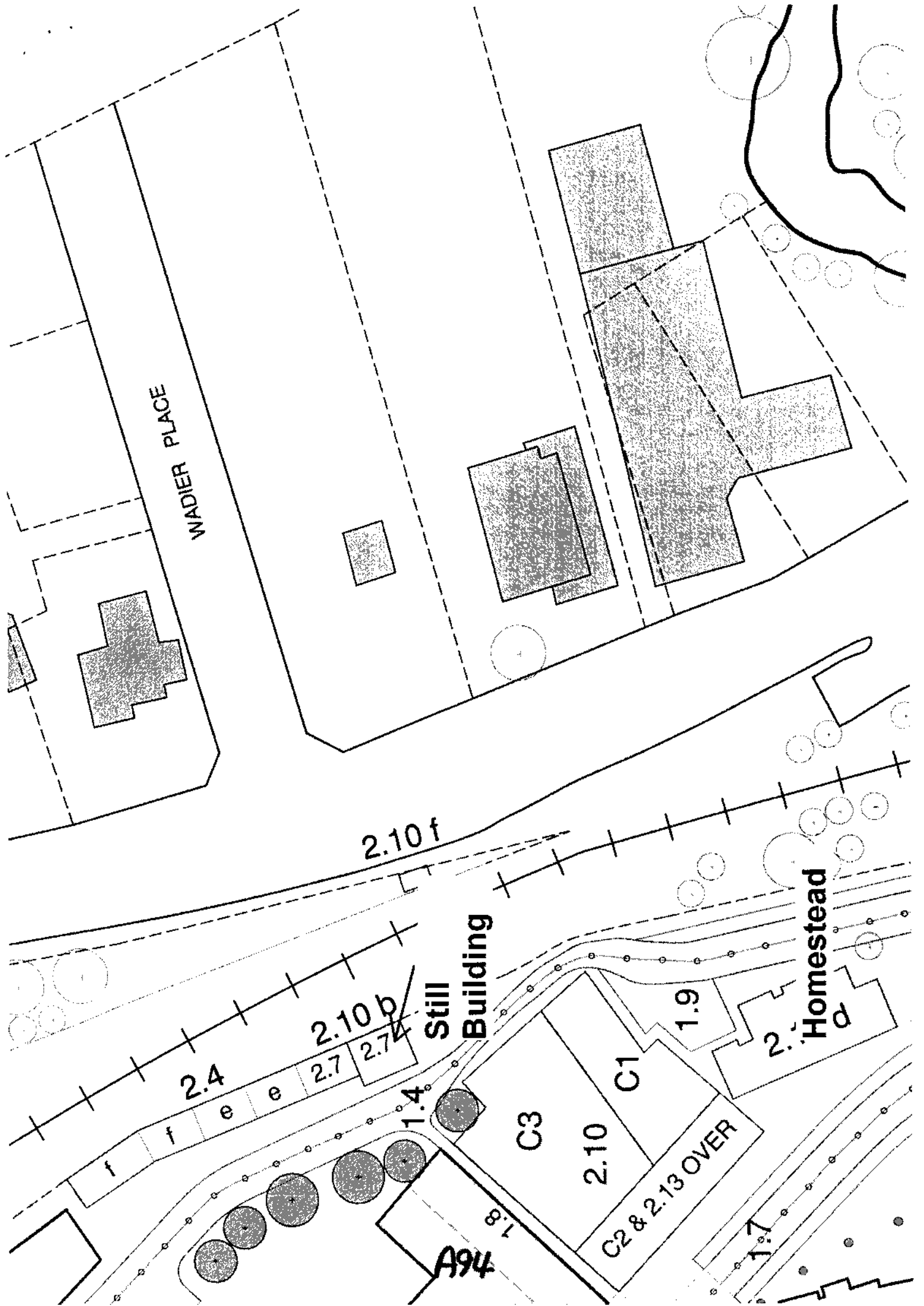
C2 & 2.13 OVER

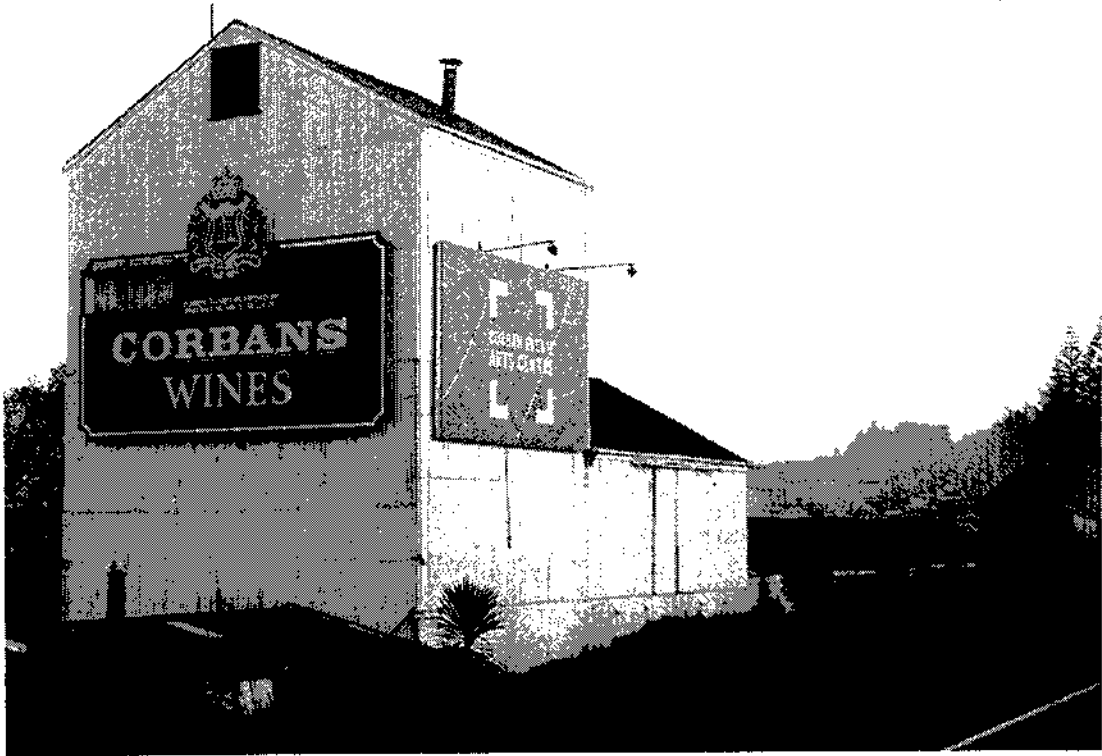
2.1

A94

1.8

1.7





From Main Trunk Railway Side



From Corban Estate Side (x2)

Developed Design
Architectural Drawings
Waitakere City Council
Civil Defence Headquarters
16 June 2006

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Contents

01	Architectural Drawings
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01

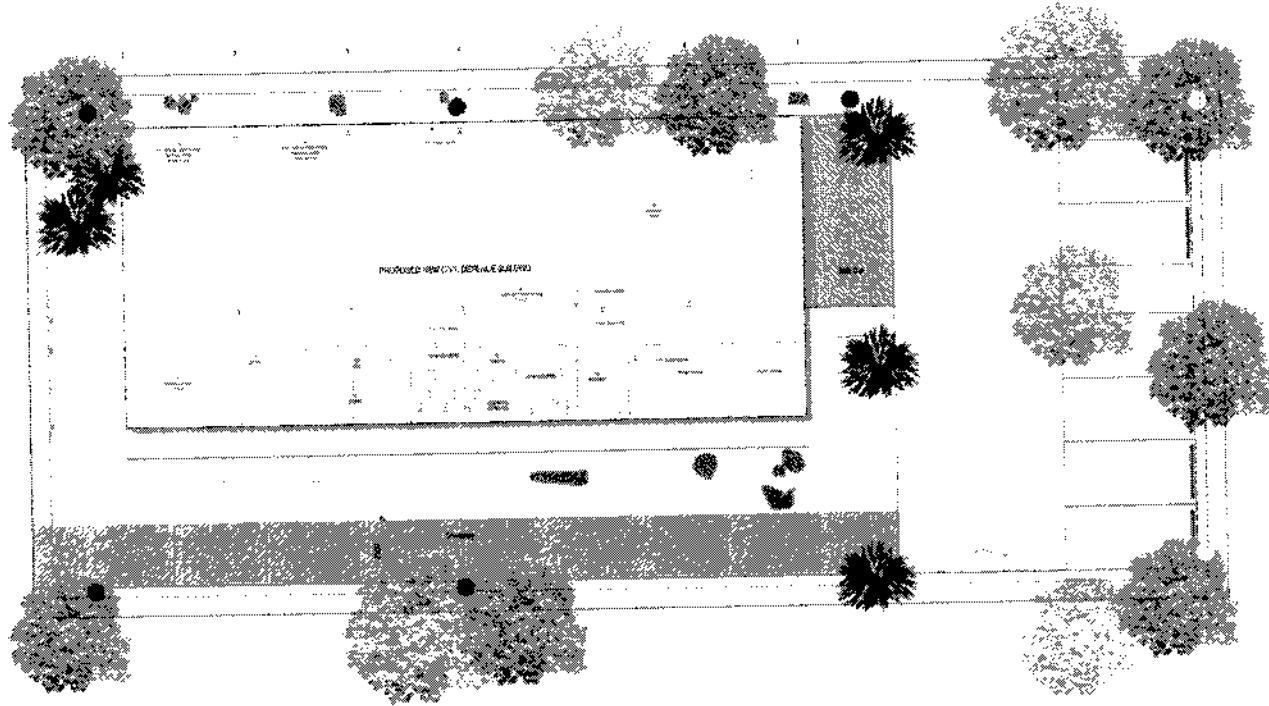
Architectural Drawing

DD-01	Proposed New Site Plan
DD-02	Proposed New Site Plan (option 2)
DD1-01	Floor Plan Level 1
DD1-02	Floor Plan Level 2
DD1-03	Floor Plan Level 1 (option 2)
DD2-01	Section A-A
DD2-02	Section B-B
DD2-03	Section C-C
DD2-04	Section D-D
DD3-01	Elevation North & West
DD3-02	Elevation East & South









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ELCOAT AVENUE



KEY

-  EXPOSED AGGREGATE CONC (2 COLOURS)
-  PERMEABLE PAVING (CAR PARKING)
-  GARDEN BED
-  GRAVEL GARDEN
-  BOUNDARY PLANTING/HEDGING
-  SPECIMEN CANOPY TREE
-  FEATURE TREE
-  LANDSCAPE BOULDER

LIGHTING

-  UPLIGHT
-  BOLLARD LIGHT
-  GARDEN LIGHT

APPROX SITE AREA	1012m ²
PROPOSED NEW BUILDING AREA	320m ²
PROPOSED SITE COVERAGE	31.6%
EXISTING TO BE DEMOLISHED	
PROPOSED NEW BUILDING	
IMPERMEABLE SURFACE	50%



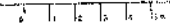
CIVIL DEFENCE HEADQUARTERS - DEVELOPED DESIGN - 7 ELCOAT AVENUE

16/06/2006

Prepared for WAITAKERE CITY COUNCIL

Drawing PROPOSED NEW SITE PLAN

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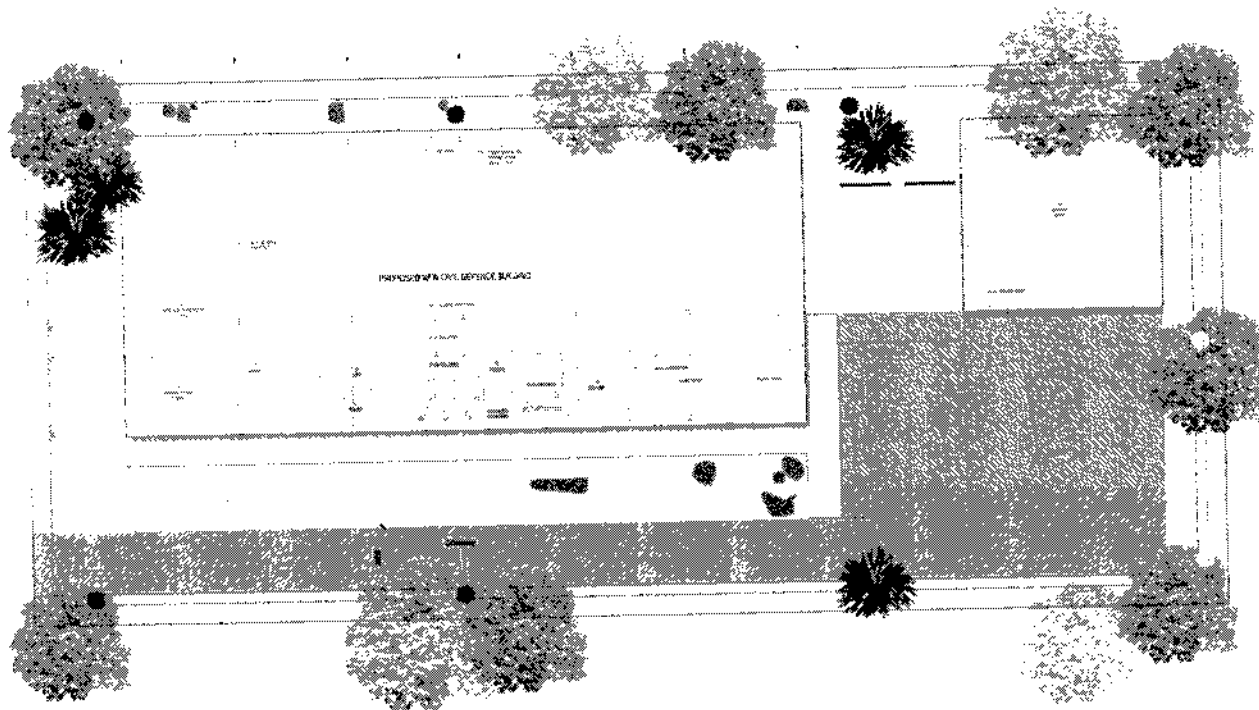


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







Drawing no DD-01 Issue A

A100

ELCOAT AVENUE



KEY

-  EXPOSED AGGREGATE CONC (2 COLOURS)
-  PERMEABLE PAVING (CAR PARKING)
-  GARDEN BED
-  GRAVEL GARDEN
-  BOUNDARY PLANTING/HEDGING
-  SPECIMEN CANOPY TREE
-  FEATURE TREE
-  LANDSCAPE BOULDER

LIGHTING

-  UP LIGHT
-  BOLLARD LIGHT
-  GARDEN LIGHT

APPROX SITE AREA	1012m ²
PROPOSED NEW BUILDING AREA	365m ²
PROPOSED SITE COVERAGE	36%
EXISTING TO BE DEMOLISHED	
PROPOSED NEW BUILDING	
IMPERMEABLE SURFACE	34%



CIVIL DEFENCE HEADQUARTERS - DEVELOPED DESIGN - 7 ELCOAT AVENUE

16/06/2006

Prepared for WAITAKERE CITY COUNCIL

Drawing PROPOSED NEW SITE PLAN - OPTION 2

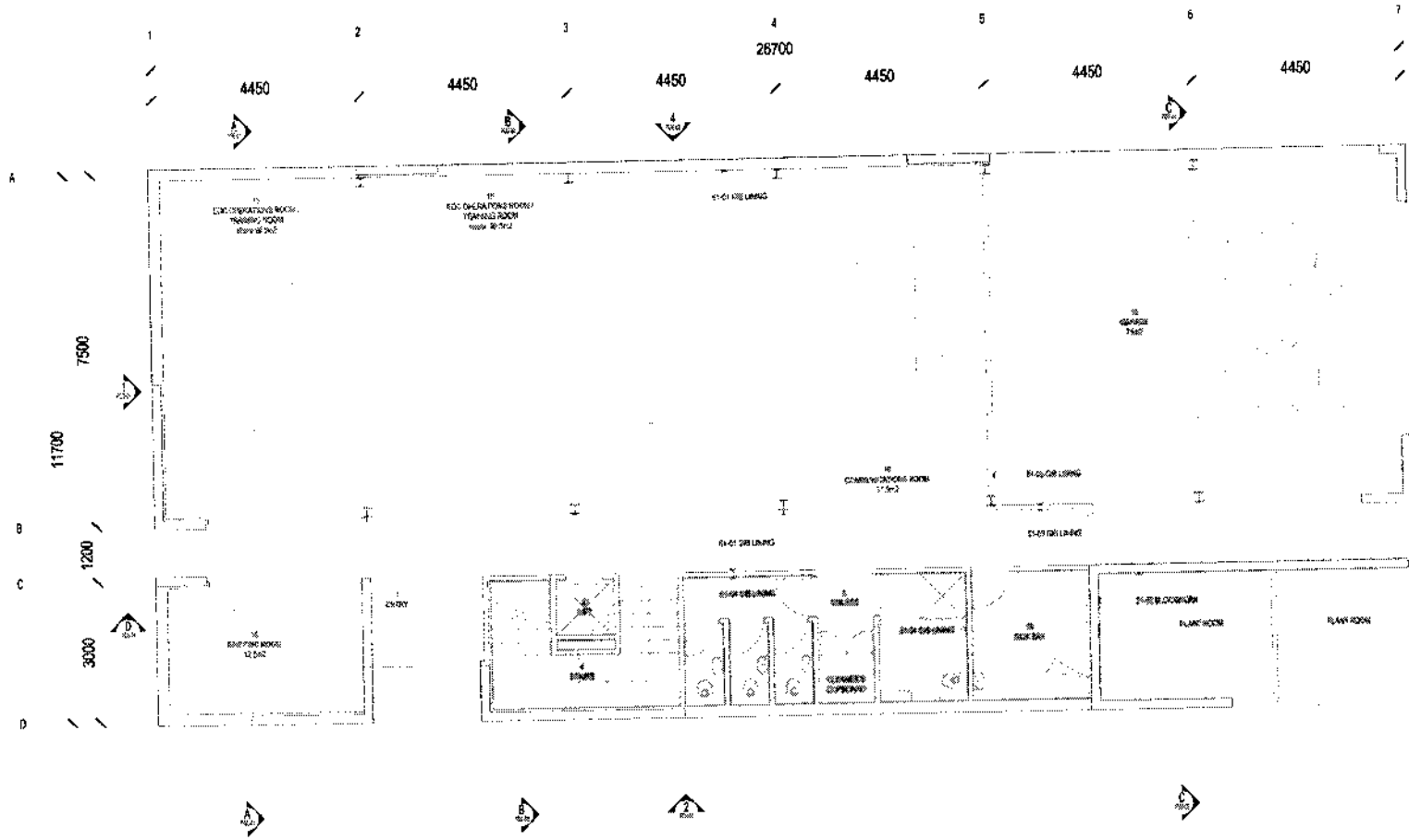
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Job no 0519

Drawing no DD-02

Issue A

A101



LEGEND

- 1 ENTRY
- 2 VESTIBULE
- 3 PASSAGE
- 4 STAIRS
- 5 TOILETS / WASHROOMS
- 6 ACCESSIBLE TOILET
- 7 KITCHEN
- 8 LUNCH AREA
- 9 STORE
- 10 GARAGE
- 11 MANAGER'S OFFICE
- 12 RECEPTION OFFICE
- 13 PHOTO OFFICE
- 14 ENG OFFICE
- 15 OPERATIONALS / TRAINING ROOM
- 16 COMMUNICATIONS ROOM
- 17 BREAK ROOM
- 18 LUNCH ROOM
- 19 LOCKER
- 20 TRAINING AREA
- 21 LIFT
- 22 STORE

01 FLOOR PLAN LEVEL 1



CIVIL DEFENCE HEADQUARTERS - DEVELOPED DESIGN - 7 ELCOAT AVENUE

Job no 0519

18/06/2006

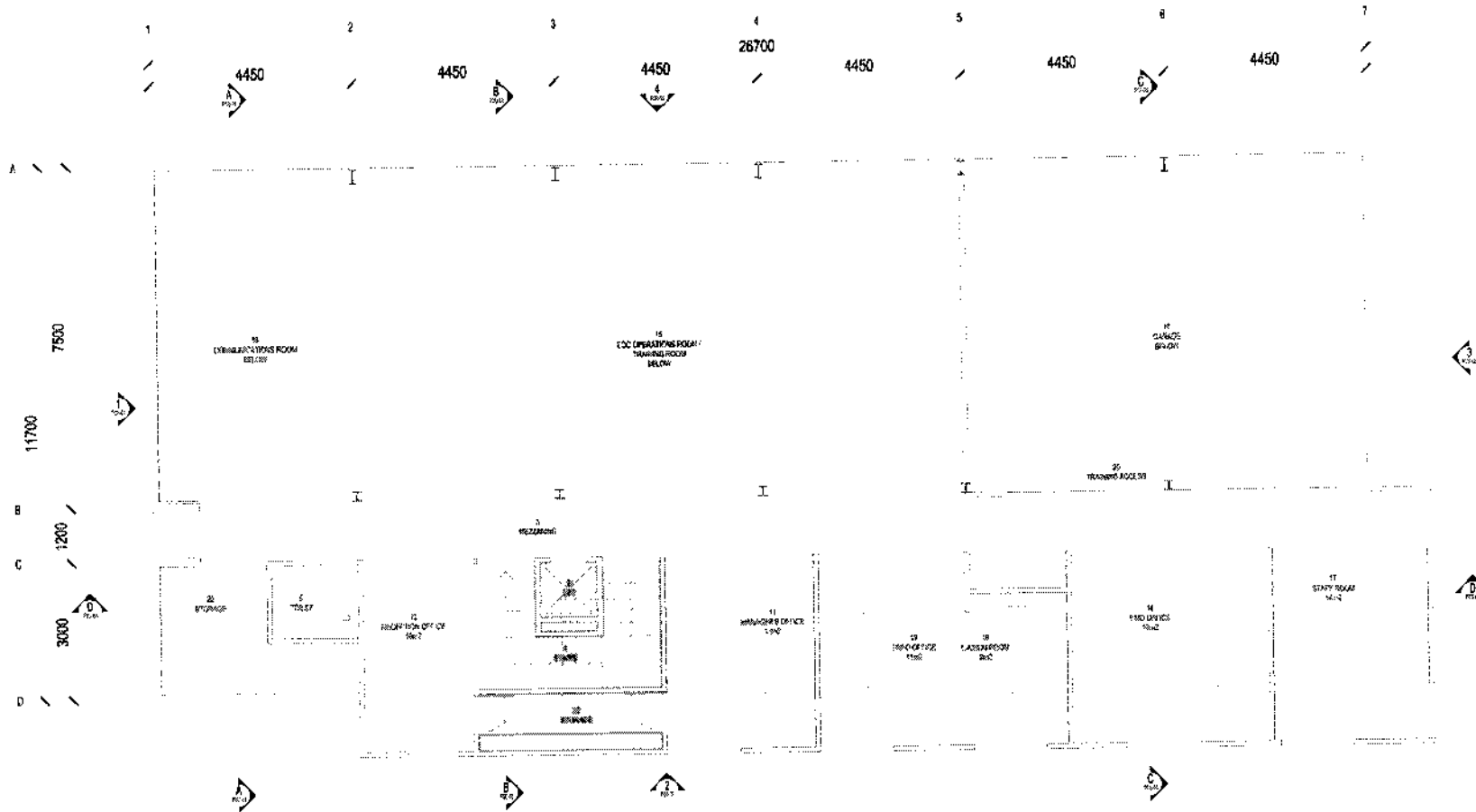
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Drawing PROPOSED NEW BUILDING

Scale 1:100

Drawing no DD1-01 Issue A

A102



- LEGEND**
- 1 ENTRY
 - 2 VOID
 - 3 PASSAGE
 - 4 STAIRS
 - 5 TOILETS / MEN / WOMEN
 - 6 ACCESSIBLE TOILET
 - 7 KITCHEN
 - 8 LUNCH AREA
 - 9 STORE
 - 10 CHANGE
 - 11 MANAGERS OFFICE
 - 12 RECEPTION OFFICE
 - 13 INFO OFFICE
 - 14 ENQ OFFICE
 - 15 OPERATIONS / TRAINING ROOM
 - 16 COUNSELLING ROOM
 - 17 BREAKING ROOM
 - 18 LOBBY ROOM
 - 19 SOCK BAY
 - 20 LAUNDRY ROOMS
 - 21 LIFT
 - 22 STORE

02 FLOOR PLAN LEVEL 2
1:100



CIVIL DEFENCE HEADQUARTERS - DEVELOPED DESIGN - 7 ELCOAT AVENUE

18/06/2006

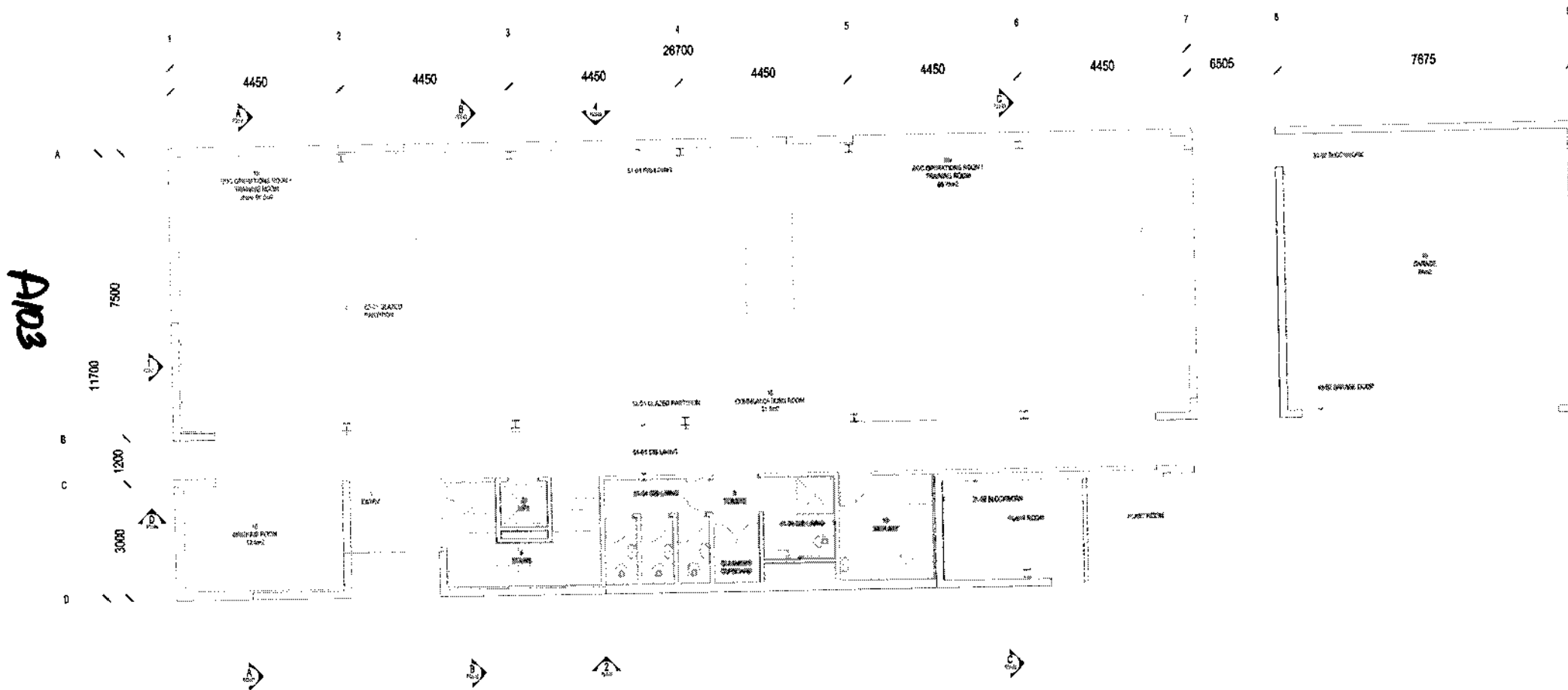
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Drawing PROPOSED NEW BUILDING

Scale 1:100

Job no 0519

Drawing no DD1-02 Issue A



01 FLOOR PLAN LEVEL 1
1:100

LEGEND

- | | | | | | |
|-----------|---------------------|---------------------|-------------------------------|--------------------|-------------|
| 1 ENTRY | 3 TOILETS + SHOWERS | 8 STORE | 13 PHOTO OFFICE | 17 LINENING ROOM | 21 LOFT |
| 2 VOID | 6 ACCESSIBLE TOILET | 10 CHANGE | 14 CIVIC OFFICE | 18 LARSON ROOM | 22 B'OFFICE |
| 3 PASSAGE | 7 KITCHEN | 11 MANAGER'S OFFICE | 15 OPERATIONS / TRAINING ROOM | 19 LOCKER | |
| 4 STAIR | 8 LUNCH AREA | 12 RECEPTION OFFICE | 16 COMMUNICATIONS ROOM | 20 TRAINING ACCESS | |



CIVIL DEFENCE HEADQUARTERS - DEVELOPED DESIGN - 7 ELCOAT AVENUE

Job no 0519

16/06/2006

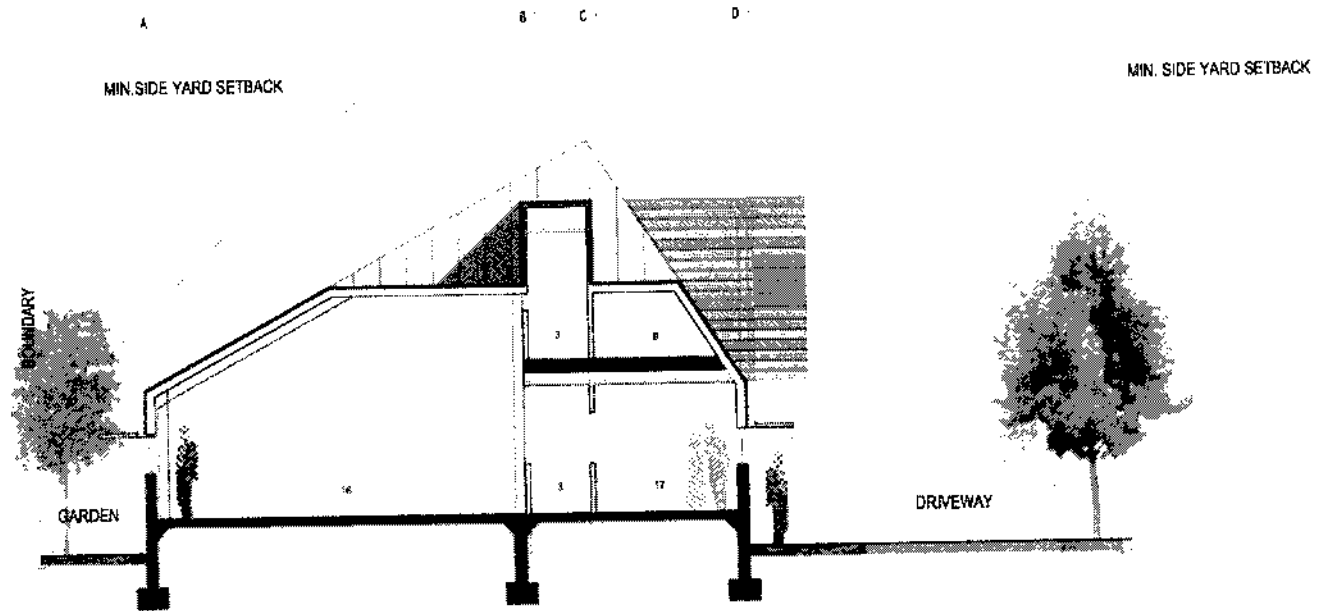
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Drawing PROPOSED NEW BUILDING - OPTION 2

Scale 1:100

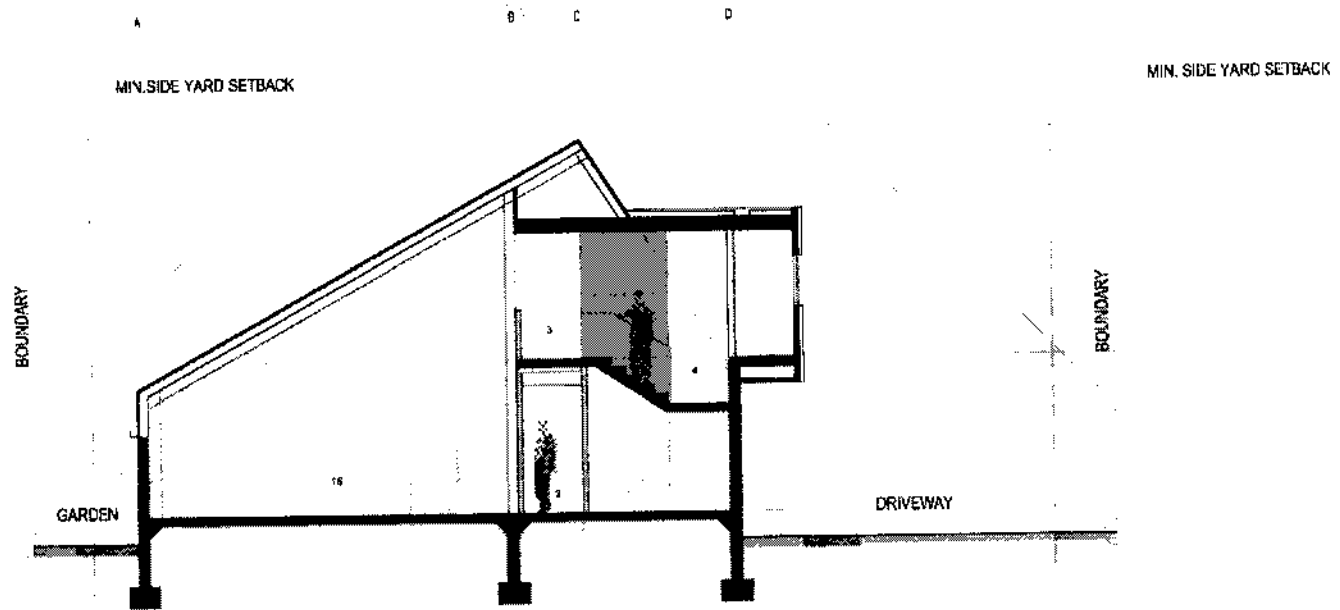
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A SECTION A-A
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A105

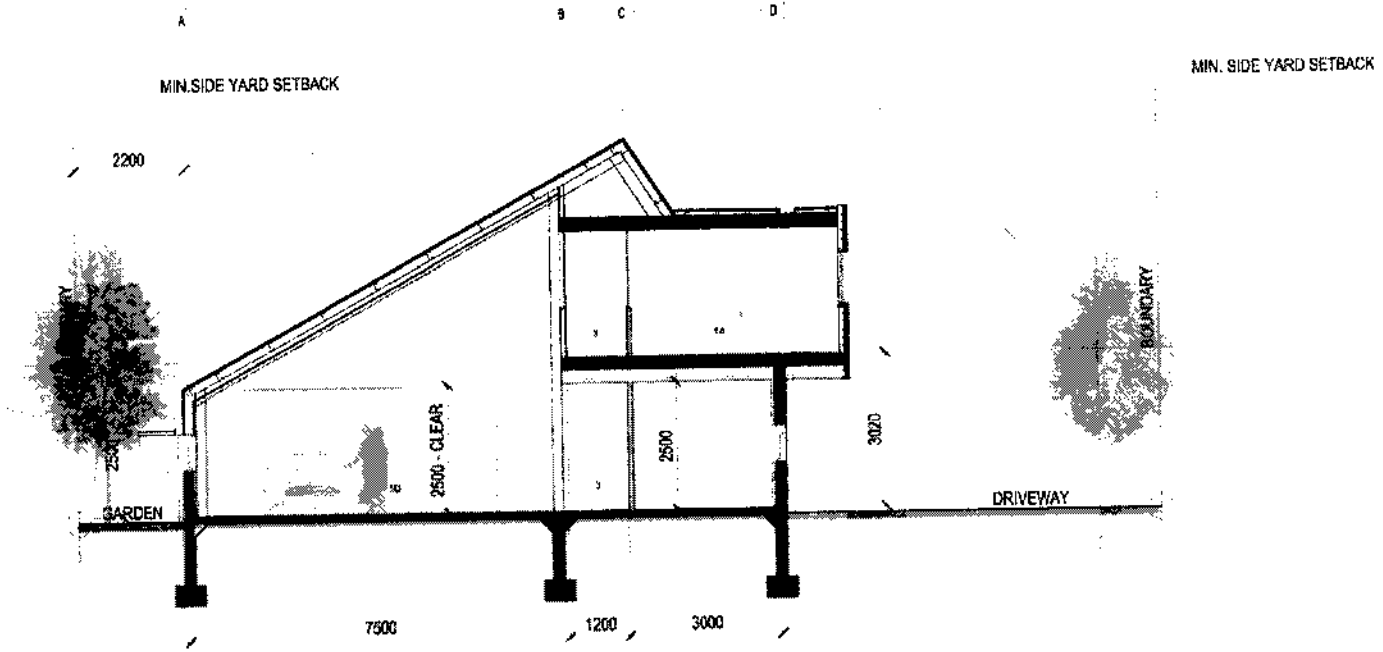


B SECTION B-B

LEGEND

- 1 ENTRY
- 2 VOID
- 3 PASSAGE
- 4 STAIRS
- 5 TOILETS/SHOWERS
- 6 ACCESSIBLE TOILET
- 7 KITCHEN
- 8 LUNCH AREA
- 9 STORE
- 10 GARAGE
- 11 MANAGERS OFFICE
- 12 RECEPTION FOREK
- 13 INFO OFFICE
- 14 BND OFFICE
- 15 OPERATIONS / TRAINING ROOM
- 16 COMMUNICATIONS ROOM
- 17 SLEEPING ROOM
- 18 LA-SHOWER ROOM
- 19 SICK BAY
- 20 TRAINING AREA
- 21 LIFT
- 22 STORE

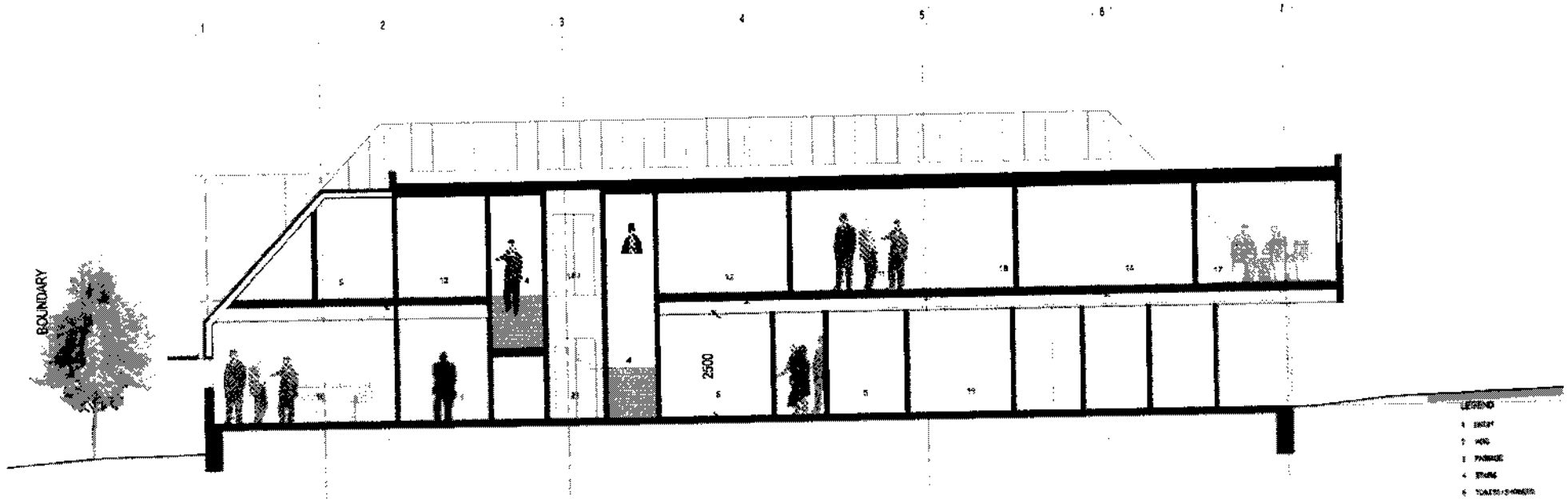
A1/06



C SECTION C-C

CIVIL DEFENCE HEADQUARTERS - DEVELOPED DESIGN - 7 ELCOAT AVENUE

A107



D SECTION D-D
1:2

- LEGEND
- 1 ENTRY
 - 2 WC
 - 3 PASSAGE
 - 4 STAIRS
 - 5 TOILETS / SHOWER
 - 6 ACCESSIBLE TOILET
 - 7 KITCHEN
 - 8 LOBBY AREA
 - 9 STONE
 - 10 GARAGE
 - 11 MANAGER'S OFFICE
 - 12 RECEPTION / OFFICE
 - 13 PHOTO OFFICE
 - 14 CAD OFFICE
 - 15 OPERATIONS / TRAINING ROOM
 - 16 COMMUNICATIONS ROOM
 - 17 SLEEPING ROOM
 - 18 LUNcheon ROOM
 - 19 SIGN BLVD
 - 20 TRAINING ACCESS
 - 21 LOT
 - 22 STONE

CIVIL DEFENCE HEADQUARTERS - DEVELOPED DESIGN - 7 ELCOAT AVENUE

Job no 0519

16/06/2006

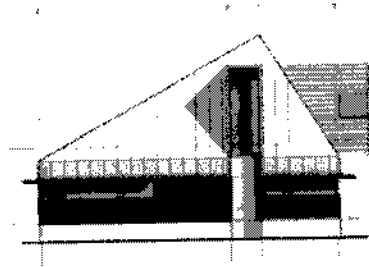
Prepared for WAITAKERE CITY COUNCIL

Drawing TOWN PLANNING SECTIONS

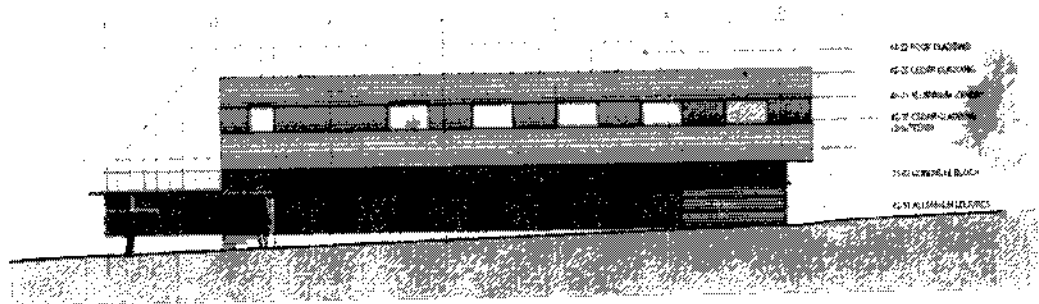
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Drawing no DD2-04 Issue A

A108



1 NORTH ELEVATION
1/20



2 WEST ELEVATION
1/20

- 45.00 ROOF FINISH
- 45.00 CEILING FINISH
- 45.00 EXTERIOR FINISH
- 45.00 CLAMP FINISH
- 45.00 FINISH
- 45.00 FINISH
- 45.00 FINISH

CIVIL DEFENCE HEADQUARTERS - DEVELOPED DESIGN - 7 ELCOAT AVENUE

Job no 0519

18/06/2006

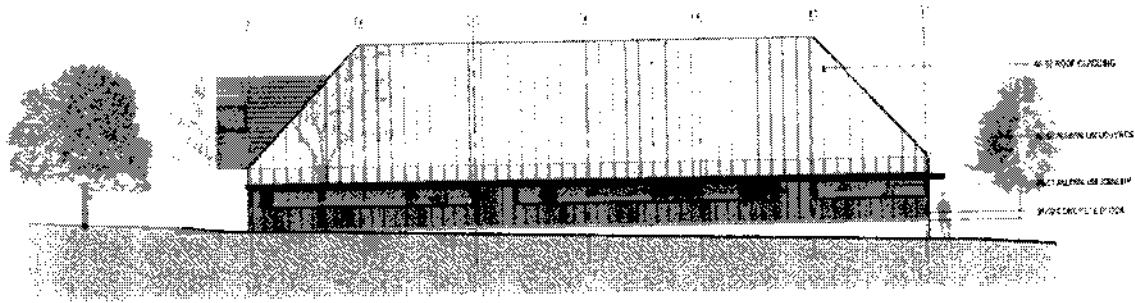
Prepared for WAITAKERE CITY COUNCIL

Drawing NORTH AND WEST ELEVATIONS

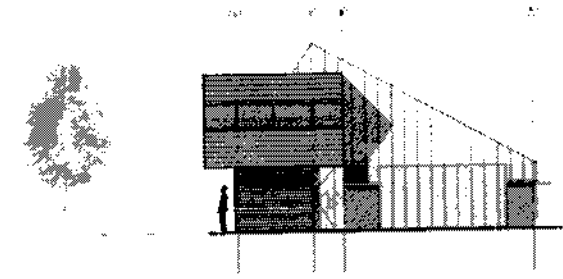
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Drawing no DD3-01 Issue A

A109



2 EAST ELEVATION
R01-01



3 SOUTH ELEVATION
R01-01

CIVIL DEFENCE HEADQUARTERS - DEVELOPED DESIGN - 7 ELCOAT AVENUE

18/06/2006

Prepared for WAITAKERE CITY COUNCIL

Drawing NORTH AND WEST ELEVATIONS

Scale 1:200

Job no 0519

Drawing no DD3-02 Issue A