Certificate of Compliance Application

Former Tokanui Hospital Site Building Demolition (Phase 1 of Demolition and Remediation Project)

Toitū Te Whenua Land Information New Zealand

Prepared by:

SLR Consulting New Zealand

Level 2, 214 Collingwood Street, Hamilton 3204,
New Zealand

SLR Project No.: 880.V11547.00001

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Basis of Report

This report has been prepared by SLR Consulting New Zealand (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Toitū Te Whenua Land Information New Zealand (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

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Application details

Consent authority:	Waipā District Council
Applicant:	Toitū Te Whenua Land Information New Zealand
Address for service:	SLR Consulting New Zealand Level 2, 214 Collingwood Street Hamilton 3204 Attention: Christina Walker
Address for fees:	Toitū Te Whenua Land Information New Zealand Private Bag 4721 Christchurch 8140 Attn: Bryan Daly
Site:	Former Tokanui Hospital, 149 Te Mawhai Road, Tokanui
Legal description:	Section 1 SO 44852
Site area:	79.0174 ha
Plan(s):	Waipā District Plan
Zone(s):	Rural Zone
Designation(s):	N/A
Overlay(s) or control(s):	High Class Soil
Other notation(s):	N/A
Brief description of the proposed activity:	Demolition of above ground buildings and infrastructure at former Tokanui Hospital site.
Resource consent(s) required:	N/A
Status of the proposed activity:	Permitted Activity

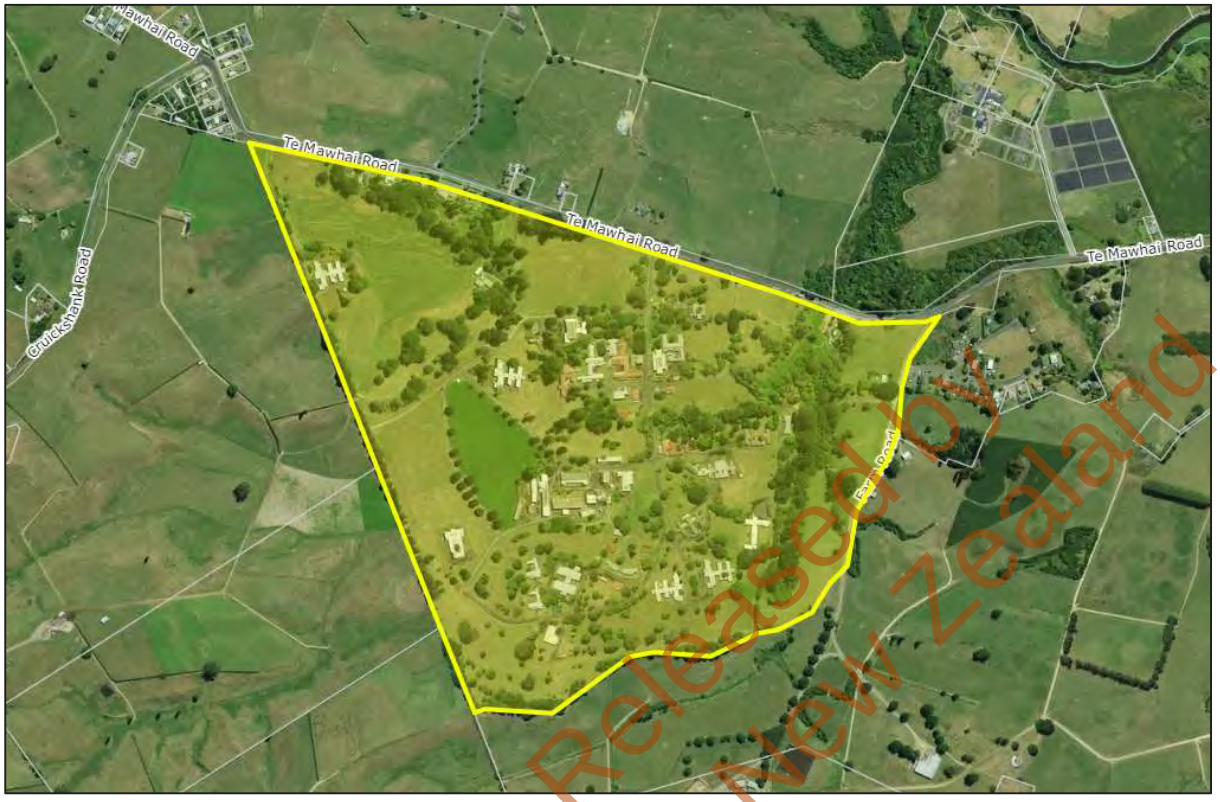


Figure 1: Locality plan of the Site (Source: Grip Map)

1.0 Introduction

This Certificate of Compliance (CoC) application is made to Waipā District Council pursuant to section 139 of the Resource Management Act 1991 (the Act or the RMA) on behalf of Toitū Te Whenua Land Information New Zealand (LINZ) for the demolition of above ground buildings and structures at the former Tokanui Hospital site (the Site). This work forms Phase 1 of a wider demolition and remediation project at the Site.

Council does not have a specific CoC application form, however the resource consent application form has been completed as relevant and attached (Appendix A).

2.0 Background

2.1 Site history

The Site is part of 1,194ha of Māori land taken under the Public Works Act in 1910 for the Tokanui Hospital. This was by far the largest public works taking in the Maniapoto rōhe and was strongly opposed by Maniapoto. The Crown has acknowledged that acquisition of the land was a Treaty breach. The hospital opened in 1912 and closed in 1998 and the Site was transferred into the Treaty Settlements Landbank (managed by the Ministry of Justice at the time) to be used as redress to settle historical claims in 1999. The site is currently managed by LINZ after it was transferred from the Ministry of Justice in 2016.

2.2 Maniapoto Deed of Settlement

The Site is a deferred selection property under the Maniapoto Treaty of Waitangi Deed of Settlement (the Deed). The Deed was signed by Maniapoto and the Minister of Treaty of Waitangi Negotiations and became effective on 11 November 2021. The Deed (Part 9 of the Property Redress Schedule) requires the Crown to demolish buildings and infrastructure and remediate soil contamination to agreed standards before offering the Site to Te Nehenehenui Trust (TNN, the Maniapoto Post Settlement Governance Entity) for purchase. The Maniapoto Settlement Claims Act 2022 enshrines this Deed in law.

LINZ is responsible for demolition and remediation of the Site in accordance with the Deed on the Crown's behalf. The specific terms in the Property Redress Schedule that LINZ is obliged to meet include:

- apply for all necessary resource consents for the demolition and remediation works on the Site and existing and/or new disposal sites within two years of the settlement date (by 24 November 2024) and complete the demolition and remediation works within seven years of consent being granted;
- remove all vertical building structures from the Site;
- remove horizontal infrastructure to a determined extent;
- remediate the soil in accordance with remediation standards, being a minimum of 85% of total land area to the rural residential standard, and a contiguous area not exceeding 15% of total land area to the managed remediation standard (if applicable); and
- leave the land free of building debris and stabilise it by grassing.

LINZ has assessed that the demolition of buildings to ground level is a permitted activity under the relevant resource management plans. To assist with the timely remediation of the Site, LINZ wishes to commence demolition this year. LINZ therefore seeks that a CoC be issued to

confirm Council's view of the status of the activity. All necessary resource consent applications for the remainder of the demolition (e.g. removal of agreed underground infrastructure) and remediation works will be made by 24 November 2024, in accordance with the requirements of the Deed.

Once demolition and remediation are completed by LINZ, the Site will be offered to TNN for purchase as a two-year deferred selection property. TNN will then choose whether to purchase the land.

2.3 Consultation

2.3.1 Pre-application meeting

A pre-application meeting was held with Waipā District Council on 1 May 2024 to provide an overview of the Tokanui Demolition and Remediation project as a whole, as well as discuss the planned CoC application. Notes from this meeting are attached in Appendix B. Particularly relevant to this CoC application, the interpretation of Rule 20.4.2.5 of the Waipa District Plan was discussed, and the Council planners expressed some doubts about whether the proposal could meet this provision.

Following this meeting, a draft CoC application was provided to Council with the full proposed demolition management and landscaping details. After reviewing the full information, Council advised via email on 22 May 2024 that a CoC may be applied for.

2.3.2 Consultation with mana whenua

LINZ has consulted, and continues to engage with, TNN and mana whenua in relation to the wider Tokanui Demolition and Remediation project. This has been via email communications, online meetings and in person hui.[1] The purpose of the consultation has been to keep TNN and mana whenua informed of progress towards remediation, and obtain feedback on remediation options to inform previous Ministerial decisions made on the scope of works. It is in all parties' interests that the site is remediated to a condition that is acceptable for TNN to purchase.

Tokanui Action Roopu (TAR) is the main group with which LINZ has been engaging. TAR is a subset of hapū with traditional and customary authority over the former hospital site, comprised of Ngāti Paia, Ngāti Ngutu, Ngāti Huiao and Ngāti Paretekawa. TAR's Cultural Impact Assessment notes that as Tangata Whenua, TAR do not unanimously support the Maniapoto Deed of Settlement and do not believe that their treaty claims have been provided for in the Deed. However, they believe that this should not hinder the planning and implementation of the demolition and remediation project.

2.3.3 Consultation with other stakeholders

The priority to date has been iwi consultation, however as the project progresses, LINZ is planning on proactive communications to broader stakeholders. These include neighbours, tenants, former residents and staff of the hospital (and/or their relatives), the media, local community and the general public. LINZ also makes information about the Tokanui Hospital project publicly available on its website.

[1] Most recently, project meeting with TNN July 2022; Project meeting with TAR September 2022; Huis with TAR August 2023, December 2023 and April 2024.

3.0 Site and surrounding environment

3.1 Site description

The Site is located at 149 Te Mawhai Rd, Tokanui, approximately 14 kilometres southeast of Te Awamutu, Waikato. It is legally described as Section 1 SO 44852 and its Record of Title has been cancelled as part of bringing the site under the Land Transfer Act (previously RT SA56A/866, attached in Appendix C). Note that the two areas of land to the east of the Site (commonly referred to as the Tokanui Villages, legally described as Section 1 SO 59771 and Section 3 SO 44852) are under the same cancelled title as the Site, therefore included in the Waipā District Plan definition of the 'site'. However, there are no works proposed on the residential areas as part of this application as these properties are separately listed from the Tokanui Hospital in Section 4 of the Property Redress Schedule and are excluded from the project.

The Site is approximately 80 hectares in size and contains 84 buildings/structures, a now decommissioned wastewater treatment plant (WWTP), a swimming pool, eight substations, substantial underground services, a closed landfill and substantial roading infrastructure. The Tokanui Hospital closed in 1998 following the worldwide move to deinstitutionalize psychiatric care; consequently, minimal maintenance works have been undertaken over the last 26 years.

The site plan excerpt in Figure 2 below shows the existing building locations. A full site plan is included in Appendix D.

Figure 2: Site plan showing building locations

Existing buildings and structures

The existing hospital buildings and structures cover 45,000m² of the site. Many of the buildings are dilapidated and contain some hazardous materials, including friable asbestos and lead based paint. Former uses of the buildings include wards, dentist, pharmacy, workshops, a

laundry, kitchen, fuel station and boiler house. A few of the buildings have already been demolished (nurses' home, G Ward and H Ward). The Site is in dangerous condition and unsafe for human occupation. Managing the health and safety risks posed by the site in its current state requires 24/7 security and ongoing risk management administered by LINZ.

Extensive surveys have been carried out to establish which buildings have asbestos containing material (ACM) and lead based paint. Each relevant component of each building has been sampled for lead and given a material risk score for ACM. Of the 84 buildings, 72 have components with lead based paint and 65 have components with ACM.

The WWTP was constructed in the 1950s to service the hospital facility and residential houses associated to the hospital, along with a second WWTP nearby (off The Crescent). It is on the eastern side of Wharekōrino Stream, accessed directly off Te Mawhai Road rather than being connected to the remainder of the Site. The WWTP has recently been decommissioned and replaced with a wastewater pump station. The wastewater pump station is not within the scope of the hospital remediation and no works are proposed as part of this application.

There is an existing dwelling located on the eastern side of the Wharekōrino Stream accessed off Farm Road. There are also six existing dwellings located along the northern edge of the Site along Te Mawhai Road (183, 187, 193, 197, 203 and 207 Te Mawhai Road). These buildings are not part of the former hospital, are occupied, and are to remain.

Access

Primary access to the Site is via the main access gate on Te Mawhai Road (locked and monitored by security) which forms the northern boundary of the Site and is a local road. Farm Road, a private road, comes off Te Mawhai Road and runs along the eastern boundary of the Site. It provides some access to the eastern side of the Site as well as the neighbouring AgResearch site and residential village.

Terrestrial ecology

Terrestrial vegetation types within the site are predominately exotic, with large amounts of tree privet (a pest plant) on the site. Native trees identified on site include totara, rimu and kauri. Native and exotic large trees over 15m in height are scattered throughout the site.

Long-tailed bats have been recorded on site. Long-tailed bats are classified as "Threatened – Nationally Critical". The large trees on site provide optimal roosting habitat for bats and they may also utilise the linear habitat features (shelterbelts and vegetation margins) to commute and forage. Although rare, long-tailed bats have also been found to roost within buildings. Because of the state of the buildings on site, this is an identified possibility.

Hydrology

The Wharekōrino Stream flows through the eastern extent of the site. It enters the site via a culvert from the neighbouring property to the south, flowing northward and leaving the site via another culvert under Te Mawhai Road. Riparian vegetation around the stream is predominantly exotic.

Three natural inland wetlands (as defined under the National Policy Statement for Freshwater Management) have also been identified on Site through an Ecological Constraints assessment (see Figure 3).

Figure 3: Locations of freshwater bodies

No flood hazard areas are identified on the Site by the Waipā District Plan maps, however directly downstream (to the north of Te Mawhai Road) the floodplain of the Wharekōrino Stream and Pūniu River is mapped.

Soil contamination

Preliminary Site Investigations (PSI) identified many locations across the site where Hazardous Activities and Industries List (HAIL) land uses might have taken place. These HAIL land uses included:

- A10: Persistent pesticide bulk storage or use
- A17: Storage tanks
- B4: Substations
- E1: Buildings with asbestos products in a deteriorated condition
- F4: Motor vehicle workshops

- F7: Service stations
- G3: Landfilling

Detailed Site Investigations (DSI) sought to find and delineate any resulting contamination, and a site-specific risk assessment was undertaken. It concluded that:

- The site is not generally contaminated, indeed it is much less contaminated than was feared.
- The principal soil contamination issue is asbestos and lead from building materials. There are also minor hotspots of contamination.
- The closed landfills (defined as existing disposal sites in the Deed) areas east of the Wharekōrino Stream are greater in extent than had been realised; there are suspected additional filling areas in the southeast of the site identified during PSI and DSI. Fill materials generally appear to comprise construction debris in a silt or sand matrix; samples from these areas have identified elevated arsenic, copper, lead, zinc and asbestos.

Four petroleum storage systems and associated contaminated soils had already been removed. Other HAIL land uses did not appear to have resulted in contamination exceeding applicable standards.

Heritage and archaeological values

There are no buildings with heritage status on the Site. No archaeological sites are currently recorded within the boundaries of the Site. However, it is located along the southern banks of the Pūniu River, which was central to the pre-European Māori settlement of the area, adjacent to major battles during the Waikato War, and would become the southern boundary of Te Rohe Pōtae, all of which suggests previously unrecorded archaeological material may be present. An archaeological assessment was undertaken before the soil investigations which identified that unrecorded sites (pre-European Māori domestic features) may be present along two identified points within the site (see Figure 4).

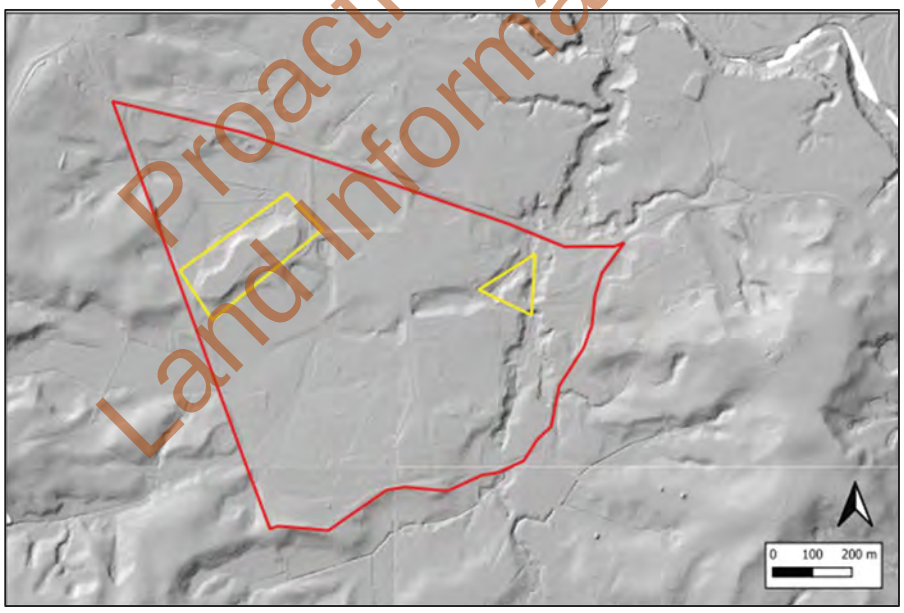


Figure 4: Identified points on the Site requiring archaeological authority to disturb for the detailed site investigations.

A further archaeological assessment will be undertaken before the ground disturbance for horizontal infrastructure removal and contaminated soil remediation, which will establish any additional archaeological areas affected by these works and whether another Archaeological Authority is required.

District Plan Zoning, Overlays, Controls

The site is within the Rural zone and within the High-Class Soil overlay of the Waipā District Plan (see Figure 5 and Figure 6).

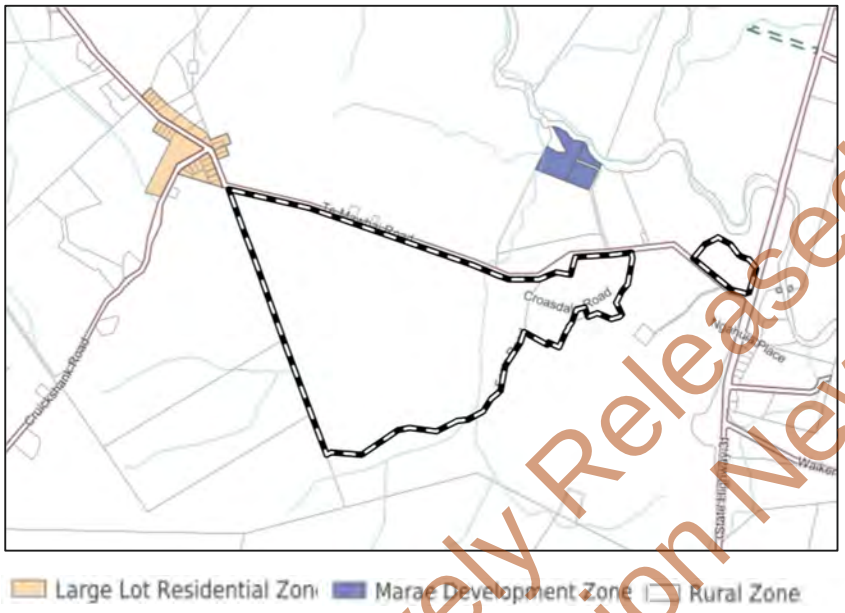


Figure 5: Zoning map from Waipā District Plan

Figure 6: High Class Soil overlay from Waipā District Plan

The highly productive land is LUC Class 2 as per the NZ Land Resource Inventory maps (see Figure 7).

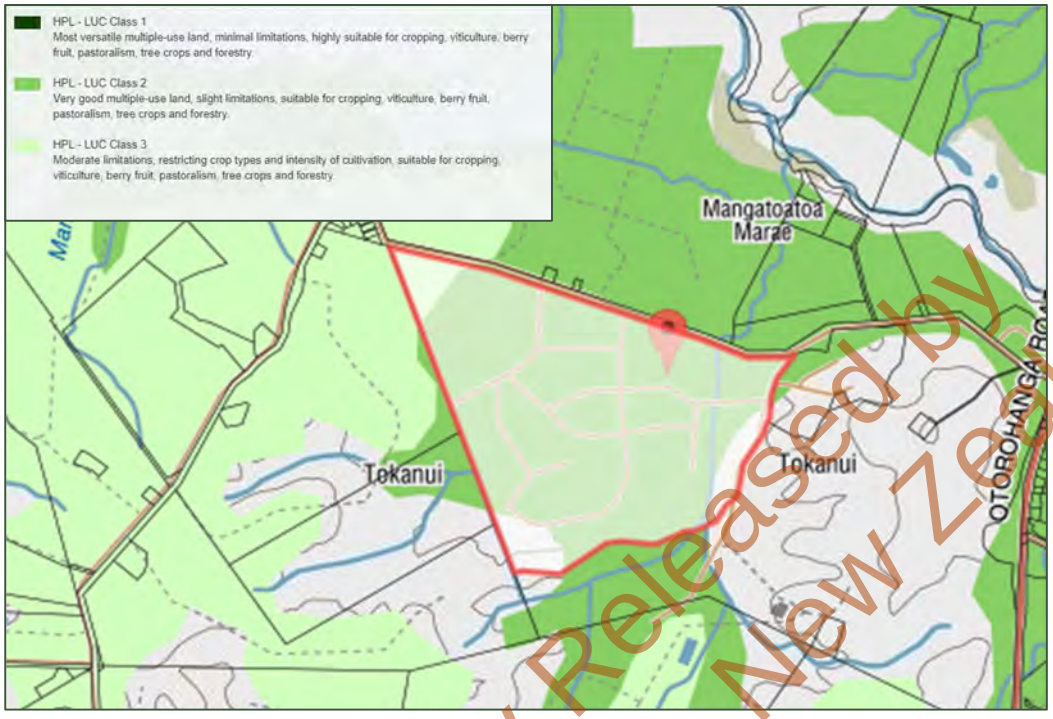


Figure 7: HPL soil classification map (Source: NZLRI)

There are no other District Plan designations, overlays, controls or notations that are relevant to this proposal.

3.2 Surrounding environment

The surrounding environment (see Figure 8) is primarily rural in character, with some residential activities also present. Directly to the north, west and south are large lots in pasture. This includes AgResearch's 'Tokanui Dairy Research Farm' to the south and east. Tokanui hospital cemetery (Section 3A Block X Puniu SD) and a Māori burial reserve (Tokanui 1C Block) are also located on smaller sites carved off from the Dairy Research Farm.

The eastern boundary of the Site partially adjoins a residential village of tenanted houses (managed by LINZ), and a second residential village (also managed by LINZ) is located approximately 700m east of the Site at the corner of Te Mawhai and Otorohanga Roads, both of which are within the same (cancelled) Record of Title as the Site, and zoned Rural. To the west of the Site at the intersection of Cruickshank Road and Te Mawhai Road is another small village with smaller residential allotments (in individual ownerships) zoned Large Lot Residential, being the closest residential zoned area to the site. There are also two smaller rural-residential sites on the northern side of Te Mawhai Road within the Rural zone.

The private Farm Road comes off Te Mawhai Road and runs along the eastern boundary of the Site. It provides access to Croasdale and Symonds Roads serving the eastern village. There is also an easement over the road securing right-of-way for the AgResearch site, the cemetery and Māori burial reserve, and the right to convey electricity and telecommunications for AgResearch.

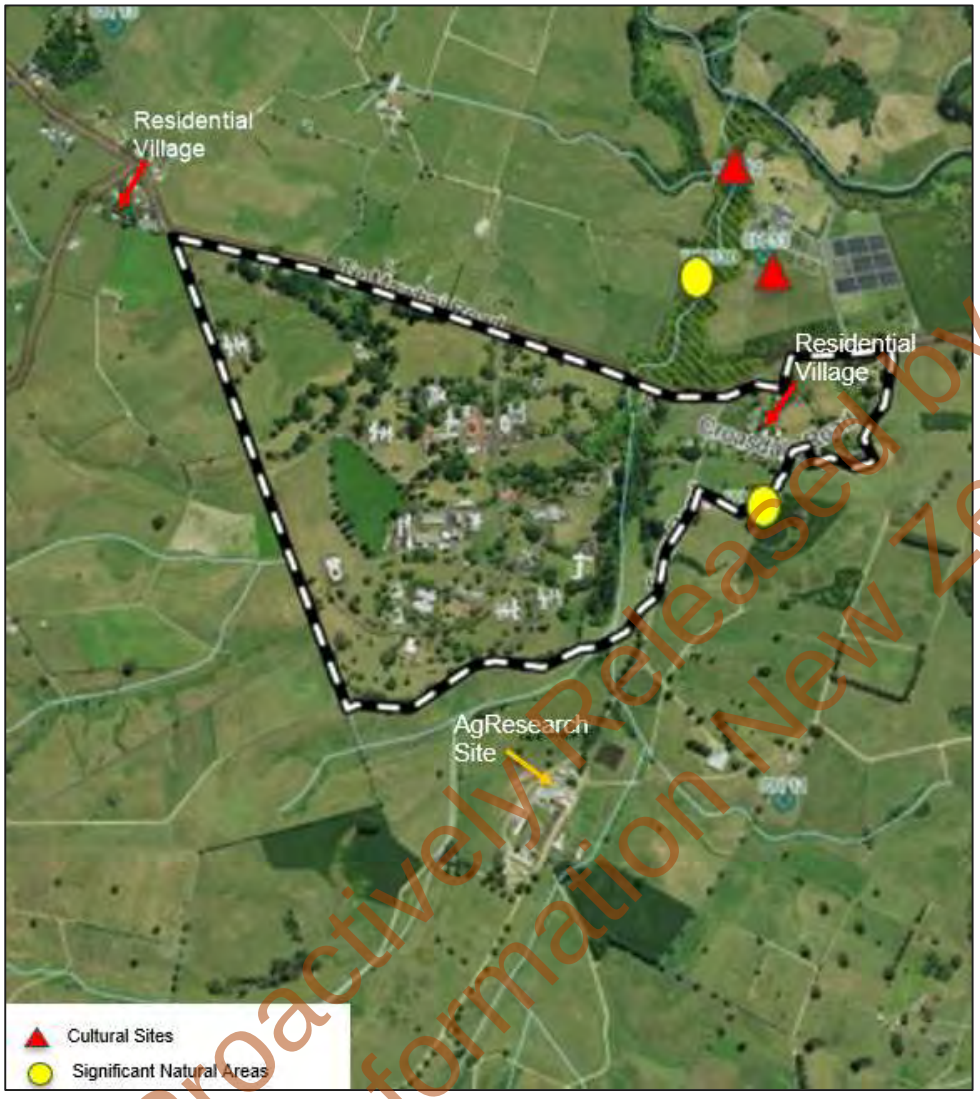


Figure 8: Features in the surrounding environment

Around 500m north-east of the site, located next to the convergence of the Pūniu River and Wharekōrino Stream is Mangatoatoa Marae and Paa accessed via a gravel road from Te Mawhai Road. This site is zoned Marae Development Zone under the Waipā District Plan (Figure 5).

There are several cultural and archaeological sites and significant natural areas located near the Site, which are listed under the Waipā District Plan, including:

- Cultural sites approximately 400m to the north-east of the Site: CH12 (Urupā) and CH33 (Mangatoatoa Pā).
- Archaeological sites along Pūniu River north of the Site: S15/182, 321, 248, 242 and 247 (Pā/Urupā).
- Archaeological site S15/239 (Pā/Urupā) approximately 500m to the east of the site (the Māori burial reserve within the AgResearch site).

- Cultural site CH11 (Urupā) approximately 500m to the south-east of the site (the hospital cemetery site within the AgResearch site).
- A significant natural area, WP333 – Forest patch 250m east of Wharekino Stream Tokanui Township (local significance, unprotected).
- A significant natural area, WP330 – Te Māwhai Road willow wetland, to the north of the Site along the Wharekōrino Stream.

The table below, taken from the Acoustic Assessment (Appendix E), shows the approximate distances between the closest occupied dwellings and the above-ground buildings to be demolished. The closest dwellings are to the north and north-west of the Site.

Table 1: Closest receivers

Receiver	Address	Approximate distance to nearest above ground structure to be removed	Comments
R1	183 Te Mawhai Road	148 m	Single storey dwelling – located on the subject site
R2	187 Te Mawhai Road	166 m	Single storey dwelling – located on the subject site
R3	193 Te Mawhai Road	203 m	Single storey dwelling – located on the subject site
R4	197 Te Mawhai Road	171 m	Single storey dwelling – located on the subject site
R5	203 Te Mawhai Road	153 m	Single storey dwelling – located on the subject site
R6	207 Te Mawhai Road	163 m	Single storey dwelling – located on the subject site
R7	158 Te Mawhai Road	188 m	Single storey dwelling
R8	168 Te Mawhai Road	205 m	Single storey dwelling
R9	178 Te Mawhai Road	198 m	Single storey dwelling
R10	231 Te Mawhai Road	297 m	Single storey dwelling
R11	233 Te Mawhai Road	316 m	Single storey dwelling
R12	25 Cruickshank Road	390 m	Single storey dwelling

Kihikihi is the closest town located approximately 3km away via Te Mawhai Road east and then north along Otorohanga Road (SH3).

4.0 Activity Description

The activity for which CoC is sought is the demolition of above ground buildings and structures at the Site only, as described in further detail in this section. This activity forms Phase 1 of the wider demolition and remediation project.

There are 84 buildings to be demolished, as shown on the site plan in Appendix D and listed in the building schedule in Appendix F. Buildings 75 & 76 may remain as the site office. As previously mentioned, the existing occupied dwellings along Te Mawhai Road that are not part of the hospital site will not be demolished and are outside of the work areas.

The following general sequence of work is proposed:

- Site establishment
- Environmental clean of structures (remove guano and other fauna excrement)
- ACM removals
- Lead based paint removals (building materials to be removed with paint attached)
- Visual clearance inspections
- Soft strip and salvage
- Structural demolition and salvage
- Removal of demolished materials
- Sub floor investigation.

Excavators (ranging from 5-20 tonnes) with bucket attachments and hydraulic breakers are expected to be used to carry out the structural demolition. Section 11.3 of the Demolition Management Plan (DMP), attached as Appendix G, sets out a number of buildings that require more careful demolition due to special characteristics. Specific guidance has been provided in order to facilitate the safe demolition of those structures.

The buildings will be demolished to ground level only, with the foundations being removed as part of the next stage of works, in order to avoid any soil disturbance. The only exception to this is the subfloor investigations, which will involve a minimal amount of soil disturbance to sample for ACM in the foundations (a sample jar per building). The proposal is not considered to entail any earthworks, or have potential for archaeological discovery. No trees are required to be removed as part of the proposed demolition works.

It is estimated that up to 45 tons of ACM and up to 55,000m³ of other demolition waste will be generated. Non-contaminated materials (concrete, bricks and glass) may be crushed onsite to facilitate the reuse of the material. The materials will then be transported offsite for disposal or reused on Site. There will be no burning of materials.

The demolition is expected to take around twelve months to complete. Approximately 33-35 staff will be on site during the demolition phase. Standard hours of work will be 7.30am to 7pm Monday to Saturday.

Demolition management measures

The DMP (Appendix G) covers the full scope of works at the Site i.e. the demolition of vertical building structures, horizontal infrastructure in/on ground, and contaminated land remediation. The vertical building structures demolition is referred to as Phase 1 in the DMP and is the relevant phase for this CoC application.

The DMP will be required to be adhered to by contractors, and the measures within it can be considered as forming part of this application. The DMP will also be updated later to include any additional requirements to comply with eventual resource consent conditions in relation to Phase 2.

The following management measures incorporated within the DMP are relevant to the permitted activity status for this application:

- Section 11.2 contains the methodology for the building removal phase and contains the requirements to keep the Site tidy and remove all demolition materials. For the phased demolition which is the subject of this CoC application, it states that all

demolition waste generated as part of this phase shall be removed, and the building area and immediate surrounds will be made safe and tidy, within one month of each building's demolition. Any damaged grass is to be re-seeded within the same timeframe.

- Section 11.2 also states that any on-site concrete crusher will be located within the centre of the Site in the contractor utility zone marked on 33205/G02, away from neighbouring properties.
- Section 15 sets out measures for removal of ACM and lead based paint contaminated building materials as well as other hazardous and contaminated materials. Section 19.4 also sets out measures to contain contaminated materials while they are in the process of being transported offsite. These measures will ensure that no objectionable odour, fumes or dust from these activities passes beyond the site boundary.
- Section 18.1 also sets out general dust control measures which will ensure that no objectionable dust passes beyond the site boundary.
- Section 18.2 states that the works will be in accordance with the requirements of NZS 6803:1999 'Acoustic – Construction Noise'. Noise generation is further discussed below.
- Section 19 sets out how materials will be managed, including that soil stockpiles will be stabilised as soon as practicable; any land left bare as a result of temporary stockpiling of demolished building materials will be stabilised by mulching/seeding no more than a month after the stockpile was generated; and recyclable materials that are being temporarily stored will be in dedicated covered skip bins or similar. These measures will maintain amenity and ensure that demolished materials are stored tidily before regularly being removed from the site (within a month).

Trip generation

During Phase 1, the following daily trip numbers are anticipated:

- 3 haulage vehicles (truck and trailer units) doing 3 trips each per day to the disposal location and back to site (total of 18 heavy vehicle movements per day);
- 3 minivans to transport staff doing one trip each per day to site and back;
- 3 utes for site management.

With the heavy haulage vehicle movements equating to 10 vehicles under the Waipā planning framework, the 18 trips equates to 180 vehicles per day. Including staff and site management, Phase 1 will comply with the maximum 250 vehicles per day permitted under the Waipā District Plan.

Phase 1 may overlap with the start of Phase 2, at which point the vehicles per day would further increase. Phase 2 onwards will be subject to the future resource consent applications which will include the preparation of an Integrated Transport Assessment.

Noise generation

An acoustic assessment has been undertaken by SLR Consulting NZ (Appendix E) to predict the amount of noise generated by the proposal. The report states that the noisiest activity in the demolition process will be breaking up of building structures and concrete with a hydraulic breaker bit. Without any acoustic mitigation measures, this activity is expected to generate 90

dB L_{Aeq} at 10m away and comply with a 70 dB L_{Aeq} noise level at approximately a 145m distance from where that activity is taking place. The building waste crusher plant located centrally in the site would also generate a similar level of noise.

Other demolition activities, including general excavator operations, breaking material into smaller pieces, loading dump trucks and dump truck movements are expected to generate up to between 70-75 dB L_{Aeq} at source and will comply with a 70 dB L_{Aeq} noise level at a 15-25m setback distance.

The acoustic assessment finds that the demolition works will comply with NZS 6803:1999 without any acoustic mitigation measures required between normal construction hours of 7.30am to 6pm Monday to Saturday. In accordance with that report, the DMP (Section 18.2) sets out that works shall be undertaken between 7.30am to 7pm Monday to Saturday, but the operating hours of noisy activities will be restricted to not occur after 6pm on working days.

Future works

Future remediation works (Phases 2 and 3) do not form part of this proposal and will not commence until resource consent is granted. The expected future works are summarised below for information purposes:

- The majority of existing 'horizontal infrastructure' on the site will be removed, including roading, paving, waters reticulation, underground heating, power and telecommunications. Some of the main and minor roads will be retained and repurposed as farm tracks.
- In ground reticulated infrastructure will be removed to 800mm depth below ground level (bgl), except for manholes, which will be removed to 1000mm bgl.
- The remaining foundations of the demolished buildings will be removed.
- The soil identified as contaminated in excess of standards will be remediated. This will primarily be around buildings with lead and asbestos containing materials, with some remediation at other hotspots.

5.0 Permitted Activity Assessment

An assessment of the proposal against the relevant statutory documents has been undertaken as follows:

5.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

The piece of land subject to this application is covered by Regulation 5(7) of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS), as an activity described in the HAIL has been undertaken on it (described in section 3.1 above). This proposal involves sampling of soil, therefore the NES-CS applies.

The sampling will comply with all of the requirements of Regulation 8(2) therefore it has a permitted activity status. Only minimal samples will be removed from the Site for laboratory analysis. The DMP (Section 15) contains controls to minimise the exposure of humans to mobilised contaminants.

The proposal does not involve any of the other activities listed in Regulation 5(2) to (6) of the NES-CS:

- No fuel storage system will be removed or replaced as part of the demolition works;

- No soil disturbance is involved in the demolition of buildings to ground level;
- No subdivision is occurring; and
- This phase of works does not involve a change in use of the piece of land.

Therefore, as per Regulations 5 and 8, the sampling component of the proposal is permitted and the NES-CS does not apply to the remainder of the proposal. The appropriate NES-CS consents will be applied for at a later date for the wider remediation works.

5.2 Waipā District Plan

It is assessed that proposed activity, demolition of buildings under Phase 1, does not require a resource consent under the Waipā District Plan. The relevant provisions are listed and assessed in Table 2 below.

Table 2: Waipā District Plan assessment

Waipā District Plan Provision	Assessment
Rural Zone Activity Status Table **Rule 4.4.1.1(j)** – Lists the demolition and removal of buildings as a Permitted Activity (except those listed in Appendix N1 - Heritage Items*)	Permitted activity. None of the buildings on the Site are listed in Appendix N1 as Heritage Items.
Rural Zone Construction Noise Rule 4.4.2.19 – requires construction noise to meet the limits in NZS 6803:1999 Acoustics – Construction Noise.	Permitted activity. Compliance with the construction noise limits has been confirmed in the Acoustic Assessment (Appendix E). The noise levels during the works will achieve compliance with the relevant noise limits stipulated by NZS 6803:1999, when noisy works are limited to normal construction hours (7:30 am to 6:00 pm). The DMP (Section 18.2) confirms these construction hours will be adhered to for noisy works (e.g. hydraulic breaker and concrete crusher).
Transportation Rule 16.4.1.1(d)/16.4.2.22 – requires activities generating 250+ vehicles per day (vpd) to obtain consent and prepare an Integrated Transportation Assessment.	Permitted activity. As set out in section 4.0 of this report there will be less than 250 vehicles per day associated with the demolition activities.
Health and General Amenity Rule 20.4.2.1 – requires that activities do not produce objectionable odour, smoke, fumes or dust at or beyond the site boundary.	Permitted activity. Implementation of the DMP will manage potential effects on amenity so that they will not be objectionable at the site boundary, as set out in section 4.0 of this report.
Health and General Amenity Rule 20.4.2.5 – requires that the material from demolished buildings be removed and sites landscaped to the satisfaction of Council within one month of demolition.	Permitted activity. The DMP (Section 11.2) requires that for the phased demolition which is the subject of this CoC application, all demolition waste generated as part of this phase shall be removed, and the building area and immediate

Waipā District Plan Provision	Assessment
	surrounds will be made safe and tidy, within one month of each building's demolition. Therefore all the relevant material for the above ground part of each building that is being demolished will be removed. The final landscaping proposed for the Site (i.e. Site being re-grassed to enable rural use) will not be able to occur at the time of above ground demolition, because foundations will still need to be removed and contaminated land managed (an aspect which is not able to form part of a CoC application and will need to occur later). However, as the above ground demolition will not involve any ground (or below ground) disturbance, no reinstatement landscaping is considered to be required in relation to this stage except to re-grass any areas damaged by the demolition machinery or temporary stockpiling. Sections 11.2 and 19.3 of the DMP require that such areas are mulched/re-seeded within one month of the demolition of each building, complying with the landscaping requirement.

Note: Proposal does not include any activity defined as 'earthworks' or any vegetation removal, therefore Sections 24 and 26 of the Plan are not applicable.

LINZ has commissioned further bat monitoring and a Bat Management Plan to be implemented both during the demolition of buildings and the next stage of works, to mitigate any effects on long-tailed bats within the buildings. It is noted that this is not a requirement in order for the demolition to be a permitted activity.

5.3 Other resource consent requirements

It is assessed that no regional consent is required for the Phase 1 above ground building and structure demolition works.

For information, the following consents/permissions have been assessed as potentially required for the next phase of the demolition and remediation project:

Waipā District Plan:

- Earthworks exceeding volume standard and in proximity to waterbodies.
- Vehicle movements in excess of permitted standards.

Waikato Regional Plan:

- Diversion of water associated with replacement/removal of pipes.
- Management plans will also be required to demonstrate compliance with various permitted standards.

National Environmental Standards for Contaminated Soil:

- Disturbance and remediation of contaminated soil and land use change to rural residential.

National Environmental Standards for Freshwater:

- Earthworks within 10m of a natural inland wetland.
- Any change to hydrological function of wetlands is yet to be determined.

Archaeological authority from Heritage New Zealand Pouhere Taonga.

5.4 Conclusion – Permitted Activity

As outlined above, the demolition of buildings under Phase 1 has a permitted activity status under the NES-CS and the Waipā District Plan.

6.0 Conclusion

This CoC application provides a description of the proposed demolition of above ground buildings and structures at the former Tokanui Hospital site and assesses that the activity can be undertaken lawfully at the described location without a resource consent.

Pursuant to Section 139 of the Resource Management Act 1991, LINZ requests that a CoC be issued to confirm the permitted activity status.

Appendix A Application Form

Certificate of Compliance Application

Former Tokanui Hospital Site Building Demolition (Phase 1 of Demolition and Remediation Project)

Toitū Te Whenua Land Information New Zealand

SLR Project No.: 880.V11547.00001

23 May 2024

SLR

FORM 9

Resource Consent Application Form

Section 88 of the Resource Management Act 1991 (RMA). This form provides us with your contact information and details about your proposal. Please print clearly and complete all sections.

Note to Applicant:

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

To: Name of Council that is the consent authority for this application: Waipā District Council

Type of resource consent being applied for:

☑ Land use ☐ Subdivision ☐ Combined land use and subdivision

Activity Status

Permitted

☐ Controlled ☐ Restricted Discretionary ☐ Discretionary ☐ Non-complying ☐ I don't know

Fast Track Resource Consent

The Resource Management Act 1991 provides for land use activities that have a controlled activity status to be fast tracked through the resource consent process and processed within 10 working days of the application being lodged with Council. Your consent may be fast tracked if you tick 'yes' to the first two questions below.

1. Is this application for a controlled activity (land use consent only)? ☐ Yes ☑ No

2. Have you provided an electronic address for this service? ☑ Yes ☐ No

If you wish to opt out of the fast track process, tick here: ☐

Applicant Name

Please provide the full name of the persons, company, society or trust applying for this resource consent. If the applicant is a trust, please provide the full name/s of all trustees of that trust.

Name: Toitū Te Whenua Land Information New Zealand

V1 | 01/04/20

Applicant Contact Details

Postal Address:	112 Tuam Street, Private Bag 4721, Christchurch		
Post code:	8140	Email:	bdaly@linz.govt.nz
Phone:	027 264 6885	Mobile:	

Agent Contact Details

If you have an agent or other person acting on your behalf, please complete the details below.

Agent:	SLR Consulting New Zealand		
Contact:	Emily Buckingham		
Postal Address:	Level 2, 214 Collingwood Street		
Post code:	3204	Email:	emily.buckingham@slrconsulting.com
Phone:		Mobile:	+64 211 451 296

Location of Proposal

Please complete with as much detail as you can, so the site for your proposal is clearly identifiable. Include details such as unit number, street number, street name and town.

Property address:

149 Te Mawhai Road, Tokanui

Legal description:

Section 1 SO 44852

V1 | 01/04/20

Owner/Occupier of Site

Landowner's full name, phone number and address:

OR

☑ Same as applicant details

Occupiers full name, phone number and address:

OR

☑ Same as applicant details

Description of Proposal

Please provide a brief description of the proposal and the reasons why resource consent is required ie which rules in the district plan are infringed. If the space provided is insufficient, please attach additional pages.

Application for a Certificate of Compliance to demolish 84 above ground buildings and structures at the former Tokanui Hospital Site as Stage One of remediating the site.

The proposal has a permitted activity status under the NES-CS and the Waipā District Plan. As such it is assessed that the activity can be undertaken at the subject property without a resource consent.

Further information on the proposal has been provided in the Certificate of Compliance Report submitted with this proposal.

Other Consents

Please let us know of any other consents that you have applied for or know that you need to apply for related to this application. This includes any resource consents that may be required from a regional council under a regional plan.

☑ Other resource consents	Resource consent no. (if known)	N/A - Future consent required for Stage Two, for earthworks, contaminated land and vehicle movements
☐ Building consent	Building consent no. (if known)	
☑ Regional plan consent	Type of regional consent: *e.g. water discharge permit,* *water intake permit*	N/A - Future consent required for Stage Two, for works in proximity to waterbodies and wetlands

National Environmental Standards (NES)*

Please let us know if you require consent under a National Environmental Standard. National Environmental Standards are regulatory documents that contain standards pertaining to certain matters eg management of contaminated land, telecommunications.

Is consent required under a NES? ☐ Yes ☑ No ☐ I don't know

Tick the following applicable NES:

- ☐ NES for Air Quality
- ☐ NES for Drinking Water
- ☐ NES for Telecommunication Services
- ☐ NES for Electricity Transmission Services
- ☐ NES for Assessing and Managing Contaminants in Soil to Protect Human Health
- ☐ NES for Plantation Forestry
- ☐ Other

* For further information about National Environmental Standards, their requirements and forms please refer to any other sheets provided with these application forms.

Assessment of Proposal

Please attach an assessment of your proposal's effects on the environment, an assessment against the relevant matters of Part 2 of the RMA and any relevant provisions of NES, regulations, national policy statement, regional policy statement, regional plan and district plan.

The relevant matters are addressed in the Certificate of Compliance Report submitted with this proposal.

Pre-application Information

We recommend that you have a pre-application discussion about your proposal with a Council planner.

Have you had a pre-application meeting with a Council planner? ☑ Yes ☐ No

Have you had any other conversations with any other Council staff? ☑ Yes ☐ No

Date of meeting: 1/05/2024

Please provide the names of Council staff you have spoken with:

Hayley Thomas, Quentin Budd, Eva Cucvarova, Vandana Venkateshappa, Robin Walker, Karl Tutty

If notes of the meeting or other conversations were provided to you, please attach copies.

Have you attached any minutes/notes from the meeting? ☑ Yes ☐ No

Notification

The Resource Management Act 1991 allows applications to be notified for public submissions on request of the applicant.

Are you requesting that your application be publicly notified? ☐ Yes ☑ No

If you selected 'yes' to the above question, please attach a short summary outlining the details of your application.

Have you attached a summary? ☐ Yes ☑ No

Site Visit Requirements

☑ As landowner and with the consent of any occupiers or lessee, I am aware that Council staff or authorised consultants may visit the site which is the subject of this application, for the purposes of assessing this application, and agree to a site visit.

OR

☐ If the applicant is not the owner, I understand that Council staff or authorised consultants may visit the site, which is the subject of this application, for the purposes of assessing this application, and agree to a site visit.

Is there a locked gate or security system restricting access by Council staff?	☑ Yes	☐ No
Are there any dogs on the property?	☐ Yes	☑ No
Are there any hazards that may place a visitor at risk?	☑ Yes	☐ No

Provide details of any entry restrictions that Council staff should be aware of e.g. health and safety, organic farm etc.

Hazards present relating to dilapidated buildings, asbestos containing material, lead based paint, guano.
24/7 security and locked gate.
Please contact Bryan Daly, LINZ to organise site visit with 48 hours notice.

Draft Conditions

When a consent is granted, Council can include conditions to manage any adverse effects.

Do you wish to see draft conditions prior to Council making a decision on the application?	☐ Yes	☐ No - N/A

☐ By ticking this box, I understand that the opportunity to review the draft conditions is an act of good faith by the Council intended to assist with identifying errors before consent is granted. I further understand that Council has the right to continue processing the application if too much time is taken in the review of draft conditions. By requesting draft conditions I agree to an extension of time under section 37 of the RMA.

Signature of the applicant(s)

Please read the information below before signing the application form.

Payment of fees and charges

You must pay the charges payable to Council for this application under the RMA. Please refer to Council's Fees and Charges on its website.

By submitting this application to Council, you agree to pay the charges set out in Council's Fees and Charges relevant to the application.

Privacy information

Council requires the information you have provided on this form to process your application under the RMA. Council will hold and store the information on a pubic register. The details may also be made available to the public on the Council's website. If you would like to request access to, or correction of any details, please contact the Council.

Information checklist

The information checklist provided with this form sets out the full set of information that Council requires for your application to be considered complete. Your application may be returned as incomplete if you do not provide adequate information. Your completed application should be submitted to Council with any supplementary forms and/or guidance as provided by Council.

Correspondence and Invoices

Please let us know where to send any correspondence and invoices. Where possible any correspondence will be sent by email.

All correspondence excluding invoices sent to: ☐ Applicant or ☑ Agent

All invoices sent to: ☑ Applicant or ☑ Agent

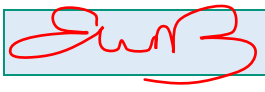
Confirmation by the applicant

☐ I/we confirm that I/we have read and understood the information and will comply with our obligations as set out above. *A signature is not required if you submit this form electronically.*

Applicant name:	Toitū Te Whenua Land information New Zealand	Signature:	Bryan Daly	Date:	23/5/24
Applicant name:		Signature:		Date:	
Applicant name:		Signature:		Date:	

Confirmation by the agent authorised to sign on behalf of the applicant

As authorised agent for the applicant, I confirm that I have read and understood the above information and confirm that I have fully informed the applicant of their obligations in connection with this application, including for fees and other charges, and that I have the applicant's authority to sign this application on their behalf. (*A signature is not required if you submit this form electronically.)*

Agent's full name:	Emily Buckingham	Signature:		Date:	23/5/24

Information Checklist for Resource Consent Application

All applications must include the following information:

☑ A description of the activity

☑ A description of the site where the activity will occur

☑ The full name and address of each owner or occupier of the site

☑ A description of any other activities that are part of the proposal to which this application relates

☑ A description of any other resource consent required for the proposal to which the application relates

☑ An assessment of the proposed activity's effects on the environment

☐ An assessment of the activity against Part 2 of the Resource Management Act 1991. This will need to address section 5 'Purpose', section 6 'Matters of national importance', section 7 'Other matters' and section 8 "Treaty of Waitangi'

☑ An assessment of the activity against any relevant objectives, policies or rules in the district plan

☐ An assessment of the activity against any relevant requirements, condition or permissions in any rules in a document listed in section 104(1)(b) of the RMA

☑ Record of title(s) for the subject site

This must be less than 3 months old. Please attach the title(s) and any consent notices, covenants, easements attached to the title(s)

☑ Site plan or scheme plan

Please provide at an appropriate scale (for example 1:100) showing the location of the building or activity in relation to all site boundaries. The site plan should include the following where relevant:

- North point
- Title or Reference No.
- Scale
- Date the plans were drawn
- Topographical information
- Natural features, including protected trees, indigenous vegetation, water courses
- Archaeological and/or cultural/heritage sites
- Record of Title boundaries/location of fence positions relative to boundaries
- Accessways and road frontages, including proposed crossing places/right of ways
- Onsite manoeuvring and existing and proposed car parking spaces
- Legal and physical roads
- Existing buildings
- Existing wells and/or effluent disposal systems
- Buildings on adjacent sites
- Layout and location of proposed buildings and activities in relation to legal site boundaries
- Earthworks design and contours/areas of excavation
- Landscaping
- Site coverage calculation
- Details of any signage (sign design, dimensions and location on buildings)
- Areas subject to hazards e.g. unstable slopes, areas of flooding, peat soils or fill
- Areas of potential or confirmed contamination

☐ Elevation plans

Please provide at an appropriate scale (for example 1:50, 1:100 or 1:200) and show all structures to be constructed or altered, showing the relationship and appearance of proposed buildings.

☐ Floor plans of proposed building or buildings to be used for the activity

Please clearly show the use of each area/buildings

☐ Engineering design plans for any water, wastewater and stormwater works

(Only concept engineering plans are required at this stage.)

☑ An assessment of the activity against any relevant provisions of a:

- National Environmental Standard
- National Policy Statement
- Regional Policy Statement
- Regional Plan

☑ A description of any part of the activity that is permitted under the district plan

☑ If a permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates it complies with the relevant requirements and conditions for that permitted activity (so that resource consent not required for that activity).

☐ An assessment of effects (AEE) of the activity

An AEE is an essential part of your application. If an AEE is not provided Council is unlikely to accept your application. The AEE should discuss all the actual and potential effects of your proposed activity on the environment. Schedule 4 of the RMA outlines all of the matters that must be addressed in your AEE. The amount of detail provided must reflect the scale and significance of the effects that the activity may have on the environment. For example, if there are major effects arising from the proposal, a detailed analysis and discussion of these effects must be included in the AEE. It may require the provision of information from specific experts (eg a traffic engineer). If the effects of the proposal are minor, then a less detailed AEE can be submitted. (*The Council has information available to assist you to prepare the AEE – please contact us if you have any questions.)*

All applications for subdivision consent must also include the following information:

☐ The position of all new boundaries

☐ A north arrow and the scale (1:2000)

☐ All proposed and existing easements (including private easements)

☐ Any amalgamations

☐ Stages (if proposed)

☐ Dimensions and sizes of existing and proposed new lots

☐ Legal and physical roads, accessways and rights of way including grades (if applicable)

☐ All existing buildings and structures, their distance to existing and proposed boundaries and the position of any eaves in relation to rights of way/accessways

☐ The areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan

☐ The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips

☐ The locations and areas of any existing esplanade reserves, esplanade strips, and access strips

☐ The locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A

☐ The locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A)

☐ The locations and areas of land to be set aside as new roads

Other useful information

The following examples of information are not compulsory, but they will be useful in helping Council make an informed decision about your application. Submitting this information *if it is relevant to your proposal* may save time and costs further down the track.

☑ Locality plan or aerial photo

Please provide at an appropriate scale (for example 1:500). Please indicate the location of the site in relation to roads and other landmarks. Show the street number of the subject site and those of adjoining sites.

☐ Volume of any earthworks

This must include area and volume of soil removed/imported and depth of cut/fill

☑ Details of Hazardous Activities and Industries (HAIL) List activity

If you are unsure whether your site is on the HAIL list please contact Council for assistance

☐ Any written approvals including details of those sought but not obtained

Please include any signed written approval forms and signed plans if acquired.

☑ Specialist reports to support your application

This may include traffic impact studies, landscape and planting plans, acoustic design certificates etc.

☐ Details and outcome of any consultation undertaken with adjacent land owners and occupiers, and relevant bodies. For example, the Regional Council, Heritage New Zealand Pouhere Taonga, Transpower, KiwiRail, NZTA, Department of Conservation etc.

☑ Details of any consultation undertaken with iwi

If you are unsure whether your proposal may affect matters of interest to iwi, or who the relevant iwi groups might be, please discuss this with Council prior to lodging your application

☐ Any other information arising from specific district plan provisions

Other information to include in an application for subdivision consent if it is relevant to your proposal

Proposal details

☐ Site coverage calculations

☐ Existing and proposed crossing places and sight distances and separation distances between crossing places

☐ Building platforms for all allotments including shape factors

☐ Onsite manoeuvring and existing and proposed vehicle parking spaces (where required)

Network utility operations

☐ Existing high voltage electricity lines and gas lines

☐ Location of existing and proposed service connections (including connections to reticulated services) and/or systems ie water, wastewater, stormwater and any easements

☐ Onsite effluent treatment and disposal areas and fields

Natural features

☐ Significant trees, bush stands, protected trees (including their extent of their dripline), covenanted areas or other features

☐ Water bodies

Heritage

☑ Archaeological and/or cultural heritage sites

Hazards

☐ Areas of likely or confirmed contamination

- ☐ Areas subject to land hazards e.g. unstoppable slopes, areas of flooding, peat soils, fill
- ☐ Details of proposed stormwater management appropriate to the scale and nature of the subdivision
- ☐ Pipework and onsite stormwater systems
- ☐ Open drains (including ownership)
- ☐ Effect of subdivision and end use on existing overland flow paths
- ☐ Contours showing existing and finished ground level (levels to the relevant datum) at 0.5m intervals within the subdivision, and at 2 metre intervals on adjoining properties (to enable effects on those properties to be assessed). A separate plan may be needed to show these details.
- ☐ Areas of proposed or existing fill or excavation
- ☐ Any proposed retaining walls or embankments (note if retaining wall over 1m is proposed, a typical cross section is required.)
- ☐ In urban areas, details of the percentage of proposed and existing impermeable and permeable areas
- ☐ Natural hazards, e.g. unstable slopes, areas of flooding, ponding, peat soils
- ☐ Elevations (to scale) of buildings which are affected by the location of new boundaries (e.g. where height in relation to boundary rules apply)

Appendix B Pre-Application Meeting Notes

Certificate of Compliance Application

Former Tokanui Hospital Site Building Demolition (Phase 1 of Demolition and Remediation Project)

Toitū Te Whenua Land Information New Zealand

SLR Project No.: 880.V11547.00001

23 May 2024

SLR

Pre-Application Meeting Notes

Application ref:	PG/0034/24
Applicant:	Toitū Te Whenua Land Information New Zealand – Kim Wepasnick and Brian Daly
Agent:	SLR Consulting – Emily Buckingham and Christina Walker Hail Environmental – David Bull
Council Staff:	Quentin Budd – Consents Team Leader Hayley Thomas – Project Planner Eva Cucvaroa – Senior Engineer Growth Vandana Venkateshappa - Senior Development Engineer Robin Walker – Waters Strategic Lead Karl Tutty – Manager Compliance
Meeting time and date:	10.00am Wednesday 1 May 2024
Site address:	149 Te Mawhai Road, Tokanui
Legal Description:	Section 1 SO 44852
Zone:	Rural
Policy Overlays:	Nil

The Site

Located on the southern side of Te Mawhai Road, approx. 4.3km south of Te Awamutu and 2.7km south of Kihikihi, and west of State Highway 3, is the former Tokanui Hospital Site. Located on approx. 80ha, the site includes 84 buildings/structures, a swimming pool, eight substations, substantial underground services, a closed landfill and substantial roading infrastructure. The buildings former uses include wards, dentist, pharmacy, workshops, a laundry, kitchen, fuel station and boiler house. The hospital activity closed in 1998 and has remained unoccupied. Along the northern boundary are seven dwellings which are occupied. The eastern parcel boundary

To the east of the site is Croasdale Road and Symonds Road which contain residential dwellings. The parcel of land these properties occupy are part of the wider Tokanui site but not part of the proposed activity. To the northeast of the site is Mangatoatoa Marae, and to the west of the site is an area of Large Lot Residential Zoned properties.

Under the Waipā District Plan, the site is within the Rural Zone and not subject to any policy overlay areas. It is noted the adjacent eastern property is subject to the 'Tokanui Dairy Research Centre', 'Tokanui Dairy Research Core Campus Area', a Significant Natural Area (WP333), an

Archaeological Site (239/S15), and a Cultural Site (CH11 – Urupā). To the north of the site is also the Puniu River and another Significant Natural Area (WP330).

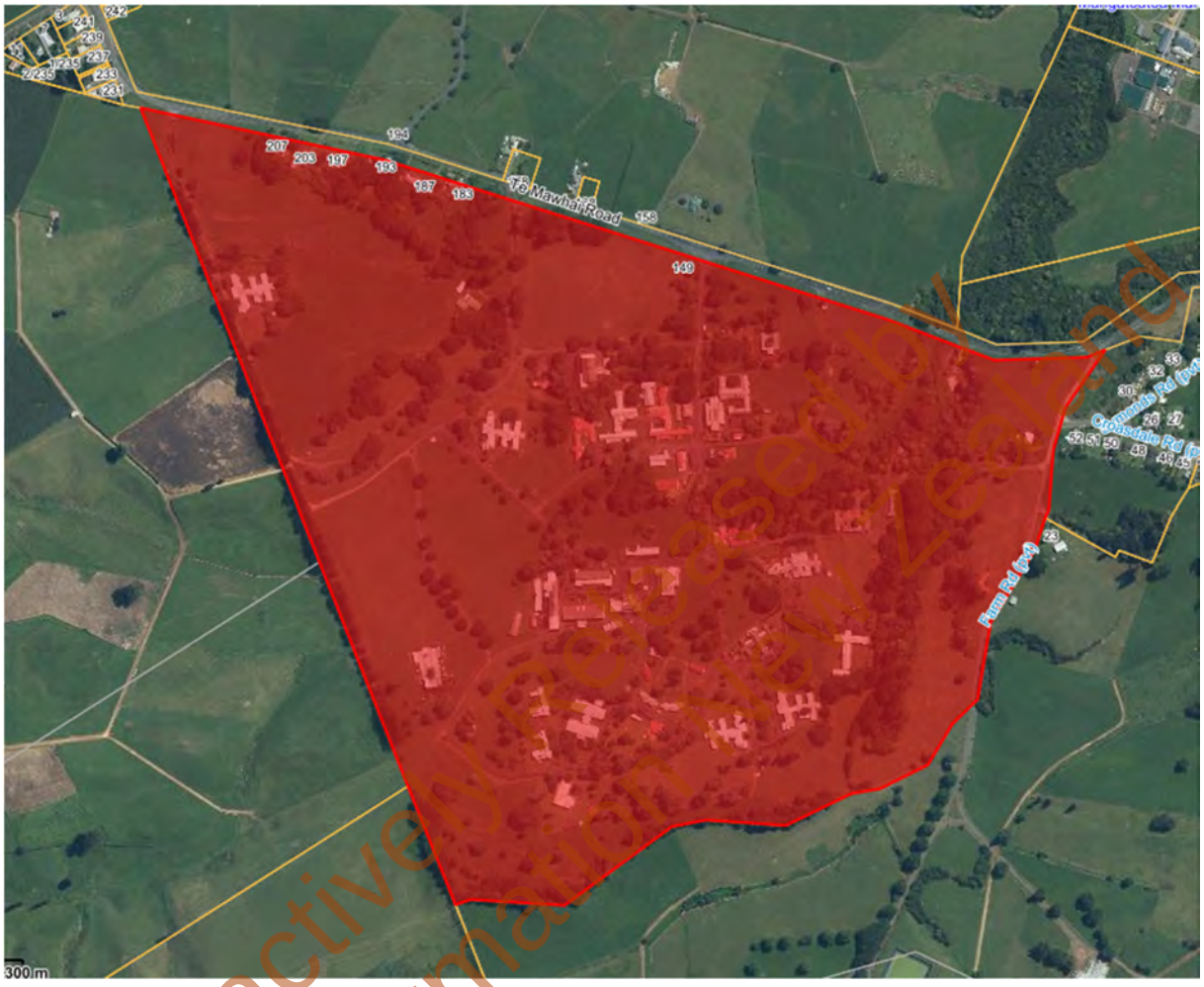


Figure 1: Aerial photograph of site

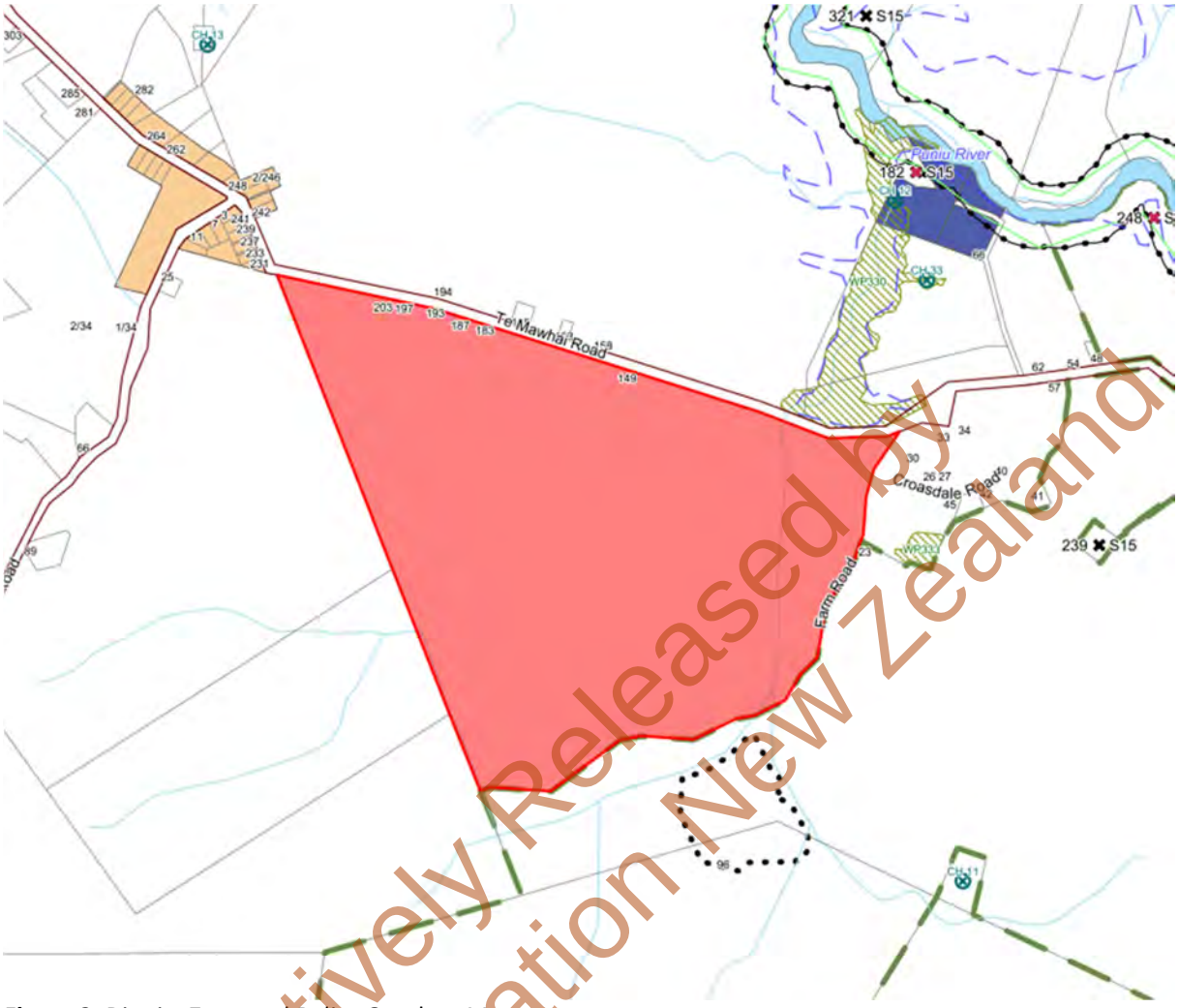


Figure 2: District Zone and Policy Overlays Map

Proposal

SLR Consulting provided an information pack prior to the meeting which outlined the following background to the proposal:

> ***"Site history***
>
> *The Site is part of 1,194ha of Māori land taken under the Public Works Act in 1910 for the Tokanui Hospital. This was by far the largest public works taking in the Maniapoto rōhe and was strongly opposed by Maniapoto. The Crown has acknowledged that acquisition of the land was a Treaty breach. The hospital opened in 1912 and closed in 1998 and the Site was transferred into the Treaty Settlements Landbank to be used as redress to settle historical claims in 1999. The site is currently managed by LINZ after it was transferred from the Ministry of Justice in 2016.*
>
> ***Maniapoto Deed of Settlement***
>
> *The Site is a deferred selection property under the Maniapoto Treaty of Waitangi Deed of Settlement (the Deed). The Deed was signed by Maniapoto and the Minister of Treaty of*

Waitangi Negotiations and became effective on 11 November 2021. The Deed (Part 9 of the Property Redress Schedule) requires the Crown to demolish buildings and infrastructure and remediate soil contamination to agreed standards before offering the Site to Te Nehenehenui Trust (TNN, the Maniapoto Post Settlement Governance Entity) for purchase. The Maniapoto Settlement Claims Act 2022 enshrines this Deed in law.

LINZ is responsible for demolition and remediation of the Site in accordance with the Deed on the Crown's behalf. The specific terms in the Property Redress Schedule that LINZ is obliged to meet include:

- *apply for all necessary resource consents for the demolition and remediation works on the Site and existing and/or new disposal sites within two years of the Settlement Date (28 November 2024) and complete the demolition and remediation works within seven years of consent being granted;*
- *remove all vertical building structures from the Site;*
- *remove horizontal infrastructure to a determined extent;*
- *remediate the soil in accordance with remediation standards, being 85% of total land area to the rural residential standard, and a contiguous area not exceeding 15% of total land area to the managed remediation standard; and*
- *leave the land free of building debris and stabilise it by grassing.*

The Deed also acknowledges the presence of existing waste disposal sites on the Site, and states that the Crown is to maintain valid land use resource consents for those disposal sites at all times.

Once demolition and remediation are completed by LINZ, the Site will be offered to TNN for purchase as a two-year deferred selection property. TNN will then choose whether to purchase the land.

Proposed Activities

- *Demolition and removal of 84 buildings (Phase 1)*
- *Removal of the majority of existing 'horizontal infrastructure' on the Site, including roading, paving, waters reticulation, underground heating, power and telecommunications (Phase 2)*
  - *Some of the main and minor roads will be retained and repurposed as farm tracks.*
  - *In ground reticulated infrastructure removed to 800mm depth below ground level (bgl), except for manholes, which will be removed to 1000mm bgl.*
  - *Removal of redundant road crossing and culvert blocking Wharekōrino Stream.*
- *Remediation and/or management of contaminated soil in excess of standards* (Phase 2).
  - *Primarily around buildings with lead and asbestos containing materials, with some remediation at other hotspots.*
  - *Remedial options still being assessed in consultation with iwi – may include soil blending, designating an area for recreational use, contaminated soil*

containment in an onsite cell, disposal in existing onsite landfill areas, disposal to offsite landfill."

In terms of the anticipated applications with Waipa District Council, SLR Consulting have identified the following:

"Waipā District Plan

- *Certificate of Compliance for the demolition of buildings to ground level (Phase 1)*
- *Earthworks exceeding volume standard and in proximity to waterbodies (Phase 2).*
- *Vehicle movements in excess of permitted standards (Phase 2).*

National Environmental Standards for Contaminated Soil

- *Disturbance and remediation of contaminated soil (Phase 2)."*

At the meeting, it was also noted that the closed landfill is located between Farm Road and the Wharekōrino Stream. It was noted the extent of the landfill is larger than originally thought. A culver is proposed to be removed which currently crosses the stream.

In terms of works on site it is proposed to demolish all 84 buildings which are all single storey timber structures and excavate to a depth of approx. 800mm for most of the infrastructure removal, with depths of up to 1200mm where manholes are located. An exception to these depths is one area which will be 3m deep due to the depth and topography surrounding one of the concrete steam ducts. Approximately 13ha or roading is to be removed, and over 30km of pipelines/infrastructure. Following building and infrastructure removal, the site will be grassed with some roading areas returned to a farm track status.

Regarding the contaminated soils component of the activity, both a Preliminary and Detailed Site Investigations have been undertaken, with over 1,000 samples taken from the site. Mr Bull acknowledged that the actual extent of contamination was found to be less than anticipated given within the site there was a petrol station, wastewater treatment plant, laundry/dry cleaning facilities etc. There were anticipated to be 20 different classes of HAIL activities. In summary the contaminated areas are limited to building halos in which asbestos and lead were found with approximately a quarter of the buildings containing lead paint, and a number including exposed asbestos on the exteriors. In terms of the remediation of the contaminated soils, Mr Bull has established site specific remediation criteria. At this stage the remediation method is still to be confirmed.

The Applicant Team noted there is concern the site may include an unknown burial site. While this site remains unknown, archaeologists have been engaged and are working with the Team.

Investigations are also being undertaken within the buildings to understand if any are being used by bats.

Refer to Figures 3 to 9.

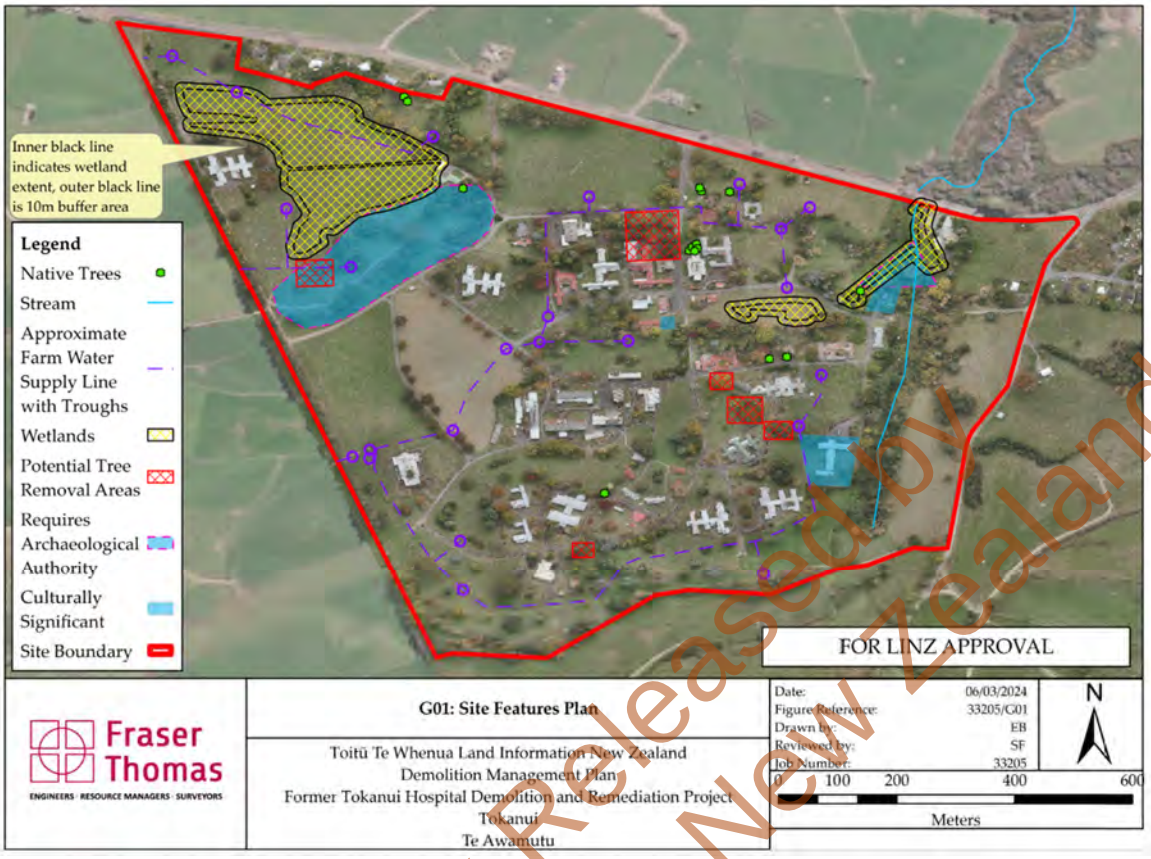


Figure 3: Site Features Plan

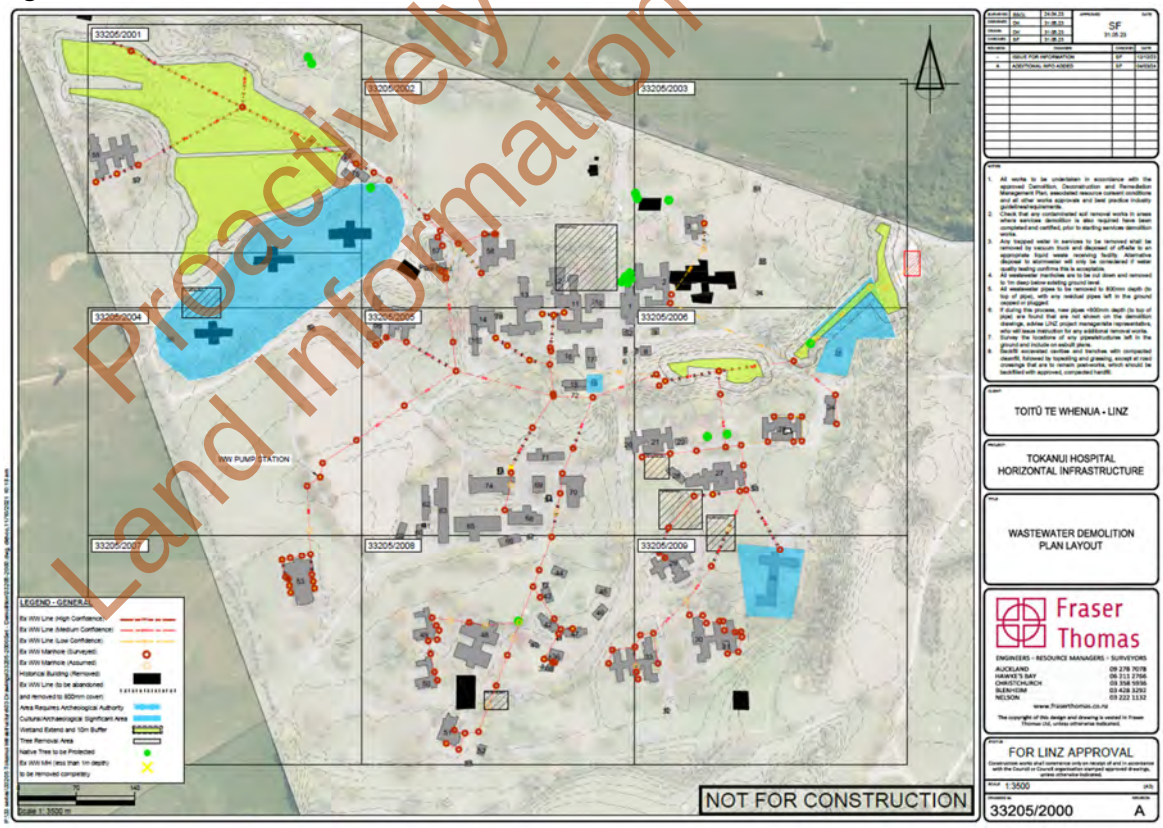


Figure 4: Wastewater Demolition Plan Layout

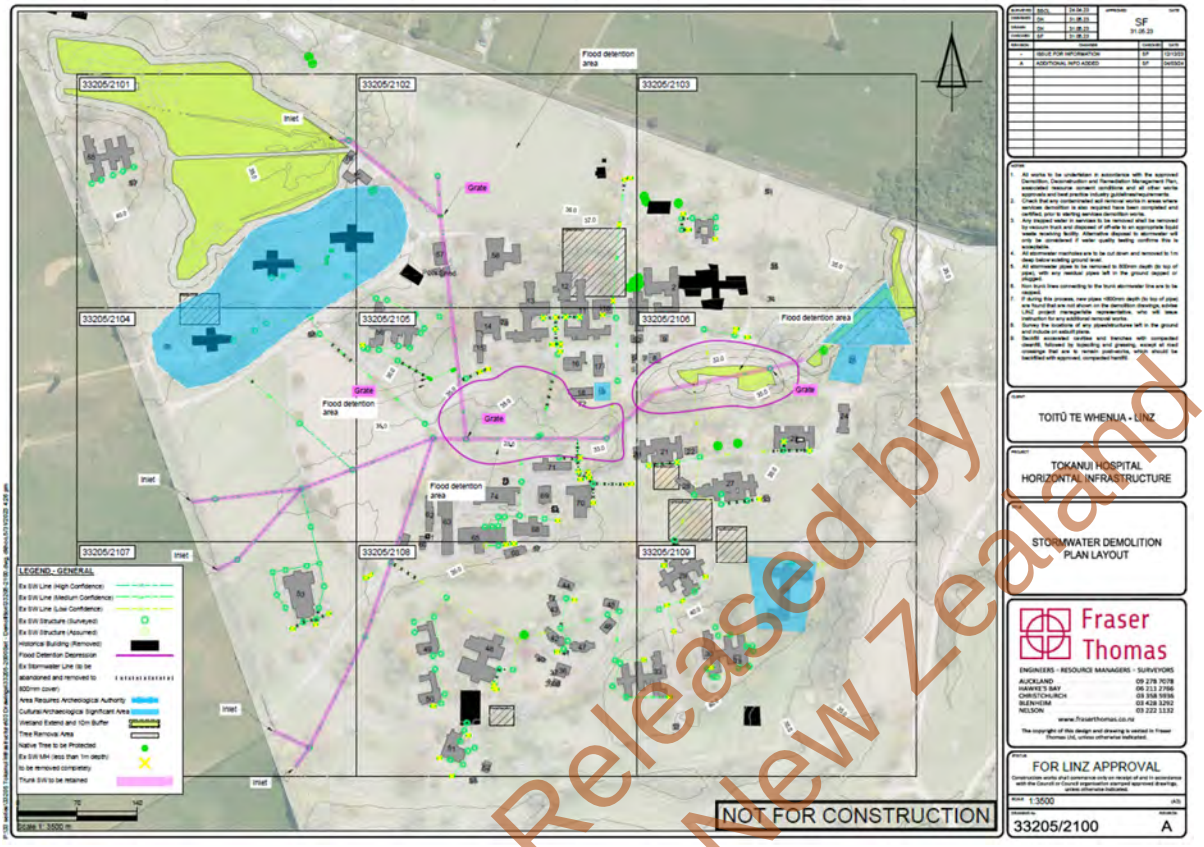


Figure 5: Stormwater Demolition Plan Layout

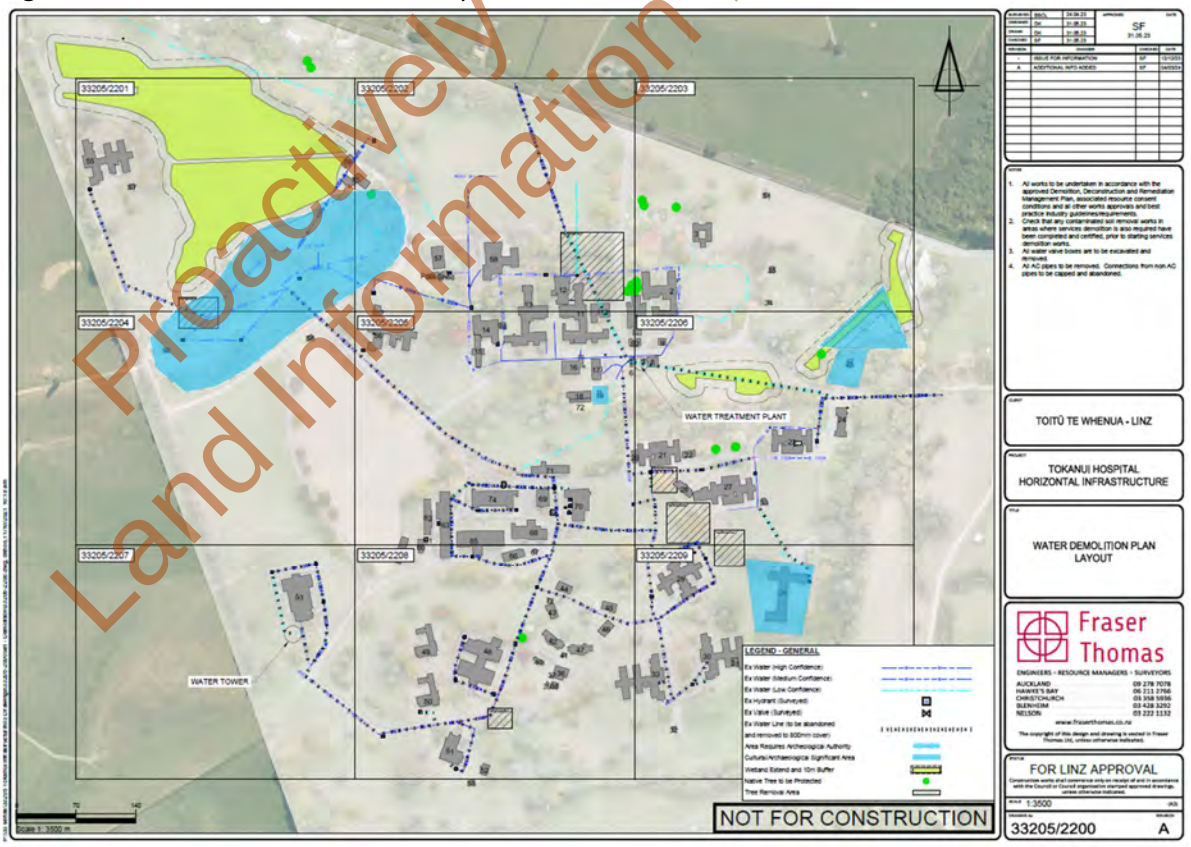


Figure 6: Water Demolition Plan Layout

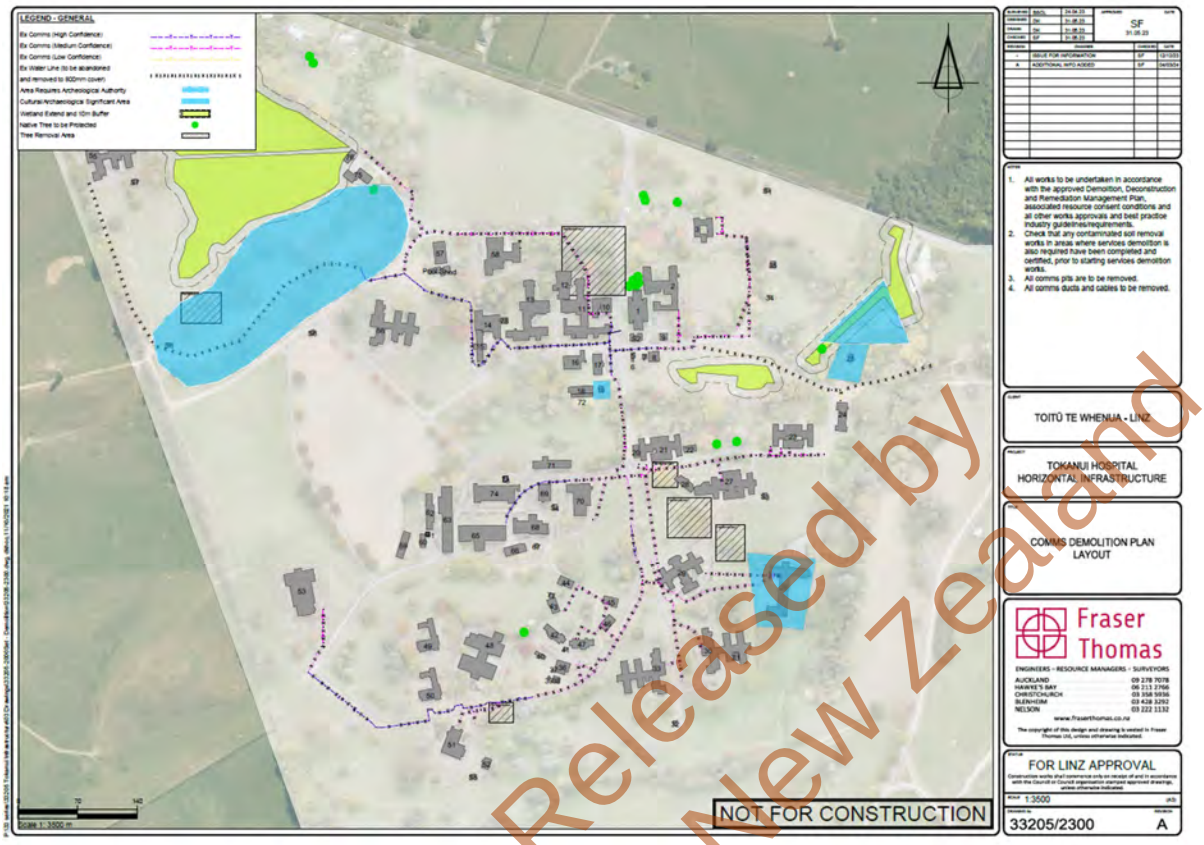


Figure 7: Power Demolition Plan Layout

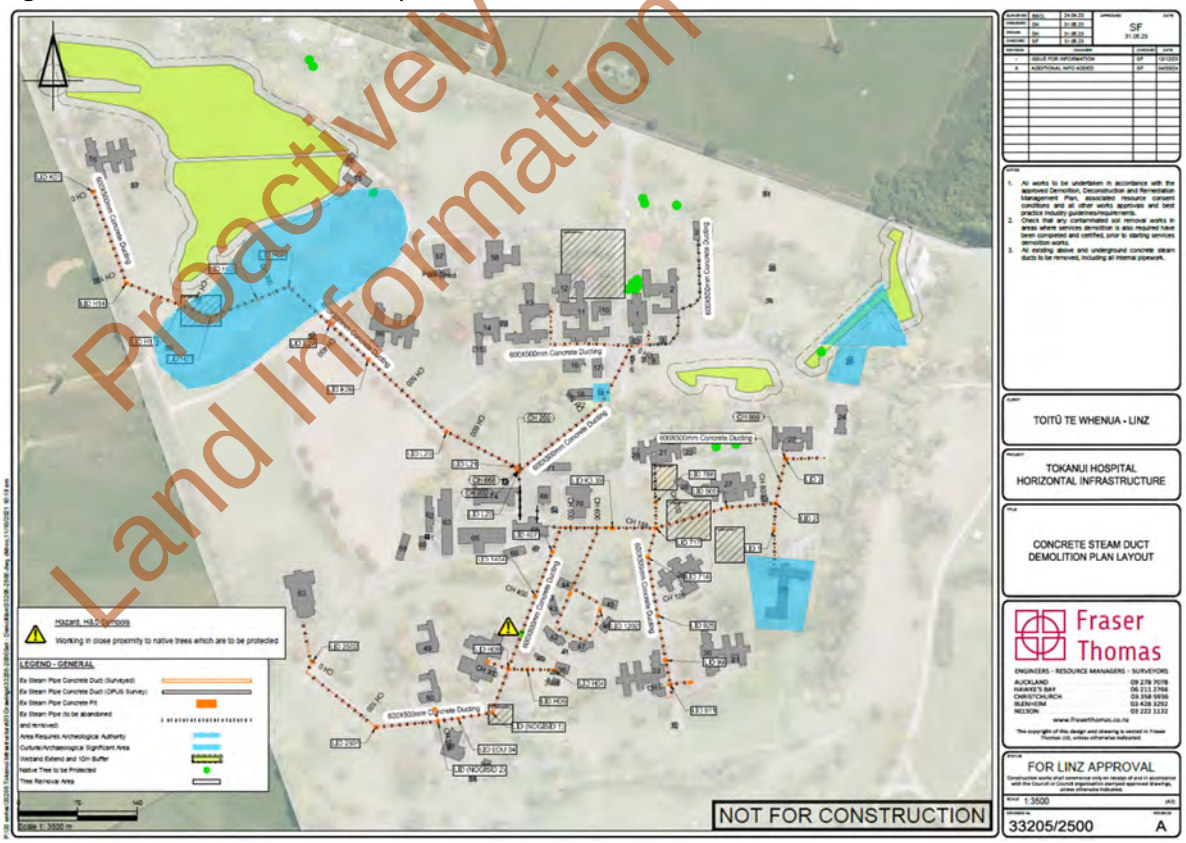


Figure 8: Concrete Steam Duct Demolition Plan Layout

Figure 9: Roading/Paving Extent and Options Plan

Planning Comments

Mr Quentin Budd – Consents Team Leader, and Ms Hayley Thomas – Project Planner, were both present at the meeting and noted the following:

- Phase 1 of the project includes demolition of the buildings in terms of the material above ground only. Under the District Plan, Rule 4.4.1.1(j) – Lists 'demolition, removal of buildings and structures' as a Permitted Activity.
- The Applicant Team propose to lodge a Certificate of Compliance Application based on their assessment of the District Plan provisions.
- The Applicant Team queried the interpretation of Rule 20.4.2.5 which reads:

  Rule 20.4.2.5 - Maintenance of buildings, sites and infrastructure

  The material from demolished buildings shall be removed and sites shall be landscaped to the satisfaction of Council within one month of demolition, provided that this time limit shall be extended to six months where consent has been granted for the construction of a new building.

  Ms Walker questioned the timing by Council consider to be *"within one month of demolition"* (i.e. is this to be taken from the commencement of demolition of a building, or at the end of a building being demolished?). Mr Budd noted that the provision includes both

the demolition and landscaping, and questioned if the Applicant Team could ensure that both would be within the one-month timeframe. With this in mind, Ms Thomas and Mr Budd consider the proposal would be unlikely to meet this provision and consent for a discretionary activity would be required based on this interpretation.

Ms Walker noted that a consent process would be open to notification assessment, and there is some concern a public notification process under special circumstances could follow given the wider public interest in the site. Ms Thomas acknowledged this concern however felt public interest in the site, while likely to be high, wouldn't be a reason on its own for Council staff to recommend public notification.

- Phase 2 of the project includes the removal of underground infrastructure (i.e. building foundations, pipelines and roading), and remediation of contaminated soils. Likely non-compliances with the District Plan for Phase 2 include exceedance of earthworks, earthworks in close proximity to waterbodies, and vehicle movements. Consent is also anticipated under the National Environmental Standards for Contaminated Soils. At the meeting it was noted that the activity status will depend on the final remediation method which is still to be confirmed.

Infrastructure Development Comments

With regard to infrastructure, Ms Eva Cucvarova – Senior Engineer Growth, Ms Vandana Venkateshappa - Senior Development Engineer and Mr Robin Walker – Waters Strategic Lead were present. Collectively they noted the following:

- **Earthworks/Retaining Walls:** Phase 1 of the project involves demolition of the buildings from ground level up, therefore no earthworks will be undertaken. Phase 2 includes removal of the building foundations and underground infrastructure. It is anticipated that this works will be more than that provided for under the District Plan Rule 4.4.2.75 – Earthworks given the extent of the site. A Construction Management Plan should be submitted with an application for Phase 2.
- **Water Supply:** Council is aware that adjacent properties receive water supply from the Tokanui site and questioned the implications of the demolition works for this supply. Ms Wepasnick noted that the Applicant Team were aware of this supply and the proposed demolition will not impact this supply. The extent of the water supply pipelines to be removed is shown above in Figure 6.
- **Wastewater:** The extent of the wastewater network to be removed is shown above in Figure 4. The existing wastewater pump stations are not being removed.
- **Stormwater:** The extent of the stormwater infrastructure to be removed is shown above in Figure 6. Mr Walker noted consideration should be given to the downstream effects, and any potential ponding/flooding on Te Mawhai Road as a result of this network being removed. The Applicant Team agreed noting that there are not significant changes to the topography of the site which will result in downstream stormwater effects.

- **Roading/Access:** At the time of the meeting anticipated traffic volumes for disposal of the demolition material was not discussed. Depending on the anticipated volume for each phase, a Traffic Management Plan may be required. It is noted that the Te Mawhai Road intersects with State Highway 3 of which NZ Transport Agency is the requiring authority.

Environmental Health / Building Comments

Mr Karl Tutty – Manager Compliance, was present at the meeting and from a Building and Environmental Health Team focus noted the following:

- **Building:** From the discussion at the meeting, it is understood that the size of the buildings being demolished mean that Building Consent is not required.
- **Contaminated Soils:** It is pleasing to hear that less contamination has been found than what was anticipated. From the information shared at the meeting, it appears that extensive testing of the site has been undertaken to support this, and it is encouraging to hear site-specific criteria have been established by Mr Bull with regard to remediation of the site. In summary the site will be remediated to a 'rural residential' standard with up to 15% of the site being remediated to a 'recreational' standard. At this stage Mr Bull acknowledged that remediation options range from blending through to removal and the final methodology is still to be confirmed.

  At the meeting it was suggested that the District and Regional Council's both consider sharing peer reviewers of the contaminated soil information, given the complexity of the site. Mr Bull was open to working with a reviewer to aid their assessment. Council is open to both these suggestions.

Communication

In order to establish clear lines of communication, all correspondence or queries regarding development of this site shall be directed through Hayley Thomas, Council's Project Planner (Hayley.Thomas@waipadc.govt.nz).

Notes:

1. **Please note that all the information provided in this form is available to the public.**
2. **Pre-application meetings are intended to provide initial advice on specific issues identified for discussion by the applicant and any major issues. It cannot replace the in-depth investigation associated with the formal assessment of an application (and where relevant, consideration of public submissions). Advice provided by Council Staff is given in good faith and in no way binds a decision by the Council.**

Appendix C Cancelled Title

Certificate of Compliance Application

Former Tokanui Hospital Site Building Demolition (Phase 1 of Demolition and Remediation Project)

Toitū Te Whenua Land Information New Zealand

SLR Project No.: 880.V11547.00001

23 May 2024

SLR

Reference:
Prior C/T.
Gazette Notice : S.614038
Transfer No.
N/C. Order No. B.253404.1

Land and Deeds 70

REGISTER

No. 56A/866

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

CANCELLED

DUPLICATE DESTROYED

This Certificate dated the 26th day of January one thousand nine hundred and ninety five under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that THE WAIKATO HOSPITAL BOARD is seised of an estate in fee simple for hospital purposes

~~is seised 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, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 91.8707 HECTARES more or less situated in Block X and XI Puniu Survey District being Sections 1 and 3 on Survey Office Plan 44852 and Section 1 on Survey Office Plan 59771

DISTRICT LAND REGISTRAR SOUTH AUCKLAND

ASSISTANT LAND REGISTRAR

THIS CERTIFICATE IS AFFECTED BY THE FOLLOWING INTERESTS AS AT THE DATE OF ISSUE

B.253404.2 Application pursuant to Clause 9(1) of the First Schedule of the Health Reforms (Transitional Provisions) Act 1993 whereby Health Waikato Limited is registered proprietor of the within land - 26.1.1995 at 12.13 o'c

Appurtenant hereto is a right to convey water easement over part Lot 1 marked A on DPS.66439 (part CT 54D/742) created by Transfer B.253404.3

Appurtenant hereto is a right to drain water easement over part Lot 2 marked B on DPS.66439 (part CT 54D/742) created by Transfer B.253404.4

A.L.R.

Subject to Right of Way, electricity and telecommunications easements over part herein marked A DPS 87399 appurtenant to Lot 1 DPS 66439 part CT 54D/742 created by Transfer B610889.1

Subject to a Right of Way easement over part herein marked A DPS 87399 appurtenant to Section 3A Block X Puniu Survey District CT 67D/389 created by Transfer B610889.2

all 9.6.2000 at 9.55

W.C. Gray / for RGL

CANCELLED

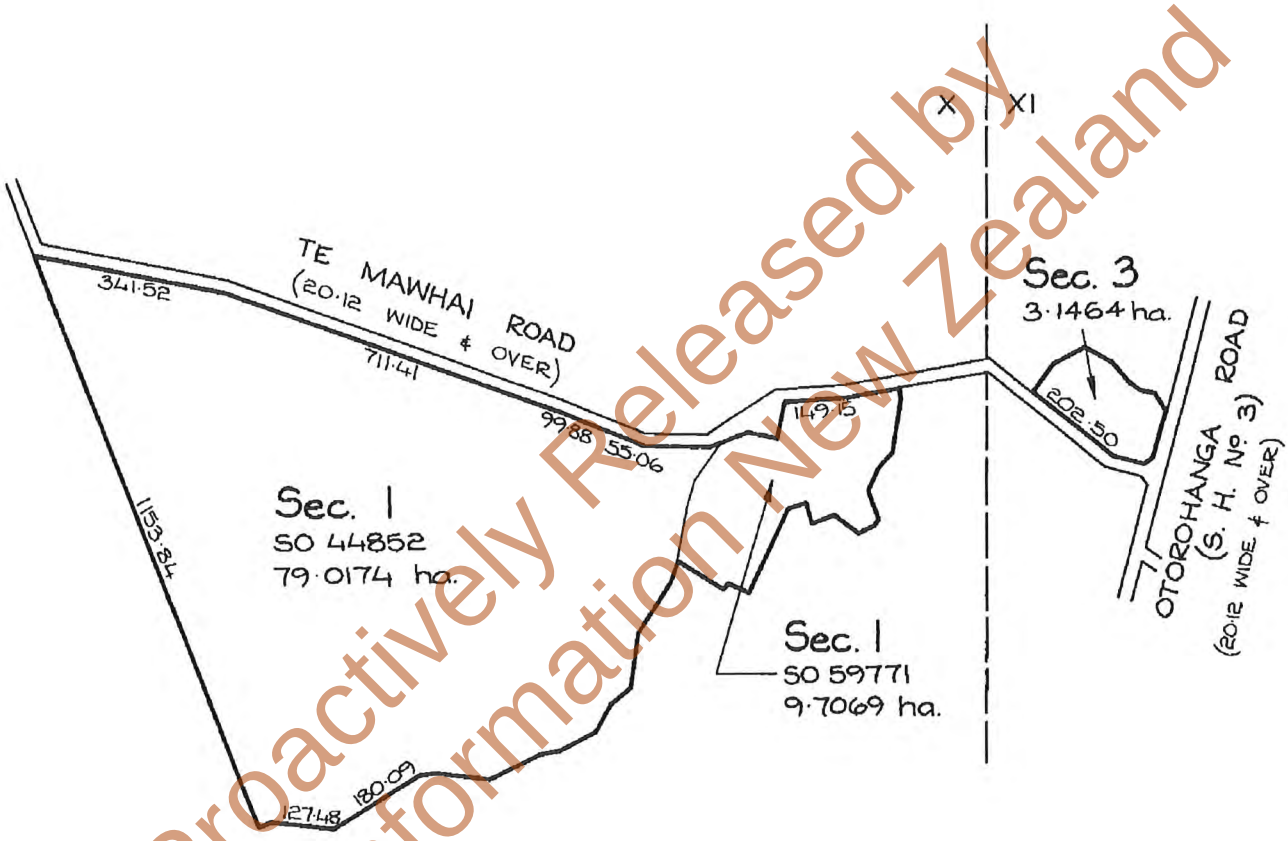
DUPLICATE DESTROYED

No. 56A/866

CERTIFICATE OF TITLE

56A | 866

CANCELLED
DUPLICATE DESTROYED



SO 44852

SO 59771

Total Area: 91.8707 ha.

Measurements are Metric

WB dlw

56A/866

B614333.1 Transfer to Her Majesty the Queen under the Land Act 1948 – 30.6.2000 at 12.00

For RGL

CANCELLED
DUPLICATE DESTROYED

36/15/1/1/0/1
/2
/3

To Mr K J O'Brien Date 9 September 1987 Ref 36/15/1/1/0
Your Ref

The District Solicitor
MWD HAMILTON

TOKANUI HOSPITAL WATER SUPPLY :
RELINQUISHMENT OF EASEMENT

In 1977 it was necessary to replace the Tokanui Hospital water supply from Te Awamutu township with a bore supply closer to the hospital.

A suitable site was located on land owned by R P & H Short Ltd and after much negotiation, agreements were entered into with the following; ~~Mr HJG Short~~,

1 R P & H Short Ltd
2 HJG Short
3 R M Elliot, M K Graham, M Farrar
4 TWJ & Z E Hunter, C M & Y Colville.

As part of the agreement it was resolved to supply water to the above named excepting Elliot Graham and Farrar, as the water rights went to their lessees Hunter and Colville. Copies of the agreements are attached for your information.

Shortly after the installation of the supply Mr Short subdivided his land (CsT attached) and it was resolved in a Ministerial letter dated 28 September 1978 (file 36/15/1/1/0/1 folio 3) that the rights passed on to purchasers of the land in question.

The problem now arises in that the bore supply has been discontinued with and a new supply has been hooked up to the upgraded Te Awamutu Borough supply. On reading the relevant agreements, it appears that the board is committed to supply water to the Shorts or those who now have an interest in the land formerly held in CsT 114/22 or 1439/51.

Shortly it is proposed to have a meeting with the Waikato Hospital Board concerning the relinquishing of the easement and disposal of the bore pump and any other items of value. Before this can be done however, I need to establish the extent of the board's liability in terms of the existing easement agreements.

Could I please have your comments on this before I convene such a meeting as well as your thoughts on the practicalities of your attending this meeting also.

K J O'Brien
Property Management Officer

Encls

TOKANUI HOSPITAL

TELEPHONE ...

PRIVATE BAG,
TE AWAMUTU,
NEW ZEALAND.

26 November 1987

cc: Kevin O'Brien

Mr Peter Butler,
Ministry of Works & Developments,
P.O. Box 15226,
HAMILTON.

Dear Mr Butler,

External Metered Water Supplies

The following is a list of private water users supplied from our reservoir and charged at 20 cents per 1,000 litres.

ELLIOTT, Mr E.R.	Te Mawhai Road	23,000 ltr/6 months
SMITS, Mr P.P.	Te Mawhai Road	2076,000 ltr/6 months
TAI, Mr L.	Te Mawhai Road	51,000 ltr/6 months
TE HAATE, E.	Te Mawhai Road	121,000 ltr/6 months
TE HAATE, Lil	Te Mawhai Road	109,000 ltr/6 months
TE HAATE, W.	Te Mawhai Road	142,000 ltr/6 months
THOMSON, W.	Te Mawhai Road	300,000 ltr/6 months
M.A.F. Farm		2693,000 ltr/6 months
Mangatoatoa Marae		38,000 ltr/6 months

W. CLELAND (ex SHORT) never billed as demand does not exceed a free allocation of 18,000 litres/day.

The above are the only consumers known to us, and I would be grateful too, of any others who should be charged.

There is obviously some discrepancy in readings (not taken by my dept.,) and I propose to clean and check all meters in the near future.

Yours faithfully,

G.V. Vanner
Engineer-in-Charge

36/15/1/1/0
36/15/1/1/0/2
36/15/1/1/0/3

MINISTRY OF WORKS
AND DEVELOPMENT

Memorandum of Agreement

1. Full Name
2. Address and Occupation

1. Robert Mingi Elliot, Margaret Kahiu Graham ... of
2. and Moana Farrar, C/- Philips and Powell, ...
Barristers and Solicitors, Box 6, Otorohanga ..

(hereinafter called the owner) being the owner/~~lessee~~ of the land hereinafter mentioned for an estate of freehold/~~leasehold~~ in possession hereby offers to grant to Her Majesty the Queen for the sum of

One thousand one hundred dollars ($1100)
~~Seven hundred and fifty dollars~~ (~~$750.00~~)

3. Delete if not applicable

an easement over part of that piece(s) of land comprising about 2 acres 3 roods 18 perches (/hectares 1600 square metres) being

Part Pokuru 1A1B2 and 1A2D2 Block being situated in Blocks VI and X, Puniu Survey District as shown on land requirement plan 2/241/3/3224

and being ~~xxx~~/part of the land in Certificate of Title 8B/491 and 475 South Auckland Land Registry on and subject to the conditions set out in Note C on the reverse hereof.

OR ALTERNATIVELY at the option of the Minister of Works and Development the owner agrees to the taking of an easement by Proclamation or Declaration under the Public Works Act, 1928, over part of that land and to accept the above sum in full settlement of compensation for the said taking.

SIGNED by the said
Robert Mingi Elliot
Margaret Kahui Graham
Moana Farrar

R M Elliot
M K Graham
(Owner)
M Farrar

Date: 10th Dec 1976.

in the presence of:
Witness:

Address:

Occupation:

Acting on behalf of Her Majesty the Queen pursuant to Section 13 of the Public Works Amendment Act, 1948, and pursuant to an authority given to me by the Minister of Works and Development I hereby accept the above offer to grant/confirm the above agreement to take by Proclamation or Declaration.

DATED at Hamilton this 13th day of March 1978.

SIGNED by)
)
~~Person authorised by the Minister of Works and Development~~

The Common Seal of the WAIKATO HOSPITAL BOARD was hereto affixed by resolution of the Board in the presence of:—

MEMBER

MEMBER

CHIEF EXECUTIVE

L.106

NOTE C

1. The Crown will carry out the proclamation survey and the Waikato Hospital ~~Board~~ will complete all legalisation.

2. That this agreement is conditional also upon a similar agreement being concluded with the Lessees of the land providing for reasonable and proper compensation for any loss arising from the exercise of the rights conferred by the easement

3. That the rights of the Grantee under the easement are to be those set out in the seventh schedule of the Land Transfer Act 1952 Clauses 2 and 5 . and adding to Clause 5 C after the word "repaired the words "duly compensated"

RMC
MKG
TKF

As endorsed by the Current Trustees of Wipaea Manu Block
18-10-98

1 N.C. [signature]
2 [signature]
3 [signature]
4 [signature]
5 J. Newton

Appendix D Application Plans

Certificate of Compliance Application

Former Tokanui Hospital Site Building Demolition (Phase 1 of Demolition and Remediation Project)

Toitū Te Whenua Land Information New Zealand

SLR Project No.: 880.V11547.00001

23 May 2024

SLR

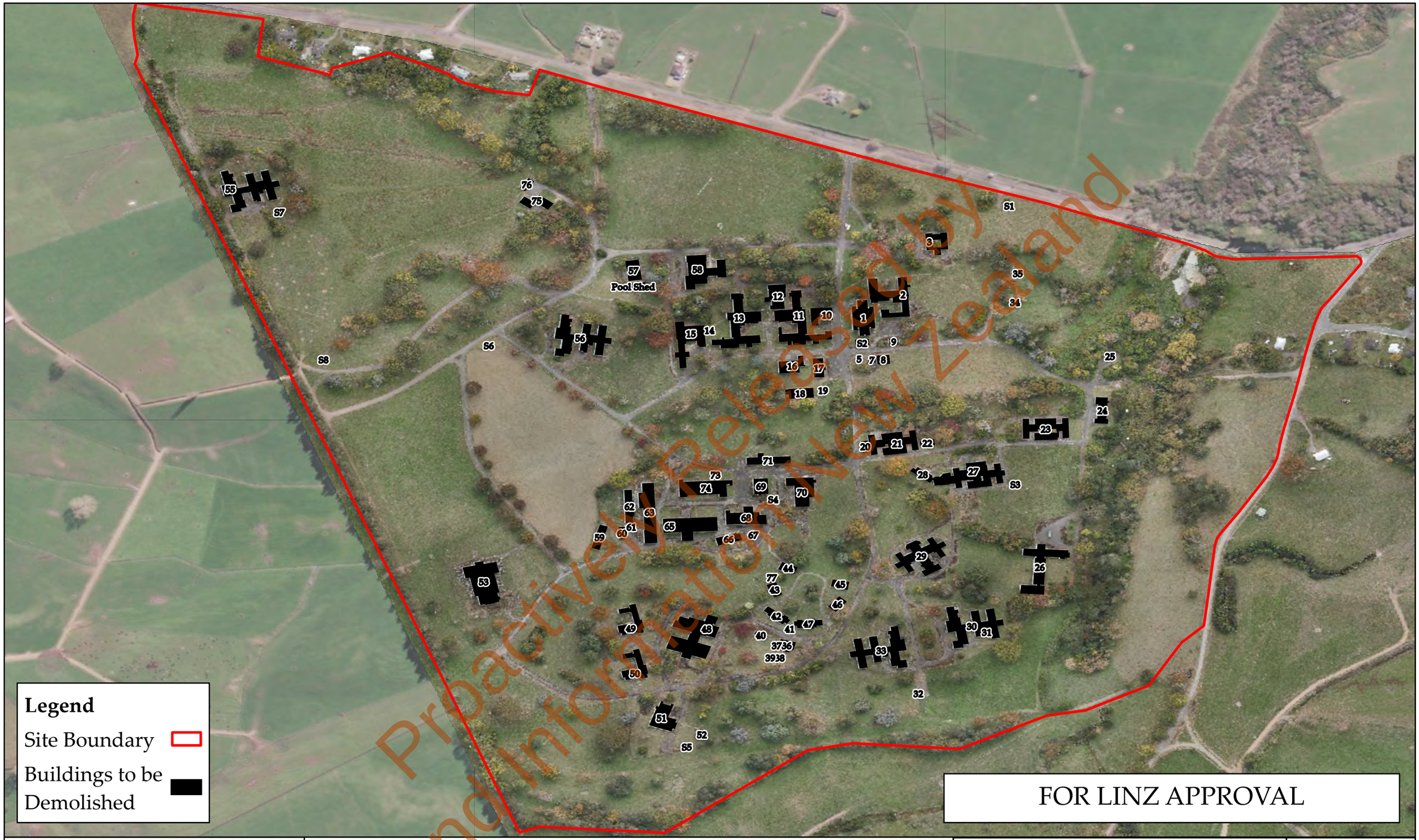


Figure 1: Buildings to be Demolished

Toitū Te Whenua Land Information New Zealand
Demolition Management Plan
Former Tokanui Hospital Demolition and Remediation Project
Tokanui
Te Awamutu

Fraser Thomas
ENGINEERS · RESOURCE MANAGERS · SURVEYORS

Date:	14/05/2024
Figure Reference:	33205/CoC/001
Drawn by:	EB
Reviewed by:	SF
Job Number:	33205

N

0 95 190 380 570

Meters

Appendix E Acoustic Assessment

Certificate of Compliance Application

Former Tokanui Hospital Site Building Demolition (Phase 1 of Demolition and Remediation Project)

Toitū Te Whenua Land Information New Zealand

SLR Project No.: 880.V11547.00001

23 May 2024

SLR

Acoustic Assessment

Tokanui Hospital Demolition Works

Land Information New Zealand

Christchurch Office, 112 Tuam Street
Private Bag 4721, Christchurch 8140
New Zealand

Prepared by:

SLR Consulting NZ

201 Victoria Street West, Auckland 1010, New Zealand

SLR Reference No.: 810.030555-R01

15 November 2023

Revision: 1.0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	15 November 2023	L. Jansen	J.E. Restrepo	J.E. Restrepo
0.1	13 October 2023	L. Jansen	J.E. Restrepo	DRAFT
	Click to enter a date.			
	Click to enter a date.			
	Click to enter a date.			

Basis of Report

This report has been prepared by SLR Consulting NZ (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Land Information New Zealand (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

Table of Contents

Tables in Text

Figures in Text

Acronyms and Abbreviations

Term	Description
dB	Decibel
dBA	'A' weighted decibel.
Hz	Hertz
L90 , L10 , etc.	Statistical exceedance levels, where LN is the sound pressure level exceeded for N% of a given measurement period.
LAE (or SEL)	Sound Exposure Level. This is the constant sound level that has the same amount of energy in one second as the original noise event.
LAeq	The 'A' weighted equivalent noise level. It is defined as the steady sound level that contains the same amount of acoustical energy as the corresponding time-varying sound.
LAmax	The A' weighted maximum sound pressure level of an event.
Low frequency	Noise containing energy in the low frequency range.
Lp or SPL	Sound Pressure Level.
Lw or SWL	Sound Power Level.
Octave-band	A frequency band where the highest frequency is twice the lowest frequency.
Time weighting	Sound level meters can be set to 'fast' or 'slow' response. 'Fast' corresponds to a 125 ms time constant and 'slow' corresponds to a one second time constant.
Ambient noise level	The all-encompassing sound associated with an environment or area.
Free field	A monitoring location where the microphone is positioned sufficiently far from nearby surfaces for the measured data to not be influenced by reflected noise.
Impulsive noise	Noise with a high peak of short duration, or sequence of peaks.
Intermittent noise	Noise which varies in level with the change in level being clearly audible.
NZS 6803	New Zealand Standard NZS 6802:2008 "Acoustics – Construction Noise."
Offensive noise	Noise that is considered harmful or which interferes unreasonably with affected receivers.
Steady state noise	Noise which remains relatively constant in level over time, as opposed to time-varying noise which fluctuates over time.

1.0 Introduction

SLR Consulting NZ Limited (**SLR**) has been engaged to assess the proposed demolition works at the Tokanui Hospital Complex in Kihikihi, New Zealand.

The methodology and performance of the demolition works have been evaluated against the relevant noise limits outlined in Operative Waipa District Plan requirements and the New Zealand Standard NZS 6803:1999 “Acoustics - Construction Noise” (**NZS6803**). This report outlines the scope of the works, the performance standards, and a noise assessment for the demolition works.

2.0 Site and Project Description

Site Description

The Tokanui Hospital Complex is located south of Kihikihi and comprises of several abandoned buildings. The subject site (see **Figure 1**) and surrounding properties are on *Rural* zoned land. Te Mawhai Road form the subject site’s northern boundary, with some residences located across the road. The dwellings in the north-western corner of the subject site are occupied. The mentioned dwellings and other nearest surrounding residences are detailed in **Table 1**.

Figure 1 Site location

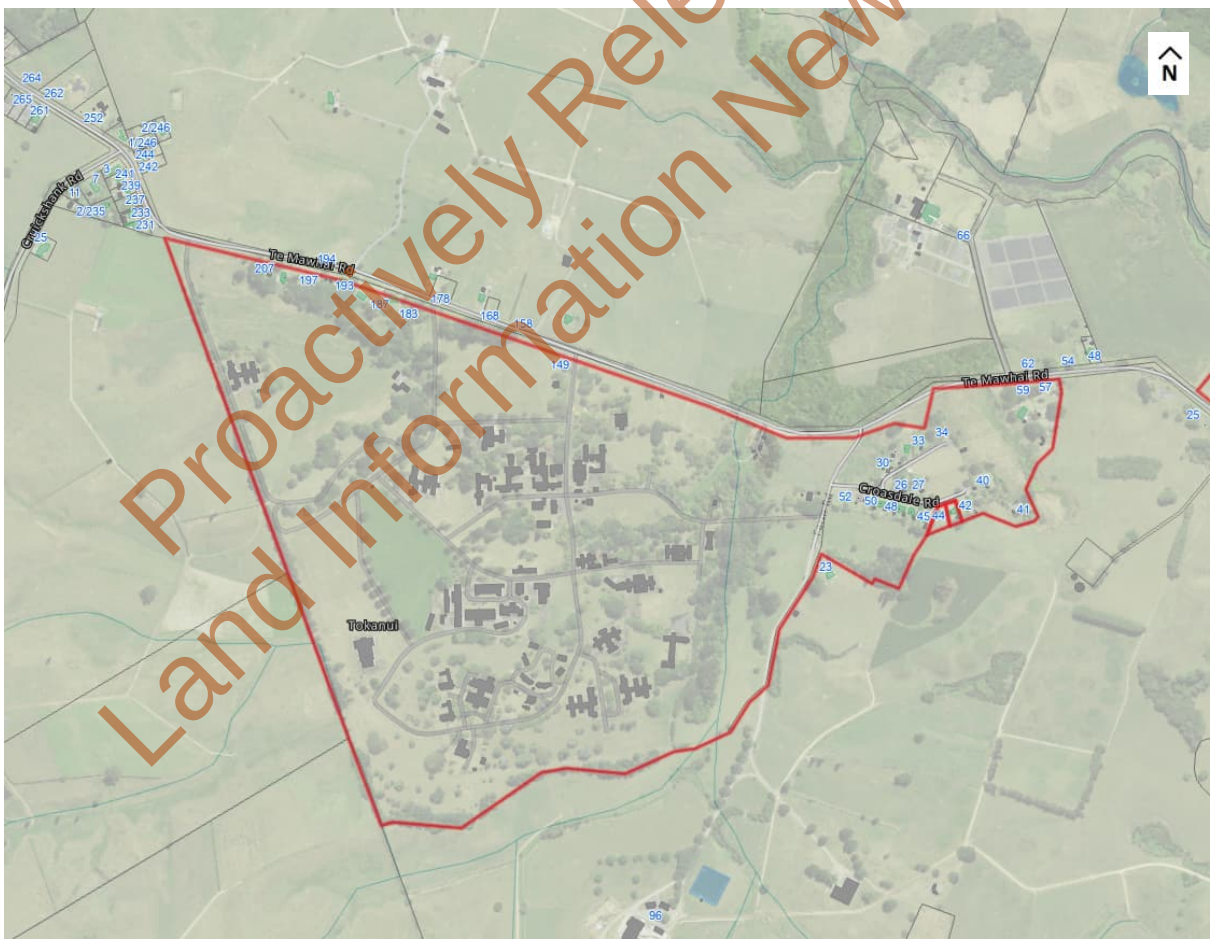


Table 1 List of Nearest Residences

Receiver	Address	Approximate distance to nearest above ground structure to be removed	Comments
R1	183 Te Mawhai Road	148 m	Single storey dwelling – located on the subject site
R2	187 Te Mawhai Road	166 m	Single storey dwelling – located on the subject site
R3	193 Te Mawhai Road	203 m	Single storey dwelling – located on the subject site
R4	197 Te Mawhai Road	171 m	Single storey dwelling – located on the subject site
R5	203 Te Mawhai Road	153 m	Single storey dwelling – located on the subject site
R6	207 Te Mawhai Road	163 m	Single storey dwelling – located on the subject site
R7	158 Te Mawhai Road	188 m	Single storey dwelling
R8	168 Te Mawhai Road	205 m	Single storey dwelling
R9	178 Te Mawhai Road	198 m	Single storey dwelling
R10	231 Te Mawhai Road	297 m	Single storey dwelling
R11	233 Te Mawhai Road	316 m	Single storey dwelling
R12	25 Cruickshank Road	390 m	Single storey dwelling

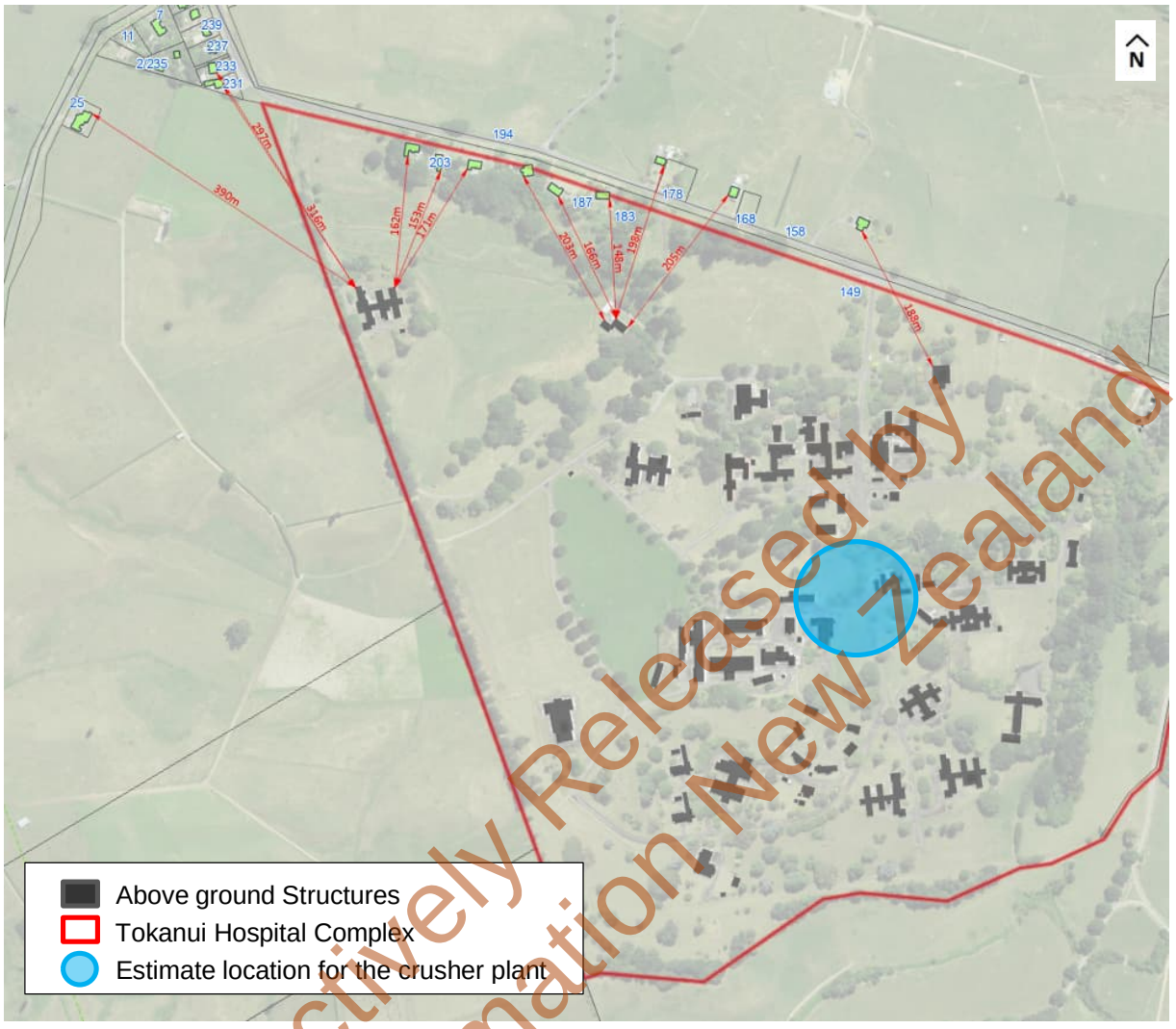
Project Description

SLR understands that the initial stage of returning the land to its original state involves the dismantling, demolition, and removal of all above-ground structures. At the time of writing, the methodology of the works is not finalised and would depend on the contractor appointed to identify the specific equipment to be used.

However, based on our understanding of the project and experience working on similar projects, we anticipate that excavators (ranging from 5-20 t) with bucket attachments and hydraulic breakers would be used, along with an on-site mobile concrete crusher plant. SLR has been informed by the project team, that it is not anticipated that the crusher plant would move to different areas during the demolition phase of the project. The mobile concrete crusher plant would be in the centre of the site and material would be brought to the location for sorting and processing.

The shortest distance to the nearest residences from potential demolition works (including the location of the crusher plant) are depicted in **Figure 2**.

Figure 2 Extent of Demolition works and Concrete Crusher Plant Location



3.0 Performance Standards

In accordance with Rule 4.4.2.19 of the Plan, it is necessary to measure and assess construction noise on site to ensure that it meets the relevant noise limits outlined in the New Zealand Standard NZS 6803:1999 "Acoustics - Construction Noise" (**NZS6803**).

This Standard provides comprehensive guidelines for measuring and assessing noise from both existing and proposed construction work, including activities such as maintenance and demolition. Therefore, the noise limits in NZS 6803 are relevant and reasonable for this project, allowing that noise from demolition works are assessed and managed in accordance with regulations and to minimise disruptions to the surrounding area.

Based on our estimates, the demolition works are expected to continue for a period of more than 20 weeks. It is important to note that no noisy activities beyond normal construction hours (7:30 am to 6:00 pm) are anticipated.

NZS 6803 provides noise limits (at 1 m from the facade of any dwellings occupied during the works) to control and manage noise. The recommended noise limits for works, with an expected duration exceeding 20 weeks, are reproduced in **Table 2**.

Table 2 Recommended Upper Noise Limits at Dwellings in Rural Areas – Table 2 of NZS 6803

Time of Week	Time Period	Long-term duration (more than 20 weeks)	
		L_{Aeq}, dB	L_{Amax}, dB
Weekdays	6:30 am – 7:30 am	55	75
	7:30 am – 6:00 pm	70	85
	6:00 pm – 8:00 pm	65	80
	8:00 pm – 6:30 am	45	75
Saturdays	6:30 am – 7:30 am	45	75
	7:30 am – 6:00 pm	70	85
	6:00 pm – 8:00 pm	45	75
	8:00 pm – 6:30 am	45	75
Sundays and public holidays	6:30 am – 7:30 am	45	75
	7:30 am – 6:00 pm	55	85
	6:00 pm – 8:00 pm	45	75
	8:00 pm – 6:30 am	45	75

4.0 Demolition Works Assessment

4.1 Noise Assessment

The highest levels of noise for this project are expected during the breaking up of building structures with an excavator and breaking up concrete and road surfaces with a hydraulic breaker bit. The sound pressure level (**SPL**) of the demolition works is provided in **Table 3** and is based on in-house measurements undertaken by SLR of other similar activities and published data (British Standard BS 5228-1: 2009 "Code of practice for noise and vibration control on construction and open sites – Part 1; Noise").

The noted approximate setback distances to compliance have been calculated in accordance with the methodology in NZS 6803 and include facade corrections.

Table 3 Dismantling and Demolition Plant Items and Typical Noise Emission Levels

Plant Item	Sound Pressure Level at 10 m	Approximate setback distance to compliance(A)
Excavator (5-20ton) fitted with bucket attachment	70-75 dB L_{Aeq}	15-25 m
Excavator (25-30t) fitted with bucket attachment	75 dB L_{Aeq}	25 m
Excavator (<25t) fitted with hydraulic breaker bit attachment	90 dB L_{Aeq}	140 m
Excavator (<25t) fitted with hydraulic breaker bit attachment, wrapped with an acoustic shroud	83 dB L_{Aeq}	65 m
Excavator (<25t) fitted with hydraulic breaker bit attachment with localised screening	80 dB L_{Aeq}	45 m
Excavator (<25t) fitted with hydraulic breaker bit attachment with localised screening and breaker bit wrapped with acoustic shroud	73 dB L_{Aeq}	20 m
Tracked Concrete and Building Waste Crusher Plant	85-90 dB L_{Aeq}	80-140 m

Notes to Table 3:

(A) Compliance level is 70 dB LAeq, representative of the day-time limit (7:30 am to 6:00 pm).

Compliance with the 70 dB L_{Aeq} noise limit is expected at approximately 145 m from the noisiest activity (breaking up concrete with hydraulic breaker) without mitigation measures. The nearest residence to where this source could occur (*B75 – Doctors Flats*) is approximately 148 m from the potential works. Therefore, compliance is expected during the noisiest demolition works.

Noise from other activities such as breaking material into smaller pieces, loading dump trucks and dump truck movements (on the basis that they would be quieter or at a similar level than those discussed above) would be expected to be able to be controlled to achieve compliance with the relevant noise limit 70 dB L_{Aeq}, at surrounding receivers.

5.0 Conclusion

SLR has assessed the potential noise that could be generated during the planned demolition works at the Tokanui Hospital Complex in Kihikihi, New Zealand.

It is anticipated that the noise levels during the works will achieve compliance with the relevant noise limits stipulated by NZS 6803, when noisy works are limited to normal construction hours (7:30 am to 6:00 pm).

SLR Consulting NZ

LJ Jansen
Associate Acoustic & Vibration

Juan Esteban Restrepo
Principal Consultant

Appendix F Schedule of Buildings

Certificate of Compliance Application

Former Tokanui Hospital Site Building Demolition (Phase 1 of Demolition and Remediation Project)

Toitū Te Whenua Land Information New Zealand

SLR Project No.: 880.V11547.00001

23 May 2024

SLR

		Building					
Building ID	Building name	Area (m2)	Built date	Building Type	No of storeys	Lead paint	ACM
B1	Admin	796	1978	External: reinforced concrete block with cedar shiplap weatherboard. Tin tile on roof with corrugated ACM cladding in central roof portion. Internal: gib plasterboard, concrete block, timber frame, concrete floor with carpet and vinyl lino, ceiling finish painted gib plaster and stained pine.	3 - basement plus ground floor and level 1	No	Yes - internal and external Class A & B
B2	Ward 1 & 2	1152	1912-1928	External: in situ concrete with shiplap weatherboard cladding, Gabel roof construction with pitched corrugated iron roof. Timber window frames. Internal: gib plaster, fibrous plasted, concrete and brick walls, concrete and native timber flooring with vinyl lino floor finish. Ceiling fibrous plaster and timber, painted.	1	Yes - internal and external	Yes - internal and external Class A & B
B3	SSDU	425	1971	External: Concrete & plaster external walls with timber framing. Painted. Internal: Fibrous plaster, gib plaster, timber frame, accoustic tile, native timber flooring and carpet.	1	Yes - internal only (<3,000mg/kg)	Yes - internal and external Class A & B
B4	Steeple & foundations of the Church	75	1960s-70s	Steeple and concrete slab from chapel is all that remains.	NA	NA	No
B5	Male Toilet	24	1912-1928	External: concrete slab with concrete blockwork, board and baton, painted. Roof is pitched corrugated iron - painted. Internal: Hardboard walls - painted. Concrete floors with possible enamel coating. Ceiling is fibrous plaster, pre-finished	1	Yes - internal and external	No
B6	Shed 5 (behind B5)	6	1912-1928	External: brick - painted, pitched corrugated iron roof - painted. Internal: Brick with concrete floor	1	Yes - external	No
B7	Water Treatment	35	1912-1928	External: reinforced concrete block with corrugated iron walls - painted. Internal: timber pannelling, hardboard - painted, concrete floor. Partial carpet. Ceiling timber & corrugated iron.	2 - basement and ground floor	Yes - internal and external	Yes - internal Class B
B8	Dentist	145	1912-1928	External: walls timber frame with shiplap weatherboard - painted. Roof pitched corrugated iron - painted. Internal: hardboard walls - painted, timber particle board floors with lino cover. Fibrous plaster ceiling - painted.	1	Yes - internal and external	Yes - External & Internal Class B
B9	Bus Shelter and Carport, by Admin	70	1974-1979	Steel pole, timber rafters, timber frame, fibrolite cladding - painted	1	Yes	Yes
B10	Old Admin (WTC) & Pharmacy	220 (Old Admin), 188 (Pharmacy)	Old Admin (1930), Pharmacy (1944-1961)	External: Brick, concrete insitu, walls brick & solid plaster. Concrete tile roofing. Galvanised bars over pharmacy windows. Internal: Gib plaster - painted, timber frame, in situ concrete, concrete and native timber floors with lino and carpet cover. Ceiling is gib plaster and fibrous plaster & concrete - painted.	Old Admin (2), Pharmacy (1)	Yes - internal and external	Yes - internal and external Class A & B
B11	Ward A	1520	1912	External: timber frame, cement sheeting, shiplap weatherboard - painted. Roof pitched corrugated iron - painted. Internal: Gib plaster, timber pannelling, timber frame, hardboard, in situ concrete - painted, wallpaper, tiles, pre-finished sheeting. Floors concrete/native timber covered with carpet/lino/tiles. Ceiling fibrous plaster/timber/ hardboard/seratone - painted.	1	Yes - internal and external	Yes - internal and external Class A & B
B12	Ward B	510	1925	External: Brick, solid plaster and texture coat finshing and in situ concrete walls. Roof pitched corrugated iron - painted. Internal: gib plaster, timber pannelling, timber frame, brick, concrete in situ - painted and some wallpaper. Flooring concrete/native timber covered with carpet/lino. Ceiling is gib plaster/fibrous plaster and timber - painted.	2	Yes - internal and external	Yes - internal class B
B13	Ward C	1460	1912	External: concrete in situ, shiplap weatherboard, board and baton. Walls painted solid plaster. Internal: gib plaster, timber pannelling, timber frame, brick & in situ concrete. Painted wallpaper and pre finished sheeting. Flooring concrete/native timber with carpet or lino finish. Ceiling gib plaster/fibrous plaster, timber and hardboard - painted.	1	Yes - external and internal	Yes - internal and external Class A & B
B14	Shed 3 by Ward D	47	1995-2000	External: vertical PVC weatherboard - painted. Pitched corrugated rood - painted. Internal: gib plaster, wallpaper. Floor: Timber particle board with carpet. Ceiling is gib plaster - painted.	1	No	Yes - internal Class A
B15	Ward D	970	1917	External: Timber frame, shiplap weatherboard - painted. Roof - pitched corrugated iron - painted. Internal: Gib plaster, timber pannelling, timber framing - painted or wallpapered with some areas prefinished sheeting. Floors - concrete or native timber with carpet/lino cover. Ceiling - fibrous plaster/timber - painted.	1	Yes - internal and external	Yes - internal Class A & B

B16	Petrol Station	385	Late 1970s	External: reinforced concrerte block walls with cement sheeting - painted. Roof is tin ribbed. Internal: Gib plaster, timber frame, hardboard and concrete block walls - painted or wallpaper. Floors Concrete with carpet or lino cover. Ceilings Gib plaster - painted	1	No	Yes - internal and external Class B
B17	Oct #1 left of Petrol Station	265	1912-1944	External: timber frame, shiplap weatherboard - painted. Roof - pitched corrugated iron - painted. Internal: Hardboard - painted. Floors - concrete or native timber with lino cover. Ceiling - gib plaster/timber - painted	1	Yes - external and internal	Yes - internal Class A and external Class B
B18	Shed 6 behind Petrol Station	336	1912-1944	External: Timber frame, shiplap weatherboard - painted. Roof: pitched corrugated iron - painted. Internal: hardboard - painted. Floors: Concrete & native timber with Lino cover. Ceiling: Pinex - painted.	1	Yes - internal and external	Yes - internal ceiling void Class B
B19	Old Morgue left of Shed 6	36	1912-1944	External: Brick - painted, pitched corrugated iron roof - painted. Internal: Gib plaster - painted, Floors: Concrete. Ceilings: Pinex - painted.	1	Yes - internal and external	Yes - internal Class B
B34	Shed 2 Toilet Block	7	1970s-1980s	External: Reinforced concrete block. Roof: Pitched corrugated iron. Internal: timber frame, hardboard and concrete block - painted. Ceiling: Hardboard.	1	Yes - internal/ external timber	No
B35	Shed 1, by SSDU	50	1944-1961	External: Corrugated iron - painted. Roof: Pitched corrugated iron - painted. Internal: Timber frame. Floor: bare earth.	1	Yes - internal and external	Yes - Class B internal
B58	Rec Hall	1,110	1940	External: brick, concrete in situ with cement sheeting - painted. Roof: Pitched corrugated iron & Super Six ACM. Internal: gib plaster, timber pannelling, timber frame, hardboard - painted, wallpaper, pre finished sheeting. Floors: Concrete or native timber, covered with carpet or lino. Ceiling: fibrous plaster, acoustic tile, hardboard - painted or pre finished.	2, basement and ground floor	Yes - internal and external	Yes - internal and external Class A & B
B72	Shed hidden in trees behind B18 (Shed 6)	See B18					
B20	front ACM extension of Ward 6	1,310	1930	External: timber frame, bevel back weatherboard, hardiplank weatherboard - painted. Roof: Pitched corrugated iron. Internal: gib plaster, timber pannelling, timber frame, Pinex, Hardiboard - painted. Floors: Not stated - covered in carpet and lino. Ceiling: timber, fibrous plaster - painted.	1	Yes - internal and external	Yes - Internal & external Class A & Class B (High Risk building)
B21	Ward 6						
B22	rear ACM extension of Ward 6						
B23	Ward 4	995	1928	External: timber frame, bevel back weatherboard - painted. Roof: Piched corrugated Iron - painted. Internal: Gib plaster, timber frame, pinex, hardboard, seratone, concrete in situ - painted or wallpapered. Floor: concrete, timber - painted or lino cover. Ceiling: Fibrous plaster, acoustic tile, concrete, wood - painted	1	Yes - internal and external	Yes - Internal & external Class A & Class B (High Risk building)
B24	Ward 22	370	1922	External: timber frame, bevel back weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: gib plaster, hardboard - wallpapered. Floors: concrete, native timber, carpet or lino cover. Ceiling: Pinex/fibrous plaster - painted.	1	Yes - external - no internal painted surfaces	Yes - Class B internal and external Class B
B25	Morgue New	50	1964-1971	External: reinforced concrete block, solid plaster - painted. Roof: Tin ribbed - painted. Internal: concrete - painted. Floors: Concrete - lino cover. Ceiling: Hardboard - painted.	1	Yes - internal and external	Yes - external Class A and internal Class B
B26	Ward 21 &21A	1175	Ward 21 - 1960. Ward 21A - 1975	External: concrete in situ, cement sheeting, timber framing, timber sheeting - painted or solid plaster cover. Roof: Pitched corrugated iron - painted. Internal: gib plaster, timber pannelling - painted or wallpaper. Floor: Concrete, native timber with carpet, tiles or lino cover. Ceiling: gib plaster, timber stained pine - painted.	Ward 21 - 2. Ward 21A - 2 + Basement	Yes - internal and external	Yes - external and internal Class B
B27	Ward 5	1250	1912-1944 (western wing added in 1980s-1990s	External: timber frame, bevel back weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: plaster, timber panneling, timber frame, pinex, seratone - painted and wallpaper. Floor: concrete, timber, timber particle board, covered with carpet or lino. Ceiling: gib plaster, fibrous plaster, accoustic tile, timber, pinex - painted.	1	Yes - internal and external	Yes - external Class B and Internal Class A.
B28	OCT#2	205	1944-1961	External: reinforced in situ concrete, solid plaster, timber frame. Solid plaster or textured coating finish. Roof: Tin tile - painted. Internal: gib plaster, timber panelling, timber frame, pinex. Painted or wallpapered. Floor: timber particle board with lino finish. Ceiling: pinex - painted.	1	Yes - internal and external	Yes - external and internal Class B

B29	Ward 7	1,230	1912-1944	External: Timber frame, bevel back weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: gib plaster, timber pannelling, timber frame, pinex, hardboard. Painted, wallpapered, tiled, pre finished sheeting. Floors: concrete, native timber covered with lino or carpet. Ceiling: gib plaster, fibrous plaster - painted.	1	Yes - internal and external	Yes - external and internal Class A & Class B
B30	Ward 8	1425	1960	External: brick, concrete in situ, cement sheeting, finished with brick, solid plaster or painted. Roof: Pitched corrugated tin - tin ribbed - painted. Internal: gib plaster, timber pannelling, timber frame, brick. Finished with paint, wallpaper, tiles or pre finished sheeting. Floor: Concrete or native timber with carpet/lino or tile cover. Ceiling: gib plaster, fibrous plaster, pinex - painted.	1	Yes - internal and external	Yes - internal Class A & B, external Class B
B31	Shed 10 beside B30 (Ward 8)	60	1979-1995	No info available	1	No	No
S1	Substation 1 by Steeple	27	1961-1974	External: reinforced concrete block, painted. Roof: Pitched corrugated iron - painted. Locked during survey, no internal specifications.	1	Yes - internal and external	No
S2	Substation 2 by Admin	105	1961-1974	External: reinforced in situ concrete, galvanised steel - painted. Roof: Tin ribbed - painted. Internal: Reinforced concrete block - painted. Floor: Concrete - no finish. Ceiling: hardiflex - painted.	1	Yes - external	Yes - internal Class A & B, external Class B
S3	Substation 3 by Ward 5	35	1961-1974	External: reinforced concrete block - painted. Roof: Pitched corrugated iron - painted. Internal: concrete block walls. Floors: Concrete.	1	Yes - External	No
S4	Substation 4 by Fire Station	35	1961-1974	External: reinforced concrete block - painted. Roof: Pitched corrugated iron - painted. Internal: Locked no access	1	Yes - internal and external	No
S5	Substation 5 by House by EDU	35	1961-1974	External: reinforced concrete block - painted. Roof: Pitched corrugated iron - painted. Internal: Concrete block walls - painted. Floors: Concrete. Ceiling: Timber - painted.	1	Yes - internal and external	Yes - Internal Class B
S6	Substation 6 by Ward E	27	1961-1974	External: reinforced concrete block - painted. Roof: Pitched corrugated iron - painted. Internal: concrete block - painted. Concrete and native timber floors. Ceiling: Timber - painted.	1	Yes - internal and external	Yes - internal Class B
S7	Substation 7 by Ward K	27	1961-1974	External: reinforced concrete block - painted. Roof: Pitched corrugated iron - painted. Internal: concrete block wall - painted. Floor: Concrete and native timber. Ceiling: timber - painted.	1	Yes - external	Yes - Internal Class B
S8	Substation 8 by Ward K	18	1944-1961	External: reinforced concrete block - painted. Roof: Pitched corrugated iron - unpainted. Internal: concrete block walls - painted. Floor: Concrete.	1	Yes - internal and external	Yes - internal Class B
B32	Shed 4	17	1974-1995	External: Painted plywood structure with plastic roof. Structure has fallen over, largely rotten.	1	Unlikely	No
B33	Ward 9	1,430	1960	External: brick, concrete in situ, cement sheeting, finished with brick, solid plaster or painted. Roof: Pitched corrugated tin - tin ribbed - painted. Internal: gib plaster, timber pannelling, timber frame, pinex, hardboard, brick. Finished with paint, wallpaper, tiles. Floor: Concrete or native timber with carpet/lino or tile cover. Ceiling: gib plaster, fibrous plaster, pinex - painted.	1	Yes - internal and external	Yes - internal Class A & B, external Class B
B36	Hall	205	1970	External: reinforced concrete block - painted. Roof: Tin ribbed - painted. Internal: concrete block - painted. Floor: concrete, carpet or lino cover. Ceiling: Plywood - painted.	1	Yes - external	Yes - internal Class A
B37	Wooden Shed behind hall	13	1974-1979	External: timber exterior with painted tin roof.	1	Yes - external	No
B38	RFTD by Hall	60	1974-1979	External: timber frame, shiplap weatherboard - painted. Roof: pitched corrugated iron - painted. Internal: timber pannelling, pinex, hardboard - painted. Floor: timber with carpet or lino cover. Ceiling: fibrous plaster or timber - painted.	1	Yes - exterior and interior	Yes - exterior Class B
B39	RFTD Shed BY Hall	8	1979-1995	External: corrugated iron - painted. Roof: Pitched corrugated iron - painted. Internal: timber pannelling, timber framing - painted. Floor: timber particle board. Ceiling: not stated, painted.	1	Yes - external and internal	No
B40	Covered Area by Hall	65	1979-1995	External: galvanised steel, sheet cladding, timber poles, plywood. Roof: pitched corrugated iron - painted. Internal: concrete floor.	1	Yes - external	No
B41	Shed 9	15	1974-1979	External: timber frame, bevel back weatherboard, brick - painted. Roof: Pitched corrugated iron - painted. Internal: bare timber, no finish. Floors: Concrete.	1	Yes - external	Yes - external Class B
B42	Building 15 includes shed at rear of building	250	1971	External: brick, cement sheet, bevel back weatherboard - painted or brick/stone. Roof: Pitched corrugated iron - painted. Internal: gib plaster, seratone, hardboard - painted/wallpapaer/vinyl. Floor: Timber with carpet or lino cover. Ceiling: Gib plaster - painted	1	Yes - exterior	Yes - external Class B

B43	Building 14	160	1971	External: shiplap weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: gib plaster, seratone, hardboard - painted or vinyl. Floors: timber with carpet or lino cover. Ceilings: gib plaster - painted.	1	Yes - exterior only.	Yes - external class B
B44	Building 13	160	1971	External: shiplap weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: gib plaster, seratone, hardboard - painted or vinyl. Floors: timber with carpet or lino cover. Ceilings: gib plaster - painted.	1	Yes - exterior only.	Yes - external and internal Class B
B45	Building 12	160	1971	External: shiplap weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: gib plaster, seratone, hardboard - painted or vinyl. Floors: timber with carpet or lino cover. Ceilings: gib plaster - painted.	1	Yes - exterior only.	Yes - external and internal Class B
B46	Building 11	160	1971	External: shiplap weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: gib plaster, seratone, hardboard - painted or vinyl. Floors: timber with carpet or lino cover. Ceilings: gib plaster - painted.	2	Yes - exterior only.	Yes - external and internal Class B
B47	Building 10	260	1971	External: brick, cement sheet, bevel back weatherboard - painted or brick/stone. Roof: Pitched corrugated iron - painted. Internal: gib plaster, seratone, hardboard - painted/wallpapaer/vinyl. Floor: Timber with carpet or lino cover. Ceiling: Gib plaster - painted	1	Yes - exterior only.	Yes - external Class B
B48	Ward 16	1750	1972	Reinforced concrete block, cement sheets, shiplap weatherboard - painted/brick. Roof: Pitched corrugated iron - painted. Internal: gib plaster, timber framing - painted/wallpaper/vinyl. Floor: Concrete with carpet or lino cover. Ceiling: Gib plaster, accoustic tile, timber - painted.	1	Yes - exterior and interior	Yes - Internal and external Class B
B49	Ward 17	550	1976	External: reinforced concrete block, shiplap weatherboard - painted. Roof: tin ribbed - painted. Internal: gib plaster, timber pannelling, timber framing - painted, pre finished sheeting or vinyl cover. Floor: Concrete with Lino cover. Ceiling: Gib plaster or timber, painted.	1 + Basement	Yes - exterior and interior	Yes - internal and subfloor Class B
B50	Ward 18	550	1975	External: reinforced concrete block, shiplap weatherboard - painted. Roof: tin ribbed - painted. Internal: gib plaster, timber pannelling, timber framing - painted or vinyl cover. Floor: Concrete with Carpet or Lino cover. Ceiling: Gib plaster or timber, painted.	1 + Basement	Yes - external	Yes - internal, exterior and subfloor Class B
B51	EDU	635	1970	External: Reinforced concrete block, board and baton - painted and/or brick. Roof: Tin ribbed - painted. Internal: Timber frame, concrete block - painted. Floor: Concrete with carpet/lino/tile cover. Ceiling: Gib plaster - painted	1	Yes - external	Yes - internal Class A & B, external Class B
B52	Old House by EDU	105	1974-1979	External: timber frame, shiplap weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: pinex/hardboard - painted. Floors: timber with lino cover. Ceiling: pinex - painted.	1	Yes - external and internal	Yes - external Class B
B53	Ward 19	2,080	1978	External: reinforced concrete block with cement sheeting - painted or solid plaster finish. Roof: Tin ribbed - painted. Internal: gib plaster, timber framing, concrete block - painted. Floors: Concrete - Lino cover. Ceiling: gib plaster - painted.	1 + Basement	No	Yes Internal and external Class B
B54	Water Tower	10	1978	External: reinforced concrete in situ - painted or solid plaster cover. Roof: Concrete water tank - painted. Internal: Reinforced concrete in situ - not painted. Floors: Concrete. Ceiling: Concrete.	2	No	No
B55	Ward K	1,480	1944-1961	External: Brick, concrete in situ, reinforced concrete block, cement sheet, board and baton - painted/brick/solid plaster finish. Roof: Pitched corrugated iron, tin ribbed - painted. Internal: gib plaster, timber pannelling, timber framing, brick - painted/wallpapered/tiled/pre-finished sheeting.	1	Yes - exterior	Yes - Class A internal, Class B external.
B56	Ward E	1,480	1958	External: Brick, concrete in situ, reinforced concrete block, cement sheet - painted/brick/solid plaster finish. Roof: Pitched corrugated iron, tin ribbed - painted. Internal: gib plaster, timber pannelling, timber framing, seratone, concrete blocks, bricks - painted/wallpapered/tiled/pre finished sheets.	1	Yes - Interior and exterior	Yes - internal Class A and B, External Class B
B57	Pool and Pool Shed	525	1961-1974	External: concrete in situ, reinforced concrete block, corrugated iron - painted or covered in solid plaster.Roof: Pitched corrugated iron - painted. Internal: timber frame, concrete block - painted. Floor: concrete. Ceiling: Hardboard - painted.	1	Yes - external.	Yes - external Class B
B59	Gardener	260	1961-1974	External: Corrugated iron. Roof: Pitched corrugated iron - painted.Internal: Timber framing, concrete floor, building paper ceiling.	1	Yes - external	No
B60	Fitter	100	1961-1974	External: timber frame, shiplap weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: gib plaster - painted. Floors: Concrete covered with carpet or lino. Ceiling: Gib plaster - painted.	1	Yes - internal and external	No

B61	Shed 11	16	1979-1995	External: reinforced concrete block - painted. Roof: tin ribbed - painted. Internal: concrete block - painted. Floor: concrete, no cover. Ceiling: no data.	1	Yes - external	Yes - Class A internal, Class B external.
B62	Racks	350	1961-1974	External: timber frame, shiplap weatherboard - painted. Roof: Corrugated ACM 'super six'. Internal: timber frame racks. Floors: Concrete, no finish. Ceiling: None.	1	Yes - external and internal	Yes - external and internal Class B
B63	Workshop	1,100	1961-1974	External: reinforced concrete in situ, reinforced concrete slab, bevel back weatherboard - painted. Internal: gib plaster, seratone, concrete block - painted/wallpaper/tile. Floor: Concrete with lino/wallpaper/ tile cover. Ceiling: fibrous plaster - painted.	1	Yes - external and internal	Yes - internal Class A & B, external Class B
B64	Sports Pavillion & shed	(120)Demolished	1944-1961	External: concrete in situ, shiplap weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: hardboard, seratone - painted. Floor: concrete with carpet or lino cover. Ceiling: gib plaster - painted.	1	Yes, building demolished but pb in soil elevated.	Yes - external. Building now Demolished
B65	Store	1,160	1961-1974	External: reinforced concrete in situ - painted. Roof: Corrugated ACM 'super six', tin ribbed - reinforced glass - painted. Internal: concrete in situ, timber framing, hardboard - painted. Floor: Concerete with lino, tile cover. Ceiling: Fibrous plaster, pinex - painted.	1	Yes - internal and external	Yes - internal Class A & B, external Class B
B66	Assistant Engineers Office	250	1961-1974	External: corrugated iron - painted. Roof: Pitched corrugated iron - painted. Internal: concrete blocks - painted. Floor: Concete with carpet cover. Ceiling: gib plaster - painted.	1	Yes - internal	Yes - internal and external Class B
B67	Shed 8	20	1974-1979	External: reinforced concrete block, shiplap weatherboard - painted. Roof: Flat roof, tin ribbed - painted. Internal: Concrete block - painted. Floor: Concrete.	1	Yes - external	Yes - External Class B, Internal Class A
B68	Boiler House	630	1944-1961	External: concrete in situ, cement sheeting (ACM), galvanised steel - painted. Roof: Tin ribbed - painted. Internal: timber frame, hardboard, concrete in situ - painted. Floors: concrete. Ceiling: Hardboard - painted.	2 + Basement	Yes - exterior	Yes - internal Class A & B, external Class B
B69	Fire Station	290	1944-1961	External: reinforced concrete in situ, reinforced concrete block, corrugated iron - painted. Roof: Pitched corrugated iron - likely painted. Internal: timber pannelling, pinex, seratone, concrete blockwork, concrete in situ - painted. Floor: concrete with carpet/lino/tile cover. Ceiling: Pinex, hardboard, seratone, concrete - painted.	2	Yes - internal	Yes - External Class B
B70	Kitchen	780	1961-1974	External: Concrete in situ - painted. Roof: tin ribbed - painted. Internal: seratone, concrete in situ - painted or tiled. Floor: Concrete with carpet, lino, tile cover. Ceiling: gib plaster, concrete - painted.	1	Yes - internal	Yes - internal & external Class B
B71	Garages	300	1961-1974	External: reinforced concrete block - painted. Roof: tin ribbed - painted. Internal: concrete block - painted. Floor: Concrete with lino cover. Ceiling: Gib plaster - painted.	1	Yes - internal and external	Yes - Internal and external Class B
B73	Shed 7 by Laundry	23	1944-1961	External: concrete in situ, shiplap weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: timber frame, concrete in situ - painted. Floor: Concrete.	1	Yes - external	Yes - internal Class B
B74	Laundry	930	1944-1961	External: concrete in situ - painted. Roof: tin ribbed - painted & Corrugated ACM 'super six'. Internal: seratone, concrete in situ - painted. Floor: Concrete with lino cover. Ceiling: none.	1	Yes - internal	Yes - internal Class A & B, external Class B
B75	Doctors Flats (OCCUPIED)	335	1944-1961	External: Brick, concrete in situ, cement sheeting (ACM) - Painted/Brick. Roof: Pitched corrugated iron - painted. Internal: gib plaster, timber pannelling, timber framing, hardboard, seratone - painted/wallpaper/pre-finished sheeting. Floors: Timber with carpet or lino cover. Ceiling: Gib plaster or hardboard - painted.	1	Yes - exterior	Yes - internal Class A & B, external Class B
B76	Doctors Flats Garages	112	1944-1961	External: galvanised steel. Roof: Pitched corrugated iron. Internal: timber framing.	1	No	No

Appendix G Demolition Management Plan

Certificate of Compliance Application

Former Tokanui Hospital Site Building Demolition (Phase 1 of Demolition and Remediation Project)

Toitū Te Whenua Land Information New Zealand

SLR Project No.: 880.V11547.00001

23 May 2024

SLR

TOITŪ TE WHENUA

LAND INFORMATION NEW ZEALAND

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146 TE MAWHAI ROAD, TE AWAMUTU

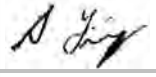
FORMER TOKANUI HOSPITAL DEMOLITION AND REMEDIATION DEMOLITION MANAGEMENT PLAN

TOITŪ TE WHENUA

LAND INFORMATION NEW ZEALAND

146 TE MAWHAI ROAD
TE AWAMUTU

FORMER TOKANUI HOSPITAL DEMOLITION AND REMEDIATION DEMOLITION MANAGEMENT PLAN

Project No.	33205	Approved for Issue	
Version No.	4	Name	Sean Finnigan
Status	Final	Signature	
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TOITŪ TE WHENUA – LAND INFORMATION NEW ZEALAND

FORMER TOKANUI HOSPITAL DEMOLITION AND REMEDIATION

DEMOLITION, DECONSTRUCTION & REMEDIATION MANAGEMENT PLAN

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GENERAL DRAWINGS (INCLUDED IN THIS REPORT)

33205/G01 Site Features

33205/G02 Site Amenities

DETAILED DRAWINGS (INCLUDED IN SEPARATE VOLUME)

33205/0001 LEGEND

33205/2001 WASTEWATER DEMOLITION PLAN (SHEET 1 OF 9)

33205/2002 WASTEWATER DEMOLITION PLAN (SHEET 2 OF 9)

33205/2003 WASTEWATER DEMOLITION PLAN (SHEET 3 OF 9)

33205/2004 WASTEWATER DEMOLITION PLAN (SHEET 4 OF 9)

33205/2005 WASTEWATER DEMOLITION PLAN (SHEET 5 OF 9)

33205/2006 WASTEWATER DEMOLITION PLAN (SHEET 6 OF 9)

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33205/2100 STORMWATER DEMOLITION PLAN LAYOUT

33205/2101 STORMWATER DEMOLITION PLAN (SHEET 1 OF 9)

33205/2102 STORMWATER DEMOLITION PLAN (SHEET 2 OF 9)

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33205/2200 WATER DEMOLITION PLAN LAYOUT
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33205/2500 CONCRETE STEAM DUCT DEMOLITION PLAN LAYOUT

33205/2700 ROADING DEMOLITION PLAN LAYOUT
33205/2710 PROPOSED REMOVAL OF REDUNDANT ROAD EMBANKMENT AND CULVERT

APPENDICES

A Buildings Data Summary

GLOSSARY

CONTAMINATED MATERIALS	Hazardous building materials that pose some level of risk to human health and/or the environment, such as asbestos or lead-based paint, which potentially affects materials handling, haulage and/or disposal requirements. *Please note, management of contaminated soil as part of the demolition and remediation project follows the remedial standards process as outlined in the Tokanui Hospital Deferred Selection Process.*
CONTAMINATED LAND	Contaminated land is defined by the Ministry for the Environment as sites at which hazardous substances occur at concentrations above background levels and where assessment indicates it poses, or is likely to pose, an immediate or long-term risk to human health or the environment.
DEED OF SETTLEMENT (DEED)	The Ngāti Maniapoto Deed of Settlement signed by Maniapoto and the Crown, which was signed on 11 November 2021 and given effect by the Maniapoto Settlement Claims Act 2022, which came into force on 28 September 2022.
DEFERRED SELECTION PROPERTY	Is as defined in s154 of the Maniapoto Settlement Claims Act 2022. It means a property described in subpart A or C of part 4 of the property redress schedule for which the requirements for transfer under the deed of settlement have been satisfied.
DEMOLITION AND REMEDIATION WORKS*	The physical works required to carry out the demolition and remediation of each Tokanui Hospital deferred selection property (excluding any new disposal site or existing disposal site on that property) as described in paragraph 9.16
EXISTING DISPOSAL SITES*	The two existing sites (as described in the existing disposal consents) located on one of the Tokanui Hospital deferred selection properties that the Crown historically used to dispose of waste; indicated as 'Existing disposal sites' on the plan (subject to survey) 'Tokanui Hospital deferred selection properties' in part 7 of the attachments
GOVERNANCE ENTITY	The Ngāti Maniapoto post settlement governance entity, Te Nehenehenui Trust
HORIZONTAL INFRASTRUCTURE*	The roading and accessways, foundations and services that the Crown, with the consent of the relevant Ministers as required, decides must be retained on the relevant Tokanui Hospital deferred selection property, in accordance with paragraph 9.9 of the Deed. *Please note, at the date of this report, it is assumed that building foundations will be removed as part of the vertical demolition package rather than under horizontal infrastructure as stated in the Deed.*
MINISTERS*	The Minister of Finance, Minister for Land Information, and Minister for Treaty of Waitangi Negotiations
NEW DISPOSAL SITE*	A site which may be located on part of a Tokanui Hospital deferred selection property, such location to be determined in accordance with paragraph 9.9, where the Crown may, as part of the demolition and remediation works, dispose of contaminated and/or non-contaminated materials and waste in accordance with paragraph 9.12.

NON-CONTAMINATED MATERIALS	Building materials that do not contain any contaminated materials, as defined above and may be suitable for reuse and/or recycling
PURCHASED TOKANUI HOSPITAL DEFERRED SELECTION PROPERTY*	Means a Tokanui Hospital deferred selection property that is also a purchased deferred selection property
SETTLEMENT DATE	Is defined as s12 of the Maniapoto Settlement Claims Act 2022, being 24 November 2022.
VERTICAL BUILDING STRUCTURES*	All above-ground built structures on a Tokanui Hospital deferred selection property, excluding horizontal infrastructure
*DENOTES DEFINITIONS RELEVANT TO THIS REPORT COPIED FROM THE TOKANUI HOSPITAL DEFERRED SELECTION PROCESS, SUBPART A: DEFINITIONS.	

TOITŪ TE WHENUA – LAND INFORMATION NEW ZEALAND

FORMER TOKANUI HOSPITAL DEMOLITION AND REMEDIATION

DEMOLITION, DECONSTRUCTION & REMEDIATION MANAGEMENT PLAN

1 INTRODUCTION

The former Tokanui Hospital (the Site) was a psychiatric hospital approximately 80 hectares (ha) in area, with 76 buildings, a wastewater pump station, swimming pool, eight substations, a closed landfill (also referred to as the 'existing disposal site') and substantial roading and underground infrastructure and services. The site location and extent is shown in Figure 1, including the 4 areas referred to in the Deed.

Figure 1: Site location and extent showing 4 deferred selection properties

The Site is currently managed by Toitū Te Whenua Land Information New Zealand (LINZ) on behalf of the Crown but has been held in the Treaty Settlements Landbank since 1999 following the hospital's closure in 1998. Land held in the Landbank is Crown land which has been declared surplus can be used as cultural or commercial redress in Tiriti o Waitangi Settlement claims.

The Ngāti Maniapoto (herein referred to as Maniapoto) Deed of Settlement (the Deed), that was initialed in December 2020, acknowledged the cultural significance of the Site and the need for demolition and remediation of the Site before it can be offered to Maniapoto.

Under the Deed, Maniapoto and the Crown have agreed that LINZ complete the demolition and remediation of the Site. The proposed demolition, deconstruction and remediation works cover the following:

- **"Vertical building structures":** all above-ground built structures within Areas 2, 3 and 4 of the Tokanui Hospital site, including associated footings/foundations.
- "**Horizontal infrastructure**": Partial removal of the roading, accessways, and services as defined in Table 1.
- **"Contaminated land"**: Contaminated land is defined by the Ministry for the Environment as sites at which hazardous substances occur at concentrations above background levels and where assessment indicates it poses, or is likely to pose, an immediate or long-term risk to human health or the environment.

These works are for simplicity referred to in this plan as the "**demolition works**", while this plan is referred to as the **DDRP** (Demolition, Deconstruction and Remediation Plan).

2 OBJECTIVES

The primary objective of this DDRP is to:

- Provide relevant background information on the Site and the nature of the proposed demolition works;
- Describe the proposed demolition works scope; and
- Set out the requirements contractors need to follow in relation to the specified demolition works.

3 SCOPE

The scope of the works is summarised in Table 1.

Table 1: Scope of Demolition, Deconstruction and Remediation Works

Item	Required Works
BUILDINGS	
Buildings, including footings/ foundations	Demolition and/or deconstruction of all buildings within Areas 2, 3 and 4 of the site, including all footings/foundations. This includes historic demolition debris buried around specified buildings that is inferred to come from historic building renovation, demolition and/or extension works.
HORIZONTAL INFRASTRUCTURE	
Roading/ paving (6.2ha, 8600m)	Removal of 3.49ha roading/paving and replace with 10,440m^3 soil backfill; 3.3km residual roading retained and converted to farm access track standard (i.e. remove paving and retain hardfill basecourse (Option RD3)
Old road embankment & Culvert 2 (~1350dia)	Removal of redundant road embankment crossing over Wharekōrino Stream (approximately 6m wide by 80m long); earthworks over 1800m^2 area of 5200m^3 volume, stream bank grading and riparian planting (Option RD4)
Concrete Ducts	Remove entire system (2937m); 880m^3 minimum backfilling (Option CD1)
Other Services	Partial removal: 633 surface features (MHs, fire hydrants, valve boxes, etc.) and associated infrastructure to 800mm depth for pipes/ducts (including water supply, wastewater and stormwater pipes except for the trunk stormwater system) and associated structures down to 1m depth (Option OS2C)
CONTAMINATED SOIL	
Contaminated Soil	Low-level contaminated soil from around the perimeters (halos) of many buildings on-site, comprising almost entirely allophanic topsoil, and containing primarily lead or asbestos contaminants.

Note: The options names referred to above come from the separate Horizontal Infrastructure report and are included here for easy cross-referencing to that report.

The 633 surface features referred to under "other services" are listed in Table 2.

Table 2: Infrastructure Features Inventory and Condition

Asset/underground service	Comments	No	Condition
Power	Light poles (99), power poles (18), other (7)	124	Moderate to poor
Concrete ducting	Concrete duct access chambers (37)	37	Generally moderate
Water	Fire hydrants (41), valves (25)	66	Very poor
Stormwater	Manholes (145), catchpits (56)	201	Moderate
Wastewater	Manholes (152)	152	Poor to very poor
Telecom	Telecom post	7	Moderate
Unknown lids	4x4 lids	46	Moderate
Total		**633**	

It does not cover:

- An existing farm water supply system.
- An existing stone and mortar retaining wall, comprising 3 terraces of variable height 0.55-1.70m high.
- A wastewater pump station.
- The trunk stormwater system comprising approximately 1770m of 750-1050dia pipe.
- The closed disposal site (landfill).

This infrastructure is described in section 9 and needs protecting from damage during the demolition works.

4 SPECIFIC REQUIREMENTS FOR DEMOLITION WORKS

Specific requirements for the demolition works are set out in this section covering resource consent requirements, adherence with standards, codes, regulations and guidelines and Site Management Plan requirements. These requirements are based on the best available information at this time and allow for contractors following a best practice approach, taking into account expected measures to manage and/or mitigate potential human health and environmental effects.

The works may be undertaken by one or more (main) contractors (and their sub-contractors) working in different areas.

4.1 COMPLIANCE WITH RESOURCE CONSENT REQUIREMENTS

LINZ is in the process of obtaining all necessary resource consents for the demolition works. This plan will be updated, to include any additional specific consent condition requirements not covered by it, following the granting of resource consent.

4.2 ADHERENCE WITH STANDARDS, CODES, REGULATIONS AND GUIDELINES

It is expected that all contractors will follow applicable standards, codes, regulations and guidelines during the contract, including but not limited to the following:

- Auckland Council, ACS740 Recycled Aggregates, version 1.0, Rev 0, December 2023
- BRANZ (2014), "Waste Reduction – Demolition"
- BRANZ and ALGA (2017), "New Zealand Guidelines for Assessing and Managing Asbestos in Soil"
- Codes of Practices for Hazardous Substances – refer epa.govt.nz and worksafe.govt.nz for further information.
- Ministry for the Environment, "Contaminated Land Management Guidelines
- Worksafe New Zealand "Demolition – Best Practice Guidelines for Demolition in New Zealand"
- Worksafe New Zealand (2016), "Management and Removal of Asbestos – Approved Code of Practice"
- Worksafe New Zealand (2016) "Excavation Safety Good Practice Guidelines"

4.3 SITE MANAGEMENT PLAN REQUIREMENTS

Subject to the above, each main contractor shall prepare an overall Site Management Plan (SMP) that specifically addresses:

- Project team structure, resources (human and plant), methodology, staging and programme.
- Health and safety.
- Quality assurance/control.
- Traffic management.
- Environmental Management of activities within their Work Area or directly related to activities outside of their Work Area, noting that it is the intention of LINZ that all Main Contractors take all practicable steps to implement environmental controls so as to prevent discharges beyond the boundary of their Work Area (where a tighter control requirement does not exist).
- Incorporate any specific requirements of LINZ (as stipulated) in the overall management of discharges and/or other adverse effects that may or may not be an indirect result of the main contractor's activities (within or outside their Work Area).

The following table sets out the proposed outline of each main contractor's Site Management Plan.

Table 3: Contractor Site Management Plan Outline

Section/Component	Description
Project team structure, resources (human and plant), methodology, staging and programme	Contractor proposed team structure (including responsibilities), including sub-contractors, all resources (human and plant) and methodology for each work component, staging and overall programme
Health and safety	Health and safety plan, in compliance with best practice and NZ regulations and guidelines.
Quality assurance/control	Quality assurance/control system, including any hold points, compliance monitoring and certification details. See further below for specific environmental assurance and monitoring requirements.
Traffic management plan	Site traffic management plan, as the project will involve significant vehicle movements on and offsite.
Environmental management plan	Environmental management plan, covering the management and mitigation of all potential discharges to air, water and ground.

Standards, Regulations and Guidelines	List the applicable standards, codes, regulations and guidelines the Contractor will apply during the contract.
Consents & Permits Register	Provide a register of all permits and consents pertaining to the activities being undertaken by the contractor.
Key Environmental Factors & Risks	Provide a detailed description of the key environmental factors to be managed during the construction. Undertake a risk assessment and provide a risk register defining the mitigation measures for all key environmental factors identified.
Competency & Training	Describe the specific training and/or competency requirements required to prevent adverse effects on human health and the environment from each key task type undertaken. Provide a description of how works management will be effectively addressed through site induction, competency certification and minimum training standards.
Communications	Provide a plan for how site management policies and procedures will be communicated to the project team.
Safe Work Method Statements	Provide specific and detailed safe work method statements for the management and mitigation of key human health and environmental risks identified by the contractor including procedures for the prevention, isolation and clean-up/removal of environmental incidents. Procedures shall be developed for the following, as a minimum: a. The transportation, unloading, storage, processing and reuse of materials removed from the site. b. The monitoring and reporting of the quantity, specific location and end use of materials removed from the site. c. Soil and water management. d. Flora and fauna management, including trees, bats, birds and aquatic species. e. Visual, landscape and rehabilitation management. f. Noise and vibration management. g. Air quality management (including dust). h. Accidental Discovery Protocol (procedure to stop work in the unlikely event of a discovery of items of archaeological or heritage significance, in accordance with this Site Management Plan).
Assurance & Monitoring	Provide a programme of and describe the quality and environmental assurance and monitoring activities that will be implemented to ensure compliance with the requirements of this SMP, and specific conditions imposed on LINZ as part of any resource consents, and to prevent any adverse effects. Provide a checklist template for regular inspections of site hazards and controls that will be used by the contractor to verify that site management practices are in place.
Complaints Procedure & Register	Provide a detailed procedure for the management of complaints and the complaints register (refer Section 6).
Emergency Response Plan	Provide a detailed procedure for emergency response to each type of discharge/spill that might occur (as identified by the contractor's risk assessment).

5 CULTURAL AND ARCHAEOLOGICAL REQUIREMENTS

5.1 CULTURAL REQUIREMENTS

The former Tokanui Hospital site is of high cultural significance to tangata whenua, specifically to an identifiable subset of hapū with traditional and customary authority over the former hospital site Pokuru 1B and the surrounding geographical area. These hapū include: Ngāti Ngutu, Ngāti Huiao, Ngāti Paia, and Ngāti Paretekawa.

Specific recommendations from the Cultural Impact Assessment (CIA) prepared for the hospital site relevant to the demolition works are summarised in Table 4. The Archaeological discovery protocol is set out in section 6.2, while know significant heritage, cultural and archaeological features are summarised in section 8.

Table 4: CIA Recommendations relevant to Demolition Works

Recommendation	Contractor Requirement
Protecting waipuna/freshwater springs that may be discovered during remediation.	No springs identified to date. Contractor to stop work if any springs encountered and advise LINZ Project Engineer and Cultural Monitor
Identification of trees with Iwi that will remain standing and those which will may be felled if required	Completed, with identified trees to be protected shown on 33205 series drawings; also refer section 19.2 for further information
Regard be given to the specific provisions in the Heritage New Zealand Pouhere Taonga Act (2014) and the Protected Objects Act (2006) to protect waahi tapu, significant cultural sites and taonga.	Refer section 5.2 below
Development and implementation of a robust Accidental Discovery Protocol (ADP).	Refer section 5.2 below.
Precautionary approach to site works to manage the potential for waahi tapu and taonga tuku iho discovery.	Specific cultural/archaeological areas of concern identified and shown on drawing 33205/G01, precautionary approach taken through appointment of cultural monitors and procedures set out in section 5.2
The adverse effects of resource use and activity operations are managed so as to appropriately protect areas and sites of significance.	Addressed in this DDRP, with contractors to cover in their SMP.
Ensure Tangata Whenua are actively involved in key project planning, contracting and cultural monitoring roles and decision processes.	In progress.
Cultural Monitors/Kaitiaki be appointed for the project to manage and monitor cultural safety protocols.	*TBC. Details will be included in Table 12.*

It is mandatory that all contractor staff attend a cultural induction prior to the commencement of any works on-site. Details of the induction will be provided during the tender process. The site may also be blessed prior to demolition works starting.

5.2 ARCHAEOLOGICAL DISCOVERY PROTOCOL

The following protocols should be followed in the event of the accidental or unexpected discovery of archaeological features, including human remains:

1. All work within the vicinity of the discovery should cease immediately.

2. A buffer of at least 5m should be set up around the discovery and this should be marked on the ground, preferably with pegs and tape, or similar.
3. All machinery and plant should be removed from the buffer zone where this is possible.
4. The site archaeologist, or other qualified archaeologist, should be informed.
    i. Heritage New Zealand Pouhere Taonga (HNZPT) should be informed.
    ii. If the discovery is of Māori origin, the relevant tāngata whenua authorities should also be informed (i.e. the appointed Cultural Monitors/Kaitiaki). Appropriate protocols (tikanga) should be observed.
    iii. If the discovery is of human remains, the New Zealand Police should also be informed.
5. The archaeologist should take relevant steps to secure the area of the discovery.
6. The archaeologist will assess the discovery and advise HNZPT and the client on the relevant steps to be taken.
7. Works in the area of the discovery shall not recommence until authorised in writing by the archaeologist in consultation with any identified affected parties or HNZPT.

It should however be noted that these protocols are preliminary, and must be reviewed by mana whenua prior to physical works beginning at the site.

6 COMMUNICATION

6.1 INFORMATION FOR IWI, HAPU & SPECIAL INTEREST GROUPS

All communications between contractors and Iwi, Hapu or any special interest groups must be approved by LINZ and be in accordance with the official communications plan for this project.

6.2 INFORMATION FOR NEIGHBOURS

The nearby neighbours who may be affected by noise, dust or smoke will be made aware of:

- The extent and duration of the works and type of works proposed;
- The reasons for the demolition, deconstruction and remediation works; and
- A line of communication from the nearby property owners to:
    (i) Contractor's representative.
    (ii) The representative of the consultants managing the project.
    (iii) The LINZ representative.

This line of communication will normally include work, after hours and mobile telephone numbers and a priority list of who to contact first to obtain assistance.

6.3 INFORMATION FOR THE GENERAL PUBLIC

Information to be provided to the general public will be in accordance with the official communications plan for this project.

6.4 COMPLAINTS

All contractors shall include a detailed procedure for the management of complaints from the public and other stakeholders in their Site Management Plan.

A Complaints register shall be developed and maintained by the Contractor in a structured, clear and legible format. As a minimum, the following information about any complaints shall be recorded:

- The contact details of the complainant, including name, entity represented (if any), address, contact telephone number(s).
- The nature and description of the complaint.
- The location of the complainant, and of the place where the complaint was first noticed.
- Date and time of the complaint, plus any other details relevant to the complaint e.g. the prevailing wind direction for a dust complaint.
- How the complaint was resolved or followed up.

Any complaints identified as relevant to the construction activities shall be notified to the LINZ project representative as soon as practicable and within the same working day as a minimum. LINZ (or their nominated agent) shall be responsible for notifying Waipa District Council or Environment Waikato (as applicable) within 24 hours of receipt of a complaint, in accordance with any consent conditions, if required. LINZ (or its nominated party), in conjunction with the contractor, will be responsible for investigating and resolving all complaints as soon as practicable.

All complaints and means of resolution shall be discussed and minuted at the next project site meeting, to ensure that lessons learned are incorporated into forward work practices.

7 GENERAL REQUIREMENTS

7.1 SITE SECURITY

LINZ is responsible for maintaining security at the single site access point through the provision of security resources to:

- Prevent the egress of unauthorised person(s) onto the site.
- Undertake regular patrols of the site (excluding Contractor's Work Areas) to prevent the egress of unauthorised persons to parts of the Site outside of Contractor's Work Areas

Site security has their own portacom for night security located adjacent to the main access road. This area has its own dedicated power supply. The portacom is not to be removed or used by contractor staff. The power supply to this portacom is to be protected from damage, with the contractor being responsible for repairing any damage to it caused by them.

The contractor shall discuss and agree with LINZ any additional security arrangements considered necessary to secure their works areas, including signage and possible fencing around equipment/plant/vehicles that will stay on site overnight. These additional measures would be implemented by LINZ as an extension to their existing contracted security arrangements. This shall also apply to any other contractors or personnel that have not been directly engaged by a main contractor.

7.2 SITE OFFICE, CONTRACTORS YARD AND REFUELING

The site office will be located at Building 75. There are kitchen and toilet facilities located here. It is likely additional facilities will be located around the site. The power supply to Building 75 will remain live for the duration of the demolition project, if any contractor damages the structure or power supply to Building 75, these will be repaired at the expense of the contractor.

The construction yard for plant/machinery parking and temporary storage/holding area shall be located at an appropriate location (e.g. paved industrial area). Any vehicle refuelling areas shall be clearly indicated and located well away from streams and protected vegetation. Any temporary fuel storage areas shall comprise double skinned tanks or bunded tanks, complying with Worksafe regulations.

7.3 SERVICES AND AMENITIES

The site is relatively isolated.

There are only two power connections into the site that are known to still be live. These are to Building 75 and to the security staff portacom.

Water and wastewater to the site office (B75) are understood to be supplied separately via services running through the paddock to the north to Te Mawhai Rd. The wastewater reticulation is a low pressure system.

Mobile phone/internet connectivity is poor and should not be relied on.

There are no nearby shops, stores or petrol stations. The nearest places for purchasing food, water and other supplies is Kihikihi, approximately 6km north of the site, while Te Awamutu is 12km from the site.

Accommodation in the local area is of limited supply.

LINZ will provide a separate water supply, feeding off the Te Mawhai Rd supply, for contractor use during the demolition works.

Given the size of the site and the only toilet available for contractor use being in the site office, it is recommended that the contractor provide additional portaloos at appropriate locations on-site for use by their staff.

7.4 NEAREST MEDICAL CENTRE

The nearest medical centre is:

Mahoe Medical Centre
Mega Centre
670/4 Cambridge Road, Te Awamutu 3840
Tel: 07 872 0923
administration@mahoemed.co.nz
Hours: 8am-8pm Mon – Fri; 9am-3pm Sat-Sun

7.5 OTHER CONTACTS

(a) Electricity - Waipa Networks, 240 Harrison Drive, Te Awamutu; Tel: 07 872 0745; 24hrs faults call: 07 870 2000
(b) Telecommunications - Ultra Fast Fibre, 0800 342 735
(c) WorkSafe NZ - 0800 030 040

8 SITE CONSTRAINTS

There are a number of constraints across the site, that must be taken into consideration and accounted for by the contractor in their work. The current site constraints are listed and detailed below, and further identified on the attached DDRP Features Plan (drawing 33205/G01).

Table 5: Site Constraints and Proposed Management/Mitigation Measure

Item	Description	Management/Mitigation Measure
Leased areas for grazing	Majority of site is leased to farmer for grazing	Assumed grazing will continue during demolition works, with areas of work being isolated from the stock
Highly productive land use classification	Soils across site classified as LUC Class 2 or 3	Proposed works will remove building footings/foundations and horizontal infrastructure to sufficient depth that it will help to restore the land to LUC Class 2 or 3, provided drainage is maintained in these areas – this should be achieved by leaving any drainage media present in pipe trenches in place, where the pipe itself is removed.
Ecology	Trees	Recommended that all large trees (native & exotic) are retained to avoid adverse effects on fauna, and to retain amenity values, where possible. Hence, large trees (≥15+ meters) or any protected trees should be managed to mitigate any detrimental impacts on these trees. However, some trees that may require removal or trimming, to facilitate the demolition works are shown on the 33205 series drawings. Also refer section 19.2.
	Bats/ Avifauna	Contractor must comply with the Bat Management Plan (BMP) and Avifauna Management Plan (AMP) provided separately.
	Wetlands	Three natural wetlands identified on-site as shown in the 33205 series drawings. Works within 10m of any of these wetlands will be covered under specific resource consent conditions. This includes: • Demolition of buildings 75 & 76 (to be confirmed, as this is the site office and associated garage and may remain on-site post-demolition). • Removal of possible water pipe north-west of B76 (unlikely to exist based on available data) • Removal of wastewater pipes through wetlands 1, 2 & 3.
Groundwater	Potentially elevated groundwater table, especially during winter months.	Majority of site encompassing the hospital infrastructure is classified as “poorly” or “imperfectly” drained areas on Landcare S-Maps. GHD advised that Aecom (DSI) found groundwater levels of 1.3-2.4m bgl over period May-Sep, inferred to represent winter conditions, while GHD only found groundwater in one location (B74, TP2) at 2.1m bgl. Contractor is responsible for any groundwater dewatering that may be required during works. Available information and generally shallow nature of demolition works indicates this is low risk.

Heritage, cultural or archaeological significant areas	Five areas identified to date: Large area SW of Buildings B75/76 (location of 3 former buildings); wetland adjacent to former WWTP; Areas around Morgue (B25), Ward 21 (B26), and Old Morgue (B19); refer 33205 series drawings SWSAP/001-004	Works need to follow DDRP section 6 requirements, including pre-approval from LINZ and observation by cultural monitors. Affected works are: • Removal of services surrounding B19, B25, B26, B75, B76 & historic nurses accommodation buildings (NW side of site). • Concrete ducting around B19, B25, B26 and historic nurses accommodation (NW side of site).

9 EXISTING INFRASTRUCTURE TO BE PROTECTED

Existing infrastructure to be protected on-site includes the following:

(a) Farm water supply - refer section 10.1;
(b) Wastewater pump station – refer section 10.2;
(c) Existing stone and mortar retaining wall, comprising 3 terraces of variable height 0.55-1.70m high, located north of Building 56 – refer section 10.3;
(d) The trunk stormwater system comprising approximately 1770m of 750-1050dia pipe. This is to be relined under a separate contract and is out of scope. Refer section 10.4.
(e) The closed disposal site (landfill). This is located outside the works area and is described in separate reports.

9.1 FARM WATER SUPPLY

At present, approximately 32.85 ha of undeveloped grassed land within the hospital site are leased to AgResearch. These lands are used for cattle grazing, and as such, have their own dedicated water supply, providing water to troughs for a stock water supply. This water supply network has never been officially surveyed, but the best available sketch of the supply, provided by AgResearch, is provided on the attached Drawing 33205/G01.

As this water supply is sourced from the AgResearch site, contractors are not permitted to utilize the farm water supply for any means.

Contractors also need to protect this water supply from damage during the works and will be required to repair any lines damaged or destroyed by them at their cost.

9.2 WASTEWATER PUMP STATION

The Hospital had its own independent wastewater reticulation system, conveying wastewater to a wastewater treatment plant (WWTP) located in the north-eastern corner of the site, adjacent to the Wharekōrino Stream. The WWTP was decommissioned in 2021, when a new gravity sewer line was installed along Te Mawhai Road. This area now contains a new wastewater pump station. This area is outside the contracts work extent.

9.3 TERRACE RETAINING WALL

There is only one retaining wall onsite, located on the north-western corner of B56. This retaining wall comprises three terraces, which were inspected in 2023 and found to be in good condition and worth keeping.

Contractors must make every practicable effort to not damage or undermine the retaining wall. Photographs should be taken of the retaining wall at specific locations prior to the works, and then again at the same locations on completion of the works, or any other occasions subject to damage. The contractor will be responsible for repairing any damage to the retaining walls resulting from the demolition works at their cost.

9.4 TRUNK STORMWATER

Stormwater runoff from rural farm land to the west of the site flows into and through the site via a combination of open channels and pipe reticulation, discharging into a tributary of the Wharekōrino Stream and then flowing to the north under Te Mawhai Road, into the Pūniu River a short distance downstream. This system is referred to as the trunk stormwater system. The three natural wetlands onsite are located in different areas along the trunk stormwater system.

Archived plans show that the stormwater system was designed to have some flood detention areas located in the central and north-eastern corner of the site, before discharging into a tributary of the Wharekōrino Stream. A stormwater pipe is shown on these plans as running under the flood detention basin, which has separate culverts feeding into it, with a re-entry structure conveying water from the flood detention basin into the underlying stormwater system.

It is proposed to reline all trunk stormwater pipes on site, which is expected the increase the lifetime of the system by at least 50 years. As this falls outside of the current scope, this will be undertaken after completion of the demolition works, when heavy plant and machinery has been removed from site.

LINZ will undertake CCTV of the trunk stormwater line pre- and post-demolition works to check for any damage to this network caused by the contractor. The extent of the CCTV survey will be confirmed by LINZ but is likely to go from grate to grate in Figure 2, as this is the main area where it is considered possible damage to the trunk line may occur.

The contractor shall be responsible for repairing any damage to the trunk system, or removing any debris washed into this line from the MH removal and backfilling, attributed to their activities, based on the CCTV survey results.

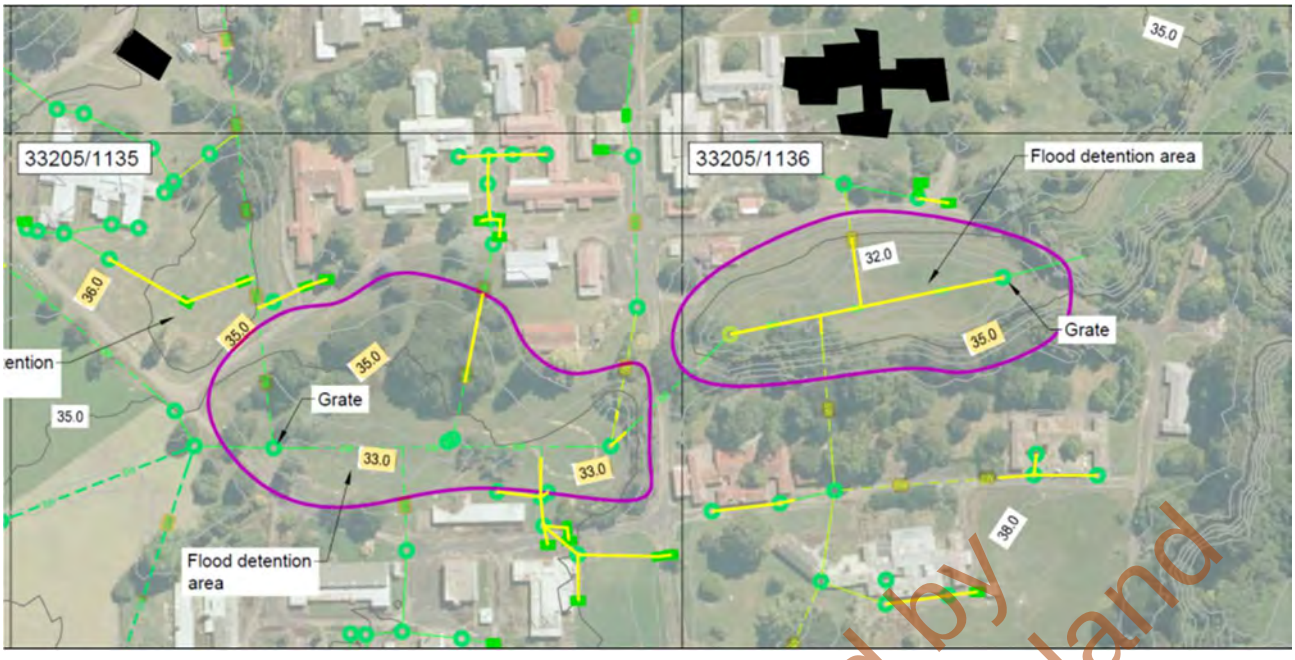


Figure 2: Likely Extent of Pre- and Post-demolition works CCTV of Trunk Stormwater System

10 DEMOLITION/DECONSTRUCTION WORKS PHILOSOPHY AND SEQUENCING

10.1 DEMOLITION/DECONSTRUCTION PHILOSOPHY

LINZ's philosophy for the demolition works is set out in the following:

(a) To undertake the demolition works in accordance with industry best practice and guidelines, complying with all resource consent requirements.

(b) To maximise materials recovery, as much as possible.

(c) To generally leave infrastructure in the ground that is deeper than 800mm (for pipes) and 1m (structures – e.g. manholes, catchpits, etc.), except for building footings/foundations, which are to be completely removed. The contractor should address this in their methodology.

10.2 POTENTIAL MATERIALS REUSE AND RECOVERY

The contractor should as part of their methodology identify the materials they are proposing to recover for reuse/recycling and the associated recovery methodology. LINZ has undertaken a preliminary recycling potential exercise, the results of which are summarised below.

Table 6: Potential Recycling Opportunities

Recycling Potential	Materials	Comments
High	Untreated timber	Significant quantities of native timber in many buildings suitable for recovery/reuse; alternative use as biofuel
	Concrete from buildings and foundations; external concrete slabs and paving	Crushing to GAP40 or drainage aggregate or for use as backfill
	Access road/paving subbase and basecourse	Possible reuse as backfill material
	Soils identified as cleanfill	Possible reuse as backfill material and retopsoiling, including the majority of the Wharekōrino Stream embankment materials.

	Copper pipes/bronze fittings (in old building heating system ducting)	Sale as scrap metal
Medium	Brick and tile	Include with concrete for crushing, bricks for recycling
	Electrical wiring	Scrap metal recycling, but may not be economic
	Metals (e.g. iron roofing, galvanised metal fixtures, old boilers)	Depends on nature/quality/value of metal and if "pure" or contaminated with other materials (e.g. paint, lagging)
	Guano	Mix with mulch from site vegetation to make compost, or take to composting facility off-site; subject to being free of any cross-contamination (e.g. lead paint, asbestos)
Low	Treated timber, framing or external decking, fencing	Possible use as biofuel
	Gypsum based plasterboard	May be difficult to extract and not viable if painted
	Plastic	Depends on type of plastic – explore possible use by Future Post (futurepost.co.nz)
	Access roading/pavement asphalt	Excluding asphalt containing coal tar (some areas)
	External non-ACM cladding	Varies; may not be viable if painted
None	ACM building materials, pipes and other items	

10.3 WORKS BREAKDOWN AND SEQUENCING

This section summarises the works to be undertaken and the preferred order. The ground demolition of vertical buildings is be started first. The contractor may undertake some tasks in parallel, particularly where this may result in cost and/or time savings, or reductions in human health/environmental risks.

Specific background information and requirements for the contract works have been split into the following categories:

(a) Buildings – refer section 11.
(b) Horizontal infrastructure – refer section 12.
(c) Contaminated soil – briefly discussed in section 13, and covered in detail in a separate Remedial Action Plan (RAP) (to be provided).
(d) Wharekōrino Stream Embankment Removal and Reinstatement – section 14.

Works sequencing is summarised below.

Table 7: Proposed Work Sequencing

Phase	Works	Indicative Timeframe
1	1. Site establishment; 2. Environmental Clean of Structures; 3. ACM Removals (including void spaces except for sub-floor); 4. Lead based paint (LBP) Removals; 5. Visual clearance inspections; 6. Soft strip and salvage; 7. Structural demolition and salvage; 8. Removal of demolished materials;	8.5 months (June 2024 to February 2025)

	9. Sub-floor investigation	
2	1. Sub Floor ACM remediation; 2. Slab and foundation removal; 3. Contaminated HALO scrape and validation; 4. Backfilling and topsoiling.	4.5 months (February to June 2025)
3	1. ACM Services removal; 2. SW WW services removal; 3. Concrete duct and other service removal; 4. Hardstand (roading/paving) removal, including embankment over Wharekōrino Stream; 5. Backfilling and finishing/topsoiling/grassing.	11 months (February 2025 to January 2026)

Note: Phase I - In some buildings, consideration may be given to undertaking the sub-floor investigation earlier, as it is possible that above floor demolition activities may mobilise any sub-floor asbestos contamination (e.g. dust from vibration). The sub-floor investigation will not involve any soil disturbance other than very small volumes for soil sampling.

Contaminated soil removal is covered under a separate Remedial Action Plan.

11 BUILDINGS

11.1 SCOPE

The scope of work involves removing all existing buildings, excluding the security portacom and potentially buildings 75/76, as the latter will be used as the site office and may be left in place post-demolition.

Appendix A provides a list of all buildings and summarises the following information for each building where available:

- Building ID and name, roof area (m^2), built date, building type, number of storeys, footing/foundation details where available.
- Lead paint and ACM survey results.
- Historical HALO demolition debris. This relates to some buildings where during soil sampling works, old demolition debris, presumably from historical building renovations, was found buried in some locations around the building footprint.
- Special requirements relating to each building (i.e wetland separation, protected tree(s), significant cultural/archaeological features, etc.
- Data reliability, information sources and relevant notes.

It is important to reiterate that the site has a long and varied history, with limited information available for some buildings, and particularly for footings/foundations for most buildings. Appendix A also includes individual pages for each building containing the Opus 2015 building survey results and the 4Sight lead paint and ACM survey results referred to above.

11.2 METHODOLOGY

Suitable above ground infrastructure is to be deconstructed, in agreement with LINZ, with building materials recycled, where practicable.

It is anticipated that excavators (ranging from 5-20T) with bucket attachments and hydraulic breakers will be used, along with an on-site mobile concrete crusher plant that will be in the centre of the site, as shown in drawing 33205/G02.

Prior to any building materials being removed off existing structures, all asbestos removals and industrial cleaning to remove guano and other fauna excrement must have taken place. For all structures where asbestos has been removed, a visual clearance inspection and associated clearance certificate must be received by the main contractor or LINZ prior to any demolition/deconstruction taking place.

If deconstruction is not possible or deemed practical or economic for a structure, then demolition debris must be loaded directly into trucks and removed from site for offsite disposal. Temporary stockpiling of demolition debris onsite shall not be allowed, except where agreed with LINZ due to special circumstances.

All contractors will be required to provide Safe Work Method Statements detailing their proposed deconstruction and demolition methods, which will be reviewed by LINZ and the project SQEP.

For each building, contractors will be responsible for keeping the site tidy (i.e. specific building and immediate surrounds), including removing all demolition materials and making the building area and immediate surrounds safe and tidy within one month of each building's demolition. All structural footprints are to be backfilled with suitable recycled or imported materials, topsoiled and grass seeded, within 1 month of the slab and foundations removal and any associated contaminated HALO scrape, validation for each building and removal of any services within the vicinity of each building.

In the event of phased demolition (i.e. where the above ground structures are to be demolished in one phase, followed by a later phase involving slab and foundations removal, any associated contaminated HALO scrape and validation for each building), contractors will be responsible for removing all demolition waste generated as part of that phase within one month of the phased demolition of each building. Any grass around each building that is damaged by demolition machinery is also to be re-seeded within the same timeframe and the immediate surrounds are to be made safe and tidy.

11.3 KEY BUILDINGS

There are a number of structures across the site that require careful demolition due to more complex construction and/or significant hazards and/or risks during the demolition phase. This information is summarised from the Opus (March 2015) building structural assessment demolition report. These buildings are:

- Boiler House (B68);
- Ward 21 (two storey portion) (B26);
- Waipa Community and Training Centre (B10);
- Ward B (two storey masonry portion) (B12);
- Main Administration Building (B1); and
- Village Hall (B36).

The below structure information, sequencing and guidance has been provided in order to facilitate the safe demolition of these structures and removal of the associated building materials from site. The Opus (March 2015) report is available as a separate document.

11.3.1 Boiler House (B68)

Figure 3: Boiler House

The boiler house (B68) is shown in Figure 3.

A. Structure

- Boiler house building contains a row of three reinforced concrete hopper structures (dimensions approximately 15m long by 4m wide by 8m high) to the south elevation, designed to feed coal into the main boilers.
- Hoppers are supported by 400x400 reinforced concrete columns in each corner, with a reinforced concrete ring beam around the top of the hopper cones constructed from reinforced concrete and suspended from a concrete ring beam at approximately 5m above slab level.
- The hopper cones are also constructed from reinforced concrete and hang from the ring beams.
- The hopper walls are constructed from in-situ concrete, up to approximately 8m above ground, supported by the concrete ring beam and capped with a flat concrete roof slab.
- An independent steel portal frame vehicle bay (8m high), reinforced concrete coal drop/ramp and vertical coal screw is located to the east of main boiler room.
- Single storey workshops located to west of boiler room. Lightweight roof and steel frame portals in a two bay north light configuration. In situ concrete walls including full height gables to the west elevation and a central dividing wall at the low point of the roof.
- Large steel frame lean-to addition to the north of the main boiler room and bolted back to the reinforced concrete hopper framing.
- Steel frame portal legs cased in concrete to approximately 3m above ground level. Reinforced concrete perimeter walls to same height with timber framing above.
- Three large diameter metal chimneys to 15-20m above ground level stabilised with tie wires attached to main building.

- Slab-on-grade ground floor. Assumed pad bases to columns and strip footings to masonry walls.

B. Suggested Demolition Sequence

- Take down the projecting metal chimneys and remove the boilers.
- Demolish the independent steel portal vehicle bay structure together with the associated concrete ramp structure and coal screw.
- Demolish the lean-to additions to the North and single storey workshops to the West in order to leave the three hoppers standing independently.
- Stabilise the three suspended hopper cones by propping from ground level or installing a steel cradle frame in order to relieve the load from the perimeter ring beams and/or hopper walls.
- Break out the concrete roof slab and take down the hopper walls to the top of ring beam level.
- Detach the hopper cones from the perimeter ring beams (while supported from ground level) and either break out and remove piece by piece or lift out whole using a crane.
- Demolish the remaining concrete ring beams and columns down to ground.
- Break out ground floor slab and grub out foundations.

C. Key Hazards & Specific Requirements

- Temporary stability of the concrete hopper structures and suspended cones to be maintained while remainder of building is taken down.
- The hoppers need to be taken down in a controlled manner. No detailed drawings are available but it is possible/likely that the suspended hopper cones are reliant on the concrete walls above. The weight of the cones should be relieved by propping before the hopper walls are taken down.
- Given the location of the Boiler House, it is proposed that this structure be demolished last out of the structures covered in this section.

11.3.2 Ward 21 (two storey portion) (B26)

Figure 4: Ward 21 (B26)

Ward 21 (B61) is shown in Figure 4.

A. Structure

- Two Storey timber frame ward accommodation block.
- Two independent blocks in an L-shape configuration with short linking corridors.
- Cross wall configuration with load bearing bedroom walls and central full-length corridors at both levels. Lateral stability provided by plasterboard linings
- Light weight duo-pitch roof with central ridge line. Long run metal sheet finish and plasterboard ceilings.
- Cement board finish to external walls.
- Timber first floor and suspended timber ground floor with concrete perimeter walls.
- Reinforced concrete basement boiler room in centre of block.

B. Suggested Demolition Sequence

- Remove all identified Class B ACM as per Table 7, 4Sight Asbestos and Lead Paint Demolition Survey Report, Area 2, dated December 2022.
- Demolish each wing progressively in a longitudinal direction.
- Break out basement and grub out perimeter walls/piles foundations.

C. Key Hazards & Specific Requirements

- Class B ACM present to building exterior, ceiling void and internal building structure.
- No demolition hazards noted.
- Given location and demarcation as a culturally significant area, removal of this structure will require observation by a cultural monitor at all times, especially during removal of any below ground infrastructure.

11.3.3 Waipa Community and Training Centre (B10)

Figure 5: Waipa Community and Training Centre (B10)

The Waipa Community and Training Centre (B10) is shown in Figure 5.

A. Structure

- Two Storey unreinforced masonry (URM) building. Approximately 17m wide by 11m deep by 6.5m high
- Traditional hipped timber roof with heavy concrete tile finish.
- Roof and timber first floor supported off central URM spine walls running in both East-West and North-South directions
- Remainder of internal walls at both floor levels constructed using lightweight timber framing.
- Slab-on-grade ground floor construction.
- Traditional strip footings assumed under perimeter walls and URM spine walls.
- Single storey extension at rear constructed using timber framing with external brick veneer

B. Suggested Demolition Sequence

- Remove all identified Class A & Class B ACM as per Table 10, 4Sight Asbestos and Lead Paint Demolition Survey Report, Area 1, dated December 2022.
- Remove roof.
- Demolish URM walls and timber first floor.
- Break out ground floor slab and grub out foundations.

C. Key Hazards & Specific Requirements

- Class A ACM present in roof void and internal building structure.
- No demolition hazards noted.
- Suggested early demolition and removal, to create more space and turning bays on main access road.

11.3.4 Ward B (two storey masonry portion) (B12)

Figure 6: Ward B (B12)

Ward B (B12) is shown in Figure 6.

A. Structure

- Two Storey URM building. Approximately 1.7m wide by 11m deep by 6.5m high
- Traditional pitched timber roof with long run metal sheet finish.
- Roof and timber first floor supported off URM corridor walls running in north-south direction in the ward dormitory.
- Full width roof trusses and timber first floor supported on steel beams (6.1m clear span) in the communal areas to the northern end.
- URM chimney and lean-to additions to the communal area, including a two-storey addition to the North elevation.
- Suspended timber ground floor construction.
- Traditional strip footings assumed under perimeter walls and internal URM walls.

B. Suggested Demolition Sequence

- Remove all identified Class B ACM as per Table 12, 4Sight Asbestos and Lead Paint Demolition Survey Report, Area 1, dated December 2022.
- Remove roof and take down URM Chimney.
- Demolish URM walls and timber first floor working progressively in a longitudinal direction starting from one end of the building.
- Break out ground floor slab and grub out foundations.

C. Key Hazards & Specific Requirements

- Class B ACM identified to internal components of boiler room, sheds and switchboards.
- No demolition hazards noted.
- Suggested early demolition and removal, to create more space and turning bays on main access road.

11.3.5 Main Administration Building (B1)

Figure 7: Main Administration Building (B1)

The main administration building (B1) is shown in Figure 7.

A. Structure

- Two Storey Reinforced Concrete Frame. Approximately 45m long by 21m deep by 6.5m high.
- Longitudinal one-way concrete frames at approx. 3.8m centres. Perimeter columns only extend up to roof level.
- Concrete first floor slab, one-way transverse span between concrete frames.
- Lateral stability provided by concrete masonry stairwells at the rear (North-East and South- East corners) and concrete masonry walls up to the first-floor slab at the front (West).
- Lightweight timber roof with internal gutter and central butterfly roof portion.
- Roof appears to be supported on load-bearing timber wall panels built directly off the first-floor slab.
- Slab-on-grade ground floor. Assumed pad bases to columns and strip footings to masonry walls.

B. Suggested Demolition Sequence

- Remove all identified Class A & B ACM as per Table 1, 4Sight Asbestos and Lead Paint Demolition Survey Report, Area 1, dated December 2022.
- Remove roof and demolish timber framing down to first floor level.
- Demolish concrete frame, first floor slab and masonry walls progressively in a longitudinal direction from one end of the building.
- Break out ground floor slab and grub out foundations.

C. Key Hazards & Specific Requirements

- Class A & B ACM identified to external and internal components.
- No demolition hazards identified.
- Suggested early demolition and removal, to create more space and turning bays on main access road.

11.3.6 Village Hall (B36)

Figure 8: Village Hall (B36)

The Village Hall is shown in Figure 8.

A. Structure

- Single Storey structure. Predominately open plan. Approx. 14.5m long by 9m deep by 3.8m high
- Light weight mono-pitch roof supported on a series of 600mm deep plywood box beams or steelwork lattice beams clad with timber.
- Load bearing concrete masonry walls with 400mm square piers (max 3.1m high) supporting the roof.
- Concrete masonry spandrel panels and full height infill panels acting as shear walls in each corner.
- Concrete slab-on-grade ground floor.

B. Suggested Demolition Sequence

- Remove all identified Class A ACM as per Table 2, 4Sight Asbestos and Lead Paint Demolition Survey Report, Area 3, dated December 2022.
- Remove roof sheeting, ceiling and timber roof joists.
- Lift off main 8m long roof beams
- Demolish concrete masonry piers and wall panels, progressing in one direction along the length of the building.
- Break out slab-on-grade and grub out any foundations.

C. Key Hazards & Specific Requirements

- Class A ACM identified to internal components of structure.
- No demolition hazards identified.

11.4 OPUS (2015) BUILDING INSPECTION REPORTS

Opus undertook building inspections of 50 buildings at the site in 2015. This information is summarised in Appendix B, while the Opus report is available as a separate document. Contractors should refer to this appendix and the Opus 2015 report for more detailed information on each building, including photos.

11.5 3D BUILDING SCANNING (2023)

Barry Satchell undertook 3D scanning of 10 buildings at the site in 2023, providing “walkthrough” details of each building. These buildings are:

- B01 - Admin
- B11 – Ward A
- B13 – Ward C
- B27 – Ward 5
- B29 – Ward 7
- B30 – Ward 8
- B48 – Ward 16
- B53 – Ward 19
- B56 – Ward E
- B65 - Store

Links to these scans will be provided separately to the contractor due to file size.

11.6 HAZARDOUS SUBSTANCES

The main hazardous materials identified in relation to the building demolition works are guano, lead paint and asbestos. In addition, two further issues were identified:

- Some buildings with buried historical demolition debris in their HALOs.
- Some hazardous substances stored within different buildings.

These hazards and their management are described in more detail in section 15.3 of this plan.

12 HORIZONTAL INFRASTRUCTURE

12.1 ROADING/PAVEMENT

This section provides an overview of the existing pavement composition, thickness and condition at the Tokanui hospital site to help contractors understand what will be required to maintain relevant portions of this network in working order during the demolition works and to then undertake the relevant pavement related works, post-demolition activities.

12.1.1 Background Information

The earliest information available indicates an extensive roading network was developed in 1944, alongside construction of the main hospital buildings. This network expanded up until 1966, when the site was fully developed. Based on available information, the road network is understood to be well over 50 years old.

Pavement specifications indicate typical design comprised 25-40mm AC (asphalt concrete), on 125-150mm M4 basecourse on 50mm sand or directly on subgrade, which represents a relatively “skinny” pavement.

WSP undertook a pavement investigation in 2023 with the results being presented in a factual report provided separately. Overall, they found that the existing road network is in a reasonable condition except for some localised failures. Most of the failures are surficial, indicating a good structure pavement. The existing asphalt and chip-seal surfaces are in poor condition and appear to be at the end of their life, evidenced by potholes, cracks and moss developing. The road generally has good drainage except for some localised issues and around the intersections. Kerb and channel are in good condition but require cleaning. There is some localised settlement near service trenches crossings and inspection chambers. The following table provides a summary of the investigation results and root cause analysis. Refer to the HIR report, WSP 2023 report and to drawing 33205/1700 and 1701 for more details.

Table 8: Pavement Evaluation/Condition Assessment

Item	Assessment
Shape	The roads are generally in good shape without rutting or significant depressions. Some settlement was observed at service manholes and trenches, indicating poor backfill and compaction.
Surface	The existing surface comprises approximately 30mm of asphalt and chip-seal. The existing surfaces are in poor condition and appear to be at the end of their life, evidenced by potholes, cracks and moss developing. However, no deformation,

	heaving, shoving or rutting was observed, indicating the underlying pavement is structurally sound.
Drainage	The road generally has good drainage with well-formed kerb and channel at most locations. There are catchpits at regular intervals, typically in moderate to poor condition. The kerb and channel are overgrown with grass and moss and require cleaning. There are some localised ponding issues around the carparks and intersections due to poor cross-fall.
Geometric	The roads are generally 5.4m and 7.0m wide, suitable for two-way traffic. The roads have flat to moderate longitudinal gradients with good dual cross-fall on the main roads and single cross-fall on the side roads. However, some intersections and parking areas have poor cross-fall, which leads to drainage issues.
Pavement thickness	The road pavement varies significantly across the site. The total pavement depth ranges between 100mm and 600mm, with a mean of 300mm. The basecourse thickness is between 30mm and 380mm with a mean of 170mm, comprising medium dense to dense well-graded AP40. There is up to 350mm of fill at some locations. The existing pavement thickness is generally suitable for the historical low-traffic volume environment at the site.
Deflection	The Benklemen Beam deflection ranges between 0.4 and 3.7mm. The high deflection values are generally in parking areas. In contrast, most roads have a deflection value of less than 1.6mm, suitable for the historical low-traffic volume at the site. High deflection is generally associated with inadequate pavement strength and thickness and poor subgrade.
Potholes	Potholes were observed at some locations, generally associated with a lack of surface waterproofness, dirty basecourse and poor drainage, particularly near the intersections, trenches and speed humps. These should be fixed to prevent further deterioration by applying pothole patches or similar prior to and during the works.
Subgrade	The existing subgrade strength CBR ranges from 1% to 10%. The weakest subgrade was found in the parking areas. Most road subgrade CBR is between 4% and 10%, indicating a weak to moderate subgrade. At TP10 and 11, the subgrade CBR is 2% indicating a very weak subgrade. A subgrade CBR of 4% was adopted for the pavement evaluation.
Shallow/Deep-seated damage	Most of the damage is shallow surficial, indicating that the underlying pavement is structurally sound. Some deep-seated failures were observed at service trenches indicating poor backfill and compaction.

Analysis of the effects of demolition traffic on the existing pavement has found that the existing asphalt and chip-seal surface is at the end of its service life and unlikely to be able to withstand the construction traffic. Apart from the main entrance, the pavement is expected to be at the end of its service life after the site-clearing work.

The contractor will be responsible for maintaining the access and internal roading during the works so that the scheduled demolition/deconstruction/remediation works can be carried out.

12.1.2 Coal Tar Assessment (February, 2023)

GHD undertook a coal tar assessment in February 2023, checking for the presence of coal tar in the binding of the pavement and underlying basecourse material on the hospital site, involving the collection and

laboratory analysis of 26 pavement/basecourse samples for polycyclic aromatic hydrocarbons (PAHs) and TCLP (toxicity characteristic leaching procedure) testing of 12 asphalt samples for PAHs.

This investigation found four locations where coal tar use was considered likely, these locations were Asph 01, 02, 05 & 07, which correlate to intersections on Roads 1, 2 and 3. The coal tar samples contain PAHs at elevated concentrations (Benzo-a-pyrene (equivalent) (BaP(eq)) = 62, 38, 34 and 2.9mg/kg in samples 01 (pavement only), 02 and 05 (pavement and basecourse) and 07 (basecourse) respectively). Leaching of PAHs from all samples was very low. BaP(eq) is a measure of the potential overall PAHs carcinogenicity. The results indicate this is low risk, with the guideline for commercial/industrial sites (outdoor workers), unpaved areas being 35mg/kg. In this case, these results derive from paved areas and hence the PAHs are likely to be tightly bound to the pavement as indicated by the TCLP leaching results, meaning the 35mg/kg guideline will be conservative.

A review of historical aerials came up with three eras for road construction as shown in Figure 9 below. Overlaying the GHD sampling results onto this figure found that all the coal tar "hits" coincide with the "pink" network (1944), but it is not entirely consistent. Adopting a conservative approach, based on the limited sampling undertaken by GHD, all of the "pink" road network has been assumed to contain coal tar.

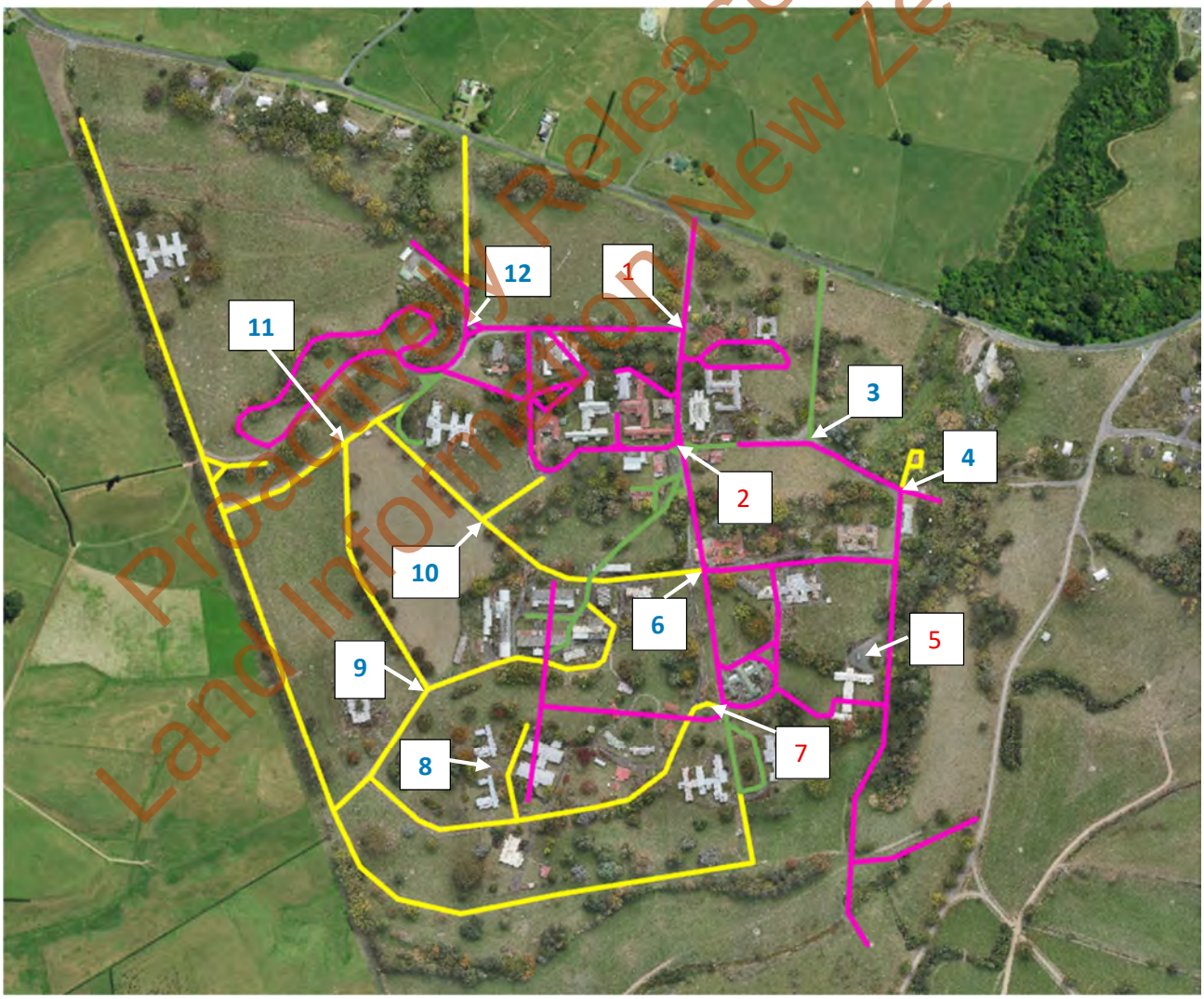


Figure 9: Road construction eras from aerial photography review (pink = 1944, green = 1961, yellow = 1974); red colour exceeds WasteMINZ Coal Tar Guidelines; blue colour = below WasteMINZ Coal Tar Guidelines:

- **01: asphalt only**
- **02 – asphalt and basecourse to 0.4m**

- **05 - asphalt and basecourse to 0.3m**
- **07 – basecourse only (0.1-0.3m)**

The GHD coal tar roading material locations are shown on drawing 33205/2700. The remainder of the roads across the FTPH site indicate low level/negligible concentrations of PAHs present.

12.1.3 Removal of Roading/Pavement

The roading demolition plan layout is shown on drawing 33205/2700. The contractor is to undertake the following works:

- removal of 56% of the existing roading/pavement network, comprising all "blue" roading/paving (minor roading around buildings) covering an estimated 5.4km (3.49ha) to 300mm depth, followed by backfilling with 10,440m^3 of clean soil backfill, comprising 150mm subsoils and 150mm topsoil, and regrassing.
- Repair and maintain the "red" and "green" roading networks, as required, to facilitate good vehicular access across the majority of the site during the demolition works. This would leave approximately 3.3km of roading in place. The pavement surface will then be stripped from the residual roading (i.e. subbase and basecourse) on the completion of the demolition works, and these roading areas will then be reinstated to a rural "hardfill/gravel" farm access standard, using well graded Farm AP40 (FAP40), compacted to tie in with the existing basecourse material, or similar approved.
- The coal tar areas referred to in section 12.1.2 will require removal and off-site disposal to a Class 1 Licensed Landfill. The removal of this contaminated material should be undertaken by contractors with PPE & RPE as described in section 15 below.

12.2 CONCRETE DUCTING

12.2.1 Background

The Hospital had an extensive building heating system comprising steam pipes supplied from the hospital boiler to the majority of buildings, and return condensate pipes. This pipe network was located within concrete ducting with access chambers at regular intervals and is referred to as the "concrete ducting" system in this DDRP. Based on comparisons of available historical aerial photographs, it is understood the concrete ducting was installed site wide between 1944 – 1979, and hence is estimated to be 45-80 years old.

Based on historical plans, composition of the steam lines was generally ungalvanized mild steel of either medium or heavy grade. The return condensate lines were copper. In some areas there was a third pipe, conveying hot water pipes, but some drawings refer to this as "to be removed". Bronze anchors and guides for the condensate pipes are referred to on some drawings. Pipe sizes are shown as varying from 1.5" to 2.5" (38-63mm for condensate) and 2"-6" (50-150mm) for steam. The pipe system includes significant numbers of valves, anchors, brackets and guides. Cover over the concrete ducting varies but is around 400mm on the drawings reviewed, which only cover a small part of the overall system.

Some photos of the ducting are included below for information. More details and photos are included in the Horizontal Infrastructure Report.

Chamber – LID K01 located at B55 Ward K

Chamber – LID K01 located at B55 Ward K showing the internal duct height as 500mm

Chamber – LID K01 showing 50mm cover where the duct connects to the building

Chamber 1606 at B48 Ward 16

Chamber EDU04 at B51 EDU

Chamber K12 Located NW of the site

Chamber H08 located at B48 Ward 16

Chamber 925 located at B29 Ward 7

Figure 10: Representative Photos of the Concrete Ducting System

12.2.2 Removal of Concrete Ducting

Prior to starting these works, the contractor shall check that any contaminated soil removal works in areas where concrete duct demolition is also required have been completed and certified, prior to starting concrete duct demolition works.

The contactor is to remove all concrete ducting (of estimated length 2940m), pipework and fittings, and associated access chambers, as shown on drawing 33205/2500. All appropriate metal pipes, fittings, etc. should be checked and sorted into different categories for recycling.

The contractor shall backfill excavated cavities and trenches with compacted cleanfill, followed by topsoiling and grassing, except at road crossings that are to remain post-works, which should be backfilled with approved, compacted hardfill. A minimum of 880m^3 of backfill material is estimated to be required, as well as excavation works to remove the soil overlying the ducting, temporarily stockpile it and then replace it on completion of ducting removal.

12.3 OTHER SERVICES

All other services listed and detailed below will be removed to 800mm bgl for all pipes, ducting and cables, with any associated structural components removed to 1000mm bgl.

12.3.1 Water Reticulation

The water reticulation system within the site comprises an extensive network of water reticulation servicing the hospital buildings. A water tower used to be located adjacent to B54 and a water treatment plant was housed within Building B7.

Following inspections across the site to identify and assess the condition of water reticulation pipes, it was determined that the northern portion of the site is serviced by metallic pipes, identified as unpainted 100NB ductile iron pipes (approximately 2970m) wrapped in denso tape. Watermains were identified at approximately 900mm depth.

The water reticulation pipes in the southern portion of the Hospital were not picked up during Electromagnetic Location Surveying (EML), which indicated the pipes were non-metallic. Further potholing works identified that the southern water reticulation pipe network was Asbestos Cement Pipes (AC).

Furthermore, a separate 200dia ACM water feeder pipe system (approximately 790m) was found running through the northern half of the site that used to bring water from Te Awamutu to a header tank east of the hospital. This system is now redundant.

The existing water supply system and the required water supply demolition works are shown on drawings 32205/2200-2209 inclusive. The extent of the AC and non-AC pipes is labelled on these drawings.

The contractor shall:

- Check that any contaminated soil removal works in areas where water demolition is also required have been completed and certified, prior to starting water demolition works.
- Remove all identified ACM pipes, following the procedures set out later in this report.
- Remove all other water pipes down to 800mm depth and all water related fixtures, fittings, etc. down to 1m depth. Cap any exposed pipe ends left in the ground.
- Survey the locations of any water pipes and associated structures left in the ground and prepare asbuilt plans.
- Backfill excavated cavities and trenches with compacted cleanfill, followed by topsoiling and grassing, except at road crossings that are to remain post-works, which should be backfilled with approved, compacted hardfill.

The contractor shall take care during works in the vicinity of B75/B76 (site office) not to remove or damage the water supply system to these buildings.

12.3.2 Wastewater Reticulation

Whilst the site's WWTP has been decommissioned, the now redundant wastewater reticulation network within the site has been left in place. During the services condition assessment, it was found that significant portions of the main trunk sewer going through the middle of the site to the pump station in the north east corner of the site were mostly unable to be surveyed as the lines were blocked and filled with water. It was found that the wastewater pipe system comprised of 100mm, 150mm and 225mm diameter pipes throughout the site with 225mm pipes being found on the CCTV survey connecting into the trunk sewer. As the remainder of the trunk sewer was flooded, it was assumed that this is 225mm diameter as well. The wastewater trunk sewer traversing through the middle of the site was investigated on site and was found to

be very deep (approximately 4m). The total length of redundant wastewater reticulation pipework is estimated to be approximately 4910m, of which an estimated 1890m is to be removed. There is one internal wastewater pump station remaining within the site which is to be removed. No details are available for this pump station.

The existing wastewater reticulation and the required wastewater demolition works are shown on drawings 32205/2000-2009 inclusive. Drawing 32205/2004 shows the location of the wastewater pump station to be removed.

The contractor shall:

- Check that any contaminated soil removal works in areas where wastewater demolition is also required have been completed and certified, prior to starting wastewater demolition works.
- Remove all wastewater pipes down to 800mm depth and all wastewater related manholes, fittings, etc. down to 1m depth, including the one pump station. Allow for dewatering, as required, and disposal of any trapped water within the sewer network off-site by sucker truck for disposal as trade waste. This should include allowing for testing of the water to determine the appropriate disposal.
- If during this process, new pipes <800mm depth (to top of pipe) are found that are not shown on the demolition drawings, advise LINZ project manager/site representative, who will issue instruction for any additional removal works.
- Where deeper pipes are left in the ground, these shall be capped at any exposed ends.
- Survey the locations of any wastewater pipes and associated structures left in the ground and prepare asbuilt plans.
- Backfill excavated cavities and trenches with compacted cleanfill, followed by topsoiling and grassing, except at road crossings that are to remain post-works, which should be backfilled with approved, compacted hardfill.

The contractor shall take care during works in the vicinity of B75/B76 (site office) not to remove or damage the wastewater system serving these buildings.

12.3.3 Stormwater Reticulation

The site has an extensive stormwater reticulation network, draining into the trunk stormwater system. This comprises an estimated total non-trunk length of approximately 4460m of 100-375mm dia pipe in moderate to poor condition, of which approximately 990m has been identified as needing removal.

The existing stormwater reticulation and the required stormwater demolition works are shown on drawings 32205/2100-2110 inclusive. Drawing 32205/2110 shows the location of the trunk stormwater system to be retained. This system includes the grated inlets draining the flood detention areas shown on these drawings. These grates are not to be removed.

The contractor shall:

- Check that any contaminated soil removal works in areas where stormwater demolition is also required have been completed and certified, prior to starting stormwater demolition works.
- Remove all non-trunk stormwater pipes down to 800mm depth and all stormwater related catchpits, manholes, gratings, etc. down to 1m depth. Allow for dewatering, as required. As some of this system is connected to catchpits in the road network, it is recommended that stormwater drainage serving the red and green road networks not be removed in critical areas that may result in inadequate road

drainage/ponding until other demolition works are complete. Instead, it would be undertaken later, as part of reinstating these areas to a "farm access" standard. Alternatively, the contractor may provide alternative drainage measures in these critical areas.

- If during this process, new pipes <800mm depth (to top of pipe) are found that are not shown on the demolition drawings, advise LINZ project manager/site representative, who will issue instruction for any additional removal works.
- Survey the locations of any stormwater pipes and associated structures left in the ground and prepare asbuilt plans.
- Backfill all other excavated cavities and trenches with cleanfill, followed by topsoiling and grassing, except at road crossings that are to remain post-works, which should be backfilled with approved, compacted hardfill.

It is possible that some of the stormwater pipes being removed or plugged may also have field and/or roading/pavement subsoil drainage connected into them, which may potentially cause waterlogging/ponding in areas that are no longer able to drain via the pipe network. It has been assumed that drainage metal bedding under the stormwater pipes being removed, will continue to provide a drainage pathway for any subsoil drainage connected to the stormwater system. This shall be monitored over a 12-24 month period, and if necessary, supplementary field drain would be installed to rectify any identified ponding/drainage issues.

12.3.4 Power and Telecom

The existing power and telecom infrastructure has been deemed obsolete, as its essentially at its 'end of life' and is in an inferred moderate to poor condition.

The existing comms and power services and the required comms/power demolition works are shown on drawings 32205/2300 (comms) and 32205/2400-2409 respectively.

The contractor shall:

- Check that any contaminated soil removal works in areas where power/telecom demolition is also required have been completed and certified, prior to starting power/telecom demolition works.
- Remove all power (~7320m) and telecom (~4630m) service lines to 800mm depth, including associated ducting, with any associated structures removed to 1000mm, excluding the power supply to B75/76 (site office) and to the site security portacom.
- Remove any overhead power lines and light poles.
- Survey the locations of any power/telecom service lines and associated structures left in the ground and prepare asbuilt plans.
- Backfill excavated cavities and trenches with cleanfill, followed by topsoiling and grassing, except at road crossings that are to remain post-works, which should be backfilled with approved, compacted hardfill.

13 CONTAMINATED SOIL

This involves the removal of low-level contaminated soil from around the perimeters (halos) of many buildings on-site, comprising almost entirely allophanic topsoil, and containing primarily lead or asbestos contaminants.

Lead: There are at least 20 buildings (possibly 22) that appear to require remediation for lead paint-derived contamination in the adjacent soil: B2, B5, B7, B8, B11, B13, B15, B17, B18, B21, B23, B24, B27, B29, B33, B35, B41, B52, B58, B59, possibly B19 and B55. Soil remediation details are provided in the Remedial Action Plan, based on meeting the adopted rural residential remedial standard of 120 mg/kg. If the buildings were instead placed into a managed zone with a higher remedial standard, the amount of soil to be removed would be less but the contamination greater. The 95th UCL (upper confidence limit) concentration 0.5m from these buildings is around 900 mg/kg, and the estimated TCLP-leachable lead at this concentration is approximately 1.2 mg/L.

Asbestos: There are eight buildings and a couple of substations that appear to require remediation for asbestos in soil based on asbestos fibres/friable asbestos (AF/FA) more than 0.001 %. These are B29, B30, B58, B63, B65, B68, B69, B74, and S8 and S3 with buried asbestos. Soil remediation details are provided in the separate Remedial Action Plan. The highest recorded AF/FA was 0.039 %.

Buildings B29 and B58 have both asbestos and lead as contaminants.

In addition, there is at least one building with elevated zinc but no lead, and one building with herbicide contamination around it.

Contaminated soil remediation is described in detail in the separate Remedial Action Plan.

14 WHAREKŌRINO STREAM EMBANKMENT REMOVAL AND REINSTATEMENT

14.1 BACKGROUND

There is a redundant road embankment crossing the Wharekōrino Stream that provided an historical side road entrance to the Site. The location of this road crossing is shown on drawing 33205/2710 (refer culvert 2). The culvert through this embankment has not been able to be located yet, due to it being completely submerged. This culvert is estimated to have a diameter of 1350mm to be consistent with the upstream culvert 3. The road embankment is approximately 6m wide (at the top) by 50-60m long. It is relatively high, with an estimated height of 5.5m from the stream bed to the embankment crest. This culvert has a significant influence on flood levels affecting the existing disposal site while the road embankment acts as a dam, affecting stream flow patterns and ecology. The embankment itself was heavily overgrown and had been subject to flytipping, but this has recently been cleared, with all debris, waste and vegetation removed.

The stream bed is very flat through this area, with significant water ponding both upstream and downstream of the culvert. This means it will be challenging to remove the bottom section of embankment within the stream bed itself.

Geotechnical investigation of this embankment found that the majority of the fill material appears to be controlled fill, likely borrowed from a nearby source. The exception was fill material, containing minor (ETP05), trace (ETP06) and abundant (ETP07) construction debris including concrete, bricks, metal and wire in 0.6-1.0m layers. Based on its nature, fill material with abundant (>50%) construction debris has been classified as non-engineered, 'Landfill' material – this applies to ETP07 only.

Embankment fill testing for contamination found that most samples comply with site specific remedial standards. The exception is one relatively high PAH result, with BAP at 5.4mg/kg and one asbestos detect, which was from a sample adjacent to where an asbestos pipe was found.

Based on the above, it seems the majority of the fill embankment can be reused for backfilling within the hospital site.

14.2 METHODOLOGY

Removal of this culvert would involve the following works over an approximately 1,800m^2 area, involving total excavation volume (soil and roading materials) of 5,200m^3:

(a) Vegetation and tree removal, with trees being mulched on-site, where practical;
(b) Establishment of erosion and sediment controls; including temporary damming of stream (likely both upstream and downstream) and diversion of stream runoff by pumping around the works area.
(c) Removal of redundant road paving, basecourse and subbase material to stockpile. Reuse suitable materials on-site as backfill material and dispose of other materials off-site to appropriate processing or disposal facility.
(d) Remove road embankment (assumed soil material) to stockpile. Reuse suitable materials on-site for backfill material and dispose of excess spoil off-site to appropriate facility.
(e) Remove culvert – estimated 1350mm dia x 20-30m long and associated inlet/outlet structures.
(f) Trim stream banks to tie in with existing stream profile (1800m^2).
(g) Place clean topsoil along stream batters – estimated 100-150mm thick and cover with biodegradable coir matting or similar.
(h) Grass upper stream banks (estimated 720m^2) and plant lower stream banks (estimated 1080m^2).
(i) Remove temporary dams and erosion/sediment controls.

15 HEALTH & SAFETY

15.1 GENERAL

The Contractor has a duty to conduct activities in such a manner so that the health and safety of their employees carrying out construction works are safeguarded to the best of their ability. The Contractor is expected to include the following in their Health and Safety Plan:

(i) Commitment
- Commitment to active management of health and safety
- Set clear goals and areas of responsibility

(ii) Planning
- Comprehensive hazard identification
- Hazard assessment
- Determination of appropriate control measures and management strategies

(iii) Action

Control measures and management strategies implemented including:
- Information
- Training and supervision
- Workplace/worker monitoring
- Emergency procedures
- Accident reporting and investigation

(iv) Application

- The Health and Safety Plan applies to principals, employees, contractors, sub-contractors and all land modification, civil and construction works being carried out on the development.

15.2 SITE SPECIFIC SAFETY PLANS (SSSPS) & JOB SAFETY ANALYSES (JSAS)

All primary contractors engaged by LINZ or subcontractors engaged by primary contractors will be required to provide SSSPs & JSAs for the tasks they are engaged for. These documents will be reviewed by LINZ or relevant project staff. No work may commence until each contractor has received a certified SSSP and/or JSA. These documents need to address the following site hazards and any additional hazards identified by the contractor.

Table 9: Assessment of Site Hazards

No	Hazard
1	General – remote work site
2	Public entering work site area (including after hours)
3	Injury from moving machinery
4	Injury from falling objects/insecure loads
5	Injury from falling from height
6	Trip hazards
7	Injury from incorrect use or overuse of manual equipment and lifting loads
8	Injury from animals/insects (grazing animals in vicinity, bee hives on site)
9	Sun exposure
10	Noise
11	Eye damage
12	Deep excavations
13	Steep contours, working on slopes – tripping, slipping and falling
14	Exposure to bird guano in buildings
15	Physical hazards associated with demolishing buildings (to be broken down into sub-categories by contractor)
16	Exposure to asbestos
17	Exposure to lead paint
18	Exposure to contaminated soils
19	Working in close proximity to watercourse
20	Tree felling

15.3 HAZARDOUS SUBSTANCES MANAGEMENT

Hazardous substances to be managed include the following:

- Asbestos in building structures and some pipes;
- Lead paint contaminated building materials;
- Guano (bird poo) in buildings;
- Contaminated dust;
- Hazardous chemicals, stored in various buildings;
- Buried historical demolition debris;

- Coal tar in some roading materials;
- Contaminated soil (refer RAP).

15.3.1 Asbestos Contaminated Building Materials (ACM)

All asbestos contaminated building materials (ACM) must be removed in accordance with the Approved Code of Practice (Worksafe)(2016), Health and Safety at Work (Asbestos) Regulations (2016) and the BRANZ New Zealand Guidelines for Assessing and Managing Asbestos in Soil (2017).

Each contractor involved in removal of ACM must provide evidence of certification to remove Class B and Class A building materials. Furthermore, each contractor involved in the asbestos containing building material removal must provide an Asbestos Removal Control Plan (ARCP), covering their specific area of work. These ARCPs will be reviewed by the project SQEP and LINZ.

15.3.2 Asbestos Pipes

All asbestos pipe removals will be undertaken under Class B licensed removal work controls. All contractors involved in these works will need to provide ARCPs covering their removal areas and methods to the SQEPs and LINZ for review.

Prior to any removal works beginning, Worksafe must be notified as these works will be licensed works.

All contractors must be wearing at minimum type 5/6 coveralls, gloves, steel capped gumboots and half or full mask respirators with P3 filters.

The age of asbestos pipes onsite is 60-80+ years old. Given this, the condition of these pipes is inferred to be highly weathered. Contractors should move to Full face masks where pipes are significantly damaged or in friable condition during removals.

Particular care shall be taken when separating pipe sections to minimise potential to cause cross-contamination of the adjacent soil.

15.3.3 Lead Paint Contaminated Building Materials

Lead paint contaminated building materials are to be removed with the lead paint attached. These will either be disposed of as biofuel (e.g. to cement kiln) or disposed of to an appropriate landfill. These materials may be divided into the following sub-categories:

- Wooden weatherboard – biofuel or to appropriate landfill.
- Brick – to appropriate landfill. Not considered suitable for reuse or recycling if painted, as any lead paint present represents a contamination risk.
- ACM fibre cement – disposed of as ACM.

15.3.4 Guano in Buildings

There is a significant amount of Guano (bird & bat faecal matter) throughout most structures within the Hospital site. LINZ have advised prior to any remediation and deconstruction/demolition taking place, a thorough industrial clean to remove the guano and other debris inside buildings will be completed. The guano

may be mixed with mulch to make compost on-site, or taken to an off-site composting facility, subject to checking it is free of any cross-contamination (especially from lead paint and asbestos), or else taken to an appropriate disposal facility.

15.3.5 Contaminated Dust

There is potential for contaminated dust to be generated from various sources during the works.

- Asbestos dust: This should be managed through application of water and polymer based solutions. Perimeter air monitoring and likely individual exposure monitoring around any Class A areas will also be needed. Particular care will be needed around building HALOS, where dust in the subfloor space may be mobilised from site works (e.g. vibration). These areas should be discussed with the LINZ Project Manager or their representative and the Asbestos Removal Supervisor prior to starting work in these areas.
- Lead paint in soil dust: this will be managed through keeping any such materials damp.
- Other heavy metals of concern in soil: these should be removed when any contaminated building HALO areas are excavated, so water suppression should suffice.

15.3.6 Buried Historical Demolition Debris

During February 2024 site investigation work, some historical demolition debris, including some asbestos sheet fragments, filament bulbs, burnt material, terracotta/earthware pipes, etc. was found in rare/minor/small quantities at variable depths ranging from near surface to up to 1.2m on the northern sides of Buildings B02 and B26. A review of historical aerial photographs identified that some buildings, or parts of buildings, have been demolished in these areas in the past. All of these areas have been investigated as part of intrusive investigations by Aecom/GHD with no significant demolition debris or contaminated soil found. Nevertheless, some fill and minor demolition debris may be found in these areas during associated demolition works, particularly during the removal of building footings/foundations and any buried services. This may also apply to the industrial area, where some discoloured fill was encountered. The extent of the historical demolition works is shown in Figure 11. The contractor should be aware of this, and advise LINZ or their nominated representative, if such fill/materials are found. Accidental discovery protocols will be triggered, if the find is significant (e.g. asbestos fragments, concentrated pockets of demolition debris.)

Figure 11: Extent of Historical Building Demolition Works

15.3.7 Coal Tar Roading Materials

Coal tar roading materials present on-site have been identified in drawing 32205/2700. These materials will be removed and disposed of off-site as part of the demolition works. This will include some basecourse at the locations identified in the table that forms part of drawing 32205/2700.

The associated PAH contamination is tightly bound to the road materials and is generally considered a low human health risk. Standard PPE for disturbing and removing contaminated materials should apply to the removal of coal tar roading materials.

15.3.8 Hazardous Substances

Some buildings that confirmed or potential hazardous substances are listed in Table 10 below, together with their current known status.

Table 10: Potential and/or Confirmed Hazardous Materials Present Onsite and Current Status

Source	Status
At least four boilers on-site	May still contain coal ash
Incinerator in shed 8	May still contain ash
4,500L of chemicals in swimming pool shed (from AECOM building hazard register (2018))	Unknown if these chemicals (chlorine and hydrochloric acid) have been removed from the site.
Fly tipping and whiteware are referred to as being present at three different locations across the Site (including ashes and ACM).	Relatively small volumes; some items may be recyclable; expect residual materials can be disposed to Class 1 landfill but needs confirming.
8 electricity substations – transformers	May still contain PCBs.

These materials will need to be handled and disposed of appropriately in accordance with EPA/Worksafe requirements, with disposal receipts provided to LINZ.

16 SITE SUPERVISION

16.1 GENERAL

The demolition works will be undertaken under a panel contract based on NZS3910:2013. Site observation will involve regular inspections by LINZ or their nominated representative, as well as a Contaminated Land Specialist (SQEP) and independent Worksafe Licensed Asbestos Assessor.

The proposed demolition works involve a wide range of activities that affect different areas and involve soil disturbance to variable depths. Site supervision will include the following:

- Initial meeting;
- Pre-start meeting, following the installation of all erosion and sediment controls prior to any soil disturbance activities commencing.
- Regular site inspections during the works to check the contractor is following the DDRP.
- Fortnightly progress meetings.
- Site inspection (call-out basis) if the contractor encounters any specific issues that can not be resolved by phone or email.

16.2 KEY PERSONNEL CONTACT DETAILS

Key personnel contact details are list below.

Table 11: Key Personnel Contact Details

Position	Name	Email	Mobile
LINZ Project Manager	Bryan Daly	bdaly@linz.govt.nz	027 264 6885
LINZ Site Representative	TBC		
LINZ Site Security	Mark Collins		021 183 6985
Cultural Monitor/Kaitiaki	TBC		
Contractor Project Manager	TBC		
Contractor Site Supervisor	TBC		
Asbestos Licensed Assessor	TBC		
SQEP	TBC		

17 EROSION AND SEDIMENT CONTROL

17.1 GENERAL

Activities onsite will involve various earthworks activities that have the potential for adverse environmental effects. Egress of silt and sediment in stormwater to nearby water bodies is to be minimised due to the presence of contaminants in soil. These contaminants bind to soil particles and hence good silt and sediment control is required to ensure contaminants are not released into the wider environment.

The site is generally flat, with some undulating areas, while the management works involve the excavation of cavities into the natural ground. Provisional erosion and sediment control measures are based on installing filter socks or shallow (approximately 150mm high) earthen bunds along the boundary of the removal areas to prevent runoff from outside the removal areas entering the excavation cavity. The need and extent of such bunding can be discussed at the pre-start meeting.

Any water accumulating in excavation cavities will be allowed to soak into the underlying ground. If ponded water is going to impede works progress, it should be removed by sucker truck and disposed of as trade waste. Alternatively, it may be disposed of as stormwater, if water quality testing determines this is appropriate.

All sediment control works are to be operational prior to any other works commencing on site and shall remain in place until development works are complete and measures are in place to minimise erosion. All erosion and sediment controls shall comply with the Waikato Regional Council document 'Erosion & Sediment Control Guidelines for Soil Disturbing Activities' dated January 2009, technical report number No.2009/02, updated in 2014, with current information on specific items found online (https://waikatoregion.govt.nz/services/publications/tr200902/).

Good construction practices including the following shall be employed, during land disturbance activities:

- Inspection of silt and sediment controls prior to and after rainfall, and at the end of each day's work.
- Regular inspection of nearby roads for tracking of sediment to assess the adequacy of the control measures being used.
- Stabilisation of disturbed areas as soon as possible, by placing fill, topsoil and grass/mulch or sealed surface, as appropriate, in accordance with the proposed construction plans.

17.2 VEHICLE SILT/SEDIMENT TRACKING MITIGATION

If vehicles transporting materials on/off site can be restricted to paved areas, then their wheels are less likely to require cleaning prior to leaving the site.

For any vehicles trafficking unsealed areas, they are likely to pick up silt/sediment on their wheels, which could subsequently be deposited on internal roading within the site and/or the public road network. For such vehicles, they will be required to pass through a stabilised construction entrance, prior to leaving the site. This comprises a stabilised accessway, complying with updated TR2009/02 requirements; i.e. it will maintain a minimum of 50-75mm washed gravel depth of 150mm over a minimum 10m length and minimum 4m width on a geotextile layer. This will minimise the deposition of sediment onto adjacent properties.

Alternatively, the contractor may provide a wheel wash or water blaster, subject to runoff being directed to an appropriate treatment device, prior to discharge off-site.

17.3 WATER TRAPPED IN BURIED SERVICES

Any water trapped in buried services that are to be removed, particularly stormwater or wastewater reticulation, will be removed by sucker truck and disposed of to the nearby sewer system or as trade waste. Alternatively, it may be disposed of as stormwater, if water quality testing determines this is appropriate.

18 DUST, NOISE AND VIBRATION

18.1 DUST

Dust control aims to prevent or reduce the movement of dust from disturbed soil surfaces that may create nuisance, health hazards, traffic safety problems and/or off-site damage and discharge to the environment.

The activities that will take place at the site which may generate discharges to the air are;

- Deconstruction and demolition;
- Earthworks;
- Vehicle and plant movements;
- Bulk materials handling;
- Wind generated dust from dry exposed surfaces such as stockpiles, roads and impervious surfaces.

The major factors that influence dust emissions from surfaces are;

- Wind speed across the surface - the critical wind speed for pick up is 5m/s, while dust pickup increases rapidly for wind speed above 10m/s;
- The percentage of fine particles in the material on the surface;
- The area of exposed surface;
- Disturbances such as traffic, demolition, excavation, loading and unloading of materials;
- The height of the source above the surrounding ground level.

Standard dust control measures will be used to control dust at the site and soil disturbance measures will be suspended if dry and windy conditions prevail, or alternatively the disturbance area shall be watered and maintained in a slightly moist state to minimise dust generation.

Dust management during the excavation works and stockpiling will generally comply with the procedures set out in *Good Practice Guide for Assessing and Managing Dust* (Ministry for the Environment, 2016).

Dust will be controlled at the works site using appropriate measures from the following toolbox:

- Minimising the extent of the exposed area at any one time.
- Limiting traffic to specified construction access roads and minimising travel distances by optimising site layout.
- Controlling vehicle speeds.
- Maintaining road surfaces.
- Minimising tracking of dirt on vehicle wheels onto paved surfaces.
- Minimising drop heights when loading and unloading vehicles.
- Limiting stockpile heights.
- Providing shelter from the wind for stockpiles.
- Consolidating and sealing off loose surface material.
- Progressive placement of hardfill (sub-basecourse) for hardstand areas and mulching and grass establishment, as works are completed in grassed/vegetated areas.
- Use of water carts to dampen exposed areas.
- Use of soil binders to form a cohesive membrane or protective crust that reduces windblown dust generation (contingency measure).
- Use of textiles as temporary covers on stockpiles or partially completed batter slopes, or as permanent cover (e.g. vegetation promotion blanket) on completed areas (contingency measure).

Water for water cart usage will be sourced from a separate supply to be provided to a central location on-site by LINZ. Water usage will be carefully monitored to avoid overwatering, which may result in subsequent runoff of the dust laden water.

Any materials that are stockpiled onsite should be kept damp through water application. If stockpiled materials are expected to remain onsite long-term, then a polymer-based emulsion should be considered for application, to reduce ongoing dust generation issues.

Waste oil and any hazardous substance that is not licensed as a dust suppressant under HSNO are specifically excluded form being used as a dust suppressant.

18.2 NOISE

All works will be undertaken in accordance with the requirements of NZS 6803: 1999 'Acoustic – Construction Noise' and any relevant resource consent conditions. All works on the site and the use of associated heavy machinery shall be undertaken between the following hours only:-

- Monday to Saturday: 7.30 am to 7.00 pm
- Sunday and Public Holidays: No work

The New Zealand Standard NZS 6803:1999 "Acoustics - Construction Noise" (NZS6803) provides comprehensive guidelines for measuring and assessing noise from both existing and proposed construction work, including activities such as maintenance and demolition. Compliance with the noise limits in NZS 6803 should ensure that noise from demolition and/or removal of underground structures is assessed and managed in accordance with regulations and to minimise disruptions to the surrounding area.

NZS 6803 provides noise limits (at 1 m from the facade of any dwellings occupied during the works) to control and manage noise. The recommended noise limits for works, with an expected duration exceeding 20 weeks, are reproduced below.

Table 12: Noise Compliance Requirements

Time of Week	Time Period	Long-term duration (more than 20 weeks)	
		L_{Aeq}, dB	L_{Amax}, dB
Weekdays	6:30 am – 7:30 am	55	75
	7:30 am – 6:00 pm	70	85
	6:00 pm – 8:00 pm	65	80
	8:00 pm – 6:30 am	45	75
Saturdays	6:30 am – 7:30 am	45	75
	7:30 am – 6:00 pm	70	85
	6:00 pm – 8:00 pm	45	75
	8:00 pm – 6:30 am	45	75
Sundays and public holidays	6:30 am – 7:30 am	45	75
	7:30 am – 6:00 pm	55	85
	6:00 pm – 8:00 pm	45	75
	8:00 pm – 6:30 am	45	75

The nearest residence to the Hospital site is in the northern section of the site, and is approximately 46m away from the nearest infrastructure removal works (separation distances for building demolition are considerably greater). To ensure compliance with the required noise limits, the Acoustic assessment has recommended that an excavator no larger than 20T is used for the removal of underground structures in this area. It is expected that all other residences will not be affected by noise compliance issues. Similarly, the operating hours of noisy activities (e.g. hydraulic breaker and concrete crusher) would be restricted to not occur after 6pm on working days.

Noise from other activities such as loading dump trucks and dump truck movements (on the basis that they would be quieter or at a similar level than those discussed above) would be expected to either comply or be controlled to achieve compliance with the relevant noise limit 70 dB LAeq, at surrounding receivers.

18.3 VIBRATION

Any effects of vibration will be temporary and limited to the duration of construction works. The effects of vibration will be limited by following relevant measures from DIN 4150-3:1999 “Structural Vibration – Part 3 Effects of Vibration on Structures”.

19 MATERIALS MANAGEMENT

19.1 VEGETATION

All suitable vegetation removed as part of the demolition works will be mulched and stockpiled for reuse on-site. The exception is any noxious plants, that shall be stockpiled separately and disposed of to landfill.

19.2 TREE PROTECTION AND REMOVAL

Specified trees, including native trees, will need to be protected from damage during the works, as shown on the project drawings, as seeds from these trees are collected and utilised for propagation in the nursery at the marae.

It is not intended to remove any of the existing trees other than those that will be impacted by the demolition works. Several areas have been identified as potential "tree removal" areas in the 33205 series drawings – these areas represent trees that are likely to be affected by the concrete ducting system removal. There are other trees that will be close to structures and roads being removed within their drip line but no defined list has been produced.

Instead, the most practical approach is considered to be that any trees identified by the contractor as needing to be removed or pruned/trimmed to facilitate the demolition works shall be discussed with the LINZ project manager or their representative, so that the tree removal/trimming works to be undertaken are agreed on. It is expected that any tree materials removed will be mulched onsite where possible. Any large tree trunks that can not be mulched will be stockpiled for reuse.

19.3 TEMPORARY STORAGE/STOCKPILING

All materials to be reused as backfill or for topsoiling will be stockpiled in specified areas. Any temporary soil stockpiles that will be in place for more than one month shall be stabilised by mulching/seeding, as soon as practicable. Land left bare as a result of any temporary stockpiling of demolished building materials shall be stabilised by mulching/seeding, as soon as practicable and in no more than one month from when the stockpile was first generated.

Any recyclable materials that are being temporarily stored until there is sufficient volume to remove off-site shall be stored in dedicated skip bins or similar and covered in the event of heavy rain.

19.4 LOADING AND TRANSPORTING CONTAMINATED MATERIALS

Trucks removing contaminated soil from site will park adjacent to the works area and be loaded directly from there by an excavator. This approach will minimise the need to stockpile the contaminated soil and speed up the removal works.

All trucks transporting contaminated soils from asbestos removal areas must be lined with polythene prior to being loaded with asbestos contaminated soils, and the polythene must be wrapped and sealed, prior to the trucks leaving the site.

All trucks transporting soils from heavy metal & hydrocarbon areas will need to check lining requirements with the receiving disposal facility. The trucks will need to be covered in any case.

No trucks shall be allowed to traverse any contaminated areas so that the potential for tracking contaminants outside of this area is minimised.

19.5 IMPORTED CLEANFILL

Any imported soil brought to the site (if required) shall be certified as cleanfill, in accordance with the definition of 'Cleanfill material', as set out in the Operative Waikato Regional Plan:

Material that when discharged to the environment will have no adverse effect on people or the environment. This includes natural materials such as clay, soil and rock and other inert materials such as concrete and brick, or mixtures of any of the above. Cleanfill excludes for example:
a) material that has combustible, putrescible or degradable components,
b) materials likely to create leachate by means of biological or chemical breakdown
c) any products or materials derived from hazardous waste treatment, hazardous waste stabilisation or hazardous waste disposal practices,
d) materials such as medical and veterinary waste, asbestos or radioactive substances that may present a risk to human health,
e) soils or other materials contaminated with hazardous substances or pathogens
f) hazardous substances.

Any imported fill will be supplied from an approved quarry, civil contractor, landscaping supplier or similar. Dockets should be provided specifying the source of the cleanfill, and certification provided to confirm it is cleanfill as defined above.

For non-hardfill cleanfill material, the certification shall confirm that the imported materials come from a non-HAIL site or include the results of laboratory testing to confirm the material is cleanfill as defined above.

19.6 OFF-SITE DISPOSAL

Demolition materials not otherwise recoverable and contaminated soils will be disposed off site to a consented landfill site appropriate to the material, namely Class 1 or 2 landfills, according to the WasteMINZ Technical Land Disposal Guidelines. The two most suitable Class 1 and 2 landfill sites within 100km travel distance by road from the site are the Hampton Downs regional landfill and the GRP facility at Rotawaro.

There are a number of other facilities classified as Class 3 or 4 landfills that could potentially be used for other materials, but some of these are over 100km away. The Te Kowhai facility has been identified as the nearest cleanfill.

This information was compiled in 2023 and has not updated since then. The contractor is responsible for advising what disposal sites they are proposing to use, and obtaining approval from LINZ for their use. Distance from site, in terms of minimising vehicle emissions, is a key consideration.

Table 14: Off-site Disposal Facilities

Available Sites	Operator	Landfill/Fill Class	Distance from Tokanui – one way (km)	Comments
North Waikato Regional Landfill, Hampton Downs	Envirowaste Services Ltd (ESL)	Class 1	99	Most modern, engineered landfill facility in region with capacity for 30,000,000m^3 over its lifetime.
1161 Rotowaro Rd, Glen Afton	GRP Ltd (Green Gorilla)	Class 2 & 4	85	Active. Limited to 208,000T/yr; Waste acceptance criteria (WAC)

				exclude asbestos and contaminated soils
205 Bedford Rd, Te Kowhai	IH Wedding & Sons (Waikato) Ltd	Class 2 & 4	50	Active, but can only accept 300m^3/d. While consent allows for accepting C&D waste, site is only accepting cleanfill now.
Riverview Rd, Huntly	Gleeson Quarries	Class 3 & 4	40	Going through consent appeal; may not be operational by mid-2024
225 Ridge Rd, Bombay	Ridge Road Quarry Limited	Class 3 & 4	114	Active
Ridge Rd, Bombay (Envirofill South)	ESL	Class 3 & 4	114	Active

The responsibility for ensuring that demolition materials are appropriately disposed of in full compliance with resource consents of the receiving site and that any material specific Health & safety requirements (ACMs, contaminated soils) are met lies with the Contractor.

19.7 RECORD KEEPING

The Contractor shall keep full records of all materials imported to site and reused, recycled or disposed of off-site including:

- Quantity of material in tonnes or m^3 as appropriate (dockets/receipts)
- Type of material
- Source or destination site
- Date of delivery/removal
- Location on Tokanui site where material sourced from
- Supporting photos
- Proof of compliance with cleanfill criteria for materials imported to site.

This information shall be provided to LINZ or their representative on a monthly or milestone basis.

LINZ will undertake independent audits of site operations to verify that consent requirements are being met.

19.8 ACCIDENTAL DISCOVERY PROTOCOLS

If during demolition and/or remediation earthworks, any contractor encounters any visually stained or odorous soil, ACM, rubbish/building debris or other hazardous materials that appear to be contaminated that has not previously been identified, they shall stop work within a 5m radius of that area and advise the project SQEP who will then visit the site to determine the nature and extent of the potentially contaminated soil. This is likely to involve the collection of soil samples and laboratory analysis, followed by disposal off-site to an appropriate disposal facility. Subject to the approval of the Project SQEP, the affected material may be relocated to a secure stockpile and covered with tarpaulins or placed in covered bins, while waiting for the laboratory results.

Work shall not recommence within this area unless authorised by the project manager or nominated LINZ representative.

Discovery protocols for archaeological finds are detailed in Section 6.2 above.

20 TRAFFIC MANAGEMENT

20.1 GENERAL

It is anticipated that over the duration of the demolition works, there will be a significant number of total vehicle movements, but the actual number of vehicles per day will be relatively low. LINZ are in the process of undertaking an Integrated Transport Assessment and submitting this to Waipa District Council for review and approval. Initial discussions with Waipa District Council (Paul Strange) have indicated that as the site has reasonable entrances therefore the assessment and associated approval should be straight forward. Any additional recommendations from the ITA or Council review/approval process, not covered in this section, will be added to a revised version of this plan.

20.2 SITE SPEED LIMIT

The site speed limit is set at 15 km/hr maximum.

Exceedance of this speed limit shall be considered an incident, and may result in, at LINZ's discretion, the temporary or permanent removal of the driver from the site.

20.3 VEHICLE ACCESS

Site access shall be via a single point, being the main entrance off Te Mawhai Road (located at 146 Te Mawhai Road, Tokanui). LINZ will establish a site access pass system that positively identifies all employees of Main Contractors, Minor Contractors, Sub-contractors, LINZ and their representatives, who have been authorised to undertake work on the site and have undertaken a formal site induction (in addition to any other induction requirements of their employer or a contractor). LINZ, at their discretion, may allow visitors to enter the site, when escorted by an authorised person.

20.4 PUBLIC ROAD DILAPIDATION SURVEY

Prior to works beginning at the site, a dilapidation survey for the main road 500m either side of the main site entrance and at the Te Mawhai Road intersection with SH3 will be undertaken by a contractor engaged directly by LINZ or the Main Contractor.

The condition of the main road 500m either side of the main entrance must be maintained by LINZ or the Main Contractor for the duration of the works.

The dilapidation survey will be repeated at the end of the works, with the Main Contractor responsible for repairing any damage.

20.5 CONTRACTOR PARKING

All vehicles not directly used in the demolition works shall be required to park in the general contractors parking area, this area is shown on drawing 33205/G02.

20.6 TRAFFIC MANAGEMENT PLANNING AND CONTROL (ON-SITE)

All contractors and other person(s) involved in demolition works at the site shall be responsible for maintaining at all times access along the internal road corridors.

Should a contractor's activities result in an access corridor being restricted in any way, that contractor shall be responsible for the development and implementation of a Traffic Management Plan in accordance with the NZTA/Transit NZ "Code of Practice for Temporary Traffic Management" (CoPTTM) Fourth Edition, Amendment 3, November 2018. Such Traffic Management Plans shall be submitted and accepted by LINZ's Representative prior to restricting access.

20.7 TRAFFIC MANAGEMENT PLANNING AND CONTROL (OFF-SITE)

Subject to the requirements of the ITA and any other requirements of Waipa District Council and the New Zealand Transport Agency, LINZ or the Main Contractor shall prepare and submit for approval a Traffic Management Plan for the control of vehicle movements at Te Mawhai Road and other access corridors required and external to the site. LINZ shall be responsible for establishing the required traffic controls.

20.8 SIGNAGE

LINZ, at their discretion, may establish a project sign at the site entrance.

The only signs permitted by contractors are for safety and traffic control. Such signs shall include Contractor contact phone details, for 24 hour / 7 day contact.

20.9 MINIMISING IMPACT ON ROAD NETWORK

Generally, heavy vehicle movements associated with demolition works operations are limited to the delivery and removal of the machinery and plant required to undertake the works and the transport of works related materials on and off-site.

The following measures shall be employed to ensure that there are limited impacts on the surrounding roading network resulting from the land disturbance operation:

- The entry/exit point is clearly defined and will ensure that the safe and convenient movement of traffic, pedestrians and cyclists is not compromised.
- All soils removed from site for disposal to landfill shall be transported in lined and/or covered trucks depending on receiving facility requirements.
- A water blaster or similar facility is to be provided on-site, if necessary, in the immediate vicinity of entry/exit point to the site.
- The adjoining roading network is to be kept clear of mud and debris at all times.

20.10 PEDESTRIAN MANAGEMENT

No pedestrians will be allowed access to the site, unless prior approval has been sought from LINZ and the Main Contractor.

21 REFERENCES

DOC (October 2021), *Protocols for Minimising the Risk of Felling Bat Roosts*

Fraser Thomas Ltd (November 2023), *Former Tokanui Hospital, Demolition and Remediation, Horizontal Infrastructure Assessment Report*

GHD (February 2023), *Tokanui Hospital – Coal Tar Assessment (draft)*

Opus (March 2015), *Tokanui Mental Hospital Demolition* [structural requirements for safe demolition of specified buildings]

SLR (November 2023), *Acoustic Assessment, Tokanui Hospital Demolition Works*

SLR (November 2023), *Acoustic Assessment, Underground Infrastructure Removal and Rehabilitation*

WSP (March 2023), *Tokanui Hospital Infrastructure Assessment – Pavement Investigations Factual Report* [Appendix B of FTL horizontal infrastructure report]

4Sight Consulting (part of SLR), (December 2022), *Asbestos and Lead Paint Demolition Survey Report – Former Tokanui Hospital – Area 1*

4Sight Consulting (part of SLR), (December 2022), *Asbestos and Lead Paint Demolition Survey Report – Former Tokanui Hospital – Area 1*

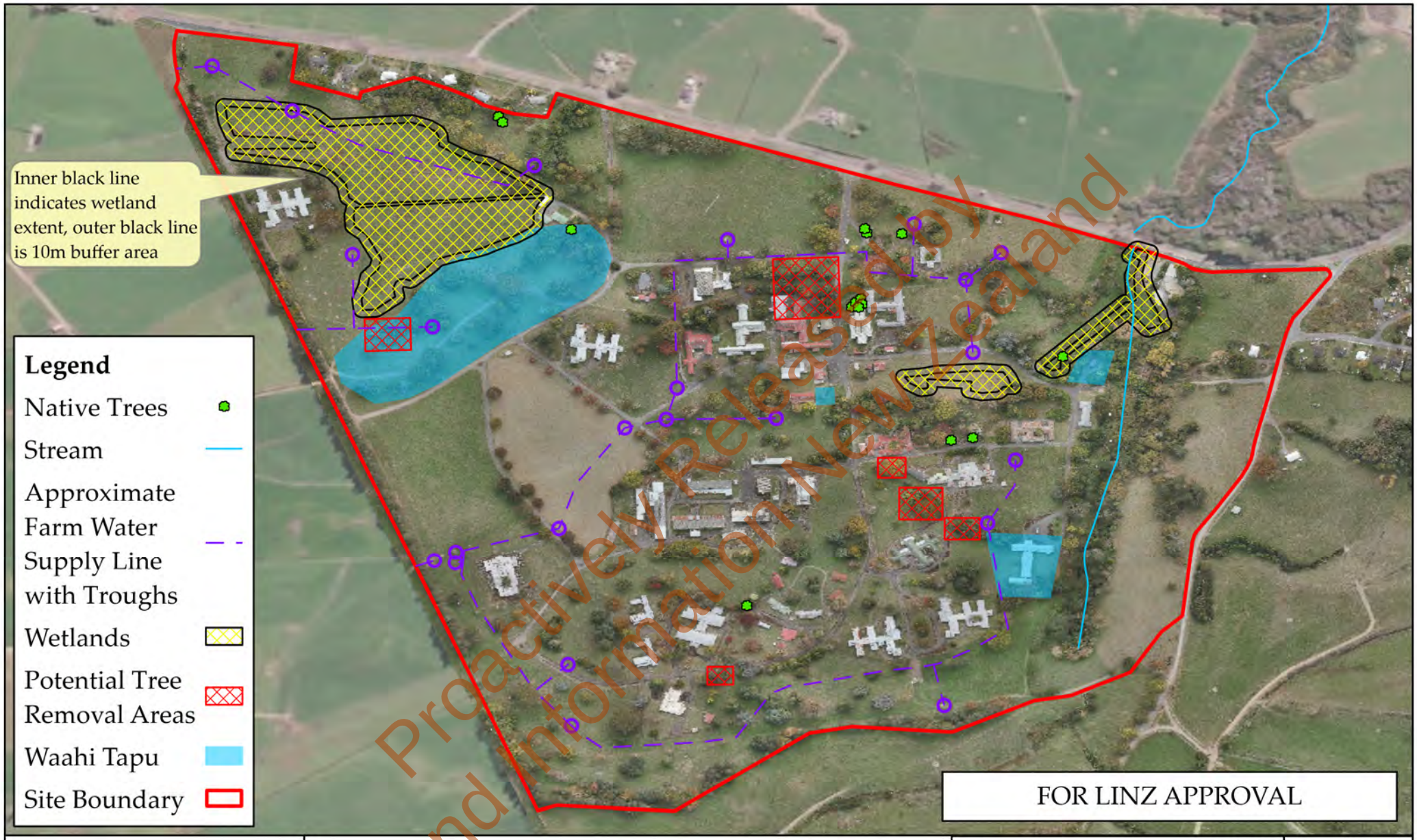
4Sight Consulting (part of SLR), (December 2022), *Asbestos and Lead Paint Demolition Survey Report – Former Tokanui Hospital – Area 2*

4Sight Consulting (part of SLR), (December 2022), *Asbestos and Lead Paint Demolition Survey Report – Former Tokanui Hospital – Area 3*

4Sight Consulting (part of SLR), (December 2022), *Asbestos and Lead Paint Demolition Survey Report – Former Tokanui Hospital – Area 4*

4Sight Consulting (part of SLR), (February 2023), *Tokanui Psychiatric Hospital – Ecological Constrains and Opportunities*

General Drawings



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G01: Site Features Plan

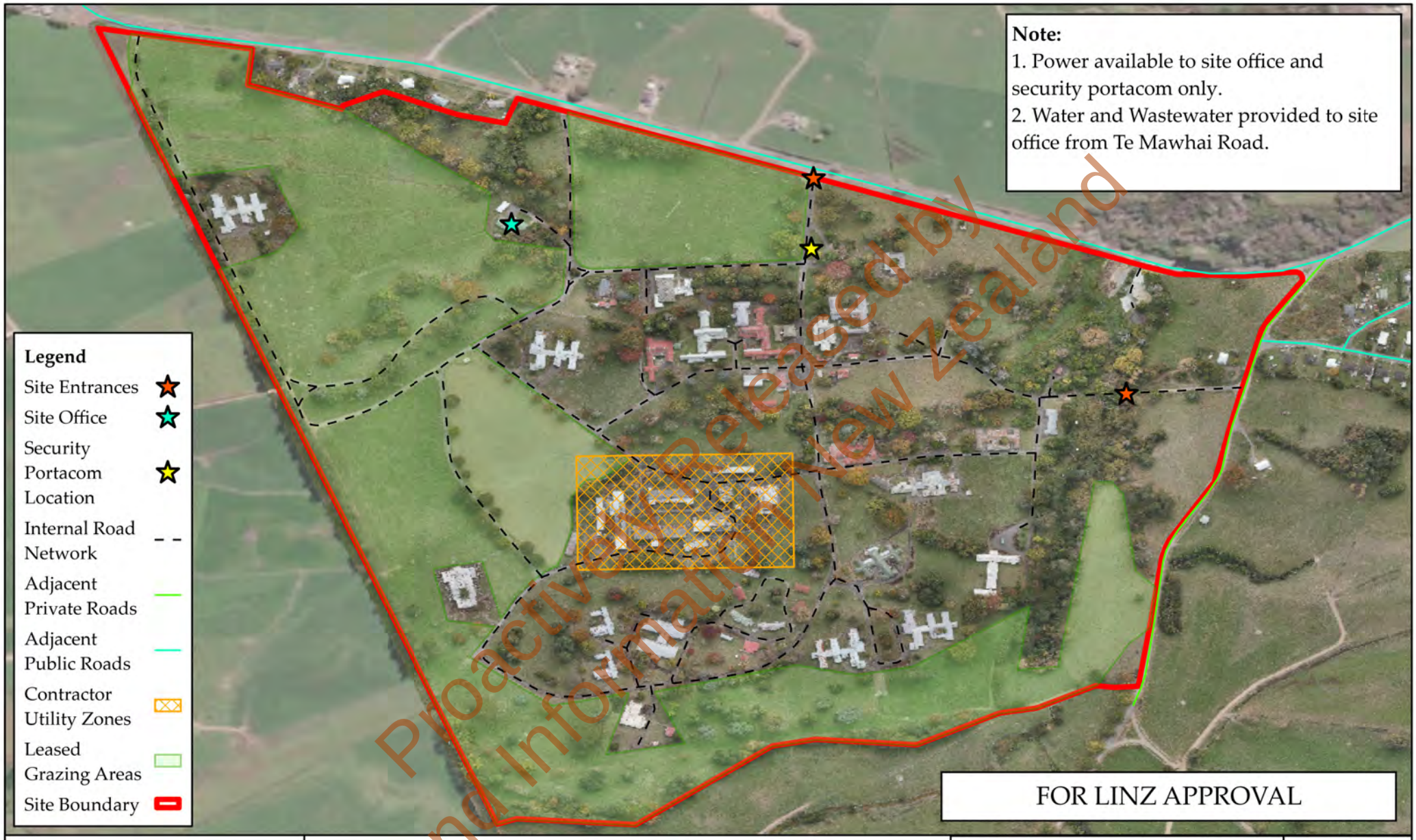
Toitū Te Whenua Land Information New Zealand
Demolition Management Plan
Former Tokanui Hospital Demolition and Remediation Project
Tokanui
Te Awamutu

Date:	10/05/2024
Figure Reference:	33205/G01
Drawn by:	EB
Reviewed by:	SF
Job Number:	33205

N

0 100 200 400 600

Meters



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G02: Site Amenities Plan

Toitū Te Whenua Land Information New Zealand
Demolition Management Plan
Former Tokanui Hospital Demolition and Remediation Project
Tokanui
Te Awamutu

Date:	06/03/2024
Figure Reference:	33205/G02
Drawn by:	EB
Reviewed by:	SF
Job Number:	33205

N

0 100 200 400 600
Meters

Appendix A

Buildings Data Summary

Area 1	
B1	Admin
B2	Ward 1 & 2
B3	SSDU
B4	Steeple & foundations of the Church
B5	Male Toilet
B6	Shed 5 (behind B5)
B7	Water Treatment
B8	Dentist
B9	Bus Shelter and Carport, by Admin
B10	Old Admin (WTC) & Pharmacy
B11	Ward A
B12	Ward B
B13	Ward C
B14	Shed 3 by Ward D
B15	Ward D
B16	Petrol Station
B17	Oct #1 left of Petrol Station
B18	Shed 6 behind Petrol Station
B19	Old Morgue left of Shed 6
B34	Shed 2 Toilet Block
B35	Shed 1, by SSDU
B58	Rec Hall
B72	Shed hidden in trees behind B18 (Shed 6)

Area 2	
B20	front ACM extension of Ward 6
B21	Ward 6
B22	rear ACM extension of Ward 6
B23	Ward 4
B24	Ward 22
B25	Morgue New
B26	Ward 21 &21A
B27	Ward 5
B28	OCT#2
B29	Ward 7
B30	Ward 8
B31	Shed 10 beside B30 (Ward 8)
S1	Substation 1 by Steeple
S2	Substation 2 by Admin
S3	Substation 3 by Ward 5
S4	Substation 4 by Fire Station
S5	Substation 5 by House by EDU
S6	Substation 6 by Ward E
S7	Substation 7 by Ward K
S8	Substation 8 by Ward K

Area 3	
B32	Shed 4
B33	Ward 9
B36	Hall
B37	Wooden Shed behind hall
B38	RFTD by Hall
B39	RFTD Shed BY Hall
B40	Covered Area by Hall
B41	Shed 9
B42	Building 15 includes shed at rear of building
B43	Building 14
B44	Building 13
B45	Building 12
B46	Building 11
B47	Building 10
B48	Ward 16
B49	Ward 17
B50	Ward 18
B51	EDU
B52	Old House by EDU

Area 4	
B53	Ward 19
B54	Water Tower
B55	Ward K
B56	Ward E
B57	Pool and Pool Shed
B59	Gardener
B60	Fitter
B61	Shed 11
B62	Racks
B63	Workshop
B64	Sports Pavillion & shed
B65	Store
B66	Assistant Engineers Office
B67	Shed 8
B68	Boiler House
B69	Fire Station
B70	Kitchen
B71	Garages
B73	Shed 7 by Laundry
B74	Laundry
B75	Doctors Flats (OCCUPIED)
B76	Doctors Flats Garages

Building Count

Area 1	23
Area 2	20
Area 3	19
Area 4	22
Total	84

Tokanui Hospital - Building Survey Data Summary

			Building								Special requirements						
Area	Building ID	Building name	Area (m2)	Built date	Building Type	No of storeys	Footings/ foundations	Lead paint	ACM	Historical HALO demo debris	<10m from wetland	Protected tree(s)	Cultural	Archeo-logical	Data reliability	Info sources	Notes
1	B1	Admin	796	1978	External: reinforced concrete block with cedar shiplap weatherboard. Tin tile on roof with corrugated ACM cladding in central roof portion. Internal: gib plasterboard, concrete block, timber frame, concrete floor with carpet and vinyl lino, ceiling finish painted gib plaster and stained pine.	3 - basement plus ground floor and level 1	reinforced concrete perimeter footing with concrete slab	No	Yes - internal and external Class A & B	Yes - N and E side of building confirmed. Likely present S and W as well.	No	Yes, directly north of building	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, HAIL Environmental XRF Screening, FTL visual walkover & HALO demo debris Investigation	
	B2	Ward 1 & 2	1152	1912-1928	External: in situ concrete with shiplap weatherboard cladding, Gabel roof construction with pitched corrugated iron roof. Timber window frames. Internal: gib plaster, fibrous plasted, concrete and brick walls, concrete and native timber flooring with vinyl lino floor finish. Ceiling fibrous plaster and timber, painted.	1	concrete perimeter footing with concrete piles, concrete slab under kitcken and toilets only.	Yes - internal and external	Yes - internal and external Class A & B	Yes, throughout internal courtyard area. Note: historical building demolished W of this structure.	No	Yes, directly west of building	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, HAIL Environmental XRF Screening, FTL visual walkover & HALO demo debris Investigation	
	B3	SSDU	425	1971	External: Concrete & plaster external walls with timber framing. Painted. Internal: Fibrous plaster, gib plaster, timber frame, accoustic tile, native timber flooring and carpet.	1	concrete perimeter footing with concrete piles, concrete slab under kitcken and toilets only.	Yes - internal only (<3,000mg/kg)	Yes - internal and external Class A & B	No	No	30m NW of building	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, FTL visual walkover & HALO demo debris Investigation	
	B4	Steeple & foundations of the Church	75	1960s-70s	Steeple and concrete slab from chapel is all that remains.	NA	concrete slab	NA	No	No	No	Yes, directly NW of building and East.	No	No	Medium	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys	
	B5	Male Toilet	24	1912-1928	External: concrete slab with concrete blockwork, board and baton, painted. Roof is pitched corrugated iron - painted. Internal: Hardboard walls - painted. Concrete floors with possible enamel coating. Ceiling is fibrous plaster, pre-finished	1	Concrete slab	Yes - internal and external	No	No	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, FTL visual walkover & HALO demo debris Investigation	
	B6	Shed 5 (behind B5)	6	1912-1928	External: brick - painted, pitched corrugated iron roof - painted. Internal: Brick with concrete floor	1	reinforced concrete perimeter footing with concrete slab	Yes - external	No	No	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, HAIL XRF Screening, FTL visual walkover	
	B7	Water Treatment	35	1912-1928	External: reinforced concrete block with corrugated iron walls - painted. Internal: timber pannelling, hardboard - painted, concrete floor. Partial carpet. Ceiling timber & corrugated iron.	2 - basement and ground floor	reinforced concrete perimeter footing with concrete slab	Yes - internal and external	Yes - internal Class B	No	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, HAIL XRF Screening, FTL visual walkover	
	B8	Dentist	145	1912-1928	External: walls timber frame with shiplap weatherboard - painted. Roof pitched corrugated iron - painted. Internal: hardboard walls - painted, timber particle board floors with lino cover. Fibrous plaster ceiling - painted.	1	concrete perimeter footing with concrete piles, concrete slab under kitcken and toilets only.	Yes - internal and external	Yes - External & Interna	Possible (not investigated). Historical Building directly East of structure demolished between 1961 & 1974	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, HAIL XRF Screening, FTL visual walkover	

B9	Bus Shelter and Carport, by Admin	70	1974-1979	Steel pole, timber rafters, timber frame, fibrolite cladding - painted	1	concrete slab	Yes	Yes	Possible area directly north of structure has demo debris noted from demo of old structures surrounding B01 & B02	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, HAIL XRF Screening, FTL visual walkover	
B10	Old Admin (WTC) & Pharmacy	220 (Old Admin), 188 (Pharmacy)	Old Admin (1930), Pharmacy (1944-1961)	External: Brick, concrete insitu, walls brick & solid plaster. Concrete tile roofing. Galvanised bars over pharmacy windows. Internal: Gib plaster - painted, timber frame, in situ concrete, concrete and native timber floors with lino and carpet cover. Ceiling is gib plaster and fibrous plaster & concrete - painted.	Old Admin (2), Pha	Old Admin - reinforced concrete perimeter footing with concrete slab. Pharmacy - concrete perimeter footing with concrete piles, concrete slab under toilet	Yes - internal and external	Yes - internal and external Class A & B	No	No	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, HAIL XRF Screening, FTL visual walkover	
B11	Ward A	1520	1912	External: timber frame, cement sheeting, shiplap weatherboard - painted. Roof pitched corrugated iron - painted. Internal: Gib plaster, timber pannelling, timber frame, hardboard, in situ concrete - painted, wallpaper, tiles, pre-finished sheeting. Floors concrete/native timber covered with carpet/lino/tiles. Ceiling fibrous plaster/timber/ hardboard/seratone - painted.	1	concrete perimeter footing with concrete piles, concrete slab under kitchen and toilets only.	Yes - internal and external	Yes - internal and external Class A & B	No	No	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, HAIL XRF Screening, FTL visual walkover	
B12	Ward B	510	1925	External: Brick, solid plaster and texture coat finshing and in situ concrete walls. Roof pitched corrugated iron - painted. Internal: gib plaster, timber pannelling, timber frame, brick, concrete in situ - painted and some wallpaper. Flooring concrete/native timber covered with carpet/lino. Ceiling is gib plaster/fibrous plaster and timber - painted.	2	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - internal and external	Yes - internal class B	No	No	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, HAIL XRF Screening, FTL visual walkover	
B13	Ward C	1460	1912	External: concrete in situ, shiplap weatherboard, board and baton. Walls painted solid plaster. Internal: gib plaster, timber pannelling, timber frame, brick & in situ concrete. Painted wallpaper and pre finished sheeting. Flooring concrete/native timber with carpet or lino finish. Ceiling gib plaster/fibrous plaster, timber and hardboard - painted.	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - external and internal	Yes - internal and external Class A & B	No	No	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, HAIL XRF Screening, FTL visual walkover	
B14	Shed 3 by Ward D	47	1995-2000	External: vertical PVC weatherboard - painted. Pitched corrugated rood - painted. Internal: gib plaster, wallpaper. Floor: Timber particle board with carpet. Ceiling is gib plaster - painted.	1	raised timber piles	No	Yes - internal Class A	No	No	No	No	No	No	Medium	OPUS Building Inspection Reports	

B15	Ward D	970	1917	External: Timber frame, shiplap weatherboard - painted. Roof - pitched corrugated iron - painted. Internal: Gib plaster, timber pannelling, timber framing - painted or wallpapered with some areas prefinished sheeting. Floors - concrete or native timber with carpet/lino cover. Ceiling - fibrous plaster/timber - painted.	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - internal and external	Yes - internal Class A &	No	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, HAIL XRF Screening, FTL visual walkover	
B16	Petrol Station	385	Late 1970s	External: reinforced concrerte block walls with cement sheeting - painted. Roof is tin ribbed. Internal: Gib plaster, timber frame, hardboard and concrete block walls - painted or wallpaper. Floors Concrete with carpet or lino cover. Ceilings Gib plaster - painted	1	reinforced concrete perimeter footing with concrete slab	No	Yes - internal and external Class B	Possible - not investigated on Western side. No demo debris S or E of structure.	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, HAIL XRF Screening, FTL visual walkover	
B17	Oct #1 left of Petrol Station	265	1912-1944	External: timber frame, shiplap weatherboard - painted. Roof - pitched corrugated iron - painted. Internal: Hardboard - painted. Floors - concrete or native timber with lino cover. Ceiling - gib plaster/timber - painted	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - external and internal	Yes - internal Class A and external Class B	Not on E or S side, possibly on N or W side	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, HAIL XRF Screening, FTL visual walkover	
B18	Shed 6 behind Petrol Station	336	1912-1944	External: Timber frame, shiplap weatherboard - painted. Roof: pitched corrugated iron - painted. Internal: hardboard - painted. Floors: Concrete & native timber with Lino cover. Ceiling: Pinex - painted.	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - internal and external	Yes - internal ceiling voi	Not on E or S side, possibly on N or W side	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, HAIL XRF Screening, FTL visual walkover	
B19	Old Morgue left of Shed 6	36	1912-1944	External: Brick - painted, pitched corrugated iron roof - painted. Internal: Gib plaster - painted, Floors: Concrete. Ceilings: Pinex - painted.	1	reinforced concrete perimeter footing with concrete slab	Yes - internal and external	Yes - internal Class B	Not on E or S side, possibly on N or W side	No	No	Yes	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, HAIL XRF Screening, FTL visual walkover & HALO demo debris investigation	
B34	Shed 2 Toilet Block	7	1970s-1980s	External: Reinforced concrete block. Roof: Pitched corrugated iron. Internal: timber frame, hardboard and concrete block - painted. Ceiling: Hardboard.	1	reinforced concrete perimeter footing with concrete slab	Yes - internal/ external timber	No	No	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys	
B35	Shed 1, by SSDU	50	1944-1961	External: Corrugated iron - painted. Roof: Pitched corrugated iron - painted. Internal: Timber frame. Floor: bare earth.	1	perimeter concrete, earth floor	Yes - internal and external	Yes - Class B internal	No	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys	
B58	Rec Hall	1,110	1940	External: brick, concrete in situ with cement sheeting - painted. Roof: Pitched corrugated iron & Super Six ACM. Internal: gib plaster, timber pannelling, timber frame, hardboard - painted, wallpaper, pre finished sheeting. Floors: Concrete or native timber, covered with carpet or lino. Ceiling: fibrous plaster, acoustic tile, hardboard - painted or pre finished.	2, basement and ground floor	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - internal and external	Yes - internal and external Class A & B	No - but ACM is in HALO soils	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, FTL visual walkover & HALO demo debris Investigation	
B72	Shed hidden in trees behind B18 (Shed 6)	See B18														

2	B20	front ACM extension of Ward 6	1,310	1930	External: timber frame, bevel back weatherboard, hardiplank weatherboard - painted. Roof: Pitched corrugated iron. Internal: gib plaster, timber pannelling, timber frame, Pinex, Hardiboard - painted. Floors: Not stated - covered in carpet and lino. Ceiling: timber, fibrous plaster - painted.	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - internal and external	Yes - Internal & external Class A & Class B (High Risk building)	No	No	Yes - Directly E of buildings	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, FTL visual walkover & HALO demo debris Investigation	
	B21	Ward 6															
	B22	rear ACM extension of Ward 6															
	B23	Ward 4	995	1928	External: timber frame, bevel back weatherboard - painted. Roof: Piched corrugated Iron - painted. Internal: Gib plaster, timber frame, pinex, hardboard, seratone, concrete in situ - painted or wallpapered. Floor: concrete, timber - painted or lino cover. Ceiling: Fibrous plaster, acoustic tile, concrete, wood - painted	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - internal and external	Yes - Internal & external Class A & Class B (High Risk building)	No	No	Yes - Directly W of building	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, FTL visual walkover & HALO demo debris Investigation	
	B24	Ward 22	370	1922	External: timber frame, bevel back weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: gib plaster, hardboard - wallpapered. Floors: concrete, native timber, carpet or lino cover. Ceiling: Pinex/fibrous plaster - painted.	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - external - no internal painted surfaces	Yes - Class B internal and external Class B	No	No	No	No	No	Medium	OPUS Building Inspection Reports, AECOM DSI, FTL visual walkover	
	B25	Morgue New	50	1964-1971	External: reinforced concrete block, solid plaster - painted. Roof: Tin ribbed - painted. Internal: concrete - painted. Floors: Concrete - lino cover. Ceiling: Hardboard - painted.	1	reinforced concrete perimeter footing with concrete slab	Yes - internal and external	Yes - external Class A and internal Class B	No	No	No	Yes	No	High	OPUS Building Inspection Reports, GHD DSI. FTL visual walkover	
	B26	Ward 21 &21A	1175	Ward 21 - 1960. Ward 21A - 1975	External: concrete in situ, cement sheeting, timber framing, timber sheeting - painted or solid plaster cover. Roof: Pitched corrugated iron - painted. Internal: gib plaster, timber pannelling - painted or wallpaper. Floor: Concrete, native timber with carpet, tiles or lino cover. Ceiling: gib plaster, timber stained pine - painted.	Ward 21 - 2. Ward 21A - 2 + Basement	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - internal and external	Yes - external and internal Class B	Likely under existing strucure, old farm building noted in historicals.	No	No	Yes	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, GHD/AECOM DSI, FTL visual walkover & HALO demo debris Investigation, HAIL XRF screening	
	B27	Ward 5	1250	1912-1944 (western wing added in 1980s-1990s	External: timber frame, bevel back weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: plaster, timber panneling, timber frame, pinex, seratone - painted and wallpaper. Floor: concrete, timber, timber particle board, covered with carpet or lino. Ceiling: gib plaster, fibrous plaster, accoustic tile, timber, pinex - painted.	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - internal and external	Yes - external Class B and Internal Class A.	No	No	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, FTL visual walkover & HALO demo debris Investigation. HAIL XRF screening	

B28	OCT#2	205	1944-1961	External: reinforced in situ concrete, solid plaster, timber frame. Solid plaster or textured coating finish. Roof: Tin tile - painted. Internal: gib plaster, timber panelling, timber frame, pinex. Painted or wallpapered. Floor: timber particle board with lino finish. Ceiling: pinex - painted.	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - internal and external	Yes - external and internal Class B	No	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, FTL visual walkover & HALO demo debris Investigation. HAIL XRF screening	
B29	Ward 7	1,230	1912-1944	External: Timber frame, bevel back weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: gib plaster, timber pannelling, timber frame, pinex, hardboard. Painted, wallpapered, tiled, pre finished sheeting. Floors: concrete, native timber covered with lino or carpet. Ceiling: gib plaster, fibrous plaster - painted.	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - internal and external	Yes - external and internal Class A & Class B	No	No	No	No	No	Medium	OPUS Building Inspection Reports, AECOM DSI, 4Sight Pb Paint & ACM Surveys, FTL visual walkover	
B30	Ward 8	1425	1960	External: brick, concrete in situ, cement sheeting, finished with brick, solid plaster or painted. Roof: Pitched corrugated tin - tin ribbed - painted. Internal: gib plaster, timber pannelling, timber frame, brick. Finished with paint, wallpaper, tiles or pre finished sheeting. Floor: Concrete or native timber with carpet/lino or tile cover. Ceiling: gib plaster, fibrous plaster, pinex - painted.	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - internal and external	Yes - internal Class A & B, external Class B	No	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, FTL visual walkover & HALO demo debris Investigation. HAIL XRF screening	
B31	Shed 10 beside B30 (Ward 8)	60	1979-1995	No info available	1	No info available	No	No	No	No	No	No	No	Low	4Sight Pb paint & ACM Survey.	No OPUS Building Survey sheet available
S1	Substation 1 by Steeple	27	1961-1974	External: reinforced concrete block, painted. Roof: Pitched corrugated iron - painted. Locked during survey, no internal specifications.	1	reinforced concrete perimeter footing with concrete slab	Yes - internal and external	No	No	No	No	No	No	High	AECOM + GHD DSI, OPUS Building Inspection Report	
S2	Substation 2 by Admin	105	1961-1974	External: reinforced in situ concrete, galvanised steel - painted. Roof: Tin ribbed - painted. Internal: Reinforced concrete block - painted. Floor: Concrete - no finish. Ceiling: hardiflex - painted.	1	reinforced concrete perimeter footing with concrete slab	Yes - external	Yes - internal Class A & B, external Class B	Likely built on demo debris, historical structure footprint visible In 1944 historical image.	No	No	No	No	Medium	AECOM + GHD DSI, OPUS Building Inspection Report, HAIL XRF screening	
S3	Substation 3 by Ward 5	35	1961-1974	External: reinforced concrete block - painted. Roof: Pitched corrugated iron - painted. Internal: concrete block walls. Floors: Concrete.	1	reinforced concrete perimeter footing with concrete slab	Yes - External	No	No	No	No	No	No	Medium	AECOM + GHD DSI, OPUS Building Inspection Report, HAIL XRF screening	
S4	Substation 4 by Fire Station	35	1961-1974	External: reinforced concrete block - painted. Roof: Pitched corrugated iron - painted. Internal: Locked no access	1	reinforced concrete perimeter footing with concrete slab	Yes - internal and external	No	No	No	No	No	No	Medium	AECOM + GHD DSI, OPUS Building Inspection Report, HAIL XRF screening	
S5	Substation 5 by House by EDU	35	1961-1974	External: reinforced concrete block - painted. Roof: Pitched corrugated iron - painted. Internal: Concrete block walls - painted. Floors: Concrete. Ceiling: Timber - painted.	1	reinforced concrete perimeter footing with concrete slab	Yes - internal and external	Yes - Internal Class B	No	No	No	No	No	Medium	AECOM + GHD DSI, OPUS Building Inspection Report, HAIL XRF screening	

	S6	Substation 6 by Ward E	27	1961-1974	External: reinforced concrete block - painted. Roof: Pitched corrugated iron - painted. Internal: concrete block - painted. Concrete and native timber floors. Ceiling: Timber - painted.	1	reinforced concrete perimeter footing with concrete slab	Yes - internal and external	Yes - internal Class B	No	No	No	No	No	Low	AECOM + GHD DSI, OPUS Building Inspection Report	
	S7	Substation 7 by Ward K	27	1961-1974	External: reinforced concrete block - painted. Roof: Pitched corrugated iron - painted. Internal: concrete block wall - painted. Floor: Concrete and native timber. Ceiling: timber - painted.	1	reinforced concrete perimeter footing with concrete slab	Yes - external	Yes - Internal Class B	No	No	No	No	No	Low	AECOM + GHD DSI, OPUS Building Inspection Report	
	S8	Substation 8 by Ward K	18	1944-1961	External: reinforced concrete block - painted. Roof: Pitched corrugated iron - unpainted. Internal: concrete block walls - painted. Floor: Concrete.	1	reinforced concrete perimeter footing with concrete slab	Yes - internal and external	Yes - internal Class B	No	No	No	No	Yes	Medium	AECOM + GHD DSI, OPUS Building Inspection Report, HAIL XRF screening	
3	B32	Shed 4	17	1974-1995	External: Painted plywood structure with plastic roof. Structure has fallen over, largely rotten.	1	none	Unlikely	No	No	No	No	No	No	Low	OPUS Building Inspection Report	
	B33	Ward 9	1,430	1960	External: brick, concrete in situ, cement sheeting, finished with brick, solid plaster or painted. Roof: Pitched corrugated tin - tin ribbed - painted. Internal: gib plaster, timber pannelling, timber frame, pinex, hardboard, brick. Finished with paint, wallpaper, tiles. Floor: Concrete or native timber with carpet/lino or tile cover. Ceiling: gib plaster, fibrous plaster, pinex - painted.	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - internal and external	Yes - internal Class A & B, external Class B	No	No	No	No	No	Medium	AECOM DSI, OPUS Building Inspection Reports	
	B36	Hall	205	1970	External: reinforced concrete block - painted. Roof: Tin ribbed - painted. Internal: concrete block - painted. Floor: concrete, carpet or lino cover. Ceiling: Plywood - painted.	1	reinforced concrete perimeter footing with concrete slab	Yes - external	Yes - internal Class A	No	No	No	No	No	Medium	OPUS Building Inspection Reports, HAIL XRF screening	
	B37	Wooden Shed behind hall	13	1974-1979	External: timber exterior with painted tin roof.	1		Yes - external	No	Unlikely	No	No	No	No	Low	4Sight Pb paint survey	
	B38	RFTD by Hall	60	1974-1979	External: timber frame, shiplap weatherboard - painted. Roof: pitched corrugated iron - painted. Internal: timber pannelling, pinex, hardboard - painted. Floor: timber with carpet or lino cover. Ceiling: fibrous plaster or timber - painted.	1	raised piles	Yes - exterior and interior	Yes - exterior Class B	No	No	No	No	No	Medium	OPUS Building Inspection Reports, 4Sight pb paint & ACM Survey	
	B39	RFTD Shed BY Hall	8	1979-1995	External: corrugated iron - painted. Roof: Pitched corrugated iron - painted. Internal: timber pannelling, timber framing - painted. Floor: timber particle board. Ceiling: not stated, painted.	1	Raised piles	Yes - external and internal	No	No	No	No	No	No	Medium	OPUS Building Inspection Reports, 4Sight Pb & ACM survey. HAIL XRF screening.	
	B40	Covered Area by Hall	65	1979-1995	External: galvanised steel, sheet cladding, timber poles, plywood. Roof: pitched corrugated iron - painted. Internal: concrete floor.	1	concrete slab with pole brackets	Yes - external	No	No	No	No	No	No	Low	OPUS Building Inspection Reports, 4Sight Pb & ACM survey	

B41	Shed 9	15	1974-1979	External: timber frame, bevel back weatherboard, brick - painted. Roof: Pitched corrugated iron - painted. Internal: bare timber, no finish. Floors: Concrete.	1	reinforced concrete perimeter footing with concrete slab	Yes - external	Yes - external Class B	No	No	No	No	No	Medium	AECOM DSI, OPUS Building Inspection Reports	
B42	Building 15 includes shed at rear of building	250	1971	External: brick, cement sheet, bevel back weatherboard - painted or brick/stone. Roof: Pitched corrugated iron - painted. Internal: gib plaster, seratone, hardboard - painted/wallpapaer/vinyl. Floor: Timber with carpet or lino cover. Ceiling: Gib plaster - painted	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - exterior	Yes - external Class B	No	No	Yes - Directly West of Building	No	No	Medium	OPUS Building Inspection Reports, 4Sight Pb & ACM survey. HAIL XRF screening.	
B43	Building 14	160	1971	External: shiplap weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: gib plaster, seratone, hardboard - painted or vinyl. Floors: timber with carpet or lino cover. Ceilings: gib plaster - painted.	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - exterior only.	Yes - external class B	No	No	No	No	No	Medium	AECOM DSI, OPUS Building Inspection Reports, 4Sight Pb & ACM Survey	
B44	Building 13	160	1971	External: shiplap weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: gib plaster, seratone, hardboard - painted or vinyl. Floors: timber with carpet or lino cover. Ceilings: gib plaster - painted.	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - exterior only.	Yes - external and internal Class B	No	No	No - but large tree directly N of building.	No	No	Medium	OPUS Building Inspection Reports, 4Sight Pb & ACM survey. HAIL XRF screening.	
B45	Building 12	160	1971	External: shiplap weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: gib plaster, seratone, hardboard - painted or vinyl. Floors: timber with carpet or lino cover. Ceilings: gib plaster - painted.	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - exterior only.	Yes - external and internal Class B	No	No	No	No	No	Medium	OPUS Building Inspection Reports, 4Sight Pb & ACM survey. HAIL XRF screening.	
B46	Building 11	160	1971	External: shiplap weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: gib plaster, seratone, hardboard - painted or vinyl. Floors: timber with carpet or lino cover. Ceilings: gib plaster - painted.	2	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - exterior only.	Yes - external and internal Class B	No	No	No	No	No	Medium	OPUS Building Inspection Reports, 4Sight Pb & ACM survey. HAIL XRF screening.	
B47	Building 10	260	1971	External: brick, cement sheet, bevel back weatherboard - painted or brick/stone. Roof: Pitched corrugated iron - painted. Internal: gib plaster, seratone, hardboard - painted/wallpapaer/vinyl. Floor: Timber with carpet or lino cover. Ceiling: Gib plaster - painted	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - exterior only.	Yes - external Class B	No	No	No	No	No	Medium	OPUS Building Inspection Reports, 4Sight Pb & ACM survey. HAIL XRF screening.	
B48	Ward 16	1750	1972	Reinforced concrete block, cement sheets, shiplap weatherboard - painted/brick. Roof: Pitched corrugated iron - painted. Internal: gib plaster, timber framing - painted/wallpaper/vinyl. Floor: Concrete with carpet or lino cover. Ceiling: Gib plaster, accoustic tile, timber - painted.	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - exterior and interior	Yes - Internal and external Class B	No	No	Yes - directly	No	No	Medium	OPUS Building Inspection Reports, 4Sight Pb & ACM survey. HAIL XRF screening.	

	B49	Ward 17	550	1976	External: reinforced concrete block, shiplap weatherboard - painted. Roof: tin ribbed - painted. Internal: gib plaster, timber pannelling, timber framing - painted, pre finished sheeting or vinyl cover. Floor: Concrete with Lino cover. Ceiling: Gib plaster or timber, painted.	1 + Basement	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - exterior and interior	Yes - internal and subfloor Class B	No	No	No	No	No	Medium	AECOM DSI, OPUS Building Inspection Reports, 4Sight Pb & ACM survey	
	B50	Ward 18	550	1975	External: reinforced concrete block, shiplap weatherboard - painted. Roof: tin ribbed - painted. Internal: gib plaster, timber pannelling, timber framing - painted or vinyl cover. Floor: Concrete with Carpet or Lino cover. Ceiling: Gib plaster or timber, painted.	1 + Basement	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - external	Yes - internal, exterior and subfloor Class B	No	No	No	No	No	No	Medium	OPUS Building Inspection Reports, 4Sight Pb & ACM survey, HAIL XRF screening	
	B51	EDU	635	1970	External: Reinforced concrete block, board and baton - painted and/or brick. Roof: Tin ribbed - painted. Internal: Timber frame, concrete block - painted. Floor: Concrete with carpet/lino/tile cover. Ceiling: Gib plaster - painted	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - external	Yes - internal Class A & B, external Class B	No	No	No	No	No	No	Medium	OPUS Building Inspection Reports, 4Sight Pb & ACM survey, HAIL XRF screening	
	B52	Old House by EDU	105	1974-1979	External: timber frame, shiplap weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: pinex/hardboard - painted. Floors: timber with lino cover. Ceiling: pinex - painted.	1	raised timber piles	Yes - external and internal	Yes - external Class B	No	No	No	No	No	No	Medium	OPUS Building Inspection Reports, 4Sight Pb & ACM survey, HAIL XRF screening	
4	B53	Ward 19	2,080	1978	External: reinforced concrete block with cement sheeting - painted or solid plaster finish. Roof: Tin ribbed - painted. Internal: gib plaster, timber framing, concrete block - painted. Floors: Concrete - Lino cover. Ceiling: gib plaster - painted.	1 + Basement	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	No	Yes Internal and external Class B	No	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb & ACM survey, HAIL XRF screening, FTL visual walkover & HALO demo debris Investigation.	
	B54	Water Tower	10	1978	External: reinforced concrete in situ - painted or solid plaster cover. Roof: Concrete water tank - painted. Internal: Reinforced concrete in situ - not painted. Floors: Concrete. Ceiling: Concrete.	2	reinforced concrete perimeter footing with concrete slab	No	No	No	No	No	No	No	High	OPUS Building Inspection reports, 4Sight Pb & ACM survey, FTL visual walkover.	
	B55	Ward K	1,480	1944-1961	External: Brick, concrete in situ, reinforced concrete block, cement sheet, board and baton - painted/brick/solid plaster finish. Roof: Pitched corrugated iron, tin ribbed - painted. Internal: gib plaster, timber pannelling, timber framing, brick - painted/wallpapered/tiled/pre-finished sheeting.	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - exterior	Yes - Class A internal, Class B external.	No	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb & ACM survey, HAIL XRF screening, FTL visual walkover & HALO demo debris Investigation.	

B56	Ward E	1,480	1958	External: Brick, concrete in situ, reinforced concrete block, cement sheet - painted/brick/solid plaster finish. Roof: Pitched corrugated iron, tin ribbed - painted. Internal: gib plaster, timber pannelling, timber framing, seratone, concrete blocks, bricks - painted/wallpapered/tiled/pre finished sheets.	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - Interior and exterior	Yes - internal Class A and B, External Class B	No	No	No	No	No	High	OPUS Building Inspection Reports, 4Sight Pb & ACM survey, HAIL XRF screening, FTL visual walkover & HALO demo debris Investigation.	
B57	Pool and Pool Shed	525	1961-1974	External: concrete in situ, reinforced concrete block, corrugated iron - painted or covered in solid plaster.Roof: Pitched corrugated iron - painted. Internal: timber frame, concrete block - painted. Floor: concrete. Ceiling: Hardboard - painted.	1	reinforced concrete perimeter footing with concrete slab	Yes - external.	Yes - external Class B	No	No	No	No	No	Low	OPUS Building Inspection Report, 4Sight Pb & ACM Survey. GHD DSI	
B59	Gardener	260	1961-1974	External: Corrugated iron. Roof: Pitched corrugated iron - painted.Internal: Timber framing, concrete floor, building paper ceiling.	1	reinforced concrete perimeter footing with concrete slab	Yes - external	No	No	No	No	No	No	High	OPUS Building Inspection Report, 4Sight Pb & ACM Survey. GHD DSI, HAIL XRF Screening, FTL Visual walkover and HALO demo debris investigation	
B60	Fitter	100	1961-1974	External: timber frame, shiplap weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: gib plaster - painted. Floors: Concrete covered with carpet or lino. Ceiling: Gib plaster - painted.	1	Concrete perimeter footing with concrete piles. Concrete slab under toilets and kitchens only.	Yes - internal and external	No	No	No	No	No	No	Medium	OPUS Building Inspection Report, 4Sight Pb & ACM Survey. HAIL XRF Screening. FTL Visual walkover	
B61	Shed 11	16	1979-1995	External: reinforced concrete block - painted. Roof: tin ribbed - painted. Internal: concrete block - painted. Floor: concrete, no cover. Ceiling: no data.	1	reinforced concrete perimeter footing with concrete slab	Yes - external	Yes - Class A internal, Class B external.	No	No	No	No	No	Medium	OPUS Building Inspection Report, 4Sight Pb & ACM Survey. GHD DSI. HAIL XRF Screening. FTL Visual walkover	
B62	Racks	350	1961-1974	External: timber frame, shiplap weatherboard - painted. Roof: Corrugated ACM 'super six'. Internal: timber frame racks. Floors: Concrete, no finish. Ceiling: None.	1	reinforced concrete perimeter footing with concrete slab	Yes - external and internal	Yes - external and internal Class B	No	No	No	No	No	Medium	OPUS Building Inspection Report, 4Sight Pb & ACM Survey. HAIL XRF Screening. FTL Visual walkover and HALO demo debris Investigation	
B63	Workshop	1,100	1961-1974	External: reinforced concrete in situ, reinforced concrete slab, bevel back weatherboard - painted. Internal: gib plaster, seratone, concrete block - painted/wallpaper/tile. Floor: Concrete with lino/wallpaper/ tile cover. Ceiling: fibrous plaster - painted.	1	reinforced concrete perimeter footing with concrete slab	Yes - external and internal	Yes - internal Class A & B, external Class B	No	No	No	No	No	High	OPUS Building Inspection Report, 4Sight Pb & ACM Survey. AECOM & GHD DSI's. HAIL XRF Screening. FTL Visual walkover and HALO demo debris Investigation	
B64	Sports Pavillion & shed	(120)Demolished	1944-1961	External: concrete in situ, shiplap weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: hardboard, seratone - painted. Floor: concrete with carpet or lino cover. Ceiling: gib plaster - painted.	1	Concrete perimeter footing with concrete piles. Concrete slab under toilets and kitchens only.	Yes, building demolished but pb in soil elevated.	Yes - external. Building now Demolished	Unlikely	No	No	No	NO	Medium	OPUS Building Inspection Report. GHD DSI's. HAIL XRF Screening. FTL Visual walkover.	Building demolished - no ACM in soil testing done
B65	Store	1,160	1961-1974	External: reinforced concrete in situ - painted. Roof: Corrugated ACM 'super six', tin ribbed - reinforced glass - painted. Internal: concrete in situ, timber framing, hardboard - painted. Floor: Concerete with lino, tile cover. Ceiling: Fibrous plaster, pinex - painted.	1	reinforced concrete perimeter footing with concrete slab	Yes - internal and external	Yes - internal Class A & B, external Class B	No	No	No	No	No	High	OPUS Building Inspection Report. GHD & AECOM DSI's. HAIL XRF Screening. FTL Visual walkover.	

B66	Assistant Engineers Office	250	1961-1974	External: corrugated iron - painted. Roof: Pitched corrugated iron - painted. Internal: concrete blocks - painted. Floor: Concete with carpet cover. Ceiling: gib plaster - painted.	1	reinforced concrete perimeter footing with concrete slab	Yes - internal	Yes - internal and external Class B	No	No	No	No	No	Medium	OPUS Building Inspection Report. GHD & AECOM DSI's, 4Sight Pb & ACM Survey	
B67	Shed 8	20	1974-1979	External: reinforced concrete block, shiplap weatherboard - painted. Roof: Flat roof, tin ribbed - painted. Internal: Concrete block - painted. Floor: Concrete.	1	reinforced concrete perimeter footing with concrete slab	Yes - external	Yes - External Class B, Internal Class A	No	No	No	No	No	Medium	OPUS Building Inspection Report. GHD & AECOM DSI's, 4Sight Pb & ACM Survey	
B68	Boiler House	630	1944-1961	External: concrete in situ, cement sheeting (ACM), galvanised steel - painted. Roof: Tin ribbed - painted. Internal: timber frame, hardboard, concrete in situ - painted. Floors: concrete. Ceiling: Hardboard - painted.	2 + Basement	reinforced concrete perimeter footing with concrete slab	Yes - exterior	Yes - internal Class A & B, external Class B	No	No	No	No	No	High	OPUS Building Inspection Report. GHD & AECOM DSI's, 4Sight Pb & ACM Survey	Salters Demolition specification noted by OPUS, havent seen this document though.
B69	Fire Station	290	1944-1961	External: reinforced concrete in situ, reinforced concrete block, corrugated iron - painted. Roof: Pitched corrugated iron - likely painted. Internal: timber pannelling, pinex, seratone, concrete blockwork, concrete in situ - painted. Floor: concrete with carpet/lino/tile cover. Ceiling: Pinex, hardboard, seratone, concrete - painted.	2	reinforced concrete perimeter footing with concrete slab	Yes - internal	Yes - External Class B	No	No	No	No	No	Medium	OPUS Building Inspection Report. AECOM DSI's, 4Sight Pb & ACM Survey. HAIL XRF Screening	
B70	Kitchen	780	1961-1974	External: Concrete in situ - painted. Roof: tin ribbed - painted. Internal: seratone, concrete in situ - painted or tiled. Floor: Concrete with carpet, lino, tile cover. Ceiling: gib plaster, concrete - painted.	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - internal	Yes - internal & external Class B	No	No	No	No	No	Medium	OPUS Building Inspection Report. AECOM DSI's, 4Sight Pb & ACM Survey.	
B71	Garages	300	1961-1974	External: reinforced concrete block - painted. Roof: tin ribbed - painted. Internal: concrete block - painted. Floor: Concrete with lino cover. Ceiling: Gib plaster - painted.	1	reinforced concrete perimeter footing with concrete slab	Yes - internal and external	Yes - Internal and external Class B	No	No	No	No	No	High	OPUS Building Inspection Report, 4Sight Pb & ACM Survey. HAIL XRF Screening, FTL visual walkover and HALO demo debris investigation.	
B73	Shed 7 by Laundry	23	1944-1961	External: concrete in situ, shiplap weatherboard - painted. Roof: Pitched corrugated iron - painted. Internal: timber frame, concrete in situ - painted. Floor: Concrete.	1	reinforced concrete perimeter footing with concrete slab	Yes - external	Yes - internal Class B	No	No	No	No	No	Medium	OPUS Building Inspection Report, 4Sight Pb & ACM Survey, GHD DSI. FTL Visual walkover.	
B74	Laundry	930	1944-1961	External: concrete in situ - painted. Roof: tin ribbed - painted & Corrugated ACM 'super six'. Internal: seratone, concrete in situ - painted. Floor: Concrete with lino cover. Ceiling: none.	1	reinforced concrete perimeter footing with concrete slab	Yes - internal	Yes - internal Class A & B, external Class B	No	No	No	No	No	Medium	OPUS Building Inspection Report. AECOM & GHD DSI's, 4Sight Pb & ACM Survey.	

B75	Doctors Flats (OCCUPIED)	335	1944-1961	External: Brick, concrete in situ, cement sheeting (ACM) - Painted/Brick. Roof: Pitched corrugated iron - painted. Internal: gib plaster, timber pannelling, timber framing, hardboard, seratone - painted/wallpaper/pre-finished sheeting. Floors: Timber with carpet or lino cover. Ceiling: Gib plaster or hardboard - painted.	1	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - exterior	Yes - internal Class A & B, external Class B	No	Yes	Yes - directly south of structure	No	No	High	OPUS Building Inspection Report, 4Sight Pb & ACM Survey, HAIL XRF screening, FTL Visual walkover and HALO demo debris investigation.	
B76	Doctors Flats Garages	112	1944-1961	External: galvanised steel. Roof: Pitched corrugated iron. Internal: timber framing.	1	concrete plinth with post brackets	No	No	No	Yes	Yes - Native vegetation directly north of structure	No	No	Medium	OPUS Building Inspection Report, 4Sight Pb & ACM Survey. FTL Visual Walkover	

Notes:
1. Building IDs and names from LINZ, Appendix 7 - Building identification spreadsheet
2. Building areas are based on roof areas or OPUS Building survey sheets; where measured off GIS, building footprint will be slightly less
3. Building built date is approximate and from review of historical aerial photographs, unless stated on OPUS Building survey sheets.
4. Lead paint and ACM presence is from 4Sight building survey

Count

Building	Lead Paint	ACM
84	72	65

Table 1: Asbestos Containing Materials – B01 - Admin

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B01 - Admin Ground Floor	Stairwell Ceiling	Textured ceiling	Fibrous plaster	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B01 - Admin Ground Floor	Interior Crawl space access	Support pads	Friction product	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls (if item can be removed intact).
B01 - Admin Roof	Roof Profiled roof lining	Panels	Fibre cement	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B01 - Admin 1	External Rain head east and west elevation	Panel underneath rainhead	Fibre cement	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B01 - Admin Ground Floor	Electrical room Electrical distribution board (EDB)	Fuse	Insulation	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 24: LBP Identified – B01 – Admin

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
No Lead-Based lead paint samples were identified during the survey.					

OPUS Tokanui Building Inspection

General			
Building:	Admin	Year Built:	1978
Footprint (m2)	800	Storeys:	2|Basement
Surveyed by:	NE and RS	Survey Date:	2/02/2015
General Comments:			

External			
Wall Material:	Reinforced concrete block|Cedar shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Tin Tile		
Roof Finish:		Gutters Present:	yes
Single Doors:	4	Double Doors:	0
Ranchsliders:	0	Windows:	148
Soffit Height (mm):	7000	Soffit Width (mm):	
Surrounding Features:	Services|Roads		
Comments:			
Reinforced concrete columns between windows. Steel frames bolted to the façade with timber louvers. (see photos) Too dangerous to see what the roof finish is. Central box gutter. Aluminium joinery. Some windows boarded up. Cedar weatherboard. Dried up outdoor water feature.			

Internal			
Wall Material:	Gib Plaster|Concrete Block|Timber Frame		
Wall Finish:	Painted|Wallpaper		
Floor Material:	Concrete		
Floor Finish:	Tiles|Carpet|Lino		
Ceiling Material:	Gib Plaster|Stained pine		
Ceiling Finish:	Painted and stained		
Av. Stud Height (mm):	2650	Max. Stud Height (mm):	2670
Rooms of Max. Stud Height:	Ground floor ceiling heights		
No. Rooms:	44	No. Internal Doors:	63
No. Bathrooms:	7	No. Plant Rooms:	2
Pipework Lagging:		Radiator Heating System:	yes
Comments:			
Rotting carpet. Ceilings to central rooms upstairs are raking from 2650mm, under central box gutter to 5m at the highest point. Stained pine, negative detail ceiling finish. Floors: carpet rooms; lino & tile bathrooms; tile stairs & ground main entrance. 29 rooms upstairs (40 doors), and 15 downstairs (23 doors). Has 10 internal glazing partitions upstairs and 17 downstairs. 3 bathrooms upstairs and 4			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	First floor main switch room of circuit boards. Upstairs & Downstairs Continu		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			
Toilet nearest the entrance works.			

Table 2: Asbestos Containing Materials – B02 – Ward 1 & 2

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B02 - Ward 1 & 2, Ground Floor	South-eastern rooms	Debris	Lagging	High (11)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B02 - Ward 1 & 2 Ground Floor	Interior Throughout	Lagging	Insulation material	Medium (9)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B02 - Ward 1 & 2 Ground Floor	External Soffit	Lining to entrance awning, west elevation	Fibre cement	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B02 - Ward 1 & 2 Ground Floor	Hallway - R31 Floor	Floor Lining	Tiles	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B02 - Ward 1 & 2 Ground Floor	Throughout Trusses	Infill panel	Fibre cement	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 25: LBP Identified – B02 – Ward 1 & 2

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B02 – Ward 1 & 2, Ground Floor	External	Light blue	Brick	Fair	LEAD-BASED 40,000
B02 – Ward 1 & 2, Ground Floor	External	Yellow	Timber	Poor	LEAD-BASED 85,000
B02 – Ward 1 & 2, Ground Floor	External	Light blue	Concrete	Fair	LEAD-BASED 1,100
B02 – Ward 1 & 2, Ground Floor	External	Grey	Concrete	Poor	LEAD-BASED 32,000
B02 – Ward 1 & 2, Ground Floor	External	Light blue	Timber	Poor	LEAD-BASED 120,000
B02 – Ward 1 & 2, Ground Floor	External	White	Timber	Poor	LEAD-BASED 42,000
B02 – Ward 1 & 2, Ground Floor	Internal	Grey	Concrete	Poor	LEAD-BASED 1,400
B02 – Ward 1 & 2, Ground Floor	Internal	Yellow	Concrete	Poor	LEAD-BASED 1,700
B02 – Ward 1 & 2, Ground Floor	Internal	Blue	Concrete	Poor	LEAD-BASED 5,200
B02 – Ward 1 & 2, Ground Floor	Internal	Green	Concrete	Poor	LEAD-BASED 16,000
B02 – Ward 1 & 2, Ground Floor	Internal	White	Plaster	Poor	LEAD-BASED 1,900
B02 – Ward 1 & 2, Ground Floor	Internal	Beige	Hardboard	Poor	LEAD-BASED 1,400
B02 – Ward 1 & 2, Ground Floor	Internal	Beige	Hardboard	Poor	LEAD-BASED 22,000
B02 – Ward 1 & 2, Ground Floor	Internal	White	Timber	Poor	LEAD-BASED 5,400
B02 – Ward 1 & 2, Ground Floor	External	Grey	Timber	Poor	LEAD-BASED 160,000

OPUS Tokanui Building Inspection

General

Building:	Ward 1	**Year Built:**	Unknown
Footprint (m2)	1170	**Storeys:**	1
Surveyed by:	NE and RS	**Survey Date:**	2/02/2015
General Comments:			
Central courtyard inaccessible - lots of vegetation.			

External

Wall Material:	Concrete in situ|Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	**Gutters Present:**	yes
Single Doors:	9	**Double Doors:**	0
Ranchsliders:	0	**Windows:**	90
Soffit Height (mm):	3500	**Soffit Width (mm):**	300
Surrounding Features:	Stairs/Ramps|Awnings/Pergolas|Services|Road|Concrete Chimneys|Header Tanks		
Comments:			
Gable roof construction. Timber window frames. Mixed types of windows. Appears to be re-cladded with timber weather board over reinforced insitu concrete.			

Internal

Wall Material:	Gib Plaster|Fibrous Plaster|Concrete|Brick		
Wall Finish:	Painted		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Lino		
Ceiling Material:	Fibrous plaster|Timber (TGV)		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	3600	**Max. Stud Height (mm):**	
Rooms of Max. Stud Height:			
No. Rooms:	30	**No. Internal Doors:**	35
No. Bathrooms:	6	**No. Plant Rooms:**	1
Pipework Lagging:	yes	**Radiator Heating System:**	yes
Comments:			
Kitchen flooded / waterlogged. Boiler- radiator system. Some sagging in wooden floor. Pipework potentially wrapped in asbestos. Stud height 3.6m floor to low point and 4.7m to high point. Radiator heating system present			

Environmental

Electricity Isolated:	yes	**Water Isolated:**	
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			
Blackberries in central courtyard.			

Table 3: Asbestos Containing Materials – B03 – SSDU

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B03 - SSDU Ground Floor	External Wall	EDB boxing	Rope seal	Medium (7)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B03 - SSDU Ground Floor	Subfloor Under boiler room	Gasket	Debris	Medium (7)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B03 - SSDU Ground Floor	Internal Boiler - pipework flanges	Gaskets	Composite Material	Low (5)	Remove items intact prior to demolition by a licenced asbestos removalist under Class B controls
B03 - SSDU Ground Floor	Boiler room Wall	Coating	Plaster	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B03 - SSDU Ground Floor	Internal Walls throughout	Coating	Plaster	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B03 - SSDU Ground Floor	External Soffit	Panels	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B03 - SSDU Ground Floor	External Wall	EDB	Fuse insulation	Very Low (4)	Remove item intact prior to demolition by a licenced asbestos removalist under Class B controls

Table 26: LBP Identified – B03 – SSDU

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B03 – SSDU, Ground Floor	R15	Blue	Concrete	Poor	LEAD-BASED 2,800
B03 – SSDU, Ground Floor	R1	Yellow	Concrete	Poor	LEAD-BASED 2,300
B03 – SSDU, Ground Floor	R1, R6	Green	Concrete	Poor	LEAD-BASED 1,200
B03 – SSDU, Ground Floor	R13	Beige	Concrete	Fair	LEAD-BASED 1,300

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OPUS Tokanui Building Inspection

General			
Building:	SSDU	Year Built:	1971? opened 1972
Footprint (m2)	505	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	3/02/2015
General Comments:			

External			
Wall Material:	Reinforced in situ concrete|Solid plaster|Timber frame		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Flat Roof|Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	3	Double Doors:	1
Ranchsliders:	2	Windows:	78
Soffit Height (mm):	4000	Soffit Width (mm):	east and west sides c
Surrounding Features:			
Comments:			
Concrete and plaster external walls. Tin ribbed roof - mono pitched butterfly with flat in between. Box gutter. Wooden window frames. Ranchsliders lead to internal courtyard. Timber louvres over windows			

Internal			
Wall Material:	Gib Plaster|Timber Frame		
Wall Finish:	Painted|Wallpaper		
Floor Material:	Timber Native T/G		
Floor Finish:	Carpet		
Ceiling Material:	Fibrous Plaster|Accoustic Tile		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	3000	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	12	No. Internal Doors:	20
No. Bathrooms:	2	No. Plant Rooms:	1
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
1 kitchen. Acoustic tile ceiling in lecture theatre.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

OPUS Tokanui Building Inspection

General			
Building:	Steeple	Year Built:	Unknown
Footprint (m2)	3.2	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	20/02/2015
General Comments:			
In situ concrete structure in shape of a cross each wall is 550L x 140w x 12 m high, with copper flashings where old Chapel roof used to be.			

External			
Wall Material:	Concrete in situ		
Wall Finish:	Painted		
Foundation:	Concrete slab		
Roof Material:			
Roof Finish:		Gutters Present:	no
Single Doors:	0	Double Doors:	
Ranchsliders:		Windows:	0
Soffit Height (mm):	11000	Soffit Width (mm):	550
Surrounding Features:	Services|Road|Other		
Comments:			
Old chapel concrete slab still remains use aerial image for slab area cannot measure due to excessive blackberry growth.			

Internal			
Wall Material:			
Wall Finish:			
Floor Material:			
Floor Finish:			
Ceiling Material:			
Ceiling Finish:			
Av. Stud Height (mm):		Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:		No. Internal Doors:	
No. Bathrooms:		No. Plant Rooms:	0
Pipework Lagging:		Radiator Heating System:	no
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:	electrical boxes next to steeple		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 5: Asbestos Containing Materials – B05 – Male Toilet

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
No ACM identified during the survey.					

Table 28: LBP Identified – B05 – Make Toilet

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B04 – Male Toilet, Ground Floor	External	White	Timber	Poor	LEAD-BASED 42,000
B04 – Male Toilet, Ground Floor	External	White	Timber	Poor	LEAD-BASED 2,200
B04 – Male Toilet, Ground Floor	External	White	Timber	Poor	LEAD-BASED 7,200
B04 – Male Toilet, Ground Floor	Internal	Cream	Timber	Poor	LEAD-BASED 12,000

OPUS Tokanui Building Inspection

General			
Building:	Toilet Block	Year Built:	Unknown
Footprint (m2)	28	Storeys:	1
Surveyed by:	NE and DV	Survey Date:	4/02/2015
General Comments:			

External			
Wall Material:	Concrete block/Board and baton		
Wall Finish:	Painted		
Foundation:	Concrete slab		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	1	Double Doors:	0
Ranchsliders:	0	Windows:	6
Soffit Height (mm):	2200	Soffit Width (mm):	500
Surrounding Features:			
Comments:			

Internal			
Wall Material:	Hardboard		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:	Other		
Ceiling Material:	Fibrous Plaster		
Ceiling Finish:	Pre-finished		
Av. Stud Height (mm):	2400	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	1	No. Internal Doors:	0
No. Bathrooms:	1	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			
Bathroom fixtures have been vandalised or removed.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees/Vegetation		
Comments:			

Table 29: LBP Identified – B06 – Shed 5

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B06 – Shed 5, Ground Floor	External	White	Timber	Fair	LEAD-BASED 4,000

Table 6: Asbestos Containing Materials – B06 – Shed 5

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
No ACM identified during the survey.					

OPUS Tokanui Building Inspection

General			
Building:	Shed 5	Year Built:	Unknown
Footprint (m2)	6	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	19/02/2015
General Comments:			

External			
Wall Material:	Brick		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	no
Single Doors:	0	Double Doors:	
Ranchsliders:		Windows:	0
Soffit Height (mm):	2400	Soffit Width (mm):	300
Surrounding Features:			
Comments:			
2.4m x 2.4m decromastic brick 150 series			

Internal			
Wall Material:	Brick		
Wall Finish:			
Floor Material:	Concrete		
Floor Finish:			
Ceiling Material:			
Ceiling Finish:			
Av. Stud Height (mm):	2400	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	1	No. Internal Doors:	0
No. Bathrooms:	0	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			
3 x timber shelves on left steel hangers on right.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:	N/A		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 7: Asbestos Containing Materials – B07 - Water Treatment

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B07 - Water Treatment Ground Floor	Internal Throughout	Switches and fixings	Bakelite	Very Low (2)	Remove intact prior to demolition by a licenced asbestos removalist under Class B controls

Table 30: LBP Identified – B07 – Water Treatment

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B07 – Water Treatment, Ground Floor	External	Yellow	Concrete/ metal	Fair	LEAD-BASED 74,000
B07 – Water Treatment, Ground Floor	External	White	Timber	Poor	LEAD-BASED 28,000
B07 – Water Treatment, Ground Floor	Internal	Yellow	Chipboard	Fair	LEAD-BASED 1,200
B07 – Water Treatment, Ground Floor	Internal	Green	Chipboard	Fair	LEAD-BASED 1,500

OPUS Tokanui Building Inspection

General			
Building:	W Treatment	Year Built:	Unknown
Footprint (m2)	30	Storeys:	1|Basement
Surveyed by:	SD and AS	Survey Date:	16/02/2015
General Comments:			
Large pampas grass outside			

External			
Wall Material:	Reinforced concrete block|Corrugated iron		
Wall Finish:	Painted|None		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	no
Single Doors:		Double Doors:	1
Ranchsliders:	0	Windows:	4
Soffit Height (mm):	0	Soffit Width (mm):	0
Surrounding Features:	Road|Services		
Comments:			
No soffit			

Internal			
Wall Material:	Timber Pannelling|Hardboard|Other		
Wall Finish:	Painted|Other		
Floor Material:	Concrete		
Floor Finish:	Carpet|Other		
Ceiling Material:	Other		
Ceiling Finish:	Pre-finished		
Av. Stud Height (mm):	2360	Max. Stud Height (mm):	2360
Rooms of Max. Stud Height:	2		
No. Rooms:	3	No. Internal Doors:	1
No. Bathrooms:	0	No. Plant Rooms:	1
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	First room		
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Table 31: LBP Identified – B08 – Dentist

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B08 – Dentist, Basement	Internal basement	Beige	Timber	Poor	LEAD-BASED 37,000
B08 – Dentist, Ground Floor	External	Beige	Timber	Poor	LEAD-BASED 36,000
B08 – Dentist, Ground Floor	External	White	Timber	Poor	LEAD-BASED 90,000
B08 – Dentist, Ground Floor	External	White	Timber	Poor	LEAD-BASED 62,000
B08 – Dentist, Ground Floor	Internal	Beige	Hardboard	Fair	LEAD-BASED 1,100

Table 8: Asbestos Containing Materials – B08 – Dentist

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B08 - Dentist Lower Ground	Subfloor Floor	Debris	Intact fibre cement and electrical components	Low (6)	Remove intact prior to demolition by a licenced asbestos removalist under Class B controls
B08 - Dentist Ground Floor	External Wall	Panel	Fibre cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B08 - Dentist Ground Floor	Basement Wall	EDB	Composite material	Very Low (3)	Remove intact prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Dentist	Year Built:	Unknown
Footprint (m2)	145	Storeys:	1
Surveyed by:	NE and DV	Survey Date:	4/02/2015
General Comments:			

External			
Wall Material:	Timber frame|Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	3	Double Doors:	1
Ranchsliders:	0	Windows:	12
Soffit Height (mm):	3750	Soffit Width (mm):	350
Surrounding Features:	Stairs/Ramps		
Comments:			
Connected to wastewater treatment plant			

Internal			
Wall Material:	Hardboard		
Wall Finish:	Painted		
Floor Material:	Timber Particle Board		
Floor Finish:	Lino		
Ceiling Material:	Fibrous Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2500	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	3	No. Internal Doors:	
No. Bathrooms:	1	No. Plant Rooms:	0
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Unknown		
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Table 9: Asbestos Containing Materials – B09 – Bus Shelter

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B09 - Bus Shelter Ground Floor	External Wall	Lining	Fibre cement	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 32: LBP Identified – B09 – Bus Shelter

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B09 – Bus Shelter, Ground Floor	External	Pink	Timber	Poor	LEAD BASED 600
B09 – Bus Shelter, Ground Floor	External	White	Timber	Poor	LEAD BASED 24,000

OPUS Tokanui Building Inspection

General			
Building:	Bus shelter & carport	Year Built:	Unknown
Footprint (m2)	70	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	3/02/2015
General Comments:			

External			
Wall Material:	Steel pole|Timber rafters|Timber frame|Fibrolite cladding		
Wall Finish:	Painted		
Foundation:	Concrete slab		
Roof Material:	Pitched corrugated pvc		
Roof Finish:	None	Gutters Present:	yes
Single Doors:	0	Double Doors:	0
Ranchsliders:	0	Windows:	0
Soffit Height (mm):	2500	Soffit Width (mm):	
Surrounding Features:			
Comments:			
An open double sided dual purpose structure (no doors) which has a middle wall which is cement sheet fibrolite, steel poles, and timber frame rafters. Roof is monopitched corrugated PVC with PVC guttering. Foundation is asphalt in the carport and footpath in the bus shelter.			

Internal			
Wall Material:			
Wall Finish:			
Floor Material:			
Floor Finish:			
Ceiling Material:			
Ceiling Finish:			
Av. Stud Height (mm):		Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	0	No. Internal Doors:	0
No. Bathrooms:	0	No. Plant Rooms:	0
Pipework Lagging:	N/A	Radiator Heating System:	no
Comments:			

Environmental			
Electricity Isolated:	N/A	Water Isolated:	N/A
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			
Bees in nearby garden.			

Table 33: LBP Identified – B10 – Old Admin & Pharmacy

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B10 – Old Admin & Pharmacy, 1	Old admin	White	Timber and metal	Intact	LEAD-BASED 74,000
B10 – Old Admin & Pharmacy, 1	Old admin	White	Plasterboard	Intact	LEAD-BASED 38,000
B10 – Old Admin & Pharmacy, 1	Old admin	Salmon	Timber	Poor	LEAD-BASED 2,000
B10 – Old Admin & Pharmacy, Ground Floor	Pharmacy internal	Green	Timber	Intact	LEAD-BASED 3,500
B10 – Old Admin & Pharmacy, Ground Floor	Pharmacy external	White	Timber and metal	Poor	LEAD-BASED 6,000
B10 – Old Admin & Pharmacy, Ground Floor	Old admin external	White	Timber and metal	Poor	LEAD-BASED 5,100

Table 10: Asbestos Containing Materials – B10 – Old Admin & Pharmacy

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B10 - Old Admin & Pharmacy, 1st Floor	Old admin - Roof void Pipes and floor	Pipe lagging and debris	Lagging	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B10 - Old Admin & Pharmacy Ground Floor	Internal Lagging throughout building	Lagging	Insulation material	Medium (9)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B10 - Old Admin & Pharmacy Ground Floor	Internal Ceiling inside wards	Textured ceiling	Textured coating	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B10 - Old Admin & Pharmacy Ground Floor	External - Pharmacy Soffits	Panels	Fibre cement	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B10 - Old Admin & Pharmacy Ground Floor	Pharmacy Bathroom	Hot water cylinder	Cable wrap and insulation	Low (6)	Remove item intact prior to demolition by a licenced asbestos removalist under Class B controls
B10 - Old Admin & Pharmacy 1st Floor	Old admin - cleaners cupboard Walls	Lining	Fibre cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B10 - Old Admin & Pharmacy 1st Floor	Old admin - R10 Wall	Switchboard	Backing	Very Low (4)	Remove intact prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Pharmacy	Year Built:	Unknown
Footprint (m2)	108	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	9/02/2015
General Comments:			
Solid Rimu cabinetry			

External			
Wall Material:	Brick|Concrete in situ		
Wall Finish:	Brick|Solid Plaster		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Other		
Roof Finish:	None	Gutters Present:	yes
Single Doors:	2	Double Doors:	0
Ranchsliders:	0	Windows:	9
Soffit Height (mm):	2700	Soffit Width (mm):	350
Surrounding Features:	Stairs/Ramps|Awnings/Pergolas|Road		
Comments:			
Concrete tile roofing. Possible copper guttering. Galvanised bars over windows.			

Internal			
Wall Material:	Gib Plaster|Timber Frame|Concrete in situ		
Wall Finish:	Painted		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Fibrous Plaster|Concrete		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2700	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	7	No. Internal Doors:	3
No. Bathrooms:	1	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			
Large steel safe door and steel entry door. Concrete medicine store with sunken concrete floor. Rimu medicine shelving.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

OPUS Tokanui Building Inspection

General			
Building:	Old admin WTC	Year Built:	1930
Footprint (m2)	290	Storeys:	2
Surveyed by:	NE and RS	Survey Date:	9/02/2015
General Comments:			

External			
Wall Material:	Brick|Concrete in situ		
Wall Finish:	Brick|Solid Plaster		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Other		
Roof Finish:	None	Gutters Present:	yes
Single Doors:	1	Double Doors:	2
Ranchsliders:	0	Windows:	40
Soffit Height (mm):	6230	Soffit Width (mm):	600
Surrounding Features:	Awnings/Pergolas|Road|Powerlines		
Comments:			
Concrete tile roofing			

Internal			
Wall Material:	Gib Plaster|Timber Frame|Brick|Concrete in situ		
Wall Finish:	Painted|Wallpaper		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Gib Plaster|Fibrous Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	3000	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	26	No. Internal Doors:	30
No. Bathrooms:	2	No. Plant Rooms:	0
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
All rimu doors, door frames, skirting boards and stair balustrades. Concrete floor downstairs. Native timber upstairs			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Ground hallway		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 11: Asbestos Containing Materials – B11 – Ward A

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B11 - Ward A, Ground Floor	Internal Debris on the floor throughout the building	Debris	Various	High (11)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B11 - Ward A Ground Floor	Internal Pipes	Lagging and debris	Insulation material	Medium (9)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B11 - Ward A Ground Floor	Carpark Manhole between B11 and B10	Rope seal	Insulation material	Medium (8)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B11 - Ward A Ground Floor	Internal R17 Floor	Debris from old hot water cylinder (HWC)	Woven ropes and gasket	Medium (8)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B11 - Ward A Ground Floor	Internal R11 Wall behind EDB	Panel	AIB	Medium (8)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B11 - Ward A Ground Floor	Internal R23 Wall behind EDB	Panel	AIB	Medium (8)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B11 - Ward A Ground Floor	Internal Ceiling in bathroom (wet) areas	Ceiling lining	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B11 - Ward A Ground Floor	External Exterior soffits - toilet blocks	Panels	Fibre cement	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B11 - Ward A Ground Floor	Internal bathrooms Floor	Floor Lining	Bituminous backing to vinyl	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B11 – Ward A Ground Floor	R17 Wall	Switchboard	Backing board	Very Low (4)	Remove intact prior to demolition by a licenced asbestos removalist under Class B controls
B11 – Ward A Ground Floor	Internal R31 Floor	Floor Lining	Vinyl tiles – green and grey	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B11 – Ward A Ground Floor	Roof void Timber framing	Cement sheet boxing	Fibre Cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 34: LBP Identified – B11 – Ward A

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B11 – Ward A, Ground Floor	Northern elevation	White	Timber	Poor	LEAD-BASED 55,000
B11 – Ward A, Ground Floor	External	White	Timber	Poor	LEAD-BASED 150,000
B11 – Ward A, Ground Floor	External	Green	Timber	Poor	LEAD-BASED 28,000
B11 – Ward A, Ground Floor	External	Beige	Timber	Poor	LEAD-BASED 100,000
B11 – Ward A, Ground Floor	External	Red	Timber	Poor	LEAD-BASED 47,000
B11 – Ward A, Ground Floor	External	Grey	Timber	Poor	LEAD-BASED 11,000
B11 – Ward A, Ground Floor	Internal R35	Grey	Plaster	Poor	LEAD-BASED 13,000
B11 – Ward A, Ground Floor	Internal R35	Grey	Plaster	Poor	LEAD-BASED 50,000
B11 – Ward A, Ground Floor	Internal R34, R23	Pink	Plaster	Poor	LEAD-BASED 1,900
B11 – Ward A, Ground Floor	Internal R33	Blue/green	Plaster	Poor	LEAD-BASED 12,000
B11 – Ward A, Ground Floor	Internal hallway	White	Timber	Poor	LEAD-BASED 3,400
B11 – Ward A, Ground Floor	Internal bathroom	Turquoise	Plaster	Poor	LEAD-BASED 3,200
B11 – Ward A, Ground Floor	Internal hallways	Light blue	Plaster	Poor	LEAD-BASED 5,900
B11 – Ward A, Ground Floor	Internal r	Green	Plaster	Poor	LEAD-BASED 7,300
B11 – Ward A, Ground Floor	Internal R1	Green	Hardboard/ timber	Poor	LEAD-BASED 1,900

OPUS Tokanui Building Inspection

General			
Building:	Ward A	Year Built:	1912
Footprint (m2)	1520	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	9/02/2015
General Comments:			

External			
Wall Material:	Timber frame|Cement sheet|Shiplap weatherboard		
Wall Finish:	Painted|Solid Plaster		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	13	Double Doors:	2
Ranchsliders:	0	Windows:	243
Soffit Height (mm):	4000	Soffit Width (mm):	400
Surrounding Features:	Stairs/Ramps|Awnings/Pergolas|Services|Road|Concrete Chimneys|Header Tanks		
Comments:			

Internal			
Wall Material:	Gib Plaster|Timber Panelling|Timber Frame|Hardboard|Concrete in situ		
Wall Finish:	Painted|Wallpaper|Tile|Pre-finished sheeting		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Carpet|Lino|Tiles		
Ceiling Material:	Fibrous Plaster|Timber (TGV)|Hardboard|Seratone		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2500	Max. Stud Height (mm):	3800
Rooms of Max. Stud Height:	5		
No. Rooms:	45	No. Internal Doors:	60
No. Bathrooms:	9	No. Plant Rooms:	0
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
Exposed trusses, match lining, doors, framing, and flooring are all rimu. Plant believed to be fed from shed attached to Ward B.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 35: LBP Identified – B12 – Ward B

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B12 – Ward B, 1	Internal	Pink	Plaster	Poor	LEAD-BASED 3,900
B12 – Ward B, 1	Internal	Yellow	Plaster	Poor	LEAD-BASED 3,400
B12 – Ward B, 1	Internal	Green	Plaster	Poor	LEAD-BASED 29,000
B12 – Ward B, Ground Floor	Internal	White	Brick	Poor	LEAD-BASED 3,200
B12 – Ward B, Ground Floor	External	Beige	Timber	Poor	LEAD-BASED 93,000
B12 – Ward B, Ground Floor	External	Beige	Timber	Poor	LEAD-BASED 130,000
B12 – Ward B, Ground Floor	External	White	Timber	Poor	LEAD-BASED 24,000
B12 – Ward B, Ground Floor	Internal	Blue	Plaster	Poor	LEAD-BASED 62,000
B12 – Ward B, Ground Floor	Internal	Salmon	Plaster	Poor	LEAD-BASED 5,500
B12 – Ward B, Ground Floor	Internal	Blue	Plaster	Poor	LEAD-BASED 3,100
B12 – Ward B, Ground Floor	Internal	Light blue	Plaster	Poor	LEAD-BASED 11,000

Table 12: Asbestos Containing Materials – B12 – Ward B

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B12 – Ward B Ground Floor	Internal Boiler room	Equipment	Gaskets	Medium (7)	Remove items intact prior to demolition by a licenced asbestos removalist under Class B controls
B12 – Ward B Ground Floor	Internal Outer shed	Equipment and debris	Gaskets	Medium (7)	Remove items intact prior to demolition by a licenced asbestos removalist under Class B controls
B12 – Ward B Ground Floor	Internal Northeast end	Switchboard and components	Composite material	Very Low (3)	Remove intact prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Ward B	Year Built:	1925
Footprint (m2)	480	Storeys:	2
Surveyed by:	NE and RS	Survey Date:	9/02/2015
General Comments:			

External			
Wall Material:	Brick|Concrete in situ		
Wall Finish:	Brick|Solid Plaster|Texture Coat		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	6	Double Doors:	1
Sranchsliders:	0	Windows:	111
Soffit Height (mm):	6400	Soffit Width (mm):	500
Surrounding Features:	Stairs/Ramps|Services|Road|Concrete Chimneys		
Comments:			
External fire escape			

Internal			
Wall Material:	Gib Plaster|Timber Pannelling|Timber Frame|Brick|Concrete in situ		
Wall Finish:	Painted|Wallpaper		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Gib Plaster|Fibrous Plaster|Timber (TGV)		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	3100	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	35	No. Internal Doors:	50
No. Bathrooms:	5	No. Plant Rooms:	1
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
Two staircases solid kauri balustrade and handrail. Rest appears to be built with rimu.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 13: Asbestos Containing Materials – B13 – Ward C

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B13 – Ward C, Ground Floor	Internal Roof void – pipe heating network	Lagging	Insulation material	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B13 – Ward C, Ground Floor	Internal Throughout	Lagging debris to floor	Insulation material	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B13 – Ward C Ground Floor	External Toilet block	Soffit	Fibre cement sheeting	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B13 – Ward C Ground Floor	External Toilet block	Window infill panel	Fibre cement	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B13 – Ward C Ground Floor	External East elevation entrance	Door infill panel	Fibre cement	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 36: LBP Identified – B13 – Ward C

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B13 – Ward C, Ground Floor	External	Beige	Timber	Poor	LEAD-BASED 49,000
B13 – Ward C, Ground Floor	External	Green	Timber	Poor	LEAD-BASED 57,000
B13 – Ward C, Ground Floor	External	White	Timber	Poor	LEAD-BASED 65,000
B13 – Ward C, Ground Floor	Internal R1	Yellow	Hardboard and plaster	Poor	LEAD-BASED 2,600
B13 – Ward C, Ground Floor	Internal throughout	White	Timber	Poor	LEAD-BASED 21,000
B13 – Ward C, Ground Floor	Internal hallways and ward rooms	Pink	Timber	Fair	LEAD-BASED 7,300
B13 – Ward C, Ground Floor	Internal hallways and ward rooms	Blue	Timber	Fair	LEAD-BASED 4,000
B13 – Ward C, Ground Floor	Internal R27	Purple	Hardboard and metal	Fair	LEAD-BASED 38,000
B13 – Ward C, Ground Floor	Internal north wing	Orange	Hardboard	Fair	LEAD-BASED 1,200
B13 – Ward C, Ground Floor	Internal north wing	Orange	Timber	Fair	LEAD-BASED 3,300

OPUS Tokanui Building Inspection

General			
Building:	Ward C	Year Built:	1912
Footprint (m2)	1460	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	10/02/2015
General Comments:			

External			
Wall Material:	Concrete in situ|Shiplap weatherboard|Board and baton		
Wall Finish:	Painted|Solid Plaster		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	8	Double Doors:	5
Ranchsliders:	0	Windows:	260
Soffit Height (mm):	3200	Soffit Width (mm):	400
Surrounding Features:	Stairs/Ramps|Awnings/Pergolas|Services|Road|Header Tanks		
Comments:			
Header tank on steel pole and concrete plinth (see photo 1).			

Internal			
Wall Material:	Gib Plaster|Timber Pannelling|Timber Frame|Brick|Concrete in situ		
Wall Finish:	Painted|Wallpaper|Pre-finished sheeting		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Gib Plaster|Fibrous Plaster|Timber (TGV)|Hardboard		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2700	Max. Stud Height (mm):	3800
Rooms of Max. Stud Height:	6		
No. Rooms:	39	No. Internal Doors:	45
No. Bathrooms:	7	No. Plant Rooms:	2
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
Exposed trusses, doors, floors, ceiling, and framing all native timber (rimu). High ceilings in wings and day rooms.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Kitchen		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 37: LBP Identified – B14 – Shed 3

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
No Lead-Based lead paint samples were identified during the survey.					

Table 14: Asbestos Containing Materials – B14 – Shed 3

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B14 – Shed 3 Ground Floor	Internal Wall	Debris	AIB	Medium (9)	Remove prior to demolition by a licenced asbestos removalist under Class A controls

OPUS Tokanui Building Inspection

General			
Building:	Shed 3	Year Built:	Unknown
Footprint (m2)	47	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	10/02/2015
General Comments:			
Prefab room. Services trench running under it. Couldn't access but could see inside.			

External			
Wall Material:	Vertical PVC weatherboard		
Wall Finish:	Painted		
Foundation:	Raised Timber Piles		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	1	Double Doors:	0
Ranchsliders:	0	Windows:	3
Soffit Height (mm):	2800	Soffit Width (mm):	450
Surrounding Features:	Stairs|Ramps|Awnings/Pergolas|Services|Other		
Comments:			
Walls are PVC sheeting. Timber pile foundation. Awning attached to Ward D.			

Internal			
Wall Material:	Gib Plaster		
Wall Finish:	Wallpaper		
Floor Material:	Timber Particle Board		
Floor Finish:	Carpet		
Ceiling Material:	Gib Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2400	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	1	No. Internal Doors:	0
No. Bathrooms:	0	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			
Blackboard. Has fire sprinklers.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 15: Asbestos Containing Materials – B15 – Ward D

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B15 – Ward D Ground Floor	Internal R30 Wall	Insulation panel	Asbestos insulation board	Medium (9)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B15 – Ward D Ground Floor	Internal Old HWC Cupboard	Wiring	Textile	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B or A controls, depending on ability to remove item intact.
B15 – Ward D Ground Floor	Internal R22 Upper walls	Lining	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B15 – Ward D Ground Floor	Internal R29-R32 Ceiling to wet areas	Panels	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 38: LBP Identified – B15 – Ward D

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B15 – Ward D, Ground Floor	External	White	Timber	Fair	LEAD-BASED 77,000
B15 – Ward D, Ground Floor	External	White	Timber	Fair	LEAD-BASED 56,000
B15 – Ward D, Ground Floor	External	White	Timber	Fair	LEAD-BASED 56,000
B15 – Ward D, Ground Floor	Internal	Cream	Plaster	Poor	LEAD-BASED 13,000
B15 – Ward D, Ground Floor	Internal	Beige	Plaster	Poor	LEAD-BASED 1,800
B15 – Ward D, Ground Floor	Internal	Peach	Plaster	Poor	LEAD-BASED 1,600
B15 – Ward D, Ground Floor	Internal	Green	Fibre cement	Poor	LEAD-BASED 1,800

OPUS Tokanui Building Inspection

General			
Building:	Ward D	Year Built:	1917
Footprint (m2)	970	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	10/02/2015
General Comments:			

External			
Wall Material:	Timber Frame|Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	8	Double Doors:	1
Ranchsliders:	0	Windows:	94
Soffit Height (mm):	3800	Soffit Width (mm):	500
Surrounding Features:	Stairs/Ramps|Awnings/Pergolas|Services|Concrete Chimneys		
Comments:			
Street lamps. Fire hydrant			

Internal			
Wall Material:	Gib Plaster|Timber Pannelling|Timber Frame		
Wall Finish:	Painted|Wallpaper|Pre-finished sheeting		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Carpet|Lino|Other		
Ceiling Material:	Fibrous Plaster|Timber (TGV)		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	3000	Max. Stud Height (mm):	4200
Rooms of Max. Stud Height:	1		
No. Rooms:	34	No. Internal Doors:	50
No. Bathrooms:	5	No. Plant Rooms:	1
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
1 kitchen & 2 kitchenettes. Max stud height in dayroom. Native timber construction. Polished concrete in bathrooms.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Kitchen		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 39: LBP Identified – B16 – Petrol Station

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
No Lead-Based lead paint samples were identified during the survey.					

Table 16: Asbestos Containing Materials – B16 – Petrol Station

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B16 – Petrol Station Ground Floor	External Walls	Cladding, Gable End and Soffit	Fibre Cement Sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B16 – Petrol Station Ground Floor	External Fencing – Eastern Elevation	Wall	Fibre cement	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B16 – Petrol Station Ground Floor	Internal Corner storage box	Lid lining	Fibre cement	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B16 – Petrol Station Ground Floor	Internal Wall	Pump	Gasket	Very Low (4)	Remove item intact prior to demolition by a licenced asbestos removalist under Class B controls
B16 – Petrol Station Ground Floor	Internal Toilet wall	Shower lining	Fibre cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Petrol Station	Year Built:	Unknown
Footprint (m2)	385	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	10/02/2015
General Comments:			
Still contains old pumps and tanks to be removed by owners, (Shell, Mobil)			

External			
Wall Material:	Reinforced concrete block|Cement Sheet		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Tin Ribbed		
Roof Finish:	None	Gutters Present:	yes
Single Doors:	3	Double Doors:	0
Ranchsliders:	0	Windows:	28
Soffit Height (mm):	3400 to underside of awning	Soffit Width (mm):	4500
Surrounding Features:	Awnings/Pergolas|Services|Road		
Comments:			
4 Garage roller doors. 1 Mobil and 1 Shell pump. Shell diesel pump inside			

Internal			
Wall Material:	Gib Plaster|Timber Frame|Hardboard|Concrete Block		
Wall Finish:	Painted|Wallpaper		
Floor Material:	Concrete		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Gib Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2500	Max. Stud Height (mm):	3500
Rooms of Max. Stud Height:	1		
No. Rooms:	4	No. Internal Doors:	8
No. Bathrooms:	1	No. Plant Rooms:	1
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			
Butterfly roof construction formed with steel beam on concrete block columns. Old pit in floor - flooded. Old diesel pump and oil drums present.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Store room		
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Table 17: Asbestos Containing Materials – B17 – Oct #1

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B17 – Oct #1 Ground Floor	Internal R1 wall	Insulation board lining	Asbestos insulation board	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B17 – Oct #1 Ground Floor	Internal R1 furnace	Furnace lining	Asbestos insulation board	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B17 – Oct #1 Ground Floor	External Wall	EDB	Fuse insulation	Very Low (4)	Remove intact prior to demolition by a licenced asbestos removalist under Class B controls

Table 40: LBP Identified – B17 – Oct #1

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B17 – Oct #1, Ground Floor	External	White	Timber	Poor	LEAD-BASED 270,000
B17 – Oct #1, Ground Floor	External	Burgundy	Timber and concrete	Poor	LEAD-BASED 140,000
B17 – Oct #1, Ground Floor	Internal	White	Timber	Fair	LEAD-BASED 5,500
B17 – Oct #1, Ground Floor	Internal	Blue	Timber	Fair	LEAD-BASED 3,400
B17 – Oct #1, Ground Floor	Internal	Cream	Timber	Fair	LEAD-BASED 15,000

OPUS Tokanui Building Inspection

General			
Building:	OCT1	Year Built:	Unknown
Footprint (m2)	265	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	10/02/2015
General Comments:			
Customised seating and wheel chair workshop			

External			
Wall Material:	Timber frame|Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	1	Double Doors:	2
Ranchsliders:	1	Windows:	18
Soffit Height (mm):	4100	Soffit Width (mm):	300
Surrounding Features:	Stairs/Ramps|Awnings/Pergolas|Services|Road		
Comments:			
Chimney vent			

Internal			
Wall Material:	Hardboard		
Wall Finish:	Painted		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Lino|Other		
Ceiling Material:	Gib Plaster|Timber (TGV)		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	3500	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	12	No. Internal Doors:	12
No. Bathrooms:	2	No. Plant Rooms:	0
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
Concrete floor in back workshop has no finish.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Back workshop		
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Table 18: Asbestos Containing Materials – B18 – Shed 6

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B18 – Shed 6 Ground Floor	Internal Ceiling void	HWC wiring	Cable wrap	Low (5)	Remove item intact prior to demolition by a licenced asbestos removalist under Class B controls

Table 41: LBP Identified – B18 – Shed 6

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B18 – Shed 6, Ground Floor	Interior	Light Cream	Timber	Fair	LEAD-BASED 1,200
B18 – Shed 6, Ground Floor	Internal	White	Timber	Fair	LEAD-BASED 1,400
B18 – Shed 6, Ground Floor	External	White	Timber	Poor	LEAD-BASED 110,000
B18 – Shed 6, Ground Floor	External	Beige	Timber	Poor	LEAD-BASED [illegible]

OPUS Tokanui Building Inspection

General			
Building:	Shed 6	Year Built:	Unknown
Footprint (m2)	320	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	10/02/2015
General Comments:			
Woodworking workshop			

External			
Wall Material:	Timber frame|Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	3	Double Doors:	2
Ranchsliders:	0	Windows:	20
Soffit Height (mm):	3100	Soffit Width (mm):	300
Surrounding Features:	Stairs/Ramps|Awnings/Pergolas|Services		
Comments:			

Internal			
Wall Material:	Hardboard		
Wall Finish:	Painted		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Lino		
Ceiling Material:	Pinex		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	3000	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	8	No. Internal Doors:	14
No. Bathrooms:	1	No. Plant Rooms:	0
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Kitchen		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 19: Asbestos Containing Materials – B19 – Old Morgue

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B19 – Old Morgue Ground Floor	Internal Wall	EDB	Thermoplastic	Low (5)	Remove intact prior to demolition by a licenced asbestos removalist under Class B controls

Table 42: LBP Identified – B19 – Old Morgue

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B19 – Old Morgue, Ground Floor	External	White	Timber	Fair	LEAD BASED 76,000
B19 – Old Morgue, Ground Floor	Internal	White	Concrete	Fair	LEAD BASED 2,100

OPUS Tokanui Building Inspection

General			
Building:	Old Morgue	Year Built:	Unknown
Footprint (m2)	62	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	10/02/2015
General Comments:			
Now used as plant room			

External			
Wall Material:	Brick		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	1	Double Doors:	0
Ranchsliders:	0	Windows:	5
Soffit Height (mm):	2850	Soffit Width (mm):	500
Surrounding Features:	Services|Road		
Comments:			
Plant pipes feeding to woodwork shop and garage.			

Internal			
Wall Material:	Gib Plaster		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:	Other		
Ceiling Material:	Pinex		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2700	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	2	No. Internal Doors:	1
No. Bathrooms:	0	No. Plant Rooms:	1
Pipework Lagging:	yes	Radiator Heating System:	no
Comments:			
Floor painted			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Back room		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 43: LBP Identified – B34 – Shed 2 Toilet Block

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
, Ground Floor	Exterior/Interior	White	Timber	Poor	LEAD BASED 34,000

Table 20: Asbestos Containing Materials – B34 – Shed 2 Toilet Block

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
No ACM identified during the survey.					

OPUS Tokanui Building Inspection

General			
Building:	Shed 2 (toilet block)	Year Built:	Unknown
Footprint (m2)	17	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	3/02/2015
General Comments:			

External			
Wall Material:	Reinforced concrete block		
Wall Finish:	None		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron		
Roof Finish:	None	Gutters Present:	yes
Single Doors:	0	Double Doors:	0
Ranchsliders:	1	Windows:	2
Soffit Height (mm):	2300	Soffit Width (mm):	300
Surrounding Features:	Services|Fence		
Comments:			
Height 2.3m, length 2.2m x width 2.8m. Exterior walls made up of 150 series concrete block. Monopitched galvanised steel roof with galvanised steel guttering.			

Internal			
Wall Material:	Timber Frame|Hardboard|Concrete Block		
Wall Finish:	Painted|Other		
Floor Material:	Concrete		
Floor Finish:	Other		
Ceiling Material:	Hardboard		
Ceiling Finish:			
Av. Stud Height (mm):		Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	2	No. Internal Doors:	
No. Bathrooms:	1	No. Plant Rooms:	0
Pipework Lagging:		Radiator Heating System:	no
Comments:			
Timber wall partition. Lining is hardboard. Concrete blocks are not painted.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	yes
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			
Consideration: sewage. Buried in trees. 2 or 3 trees growing right next to it. No lighting or water.			

Table 21: Asbestos Containing Materials – B35 – Shed 1

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B35 – Shed 1 Ground Floor	Internal Lower wall lining	Wall lining	Fibre cement sheeting	Medium (8)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B35 – Shed 1 Ground Floor	Internal Ground	Fibre cement fragments	Debris	Medium (8)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 44: LBP Identified – B35 – Shed 1

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B35 – Shed 1, Ground Floor	External	Green	Metal	Poor	LEAD-BASED 170,000
B35 – Shed 1, Ground Floor	External	Beige	Timber	Poor	LEAD-BASED 120,000
B35 – Shed 1, Ground Floor	Internal	White	Timber	Fair	LEAD-BASED 2,200

OPUS Tokanui Building Inspection

General			
Building:	Shed 1	Year Built:	Unknown
Footprint (m2)	50	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	3/02/2015
General Comments:			

External			
Wall Material:	Corrugated iron		
Wall Finish:	Painted		
Foundation:	Perimeter concrete earth floor		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	no
Single Doors:	1	Double Doors:	0
Ranchsliders:	0	Windows:	8
Soffit Height (mm):	2500	Soffit Width (mm):	200
Surrounding Features:			
Comments:	Foundation is concrete ringed with an earth floor. Window frames are timber with no window panes. Large concrete structure to the east of the shed, 92m2 of concrete slab with .8m high wall around perimeter		

Internal			
Wall Material:	Timber Frame		
Wall Finish:			
Floor Material:	Earth		
Floor Finish:	Other		
Ceiling Material:			
Ceiling Finish:			
Av. Stud Height (mm):	2600	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:		No. Internal Doors:	
No. Bathrooms:	0	No. Plant Rooms:	0
Pipework Lagging:		Radiator Heating System:	no
Comments:	Earth floor.		

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees/Vegetation		
Comments:			

Table 22: Asbestos Containing Materials – B58 – Rec Hall

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B58 – Rec Hall Ground Floor	Internal Subfloor piping	Pipe Lagging	Insulation material	Medium (8)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B58 – Rec Hall Ground Floor	Internal Projector room	Wall and ceiling lining	Asbestos insulation board	Medium (7)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B58 – Rec Hall Lower Ground	Internal R13 subfloor on ground	Pipe Lagging and debris	Insulation material	Medium (9)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B58 – Rec Hall Ground Floor	Internal R5 pipes to subfloor	Pipe Lagging	Insulation material	Medium (8)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B58 – Rec Hall Ground Floor	External Cladding under window (infill panels)	Wall cladding	Fibre cement sheeting	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B58 – Rec Hall Ground Floor	External Cladding and gable ends	Wall cladding	Fibre cement sheeting	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B58 – Rec Hall Ground Floor	External Cladding above windows	Wall cladding	Fibre cement sheeting	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B58 – Rec Hall Ground Floor	Internal R5, R6 walls behind radiators	Radiator heat shielding	Fibre cement	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B58 – Rec Hall Ground Floor	External Wall	EDB	Fuse insulation	Low (5)	Remove intact prior to demolition by a licenced asbestos removalist under Class B controls
B58 – Rec Hall Roof	Roof Corrugated roof	Super six panels	Fibre cement	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B58 – Rec Hall Ground Floor	External Flat roof section	Roof membrane	Butyl roof	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B58 – Rec Hall Ground Floor	Internal R3, R4 showers	Wall lining	Fibre cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B58 – Rec Hall Ground Floor	Internal R10, R20 by door	EDB	Composite material	Very Low (2)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B58 – Rec Hall Ground Floor	Internal R17 wiring to light fittings	Cable wrap	Woven material	Very Low (3)	Remove item intact prior to demolition by a licenced asbestos removalist under Class B controls or under Class A if intact removal is not possible.
B58 – Rec Hall Ground Floor	Internal R26 main water heater	Flange	Gasket	Very Low (3)	Remove intact prior to demolition by a licenced asbestos removalist under Class B controls
B58 – Rec Hall Ground Floor	Internal R26 supply pipe to feeder tank	Flange	Gasket	Very Low (3)	Remove item intact prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Rec hall	Year Built:	1940
Footprint (m2)	1110	Storeys:	2|Basement
Surveyed by:	NE and RS	Survey Date:	9/02/2015
General Comments:			
Large brick and concrete courtyard (see photo 1)			

External			
Wall Material:	Brick|Concrete in situ|Cement Sheet		
Wall Finish:	Painted|Brick		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron|Other		
Roof Finish:	None	Gutters Present:	yes
Single Doors:	3	Double Doors:	9
Ranchsliders:	0	Windows:	142
Soffit Height (mm):	3700	Soffit Width (mm):	600
Surrounding Features:	Stairs/Ramps|Awnings/Pergolas|Services|Road|Concrete Chimneys|Header Tanks		
Comments:			
Fibre cement corrogated roofing. Possible asbestos sheet cladding.			

Internal			
Wall Material:	Gib Plaster|Timber Panneling|Timber Frame|Hardboard		
Wall Finish:	Painted|Wallpaper|Pre-finished sheeting		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Fibrous Plaster|Accoustic Tile|Hardboard		
Ceiling Finish:	Painted|Pre-finished		
Av. Stud Height (mm):	2600	Max. Stud Height (mm):	4700
Rooms of Max. Stud Height:	1		
No. Rooms:	23	No. Internal Doors:	35
No. Bathrooms:	6	No. Plant Rooms:	1
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
Main hall is steel portal and beam construction. Solid matai or rimu flooring. Rimu subfloor framing under stage most likely whole building. Upstairs area inaccessible without ladder, appeared to be 2 rooms. Basement area under stage.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Lobby cupboard		
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Table 45: LBP Identified – B58 – Rec Hall

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B58 – Rec Hall, Ground Floor	External	Purple	Timber	Fair	LEAD-BASED 44,000
B58 – Rec Hall, Ground Floor	External	White	Timber	Fair	LEAD-BASED 12,000
B58 – Rec Hall, Ground Floor	Internal throughout	White	Plaster and wood	Fair	LEAD-BASED 3,700
B58 – Rec Hall, Ground Floor	Internal	Green	Plaster	Fair	LEAD-BASED 82,000
B58 – Rec Hall, Ground Floor	Internal	White	Wood	Fair	LEAD-BASED 59,000

Table 23: Asbestos Containing Materials – B73 – Shed behind B18

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
No ACM identified during the survey.					

Table 23: Asbestos Containing Materials – B73 – Shed behind B18

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
No ACM identified during the survey.					

As reported in tab for B18

OPUS Tokanui Building Inspection

General			
Building:	Shed 6	Year Built:	Unknown
Footprint (m2)	320	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	10/02/2015
General Comments:			
Woodworking workshop			

External			
Wall Material:	Timber frame|Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	3	Double Doors:	2
Ranchsliders:	0	Windows:	20
Soffit Height (mm):	3100	Soffit Width (mm):	300
Surrounding Features:	Stairs/Ramps|Awnings/Pergolas|Services		
Comments:			

Internal			
Wall Material:	Hardboard		
Wall Finish:	Painted		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Lino		
Ceiling Material:	Pinex		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	3000	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	8	No. Internal Doors:	14
No. Bathrooms:	1	No. Plant Rooms:	0
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Kitchen		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 1: B20- Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
Building 20- Ground Floor	External	Insulation	Lagging	High (11)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 20- Ground Floor	External	Cladding	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 20- Ground Floor	External wall	Lining	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 21: B20- Positive Lead Based Paint

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 20- Ground Floor	External	White	Wood	Poor	LEAD-BASED 6,800
Building 20- Ground Floor	External	Pink	Wood	Poor	LEAD-BASED 1,600
Building 20- Ground Floor	Internal	White	Plasterboard	Fair	LEAD-BASED 2,400
Building 20- Ground Floor	Internal	White	Wood	Fair	LEAD-BASED 1,100
Building 20- Ground Floor	Internal	Cream	Plasterboard and Wall paper	Fair	LEAD-BASED 5,300

Table 2: B21- Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
Building 21- Ground Floor	Ward 6 Floor	Discarded lagging and debris	Lagging and debris	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 21- Ground Floor	Scullery laundry kitchen Floor	Discarded lagging and debris	Lagging and debris	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 21- Ground Floor	Kitchen Wall	Chimney	Insulation	High (11)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 21- Ground Floor	Boiler Room Floor	Discarded lagging and debris	Lagging and debris	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 21- Ground Floor	Ceiling void	Insulation	Lagging	Medium (8)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 21- Ground Floor	Scullery, Laundry, and Bathrooms	Ceiling lining	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 21- Ground Floor	Locker Room	Ceiling lining	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 21- Ground Floor	Wall void	Ceiling lining	Cement sheet	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 21- Ground Floor	Boiler Room	Ceiling lining	Cement sheet	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 21- Ground Floor	Porch	Ceiling lining	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 21- Ground Floor	Boiler room	Pipework	Gaskets	Very low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 21- Ground Floor	Porch	Ceiling Lining (Above Door by Ramp)	Cement sheet	Very low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 21- Ground Floor	Porch	Ceiling Lining (Above Door by Visitors' Entrance)	Cement sheet	Very low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 21- Ground Floor	Porch	Ceiling Lining (Above Door by Kitchen)	Cement sheet	Very low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 21- Ground Floor	Porch	Ceiling Lining (Above Door)	Cement sheet	Very low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 21- Ground Floor	External	Cladding	Cement sheet	Very low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 21- Ground Floor	Toilets	Wall Lining	Cement sheet	Very low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 21- Ground Floor	Kitchen	Dishwasher	Gasket	Very low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Ward 6	Year Built:	1930
Footprint (m2)	1310	Storeys:	1
Surveyed by:	NE and DV	Survey Date:	4/02/2015
General Comments:			

External			
Wall Material:	Timber frame|Bevel back weatherboard|Hardiplank weatherboard		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:		Gutters Present:	yes
Single Doors:	17	Double Doors:	5
Ranchsliders:	0	Windows:	123
Soffit Height (mm):	3200	Soffit Width (mm):	500
Surrounding Features:	Stairs/Ramps|Concrete Chimneys|Header Tanks		
Comments:			

Internal			
Wall Material:	Gib Plaster|Timber Pannelling|Timber Frame|Pinex|Hardboard		
Wall Finish:	Painted		
Floor Material:	Other		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Timber (TGV)|Fibrous Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2700	Max. Stud Height (mm):	3800
Rooms of Max. Stud Height:	1		
No. Rooms:	24	No. Internal Doors:	35
No. Bathrooms:	15	No. Plant Rooms:	2
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			
Central day room stud 3.8m			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Kitchen		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 4: B23- Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
Building 23- Ground Floor	Ward 4 Floor	Discarded lagging and debris	Lagging	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 23- Ground Floor	Sub floor and ceiling Pipework	Insulation	Lagging	High (11)	Remove prior to demolition by a licenced asbestos removalist under Class A controls

Table 22: B21- Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 21- Ward 6, Ground Floor	External	White	Timber	Poor	LEAD-BASED 59,000
Building 21- Ward 6, Ground Floor	External	White	Timber	Poor	LEAD-BASED 88,000
Building 21- Ward 6, Ground Floor	External	White	Timber	Fair	LEAD-BASED 82,000
Building 21- Ward 6, Ground Floor	External	Grey	Concrete	Fair	LEAD-BASED 5,000
Building 21- Ward 6, Roof	External	Red	Corrugated iron	Poor	LEAD-BASED 2,300
Building 21- Ward 6, Ground Floor	External	Yellow	Timber cladding	Poor	LEAD-BASED 87,000
Building 21- Ward 6, Ground Floor	Internal	White	Timber	Intact	LEAD-BASED 1,300
Building 21- Ward 6, Ground Floor	Internal	White	Plasterboard	Fair	LEAD-BASED 2,900
Building 21- Ward 6, Ground Floor	Internal	Green	Fibreboard	Fair	LEAD-BASED 1,100
Building 21- Ward 6, Roof	Internal	Blue	Brick and fibreboard	Fair	LEAD-BASED 1,700

Table 23: B22- Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
No lead-based paint samples were identified during the survey.					

Table 24: B23- Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 23- Ground Floor	External	White	Timber	Fair	LEAD-BASED 82,000
Building 23- Ground Floor	External	Yellow	Timber	Fair	LEAD-BASED 85,000
Building 23- Ground Floor	External	Cream	Timber	Poor	LEAD-BASED 3,600
Building 23- Ground Floor	External	Grey	Concrete	Fair	LEAD-BASED 6,000
Building 23- Ground Floor	Internal	Cream	Timber	Poor	LEAD-BASED 2,300

Table 4: B23- Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
Building 23- Ground Floor	Ward 4 Floor	Discarded lagging and debris	Lagging	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 23- Ground Floor	Sub floor and ceiling Pipework	Insulation	Lagging	High (11)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 23- Ground Floor	Floor	Discarded lagging and debris	Lagging	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 23- Ground Floor	Floor	Debris	Insulating board	High (11)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 23- Ground Floor	Hallway Floor	Discarded lagging and debris	Lagging	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 23- Ground Floor	Dispensary Floor	Discarded lagging and debris	Lagging	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 23- Ground Floor	Boiler room Pipework	Flanges	Gaskets	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 23- Ground Floor	Ward 4 Scullery, laundry and bathrooms	Ceiling lining	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 23- Ground Floor	Back porch Ceiling	Lining	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 23- Ground Floor	Ward 4 Boiler room	Ceiling lining	Cement sheet	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 23- Ground Floor	Porch Ceiling	Lining	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 23- Ground Floor	Back porch Ceiling	Lining	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 23- Ground Floor	Back porch Ceiling	Lining	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 23- Ground Floor	Side porch Ceiling	Lining	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 23- Ground Floor	Toilets Walls	Lining	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Ward 4	Year Built:	1928
Footprint (m2)	995	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	3/02/2015
General Comments:			

External			
Wall Material:	Timber frame|Bevel back weatherboard		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	no
Single Doors:	15	Double Doors:	3
Ranchsliders:	0	Windows:	129
Soffit Height (mm):	3200	Soffit Width (mm):	500
Surrounding Features:	Header Tanks|Concrete Chimneys|Services|Road|Fence		
Comments:			
Concrete chimney. Header tank on roof. Timber window frames.			

Internal			
Wall Material:	Gib Plaster|Timber Frame|Pinex|Hardboard|Seratone|Concrete insitu		
Wall Finish:	Painted|Wallpaper		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Paint|Lino		
Ceiling Material:	Fibrous Plaster|Accoustic Tile|Concrete|Wood		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2750	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	25	No. Internal Doors:	32
No. Bathrooms:	5	No. Plant Rooms:	1
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
Internal walls are a mixture of timber frame, concrete fire walls, gib plaster, hardboard, pinex, Hardiflex, MDF, ceiling tile, and seratone. The ceiling has been reframed and lined with ceiling tile. Floors are mostly native timber t/g, but concrete in bathrooms. Has internal glazing partitions. Pipework lagging in plant room. Radiator heating system present			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Kitchen		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 5: B24- Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
Building 24- Ground Floor	Boiler Wall	Boiler room	Gasket	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 24- Ground Floor	External Electrical box	Electrical components	Fuses	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 25: B24- Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 24- Ground Floor	External	White	Timber	Fair	LEAD-BASED 200,000
Building 24- Ground Floor	External	Cream	Timber	Poor	LEAD-BASED 49,000
Building 24- Ground Floor	External	Grey	Timber	Fair	LEAD-BASED 180,000
Building 24- Ground Floor	External	White	Steel	Poor	LEAD-BASED 1,600
Building 24- Ground Floor	External	White	Timber	Fair	LEAD-BASED 220,000
Building 24- Ground Floor	External	Grey	Steel	Poor	LEAD-BASED 3,700

OPUS Tokanui Building Inspection

General			
Building:	Ward 22	Year Built:	1922
Footprint (m2)	370	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	3/02/2015
General Comments:			

External			
Wall Material:	Timber frame|Bevel back weatherboard		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	no
Single Doors:	3	Double Doors:	2
Ranchsliders:	0	Windows:	50
Soffit Height (mm):	3200	Soffit Width (mm):	600
Surrounding Features:	Stairs/Ramps|Road		
Comments:			
Pitched hip and valley roof construction.			

Internal			
Wall Material:	Gib Plaster|Hardboard		
Wall Finish:	Wallpaper		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Pinex/ fibrous plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2750	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	12	No. Internal Doors:	14
No. Bathrooms:	2	No. Plant Rooms:	1
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
Pipe lagging in plant room. Radiator heating system present.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Table 26: B25 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 25- Ground Floor	Internal	White	Timber	Poor	LEAD-BASED 1,700
Building 25- Ground Floor	Internal	Cream	Concrete	Poor	LEAD-BASED 12,000
Building 25- Ground Floor	External	Red	Steel	Poor	LEAD-BASED 1,700
Building 25- Ground Floor	External	White	Timber	Fair	LEAD-BASED 94,000

Table 6: B25- Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
Building 25- Ground Floor	Morgue Ceiling	Electrical components	Rope	Medium (8)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 25- Ground Floor	External Wall	Cladding	Render	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 25- Ground Floor	Store area Wall	Electrical items	EDB	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Morgue (new)	Year Built:	Unknown
Footprint (m2)	50	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	3/02/2015
General Comments:			

External			
Wall Material:	Reinforced concrete block|Solid plaster		
Wall Finish:	Painted|Solid Plaster		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	1	Double Doors:	0
Ranchsliders:	0	Windows:	4
Soffit Height (mm):	3800	Soffit Width (mm):	50
Surrounding Features:	Road		
Comments:			
Roof material is mono pitched tin ribbed with a box gutter. Timber window frames. All windows boarded up.			

Internal			
Wall Material:	Concrete		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:	Lino		
Ceiling Material:	Hardboard		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2600	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	2	No. Internal Doors:	1
No. Bathrooms:	0	No. Plant Rooms:	0
Pipework Lagging:		Radiator Heating System:	no
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	
Distribution Board Loc:	Left of entry		
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Table 7: B26- Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
Building 26- Ground floor	External	Cladding	Cement sheet	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 26- Ground floor	External	Soffit	Cement sheet	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 26- Ground floor	Corridor ceiling void	Cable wrap	Textile	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 26- Ground floor	Boiler room	Ceiling	Cement sheet	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 26- Ground floor	Store room	Ceiling	Cement sheet	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 26- Ground floor	Hallway	Electrical box	Fuse	Very low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 26- Ground floor	External	Electrical box	Fuse	Very low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 26- Ground floor	Hallway near entrance	Electrical box	Fuse	Very low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 27: B26- Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 26- Ground Floor	Internal	Yellow	Fibre board	Poor	LEAD-BASED 1,100
Building 26- Ground Floor	External	Orange	Timber	Fair	LEAD-BASED 220,000
Building 26- Ground Floor	External	Brown	Timber	Poor	LEAD-BASED 150,000
Building 26- Ground Floor	Internal	Blue	Concrete	Fair	LEAD-BASED 3,900
Building 26- Ground Floor	Internal	Yellow	Concrete	Fair	LEAD-BASED 5,700
Building 26- Ground Floor	Internal	Pink	Concrete	Poor	LEAD-BASED 3,100
Building 26- Ground Floor	Internal	White	Fibre board	Poor	LEAD-BASED 1,600
Building 26- Ground Floor	Internal	Grey	Timber	Fair	LEAD-BASED 190,000
Building 26- Ground Floor	Internal	Yellow	Fibre board	Poor	LEAD-BASED 1,100
Building 26- Ground Floor	Internal	Pink	Fibre board	Poor	LEAD-BASED 1,100
Building 26- Lower Ground	External	Orange	Timber	Fair	LEAD-BASED 120,000
Building 26- Lower Ground	External	White	Timber	Poor	LEAD-BASED 140,000
Building 26- Lower Ground	External	White	Metal	Poor	LEAD-BASED 71,000

OPUS Tokanui Building Inspection

General			
Building:	Ward 21	Year Built:	1960
Footprint (m2)	892	Storeys:	2
Surveyed by:	NE and RS	Survey Date:	3/02/2015
General Comments:			

External			
Wall Material:	Concrete in situ| Cement sheet|Timber frame|Timber sheet		
Wall Finish:	Painted|Solid Plaster		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	3	Double Doors:	4
Ranchsliders:	0	Windows:	153
Soffit Height (mm):	3500/ 6000 at two storey	Soffit Width (mm):	600
Surrounding Features:	Stairs|Ramps|Road|Fence|Other		
Comments:			
External walls are a mixture of - Concrete, timber, cement sheet. Timber window frames.			

Internal			
Wall Material:	Gib Plaster|Timber Pannelling		
Wall Finish:	Painted|Wallpaper		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Carpet|Lino|Tiles		
Ceiling Material:	Gib Plaster|Timber Stained pine T/G		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2400	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	45	No. Internal Doors:	56
No. Bathrooms:	4	No. Plant Rooms:	1
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
Floor material is concrete to plant room and kitchen. Ceiling finish is stained. There is internal glazing partitions. Radiator heating system present			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Kitchen		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

OPUS Tokanui Building Inspection

General			
Building:	Ward 21A	Year Built:	1975
Footprint (m2)	265	Storeys:	2|Basement
Surveyed by:	NE and RS	Survey Date:	3/02/2015
General Comments:			
Much the same as the adjoining Ward 21			

External			
Wall Material:	Concrete in situ| Cement sheet|Timber frame|Timber sheet		
Wall Finish:	Painted|Solid Plaster		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	1	Double Doors:	0
Ranchsliders:	1	Windows:	25
Soffit Height (mm):	3500/ 6000 at two storey	Soffit Width (mm):	600
Surrounding Features:	Stairs|Ramps|Road|Fence|Other		
Comments:			
PVC gutters. Other surrounding features include flooded basement, remnants of clothes lines, and fencing.			

Internal			
Wall Material:	Gib Plaster|Timber Pannelling		
Wall Finish:	Painted|Wallpaper		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Gib Plaster|Timber Stained pine T/G		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2400	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	19	No. Internal Doors:	25
No. Bathrooms:	2	No. Plant Rooms:	0
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
Basement is completely flooded. Radiator heating system present			

Environmental			
Electricity Isolated:	yes	Water Isolated:	
Distribution Board Loc:	Kitchen		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			
Basement is completely flooded			

Table 28: B27- Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 27- Ground Floor	External	White	Timber	Poor	LEAD-BASED 200,000
Building 27- Ground Floor	External	White	Timber	Poor	LEAD-BASED 45,000
Building 27- Ground Floor	External	Green	Concrete	Fair	LEAD-BASED 2,400
Building 27- Ground Floor	External	Blue	Concrete	Fair	LEAD-BASED 88,000
Building 27- Ground Floor	External	Green	Concrete	Poor	LEAD-BASED 1,800
Building 27- Ground Floor	Internal	White	Timber	Fair	LEAD-BASED 1,600

Table 8: B27- Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
Building 27- Ground Floor	Internal Ceiling space	Insulation material	Lagging	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 27- Ground Floor	Internal Hallway	Insulation material	Lagging	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 27- Ground Floor	Internal Floor	Insulation material	Lagging	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 27- Ground Floor	Int IM room Floor	Insulation material	Lagging	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 27- Ground Floor	Staff tea room Floor	Insulation material	Lagging	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 27- Ground Floor	Kitchen Floor	Insulation material	Lagging	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 27- Ground Floor	Kitchen Floor	Insulation material	Lagging	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 27- Ground Floor	External boiler room Floor	Debris	Debris	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 27- Ground Floor	Exterior porch Ceiling	Lining	Cement sheet	Very Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 27- Ground Floor	External Entrance	Ceiling	Cement sheet	Very Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Ward 5	Year Built:	Various
Footprint (m2)	1250	Storeys:	1
Surveyed by:	NE and DV	Survey Date:	4/02/2015
General Comments:			
This building joins OCT2			

External			
Wall Material:	Timber frame|Bevel back weatherboard		
Wall Finish:	Painted|Other		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	no
Single Doors:	11	Double Doors:	4
Ranchsliders:	0	Windows:	130
Soffit Height (mm):	3200	Soffit Width (mm):	500
Surrounding Features:	Awnings/Pergolas|Header Tanks|Concrete Chimneys		
Comments:			
Header tank, concrete chimney, vegetation			

Internal			
Wall Material:	Plaster|Timber Panelling|Timber Frame|Pinex|Seratone		
Wall Finish:	Painted|Wallpaper		
Floor Material:	Concrete|Timber TGV|Timber Particle Board		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Gib Plaster|Fibrous Plaster|Accoustic Tile|Timber (TGV)|Pinex		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2700	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	62	No. Internal Doors:	75
No. Bathrooms:	10	No. Plant Rooms:	2
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			
Radiator heating system present			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Kitchen		
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Table 9: B28- Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
Building 28- Ground Floor	Room 1 and 2	Heater	Cable wrap	Medium (8)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 28- Ground Floor	External	Canopy	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 28- Ground Floor	External	Downpipe	Cement pipe	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 28- Ground Floor	Roof void	Chimney	Cement sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 29: B28- Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 28- Ground Floor	External and internal	White	Timber	Poor	LEAD-BASED 140,000
Building 28- Ground Floor	External	Yellow	Timber	Poor	LEAD-BASED 150,000
Building 28- Ground Floor	External	White	Timber	Poor	LEAD-BASED 150,000
Building 28- Ground Floor	Internal	White	Timber	Fair	LEAD-BASED 17,000
Building 28- Ground Floor	Internal	Cream	Fibreboard	Fair	LEAD-BASED 42,000
Building 28- Ground Floor	Internal	Yellow	Fibreboard	Fair	LEAD-BASED 23,000
Building 28- Ground Floor	Internal	Brown	Timber	Fair	LEAD-BASED 9,800

OPUS Tokanui Building Inspection

General			
Building:	OCT2	Year Built:	Unknown
Footprint (m2)	210	Storeys:	1
Surveyed by:	NE and DV	Survey Date:	4/02/2015
General Comments:			
This building is an extention of Ward 5			

External			
Wall Material:	Reinforced in situ concrete|Solid plaster|Timber frame		
Wall Finish:	Solid Plaster|Texture Coat		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Tin Tile		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:		Double Doors:	1
Ranchsliders:		Windows:	25
Soffit Height (mm):	3600	Soffit Width (mm):	400
Surrounding Features:	Stairs/Ramps		
Comments:			

Internal			
Wall Material:	Gib Plaster|Timber Pannelling|Timber Frame|Pinex		
Wall Finish:	Painted|Wallpaper		
Floor Material:	Timber Particle Board		
Floor Finish:	Lino		
Ceiling Material:	Pinex		
Ceiling Finish:	Painted		
Av. Stud Height (mm):		Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	5	No. Internal Doors:	
No. Bathrooms:	2	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 10: B29- Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
Building 29- Ground Floor	Floor void	Pipes	Insulation	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 29- Ground Floor	Room 22 Wall	Panel	Insulation board	Medium (7)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 29- Ground Floor	External porch room 42 43 Ceiling	Lining	Cement lining	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 29- Ground Floor	External Roof	Roof	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 29- Ground Floor	External Canopy	Ceiling panel	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 29- Ground Floor	Bathroom room 55 Floor	Flooring	Terrazzo	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 29- Ground Floor	Room 54 toilet Wall	Lining	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 29- Ground Floor	Bathroom room 54 Floor	Flooring	Terrazzo	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 29- Ground Floor	Room 56 Floor	Flooring	Terrazzo	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 29- Ground Floor	Room 56 Wall	Lining	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 29- Ground Floor	Bathroom room 45 Floor	Flooring	Terrazzo	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 29- Ground Floor	Room 45 Wall	Lining	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 29- Ground Floor	Bathroom room 33 Floor	Flooring	Terrazzo	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 29- Ground Floor	Room 33 Wall	Lining	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 29- Ground Floor	Bathroom room 34 Floor	Flooring	Terrazzo	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 29- Ground Floor	Room 34 Wall	Lining	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 29- Ground Floor	Bathroom room 32 Floor	Flooring	Terrazzo	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 29- Ground Floor	Room 32 Wall	Lining	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 29- Ground Floor	Room 15 Wall	Lining	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 29- Ground Floor	Bathroom room 3 Floor	Flooring	Terrazzo	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class A controls

OPUS Tokanui Building Inspection

General			
Building:	Ward 7	Year Built:	Unknown
Footprint (m2)	1235	Storeys:	1
Surveyed by:	NE and DV	Survey Date:	4/02/2015
General Comments:			

External			
Wall Material:	Timber frame|Bevel back weatherboard		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	13	Double Doors:	1
Ranchsliders:	0	Windows:	99
Soffit Height (mm):	3400	Soffit Width (mm):	400
Surrounding Features:	Concrete Chimneys		
Comments:			

Internal			
Wall Material:	Gib Plaster|Timber Pannelling|Timber Frame|Pinex|Hardboard		
Wall Finish:	Painted|Wallpaper|Tile|Pre-finished sheeting		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Gib Plaster|Fibrous Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2700	Max. Stud Height (mm):	3200
Rooms of Max. Stud Height:	2		
No. Rooms:	40	No. Internal Doors:	80
No. Bathrooms:	8	No. Plant Rooms:	2
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:	Roughly 80 doors including lockers. Kitchen and dining stud height of 3.2m. The overhead extraction in the kitchen appears to be solid copper		

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	By kitchen		
Water Valve Loc:			
Surrounding Features:			
Comments:			

Table 30: B29- Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 29- Ground Floor	External	Cream	Timber	Poor	LEAD-BASED 51,000
Building 29- Ground Floor	External	Cream	Timber	Poor	LEAD-BASED 83,000
Building 29- Ground Floor	External	Grey	Concrete	Poor	LEAD-BASED 3,000
Building 29- Ground Floor	External	Cream	Timber	Poor	LEAD-BASED 28,000
Building 29- Ground Floor	External	Cream	Timber	Poor	LEAD-BASED 47,000
Building 29- Ground Floor	External	Cream	Timber	Poor	LEAD-BASED 43,000
Building 29- Ground Floor	External	Cream	Timber	Poor	LEAD-BASED 26,000
Building 29- Ground Floor	Internal	Grey	Timber	Fair	LEAD-BASED 3,700
Building 29- Ground Floor	Internal	Cream	Plasterboard	Poor	LEAD-BASED 2,900
Building 29- Ground Floor	Internal	White	Plaster	Fair	LEAD-BASED 1,300
Building 29- Ground Floor	Internal	Cream,	Timber	Fair	LEAD-BASED 52,000
Building 29- Ground Floor	Room 41	Grey	Timber	Fair	LEAD-BASED 2,000
Building 29- Ground Floor	Internal	Cream/ grey	Plasterboard	Poor	LEAD-BASED 4,600
Building 29- Ground Floor	Internal	Grey	MDF	Poor	LEAD-BASED 5,500
Building 29- Ground Floor	Internal	Cream	MDF	Intact	LEAD-BASED 8,500
Building 29- Ground Floor	Internal	Cream	MDF	Intact	LEAD-BASED 6,700
Building 29- Ground Floor	External	Red	Metal	Fair	LEAD-BASED 9,900

Table 11: B30- Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
Building 30- Ground Floor	Internal subfloor Pipework	Insulation material	Lagging	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 30- Ground Floor	Room 18 Wall	Pipe	Insulation	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 30- Ground Floor	Room 4 Wall	Boiler	Insulation	Medium (8)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 30- Ground Floor	Room 3 toilets Pipes	Ceiling	Pipe wrap	Medium (9)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 30- Ground Floor	Room 4 Wall	Boiler	Insulation	Medium (8)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 30- Ground Floor	Internal Boiler room Wall	Pipework	Lagging	Medium (8)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 30- Ground Floor	Internal Ceiling space and sub floor Insulation material	Pipework	Lagging	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 30- Ground Floor	External Wall	Soffit	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 30- Ground Floor	External Wall	Boxing	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 30- Ground Floor	Room 34 Wall	Panels behind heaters	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 30- Ground Floor	Room 24 Wall	Panels behind heaters	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 30- Ground Floor	Room 26 Wall	Panels behind heaters	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 30- Ground Floor	Room 27 Wall	Panels behind heaters	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 30- Ground Floor	Room 31 Wall	Panels behind heaters	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 30- Ground Floor	Room 31 Wall	Wall panel	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 30- Ground Floor	Room 28 Wall	Wall panel	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 30- Ground Floor	Room 15 Wall	Wall panel	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 30- Ground Floor	Room 29 Wall	Wall panel	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 30- Ground Floor	Room 13 Wall	Wall panel	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 30- Ground Floor	External Wall	Gable end	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 30- Ground Floor	Room 35 Wall	Electrical box	Fuse	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 30- Ground Floor	Room 42 boiler room Wall	Pipework	Gaskets	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 30- Ground Floor	Room 42 Wall	Electrical box	Fuse	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Building 30- Ground Floor	External Wall	Electrical box	Fuses	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Ward 8	Year Built:	1960
Footprint (m2)	1415	Storeys:	1
Surveyed by:	NE and DV	Survey Date:	4/02/2015
General Comments:			

External			
Wall Material:	Brick|Concrete in situ|Cement sheet		
Wall Finish:	Painted|Brick|Solid Plaster		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron|Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	10	Double Doors:	2
Ranchsliders:	1	Windows:	110
Soffit Height (mm):	3800	Soffit Width (mm):	400
Surrounding Features:	Stairs/Ramps		
Comments:			
Various concrete courtyards and steel handrails around the building			

Internal			
Wall Material:	Gib Plaster|Timber Pannelling|Timber Frame|Brick		
Wall Finish:	Painted|Wallpaper|Tile|Pre-finished sheeting		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Carpet|Lino|Tiles		
Ceiling Material:	Gib Plaster|Fibrous Plaster|Pinex		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2600	Max. Stud Height (mm):	3200
Rooms of Max. Stud Height:	2		
No. Rooms:	30	No. Internal Doors:	
No. Bathrooms:	9	No. Plant Rooms:	3
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
Kitchen dining and dayroom stud heights of 3.2m. Roughly 60 doors. The overhead extraction in the kitchen appears to be solid copper			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Kitchen and entry hall		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 31: B30- Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 30- Ground Floor	External	White	Timber	Fair	LEAD-BASED 9,400
Building 30- Ground Floor	External	White	Timber	Poor	LEAD-BASED 41,000
Building 30- Ground Floor	External	White	Timber	Poor	LEAD-BASED 58,000
Building 30- Ground Floor	External	White	Timber	Poor	LEAD-BASED 19,000
Building 30- Ground Floor	External	White	Metal	Poor	LEAD-BASED 31,000
Building 30- Ground Floor	Internal	Cream	Cement	Poor	LEAD-BASED 4,200
Building 30- Ground Floor	Internal	Grey	Cement	Poor	LEAD-BASED 1,300
Building 30- Ground Floor	Internal	White	Plasterboard	Poor	LEAD-BASED 2,500
Building 30- Ground Floor	Internal	Pale pink	Timber, plasterboard	Poor	LEAD-BASED 1,600
Building 30- Ground Floor	Internal	Light blue	Plasterboard	Fair	LEAD-BASED 1,900
Building 30- Ground Floor	Internal	Red	Metal	Fair	LEAD-BASED 16,000
Building 30- Ground Floor	Internal	Purple	Timber	Intact	LEAD-BASED 1,200
Building 30- Ground Floor	Internal	Green	Timber, metal pipes	Fair	LEAD-BASED 2,700
Building 30- Ground Floor	Internal	White	Metal	Fair	LEAD-BASED 2,500
Building 30- Ground Floor	External	Grey	Timber	Poor	LEAD-BASED 37,000

Table 32: B31- Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
No lead-based paint samples were identified during the survey.					

No OPUS Survey Sheet

Table 12: B31: Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
No ACM was identified or presumed during the survey.					

Table 13! S1: Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
No ACM was identified or presumed during the survey.					

Table 33: S1- Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Substation 1- Ground Floor	External and internal	Cream	Timber	Poor	LEAD BASED 13,000

OPUS Tokanui Building Inspection

General			
Building:	Sub 1	Year Built:	Unknown
Footprint (m2)	27	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	3/02/2015
General Comments:			
Couldn't access. Main power comes in - power line stops here then cable to ground.			

External			
Wall Material:	Reinforced concrete block		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	1	Double Doors:	1
Ranchsliders:	0	Windows:	0
Soffit Height (mm):	3100	Soffit Width (mm):	200
Surrounding Features:	Powerlines|Fence|Other		
Comments:			
Roof is monopitched. Soffit is 3300mm at the high end and 2900mm at the low end. Powerline, fence, gates nearby. Gutters are galvanised steel.			

Internal			
Wall Material:			
Wall Finish:			
Floor Material:			
Floor Finish:			
Ceiling Material:			
Ceiling Finish:			
Av. Stud Height (mm):		Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:		No. Internal Doors:	
No. Bathrooms:	0	No. Plant Rooms:	
Pipework Lagging:		Radiator Heating System:	no
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			
Couldn't access so can't comment on much			

Table 34: S2- Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Substation 2- Ground Floor	External	Cream	Timber	Poor	LEAD-BASED 29,000
Substation 2- Ground Floor	External	White	Timber	Poor	LEAD-BASED 32,000
Substation 2- Roof	External	Red	Metal	Fair	LEAD-BASED 86,000

Table 14: S2- Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
Substation 2- Ground Floor	Switch room	Panel	Insulating board	Medium (7)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Substation 2- Ground Floor	External	Wall	Cement sheet	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Substation 2- Ground Floor	Internal	Wall	Cement sheet	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Substation 2- Ground Floor	Internal	Wall	Cement sheet	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Substation 2- Ground Floor	Internal	Wall	Cement sheet	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Substation 2- Ground Floor	Internal	Wall	Cement sheet	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Substation 2- Ground Floor	Internal	Wall	Cement sheet	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Substation 2- Ground Floor	Boiler room	Wall	Gaskets	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Substation 2- Ground Floor	External	Wall	Cement sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Substation 2- Ground Floor	Switch room	Wall	Fuses	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Substation 2- Ground Floor	Boiler room	Wall	Fuses	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
Substation 2- Ground Floor	Boiler room	Wall	Fuses	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Sub 2	Year Built:	Unknown
Footprint (m2)	104	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	2/02/2015

General Comments:
Unable to properly scope as access was limited.

External			
Wall Material:	Reinforced in situ concrete |Galvanised steel		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	1	Double Doors:	3
Ranchsliders:	0	Windows:	50
Soffit Height (mm):	2500	Soffit Width (mm):	200
Surrounding Features:	Road|Powerlines|Other		

Comments:
Vent pipe. Centre box gutter. Foundations ~300mm deep. Timber window frames. Windows are half louvers with mesh and half reinforced glass. Timber doors. Padlocked (didn't have key)/otherwise nailed or screwed shut. Each door goes to a separate room. Overhead lines (power pole next to it & overhead cables running to Admin building).

Internal			
Wall Material:	Reinforced concrete block		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:	None		
Ceiling Material:	Other		
Ceiling Finish:	Painted		
Av. Stud Height (mm):		Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	4	No. Internal Doors:	
No. Bathrooms:	0	No. Plant Rooms:	4
Pipework Lagging:		Radiator Heating System:	no

Comments:
Block wall through the centre. Ceiling is hardi-flex. Couldn't access 2 of the 4 rooms. Assume all rooms are plant rooms. No internal glazing partitions.

Environmental			
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Vegetation		

Comments:
Ivy growing on the back wall. Some moss.

Table 15: S3- Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
No ACM were identified or presumed during the survey.					

Table 35: S3: Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Substation 3- Ground Floor	External	Cream	Timber	Poor	LEAD-BASED 51,000
Substation 3- Ground Floor	External	Cream	Timber	Poor	LEAD-BASED 23,000

OPUS Tokanui Building Inspection

General			
Building:	Sub 3	Year Built:	Unknown
Footprint (m2)	35	Storeys:	1
Surveyed by:	NE and DV	Survey Date:	4/02/2015
General Comments:			
Could not access			

External			
Wall Material:	Reinforced concrete block		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	no
Single Doors:	0	Double Doors:	1
Ranchsliders:	0	Windows:	0
Soffit Height (mm):	2600	Soffit Width (mm):	200
Surrounding Features:			
Comments:			
High voltage wires warning on door			

Internal			
Wall Material:			
Wall Finish:			
Floor Material:	Concrete		
Floor Finish:			
Ceiling Material:			
Ceiling Finish:			
Av. Stud Height (mm):		Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:		No. Internal Doors:	
No. Bathrooms:	0	No. Plant Rooms:	1
Pipework Lagging:		Radiator Heating System:	no
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Table 36: S4- Summary of LBP identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Substation 4- Ground Floor	External and internal	White	Timber	Poor	LEAD-BASED 8,800
Substation 4- Ground Floor	External	White	Timber	Fair	LEAD-BASED 9,300

Table 16: S4 Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
No ACM were identified or presumed during the survey.					

OPUS Tokanui Building Inspection

General			
Building:	Sub 4	Year Built:	Unknown
Footprint (m2)	36	Storeys:	1
Surveyed by:	SD and AS	Survey Date:	16/02/2015
General Comments:			

External			
Wall Material:	Reinforced concrete block		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	2	Double Doors:	1
Ranchsliders:	0	Windows:	0
Soffit Height (mm):	2670	Soffit Width (mm):	300
Surrounding Features:	Road|Powerlines		
Comments:			

Internal			
Wall Material:			
Wall Finish:			
Floor Material:			
Floor Finish:			
Ceiling Material:			
Ceiling Finish:			
Av. Stud Height (mm):		Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:		No. Internal Doors:	
No. Bathrooms:		No. Plant Rooms:	0
Pipework Lagging:		Radiator Heating System:	no
Comments:			
No access available. Pried doors apart enough to look inside. Transformer still there. No other visuals possible			

Environmental			
Electricity Isolated:		Water Isolated:	N/A
Distribution Board Loc:	No idea if isolated		
Water Valve Loc:			
Surrounding Features:			
Comments:			

Table 17: S5- Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
Substation 5- Ground Floor	Switch Room	Electrical components	Fuses	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 37: S5- Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Substation 5- Ground Floor	External and internal	Cream	Timber	Poor	LEAD-BASED 2,500

OPUS Tokanui Building Inspection

General			
Building:	Sub 5	Year Built:	Unknown
Footprint (m2)	30	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	10/02/2015
General Comments:			
Same as Sub 7. Wasn't able to access.			

External			
Wall Material:	Reinforced concrete block		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	2	Double Doors:	1
Ranchsliders:	0	Windows:	0
Soffit Height (mm):	2800	Soffit Width (mm):	200
Surrounding Features:	Services|Powerlines|Fence		
Comments:			
On fence line. Gate attaches.			

Internal			
Wall Material:	Concrete Block		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:	Other		
Ceiling Material:	Timber (TGV)		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2700	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	3	No. Internal Doors:	
No. Bathrooms:	0	No. Plant Rooms:	3
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Table 38: S6- Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Substation 6- Ground Floor	External and internal	Cream	Timber	Poor	LEAD-BASED 17,000
Substation 6- Ground Floor	Internal	White	Timber	Poor	LEAD-BASED 3,700

Table 18: S6- Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
Substation 6- Ground Floor	Switch Room	Electrical items	Fuses	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Sub 6	Year Built:	Unknown
Footprint (m2)	27	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	5/02/2015
General Comments:			

External			
Wall Material:	Reinforced concrete block		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	2	Double Doors:	1
Ranchsliders:	0	Windows:	0
Soffit Height (mm):	2800	Soffit Width (mm):	200
Surrounding Features:	Road|Powerlines		
Comments:			

Internal			
Wall Material:	Concrete Block		
Wall Finish:	Painted		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:			
Ceiling Material:	Timber (TGV)		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2800	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	3	No. Internal Doors:	1
No. Bathrooms:	0	No. Plant Rooms:	3
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			
Steel caged door			

Environmental			
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Table 19: S7- Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
Substation 7- Ground Floor	Switch room	Electrical items	Fuses	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 39: S7- Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Substation 7- Ground Floor	External	Cream	Timber	Poor	LEAD-BASED 13,000

OPUS Tokanui Building Inspection

General			
Building:	Sub 7	Year Built:	Unknown
Footprint (m2)	27	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	5/02/2015
General Comments:			

External			
Wall Material:	Reinforced concrete block		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	2	Double Doors:	1
Ranchsliders:	0	Windows:	0
Soffit Height (mm):	2800	Soffit Width (mm):	200
Surrounding Features:	Road		
Comments:			

Internal			
Wall Material:	Concrete Block		
Wall Finish:	Painted		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Other		
Ceiling Material:	Timber (TGV)		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2700	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	3	No. Internal Doors:	1
No. Bathrooms:	0	No. Plant Rooms:	3
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			
1 x steel caged door inside			

Environmental			
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Table 40: S8- Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Substation 8- Ground Floor	External and internal	Cream	Timber	Poor	LEAD-BASED = 800

Table 20: S8: Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
Substation 8- Roof	Roof lining	Building paper	Paper	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Sub 8	Year Built:	Unknown
Footprint (m2)	18	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	5/02/2015
General Comments:			
Empty of most plant used to store old TV. Has some old cables coming up from service trench			

External			
Wall Material:	Reinforced concrete block		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron		
Roof Finish:	None	Gutters Present:	no
Single Doors:	0	Double Doors:	1
Ranchsliders:	0	Windows:	0
Soffit Height (mm):	2800	Soffit Width (mm):	200
Surrounding Features:			
Comments:			
Hole to service trench			

Internal			
Wall Material:	Concrete Block		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:			
Ceiling Material:			
Ceiling Finish:			
Av. Stud Height (mm):	2800	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	1	No. Internal Doors:	0
No. Bathrooms:	0	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Not surveyed during 4Sight ACM & Pb Paint surveys

OPUS Tokanui Building Inspection

General			
Building:	Shed 4	Year Built:	Unknown
Footprint (m2)	17	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	19/02/2015
General Comments:			
Free standing painted ply shed. Floor completely rotted no roof			

External			
Wall Material:	Other		
Wall Finish:	Painted		
Foundation:	Other		
Roof Material:			
Roof Finish:	None	Gutters Present:	no
Single Doors:	1	Double Doors:	
Ranchsliders:		Windows:	2
Soffit Height (mm):		Soffit Width (mm):	
Surrounding Features:	Road		
Comments:			
Painted plywood structure with timber bearer and joint subfloor			

Internal			
Wall Material:	Timber Frame		
Wall Finish:	Painted		
Floor Material:	Timber Particle Board		
Floor Finish:			
Ceiling Material:			
Ceiling Finish:			
Av. Stud Height (mm):	2200	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	1	No. Internal Doors:	
No. Bathrooms:		No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			

Environmental			
Electricity Isolated:		Water Isolated:	
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:			
Comments:			

Table 1: Asbestos Containing Materials – B33 – Ward 9

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B33-Ward 9 Ground Floor	Boiler Room To boiler main section	Lagging	Lagging insulation	Medium (8)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B33-Ward 9 Ground Floor	Internal Boot Room	Boxing	Cement Sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B33-Ward 9 Ground Floor	Exterior Soffits to roofline	Soffits	Cement Sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B33-Ward 9 Ground Floor	Sprinkler Cupboard To pipework	Gaskets	Gaskets	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B33-Ward 9 Roof	Roof Water Tank Sheds Walls	Cladding	Cement Sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B33-Ward 9 Ground Floor	Front Entrance Gables Gable Ends	Cladding	Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B33-Ward 9 1st Floor	Ceiling Space Under metal roof	Paper lining	Bitumen paper	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 16: LBP Identified – B33 – Ward 9

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B33-Ward 9 Ground Floor	Exterior	White	Wood	Poor	LEAD-BASED 32,000
B33-Ward 9 Ground Floor	Exterior	Yellow	Wood	Fair	LEAD-BASED 83,000
B33-Ward 9 Ground Floor	Interior	Green	Plaster-board	Fair	LEAD-BASED 2,900

OPUS Tokanui Building Inspection

General			
Building:	Ward 9	Year Built:	1960
Footprint (m2)	1430	Storeys:	1
Surveyed by:	NE and DV	Survey Date:	4/02/2015
General Comments:			

External			
Wall Material:	Brick|Concrete in situ|Cement sheet		
Wall Finish:	Painted|Brick|Solid Plaster		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron|Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	10	Double Doors:	2
Ranchsliders:	1	Windows:	110
Soffit Height (mm):	3800	Soffit Width (mm):	400
Surrounding Features:	Stairs/Ramps		
Comments:			
Various concrete courtyards and steel handrails around the building			

Internal			
Wall Material:	Gib Plaster|Timber Pannelling|Timber Frame|Pinex|Hardboard|Brick		
Wall Finish:	Painted|Wallpaper|Tile		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Carpet|Lino|Tiles		
Ceiling Material:	Gib Plaster|Fibrous Plaster|Pinex		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2600	Max. Stud Height (mm):	3200
Rooms of Max. Stud Height:	2		
No. Rooms:	36	No. Internal Doors:	60
No. Bathrooms:	10	No. Plant Rooms:	2
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
Kitchen dining and dayroom stud heights of 3.2m. Roughly 60 doors. The overhead extraction in the kitchen appears to be solid copper			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Hallway at entry		
Water Valve Loc:			
Surrounding Features:			
Comments:			

Table 17: LBP Identified – B36 - Hall

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B36-Hall Ground Floor	Exterior	Red	Metal	Poor	LEAD-BASED 5,800

Table 2: Asbestos Containing Materials – B36 - Hall

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B36-Hall Ground Floor	R6	Electrical Insulating Backing Board	AIB	Medium (7)	Remove prior to demolition by a licenced asbestos removalist under Class A controls

OPUS Tokanui Building Inspection

General			
Building:	Hall	Year Built:	1970
Footprint (m2)	260	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			
Also has external laundry and toilets			

External			
Wall Material:	Reinforced concrete block		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	3	Double Doors:	2
Ranchsliders:	0	Windows:	31
Soffit Height (mm):	3900	Soffit Width (mm):	1200
Surrounding Features:	Services|Road		
Comments:			
Toilets joined to hall with pitched roof. Soffit on north side only. Metal pipe and punga fence			

Internal			
Wall Material:	Concrete Block		
Wall Finish:	Painted|Other		
Floor Material:	Concrete		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Ply		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2700	Max. Stud Height (mm):	3200
Rooms of Max. Stud Height:	2		
No. Rooms:	5	No. Internal Doors:	4
No. Bathrooms:	2	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			
Vinyl wall coverings. Mono pitched ply ceiling (see photo 6)			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	In main room opposite kitchen		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 18: LBP Identified – B37 – Wooden Shed Behind Hall

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B37-Wooden Shed behind Hall Ground Floor	Exterior	White	Wood	Poor	LEAD-BASED 120,000
B37-Wooden Shed behind Hall Roof	Exterior	Red	Metal	Poor	LEAD-BASED 1,200

Possibly no ACM, No inspection sheet

Table 3: Asbestos Containing Materials – B38 – RFTD by Hall

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B38-RFTD by Hall Ground Floor	Exterior Skirting by Ramp	Skirting Board	Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 19: LBP Identified – B38 – RFTD by Hall

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B38-RFTD by Hall Ground Floor	Exterior	White	Wood	Poor	LEAD-BASED 350,000
B38-RFTD by Hall Ground Floor	R1 and R2	Blue	Wood	Fair	LEAD-BASED 44,000
B38-RFTD by Hall Ground Floor	R3, R4 and R5	Pink	Wood	Fair	LEAD-BASED 32,000
B38-RFTD by Hall Roof	Roof	Red	Metal	Poor	LEAD-BASED 1,700

OPUS Tokanui Building Inspection

General			
Building:	RFTD	Year Built:	Unknown
Footprint (m2)	60	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			

External			
Wall Material:	Timber frame|Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Raised piles		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	2	Double Doors:	0
Ranchsliders:	0	Windows:	7
Soffit Height (mm):	2700	Soffit Width (mm):	300
Surrounding Features:	Stairs/Ramps|Road		
Comments:			

Internal			
Wall Material:	Timber Pannelling|Pinex|Hardboard		
Wall Finish:	Painted		
Floor Material:	Timber T/G		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Fibrous Plaster|Timber (TGV)		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	3100	Max. Stud Height (mm):	3100
Rooms of Max. Stud Height:			
No. Rooms:	4	No. Internal Doors:	4
No. Bathrooms:	1	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			
Appears most made of native timber			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Main room		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 20: LBP Identified – B39 – RFTD Shed by Hall

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B39-RFTD Shed by Hall Ground Floor	Exterior and Interior	Purple	Metal and timber	Fair	LEAD-BASED 34,000

No ACM identified

OPUS Tokanui Building Inspection

General			
Building:	RFTD Shed	Year Built:	Unknown
Footprint (m2)	7	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			

External			
Wall Material:	Corrugated iron		
Wall Finish:	Painted		
Foundation:	Raised piles		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	no
Single Doors:	1	Double Doors:	0
Ranchsliders:	0	Windows:	1
Soffit Height (mm):	2100	Soffit Width (mm):	
Surrounding Features:	Awnings/Pergolas		
Comments:			

Internal			
Wall Material:	Timber Pannelling|Timber Frame		
Wall Finish:	Painted		
Floor Material:	Timber Particle Board		
Floor Finish:	None		
Ceiling Material:	Other		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2100	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	1	No. Internal Doors:	0
No. Bathrooms:	0	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			
Just shelves			

Environmental			
Electricity Isolated:	N/A	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 21: LBP Identified – B40 – Covered Area by Hall

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B40 - Covered Area by Hall Roof	Exterior	Green	Metal	Poor	LEAD-BASED 17,000

Covered Area by Hall – Small single storey shelter building with concrete floor slab, timber structural poles, corrugated metal pitched roof. A small metal shed is attached as part of the structure

OPUS Tokanui Building Inspection

General			
Building:	Covered area by Hall	Year Built:	Unknown
Footprint (m2)	65	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			

External			
Wall Material:	Galvanised steel|Sheet cladding|Timber pole|Ply		
Wall Finish:	Painted		
Foundation:	Concrete slab with pole brackets		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	no
Single Doors:	0	Double Doors:	0
Ranchsliders:	0	Windows:	0
Soffit Height (mm):		Soffit Width (mm):	
Surrounding Features:	Fence		
Comments:			
Covered outdoor seating area with bridal storage shed			

Internal			
Wall Material:			
Wall Finish:			
Floor Material:	Concrete		
Floor Finish:			
Ceiling Material:			
Ceiling Finish:			
Av. Stud Height (mm):		Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:		No. Internal Doors:	
No. Bathrooms:		No. Plant Rooms:	0
Pipework Lagging:	N/A	Radiator Heating System:	no
Comments:			

Environmental			
Electricity Isolated:	N/A	Water Isolated:	N/A
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 4: Asbestos Containing Materials – B41 – Shed 9

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B41-Shed 9 Ground Floor	Exterior Soffits	Soffit linings	Cement Sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B41-Shed 9 Ground Floor	Interior To pipework	Gaskets	Gaskets	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 22: LBP Identified – B41 – Shed 9

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B41-Shed 9 Ground Floor	Exterior	Yellow	Wood	Poor	LEAD-BASED 15,000
B41-Shed 9 Ground Floor	Exterior	Brown	Concrete and Metal	Poor	LEAD-BASED 16,000

OPUS Tokanui Building Inspection

General			
Building:	Shed 9	Year Built:	Unknown
Footprint (m2)	13	Storeys:	1
Surveyed by:	SD and AS	Survey Date:	16/02/2015
General Comments:			

External			
Wall Material:	Timber frame|Bevel back weatherboard|Brick		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	1	Double Doors:	0
Ranchsliders:	0	Windows:	1
Soffit Height (mm):	2500	Soffit Width (mm):	300
Surrounding Features:	Road		
Comments:			

Internal			
Wall Material:	Bare timber		
Wall Finish:	none		
Floor Material:	Concrete		
Floor Finish:	None		
Ceiling Material:	none		
Ceiling Finish:			
Av. Stud Height (mm):	2450	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	1	No. Internal Doors:	0
No. Bathrooms:	0	No. Plant Rooms:	1
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			
No internal wall coverings or ceiling. Bare frame			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Inside on left		
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Table 23: LBP Identified – B42 – Building 15

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B42-Building 15 Roof	Exterior	Red	Metal	Poor	LEAD-BASED 7,600

Table 5: Asbestos Containing Materials – B42 – Building 15

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B42-Building 15 Ground Floor	Exterior Soffit to roofline	Soffits	Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B42-Building 15 Ground Floor	Exterior Infill panels around windows	Infill Panels	Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Building 15	Year Built:	1971
Footprint (m2)	250	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			
Same as building 10			

External			
Wall Material:	Brick|Cement sheet|Bevel back weatherboard		
Wall Finish:	Painted|Brick		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	3	Double Doors:	
Ranchsliders:		Windows:	30
Soffit Height (mm):	2900	Soffit Width (mm):	500
Surrounding Features:	Stairs/Ramps|Road		
Comments:			
2 long concrete ramps. 1 large concrete block and stairway			

Internal			
Wall Material:	Gib Plaster|Seratone|Hardboard		
Wall Finish:	Painted|Wallpaper|Vinyl		
Floor Material:	Timber T/G		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Gib Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2450	Max. Stud Height (mm):	2450
Rooms of Max. Stud Height:			
No. Rooms:	14	No. Internal Doors:	30
No. Bathrooms:	2	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Hallway		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 6: Asbestos Containing Materials – B43 – Building 14

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B43-Building 14 Ground Floor	Exterior Soffit to roofline	Soffits	Cement Sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B43-Building 14 Ground Floor	Exterior Infill panels around windows	Infill Panels	Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 24: LBP Identified – B43 – Building 14

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B43-Building 14 Ground Floor	Exterior	Pink	Wood	Poor	LEAD-BASED 12,000
B43-Building 14 Ground Floor	Exterior	White	Wood and Fibre Cement	Fair	LEAD-BASED 9,200
B43-Building 14 Ground Floor	Exterior	White,	Wood	Poor	LEAD-BASED 1,200
B43-Building 14 Roof	Exterior	Red	Metal	Poor	LEAD-BASED 17,000

OPUS Tokanui Building Inspection

General			
Building:	Building 14	Year Built:	1971
Footprint (m2)	150	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			
Same as buildings 11, 12, and 13			

External			
Wall Material:	Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:		Double Doors:	
Ranchsliders:		Windows:	15
Soffit Height (mm):	2800	Soffit Width (mm):	600
Surrounding Features:	Stairs/Ramps|Road		
Comments:			

Internal			
Wall Material:	Gib Plaster|Seratone|Hardboard		
Wall Finish:	Painted|Vinyl		
Floor Material:	Timber T/G		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Gib Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2450	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	11	No. Internal Doors:	23
No. Bathrooms:	2	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Hallway		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 25: LBP Identified – B44 – Building 13

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B44-Building 13 Ground Floor	Exterior	Blue	Wood and Fibre Cement	Fair	LEAD-BASED 1,300
B44-Building 13 Ground Floor	Exterior	White	Wood	Poor	LEAD-BASED 3,600
B44-Building 13 Ground Floor	Exterior	White	Wood	Poor	LEAD-BASED 1,100
B44-Building 13 Roof	Exterior	Red	Metal	Poor	LEAD-BASED 1,700

Table 7: Asbestos Containing Materials – B44 – Building 13

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B44-Building 13 Ground Floor	Exterior To Ground	Loose Pipe	Cement Pipe	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B44-Building 13 Ground Floor	Exterior To Roofline	Soffits	Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B44-Building 13 Ground Floor	Exterior Panels around Windows	Infill Panels	Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B44-Building 13 Ground Floor	Rooms R2 R11 To Ceilings	Light Fittings	Bakelite	Very Low (2)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Building 13	Year Built:	1971
Footprint (m2)	150	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			
Same as building 14, 12 and 11. Large tree may interfere with demolition (see photo 4)			

External			
Wall Material:	Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:		Double Doors:	0
Ranchsliders:	0	Windows:	15
Soffit Height (mm):	2800	Soffit Width (mm):	600
Surrounding Features:	Stairs/Ramps|Road		
Comments:			

Internal			
Wall Material:	Gib Plaster|Seratone|Hardboard		
Wall Finish:	Painted|Vinyl		
Floor Material:	Timber T/G		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Gib Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2450	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	11	No. Internal Doors:	23
No. Bathrooms:	2	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Hallway		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 8: Asbestos Containing Materials – B45 – Building 12

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B45-Building 12 Ground Floor	Exterior To Roofline	Soffits	Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B45-Building 12 Ground Floor	Exterior Panels around Windows	Infill Panels	Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B45-Building 12 Ground Floor	Rooms R2 R3 R8 To Ceilings	Light Fittings	Bakelite	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B45-Building 12 Ground Floor	Exterior To Ground	Loose Pipe	Cement Pipe	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 26: LBP Identified – B45 – Building 12

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B45-Building 12 Ground Floor	Exterior	Cream	Wood and Fibre Cement	Poor	LEAD-BASED 20,000
B45-Building 12 Ground Floor	Exterior	White	Wood	Poor	LEAD-BASED 23,000
B45-Building 12 Roof	Exterior	Red	Metal	Poor	LEAD-BASED 5,000

OPUS Tokanui Building Inspection

General			
Building:	Building 12	Year Built:	1971
Footprint (m2)	150	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			

External			
Wall Material:	Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	2	Double Doors:	0
Ranchsliders:	0	Windows:	15
Soffit Height (mm):	2800	Soffit Width (mm):	600
Surrounding Features:	Stairs/Ramps|Road		
Comments:			

Internal			
Wall Material:	Gib Plaster|Seratone|Hardboard		
Wall Finish:	Painted|Vinyl		
Floor Material:	Timber T/G		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Gib Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2450	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	11	No. Internal Doors:	23
No. Bathrooms:	2	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Hallway		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 27 LBP Identified – B46 – Building 11

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B46-Building 11 Ground Floor	Exterior	White	Wood and fibre cement	Poor	LEAD-BASED 29,000
B46-Building 11 Ground Floor	Exterior	White,	Wood	Poor	LEAD-BASED 34,000
B46-Building 11 Ground Floor	Exterior	White,	Wood	Poor	LEAD-BASED 1,200
B46-Building 11 Roof	Exterior	Red	Metal	Poor	LEAD-BASED 2,600

Table 9: Asbestos Containing Materials – B46 – Building 11

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B46-Building 11 Ground Floor	Exterior Soffit to roofline	Soffits	Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B46-Building 11 Ground Floor	Exterior Infill panels around windows	Infill Panels	Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Building 11	Year Built:	1971
Footprint (m2)	150	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			

External			
Wall Material:	Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	3	Double Doors:	0
Ranchsliders:	0	Windows:	15
Soffit Height (mm):	2800	Soffit Width (mm):	600
Surrounding Features:	Stairs/Ramps|Road|Fence		
Comments:			
Steel mesh fence			

Internal			
Wall Material:	Gib Plaster|Seratone|Hardboard		
Wall Finish:	Painted|Vinyl		
Floor Material:	Timber T/G		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Gib Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2450	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	11	No. Internal Doors:	23
No. Bathrooms:	2	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			
Rimu shelves			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Hallway		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 10: Asbestos Containing Materials – B47 – Building 10

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B47-Building 10 Ground Floor	Exterior Soffit to roofline	Soffits	Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B47-Building 10 Ground Floor	Exterior Infill panels around windows	Infill panels	Cement sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 28: LBP Identified – B47 – Building 10

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B47-Building 10 Ground Floor	Exterior	Yellow,	Wood	Fair	LEAD BASED 43,000
B47-Building 10 Ground Floor	Exterior	White	Wood and Fibre Cement	Fair	LEAD BASED 5,400
B47-Building 10 Roof	Exterior	Red	Metal	Poor	LEAD BASED 5,900

OPUS Tokanui Building Inspection

General			
Building:	Building 10	Year Built:	1971
Footprint (m2)	250	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			

External			
Wall Material:	Brick|Cement Sheet|Bevel back weatherboard		
Wall Finish:	Painted|Brick		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	3	Double Doors:	0
Ranchsliders:	0	Windows:	30
Soffit Height (mm):	2900	Soffit Width (mm):	500
Surrounding Features:	Stairs/Ramps|Road		
Comments:			
2 long concrete ramps. 1 large concrete block and stairway			

Internal			
Wall Material:	Gib Plaster|Seratone|Hardboard		
Wall Finish:	Painted|Wallpaper|Vinyl		
Floor Material:	Timber T/G		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Gib Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2450	Max. Stud Height (mm):	2450
Rooms of Max. Stud Height:			
No. Rooms:	14	No. Internal Doors:	30
No. Bathrooms:	2	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Hallway		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 29: LBP Identified – B48 – Ward 16

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B48-Ward 16 Ground Floor	Exterior	White	Concrete and wood	Intact	LEAD-BASED 24,000
B48-Ward 16 Ground Floor	Exterior	Green	Wood and fibre cement	Intact	LEAD-BASED 23,000
B48-Ward 16 Ground Floor	Interior	Light Green	Wood	Fair	LEAD-BASED 1,300

Table 11: Asbestos Containing Materials – B48 – Ward 16

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B48-Ward 16 Exterior	Infill panels around windows - Rock Surface	Infill Panels	Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B48-Ward 16 Boiler Room	Boiler Room Flanges	Flange Gaskets	Gaskets	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B48-Ward 16 Exterior	Soffits by linen store	Soffits	Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B48-Ward 16 Exterior	Soffits by Kitchen	Soffits	Cement Sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B48-Ward 16 Exterior	Fascia boards under soffits	Fascia Boards	Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B48-Ward 16 Exterior	Infill panels around windows - Smooth Surface	Infill Panels	Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B48-Ward 16 Exterior Roof	To skylight surround	Cladding	Cement Sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Ward 16	Year Built:	1972
Footprint (m2)	1760	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	11/02/2015
General Comments:			

External			
Wall Material:	Reinforced concrete block|Cement sheet|Shiplap weatherboard		
Wall Finish:	Painted|Brick|Other		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	9	Double Doors:	9
Ranchsliders:	0	Windows:	138
Soffit Height (mm):	3400	Soffit Width (mm):	800
Surrounding Features:	Stairs/Ramps|Awnings/Pergolas|Services|Road		
Comments:			
Courtyards			

Internal			
Wall Material:	Gib Plaster|Timber Frame		
Wall Finish:	Painted|Wallpaper|Vinyl		
Floor Material:	Concrete		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Gib Plaster|Accoustic Tile|Timber (TGV)		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	3000	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	38	No. Internal Doors:	60
No. Bathrooms:	5	No. Plant Rooms:	1
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
Timber beam and rafter construction.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Hallway		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 12: Asbestos Containing Materials – B49 – Ward 17

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B49-Ward 17 Exterior	South Porch	Cladding	Cement Sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B49-Boiler House Subfloor	Subfloor	Underfloor Boxing	Corrugated Cement Sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 30: LBP Identified – B49 – Ward 17

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B48-Ward 17 Ground Floor	Exterior	Yellow	Wood	Fair	LEAD-BASED 1,900
B48-Ward 17 Ground Floor	Exterior	Brown	Wood	Fair	LEAD-BASED 1,200
B48-Ward 17 Ground Floor	Exterior	Brown	Metal	Fair	LEAD-BASED 1,900
B48-Ward 17 Ground Floor	Interior	White	Wood	Fair	LEAD-BASED 1,400

OPUS Tokanui Building Inspection

General			
Building:	Ward 17	Year Built:	1976
Footprint (m2)	580	Storeys:	1|Basement
Surveyed by:	NE and SD	Survey Date:	11/02/2015
General Comments:			

External			
Wall Material:	Reinforced concrete block|Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	4	Double Doors:	4
Ranchsliders:		Windows:	46
Soffit Height (mm):	2800	Soffit Width (mm):	600
Surrounding Features:	Stairs/Ramps|Services|Road		
Comments:			
Aluminum joinery			

Internal			
Wall Material:	Gib Plaster|Timber Pannelling|Timber Frame		
Wall Finish:	Painted|Pre-finished sheeting|Vinyl		
Floor Material:	Concrete		
Floor Finish:	Lino		
Ceiling Material:	Gib Plaster|Timber (TGV)		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2400	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	32	No. Internal Doors:	45
No. Bathrooms:	6	No. Plant Rooms:	1
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Table 31: LBP Identified – B50 – Ward 18

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B50-Ward 18 Ground Floor	Exterior	Brown	Metal	Fair	LEAD BASED 4,500

Table 13: Asbestos Containing Materials – B50 – Ward 18

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B50-Boiler House Ground Floor	Boiler Room R7	Boiler Pipework Flanges	Gaskets	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B50-Ward 18 Exterior	South Porch	Cladding	Cement Sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B50-Boiler House Subfloor	Subfloor	Underfloor Boxing	Corrugated Cement Sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Ward 18	Year Built:	1975
Footprint (m2)	575	Storeys:	1|Basement
Surveyed by:	NE and SD	Survey Date:	11/02/2015
General Comments:			

External			
Wall Material:	Reinforced concrete block|Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Tin Ribbed		
Roof Finish:	Painted|None	Gutters Present:	yes
Single Doors:	6	Double Doors:	4
Ranchsliders:		Windows:	54
Soffit Height (mm):	2400	Soffit Width (mm):	600
Surrounding Features:	Stairs/Ramps|Awnings/Pergolas|Services|Road		
Comments:			
Steel fenced area on west side. Aluminium joinery.			

Internal			
Wall Material:	Gib Plaster|Timber Pannelling|Timber Frame		
Wall Finish:	Painted|Vinyl		
Floor Material:	Concrete		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Gib Plaster|Timber (TGV)		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2400	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	32	No. Internal Doors:	45
No. Bathrooms:	6	No. Plant Rooms:	1
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Front of building		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 14: Asbestos Containing Materials – B51 – EDU (Old School)

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B51-EDU (Old School) Ground Floor	Internal Areas Walls and Ceilings	Textured Ceiling	Textured Coating	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B51-EDU (Old School) Exterior	To Roofline	Soffits	Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B51-EDU (Old School) Exterior	Exterior back door to R23	Infill Panels	Cement Sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B51-EDU (Old School) Ground Floor	R32	Gaskets	Composite Material	Very Low (2)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 32: LBP Identified – B51 – EDU (Old School)

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B51-EDU (Old School) Ground Floor	Exterior	Tan	Wood	Fair	LEAD-BASED 33,000
B51-EDU (Old School) Ground Floor	Exterior	Tan	Metal	Fair	LEAD-BASED 5,600

OPUS Tokanui Building Inspection

General			
Building:	EDU	Year Built:	1970
Footprint (m2)	640	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	11/02/2015
General Comments:			
Skilion roof with pine rafters			

External			
Wall Material:	Reinforced concrete block|Board and baton		
Wall Finish:	Painted|Brick		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	2	Double Doors:	5
Ranchsliders:	0	Windows:	78
Soffit Height (mm):	2700	Soffit Width (mm):	0
Surrounding Features:	Stairs/Ramps|Services|Road|Concrete Chimneys|Powerlines		
Comments:			
Skilion roofs			

Internal			
Wall Material:	Timber Frame|Concrete Block		
Wall Finish:	Painted|Other		
Floor Material:	Concrete		
Floor Finish:	Carpet|Lino|Tiles		
Ceiling Material:	Gib Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2450	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	24	No. Internal Doors:	30
No. Bathrooms:	4	No. Plant Rooms:	2
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
Skylights			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Table 33: LBP Identified – B52 – Old House by EDU

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B52-Old House by EDU Ground Floor	Exterior	White	Wood	Poor	LEAD-BASED 120,000
B52-Old House by EDU Ground Floor	Interior	Cream	Wood particle board	Fair	LEAD-BASED 1,800
B52-Old House by EDU Ground Floor	Interior	Pink Cream	Wood particle board	Fair	LEAD-BASED 1,400
B52-Old House by EDU Ground Floor	Interior	White	Wood particle board	Intact	LEAD-BASED 1,500

Table 15: Asbestos Containing Materials – B52 – Old House by EDU

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B52-Old House by EDU Ground Floor	Exterior To skirting	Cladding	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Old House (by EDU)	Year Built:	Unknown
Footprint (m2)	105	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	10/02/2015
General Comments:			

External			
Wall Material:	Timber frame|Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Raised Timber Piles		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	2	Double Doors:	0
Ranchsliders:	0	Windows:	14
Soffit Height (mm):	2800	Soffit Width (mm):	200
Surrounding Features:	Stairs/Ramps|Services|Road		
Comments:			

Internal			
Wall Material:	Pinex|Hardboard		
Wall Finish:	Painted		
Floor Material:	Timber T/G		
Floor Finish:	Lino		
Ceiling Material:	Pinex		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2300	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	3	No. Internal Doors:	3
No. Bathrooms:	1	No. Plant Rooms:	0
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
Accoustic tile on walls too.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			
Tap in handbasin works			

Table 1: B53 – Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B53 Ground Floor	Exterior	Walls Cladding Upper Elevation	Fibre Cement Sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B53 Ground Floor	Exterior	Fascia	Fibre Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B53 Ground Floor	Exterior	Soffit	Fibre Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B53 Ground Floor	Subfloor	Subfloor Formwork	Fibre Cement Sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B53 Ground Floor	Exterior to ward rooms only	Wall Cladding	Fibre Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B53 Ground Floor	Room 77	Wall Cladding	Fibre cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B53 Ground Floor	Room 83	Boiler unit main flange	Gasket	Very Low (2)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B53 Ground Floor	Room 83	Pipework flanges	Gasket	Very Low (2)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 22: B53 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
No lead-based lead paint samples were identified during the survey.					

OPUS Tokanui Building Inspection

General			
Building:	Ward 19	Year Built:	1978
Footprint (m2)	2100	Storeys:	1|Basement
Surveyed by:	NE and SD	Survey Date:	11/02/2015
General Comments:			
Concrete washdown bays around exterior are 4.6m x 3.1 x6 of ~2m apart on each side of building, and two wash down bays at 6.9m x 6.5m all with 2m high wall separating them with a walkway surrounding			

External			
Wall Material:	Reinforced concrete block|Cement sheet		
Wall Finish:	Painted|Solid Plaster		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	16	Double Doors:	5
Ranchsliders:	2	Windows:	4
Soffit Height (mm):	3000	Soffit Width (mm):	800
Surrounding Features:	Stairs|Ramps|Awnings/Pergolas|Services|Road		
Comments:			
Sliding doors are roller doors. Stainless steel fire surpression cabinets			

Internal			
Wall Material:	Gib Plaster|Timber Frame|Concrete Block|Other		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:	Lino		
Ceiling Material:	Gib Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2600	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	47	No. Internal Doors:	118
No. Bathrooms:	12	No. Plant Rooms:	1
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			
Walls lined with partical board before GIB.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 23: B54 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
No lead-based lead paint samples were identified during the survey.					

Table 2: B54 – Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
No positive ACMs were identified during the survey.					

OPUS Tokanui Building Inspection

General			
Building:	Water Tower	Year Built:	1978
Footprint (m2)	10	Storeys:	2
Surveyed by:	NE and SD	Survey Date:	11/02/2015
General Comments:			

External			
Wall Material:	Reinforced concrete in situ		
Wall Finish:	Painted|Solid Plaster		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Concrete Water Tank		
Roof Finish:	Painted	Gutters Present:	no
Single Doors:	0	Double Doors:	0
Ranchsliders:	0	Windows:	0
Soffit Height (mm):	7000	Soffit Width (mm):	
Surrounding Features:	Services		
Comments:			
Water tank of 3m diameter on top by 2.5m high (see photo 3).			

Internal			
Wall Material:	Reinforced Concrete in situ		
Wall Finish:	None		
Floor Material:	Concrete		
Floor Finish:	None		
Ceiling Material:	Concrete		
Ceiling Finish:	None		
Av. Stud Height (mm):	6900	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	1	No. Internal Doors:	0
No. Bathrooms:	0	No. Plant Rooms:	1
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			
Metal and copper pipe work. Access ladder.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:	Still under pressure		
Surrounding Features:	Vegetation		
Comments:			

Table 3: B55 - Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B55, Ground Floor	Room 28 Ceiling	Pipe from ceiling	Lagging	High (11)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B55, Ground Floor	Boiler Room	Pipework	Insulation material	Medium (7)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B55, Ground Floor	Boiler Room	Boiler Unit	Insulation	Medium (7)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B55, Ground Floor	Room 29	Sub Main	Fuses	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B55, Ground Floor	Exterior	Around building	Fibre Cement Sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B55, Ground Floor	Room 11	Wall Lining	Fibre Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B55, Ground Floor	Room 19	Heater to Wall	Wiring	Very Low (4)	Remove intact prior to demolition by a licenced asbestos removalist under Class B controls
B55, Ground Floor	Room 42	Red gaskets	Gasket	Very Low (2)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B55, Ground Floor	Exterior	Water Tank Housing	Fibre Cement Sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 24: B55 - Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 55 - Ward K, Ground Floor	Exterior	White	Wood	Poor	LEAD-BASED 66,000
Building 55 - Ward K, Ground Floor	Exterior	Beige	Wood	Intact	LEAD-BASED 34,000

OPUS Tokanui Building Inspection

General			
Building:	Ward K	Year Built:	Unknown
Footprint (m2)	1480	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	5/02/2015
General Comments:			

External			
Wall Material:	Brick|Concrete in situ|Reinforced concrete block|Cement sheet|Board and ba		
Wall Finish:	Painted|Brick|Solid Plaster		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron|Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	11	Double Doors:	5
Ranchsliders:	2	Windows:	303
Soffit Height (mm):	3500	Soffit Width (mm):	500
Surrounding Features:	Stairs|Ramps|Awnings/Pergolas|Services|Road|Concrete Chimneys|Header Tanks		
Comments:			

Internal			
Wall Material:	Gib Plaster|Timber Pannelling|Timber Frame|Brick		
Wall Finish:	Painted|Wallpaper|Tile|Pre-finished sheeting		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Carpet|Lino|Tiles		
Ceiling Material:	Plaster|Fibrous Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2500	Max. Stud Height (mm):	3200
Rooms of Max. Stud Height:	3		
No. Rooms:	38	No. Internal Doors:	60
No. Bathrooms:	6	No. Plant Rooms:	2
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
High stud in dayroom kitchen dinning			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Hallway entry		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 25: B55 - Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building B56 - Ward E, Ground Floor	46-48	Blue	Plaster	Intact	LEAD-BASED 1,700
Building B56 - Ward E, Ground Floor	Exterior	Yellow	Wood	Intact	LEAD-BASED 110,000
Building B56 - Ward E, Ground Floor	Exterior	White	Wood	Poor	LEAD-BASED 120,000
Building B56 - Ward E, Ground Floor	Exterior	Red	Concrete	Fair	LEAD-BASED 1,300
Building B56 - Ward E, Ground Floor	Exterior	Green	Metal	Poor	LEAD-BASED 50,000

Table 4: B56 - Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B56, Basement	Boiler Room and Subfloor Pipe	Lagging	ACM lagging	Medium (9)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B56, Ground Floor	Rooms 22,23,45,31,42, 39, 38, 36, 52-54	Wall Cladding	Fibre Cement Sheeting	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B56, Ground Floor	Exterior	Soffit	Fibre Cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B56, Ground Floor	Exterior	Fascia	Fibre Cement	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B56, Ground Floor	Room 29	Wall-Mounted Fuse Holder	Fuses	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B56, Ground Floor	Room 49	Flange	Gasket	Very Low (2)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B56, Roof	Exterior	Water Tank Housings	Fibre Cement Sheet	Very Low (2)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Ward E	Year Built:	1958
Footprint (m2)	1480	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	5/02/2015
General Comments:			

External			
Wall Material:	Brick|Concrete in situ|Reinforced concrete block|Cement sheet		
Wall Finish:	Painted|Brick|Solid Plaster		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron|Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	11	Double Doors:	5
Ranchsliders:	2	Windows:	303
Soffit Height (mm):	3500	Soffit Width (mm):	500
Surrounding Features:	Stairs/Ramps|Awnings/Pergolas|Services|Road|Concrete Chimneys|Header Tanks		
Comments:			
Extension to roof above plant rooms (see photo 10)			

Internal			
Wall Material:	Gib Plaster|Timber Pannelling|Timber Frame|Seratone|Concrete Block|Brick		
Wall Finish:	Painted|Wallpaper|Tile|Pre-finished sheeting		
Floor Material:	Concrete|Timber Native T/G		
Floor Finish:	Carpet|Lino|Tiles		
Ceiling Material:	Gib Plaster|Fibrous Plaster|Timber (TGV)		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2700	Max. Stud Height (mm):	3200
Rooms of Max. Stud Height:	3		
No. Rooms:	39	No. Internal Doors:	60
No. Bathrooms:	8	No. Plant Rooms:	2
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
High studs in kitchen and dining dayroom			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Hallway		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 5: B57 Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B57, Ground Floor	1 Pool floor following pipe	Boxing to trench	Fibre Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B57, Ground Floor	4 Pipe	Flanges	Gasket	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B57, Ground Floor	4 Wall	Zip internal	Cable wrap	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 26: B57 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 57 - Pool and Pool Shed, Ground Floor	Exterior	White	Wood	Fair	LEAD-BASED 4,200

OPUS Tokanui Building Inspection

General			
Building:	Pool and pool shed	Year Built:	Unknown
Footprint (m2)	525	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	9/02/2015
General Comments:			
Wire mesh perimeter fence. Main pool 338m2 and 1m to 1.5m deep. Kids pool 24m2 and 0.5m deep. Could not access pool shed.			

External			
Wall Material:	Concrete in situ|Reinforced Concrete block|Corrugated iron		
Wall Finish:	Painted|Solid Plaster		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	4	Double Doors:	0
Ranchsliders:	0	Windows:	8
Soffit Height (mm):		Soffit Width (mm):	
Surrounding Features:	Stairs/Ramps|Awnings/Pergolas|Services|Road		
Comments:			
Concrete retaining wall at north end of pool see photo. Concrete surrounding pool. Kids in situ concrete pool			

Internal			
Wall Material:	Timber Frame|Concrete Block		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:	Other		
Ceiling Material:	Hardboard		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2600	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	4	No. Internal Doors:	
No. Bathrooms:	2	No. Plant Rooms:	1
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 27: B59 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 59 - Gardener, Ground Floor	Exterior	Pink	Wood	Fair	LEAD-BASED 210,000
Building 59 - Gardener, Ground Floor	Exterior	Maroon	Wood/ metal	Fair	LEAD-BASED 71,000

Table 6: B59 Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
No ACM identified during the survey.					

OPUS Tokanui Building Inspection

General			
Building:	Gardener	Year Built:	Unknown
Footprint (m2)	280	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			

External			
Wall Material:	Corrugated iron		
Wall Finish:	None		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	no
Single Doors:	0	Double Doors:	0
Ranchsliders:	2	Windows:	5
Soffit Height (mm):	2500	Soffit Width (mm):	300
Surrounding Features:	Road		
Comments:			
Rimu framing. Exposed truss construction			

Internal			
Wall Material:			
Wall Finish:			
Floor Material:			
Floor Finish:			
Ceiling Material:			
Ceiling Finish:			
Av. Stud Height (mm):		Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	1	No. Internal Doors:	
No. Bathrooms:		No. Plant Rooms:	0
Pipework Lagging:	N/A	Radiator Heating System:	yes
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Table 7: B60 Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
No ACM identified during the survey.					

Table 28: B60 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building B60 - Fitter, Ground Floor	Interior	Yellow pink	Wood	Intact	LEAD-BASED 55,000
Building B60 - Fitter, Ground Floor	Exterior	Pink	Wood	Intact	LEAD-BASED 120,000
Building B60 - Fitter, Ground Floor	Exterior	Maroon	Wood	Intact	LEAD-BASED 8,400

OPUS Tokanui Building Inspection

General			
Building:	Fitter	Year Built:	Unknown
Footprint (m2)	100	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			
Cannot gain access. Too many blackberry bushes and wasp nests			

External			
Wall Material:	Timber frame|Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	2	Double Doors:	0
Ranchsliders:	0	Windows:	10
Soffit Height (mm):	2500	Soffit Width (mm):	400
Surrounding Features:	Road		
Comments:			

Internal			
Wall Material:	Gib Plaster		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Gib Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2400	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	6	No. Internal Doors:	6
No. Bathrooms:	1	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			
Cannot get internal access			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			
Wasps and blackberries			

Table 29: B61 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building B61 - Shed 11, Ground Floor	Exterior	White	Wood	Fair	LEAD-BASED 75,000
Building B61 - Shed 11, Ground Floor	Exterior	Purple	Wood	Fair	LEAD-BASED 55,000

Table 8: B61 Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B61, Ground Floor	1 Floor corner	Lagging	Rope	Medium (9)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B61, Ground Floor	Exterior Soffit	Soffit	Cement sheet	Very Low (2)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Shed 11	Year Built:	Unknown
Footprint (m2)	16	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	19/02/2015
General Comments:			
Wasp nest present on door cannot enter			

External			
Wall Material:	Reinforced concrete block		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:		Double Doors:	1
Ranchsliders:		Windows:	0
Soffit Height (mm):	2300	Soffit Width (mm):	350
Surrounding Features:	Road|Powerlines		
Comments:			
3.0m x 3.6m concrete block shed			

Internal			
Wall Material:	Concrete Block		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:			
Ceiling Material:			
Ceiling Finish:			
Av. Stud Height (mm):	2200	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	1	No. Internal Doors:	
No. Bathrooms:		No. Plant Rooms:	0
Pipework Lagging:		Radiator Heating System:	no
Comments:			
Could not get access to this shed			

Environmental			
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 9: B62 Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B62, Ground Floor	4,6 Ground and storage shelf	Debris	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B62, Ground Floor	External Wall	Cladding panel	Fibre cement	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 30: B62 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 62 - Racks, Roof	Exterior	Light blue	Metal	Intact	LEAD-BASED 1,100
Building 62 - Racks, Roof	Room 2,3,5	Purple	Plasterboard	Intact	LEAD-BASED 120,000
Building 62 - Racks, Roof	All exterior	White	Wood	Intact	LEAD-BASED 120,000

OPUS Tokanui Building Inspection

General			
Building:	Racks	Year Built:	Unknown
Footprint (m2)	350	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			
External covered racking system for supplies			

External			
Wall Material:	Timber frame|Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	no
Single Doors:	0	Double Doors:	2
Ranchsliders:	3	Windows:	2
Soffit Height (mm):	3000	Soffit Width (mm):	258
Surrounding Features:	Road		
Comments:			

Internal			
Wall Material:	Timber Frame (Native) Racks		
Wall Finish:			
Floor Material:	Concrete		
Floor Finish:	None		
Ceiling Material:	None		
Ceiling Finish:			
Av. Stud Height (mm):	2400	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	7	No. Internal Doors:	5
No. Bathrooms:	0	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Table 31: B63 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 63 - Workshop, Ground Floor	Internal	Beige	Concrete	Intact	LEAD-BASED 9,000
Building 63 - Workshop, Ground Floor	Internal	White	Plaster	Intact	LEAD-BASED 37,000
Building 63 - Workshop, Ground Floor	Exterior	White	Wood	Intact	LEAD-BASED 69,000
Building 63 - Workshop, Ground Floor	Exterior	Purple	Wood	Intact	LEAD-BASED 79,000
Building 63 - Workshop, Ground Floor	Exterior	Green	Concrete	Intact	LEAD-BASED 11,000

Table 10: B63 Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B63, Ground Floor	Rooms 9, 12	Radiator Pipe to Wall	Rope	Medium (7)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B63, Ground Floor	Rooms 6, 12	Pipes along Wall	Lagging	Medium (8)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B63, Ground Floor	Room 10	Spray booth	AIB	Medium (7)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B63, Ground Floor	Roof	Roof Sheeting	Fibre Cement	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B63, Ground Floor	Room 4	Wall Cladding	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B63, Ground Floor	Rooms 2, 3	Wall Lining	Fibre Cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B63, Ground Floor	Exterior	Soffits	Fibre Cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B63, Ground Floor	External to 5	Wall Cladding	Fibre Cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B63, Ground Floor	Exterior	Downpipes	Fibre cement	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B63, Ground Floor	Room 6	Pipe	Gasket	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B63, Ground Floor	Room 5	Dust extraction unit	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B63, Ground Floor	Exterior	Metal downpipes	Putty	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General

Building:	Workshop	Year Built:	Unknown
Footprint (m2)	1100	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			
Has dust extraction system			

External

Wall Material:	Reinforced concrete in situ|Reinforced concrete block|Bevel back weatherbo		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron|Other		
Roof Finish:	None	Gutters Present:	yes
Single Doors:	5	Double Doors:	6
Ranchsliders:	6	Windows:	47
Soffit Height (mm):	3150	Soffit Width (mm):	600
Surrounding Features:	Stairs/Ramps|Road		
Comments:			
Roof is concrete corrugated sheet likely asbestos			

Internal

Wall Material:	Gib Plaster|Seratone|Concrete Block		
Wall Finish:	Painted|Wallpaper|Tile		
Floor Material:	Concrete		
Floor Finish:	Lino|Tiles|Other		
Ceiling Material:	Fibrous Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	3150	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	3	No. Internal Doors:	2
No. Bathrooms:	1	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			
some shelves are solid rimu			

Environmental

Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Fitters front room		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation|Other		
Comments:			

Demolished prior to 4Sight Pb & ACM Survey

OPUS Tokanui Building Inspection

General			
Building:	Sports Pavilion	**Year Built:**	Unknown
Footprint (m2)	120	**Storeys:**	1
Surveyed by:	SD and AS	**Survey Date:**	16/02/2015
General Comments:			

External			
Wall Material:	Concrete in situ|Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	**Gutters Present:**	yes
Single Doors:	3	**Double Doors:**	1
Ranchsliders:	0	**Windows:**	14
Soffit Height (mm):	2800	**Soffit Width (mm):**	400
Surrounding Features:	Concrete Chimneys		
Comments:			

Internal			
Wall Material:	Hardboard|Seratone		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Gib Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2400	**Max. Stud Height (mm):**	2400
Rooms of Max. Stud Height:	6		
No. Rooms:	6	**No. Internal Doors:**	2
No. Bathrooms:	2	**No. Plant Rooms:**	0
Pipework Lagging:	no	**Radiator Heating System:**	no
Comments:			
No access. Viewed through the windows			

Environmental			
Electricity Isolated:	yes	**Water Isolated:**	no
Distribution Board Loc:	Main room		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 11: B65 Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B65, Ground Floor	Room 5	Pipe	Insulation material	Medium (9)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B65, Ground Floor	Room 5	Boiler unit	Insulation material	Medium (9)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B65, Ground Floor	External	Roof	Fibre Cement	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B65, Ground Floor	Room 5	Internal walls	Fibre Cement	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B65, Ground Floor	Room 1	Ceiling of entry	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B65, Ground Floor	External	Canopy	Bitumen	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B65, Ground Floor	Room 5	Flanges	Composite material (Gaskets)	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B65, Ground Floor	Rooms 10, 13, 19	Walls	Insulation	Very Low (2)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 32: B65 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 65 - Store, Ground Floor	Internal	Blue	Concrete	Intact	LEAD-BASED 2,100
Building 65 - Store, Ground Floor	Internal	White	Wood/ plaster	Intact	LEAD-BASED 1,200
Building 65 - Store, Ground Floor	Exterior	White	Wood	Intact	LEAD-BASED 12,000

OPUS Tokanui Building Inspection

General			
Building:	Store	Year Built:	Unknown
Footprint (m2)	1160	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	13/02/2015
General Comments:			
I beam on reinforced concrete concrete column forming a skillion roof			

External			
Wall Material:	Reinforced concrete in situ		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Tin ribbed|Reinforced glass		
Roof Finish:	painted	Gutters Present:	no
Single Doors:	2	Double Doors:	2
Ranchsliders:	2	Windows:	27
Soffit Height (mm):	0	Soffit Width (mm):	0
Surrounding Features:	Stairs/Ramps|Road		
Comments:			
Roof is concrete corrugated sheet likely asbestos. 2 large roller doors marked as sliders. South side stud to roof top mesh reinforced glasd along entire length			

Internal			
Wall Material:	Concrete in situ|Timber frame |Hardboard		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:	Lino|Tiles|Other		
Ceiling Material:	Fibrous Plaster|Pinex		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2740	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	21	No. Internal Doors:	19
No. Bathrooms:	2	No. Plant Rooms:	1
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			
Entire structure cast in situ concrete incl all bar 6 internal walls			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Room 1, which is west end room. Room 2 (larger one)		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 33: Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 66 - Assistant Engineers Office, Ground Floor	Interior	Cream	Concrete	Poor	LEAD-BASED 1,700
Building 66 - Assistant Engineers Office, Ground Floor	Interior	Beige	Wood	Intact	LEAD-BASED 140,000

Table 12: B66 Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B66, Ground Floor	External Soffit to 1-5	Soffit	Fibre Cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B66 Ground Floor	5 East and South walls	Electrical board	Backing board	Very Low (2)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Assistant Engineers Office	Year Built:	Unknown
Footprint (m2)	250	Storeys:	1
Surveyed by:	SD and AS	Survey Date:	16/02/2015
General Comments:			
Fuel spills on exterior perimeter			

External			
Wall Material:	Corrugated iron		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	3	Double Doors:	
Ranchsliders:	3	Windows:	12
Soffit Height (mm):	3540	Soffit Width (mm):	400
Surrounding Features:	Stairs/Ramps|Road		
Comments:			
Roller doors marked as sliders			

Internal			
Wall Material:	Concrete Block		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:	Carpet|Other		
Ceiling Material:	Gib Plaster		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2650	Max. Stud Height (mm):	3600
Rooms of Max. Stud Height:	3		
No. Rooms:	4	No. Internal Doors:	4
No. Bathrooms:	0	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			
4 equipment storage bays plus office building. Severe amount of animal poo throughout			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	West most room of office lot		
Water Valve Loc:	No evidence of water for this building		
Surrounding Features:			
Comments:			

Table 13: B67 Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B67, Ground Floor	External Soffit	Soffit	Fibre cement	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B67, Ground Floor	Room 1 Around flue	Wall lining	AIB	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class A controls

Table 34: B67 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 67 - Shed 8, Ground Floor	Exterior	Maroon	Wood	Fair	LEAD-BASED 1,100

OPUS Tokanui Building Inspection

General			
Building:	Shed 8	Year Built:	Unknown
Footprint (m2)	20	Storeys:	1
Surveyed by:	NE, SD and AS	Survey Date:	16/02/2015
General Comments:			
4.6 x 3.6 Concrete block structure with ship lap weather board parapet roof			

External			
Wall Material:	Reinforced concrete block|Reinforced concrete block|Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Flat Roof|Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	0	Double Doors:	2
Ranchsliders:	0	Windows:	0
Soffit Height (mm):	2800	Soffit Width (mm):	300
Surrounding Features:	Stairs/Ramps|Services|Road|Powerlines		
Comments:			
2.4m steel chimney of furnace above roof line. There is a 1.2m high 12.6m long concrete block storage bay with concrete slab and a mesh fence joined to in situ concrete repair pit between shed 8 and the engineers office see photos			

Internal			
Wall Material:	Concrete Block		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:			
Ceiling Material:			
Ceiling Finish:			
Av. Stud Height (mm):	2100	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	1	No. Internal Doors:	0
No. Bathrooms:	0	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			
Old furnace housing			

Environmental			
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:	By furnace		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 35: B68 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 68 - Boiler House, Ground Floor	Exterior	White	Wood	Fair	[illegible] 47,000

Table 14: B68 Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B68, Ground Floor	12	Southern wall	Insulation material	High (11)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B68, Mezzanine	6	Above toilet/shower	Insulation material	High (11)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B68, Ground Floor	1	Top of Boiler 3	Insulation	High (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B68, Ground Floor	3	Fuse cabinets to north wall	Rope	Medium (7)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B68, Mezzanine	1	Above boiler 3	Wire Insulation	Medium (7)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B68, Roof	2	Roof	Fibre Cement	Very Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B68, Ground Floor	1	Boiler 3	Rope	Very Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B68, Mezzanine	External	Wall Cladding	Fibre Cement	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B68, Ground Floor	External	Soffits	Fibre Cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B68, Ground Floor	1, 4, 12	Pipe flanges	Gaskets	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B68, Ground Floor	Internal	Boiler House	Gaskets	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B68, Mezzanine	Internal	Wall lining (throughout) and 9	Fibre cement	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B68, Ground Floor	1	Boiler 1	Insulation	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls using glovebag

OPUS Tokanui Building Inspection

General			
Building:	Boiler House	Year Built:	Unknown
Footprint (m2)	630	Storeys:	2|Basement
Surveyed by:	NE and RS	Survey Date:	19/02/2015
General Comments:			
Boiler mechanical and structure for demo scoped by Graeme Salter. please attach his reports.			

External			
Wall Material:	Concrete in situ|Cement sheet|Galvanised steel		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	1	Double Doors:	4
Ranchsliders:	5	Windows:	62
Soffit Height (mm):		Soffit Width (mm):	
Surrounding Features:	Stairs/Ramps|Awnings/Pergolas|Services|Road|Powerlines|Other		
Comments:			
Ranch sliders are roller doors. 3 story steel staircase at west end of building to access roof, as well as insitu concrete wash pit and I beam construction canopy at average 8.5m high. 3 times stainless steel smoke stacks on roof. Two raised diesel tanks on concrete plinth at north side of building. Mechanical machinery on roof.			

Internal			
Wall Material:	Timber Frame|Hardboard|Concrete in situ		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:			
Ceiling Material:	Hardboard		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2750	Max. Stud Height (mm):	6500
Rooms of Max. Stud Height:	3		
No. Rooms:	112	No. Internal Doors:	8
No. Bathrooms:	1	No. Plant Rooms:	5
Pipework Lagging:	yes	Radiator Heating System:	no
Comments:			
Concrete column and I beam construction with timber purlins. High roof purlins appear to be clean solid Rimu. There are service trenches in the floor throughout, some are missing covers. Old chemical drums and containers present. Old batteries present. Lagged pipework overhead throughout. Valve house contains basement area with stagnant water flooding. Boiler stacks are solid concrete			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Generator room		
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			
Extreme risk of asbestos and chemical contamination.			

Table 15: B69 Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B69, Roof	Roofing	Corrugated Sheet	Fibre cement	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B69, 1	External walls	Cladding	Fibre cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B69, Roof	Roof to 12 Flue	Flue lining	Fibre cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B69, Roof	Roof to 12 Flue	Bitumen Membrane	Bitumen Paper	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B69, Roof	Entrance Canopy	Waterproof Membrane	Bitumen	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 36: B69 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 69 - Fire Station, Ground Floor	Interior 5,6,8-11	Green	Concrete, plaster, wood	Intact	LEAD-BASED 2,800

OPUS Tokanui Building Inspection

General			
Building:	Fire station	Year Built:	Unknown
Footprint (m2)	400	Storeys:	2
Surveyed by:	NE and SD	Survey Date:	13/02/2015
General Comments:			

External			
Wall Material:	Reinforced concrete in situ|Reinforced concrete block|Corrugated iron		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron|Other		
Roof Finish:	None	Gutters Present:	no
Single Doors:	5	Double Doors:	4
Ranchsliders:	1	Windows:	23
Soffit Height (mm):	None	Soffit Width (mm):	None
Surrounding Features:	Stairs/Ramps|Road		
Comments:			
Cannot see roof type			

Internal			
Wall Material:	Timber Pannelling|Pinex|Seratone|Concrete Block|Concrete in situ		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:	Carpet|Lino|Tiles		
Ceiling Material:	Pinex|Hardboard|Seratone|Concrete		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	3600	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	13	No. Internal Doors:	12
No. Bathrooms:	1	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			
1 internal room is a fridge another freezer a lot of stainless steel benches and equipment			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Dining area		
Water Valve Loc:			
Surrounding Features:			
Comments:			

Table 37: B70 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 70 - Kitchen, Ground Floor	Interior	Green	Wood	Fair	LEAD BASED 18,000

Table 16: B70 Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B70, Ground Floor	External Wall	Cladding	Fibre cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B70, Mezzanine	Room 20 Ducting	Sealant	Putty	Very Low (2)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B70, Basement	Tunnels Flanges	Gaskets	Gaskets	Very Low (2)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B70, Basement	Tunnels Ceiling above concrete to tunnel roof	Boxing	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B70, Ground Floor	Exterior Soffit	Soffit	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Kitchen	Year Built:	Unknown
Footprint (m2)	780	Storeys:	1
Surveyed by:	SD and AS	Survey Date:	16/02/2015
General Comments:			

External			
Wall Material:	Concrete in situ		
Wall Finish:	Painted		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	4	Double Doors:	5
Ranchsliders:	2	Windows:	37
Soffit Height (mm):	3900	Soffit Width (mm):	150
Surrounding Features:	Stairs/Ramps|Road|Concrete Chimneys|Other		
Comments:			
Mass rooftop ventilation system			

Internal			
Wall Material:	Seratone|Concrete in situ		
Wall Finish:	Painted|Tile		
Floor Material:	Concrete		
Floor Finish:	Carpet|Lino|Tiles		
Ceiling Material:	Gib Plaster|Concrete		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2600	Max. Stud Height (mm):	2800
Rooms of Max. Stud Height:	12		
No. Rooms:	16	No. Internal Doors:	8
No. Bathrooms:	2	No. Plant Rooms:	0
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			
Fridge and freezer units still insulated. Mass ventilation system			

Environmental			
Electricity Isolated:	no	Water Isolated:	no
Distribution Board Loc:	Main room		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 17: B71 Summary of ACM identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B71, Ground Floor	External Fascia	Fascia	Fibre cement	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B71, Ground Floor	Room 4 Hot water cylinder cupboard	Wiring	Wrap	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B71, Ground Floor	Exterior to 3 South wall	Infill panels	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B71, Ground Floor	Rooms 1,6,7 Between Wall joins	Expansion gap	Sealant	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 38: B71 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 71 - Garages, Ground Floor	3,4,5	Blue	Wood and concrete	Fair	LEAD BASED 1,500
Building 71 - Garages, Ground Floor	Exterior	Red	Wood	Poor	LEAD-BASED 11,000
Building 71 - Garages, Ground Floor	Exterior	Blue	Metal	Intact	LEAD-BASED 7,700

OPUS Tokanui Building Inspection

General			
Building:	Garages	Year Built:	Unknown
Footprint (m2)	300	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	13/02/2015
General Comments:			

External			
Wall Material:	Reinforced concrete block		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	no
Single Doors:		Double Doors:	12
Ranchsliders:		Windows:	2
Soffit Height (mm):	3300	Soffit Width (mm):	1000
Surrounding Features:	Road		
Comments:			

Internal			
Wall Material:	Concrete Block		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:	Lino|Other		
Ceiling Material:	Gib Plaster|Other		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	3000	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	8	No. Internal Doors:	6
No. Bathrooms:	1	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			

Environmental			
Electricity Isolated:	N/A	Water Isolated:	no
Distribution Board Loc:	Inside west end		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 39: B73 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 73 - Shed 7 by Laundry, Ground Floor	Exterior	White	Wood and concrete	Poor	LEAD-BASED 1,600
Building 73 - Shed 7 by Laundry, Ground Floor	Exterior	Red	Metal	Intact	LEAD-BASED 91,000
Building 73 - Shed 7 by Laundry, Ground Floor	Exterior	Purple	Wood	Poor	LEAD-BASED 1,200
Building 73 - Shed 7 by Laundry, Ground Floor	Exterior	Yellow	Wood	Poor	LEAD-BASED 13,000

Table 18: B73 Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B73, Ground Floor	Room 2, Large pipe run supports	Boxing	Fibre Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Shed 7	Year Built:	Unknown
Footprint (m2)	23	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	19/02/2015
General Comments:			
Structure made up of two joined sheds timber one housing what looked to be conc transformer plinth and electrical switch board and the in situ concrete shed contain plant pipework see photo			

External			
Wall Material:	Concrete in situ|Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	3	Double Doors:	
Ranchsliders:		Windows:	6
Soffit Height (mm):	2200	Soffit Width (mm):	100
Surrounding Features:	Services|Road		
Comments:			
Concrete shed has pipework and service trench connecting to the laundry			

Internal			
Wall Material:	Timber Frame|Concrete in situ		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:			
Ceiling Material:			
Ceiling Finish:			
Av. Stud Height (mm):	2200	Max. Stud Height (mm):	2400
Rooms of Max. Stud Height:	2		
No. Rooms:	2	No. Internal Doors:	
No. Bathrooms:		No. Plant Rooms:	1
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			

Environmental			
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:	Timber shed		
Water Valve Loc:			
Surrounding Features:			
Comments:			

Table 19: B74 Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B74, Ground Floor	Rooms 2, 9, 11,12, 13 Pipe	Lagging	Insulation material	Medium (9)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B74, Ground Floor	Rooms 2 and 13 Ceiling	Ceiling lining	Fibre cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B74, Ground Floor	Internal Flange	Gasket	Gasket	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B74, Ground Floor	Rooms 2 and 13 Wall	Wall lining	Fibre cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B74, Roof	Exterior Roof to 2	Corrugated sheet	Fibre cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B74, Ground Floor	Rooms 4,5,6, 9 Wall	Wall lining	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B74, Ground Floor	Exterior To Rooms 8, 10, 11, 12	Cladding	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B74, Ground Floor	Exterior Extension to loading bay southern elevation.	Cladding	Cement sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 40: B74 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 74 - Laundry, Ground Floor	Interior	White	Concrete and wood	Poor	LEAD-BASED 1,300
Building 74 - Laundry, Ground Floor	13	Blue	Concrete	Fair	LEAD-BASED 1,400

OPUS Tokanui Building Inspection

General			
Building:	Laundry	Year Built:	Unknown
Footprint (m2)	930	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	13/02/2015
General Comments:			
Very dirty. A lot of piping. Very thick concrete floor			

External			
Wall Material:	Concrete in situ		
Wall Finish:	Painted		
Foundation:	Reinforced concrete perimeter footing|Concrete slab		
Roof Material:	Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	1	Double Doors:	2
Ranchsliders:	4	Windows:	15
Soffit Height (mm):	0	Soffit Width (mm):	0
Surrounding Features:	Road|Other		
Comments:			
South wall stud to roof top steel mesh reinforced glaas along entire length of southern wall. SE corner has loading bay with 2 x 6m high rollers. 4 roller doors marked as sliders, 2 of these are 6m high. Other surrounding features includes drainage and transformer shed with oil contamination but no transformer.			

Internal			
Wall Material:	Concrete in situ|Seratone		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:	Lino|None		
Ceiling Material:	None		
Ceiling Finish:			
Av. Stud Height (mm):	2800	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	9	No. Internal Doors:	9
No. Bathrooms:	1	No. Plant Rooms:	1
Pipework Lagging:	yes	Radiator Heating System:	no
Comments:			
600mm solid concrete floor on top of concrete slab foundation.			

Environmental			
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Room by itself, left hand side in entrance corridor		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			
Full of guano			

Table 41: B75 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 75 - Doctors Flats, Ground Floor	Exterior	White	Wood	Intact	LEAD BASED 73,000
Building 75 - Doctors Flats, Ground Floor	Exterior	Green	Metal	Intact	LEAD BASED 20,000

Table 20: B75 Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B75, Ground Floor	Room 13,17/18 Ceiling space Packing to flue	Insulation board	AIB	Low (6)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
B75, Ground Floor	Room 4, 10 Floor	Floor lining	Vinyl	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls if via "cut and drop". Otherwise remove under Class A controls
B75, Ground Floor	External Wall	Cladding	Fibre cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B75, Ground Floor	External Gable ends	Eaves	Fibre cement	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B75, Ground Floor	External Soffit	Soffit	Fibre cement	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B75, Ground Floor	Room 18 Wall	Electrical board	Board	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls or inspect once power is isolated
B75, Ground Floor	Room 19 Wall and ceiling	Lining	Cement sheet	Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B75, Ground Floor	Exterior Porch to 1, infill panel to 1 and infill panel to 11	Cladding	Fibre Cement	Very Low (2)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

OPUS Tokanui Building Inspection

General			
Building:	Doctors Flats	Year Built:	1981/1982
Footprint (m2)	335	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	20/02/2015
General Comments:			
These flats are tenanted by security staff.			

External			
Wall Material:	Brick|Concrete in situ|Cement sheet		
Wall Finish:	Painted|Brick		
Foundation:	Concrete perimeter footing with concrete piles|Concrete Slab under Toilets & Kitchens Only		
Roof Material:	Pitched corrugated iron		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	5	Double Doors:	0
Ranchsliders:	0	Windows:	27
Soffit Height (mm):	3400	Soffit Width (mm):	600
Surrounding Features:	Stairs/Ramps|Awnings/Pergolas|Services|Road|Concrete Chimneys|Powerlines		
Comments:			
47m2 of concrete patio areas see photos. There is a insitu concrete retaining wall around the south and west side of the flats tapering from. 2m to 1.5m at highest point. aprox 28m long see photo. Old clothes lines x2 and old 10m2 shed slab at west side of flats.			

Internal			
Wall Material:	Gib Plaster|Timber Pannelling|Timber Frame|Hardboard|Seratone		
Wall Finish:	Painted|Wallpaper|Pre-finished sheeting		
Floor Material:	Timber T/G		
Floor Finish:	Carpet|Lino		
Ceiling Material:	Gib Plaster|Hardboard		
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2450	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	21	No. Internal Doors:	25
No. Bathrooms:	3	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			
The flooring material appears to be native timber rimu/matai. Sprinkler system present.			

Environmental			
Electricity Isolated:	no	Water Isolated:	no
Distribution Board Loc:	west wall flat one		
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Table 21: B76 Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
No ACMs were identified or presumed during the survey.					

Table 42: B76 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
No lead-based paint samples were identified during the survey.					

OPUS Tokanui Building Inspection

General			
Building:	Doctors Flats Garages	Year Built:	1981/1982
Footprint (m2)	112	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	20/02/2015
General Comments:			
Timber pole and frame construction cladded with galvanised iron sheeting to outside only.			

External			
Wall Material:	Galvanised Steel		
Wall Finish:			
Foundation:	Concrete plinth with post brackets		
Roof Material:	Pitched corrugated iron		
Roof Finish:	None	Gutters Present:	no
Single Doors:	0	Double Doors:	0
Ranchsliders:	0	Windows:	0
Soffit Height (mm):	2460	Soffit Width (mm):	200
Surrounding Features:	Services|Road|Fence		
Comments:			
Concrete pile with bracket and bolt fixings to timber frame. Galvanised sheet cladding. Pole farm fence next to west side.			

Internal			
Wall Material:	Timber Frame		
Wall Finish:	Other		
Floor Material:	Other		
Floor Finish:	Other		
Ceiling Material:	Other		
Ceiling Finish:			
Av. Stud Height (mm):	2380	Max. Stud Height (mm):	
Rooms of Max. Stud Height:			
No. Rooms:	5	No. Internal Doors:	0
No. Bathrooms:	0	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			
5 bay car garaging with unlined timber frame fixed with brackets to concrete pile foundations. Sprinkler system present. Floor is chip seal same as driveway			

Environmental			
Electricity Isolated:	no	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees|Vegetation		
Comments:			

Making Sustainability Happen