

From: [Beekmeyer, Chris](#)
To: [Leita McKellar](#)
Cc: [Aimee McCammon](#); [Lachlan Boyle](#)
Subject: RE: Coman Holdings Limited - 41-49 Saxton Road
Date: Friday, 25 July 2025 12:19:00 pm
Attachments: [image002.png](#)
[image003.png](#)
[image001.png](#)
[image004.png](#)
[image005.png](#)

Hi Leita,

Out of Scope









Out of Scope



Out of Scope



Thank you for the update with regard to the occupancy numbers and the progress of the Scheme application.

I'd like to clarify a couple of points.

Bullet points 2 & 3 in your correspondence.

At the time of the decline letter the only Fire report on file at council matched that supplied by FSN which is dated 30th August 2017.

The occupancy numbers were derived from this report (screenshot below). While the building occupancy numbers do show as a total of 193 for the building, the concern from FENZ's point of view was around the occupancy of what is currently the café / reception space. This was (perhaps incorrectly) assumed to be the "offices/reception" space referred to in the fire report as shown below (screenshot) . The report shows 23 persons. I am not a fire engineer but my reference to 50 persons is derived from the building regs C/AS2 as there was only one visible / identifiable means of escape from the space and it is my understanding this would restrict occupancy (of this space) to 50 persons. This is confirmed by the email chain supplied to me via FSN between Coman, JTB and AMK. I am aware of there being regular functions held in the space that hold 200 - 300 persons. With only one identifiable escape route and Fire exit doors from this space this amounts to serious overloading. If a solution has been accepted / approved by council this will be accepted by FENZ.

At the time of the application - as you have stated - no such correspondence had been received by NCC nor had a sign or light been installed with the sliding door open.

I appreciate you are now attending to these matters and when resolved I look forward to receiving the updated application for approval.

Occupant Density & Occupant Load

Offices 10m²/person, factory 30m²/person, bleachers 0.45m/person, bulk storage 100m²/person, staffroom 5m²/person

Offices/reception	227m ²	23persons
Factory	1071m ²	36 persons
Bleachers		95 persons
Storage	885m ²	9 persons
Mezzanine Floor Offices	294m ²	30 persons

gives a total occupancy for the building of 193 persons maximum. This is made up of upto 77 staff and 116 visitors which is very generous estimate. The staffroom is not included in the total so that the staff are not counted twice. Small tour groups will be escorted around the viewing platforms but less than 100 persons on the mezzanine floor.

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Out of Scope

Please feel free to reach out to me if I may be of any further assistance.

Kind regards
Christopher Beekmeyer
Adviser Risk Reduction
Nelson Marlborough District

Mobile: 9(2)a
www.fireandemergency.nz

From: Leita McKellar 9(2)a@coman.co.nz
Sent: Friday, 18 July 2025 3:20 pm
To: Beekmeyer, Chris <xxxxx.xxxxxxxx@xxxxxxxxxxxxxx>
Cc: Aimee McCammon 9(2)a@picspeanutbutter.com
Subject: Coman Holdings Limited - 41-49 Saxton Road

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Hi Chris

Please see attached correspondence.

Regards

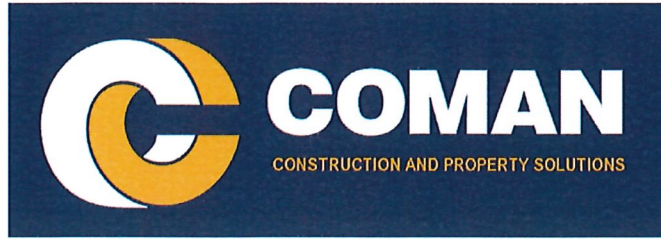
Leita McKellar
COMMERCIAL MANAGER

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Coman Holdings Limited
P O Box 3075
Richmond 7050

16 July 2025

Fire & Emergency NZ
Attn: Chris Beekmeyer
By Email: Chris.Beekmeyer@fireandemergency.nz

Re: 41-49 Saxton Road - Pic's Peanut Butter World

We refer to your email and attached letter dated 16 July 2025.

We confirm that Coman Holdings Limited is the owner of the building leased to Picot Productions Limited at 41-49 Saxton Road.

We agree with your assessment that the building is a "relevant building" and the requirement for an Evacuation Scheme. Coman Holdings Limited monitor this requirement, phoning tenants annually to ascertain if numbers on site have extended to trigger this requirement. Unfortunately, in relation to the Pic's building there was some misunderstanding that the Evacuation Scheme was in place, when an Evacuation Procedure and regular fire evacuation trials were in place. When we became aware of the noncompliance FSN Evacuation Consultants were engaged to put in place a FENZ approved Fire Evacuation Scheme and undertake training, as they have done across the balance of "relevant buildings" within Coman-related businesses. FSN Evacuation Consultants' application on behalf of Coman Holdings Limited, which has **not** been deleted, should show on the FENZ system under Reference EV-360016-2.

I can confirm that FSN Evacuation Consultants have been onsite to conduct both training and a trial evacuation, (Trial Evacuation Report provided). A further trial is scheduled for September.

As you are aware FENZ required additional information from FSN Evacuation Consultants' to process the application. This has all been collated in readiness for resubmission once the question you raised around Occupancy Numbers has been worked through.

The process that we have undertaken to clarify this query (Occupancy Numbers) is as follows: -

- By way of background JTB Architects were engaged to manage the consenting requirements for the development, which was staged with a series of plans, compliance requirements and Fire Reports obtained and updated.
- The Compliance Schedule issued by Nelson City Council in 2018 provides for an occupancy of 193 people, however FENZ have suggested that a maximum of 50 people can occupy the café/foyer area.
- Coman Holdings Limited engaged JTB Architects to review the latest Fire Report and they concluded, in hindsight, that the latest iteration of the report could be clarified to better reflect the design of the building to comply with occupancy numbers across particular areas, as the report did not specify the number of people able to occupy the café/foyer area.
- They concluded with advice from the Fire Engineer that a sign may need to be installed, but that the building had in fact been designed to provide occupancy within the foyer/café space of 242, and that the Compliance Schedule needed to be updated to reflect that.
- Rather than relying on an email from JTB Architects we thought it appropriate to have the Fire Report itself updated - whilst waiting for that to come through:-
- Nelson City Council staff advised that the correct process to update the Compliance Schedule was to complete a "Form 11" – Application for amendment to compliance schedule, through MBIE, which to expedite a resolution, was filed with the information available. FENZ were advised that this had been done (McKellar/Beekmeyer)
- On 8 July NCC conducted an audit of the site and Occupancy Levels were discussed (although NCC hadn't received notification from MBIE) and it was agreed (Janice Benson) that we could send the updated Fire Report to NCC directly and that they would manage the process.
- The (Fire) Engineer has diverted his attentions to flood recovery over the last few weeks but had committed to issuing the updated Fire Report by the end of the week of the 18th of July and we are advised that it is imminent.
- At the time of receiving your letter, we are awaiting NCC's audit report, which has also been delayed due to flood event priorities within the council, although this is also expected imminently.

We understand the importance placed on the Evacuation Scheme; however this has become a little circular as we are unable to progress the application until the Occupancy issue is addressed and the Compliance Schedule updated. We are expediting this as much as possible and believe that we will have all the necessary information to NCC within the next few days.

We note your commentary about a fire that occurred at the building on 2nd July, and that detectors in the immediate area did not activate, requesting that these be rectified urgently. It is important to clarify that the "fire" in the building related to a flame within the roaster itself. Thankfully this was resolved with no fire outside the roaster unit.

The fire detection systems referenced are heat detection systems and not smoke detection systems, because of the environment that they sit within. We sought clarification on 3rd July from FFP Nelson Marlborough Fire, who conducted a review advising that there was no issue with the detection systems and that they were not activated due to the lack of heat elevation. We understood that the Fire Department was called to the event and also attended site the morning following to clarify this. Coman Holdings Limited did not receive any phone calls or correspondence raising any concerns regarding this event, at the time.

We note your comments regarding a Manual Call Point not having been activated and we will raise this with FSN Consultants as a matter requiring further training.

Please be assured that Coman Holdings Limited are taking their responsibilities seriously and are working with all the relevant parties to obtain the necessary paperwork which is delaying the processing of the FENZ approved scheme.

We expect to be in a position to provide a further update next week.

Yours sincerely

9(2)a

Commercial Manager

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