

FORMER TOKANUI HOSPITAL
DEMOLITION AND REMEDIATION
DEMOLITION MANAGEMENT PLAN



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TOITŪ TE WHENUA – LAND INFORMATION NEW ZEALAND

FORMER TOKANUI HOSPITAL DEMOLITION AND REMEDIATION

DEMOLITION, DECONSTRUCTION & REMEDIATION MANAGEMENT PLAN

TABLE OF CONTENTS

GLOSS	ARY	vi
1	INTRODUCTION	1
2	OBJECTIVES	2
3	SCOPE	2
4	SPECIFIC REQUIREMENTS FOR DEMOLITION WORKS	3
4.1	COMPLIANCE WITH RESOURCE CONSENT REQUIREMENTS	3
4.2	ADHERENCE WITH STANDARDS, CODES, REGULATIONS AND GUIDELINES	4
4.3	SITE MANAGEMENT PLAN REQUIREMENTS	4
5	CULTURAL AND ARCHAEOLOGICAL REQUIREMENTS	6
5.1	CULTURAL REQUIREMENTS.	6
5.2	ARCHAEOLOGICAL DISCOVERY PROTOCOL	6
6	COMMUNICATION	7
6.1	INFORMATION FOR IWI, HAPU & SPECIAL INTEREST GROUPS	7
6.2	INFORMATION FOR NEIGHBOURS	7
6.3	INFORMATION FOR THE GENERAL PUBLIC	7
6.4	COMPLAINTS	7
7	GENERAL REQUIREMENTS	8
7.1	SITE SECURITY	8
7.2	SITE OFFICE, CONTRACTORS YARD AND REFUELING	8
7.3	SERVICES AND AMENITIES	9
7.4	NEAREST MEDICAL CENTRE	9
7.5	OTHER CONTACTS	9
8	SITE CONSTRAINTS	.10
9	EXISTING INFRASTRUCTURE TO BE PROTECTED	.11
9.1	FARM WATER SUPPLY	.11

9.2	WASTEWATER PUMP STATION	11
9.3	TERRACE RETAINING WALL	11
9.4	TRUNK STORMWATER	12
10	DEMOLITION/DECONSTRUCTION WORKS PHILOSOPHY AND SEQUENCING	13
10.1	DEMOLITION/DECONSTRUCTION PHILOSOPHY	13
10.2	POTENTIAL MATERIALS REUSE AND RECOVERY	13
10.3	WORKS BREAKDOWN AND SEQUENCING	14
11	BUILDINGS	15
11.1	SCOPE	15
11.2	METHODOLOGY	15
11.3		16
	11.3.1 Boiler House (B68)	17
	11.3.2 Ward 21 (two storey portion) (B26)	18
	11.3.3 Waipa Community and Training Centre (B10)	
	11.3.4 Ward B (two storey masonry portion) (B12)	20
	11.3.5 Main Administration Building (B1)	21
	11.3.6 Village Hall (B36)	22
11.4	OPUS (2015) BUILDING INSPECTION REPORTS	23
11.5	3D BUILDING SCANNING (2023)	23
11.6	HAZARDOUS SUBSTANCES.	24
12	HORIZONTAL INFRASTRUCTURE	24
12.1	ROADING/PAVEMENT	24
	12.1.1 Background Information	24
	12.1.2 Coal Tar Assessment (February, 2023)	25
	12.1.3 Removal of Roading/Pavement	27
12.2	CONCRETE DUCTING	27
	12.2.1 Background	27
	12.2.2 Removal of Concrete Ducting	29
12.3	OTHER SERVICES	29
	12.3.1 Water Reticulation	30
	12.3.2 Wastewater Reticulation	30
	12.3.3 Stormwater Reticulation	31
	12.3.4 Power and Telecom	32
13	CONTAMINATED SOIL	32

14	WHAREKŌRINO STREAM EMBANKMENT REMOVAL AND REINSTATEMENT	33
14.1	BACKGROUND	33
14.2	METHODOLOGY	34
15	HEALTH & SAFETY	34
15.1	GENERAL	34
15.2	SITE SPECIFIC SAFETY PLANS (SSSPS) & JOB SAFETY ANALYSES (JSAS)	35
15.3	HAZARDOUS SUBSTANCES MANAGEMENT	35
	15.3.1 Asbestos Contaminated Building Materials (ACM)	36
	15.3.2 Asbestos Pipes	36
	15.3.3 Lead Paint Contaminated Building Materials	36
	15.3.4 Guano in Buildings	36
	15.3.5 Contaminated Dust	37
	15.3.6 Buried Historical Demolition Debris	37
	15.3.7 Coal Tar Roading Materials	38
	15.3.8 Hazardous Substances	38
16	SITE SUPERVISION	39
16.1	GENERAL	39
16.2	KEY PERSONNEL CONTACT DETAILS	39
17	EROSION AND SEDIMENT CONTROL	
17.1	GENERALGENERAL	
17.1	VEHICLE SILT/SEDIMENT TRACKING MITIGATION	
17.2	WATER TRAPPED IN BURIED SERVICES	
17.5		
18	DUST, NOISE AND VIBRATION	
18.1	DUST	
18.2	NOISE	
18.3	VIBRATION	43
19	MATERIALS MANAGEMENT	43
19.1	VEGETATION	43
19.2	TREE PROTECTION AND REMOVAL	44
19.3	TEMPORARY STORAGE/STOCKPILING	44
19.4	LOADING AND TRANSPORTING CONTAMINATED MATERIALS	44
19.5	IMPORTED CLEANFILL	45
19.6	OFF-SITE DISPOSAL	45
19.7	RECORD KEEPING	46

19.8	ACCIDENTAL DISCOVERY PROTOCOLS	46
20	TRAFFIC MANAGEMENT	47
20.1	GENERAL	47
20.2	SITE SPEED LIMIT	47
20.3	VEHICLE ACCESS	47
20.4	PUBLIC ROAD DILAPIDATION SURVEY	47
20.5	CONTRACTOR PARKING	47
20.6	TRAFFIC MANAGEMENT PLANNING AND CONTROL (ON-SITE)	48
20.7	TRAFFIC MANAGEMENT PLANNING AND CONTROL (OFF-SITE)	48
20.8	SIGNAGE	48
20.9	MINIMISING IMPACT ON ROAD NETWORK	48
20.10	PEDESTRIAN MANAGEMENT	48
21	REFERENCES	49
GENER	AL DRAWINGS (INCLUDED IN THIS REPORT)	
33205/	G01 Site Features	

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) WASTEWATER DEMOLITION PLAN (SHEET 2 OF 9) 33205/2002 WASTEWATER DEMOLITION PLAN (SHEET 3 OF 9) 33205/2003 33205/2004 WASTEWATER DEMOLITION PLAN (SHEET 4 OF 9) WASTEWATER DEMOLITION PLAN (SHEET 5 OF 9) 33205/2005 33205/2006 WASTEWATER DEMOLITION PLAN (SHEET 6 OF 9) 33205/2007 WASTEWATER DEMOLITION PLAN (SHEET 7 OF 9) 33205/2008 WASTEWATER DEMOLITION PLAN (SHEET 8 OF 9) 33205/2009 WASTEWATER DEMOLITION PLAN (SHEET 9 OF 9) 33205/2100 STORMWATER DEMOLITION PLAN LAYOUT 33205/2101 STORMWATER DEMOLITION PLAN (SHEET 1 OF 9) 33205/2102 STORMWATER DEMOLITION PLAN (SHEET 2 OF 9) 33205/2103 STORMWATER DEMOLITION PLAN (SHEET 3 OF 9)

STORMWATER DEMOLITION PLAN (SHEET 4 OF 9)

33205/2104

33205/2105	STORMWATER DEMOLITION PLAN (SHEET 5 OF 9)
33205/2106	STORMWATER DEMOLITION PLAN (SHEET 6 OF 9)
33205/2107	STORMWATER DEMOLITION PLAN (SHEET 7 OF 9)
33205/2108	STORMWATER DEMOLITION PLAN (SHEET 8 OF 9)
33205/2109	STORMWATER DEMOLITION PLAN (SHEET 9 OF 9)
33205/2200	WATER DEMOLITION PLAN LAYOUT
33205/2201	WATER DEMOLITION PLAN (SHEET 1 OF 9)
33205/2202	WATER DEMOLITION PLAN (SHEET 2 OF 9)
33205/2203	WATER DEMOLITION PLAN (SHEET 3 OF 9)
33205/2204	WATER DEMOLITION PLAN (SHEET 4 OF 9)
33205/2205	WATER DEMOLITION PLAN (SHEET 5 OF 9)
33205/2206	WATER DEMOLITION PLAN (SHEET 6 OF 9)
33205/2207	WATER DEMOLITION PLAN (SHEET 7 OF 9)
33205/2208	WATER DEMOLITION PLAN (SHEET 8 OF 9)
33205/2209	WATER DEMOLITION PLAN (SHEET 9 OF 9)
33205/2300	COMMS DEMOLITION PLAN LAYOUT
33205/2400	POWER DEMOLITION PLAN LAYOUT
33205/2401	POWER DEMOLITION PLAN (SHEET 1 OF 9)
33205/2402	POWER DEMOLITION PLAN (SHEET 2 OF 9)
33205/2403	POWER DEMOLITION PLAN (SHEET 3 OF 9)
33205/2404	POWER DEMOLITION PLAN (SHEET 4 OF 9)
33205/2405	POWER DEMOLITION PLAN (SHEET 5 OF 9)
33205/2406	POWER DEMOLITION PLAN (SHEET 6 OF 9)
33205/2407	POWER DEMOLITION PLAN (SHEET 7 OF 9)
33205/2408	POWER DEMOLITION PLAN (SHEET 8 OF 9)
33205/2409	POWER DEMOLITION PLAN (SHEET 9 OF 9)
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	Hazardous building materials that pose some level of risk to human health and/or
MATERIALS	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	Contaminated land is defined by the Ministry for the Environment as sites at which
LAND	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	The Ngāti Maniapoto Deed of Settlement signed by Maniapoto and the Crown,
SETTLEMENT (DEED)	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	Is as defined in s154 of the Maniapoto Settlement Claims Act 2022. It means a
SELECTION	property described in subpart A or C of part 4 of the property redress schedule for
PROPERTY	which the requirements for transfer under the deed of settlement have been
	satisfied.
DEMOLITION AND	The physical works required to carry out the demolition and remediation of each
REMEDIATION	Tokanui Hospital deferred selection property (excluding any new disposal site or
WORKS*	existing disposal site on that property) as described in paragraph 9.16
EXISTING DISPOSAL	The two existing sites (as described in the existing disposal consents) located on one
SITES*	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	The Ngāti Maniapoto post settlement governance entity, Te Nehenehenui Trust
ENTITY	the regard from a post section energy remainer entity, he itemental must
HORIZONTAL	The roading and accessways, foundations and services that the Crown, with the
INFRASTRUCTURE*	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.
	r

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.	

^{*}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:

May 2024 Project No. 33205
Toitū Te Whenua – Land Information New Zealand
Demolition Management Plan

- "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	Demolition and/or deconstruction of all buildings within Areas 2, 3 and 4 of the
footings/	site, including all footings/foundations. This includes historic demolition debris
foundations	buried around specified buildings that is inferred to come from historic building
	renovation, demolition and/or extension works.
HORIZONTAL INFRAST	RUCTURE
Roading/ paving	Removal of 3.49ha roading/paving and replace with 10,440m³ soil backfill;
(6.2ha, 8600m)	3.3km residual roading retained and converted to farm access track standard
	(i.e. remove paving and retain hardfill basecourse (Option RD3)
Old road	Removal of redundant road embankment crossing over Wharekorino Stream
embankment &	(approximately 6m wide by 80m long); earthworks over 1800m² area of 5200m³
Culvert 2 (~1350dia)	volume, stream bank grading and riparian planting (Option RD4)
Concrete Ducts	Remove entire system (2937m); 880m³ 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	Comments	No	Condition
service			
Power	Light poles (99), power	124	Moderate to poor
	poles (18), other (7)		
Concrete ducting	Concrete duct access	37	Generally moderate
	chambers (37)		
Water	Fire hydrants (41), valves	66	Very poor
	(25)		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Stormwater	Manholes (145),	201	Moderate
	catchpits (56)		7 / . / . / . / . /
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,	Contractor proposed team structure (including responsibilities), including
resources (human and	sub-contractors, all resources (human and plant) and methodology for each
plant), methodology,	work component, staging and overall programme
staging and programme	
Health and safety	Health and safety plan, in compliance with best practice and NZ regulations
	and guidelines.
Quality	Quality assurance/control system, including any hold points, compliance
assurance/control	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	Environmental management plan, covering the management and mitigation
management plan	of all potential discharges to air, water and ground.

Standards, Regulations	List the applicable standards, codes, regulations
and Guidelines	and guidelines the Contractor will apply during the contract.
Consents & Permits	Provide a register of all permits and consents pertaining to the
Register	activities being undertaken by the contractor.
Key Environmental	Provide a detailed description of the key environmental factors to be
Factors & Risks	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
Communications	procedures will be communicated to the project team.
Safe Work Method	Provide specific and detailed safe work method statements for the
	management and mitigation of key human health and environmental risks
Statements	
	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.
C	f. Noise and vibration management.
	g. Air quality management (including dust).
~~	h. Accidental Discovery Protocol (procedure to stop work in the
~(0	unlikely event of a discovery of items of archaeological or heritage
	significance, in accordance with this Site Management Plan).
Assurance &	Provide a programme of and describe the quality and environmental
Monitoring	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	Provide a detailed procedure for the management of complaints and
& Register	the complaints register (refer Section 6).
Emergency Response	Provide a detailed procedure for emergency response to each type of
Plan	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 washi 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.

9

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.
S.(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.

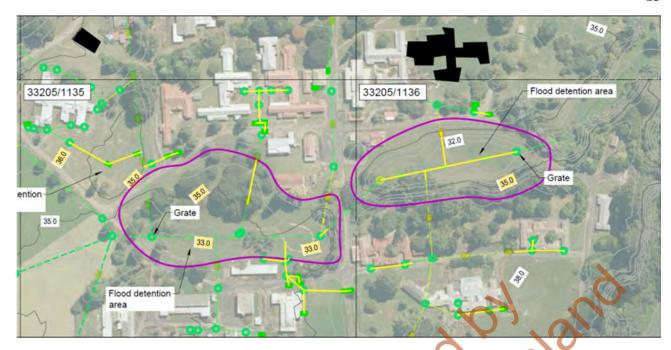


Figure 2: Likely Extent of Pre- and Post-demolition works CCTV of Trunk Stormwater System

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

	cling ential	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	25 10

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) Wharekorino Stream Embankment Removal and Reinstatement section 14.

Works sequencing is summarised below.

Table 7: Proposed Work Sequencing

Phase	Works		Indicativ	e Timef	rame	
1	1. Site establishment;	8.5	months	(June	2024	to
	2. Environmental Clean of Structures;	Febr	uary 2025)		
	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;					

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

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 (m²), 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)
May 2024 Project No. 33205
Toitū Te Whenua – Land Information New Zealand
Demolition Management Plan

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)

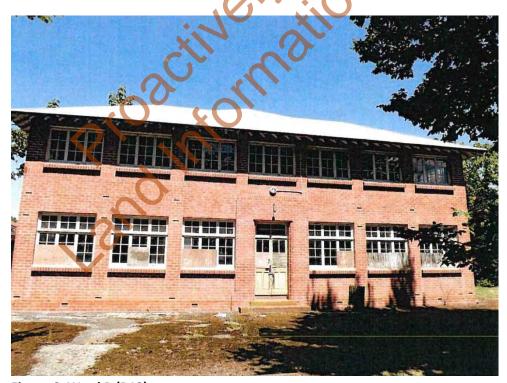


Figure 6: Ward B (B12)

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 May 2024 Project No. 33205

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.

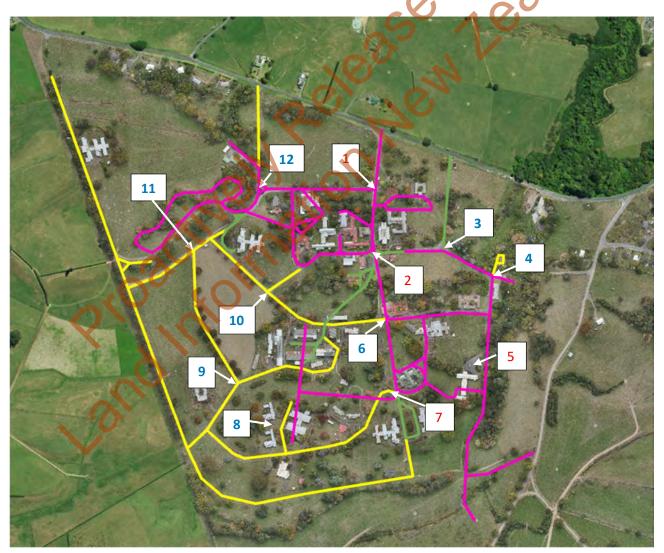


Figure 9: Road construction eras from aerial photography review (pink = 1944, green = 1961, yellow = 1974); red colour exceeds WasteMINZ Coal Tar Guidelines; blue colour = below WasteMINZ Coal Tar Guidelines:

• 01: asphalt only

Demolition Management Plan

• 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 10,440m³ 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.





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 880m³ 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 1,800m² area, involving total excavation volume (soil and roading materials) of 5,200m³:

- (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 (1800m²).
- (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 720m²) and plant lower stream banks (estimated 1080m²).
- (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 (dentified 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	Unknown if these chemicals (chlorine and
shed (from AECOM building hazard register (2018))	hydrochloric acid) have been removed from the site.
Fly tipping and whiteware are referred to	Relatively small volumes; some items may be
as being present at three different	recyclable; expect residual materials can be disposed
locations across the Site (including ashes	to Class 1 landfill but needs confirming.
and ACM).	
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 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 onsite 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)					
		LAeq, dB	LAmax, 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	6:30 am - 7:30 am	45	75				
public holidays	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 onsite. 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 m³ 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

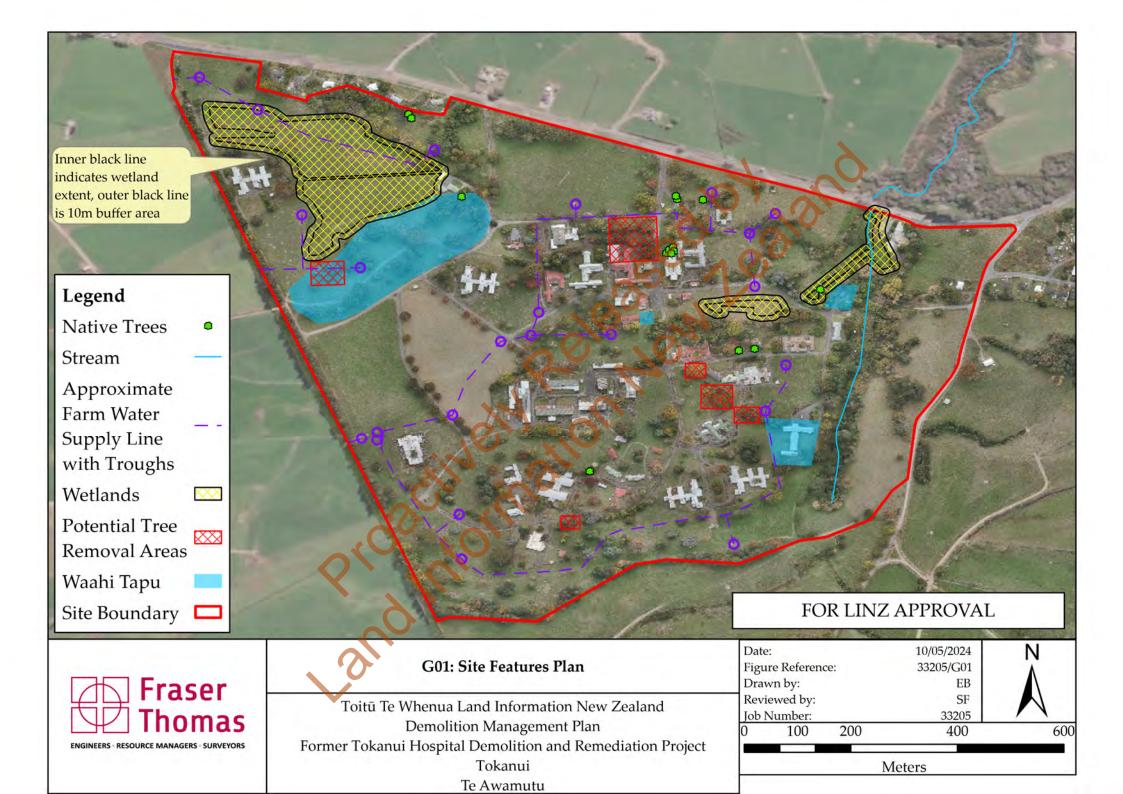
4Sight Consulting (part of SLR), (December 2022), Asbestos and Lead Paint Demolition Survey Report – Former Tokanui Hospital – Area 3

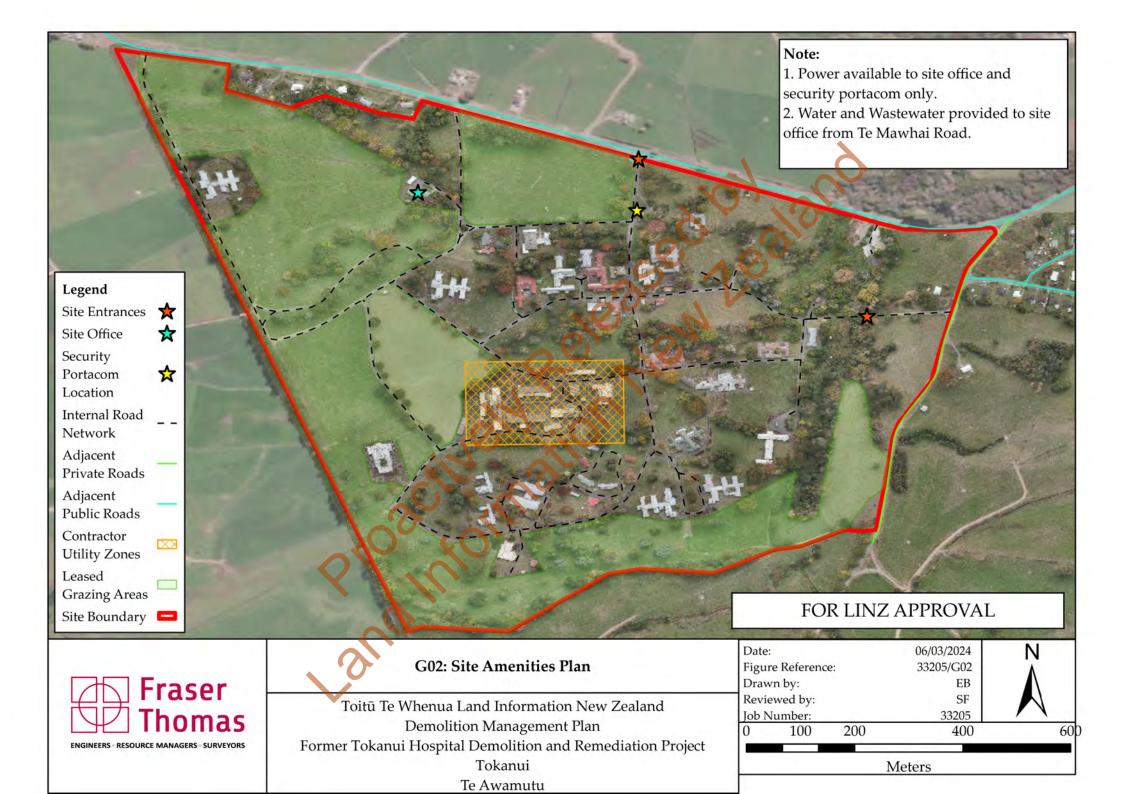
4Sight Consulting (part of SLR), (December 2022), Asbestos and Lead Paint Demolition Survey Report – Former Tokanui Hospital – Area 4

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

Proactively Released Lealand
General Drawings

And Information





Appendix A

Roactive Internation Buildings Data Summary

Rand Into Internation

	Area 1] [Area 2]		Area :
D4	Admin		220	from ACM automaton of Wood C		222	Ch - d A
B1	Admin		B20	front ACM extension of Ward 6	-	B32	Shed 4 Ward 9
B2	Ward 1 & 2		B21	Ward 6	1	B33	
B3	SSDU Steeple & foundations of the Church		B22 B23	rear ACM extension of Ward 6 Ward 4	-	B36	Hall Wooden Shed behind hall
B4	Male Toilet	_	B23 B24	Ward 4 Ward 22	-	B37 B38	RFTD by Hall
B5 B6	Shed 5 (behind B5)	⊣ ⊢	B25	Morgue New	ł	B39	RFTD by Hall
B7	Water Treatment	-1	B26	Ward 21 &21A	1	B40	Covered Area by Hall
B8	Dentist		B27	Ward 5	1	B41	Shed 9
	Bus Shelter and Carport, by Admin	-1	B28	OCT#2	1	B42	Building 15 includes shed
	Old Admin (WTC) & Pharmacy		B29	Ward 7	1	B43	Building 14
_	Ward A		B30	Ward 8	1	B44	Building 13
_	Ward B		B31	Shed 10 beside B30 (Ward 8)	1	B45	Building 12
	Ward C		51	Substation 1 by Steeple	1 .	_	Building 11
	Shed 3 by Ward D	_	52	Substation 2 by Admin	1 . (B47	Building 10
_	Ward D		53	Substation 3 by Ward 5		B48	Ward 16
	Petrol Station		54	Substation 4 by Fire Station		B49	Ward 17
	Oct #1 left of Petrol Station		S5	Substation 5 by House by EDU		B50	Ward 18
B18	Shed 6 behind Petrol Station	-	56	Substation 6 by Ward E		B51	EDU
B19	Old Morgue left of Shed 6		57	Substation 7 by Ward K		B52	Old House by EDU
B34	Shed 2 Toilet Block	-	58	Substation 8 by Ward K	1 .	_	
B35	Shed 1, by SSDU	- -					
B58	Rec Hall					\ \	
B72	Shed hidden in trees behind B18 (Shed 6)	1			. ()		
		_		10 4			
	Building Count						
	Area 1	23		X			
	Area 2	20					
	Area 3	19					
	Area 4	22					
	Total	84					
				X			
			•				
				•			
				•			

	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

L		Area 3
ſ		
E	332	Shed 4
E	333	Ward 9
E	336	Hall
E	337	Wooden Shed behind hall
E	338	RFTD by Hall
E	339	RFTD Shed BY Hall
E	340	Covered Area by Hall
E	341	Shed 9
Ī	342	Building 15 includes shed at rear of building
Ī	343	Building 14
Ī	344	Building 13
E	345	Building 12
Ī	346	Building 11
Ī	347	Building 10
1	348	Ward 16
Ī	349	Ward 17
Ī	350	Ward 18
E	351	EDU
E	352	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					
rea	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.	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.		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	
I	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	
1	ВЗ	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 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	
I	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	
1	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, prefinished	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	
	R6 I	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 I	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	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.		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	

В9	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	1 '	Yes - internal and external	Yes - internal and external Class A & B	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, prefinished sheeting. Floors concrete/native timber covered with carpet/lino/tiles. Ceiling fibrous plaster/timber/ hardboard/seratone - painted.	l	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	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 situpainted 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	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 prefinished sheeting. Flooring concrete/native timber with carpet or lino finish. Ceiling gib plaster/fibrous plaster, timber and hardboard - painted.		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	⊔iah	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, HAIL XRF Screening, FTL visual walkover
В14	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.		raised timber piles	No	Yes - internal Class A	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.	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	reinforced concrete 1 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	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.	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - internal and external	Yes - internal ceiling vo	Not on E or S side, possibly on N or W side	No	No	No	No	⊔iah	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.	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.	reinforced concrete perimeter footing with concrete slab	Yes - internal/ external timber	No	No	No	No	No	No		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.	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.	inues concrete sian	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 B21 B22	front ACM extension of Ward 6 Ward 6 rear 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
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		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. C	High	OPUS Building Inspection Reports, 4Sight Pb Paint & ACM Surveys, FTL visual walkover & HALO demo debris Investigation
В24	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	1300.	Itimper pannelling - painted or 1	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	(western	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.		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	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	
В29	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	No	Medium	OPUS Building Inspection Reports, AECOM DSI, 4Sight Pb Paint & ACM Surveys, FTL visual walkover	
В30	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.	Ño	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.		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	
S 3	Substation 3 by Ward 5	35	1961-1974	External: reinforced concrete block - painted. Roof: Pitched corrugated iron - painted. Internal: concrete block walls. Floors: Concrete.		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		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.		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.	reinforced concrete 1 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.	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.	reinforced concrete 1 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.	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
В36	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.	reinforced concrete 1 perimeter footing with concrete slab	Yes - external	Yes ∢internal Class A	No	No	No	No	No	Medium	OPUS Building Inspection Reports, HAIL XRF screening
В37	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.	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		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 C	Ne	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.			Yes - exterior only.	Yes - external and internal Class B	No C		No - but large tree directly N of building.	No	No	1	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.		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		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.
В47	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		concrete perimeter footing with concrete piles, concrete slab under tollets 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	1	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	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	l	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	Yes - external	Yes - internal Class A & B, external Class B	No S	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	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	1	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.		reinforced concrete perimeter footing with concrete slab	No	No	No	No	No	No	No	1	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/prefinished sheeting.		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.

				1												
В56	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		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		OPUS Building Inspection Report, 4Sight Pb & ACM Survey. GHD DSI, HAIL XRF Screening, FTL Visual walkover and HALO demo debris investigation	
В60	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		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.		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)Dem olished	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		OPUS Building Inspection Report. GHD DSI's. HAIL XRF Screening. FTL Visual walkover.	Building demolished - no ACM in soil testing done
В65	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.	

Bdg data summary

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В66	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.		reinforced concrete 1 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	
В67	Shed 8	20	1974-1979	External: reinforced concrete block, shiplap weatherboard - painted. Roof: Flat roof, tin ribbed - painted. Internal: Concrete block - painted. Floor: Concrete.		reinforced concrete 1 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.
В69	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.		reinforced concrete 2 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	
В70	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.		concrete perimeter footing with concrete 1 piles, concrete slab under toilets and kitchens	Yes - interna	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.		reinforced concrete perimeter footing with concrete slab	Yes - internal and external	Yes - Internal and external Class B	No	No	No	No	No	Ligh	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.	, 0	reinforced concrete 1 perimeter footing with concrete slab	Yes - external	Yes - internal Class B	No	No	No	No	No		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.		reinforced concrete 1 perimeter footing with concrete slab	Yes - internal	Yes - internal Class A & B, external Class B	No	No	No	No	No		OPUS Building Inspection Report. AECOM & GHD DSI's, 4Sight Pb & ACM Survey.	

12 Bdg data summary

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/prefinished sheeting. Floors: Timber with carpet or lino cover. Ceiling: Gib plaster or hardboard - painted.	concrete perimeter footing with concrete piles, concrete slab under toilets and kitchens	es - exterior	Yes - internal Class A & B, external Class B	No	Yes	Yes - directly south of structure	No	High	OPUS Building Inspection Report, 4Sight Pb & ACM Survey, HAIL XRF screening, FTL Visual walkover and HALO demo debris investigation.	
В76	Doctors Flats Garages	112	1944-1961	External: galvanised steel. Roof: Pitched corrugated iron. Internal: timber framing.	concrete plinth with post brackets	No	No	No	Yes	Yes - Native vegetation directly north of structure	No	Medium	OPUS Building Inspection Report, 4Sight Pb & ACM Survey. FTL Visual Walkover	
. Building built		te and from	review of hist	urvey sheets; where measured off GIS, building forical aerial photographs, unless stated on OPUS rey	Count Building L 84	14	ACM 72 65							

Notes:

Building		Lead Paint		ACM	
	84		72		65

Table 1: Asbestos Containing Materials - BD1 - Admin

Table 24: LBP Identified - BO1 - Admin

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
					1

No Lead-Based lead paint samples were identified during the survey.

OPUS Tokanui Building Inspection

ar Built:	1978
	1970
reys:	2 Basement
vey Date:	2/02/2015
f	rivey Date:

	YA,	Ex	ternal	
Wall Material:	Reinfor	rced concrete blo	ock/Cedar shiplap weatherboard	
Wall Finish:	Painted	d		
Foundation:	Reinfor	rced concrete pe	rimeter footing Concrete slab	
Roof Material:	Tin Tite			
Roof Finish:			Gutters Present:	yes
Single Doors:		4	Double Doors:	0
Ranchsliders:		0	Windows:	148
Soffit Height (mm):		7000	Soffit Width (mm):	
Surrounding Features	Service	es Roads		•

crete columns between windows. Steel frames bolted to the façade with timber louvers. Reinforced col (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.

	lin lin	ternal	
Wall Material:	Gib Plaster Concrete I	Block Timber Frame	
Wall Finish:	Painted Wallpaper		
Floor Material:	Concrete		
Floor Finish:	Tiles Carpet Lino		
Ceiling Material:	Gib Plaster Stained pin	e	
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:	-		7.7

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; file 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

	E	nvironmental	
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	First floor main sy	witch room of circuit boards. Upsta	irs & Downstairs Continua
Water Valve Loc:			
Surrounding Features:	Trees[Vegetation		
Comments:			
Toilet nearest the entranc	e 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	Hgh (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	(EAD 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 (20,000
B02 – Ward 1 & 2, Ground Floor	External	White	Timber	Poor	(EAD BASED)
B02 – Ward 1 & 2, Ground Floor	Internal	Grey	Concrete	Poor	LAUU
B02 – Ward 1 & 2, Ground Floor	Internal	Yellow	Concrete	Poor	LEAD-BASED 1,700
B02 – Ward 1 & 2, Ground Floor	Internal	Blue	Concrete	Poor	FAD-BASEL 5,200
B02 – Ward 1 & 2, Ground Floor	Internal	Green	Concrete	Poor	18,000
B02 – Ward 1 & 2, Ground Floor	Internal	White	Plaster	Poor	LEAD-BASED
B02 – Ward 1 & 2, Ground Floor	Internal	Beige	Hardboard	Poor	(EAD-BASED LAM)
B02 – Ward 1 & 2, Ground Floor	Internal	Beige	Hardboard	Poor	LEAD-BASED E2,000
B02 – Ward 1 & 2, Ground Floor	Internal	White	Timber	Poor	LEAFL-BASEU 5-400
B02 – Ward 1 & 2, Ground Floor	External	Grey	Timber	Poor	LEAD BASED 160,000

OPUS Tokanui Building Inspection

	Ger	neral	
Building:	Ward 1	Year Built:	Unknown
Footprint (m2)	1170	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	2/02/2015
General Comments:			

	Ex	ternal	
Wall Material:	Concrete in situ Shiplar	weatherboard	
Wall Finish:	Painted		
Foundation:	Concrete perimeter foo & Kitchens Only	ting with concrete piles Concrete S	Slab under Toilets
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/ Tanks	Pergolas Services Road Concrete	Chimneys Heade
Comments:			

Gable roof construction. Timber window frames. Mixed types of windows. Appears to be re-cladded with timber weather board over reinforced insitu concrete.

Gib Plaster/Fibrous Pla		
JID FIGSTELL IDIOUS FIR	aster Concrete Brick	
ainted		
oncrete Timber Native	e T/G	
ino		
ibrous plaster/Timber	(TGV)	
ainted		
3600	Max. Stud Height (mm):	
30	No. Internal Doors:	35
6	No. Plant Rooms:	1
yes	Radiator Heating System:	yes
	ino ibrous plaster Timber vainted 3600 30 6 yes	concrete Timber Native T/G ino iibrous plaster Timber (TGV) ainted 3000 Max. Stud Height (mm); 30 No. Internal Doors; 6 No. Plant Rooms;

	Envi	ronmental	
Electricity Isolated:	yes	Water Isolated:	
Distribution Board Lo	C:		
Water Valve Loc:			
Surrounding Features	: Trees Vegetation		
Comments:			
Blackberries in central of	courtyard.		

Table 3: Asbestos Containing Materials - B03 - SSDU

& Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B03 - SSDU Ground Flaar	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 as bestos removalist under Class B controls
B03 - SSDU Ground Floor	External Wall	EDB	Fuse insulation	Very Low (4)	controls Remove Item intact prior to demolition by a licenced asbestos removalist under Class B controls

Table 26: LBP Identified - 803 - SSDU

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)	
B03 – SSDU, Ground Floor	R15	Blue	Concrete	Poor	USAN BASKI) 2,000	
B03 – SSDU, Ground Floor	R1	Yellow	Concrete	Poor	LEAD-BASED 1,300	
B03 – SSDU, Ground Floor	R1, R6	Green	Concrete	Poor	LEAD-BASED 1,300	
B03 – SSDU, Ground Floor	R13	Beige	Concrete	Fair	LEATH-BASET) - 1,300	

<u>J:\33 series\33205 Tokanui infrastructure\Demo Mgmt Plan\Building Summaries 240320</u>

Building:	SSDU	Year Built:	971? opened 197
ootprint (m2)	505	Storeys:	1
surveyed by:	NE and RS	Survey Date:	3/02/2015

	Ex	ternal		
Wall Material:	Reinforced in situ conc	rete Solid plaster Timber frame	е	
Wall Finish:	Painted			
Foundation:	Concrete perimeter footing with concrete piles Concrete Slab under Toilets & Kitchens Only			
Roof Material:	Flat RoofjTin 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 side	
Surrounding Features:				
Comments:	l-			

Wall Material: Gib Plaster Timber Frame Wall Finish: Painted Wallpaper Floor Material: Timber Native T/G					
and the second s					
Floor Material: Timber Native T/G		Control of the Contro			
	Timber Native T/G				
Floor Finish: Carpet	Carpet				
Ceiling Material: Fibrous Plaster Accoustic Til	Fibrous Plaster Accoustic Tile				
Ceiling Finish: Painted	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:					

Electricity Isolated:	yes	Water Isolated:	
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees/Vegetation	1-2	
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:				
lin nitus annarata atrijatura	in abone of a secon analy	wall in EEDL v 44Day v 42 m	biob with sonner	

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.

	Ex	ternal	
Wall Material:	Concrete in situ		
Wall Finish:	Painted		
Foundation:	Concrete slab		<u> </u>
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	0	00
Comments:		60	10
Old chapel concrete slab	still remains use aerial in	nage for slab area cannot measu	re due to excessi

Old chapel concrete slab still remains use aerial image for slab area cannot measure due to excessive blackberry growth.

	Internal
Wall Material:	VA B
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:	

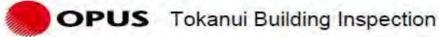
		Invironmental	
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:	electrical boxes r	next to steeple	2.0
Water Valve Loc:			
Surrounding Features:	Trees Vegetation		
Comments:			

Table 5: Asbestos Containing Materials - B05 - Male Toilet

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
		No ACM id	dentified during the	e 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	(EAD-BASES)
B04 – Male Toilet, Ground Floor	External	White	Timber	Poor	LEAD-BASETI 2,200
B04 – Male Toilet, Ground Floor	External	White	Timber	Poor	LEAG-BASETI 7,200
B04 – Male Toilet, Ground Floor	Internal	Cream	Timber	Poor	LEAD-BASED
				e il ve	



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

Wall Material:	Concrete block Board a	and baton	
Wall Finish:	Painted		
Foundation:	Concrete slab		
Roof Material:	Pitched corrugated iron	DF	
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:			

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: (No. Bathrooms: 1 No. Plant Rooms: (Wall Material:	Hardboard		
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: (No. Bathrooms: 1 No. Plant Rooms: (Wall Finish:	Painted		
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: (No. Bathrooms: 1 No. Plant Rooms: (Floor Material:	Concrete		
Ceiling Finish: Pre-finished Av. Stud Height (mm): 2400 Max, Stud Height (mm): Rooms of Max. Stud Height: No. Internal Doors: 0 No. Rooms: 1 No. Plant Rooms: 0	Floor Finish:	Other		
Av. Stud Height (mm): 2400 Max, Stud Height (mm): Rooms of Max. Stud Height: No. Rooms: 1 No. Internal Doors: (No. Bathrooms: 1 No. Plant Rooms: (Ceiling Material:	Fibrous Plaster		
Rooms of Max. Stud	Ceiling Finish:	Pre-finished		
Height: No. Rooms: 1 No. Internal Doors: 0 No. Bathrooms: 1 No. Plant Rooms: 0	Av. Stud Height (mm):	2400	Max, Stud Height (mm):	
No. Bathrooms: 1 No. Plant Rooms: (Rooms of Max. Stud Height:			
	No. Rooms:	1	No. Internal Doors:	0
Pipework Lagging: no Radiator Heating System: n	No. Bathrooms:	1	No. Plant Rooms:	0
	Pipework Lagging:	no	Radiator Heating System:	no
Comments:	Comments:	*	4.4	

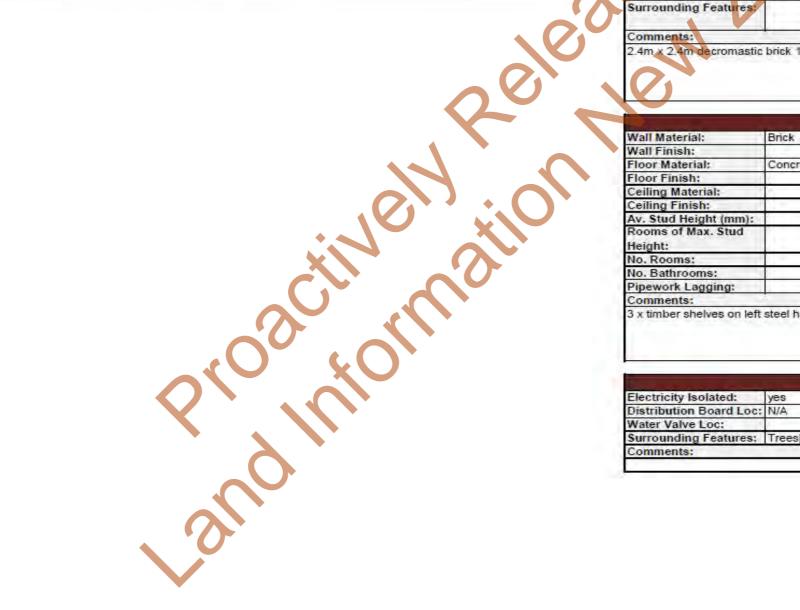
	E	nvironmental	2	
Electricity Isolated:	yes	Water Isolated:	no	
Distribution Board Loc:			•	
Water Valve Loc:				
Surrounding Features:	Trees Vegetation			
Comments:	B-112-12-12-11			

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	1.EAD-BASED 4.000

Table 6: Asbestos Containing Materials - 806 - Shed 5

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
		No ACM id	dentified during th	e survey.	



Unknown	Shed 5	Building:
1	6	Footprint (m2)
19/02/2015	NE and RS	Surveyed by:
		General Comments:
	INE and RS	

Wall Material:	Brick		
Wall Finish:	Painted		
Foundation:	Reinforced concrete pe	erimeter footing Concrete slab	
Roof Material:	Pitched corrugated iron	1	
Roof Finish:	Painted	Gutters Present:	no
Single Doors:	0	Double Doors:	
Ranchsliders:		Windows:	0
Soffit Height (mm):	2400	Soffit Width (mm):	300
Surrounding Features:			

Wall Material:	Brick		
Wall Finish:			
Floor Material:	Concrete		
Floor Finish:	N. Carlotte		
Ceiling Material:			
Ceiling Finish:		the second second second	
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:			

	E	nvironmental	
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:	N/A		- 0.
Water Valve Loc:			
Surrounding Features:	Trees Vegetation		
Comments:			

Table 7: Asbestos Containing Materials - 807 - Water Treatment

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B07 - Water Treatme nt 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 - 807 - Water Treatment

B07 - Water Treatment, Ground Floor B07 - Water Treatment, Ground Floor External White Timber Poor LEAD-BASE TRANSPORT Poor
Treatment, Ground External White Timber Poor
B07 – Water Treatment, Ground Internal Yellow Chipboard Fair 1.200
B07 – Water Treatment, Ground Internal Green Chipboard Fair

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

Wall Material:	Reinforced concrete	block Corrugated iron			
Wall Finish:	Painted None				
Foundation:	Reinforced concrete	perimeter footing/Concrete slab			
Roof Material:	Pitched corrugated fron				
Roof Finish:	Painted	Gutters Present:	no		
Single Doors:	3	Double Doors:	-1		
Ranchsliders:	Ū	Windows:	4.		
Soffit Height (mm):	0	Soffit Width (mm):	0		
Surrounding Features:	Road/Services		-		
Comments:					
No soffit					

	In	ternal	
Wall Material:	Timber Pannelling Han	dboard 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:			

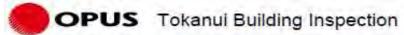
	En	vironmental	
Electricity Isolated:	yes	Water Isolated:	no:
Distribution Board Loc:	First room	* - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	100
Water Valve Loc:	V		
Surrounding Features:	Vegetation		
Comments:			

Table 31: LBP Identified - B08 - Dentist

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B08 – Dentist, Basement	Internal basement	Beige	Timber	Poor	1EAD BASED 37,000
B08 – Dentist, Ground Floor	External	Beige	Timber	Poor	(EAD-8A5ED 86,000
B08 – Dentist, Ground Floor	External	White	Timber	Poor	LEAD-BASED HO,000
B08 – Dentist, Ground Floor	External	White	Timber	Poor	(LAD-BASEN 12,000
B08 – Dentist, Ground Floor	Internal	Beige	Hardboard	Fair	1EAD-845ED 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 as bestos removalist under Class B controls



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

Wall Material:	Timber frame Shiplap	weatherboard		
Wall Finish:	Painted			
Foundation:	Concrete perimeter for & Kitchens Only	oting with concrete piles Concrete \$	Slab under Toilets	
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 wastewate	er treatment plant			

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:			- 55	

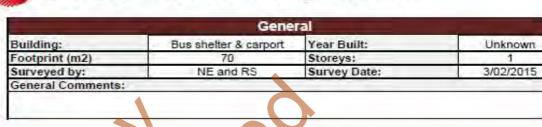
Environmental					
Electricity Isolated:	yes	Water Isolated:	no		
Distribution Board Loc:	Unknown		-		
Water Valve Loc:					
Surrounding Features:	Vegetation				
Comments:					

Table 9: Asbestos Containing Materials - 809 - 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

	Ex	ternal			
Wall Material:	Steel pole(Timber rafters Timber frame Fibrolite cladding				
Wall Finish:	Painted				
Foundation:	Concrete slab				
Roof Material:	Pitched corrugated pvo		7		
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:					

		\		ln	ternal	
			Wall Material:			
	•		Wall Finish:			
			Floor Material:			
			Floor Finish:			
			Ceiling Material:			
			Ceiling Finish:			
	. (/)		Av. Stud Height (mm):		Max. Stud Height (mm):	
	*.	X	Rooms of Max. Stud Height:			
			No. Rooms:	0	No. Internal Doors:	
	X		No. Bathrooms:	0	No. Plant Rooms:	
			Pipework Lagging:	N/A	Radiator Heating System	:
~400	KO.		AND THE PERSON NAMED IN	Envir	onmental	
2400	KO.		Electricity Isolated: N/A	Envir	onmental Water (solated:	N/A
010	MO.		Distribution Board Loc:	Envir		N/A
6,00	WO.		Distribution Board Loc: Water Valve Loc:			N/A
6,00	W.		Distribution Board Loc: Water Valve Loc: Surrounding Features: Veg			N/A
6,00	W.		Distribution Board Loc: Water Valve Loc:			N/A

	E	nvironmental	
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 71,000
B10 – Old Admin & Pharmacy, 1	Old admin	White	Plasterboar d	Intact	LEAG-BASED 94,000
B10 – Old Admin & Pharmacy, 1	Old admin	Salmon	Timber	Poor	LEAG-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	LEAU-BASED 5,000
B10 – Old Admin & Pharmacy, Ground Floor	Old admin external	White	Timber and metal	Poor	LEAG-BASED 5,100

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
B10 - Old Admin & Pharmacy, 1 st Floor	Old admin - Roof void Pipes and floor	Pipe lagging and debris	Lagging	(Fast 110)	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 1 st 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 1 st 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						

	Ex	ternal			
Wall Material:	Brick Concrete in situ				
Wall Finish:	Brick Solid Plaster				
Foundation:	Concrete perimeter foo & Kitchens Only	ting with concrete piles Concret	e Slab under Toilets		
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:	!				

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:			1
No. Rooms:	7	No. Internal Doors:	3
No. Bathrooms:	1	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			-

Electricity Isolated:	une	Water isolated:	100
Distribution Board Loc:	700	Trater isolated.	110
Water Valve Loc:			
Surrounding Features:	Trees/Vegetation		
Comments:			

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

-1-					
Reinforced concrete perimeter footing Concrete slab					
yes					
2					
40					
600					
-					

Vall Material:	Gib Plaster Timber Fra	Gib Plaster Timber Frame Brick Concrete in situ						
Wall Finish:	Painted Wallpaper	Painted Wallpaper						
Floor Material:	Concrete Timber Nativ	Concrete Timber Native T/G						
Floor Finish:	Carpet Lino	Carpet Lino						
Ceiling Material:	Gib Plaster Fibrous Pla	aster						
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:								

	E	nvironmental		
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	Debris Various		on the floor throughout the Debris Various		Remove prior to demolition by a licenced asbestos removalist under Class A controls
B11 - Ward A Ground Floor	Internal Pipes	Lagging and debris	Lagging and Insulation 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 Medium (8)		Remove prior to demolition by a licenced asbestos removalist under Class A controls	
B11 - Ward A Ground Floor	hot water 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	Wall behind 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	Exterior sottits Danels Fibre coment 1		Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls	
B11 - Ward A Ground Floor	d A Internal Bituminous bathrooms Floor Lining backing to Very L		Very Low (3)	Remove prior to demolition by a licenced asbestos removalist under Class A controls	
B11 – Ward A Ground Floor	R17 Wall	R17 Wall Switchboard Backing board Very Low		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	Roof void Timber framing	Cement sheet boxing	Fibre Cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class 8

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	(FAU-BASEI) 55,000
B11 – Ward A, Ground Floor	External	White	Timber	Poor	LEAD-BASED 150,000
B11 – Ward A, Ground Floor	External	Green	Timber	Poor	(EAD) BASED 38,000
B11 – Ward A, Ground Floor	External	Beige	Timber	Poor	LEAG-BASED
B11 – Ward A, Ground Floor	External	Red	Timber	Poor	LEAG-BASED 47,000
B11 – Ward A, Ground Floor	External	Grey	Timber	Poor	LEAU-BASED 11.008
B11 – Ward A, Ground Floor	Internal R35	Grey	Plaster	Poor	19,000
B11 – Ward A, Ground Floor	Internal R35	Grey	Plaster	Poor	LEAD BASED
B11 – Ward A, Ground Floor	Internal R34, R23	Pink	Plaster	Poor	LEAD-BASED 2,900
B11 – Ward A, Ground Floor	Internal R33	Blue/gr een	Plaster	Poor	LEAG-BASED 12,000
B11 – Ward A, Ground Floor	Internal hallway	White	Timber	Poor	LEAD-RASED 3,400
B11 – Ward A, Ground Floor	Internal bathroom	Turquoi se	Plaster	Poor	1EAD-BASED 9,200
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	16A168A2ED 7,900
B11 – Ward A, Ground Floor	Internal R1	Green	Hardboard/ timber	Poor	1,900

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

Wall Material:	Timebay framaiCanant	shoot/Chinles wanthedrand						
		Timber frame Cement sheet Shiplap weatherboard						
Wall Finish:	Painted Solid Plaster							
Foundation:	& Kitchens Only	ting with concrete piles Concrete :	Slab under Toilet					
Roof Material:	Pitched corrugated iron	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 Tanks	/Pergolas Services Road Concrete	Chimneys Head					
Comments:								

		ternal					
Wall Material:	Gib Plaster Timber Pannelling 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):						
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:							

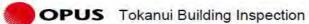
Environmental							
Electricity Isolated:	yes	Water Isolated:	no				
Distribution Board Loc:							
Water Valve Loc:							
Surrounding Features:	Trees/Vegetation						
Comments:							

Table 35: LBP Identified - B12 - Ward B

ble 35: LBP Identified	- B12 - Ward B					Table 12: A	sbestos Containing	Materials - B12 - V	Vard B				
Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)	Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action	OPUS	Tokanui B
B12 – Ward B, 1	Internal	Pink	Plaster	Poor	LEAD-BASE2) 2,900	B12 – Ward B	Internal Boiler	Faulament	Gaskets	Medium (7)	Remove items intact prior to demolition by a licenced	Building: Footprint (m2) Surveyed by:	Ward 480 NE and i
B12 – Ward B, 1	Internal	Yellow	Plaster	Poor	LEAD-BASED 3,400	Ground Floor	room	Equipment	Gaskets	ivieujum (7)	asbestos removalist under Class B controls	General Comments:	
B12 – Ward B, 1	Internal	Green	Plaster	Poor	LEAD-HASETI 25,000	B12 – Ward B Ground	Internal Outer shed	Equipment and debris	Gaskets	Medium (7)	Remove items intact prior to demolition by a licenced asbestos removalist under	Wall Material:	Brick Concrete in
B12 – Ward B, Ground Floor	Internal	White	Brick	Poor	LEATHBASED 3,200	B12 - Ward B	Internal	Switchboard and	Composite		Class B controls Remove intact prior to demolition by a licenced	Wall Finish: Foundation:	Brick/Solid Plast Concrete perme & Kitchens Only
B12 – Ward B, Ground Floor	External	Beige	Timber	Poor	LEAD-BASED 99,000	Ground Floor	Northeast end	components	material	Very Low (3)	asbestos removalist under Class B controls	Roof Material: Roof Finish: Single Doors: Ranchsliders:	Pitched corrugat Painted 6
B12 – Ward B, Ground Floor	External	Beige	Timber	Poor	LEAD-BASED 130,000						7 /	Soffit Height (mm): Surrounding Features	6400
B12 – Ward B, Ground Floor	External	White	Timber	Poor	LEAD-BARED 34,000							Comments: External fire escape	
B12 – Ward B, Ground Floor	Internal	Blue	Plaster	Poor	LEAD-BASED 62,000						N A		
B12 – Ward B, Ground Floor	Internal	Salmon	Plaster	Poor	LEAD-BASED 5,500						9 4	Wall Material: Wall Finish: Floor Material:	Gib Plaster Timb
B12 – Ward B, Ground Floor	Internal	Blue	Plaster	Poor	LEAD-BASED 3,100					20		Floor Finish: Ceiling Material: Ceiling Finish:	Carpet Lino Gib Plaster Fibro
B12 – Ward B, Ground Floor	Internal	Light blue	Plaster	Poor	LL DOG					0		Av. Stud Height (mm): Rooms of Max. Stud Height:	3100
						×	176	7				Comments:	
					0	C		4					
					~{\		XU						
						11							

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	d B Internal Boiler Equipment Gaskets Medium (7		Medium (7)	Remove items intact prior to demolition by a licenced asbestos removalist under Class B controls	
B12 – Ward B Ground Floor	d B Internal Outer Equipment and Internal Outer Addition of Gaskets Medium (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



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

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

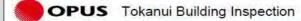
Wall Material:	Gib Plaster[Timber Par	nnelling Timber Frame Brick Concrete	in situ	
Wall Finish:	Painted/Wallpaper		100	
Floor Material:	Concrete Timber Nativ	e T/G		
Floor Finish:	Carpet Lino			
Ceiling Material:	Gib Plaster Fibrous Pla	ster Timber (TGV)		
Ceiling Finish:	Painted			
Av. Stud Height (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: ye		
Comments:			-	

E	nvironmental		
yes	Water isolated:	no	
		- 12	
Trees Vegetation	,		
	yes	7 mm	yes Water isolated: no

Table 36: LBP Identified - 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	Haji (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	H@h [11]]	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

material removalist under Class A controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B la — Ward C, Ground Floor Remove prior to demolition by a licenced asbestos removalist under Class B la — Ward C, Ground Floor Remove prior to demolition by a licenced asbestos removalist under Class B la — Ward C, Ground Floor Remove prior to demolition by a licenced asbestos removalist under Class B la — Ward C, Ground Floor Remove prior to demolition by a licenced asbestos removalist under Class B la — Ward C, Ground Floor Remove prior to demolition by a licenced asbestos removalist under Class B la — Ward C, Ground Floor Remove prior to demolition by a licenced asbestos removalist under Class B la — Ward C, Ground Floor Remove prior to demolition by a licenced asbestos removalist under Class B la — Ward C, Ground Floor Remove prior to demolition by a licenced asbestos removalist under Class B la — Ward C, Ground Floor Remove prior to demolition by a licenced asbestos removalist und	Insulation material legistration legistration material legistration material legistration legistra	ect I	Material Type	Material Risk Score	Recommended action	Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
material removalist under Class A controls Remove prior to demolition by a licenced asbestos removalist under Class A controls Fibre cement sheeting Fibre cement Low (5) Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Re	material removalist under Class A controls Remove prior to demolition by a licenced asbestos removalist under Class A controls Fibre cement sheeting Fibre cement Low (5) Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Re		Insulation			The second secon	External	Beige	Timber	Poor	THE RESERVE OF THE PERSON NAMED IN COLUMN 1
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Fibre cement sheeting Low (5) Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B la – Ward C, Ground Floor Remove prior to demolition by a licenced asbestos removalist under Class B latence demolition ward rooms Remove prior to demolition latence latence prior to demolition latence prior to demolition ward rooms Remove prior to demolition latence latence prior to demolition la	Fibre cement sheeting Low (5) Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B la – Ward C, Ground Floor Remove prior to demolition by a licenced asbestos removalist under Class B latence demolition ward rooms Remove prior to demolition latence latence prior to demolition latence prior to demolition ward rooms Remove prior to demolition latence latence prior to demolition la	ris to		HWD (10))	by a licenced asbestos		External	White	Timber	Poor	
sheeting tow (s) removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls B13 – Ward C, Ground Floor B14 – Ward C, Ground Floor B15 – Ward C, Ground Floor B16 – Ward C, Ground Floor B17 – Ward C, Ground Floor B18 – Ward C, Ground Floor B19 – Ward C, Ground Floor	sheeting tow (s) removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls B13 – Ward C, Ground Floor B14 – Ward C, Ground Floor B15 – Ward C, Ground Floor B16 – Ward C, Ground Floor B17 – Ward C, Ground Floor B18 – Ward C, Ground Floor B19 – Ward C, Ground Floor	+					Internal R1	Yellow		Poor	
Fibre cement Low (5) Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls B13 – Ward C, Ground Floor B14 – Ward C, Ground Floor B15 – Ward C, Ground Floor B16 – Ward C, Ground Floor B17 – Ward C, Ground Floor B18 – Ward C, Ground Floor B19 – Ward C, Ground Floor B10 – Ward C, Ground Floor B10 – Ward C, Ground Floor B10	Fibre cement Low (5) Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls Remove prior to demolition by a licenced asbestos removalist under Class B controls B13 – Ward C, Ground Floor B14 – Ward C, Ground Floor B15 – Ward C, Ground Floor B16 – Ward C, Ground Floor B17 – Ward C, Ground Floor B18 – Ward C, Ground Floor B19 – Ward C, Ground Floor B10 – Ward C, Ground Floor B10 – Ward C, Ground Floor B10			Low (5)	removalist under Class B		Internal throughout	White	Timber	Poor	
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by a licenced asbestos removalist under Class B controls B13 – Ward C, Ground Floor B14 – Ward C, Ground Floor B15 – Ward C, Ground Floor B16 – Ward C, Ground Floor B17 – Ward C, Ground Floor B18 – Ward C, Ground Floor B19 – Ward C, Ground Floor B10 – Ward C, Ground Floor	by a licenced asbestos removalist under Class B controls B13 – Ward C, Ground Floor B14 – Ward C, Ground Floor B15 – Ward C, Ground Floor B16 – Ward C, Ground Floor B17 – Ward C, Ground Floor B18 – Ward C, Ground Floor B19 – Ward C, Ground Floor B10 – Ward C, Ground Floor		, in comment	2011 (0)	controls			Blue	Timber	Fair	The second second second
B13 – Ward C, Ground Floor B13 – Ward C, Ground Floor Internal north wing Orange Hardboard Fair LEAD BASED AND IRAB BASED AND Service of the servi	B13 – Ward C, Ground Floor B13 – Ward C, Ground Floor Internal north wing Orange Hardboard Fair LEAD BASED AND IRAB BASED AND Service of the servi	anel	Fibre cement	Fibre cement Low (5) by a licenced asbestos removalist under Class B			Internal R27	Purple		Fair	
Ground Floor Internal north wing Orange Timber Fair 3,500	Ground Floor Internal north wing Orange Timber Fair 3,500				controls		Internal north wing	Orange	Hardboard	Fair	
							Internal north wing	Orange	Timber	Fair	
							178		7	70	
										70	
Stog City of Waiton											



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

The state of the s	0 1 1 1 1 1011 1	10 1 10 HE 1 12 2				
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	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 T	anks			
Comments:	-					

	In	ternal				
Wall Material:	Gib Plaster Timber Pannelling Timber Frame Brick Concrete in situ					
Wall Finish:	Painted Wallpaper Pre-	finished sheeting				
Floor Material:	Concrete Timber Native	e T/G				
Floor Finish:	Carpet Lino					
Ceiling Material:	Gib Plaster Fibrous Pla	ster 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:						

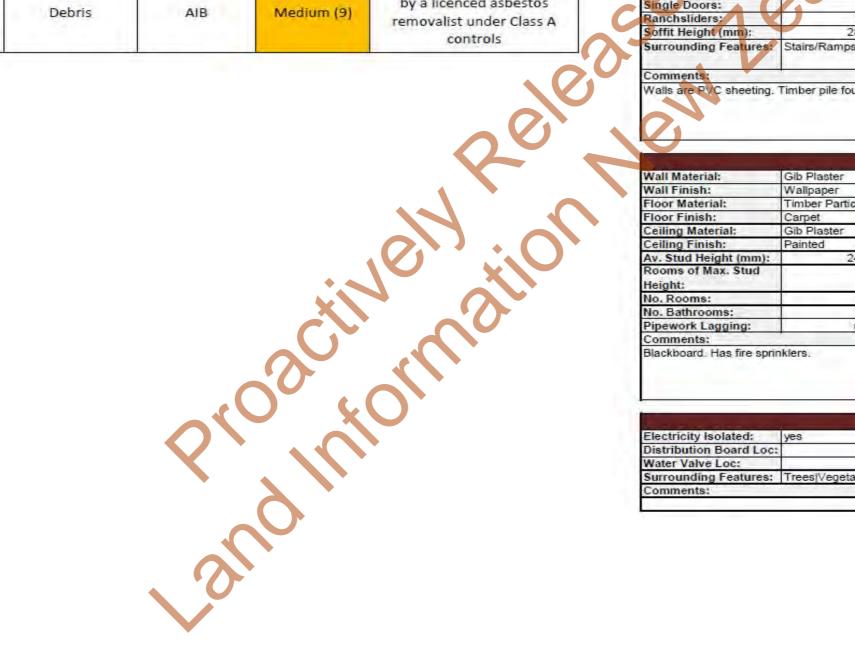
	E	nvironmental		
Electricity Isolated:	yes	Water Isolated:	no	
Distribution Board Loc:	Kitchen			
Water Valve Loc:				
Surrounding Features:	Trees Vegetation			
Comments:				

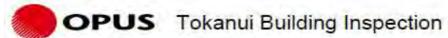
Table 37: LBP Identified - B14 - Shed 3

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
	No Lead-Based lead p	4			

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





General					
Building:	Shed 3	Year Built:	Unknown		
Footprint (m2)	47	Storeys:	1		
Surveyed by:	NE and RS	Survey Date:	10/02/2015		
General Comments:					

	EX	ternal	
Wall Material:	Vertical PVC weatherbo	pard	
Wall Finish:	Painted		
Foundation:	Raised Timber Piles		
Roof Material:	Pitched corrugated iron	ř.	
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.	

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
	no	Radiator Heating System:	yes
Pipework Lagging:			
Pipework Lagging: Comments:			

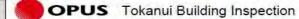
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc	:	*	
Water Valve Loc:			
Surrounding Features:	Trees Vegetation		
Comments:	200-21-24-2		

Table 15: Achaetas Cantaining Materials - 815 - Ward D

Table 38: LBP Identified - 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

5 - W	lard D			Table 38: LBP Identified	- B15 - Ward D					
ect	Material Type	Material Risk Score	Recommended action	Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)	OPUS Toka
	Asbestos	1 A - 40 10 \	Remove prior to demolition by a licenced asbestos	B15 – Ward D, Ground Floor	External	White	Timber	Fair	LEAD BASED Filono	Building: Footprint (m2) Surveyed by:
inel	insulation board	Medium (9)	removalist under Class A controls	B15 – Ward D, Ground Floor	External	White	Timber	Fair	(EAD-8A3ED 56,000	General Comments:
	Textile	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B or	B15 – Ward D, Ground Floor	External	White	Timber	Fair	LEAD-BASED 66,000	Wall Material: Timber Wall Finish: Painted
	Textile	Low (6)	A controls, depending on ability to remove item intact.	B15 – Ward D, Ground Floor	Internal	Cream	Plaster	Poor	13,000	Foundation: Concret 8. Kitchet Roof Material: Pitched Roof Finish: Painted
	Cement sheet	Low (5)	Remove prior to demolition by a licenced asbestos	B15 – Ward D, Ground Floor	Internal	Beige	Plaster	Poor	LBOD	Single Doors: Ranchsliders: Soffit Height (mm): Surrounding Features: Stairs/R
	oemene sneet	2511 (5)	removalist under Class B controls	B15 – Ward D, Ground Floor	Internal	Peach	Plaster	Poor	LEAGUBASED LI,880	Comments: Street lamps. Fire hydrant
	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls	B15 – Ward D, Ground Floor	Internal	Green	Fibre cement	Poor	1,800	
										Height: No. Rooms: No. Bathrooms: Pipework Lagging: Comments: 1 kitchen & 2 kitchenettes. Max strin bathrooms. Electricity Isolated: yes Distribution Board Loc: Kitchen Water Valve Loc: Surrounding Features: Trees(V) Comments:



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

Wali Material:	Timber Frame Shiplap	weatherboard			
Wall Finish:	Painted				
Foundation:	Concrete perimeter foo & Kitchens Only	ting with concrete piles Concrete !	Slab under Toilets		
Roof Material:	Pitched corrugated iron	1			
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 Chim	neys		
Comments:					
Street lamps. Fire hydran	nt				
And the second second					

	li i	ternal	
Wall Material:	Gib Plaster Timber Par	nnelling Timber Frame	
Wall Finish:	Painted Wallpaper Pre	-finished sheeting	
Floor Material:	Concrete Timber Nativ	e T/G	
Floor Finish:	Carpet Lino Other		- 1
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:			- 710 - 17
Comments: 1 kitchen & 2 kitchenette: in bathrooms.	s. Max stud height in day	yroom. Native timber construction. Poli	shed concrete

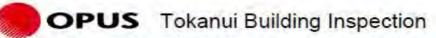
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Kitchen		
Water Valve Loc:	(
Surrounding Features:	Trees Vegetation		
Comments:			

Table 39: LBP Identified - B16 - Petrol Station

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
No Lea	ad-Based lead n	paint samples v	vere identified c	during the survey	1.

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 Lo(V(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



	Ger	eral	
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	y owners, (Shell, Mobil)	

Wall Material:	Reinforced concrete block(C	ement Sheet	
Wall Finish:	Painted		
Foundation:	Reinforced concrete perime	ter 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:			

	me Hardboard Concrete Block	
ainted/Wallpaper	Andrew Anna Street Street	
oncrete		
arpet Lino		
ib Plaster		
ainted		
2500	Max. Stud Height (mm):	350
	1	
4	No. Internal Doors:	8
1	No. Plant Rooms:	1
no	Radiator Heating System:	no
rmed with steel beam	on concrete block columns. Old pit in	floor - flooded
	oncrete arpet Lino ib Plaster ainted 2500 4 1 no	oncrete arpet Lino ib Plaster ainted 2500 Max. Stud Height (mm); 1

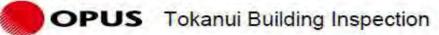
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Store room	4	- 5
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

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	LEAR-BREED 270,000
B17 – Oct #1, Ground Floor	External	Burgund y	Timber and concrete	Poor	LEAD-BASED 140,000
B17 – Oct #1, Ground Floor	Internal	White	Timber	Fair	LEAD-BREED. 9,500
B17 – Oct #1, Ground Floor	Internal	Blue	Timber	Fair	LEAG-BASES
B17 – Oct #1, Ground Floor	Internal	Cream	Timber	Fair	15,000



	Ger	neral	
Building:	OCT1	Year Built:	Unknown
Footprint (m2)	265	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	10/02/2015
General Comments:			

Wall Material:	Timber frame Shiplap	weatherboard	
Wall Finish:	Painted		
Foundation:	Concrete perimeter for & Kitchens Only	ting with concrete piles Concrete \$	Slab under Toilets
Roof Material:	Pitched comugated iron	n'	
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:	•		
Chinana			

Wall Material:	Hardboard		
Wall Finish:	Painted		
Floor Material:	Concrete Timber Nativ	e T/G	
Floor Finish:	Lino Other		
Ceiling Material:	Gib Plaster Timber (TG	SV)	
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:			

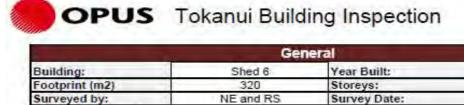
Electricity Isolated:	ves	invironmental Water Isolated:	no
Distribution Board Loc:	4	Tratol ibolatos.	Inc
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

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-HASED LADE
B18 – Shed 6, Ground Floor	External	White	Timber	Poor	LEAD-BASED (10,000
B18 – Shed 6, Ground Floor	External	Beige	Timber	Poor	LEAC-BASES
				ail V	
			9	Cilv	
			2408		
			>, O		



General Comments: Woodworking workshop

		-	demai		
Wall Material:	Timber fra	me 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/Ran	nps Awnings	/Pergolas Services		
Comments:					

Wall Material:	Hardboard		
Wall Finish:	Painted		
Floor Material:	Concrete Timber Nativ	e 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:	•		-,47

Electricity Isolated:	yes	Water isolated:	no
Distribution Board Loc:	Kitchen	£	- 10
Water Valve Loc:			
Surrounding Features:	Trees Vegetation		
Comments:			

Unknown

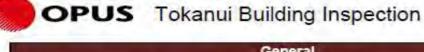
10/02/2015

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	(EAD-84SED 76,000
B19 – Old Morgue, Ground Floor	Internal	White	Concrete	Fair	LEAD-BASED



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				

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 nines feeding to wo	odwork shop and garage	9		

			00				
						ternal	
				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):	
		16		Rooms of Max. Stud			
		* .		Height:			
		11		No. Rooms:	2	No. Internal Doors:	1
				No. Bathrooms:	0	No. Plant Rooms:	1
				Pipework Lagging: Comments:	yes	Radiator Heating System:	no
	9	· 4		Floor painted			
	3	ار الم		Floor painted			
	400	%O			Envir	ronmental	
	, COS	40		Electricity Isolated:	yes		no
	,000	40		Electricity Isolated: Distribution Board Loc	yes		no
	100	10		Electricity Isolated: Distribution Board Loc Water Valve Loc:	yes :: Back room		no
	100			Electricity Isolated: Distribution Board Loc Water Valve Loc; Surrounding Features:	yes :: Back room		rio.
	100			Electricity Isolated: Distribution Board Loc Water Valve Loc:	yes :: Back room		rio
	100			Electricity Isolated: Distribution Board Loc Water Valve Loc; Surrounding Features:	yes :: Back room		rio
	100			Electricity Isolated: Distribution Board Loc Water Valve Loc; Surrounding Features:	yes :: Back room		no.
	00,			Electricity Isolated: Distribution Board Loc Water Valve Loc; Surrounding Features:	yes :: Back room		no.
	00%			Electricity Isolated: Distribution Board Loc Water Valve Loc; Surrounding Features:	yes :: Back room		no.

	En	vironmental	
	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 id	dentified during the	e survey.	

Electricity i
Distribution
Water Valve
Surrounding i
Comments:
Consideration: 9

	Gene	rai	
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:		****	

		cternal	
Wall Material:	Reinforced concrete bl	ock	
Wall Finish:	None		
Foundation:	Reinforced concrete pe	erimeter footing Concrete slab	
Roof Material:	Pitched comugated iron	n'	_
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:	4:		
	m x width 2.8m. Exterior v	walls made up of 150 series concre	ete I

Wall Material:	Timber FramelHardbo	pard Concrete Block				
Wall Finish:	PaintedlOther					
Floor Material:	Concrete					
Floor Finish:	Other					
Ceiling Material:	Hardboard					
Ceiling Finish:	No.					
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:	*					

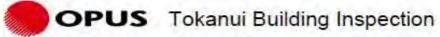
	E	invironmental	1,7
Electricity Isolated:	yes	Water Isolated:	yes
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees/Vegetation		
Comments:			
Consideration; sewage, B	uried in trees, 2 or	r 3 trees growing right next to it. No	lighting or water.

Table 21: Asbestos Containing Materials - 835 - 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	Condition	Lead Result (ppm)
B35 – Shed 1, Ground Floor	External	Green	Metal	Poor	170.000
B35 – Shed 1, Ground Floor	External	Beige	Timber	Poor	LEAD-BASED 120 006
B35 – Shed 1, Ground Floor	Internal	White	Timber	Fair	LEAD-BASED 2,200
1			2		
				.0	
,				10	
,				حاناناه	Siloli
				cilve	
			· O2		
			, O ²		



General					
Building:	Shed 1	Year Built:	Unknown		
Footprint (m2)	50	Storeys:	1		
Surveyed by:	NE and RS	Survey Date:	3/02/2015		
General Comments:					

PROPERTY OF THE PARTY OF THE PA			
Wall Material:	Corrugated iron		
Wall Finish:	Painted		
Foundation:	Perimeter concrete ear	th floor	
Roof Material:	Pitched corrugated iron	E vo	
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:	3		

1	Large concrete structure to the east of the shed, 92m2 of concrete slab with .8m high wall around perimeter
I	V
	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 - 858 - Rec Hal

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
358 – Rec Hall Ground Floor	Internal R3, R4 showers	Wall lining	Fibre cement	Very Low (4)	Remove prior to demolition by a licenced assestos removalist under Class B controls
358 – Rec Hall Sround 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
358 – 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.
358 – 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:					

	Ex	ternal			
Wall Material:	Brick Concrete in situ C	Brick Concrete in situ Cement Sheet			
Wall Finish:	Painted Brick				
Foundation:	Concrete perimeter foo & Kitchens Only	ting with concrete piles Concrete	Slab under Toilets		
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 Tanks	Pergolas Services Road Concrete	Chimneys Header		
Comments:					

	Inte	rnal	
Wall Material:	Gib Plaster Timber Pann	elling Timber Frame Hardboard	
Wall Finish:	Painted Wallpaper Pre-fir	nished 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:			
No. Rooms:	23	No. Internal Doors:	35
No. Bathrooms:	6	No. Plant Rooms:	1
Pipework Lagging:	yes	Radiator Heating System:	yes
Comments:			

nvironmental		
Water Isolated:	по	

45: ABP Identified - B58 - Bec No

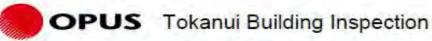
Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B58 – Rec Hall, Ground Floor	External	Purple	Timber	Fair	LEAD-BASED 94,000
B58 – Rec Hall, Ground Floor	External	White	Timber	Fair	(EAD-BASED) 12,000
858 – Rec Hall, Ground Floor	Internal throughout	White	Plaster and wood	Fair	LEAD BASED 3,200
B58 - Rec Hall, Ground Floor	Internal	Green	Plaster	Fair	42 000
B58 – Rec Hall, Ground Floor	Internal	White	Wood	Fair	LEAD-BASEC 59,000

Table 23: Asbestos Containing Materials - 873 - Shed behind B18

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
		No ACM is	dentified during th	e survey.	

Table 23: Asbestos Containing Materials - 873 - Shed behind 818

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



	Ger	neral	400
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	A		

		Ex	ternal				
Wall Material:	Timber fra	Timber frame Shiplap weatherboard					
Wall Finish:	Painted _						
Foundation:	Concrete p		ting with concrete piles Concrete S	Slab under Toilets			
Roof Material:	Pitched co	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/Ran	nps Awnings	/Pergolas Services				
Comments:							

reported in tab for B18				ternal	
		Wall Material: Wall Finish:	Hardboard Painted		
		Floor Material:	Concrete Timber Nativ	TIC	
		Floor Finish:	Lino	e 1/G	
		Ceiling Material:	Pinex		
		Ceiling Finish:	Painted		
		Av. Stud Height (mm):	3000	Max. Stud Height (mm):	
4		Rooms of Max. Stud	3000	parasi otta noight (tittl)	
	X	Height:			
		No. Rooms:	8	No. Internal Doors:	
		No. Bathrooms:	1	No. Plant Rooms:	
		Pipework Lagging:	yes	Radiator Heating System:	
		Comments:			
01000		Electricity Isolated: Distribution Board Loc	yes	Water Isolated:	no
		Water Valve Loc:			
		Surrounding Features:	Trees/Vegetation		
		Commental	The second secon		
		Comments:			

	E	nvironmental			
Electricity Isolated:	yes	Water Isolated:	no		
Distribution Board Loc:	Kitchen	-:	1		
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	mekten	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-BASSII 4,850
Building 20- Ground Floor	External	Pink	Wood	Poor	LECTION OF THE PARTY OF THE PAR
Building 20- Ground Floor	Internal	White	Plasterboard	Fair	UAR-BASET) £,400
Building 20- Ground Floor	Internal	White	Wood	Fair	LYAG-BASET) LUGU
Building 20- Ground Floor	Internal	Cream	Plasterboard and Wall paper	Fair	LEAC-BASED 8 SED

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	11 mir (10)	Remove prior to demolitior by a licenced asbestos removalist under Class A controls
Building 21- Ground Floor	Scullery laundry kitchen Floor	Discarded lagging and debris	Lagging and debris	11gin (XII)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 21- Ground Floor	Kitchen Wall	Chimney	Insulation	Heb(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	10g5 (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 aspestos 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 law (e)	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 law (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

Building:	Ward 6	Year Built:	1930
Footprint (m2)	1310	Storeys:	1
Surveyed by:	NE and DV	Survey Date:	4/02/2015
General Comments:			

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	1				
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:						

	ln.	ternal				
Wall Material:	Gib Plaster Timber Par	nnelling Timber Frame Pinex Hardboar	d			
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):	380			
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:	•		200			

and the second	En	vironmental	1	
Electricity Isolated:	yes	Water Isolated:	no	
Distribution Board Loc:	Kitchen			
Water Valve Loc:				
Surrounding Features:	Trees Vegetation			
Comments:	THE RESERVE OF THE PARTY OF THE			

Table 4: B23- Summary of ACM Identi

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 (40)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 23- Ground Floor	Sub floor and ceiling Pipework	Insulation	agging	1000 (0.00)	Remove prior to demolition by a licenced asbestos removalist under Class A controls

Table 22: 821- Summary of LBP

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 21- Ward 6, Ground Floor	External	White	Timber	Poor	1840-84460 59.000
Building 21- Ward 6, Ground Floor	External	White	Timber	Poor	(EAD-BASED) 88,007
Building 21- Ward 6, Ground Floor	External	White	Timber	Fair	(EAD-HASED) 82,007
Building 21- Ward 6, Ground Floor	External	Grey	Concrete	Fair	(FAD-HASED) 5,000
Building 21- Ward 6, Roof	External	Red	Corrugated Iron	Poor	(EAD-BASED) 2,800
Building 21- Ward 6, Ground Floor	External	Yellow	Timber cladding	Poor	(BAD-BASED) 87,000
Building 21- Ward 6, Ground Floor	Internal	White	Timber	Intact	(EAD-BASE) 1,300
Building 21- Ward 6, Ground Floor	Internal	White	Plasterboard	Fair	(EAD BASED) 2,900
Building 21- Ward 6, Ground Floor	Internal	Green	Fibreboard	Fair	(EAE) BASED 1,100
Building 21- Ward 6, Roof	Internal	Blue	Brick and fibreboard	Fair	LEAD-HARTE

Table 23: B22- Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
	No lead-based pair	nt samples wer	e identified dur	ing 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 PASED 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-MASED 6,000
Building 23- Ground Floor	Internal	Cream	Timber	Poor	LEAD BASED 2,800

able 4: B23	3- Summary of ACM	Identified				Comments:	
Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action	Concrete chimney. Head	er tank on roof. Timber window frames.
Building 23- Ground Floor	Ward 4 Floor	Discarded lagging and debris	Lagging	Hqh (20]	Remove prior to demolition by a licenced asbestos removalist under Class A controls	Wall Material: Wall Finish: Floor Material: Floor Finish: Ceiling Material:	Internal Gib Plaster[Timber Frame]Pinex]Hardboard S Painted Wallpaper Concrete[Timber Native T/G Paint[Lino Fibrous Plaster]Accoustic Tile Concrete[Wood
Building 23- Ground Floor	Sub floor and ceiling Pipework	Insulation	Lagging	Hen (IX)	Remove prior to demolition by a licenced asbestos removalist under Class A controls	Ceiling Finish: Av. Stud Height (mm): Rooms of Max. Stud Height: No. Rooms: No. Bathrooms:	Painted
Building 23- Ground Floor	Floor	Discarded lagging and debris	Lagging	mgn (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls	Hardiflex, MDF, ceiling til Floors are mostly native t	yes Radiator Heatil re of timber frame, concrete fire walls, gib plass e, and seratone. The ceiling has been reframe imber t/g, but concrete in bathrooms. Has inter room. Radiator heating system present
Building 23- Ground Floor	Floor	Debris	Insulating board	High(1))	Remove prior to demolition by a licenced asbestos removalist under Class A controls	Electricity Isolated: Distribution Board Loc: Water Valve Loc: Surrounding Features:	yes Water Isolated:
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	Comments:	
Building 23- Ground Floor	Dispensary Floor	Discarded lagging and debris	Lagging	(0px (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls	2	
Building 23- Ground Floor	Boiler room Pipework	Flanges	Gaskets	Low (5)	Remove prior to demolition by a licenced asbestos removalist under Class B controls	0	N
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	, 76	
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 Law (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

Building:	Ward 4	Year Built:	1928
Footprint (m2)	995	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	3/02/2015

	E)	ternal			
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	i-			
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 Concret	e Chimneys Services Road Fence			
Comments:					
Concrete chimney. Heade	er tank on roof. Timber	window frames.			

	ln ln	ternal			
Wall Material:	Gib Plaster Timber Fra	me Pinex Hardboard Seratone Concre	te insitu		
Wall Finish:	Painted[Wallpaper				
Floor Material:	Concrete Timber Native T/G				
Floor Finish:	PaintlLino				
Ceiling Material:	Fibrous PlasteriAccoustic TilelConcretelWood				
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 mixtu		rete fire walls, gib plaster, hardboard,			

	Enviro	nmental	
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	FEAD-BASED 49.000
Building 24- Ground Floor	External	Grey	Timber	Fair	LEAD-BASED 180,000
Building 24- Ground Floor	External	White	Steel	Poor	LENDI BASED
Building 24- Ground Floor	External	White	Timber	Fair	1EAD-RASED 220,000
Building 24-	External	Grey	Steel	Poor	LEND FASED

General				
Building:	Ward 22	Year Built:	1922	
Footprint (m2)	370	Storeys:	1	
Surveyed by:	NE and RS	Survey Date:	3/02/2015	
General Comments:				

Timber framelBevel ba	ck weatherboard			
Painted				
Concrete perimeter footing with concrete piles Concrete Slab under Toilets & Kitchens Only				
Pitched corrugated iron				
Painted	Gutters Present:	no		
3	Double Doors:	2		
0	Windows:	50		
3200	Soffit Width (mm):	600		
Stairs/Ramps Road				
	Painted Concrete perimeter for & Kitchens Only Pitched corrugated iron Painted 3 0 3200	Concrete perimeter footing with concrete piles Concrete S & Kitchens Only Pitched confugated iron Painted Gutters Present: Double Doors: Windows: 3200 Soffit Width (mm):		

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:						

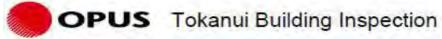
		nvironmental	150
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:		*	
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

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	-EAG-6A(ED) 1,700
Building 25- Ground Floor	Internal	Cream	Concrete	Poor	LÉAD-BASED 12.000
Building 25- Ground Floor	External	Red	Steel	Poor	LEAD-BASED L'700
Building 25- Ground Floor	External	White	Timber	Fair	LEAD-BASED SWARM

Table 6: 825- 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 demolities 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



	GEI	eral	
Building:	Morgue (new)	Year Built:	Unknown
Footprint (m2)	50	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	3/02/2015
General Comments:	*		

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:	O V 1	Double Doors:	0		
Ranchsliders:	0	Windows:	4		
Soffit Height (mm):	3800	Soffit Width (mm):	50		
Surrounding Features:	Road				
Comments:					

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	1			
Water Valve Loc:					
Surrounding Features:	Vegetation				
Comments:					

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

able 27: B26- Summary	of LBP Identified				i .
Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 26- Ground Floor	Internal	Yellow	Fibre board	Poor	(AAD-MARED 1,200
Building 26- Ground Floor	External	Orange	Timber	Fair	(EATH4ALE) 230,000
Building 26- Ground Floor	External	Brown	Timber	Poor	CEATHALED DEG.DEC
Building 26- Ground Floor	Internal	Blue	Concrete	Fair	CEAN-HASE) 205,E
Building 26- Ground Floor	Internal	Yellow	Concrete	Fair	E,VOC
Building 26- Ground Floor	Internal	Pink	Concrete	Poor	1,405
Building 26- Ground Floor	Internal	White	Fibre board	Poor	LEAD-BASED 1,600
Building 26- Ground Floor	Internal	Grey	Timber	Fair	(EAE-BASE) 196,000
Building 26- Ground Floor	Internal	Yellow	Fibre board	Poor	LEAD-HASED
Building 26- Ground Floor	Internal	Pink	Fibre board	Poor	COLLI
Building 26- Lower Ground	External	Orange	Timber	Fair	(EAE-BASE) 12((000
Building 26- Lower Ground	External	White	Timber	Poor	147,000
Building 26- Lower Ground	External	White	Metal	Poor	LEAD-BASIS) F1,000

OPUS Tokanui Building Inspection

ear Built:	1960
toreys:	2
urvey Date:	3/02/2015
	Survey Date:

	Extern	al				
Wall Material:	Concrete in situl Cement sheet(Timber frame(Timber sheet					
Wall Finish:	Painted/Solid Plaster					
Foundation:	Concrete perimeter footing with concrete piles Concrete Slab under Toile & 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:						

	in in	ternal	
Wall Material:	Gib Plaster Timber Par		
Wall Finish:	Painted[Wallpaper		
Floor Material:	Concrete Timber Nativ	e T/G	
Floor Finish:	Carpet Lino Tiles		
Ceiling Material:	Gib Plaster Timber Sta	lined pine T/G	
Ceiling Finish:	Painted		
Av. Stud Height (mm):	2400	Max. Stud Height (mm):	
Rooms of Max. Stud Height:		0.0	
No. Rooms:	45	No. Internal Doors:	.50
No. Bathrooms:	4	No. Plant Rooms:	1
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:	-			

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 ac	ljoining Ward 21					

Wall Material:	Concrete in situl Cement sheet/Timber frame/Timber sheet					
Wall Finish:	Painted Solid Plaster					
Foundation:	Concrete perimeter footing to & Kitchens Only	with concrete piles Concrete	Slab under Toilets			
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 0	Other				
Comments:						

Wall Material:	Gib Plaster Timber Par	nnelling	
Wall Finish:	Painted/Wallpaper		
Floor Material:	Concrete Timber Nativ	e T/G	
Floor Finish:	Carpet Lino		
Ceiling Material:	Gib Plaster Timber Sta	ined 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:			-

Environmental					
lectricity Isolated:	yes	Water Isolated:			
Distribution Board Loc:	Kitchen				
Water Valve Loc:					
Surrounding Features:	Trees Vegetation	L.C.			
Comments:					
Basement is completely fl	noded				

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	(680-8ASED 200,000
Building 27- Ground Floor	External	White	Timber	Poor	(EAD-BASED 19,000
Building 27- Ground Floor	External	Green	Concrete	Fair	LEAD-BASED
Building 27- Ground Floor	External	Blue	Concrete	Fair	LEAD-BASED
Building 27- Ground Floor	External	Green	Concrete	Poor	LEAD-8ASED LEAD
Building 27- Ground Floor	Internal	White	Timber	Fair	LEAD-BASED

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	(mg(c)x0)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 27- Ground Floor	Internal Floor	Insulation material	Lagging	High (Lo)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 27- Ground Floor	Int IM room Floor	Insulation material	Lagging	Hgh(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	Hym (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 27- Ground Floor	Kitchen Floor	Insulation material	Lagging	Hatr (10)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 27- Ground Floor	Kitchen Floor	Insulation material	Lagging	1440-1501	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 27- Ground Floor	External boiler room Floor	Debris	Debris	Hgt 1(0)	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

J:\33 series\33205 Tokanui infrastructure\Demo Mgmt Plan\Info Summary for Demo Plan March 2024\33205 Building Summary 240403_EB v2

OPUS Tokanui Building Inspection

Building:	Ward 5	Year Built:	Various
Footprint (m2)	1250	Storeys:	1
Surveyed by:	NE and DV	Survey Date:	4/02/2015
General Comments:			

sintediOther				
Painted Other				
oncrete perimeter foo Kitchens Only	ting with concrete piles Concrete !	Slab under Toilet		
tched corrugated iron				
ainted	Gutters Present:	no 🛕		
11.	Double Doors:	4		
0	Windows:	130		
3200	Soffit Width (mm):	500		
vnings/Pergolas Head	der Tanks Concrete Chimneys	1		
	Kitchens Only Iched corrugated iron Inted 11 0 3200	ched corrugated iron linted 11		

		ternal	
Wall Material:		ling[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 Pla	ster Accoustic Tile Timber (TGV) Pine	X
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:	on	Radiator Heating System:	yes
Comments:			-

Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Kitchen	1	
Water Valve Loc:			
Surrounding Features:	Vegetation		



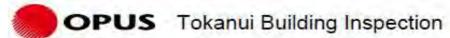
B27

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 Law (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	140XGE
Building 28- Ground Floor	External	Yellow	Timber	Poor	LEATHBANED
Building 28- Ground Floor	External	White	Timber	Poor	NEAD-BASED ISSUEDI
Building 28- Ground Floor	Internal	White	Timber	Fair	LEAR-BAJED(17,000
Building 28- Ground Floor	Internal	Cream	Fibreboard	Fair	LEAG-BASED(42,000
Building 28- Ground Floor	Internal	Yellow	Fibreboard	Fair	15A6-6A5ED 23.000
Building 28- Ground Floor	Internal	Brown	Timber	Fair	LEAR-BASER 9.830



	Ger	neral	
Building:	OCT2	Year Built:	Unknown
Footprint (m2)	210	Storeys:	1
Surveyed by:	NE and DV	Survey Date:	4/02/2015
General Comments:			

To a visit of the second			
Wall Material:	Reinforced in situ cor	crete Solid plaster Timber frame	
Wall Finish:	Solid Plaster/Texture	Coat	
Foundation:	Concrete perimeter for & Kitchens Only	oting with concrete piles Concrete S	Slab under Toilets
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	1	
Comments:			

Wall Material:	Gib Plaster Timber Pa	nnelling 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:			-

	E	nvironmental		
Electricity Isolated:	yes	Water Isolated:	no	
Distribution Board Loc:	177			
Water Valve Loc:				
Surrounding Features:	Trees Vegetation			
Comments:				

Table 10: 829- Summary of ACM Identified

29-Ground Floor Bathroom room 3 Floor

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
Building 29- Ground Floor	Floor void	Pipes	Insulation	Hille (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 demolitior 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 demolitior 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 demolitior 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 demolitior 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 demolitior 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 demolitior 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 demolitior 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 demolitior 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 (8)	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 aspestos 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	Pathroom				Remove prior to demolition

OPUS Tokanui Building Inspection

	Ger	neral	
Building:	Ward 7	Year Built:	Unknown
Footprint (m2)	1235	Storeys:	1
Surveyed by:	NE and DV	Survey Date:	4/02/2015
General Comments:	*		

Wall Material:	Timber frame Bevel ba	Timber frame Bevel back weatherboard			
Wall Finish:	Painted				
Foundation:	Concrete perimeter footing with concrete piles Concrete Slab under Toilets & Kitchens Only				
Roof Material:	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:					

	ln:	ternal				
Wall Material:	Gib Plaster Timber Par	Gib Plaster Timber Pannelling Timber Frame Pinex Hardboard				
Wall Finish:	Painted/Wallpaper/Tile	Painted/Wallpaper/Tile/Pre-finished sheeting				
Floor Material:	Concrete Timber Nativ	Concrete/Timber Native T/G				
Floor Finish:	Carpet Lino					
Ceiling Material:	Gib PlasterlFibrous Plaster					
Ceiling Finish:	Painted					
Av. Stud Height (mm):	2700 Max, Stud Height (mm); 3.					
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:						

	Env	ironmental		
Electricity Isolated:	yes	Water isolated:	no	
Distribution Board Loc:	By kitchen			
Water Valve Loc:				
Surrounding Features:				
Comments:	_			

Table 30: B29- Summary of LBP Identi

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	(EAD-BASED 53,000
Building 29- Ground Floor	External	Grey	Concrete	Poor	LEAD-BASED 2,000
Building 29- Ground Floor	External	Cream	Timber	Poor	(EAD-RASED 23,000
Building 29- Ground Floor	External	Cream	Timber	Poor	LEAD-BASED 47,000
Building 29- Ground Floor	External	Cream	Timber	Poor	(EAD) 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 4.700
Building 29- Ground Floor	Internal	Cream	Plasterboar d	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	Plasterboar d	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	LEAE-BASED
Building 29- Ground Floor	Internal	Cream	MDF	Intact	LEAT-BASED 6,700
Building 29- Ground Floor	External	Red	Metal	Fair	LEAD-BASED 9,000

by a licenced asbestos removalist under Class A controls

Table 11: 830- 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	H.B): (70)	Remove prior to demolition by a licenced asbestos removalist under Class A controls
Building 30- Ground Floor	Room 18 Wall	Pipe	Insulation	2000 (200)	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	Lów (5)	Remove prior to demolition by a ficenced 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

	GE	neral	
Building:	Ward 8	Year Built:	1960
Footprint (m2)	1415	Storeys:	1
Surveyed by:	NE and DV	Survey Date:	4/02/2015
General Comments:			

	Description of the state	San and American		
Wall Material:	Brick Concrete in situ C			
Wall Finish:	Painted Brick Solid Pla			
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:				
/arious concrete courtyar	rds and steel handrails a	round the building		

in	ternal			
Gib PtasterlTimber Pannelling Timber Frame Brick				
Painted/Wallpaper/Tile/Pre-finished sheeting				
Concrete Timber Native T/G				
Carpet Lino Tiles				
Gib Plaster/Fibrous Plaster/Pinex				
ainted				
2600	Max. Stud Height (mm):	3200		
	2			
30	No. Internal Doors:			
9	No. Plant Rooms:	3		
yes	Radiator Heating System:	yes		
	ib Ptaster[Timber Par ainted]Wallpaper[Tile oncrete]Timber Nativ arpet[Lino]Tiles ib Ptaster[Fibrous Pis ainted 2600 30 9	ib Plaster[Timber Pannelling Timber Frame Brick ainted Walipaper TielPre-finished sheeting oncrete Timber Native T/G arpet[Lino Tiles ib Plaster Fibrous Plaster Pinex ainted 2600 Max. Stud Height (mm): 2 30 No. Internal Doors: 9 No. Plant Rooms:		

	Environ	mental		
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 Identifie

Buil	ding & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
	uilding 30- round Floor	External	White	Timber	Fair	1EAD-94580 9,400
	uilding 30- ound Floor	External	White	Timber	Poor	(EAD-BASED 41,000
	uilding 30- ound Floor	External	White	Timber	Poor	FAD-BASED SA,000
	uilding 30- round Floor	External	White	Timber	Poor	LEAD-BASES
	uilding 30- ound Floor	External	White	Metal	Poor	1EAD-945ED 31,000
	uilding 30- ound Floor	Internal	Cream	Cement	Poor	1EAD-BA5E0 4.200
	uilding 30- ound Eloor	Internal	Grey	Cement	Poor	LEAD-BASED LEOU
	uilding 30- ound Floor	Internal	White	Plasterboar d	Poor	LEAD-BASED 2,500
	uilding 30- round Floor	Internal	Pale pink	Timber, plasterboar d	Poor	LEAD-MASED 1,600
	uilding 30- ound Floor	Internal	Light blue	Plasterboar d	Fair	LEAD-BASEO 1,900
	uilding 30- ound Floor	Internal	Red	Metal	Fair	LEAD-BASED 16,000
	uilding 30- ound Floor	Internal	Purple	Timber	Intact	LEAD-BASEZX 1,200
	uilding 30- round Floor	Internal	Green	Timber, metal pipes	Fair	LEAD-BASED 2,700
	uilding 30- ound Floor	Internal	White	Metal	Fair	(EAD-BASET) 9,500
	uilding 30-	External	Grey	Timber	Poor	LLAD-BASED

Table 32: B31- Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
	No lead-based pair	nt samples wer	e identified dur	ring the survey.	

Table 12: B31: Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
		No ACM was identi	ified or presumed (during the survey.	

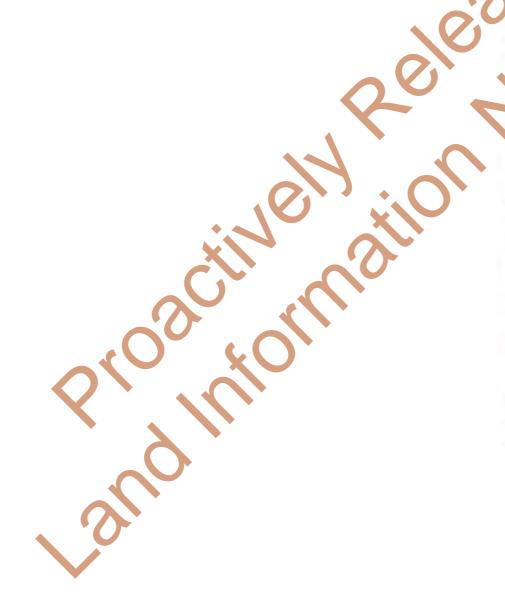
No OPUS Survey Sheet

Table 13| \$1: Summary of ACM Identified

& Floor	Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
	N	o ACM was identi	ified or presumed o	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	TRAD-BASED 13,000



General				
Building:	Sub 1	Year Built:	Unknown	
Footprint (m2)	27	Storeys:	1	
Surveyed by:	NE and RS	Survey Date:	3/02/2015	
General Comments:				

Wall Material:	Reinforced concrete ble	ock			
Wall Finish:	Painted	Painted			
Foundation:	Reinforced concrete pe	erimeter 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 Othe	1			

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 o	omment 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 99,000
Substation 2- Ground Floor	External	White	Timber	Poor	1.EAD-EIASED 32,000
Substation 2- Roof	External	Red	Metal	Fair	LEAD-RIASED REJOO

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 aspestos 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 (8)	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:				

	EX	ternal			
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				

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).

Wall Finish: Painted Floor Material: Concrete	
Floor Material: Concrete	
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:	

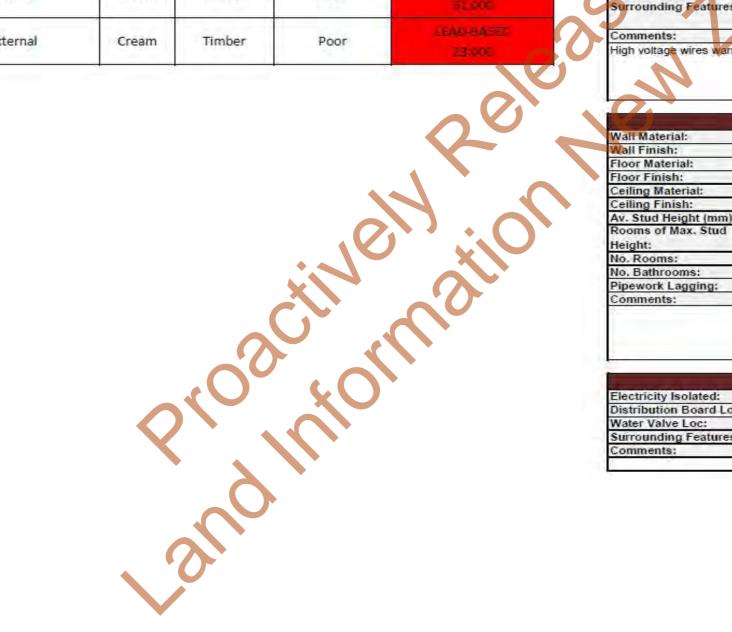
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc			
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

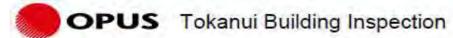
Table 15: 53- Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
		lo ACM were ident	tified 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	HADBASES FLOO
Substation 3- Ground Floor	External	Cream	Timber	Poor	LEAD-BASES 23:000





	Ger	neral	
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			

Wall Material:	Reinforced concrete b	lock		
Wall Finish:	Painted			
Foundation:	Reinforced concrete perimeter footing Concrete slab			
Roof Material:	Pitched corrugated iro	n		
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:				

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:	-	***************************************	

Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Vegetation		

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-BALED 9,300

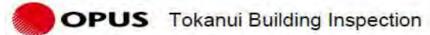
Table 16: S4 Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
		lo ACM were ident	ified or presumed	during the survey.	

action Comments.

Wall IP FIT

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	Ger	neral	
Building:	Sub 4	Year Built:	Unknown
Footprint (m2)	36	Storeys:	1
Surveyed by:	SD and AS	Survey Date:	16/02/2015
General Comments:			

Wall Material:	Reinforced concrete bl	ock			
Wall Finish:	Painted	Painted			
Foundation:	Reinforced concrete pe	erimeter footing Concrete slab			
Roof Material:	Pitched corrugated iron	ř .			
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:					

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 possible	enough to look inside. Transformer still there. No	other v

Env	vironmental	
Electricity Isolated:	Water Isolated:	N/A
Distribution Board Loc: No idea if isolated		
Water Valve Loc:		
Surrounding Features:		
Comments:		
Commontor		

Table 17: 55- 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

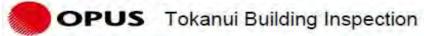
Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Substation 5- Ground Floor	External and internal	Cream	Timber	Poor	LEATHHASED

Surro.

Comments:
On ferce line. Gath at.

Wall Finish:
Floor fish
Celling
Celling
Celling
Finish:
Finish:
Floor fish
Celling

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General					
Building:	Sub 5	Year Built:	Unknown		
Footprint (m2)	30	Storeys:	1		
Surveyed by:	NE and RS	Survey Date:	10/02/2015		
General Comments:					

Wall Material:	Reinforced concrete bi	ock		
Wall Finish:	Painted			
Foundation:	Reinforced concrete pe	erimeter footing Concrete slab		
Roof Material:	Pitched corrugated iron	1	_	
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 Fe	ence		
Comments:				

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:			- 77

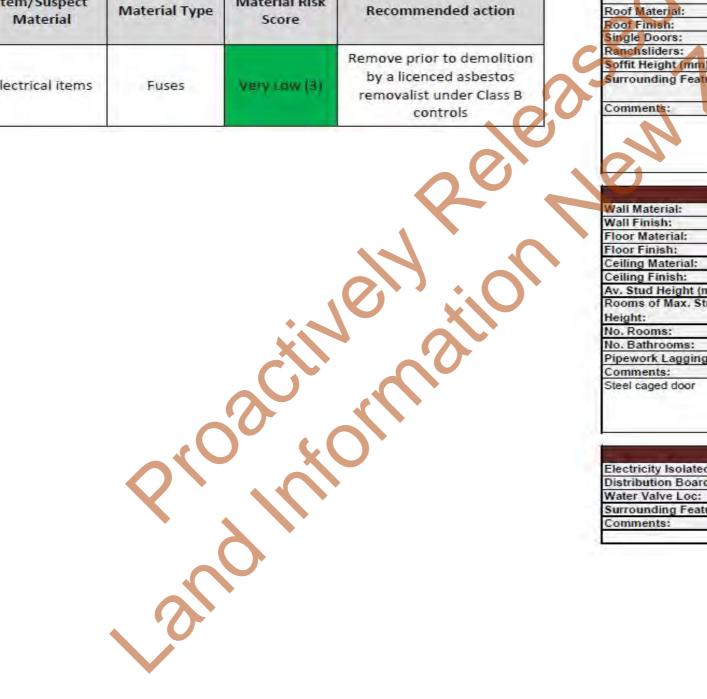
En	vironmental		
yes	Water Isolated:	N/A	
Vegetation			
	yes		yes Water Isolated: N/A

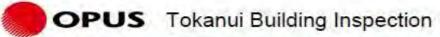
Table 38: S6- Summary of LBP Identified

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 B.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 Law (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls





	Gei	neral	
Building:	Sub 6	Year Built:	Unknown
Footprint (m2)	27	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	5/02/2015
General Comments:			

Reinforced concrete bl	ock			
Painted				
Reinforced concrete pe	erimeter footing Concrete slab			
Pitched corrugated iron	1.			
Painted	Gutters Present:	yes		
2	Double Doors:	1		
.0	Windows:	0		
2800	Soffit Width (mm):	200		
Road Powerlines				
	Reinforced concrete bit Painted Reinforced concrete per Pitched corrugated iron Painted 2 0	Reinforced concrete perimeter footing Concrete slab Pifched corrugated iron Painted Gutters Present: Double Doors: Windows: 2800 Soffit Width (mm):		

Wall Material:	Concrete Block		
Wall Finish:	Painted	13	
Floor Material:	Concrete Timber Nativ	e 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			

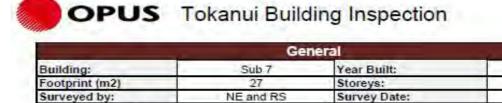
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:		,	
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:		•	

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

	LDF Identified					Foundation:	IVERIRE
Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)	Roof Material: Roof Finish: Single Doors:	Pitche Painte
Substation 7- Ground	2-1-7-7	Anton			LLAD-BASED	Ranchsliders: Soffit Height (mm):	0
Floor	External	Cream	Timber	Poor	13,000	Surrounding Features	Road
					20	Comments:	
					20	Wall Material: Wall Finish:	Concr
						Floor Material:	Concr
						Floor Finish:	Other
						Ceiling Material:	Timbe
						Ceiling Finish:	Painte
						Av. Stud Height (mm):	
						Rooms of Max. Stud	
					X	Height:	
						No. Rooms:	
						No. Bathrooms:	-
						Pipework Lagging: Comments:	-
						1 x steel caged door ins	
			-7	> 4			side
			40°	, O			
			, ₀ 0	40		Electricity Isolated:	yes
			300	40		Electricity Isolated: Distribution Board Lo	yes
			0/00	40		Electricity Isolated: Distribution Board Lo Water Valve Loc:	yes c:
			2000			Electricity Isolated: Distribution Board Lo	yes c:



Seneral Comments:

Wall Material:	Reinforced concrete ble	ock	
Wall Finish:	Painted		
Foundation:	Reinforced concrete pe	rimeter footing Concrete slab	
Roof Material:	Pitched corrugated iron	8	
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		

Wall Material:	Concrete Block				
Wall Finish:	Painted				
Floor Material:	Concrete Timber Native	e 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	ie				

	E	Environmental		
Electricity Isolated:	yes	Water isolated:	N/A	
Distribution Board Loc:			- 1	
Water Valve Loc:				
Surrounding Features:	Vegetation			
Comments:				

Unknown

5/02/2015

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	LEATHBASED 9 300

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

Jos Class B ols

Class B ols

Wall Material:
Wall Finish:
Floor Finish:
Ceiling Mater'
Ceiling M

	Ger	neral	
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 som	e old cables coming up fron	n service trench

Wall Material:	Reinforced concrete L	doals	
TOTAL PROPERTY AND ADDRESS OF THE PARTY OF T		HOCK	
Wall Finish:	Painted		
Foundation:	Reinforced concrete p	perimeter footing Concrete slab	
Roof Material:	Pitched corrugated ind	on	v.
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	33		
Comments:			

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:	по
Comments:			

Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc		4	
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

Not surveyed during 4Sight ACM & Pb Paint surveys

	Ger	neral	
Building:	Shed 4	Year Built:	Unknown
Footprint (m2)	17	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	19/02/2015
General Comments:			

		External
Wall Material:	Other	
Wall Finish:	Painted	
Foundation:	Other	
Roof Material:		
Roof Finish:	None	Gutters Present: no
Single Doors:	-1-	Double Doors:
Ranchsliders:	7	Windows:
Soffit Height (mm):		Soffit Width (mm):
Surrounding Features:	Road	0
Comments:	•	
Painted plywood structure	e with timber bearer	r and joint subfloor

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:	110		
No. Rooms:	1	No. Internal Doors:	
No. Bathrooms:		No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	по
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 1 st 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 3.2,000
B33-Ward 9 Ground Floor	Exterior	Yellow	Wood	Fair	LEAD BASED #3,000
B33-Ward 9 Ground Floor	Interior	Green	Plaster- board	Fair	LEAD-BASED 7 900

Building:	Ward 9	Year Built:	1960
Footprint (m2)	1430	Storeys:	1
Surveyed by:	NE and DV	Survey Date:	4/02/2015

Wall Material:	Brick Concrete in situ Cement sheet					
Wall Finish:	Painted Brick Solid Plas	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: ye					
Single Doors:	10	Double Doors:	2			
Ranchsliders:	1	Windows:	110			
Soffit Height (mm):	3800	Soffit Width (mm):	400			
Surrounding Features:	Stairs/Ramps					

Wall Material:	Gib Plaster Timber Par	Gib Plaster Timber Pannelling Timber Frame Pinex Hardboard Brick					
Wall Finish:	Painted/Wallpaper/Tile	Painted/Wallpaper/Tile					
Floor Material:	Concrete Timber Nativ	e 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 dayro	om stud heights of 3.2m	. Roughly 60 doors. The overhead extr	raction in the				

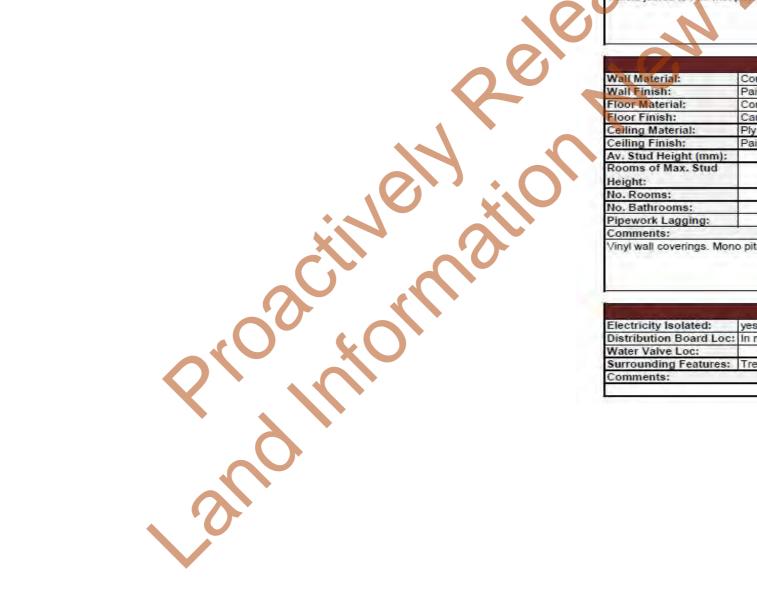
	E	nvironmental	
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Hallway at entry		*
Water Valve Loc:			
Surrounding Features:			
Comments:			

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



	Ger	neral	
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 laundo	and toilete		

	Ex	ternal	
Wall Material:	Reinforced concrete ble	ock	
Wall Finish:	Painted		
Foundation:	Reinforced concrete pe	enmeter 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:			

Wall Material:	Concrete Block					
Wall Finish:	Painted Other					
Floor Material:	Concrete					
Floor Finish:	Carpet Lino	CarpetILino				
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:	,	*******				

no
1110
-
-

Table 18: LBP Identified - B37 - Wooden Shed Behind Hall

Building & Floor Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
37-Wooden Shed behind Hall Exterior Ground Floor	White	Wood	Poor	1EAD-BASED 120,000
37-Wooden Shed behind Hall Exterior Roof	Red	Metal	Poor	1EAD-BASED 1,200

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	LLAD-BASED 350,000
B38-RFTD by Hall Ground Floor	R1 and R2	Blue	Wood	Fair	LEAD-BASED 44.00E
B38-RFTD by Hall Ground Floor	R3, R4 and R5	Pink	Wood	Fair	LEAD-HASED 32,000
B38-RFTD by Hall Roof	Roof	Red	Metal	Poor	LEAD-BASED

ed Metal Poor 1,760

	Gei	neral	
Building:	RFTD	Year Built:	Unknown
Footprint (m2)	60	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			

Wall Material:	Timber frame Shiplap	weatherboard		
Wall Finish:	Painted			
Foundation:	Raised piles			
Roof Material	Pitched comugated 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:	1			

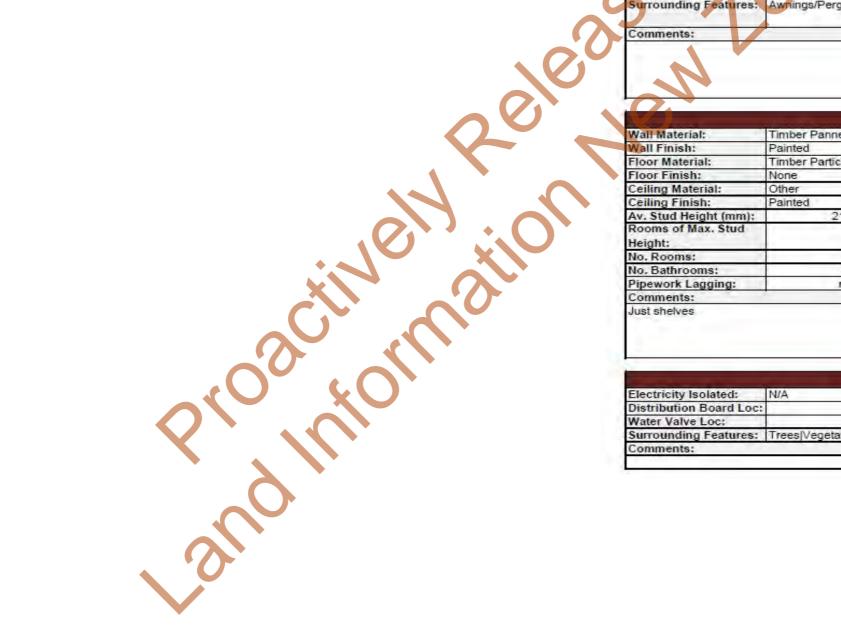
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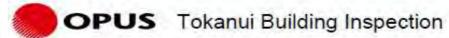
En	vironmental	
es	Water Isolated:	no
Main room	1	
rees Vegetation		
	es Main room	es Water Isolated: Main room

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-8 ASED 94,000

No ACM identified





	Ger	neral	
Building:	RFTD Shed	Year Built:	Unknown
Footprint (m2)	7	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:	*	***************************************	-
	•		

	Ð	ternal	
Wall Material:	Corrugated iron		
Wall Finish:	Painted		
Foundation:	Raised piles		
Roof Material:	Pitched corrugated iron	1=	
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:			

Wall Material:	Timber Pannelling Tim	ber 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:	A				
Just shelves					

		nvironmental	
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	1EAD-BASED 67,000

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



Building:	Covered area by Hall	Year Built:	Unknown
Footprint (m2)	65	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015

Wall Material:	Galvanised steel She	et cladding Timber pole Ply	
Wall Finish:	Painted		
Foundation:	Concrete slab with po	le brackets	
Roof Material:	Pitched corrugated in	on	
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	4		
Covered outdoor seatin	g area with bridal storag	e shed	

Wall Material:		2 4	
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:		, 6, 10, 10, 10, 10, 10, 10, 10, 10, 10, 10	

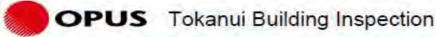
	E	nvironmental	
Electricity Isolated:	N/A	Water Isolated:	N/A
Distribution Board Loc:		*	-
Water Valve Loc:			
Surrounding Features:	Trees Vegetation		
Comments:			

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

B41-Shed 9 Ground Floor Exterior Brown Concrete and Metal Poor Brown Concrete and Metal Floor Fini Ceiling Fi Av. Stud I Rooms oi Height: No. Room No. Bathr Pipework Comment No interna
Wall Finis Floor Mat Floor Finis Ceiling Fi Av. Studi Rooms of Height: No. Room No. Bathr Pipework Comment No interna
Comment No internal



	Gei	neral	
Building:	Shed 9	Year Built:	Unknown
Footprint (m2)	13	Storeys:	1
Surveyed by:	SD and AS	Survey Date:	16/02/2015
General Comments:			

Wall Material:	Timber frame Bevel ba	ck weatherboard Brick	
Wall Finish:	Painted		
Foundation:	Reinforced concrete pe	erimeter footing Concrete slab	
Roof Material:	Pitched corrugated iron	11 - 2	
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:	· ·		

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 covering	s or ceiling. Bare frame		

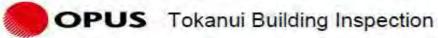
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Inside on left		- 12
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

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	1E40-645ED 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



Ger	neral	
Building 15	Year Built:	1971
250	Storeys:	1
NE and SD	Survey Date:	12/02/2015
	Building 15 250	250 Storeys:

Wall Material:	Brick Cement sheet B	evel back weatherboard				
Wall Finish:	Painted Brick	Painted Brick				
Foundation:	Concrete perimeter for & Kitchens Only	oting with concrete piles Concrete \$	Slab under Toilets			
Roof Material:	Pitched corrugated iron					
Roof Finish:	Painted	Gutters Present:	yes			
Single Doors:	3	Double Doors:	35.7			
Ranchsliders:		Windows:	30			
Soffit Height (mm):	2900	Soffit Width (mm):	500			
	s: Stairs/Ramps Road	1				
Comments:	1 large concrete block ar					

		under Class B controls	2 long concrete ramps. 1		d stairway	
			Wall Material:	Gib Plaster Seratone F		
			Wall Finish:	Painted/Wallpaper/Vin		
			Floor Material:	Timber T/G.	,	
			Floor Finish:	Carpet Lino		
			Ceiling Material:	Gib Plaster		
			Ceiling Finish:	Painted		
			Av. Stud Height (mm):		Max. Stud Height (mm):	245
			Rooms of Max. Stud Height:			
			No. Rooms:	14	No. Internal Doors:	30
	X		No. Bathrooms:	2	No. Plant Rooms:	0.
			Pipework Lagging:	no	Radiator Heating System:	yes
			Comments:			
)	0			onmental	
			Electricity Isolated:	yes	Water Isolated:	no
		▼	Distribution Board Loc	naliway		
			Water Valve Loc:	Towns () (amount of the		
			Surrounding Features:	Trees(vegetation		
			Comments:			
			-			

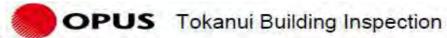
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Hallway		
Water Valve Loc:			
Surrounding Features:	Trees Vegetation		
Comments:			

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-BASEO 12,000
B43-Building 14 Ground Floor	Exterior	White	Wood and Fibre Cement	Fair	1EAD-BASED 9,200
B43-Building 14 Ground Floor	Exterior	White,	Wood	Poor	LEAD-BASED
B43-Building 14 Roof	Exterior	Red	Metal	Poor	1EAD (NASED)
			, O	(C)	
			()		



Building:	Building 14	Year Built:	1971
Footprint (m2)	150	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			

	Ex	ternal	
Wall Material:	Shiplap weatherboard		
Wall Finish:	Painted		
Foundation:	& Kitchens Only	ting with concrete piles Concrete	Slab under Toilets
Roof Material:	Pitched compated 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:			

Wall Material:	Gib Plaster Seratone H	ardboard		
Wall Finish:	Painted[Vinyl			
Floor Material:	Timber T/G			
Floor Finish:	Carpet Lino			
Ceiling Material:	Gib Plaster			
Ceiling Finish:	Painted	The same and the same and the		
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:				

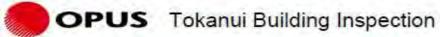
Electrical de allere de		vironmental	100
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Hallway		
Water Valve Loc:			
Surrounding Features:	Trees/Vegetation		
Comments:			

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
B44-Building 13 Ground Floor	Exterior	White	Wood	Poor	LEAD-BASED 1,300
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



	Ger	neral	
Building:	Building 13	Year Built;	1971
Footprint (m2)	150	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			

	E^	ternal			
Wall Material:	Shiplap weatherboard				
Wall Finish:	Painted				
Foundation:	Concrete perimeter foo & Kitchens Only	ting with concrete piles Concrete	Slab under Toilets		
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				

Wall Material:	Gib Plaster Seratone H	ardboard		
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:			- 37	

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 95,000
B45-Building 12 Ground Floor	Exterior	White	Wood	Poor	11.40 £ASED 23,000
B45-Building 12 Roof	Exterior	Red	Metal	Poor	1EAD-BASED 5,000

OPUS Tokanui Building Inspection

E. C. C.		neral	7.50
Building:	Building 12	Year Built:	1971
Footprint (m2)	150	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			

Wall Material:	Shiplap weatherboard			
Wall Finish:	Painted			
Foundation:	Concrete perimeter for & Kitchens Only	oting with concrete piles Concrete	Slab under Toilets	
Roof Material:	Pitched corrugated iron	n		
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:	•			

Wall Material:	Gib Plaster Seratone H	lardboard		
Wall Finish:	Painted[Vinyl			
Floor Material:	Timber T/G			
Floor Finish:	Carpet Lino	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:			-	

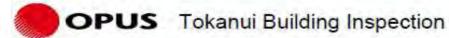
		nvironmental	
Electricity Isolated:	yes	Water isolated:	no
Distribution Board Loc:	Hallway		
Water Valve Loc:			
Surrounding Features:	Trees Vegetation	1	
Comments:			

Table 27 LBP Identified - 846 - Building 11

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B46-Building 11 Ground Floor	Exterior	White	Wood and fibre cement	Poor	11 AD-HASED 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	16AD-HA5EO .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 removalis under Class 8 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 removalis under Class B controls
				SCI	
			64		
				.0	



	Ger	neral	
Building:	Building 11	Year Built:	1971
Footprint (m2)	150	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			

Wall Material:	Shiplap y	weatherboard			
Wall Finish:	Painted				
Foundation:	Concrete	Concrete perimeter footing with concrete piles Concrete Slab under Toile			
Roof Material:	Pitched o	Pitched comugated iron			
Roof Finish:	Painted		Gutters Present:	yes	
Single Doors:	4	3	Double Doors:	0	
Ranchsliders:		0	Windows:	15	
Soffit Height (mm):	11	2800	Soffit Width (mm):	600	
Surrounding Features:	Stairs/Ra	amps Road Fe	ence		
Comments:	8				

Wall Material:	Gib Plaster Seratone H	ardboard		
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:	по	Radiator Heating System:	yes	
Comments:	A	francis and delication of		
Rimu shelves	_	_		

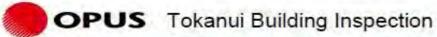
	E	nvironmental	
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Hallway	***************************************	
Water Valve Loc:	/		
Surrounding Features:	Trees[Vegetation		
Comments:			

Table 10: Asbestos Containing Materials - 847 - 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 (4)	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-BOSED asi,ono
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
			.,O?		
			3/,	10,1	



General					
Building:	Building 10	Year Built:	1971		
Footprint (m2)	250	Storeys:	1		
Surveyed by:	NE and SD	Survey Date:	12/02/2015		
General Comments:					

		xternal				
Wall Material:	Brick Cement Sheet E	Bevel back weatherboard				
Wall Finish:	Painted Brick	Painted Brick				
Foundation:	Concrete perimeter fo & Kitchens Only	Concrete perimeter footing with concrete piles Concrete Slab under Toilets & Kitchens Only				
Roof Material:	Pitched corrugated in	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:						

Wall Material:	Git Plaster Seratone H	ardboard				
Wall Finish:	Painted/Wallpaper/Viny	A .				
Floor Material:	Timber T/G	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:						

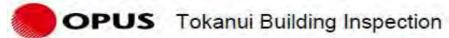
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Hallway		
Water Valve Loc:			
Surrounding Features:	Trees[Vegetation		
Comments:			

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	1EAD-RASED 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-MASED 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 Law (4)	Remove prior to demolition by a licenced aspestos 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



Building:	Ward 16	Year Built;	1972
Footprint (m2)	1760	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	11/02/2015
General Comments:			

Wall Material:	Reinforce	d concrete bk	ock Cement sheet Shiplap weathe	rboard		
Wall Finish:	Painted B	Painted Brick Other				
Foundation:	200	Concrete perimeter footing with concrete piles Concrete Slab under Toile & Kitchens Only				
Roof Material:	Pitched co	orrugated iron				
Roof Finish:	Painted		Gutters Present:	yes		
Single Doors:		9	Double Doors:	9		
Ranchsliders:	AU	0	Windows:	138		
Soffit Height (mm):		3400	Soffit Width (mm):	800		
Surrounding Features	: Stairs/Rai	mps Awnings/	Pergolas Services Road			
Comments:						
Courtyards						

Wall Material:	Gib Plaster Timber Fra	me			
Wall Finish:	Painted Wallpaper Ving	N			
Floor Material:	Concrete				
Floor Finish:	Carpet Lino	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 of	construction				

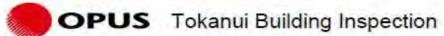
		nvironmental	
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Hallway		
Water Valve Loc:			
Surrounding Features:	Trees Vegetation		
Comments:			

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	1.900
B48-Ward 17 Ground Floor	Exterior	Brown	Wood	Fair	LEAD BASED
B48-Ward 17 Ground Floor	Exterior	Brown	Metal	Fair	LEAD-BASED
B48-Ward 17 Ground Floor	Interior	White	Wood	Fair	LEAD-BASED
			00		U.O.
			2100		



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:					

Wall Material:	Reinforced concrete bi	ock Shiplap weatherboard				
Wall Finish:	Painted	Painted				
Foundation:	Concrete perimeter for & Kitchens Only	oting with concrete piles Concrete S	Slab under Toilets			
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 Feature	s: Stairs/Ramps Services	Road				
Comments:						
Aluminum joinery						

Wall Material:	Gib Plaster Timber Par	nnelling[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:				

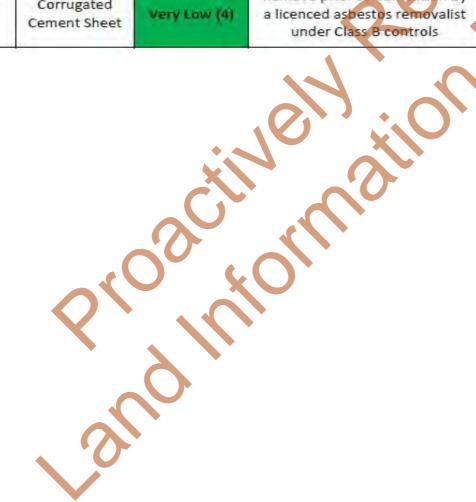
Annual Control of the	En	vironmental	
Electricity Isolated:	yes	Water Isolated:	по
Distribution Board Loc:	Li .	***************************************	
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

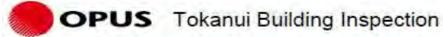
Table 31: LBP Identified - B50 - Ward 18

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
B50-Ward 18 Ground Floor	Exterior	Brown	Metal	Fair	1EAD 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 aspestos removalist under Class B controls





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:				

Wall Material:	Reinforced concrete bl	ock Shiplap weatherboard		
Wall Finish:	Painted			
Foundation:	Concrete perimeter for & Kitchens Only	ting with concrete piles Concrete S	Slab under Toilets	
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 wes	st side. Aluminium joiner	y:		

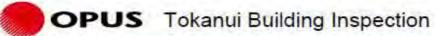
Wall Material:	Gib Plaster Timber Par	nnelling Timber Frame			
Wall Finish:	Painted/Vinyl	Painted Vinyl			
Floor Material:	Concrete				
Floor Finish:	Carpet Lino				
Ceiling Material:	Gib Plaster Timber (TG	SV)			
Ceiling Finish:	Painted				
Av. Stud Height (mm):	2400	Max. Stud Height (mm):			
Rooms 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:			1485		

	Ξ.	nvironmental	
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)



	Ger	neral	
Building:	EDU	Year Built:	1970
Footprint (m2)	640	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	11/02/2015
General Comments:			

Painted Brick		
Concrete perimeter footing with concrete piles Concrete Slab under Toilets & Kitchens Only		
es		
5		
78		
0		
-		

Wall Material:	Timber Frame Concret	e Block		
Wall Finish:	Painted Other	120 (200		
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:	*			

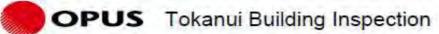
Electricity Isolated:		nvironmental Water Isolated:	no.
	yes	water isolated.	no .
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

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	14 AD-BASED 120,000
B52-Old House by EDU Ground Floor	Interior	Cream	Wood particle board	Fair	LEAD-BASED 1,890
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-BASEU 1,500

Table 15: Asbestos Containing Materials - B52 - Old House by EDU

Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
Exterior To skirting	Cladding	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced asbestos removalist under Class B controls
			Cil	
			000	
	Exterior To	Exterior To Cladding	Exterior To Cladding Coment sheet	Exterior To Cladding Coment sheet Vary Low (4)



	Gene	100	_
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:			

Wall Material:	Timber frame/Shiplar	Timber frame Shiplap weatherboard		
Wall Finish:	Painted	Painted		
Foundation:	Raised Timber Piles			
Roof Material:	Pitched corrugated in	on		
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 Feature:	s: Stairs/Ramps Service	es Road		

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 to	0.		

	E	nvironmental	
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	116	•	
Water Valve Loc:	Ú.		
Surrounding Features:	Trees Vegetation		
Comments:			
Tap in handbasin works			

Table 1: 853 - 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	Verý 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)
4	No lead-based lead p	aint samples w	vere identified o	during the survey	

J:\33 series\33205 Tokanui infrastructure\Demo Mgmt Plan\Info Summary for Demo Plan March 2024\33205 Building Summary 240403_EB v2

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

Wall Material:	Reinforced concrete ble	ock Cement sheet	
Wall Finish:	Painted Solid Plaster		
Foundation:	Concrete perimeter foo & Kitchens Only	ting with concrete piles Concrete S	Slab under Toilet
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:			

Wall Material:	Gib Plaster Timber Fra	me 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:			

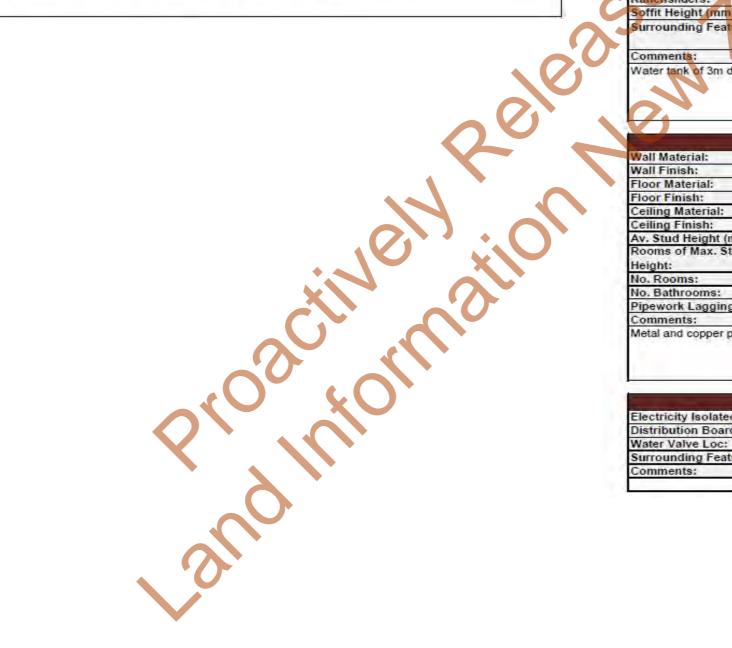
Environmental				
Electricity Isolated:	yes	Water Isolated:	no	
Distribution Board Loc:		100000000000000000000000000000000000000		
Water Valve Loc:				
Surrounding Features:	Trees/Vegetation			
Comments:				

Table 23: 854 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
ı	No lead-based lead p	aint samples w	vere identified o	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 du	uring 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:				

Wall Material:	Reinforced concrete in	Reinforced concrete in situ			
Wall Finish:	Painted Solid Plaster				
Foundation:	Reinforced concrete pe	erimeter 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				

Water tank of 3m diameter on top by 2.5m high (see photo 3).

Wall Material:	Reinforced Concrete in	n 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:			

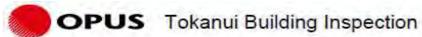
Electricity Isolated:	ves	nvironmental Water Isolated:	no
Distribution Board Loc:		30 CANA 30 CANA 30 CANA	
Water Valve Loc:	Still under pressur	e	
Surrounding Features:	Vegetation		
Comments:			

Table 3: 855 - 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	(0gh ()2)	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 Law (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: 855 - Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 55 - Ward K, Ground Floor	Exterior	White	Wood	Poor	(#AD-BASEZ) 66,000
Building 55 - Ward K, Ground Floor	Exterior	Beige	Wood	Intact).EAD-BASED 84,000



Encorporation and the second		neral	
Building:	Ward K	Year Built:	Unknown
Footprint (m2)	1480	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	5/02/2015
General Comments:			

Wall Material:	Brick/Congrete in air	tu Reinforced concrete block Cement	sheat/Roard and by
Wall Finish:	Painted Brick Solid		sneedboard and be
Foundation:		footing with concrete piles Concrete	Slab under Toilets
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 Awnir	ngs/Pergolas Services Road Concrete	Chimneys Header
Comments:			

Wall Material:		ternal nelling Timber Frame Brick			
COLOR STATE OF THE	the first the same and the grant fall of the same and the				
Wall Finish:	Painted Wallpaper Tile Pre-finished sheeting				
loor Material:	Concrete Timber Native T/G				
loor 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 leight:		3			
lo. Rooms:	38	No. Internal Doors:	60		
lo. Bathrooms:	6	No. Plant Rooms:	.2		
Pipework Lagging:	yes	Radiator Heating System:	yes		
Comments:		***************************************			
ligh stud in dayroom kite	hen dinning				

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	1.1 AD-BASET 1,700
Building B56 - Ward E, Ground Floor	Exterior	Yellow	Wood	Intact	LEAD-BASED L10,000
Building B56 - Ward E, Ground Floor	Exterior	White	Wood	Poor	LEAD-BASED 126,000
Building B56 - Ward E, Ground Floor	Exterior	Red	Concrete	Fair	1,300
Building B56 - Ward E, Ground Floor	Exterior	Green	Metal	Poor	(EAD-BASE) 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

Building:	Ward E	Year Built:	1958
Footprint (m2)	1480	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	5/02/2019
General Comments:	NE and No	Survey Date.	3/02/2

Wall Material:	BeigklConsents in situ	Dainforced consents blook/Consent	chaot		
	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 in	on 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/Awning Tanks	s/Pergolas Services Road Concrete	Chimneys Heade		
Comments:					

	ln.	ternal	
Wall Material:	Gib Plaster Timber Par	nnelling Timber Frame Seratone Concr	ete Block Brick
Wall Finish:	Painted Wallpaper Tile	Pre-finished sheeting	
Floor Material:	Concrete Timber Nativ	e T/G	
Floor Finish:	Carpet Lino Tiles		
Ceiling Material:	Gib Plaster Fibrous Pla	ster 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:			- 1
High studs in kitchen and	dining dayroom		

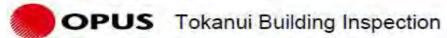
	Er	nvironmental		
Electricity Isolated:	yes	Water Isolated:	no	
Distribution Board Loc:	Hallway			
Water Valve Loc:				
Surrounding Features:	Trees Vegetation			-
Comments:				

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 Law (3)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

Table 26: 857 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	LEAS-SASELI LLIJO
				(6	
				Cilly	War.
			.02		
			2/0		
			6,		



Unknown
1
9/02/2015
3

Wall Material:	Concrete in eit (Paint	orced Concrete block/Corrugated in	on	
Wall Finish:	Painted Solid Plaster			
Foundation:	Reinforced concrete p	perimeter footing Concrete slab		
Roof Material:	Pitched corrugated inc	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):	N-	
Surrounding Features:	Stairs/Ramps Awning:	s/Pergolas Services Road		
Comments:	1			

Wall Material:	Timber Frame Concret	e 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:			

Electricity Isolated:	yes	Water Isolated:	no	
Distribution Board Loc:	17			
Water Valve Loc:				
Surrounding Features:	Trees Vegetation			
Comments:				

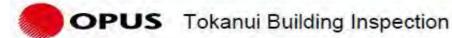
Table 27: B59 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 59 - Gardener, Ground Floor	Exterior	Pink	Wood	Fair	(EAD-BASED) J10,000
Building 59 - Gardener, Ground Floor	Exterior	Maroon	Wood/ metal	Fair	(EAD-HASED) 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	dentified during th		

Wall Finish:
Floor Material:
Ceiling Material:
Ceiling Finish:
Rooms of Max. Stud
Height:
No. Rooms:
No. Bathrooms:
Pippewrk Lagging:
Comments:



Building:	Gardener	Year Built:	Unknown
Footprint (m2)	280	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:	*		*

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:	1			

	lin	ternal	
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:			- 5-7

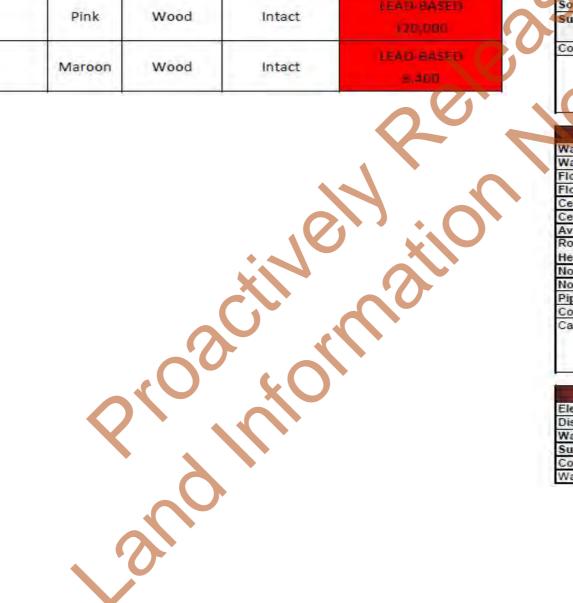
	En	vironmental	
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc		343 - 333 - 333 - 333	***
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			

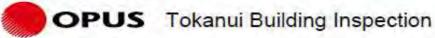
Table 7: B60 Summary of ACM Identified

Building & Floor	Location/Room Name	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
		No ACM id	dentified during th	e survey.	

Table 28: 860 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 BASEN 55,000
Building B60 - Fitter, Ground Floor	Exterior	Pink	Wood	Intact	(EAD-845ED) 120,008
Building B60 - Fitter, Ground Floor	Exterior	Maroon	Wood	Intact	LEAD BASED 8,400





General				
Building:	Fitter	Year Built:	Unknown	
Footprint (m2)	100	Storeys:	1	
Surveyed by:	NE and SD	Survey Date:	12/02/2015	
General Comments:				

Wall Material:	Timber frame Shiplap	weatherboard			
Wall Finish:	Painted				
Foundation:	Concrete perimeter for & Kitchens Only	oting with concrete piles Concrete S	Slab under Toilets		
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	• • • • • • • • • • • • • • • • • • • •			

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 acces	S		

	Environmental 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 VS,DUO
Building B61 - Shed 11, Ground Floor	Exterior	Purple	Wood	Fair	1EAO-BASED 55,000

Table 8: 861 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 (₺)	Remove prior to demolition by a licenced asbestos removalist under Class B controls

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J:\33 series\33205 Tokanui infrastructure\Demo Mgmt Plan\Info Summary for Demo Plan March 2024\33205 Building Summary 240403_EB v2

	Ger	neral	
Building:	Shed 11	Year Built:	Unknown
Footprint (m2)	16	Storeys:	1
Surveyed by:	NE and RS	Survey Date:	19/02/2015
General Comments:			
Wash nest present on do	oor cannot enter		

Wall Material:	Reinforced concrete ble	Reinforced concrete block		
Wall Finish:	Painted			
Foundation:	Reinforced concrete pe	rimeter footing Concrete slab		
Roof Material:	Tin Ribbed	Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	yes	
Single Doors:		Double Doors:	1	
Ranchsliders:	011	Windows:	0	
Soffit Height (mm):	2300	Soffit Width (mm):	350	
Surrounding Features	: Road/Powerlines	*	*	
Comments:				
3.0m x 3.6m concrete b	lock shed			

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 t	hie chad		

		Environmental	
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:		4,000,000	•
Water Valve Loc:			
Surrounding Features:	Trees/Vegetation	n	
Comments:			

Table 9: 862 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: 862 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 62 - Racks, Roof	Exterior	Light blue	Metal	Intact	(EAD BASED 1,100
Building 62 - Racks, Roof	Room 2,3,5	Purple	Plasterboar d	Intact	120,000
Building 62 - Racks, Roof	All exterior	White	Wood	Intact	LEAD-BASED

Building:	Racks	Year Built:	Unknown	
Footprint (m2) 350		Storeys:	1	
Surveyed by:	NE and SD	Survey Date:	12/02/2015	
General Comments:		-		

Wall Material:	Timber frame Shiplap v	weatherboard	
Wall Finish:	Painted		
Foundation:	Reinforced concrete pe	erimeter footing Concrete slab	
Roof Material:	Pitched corrugated iron	1	
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:			

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:	4	Ev	
No. Rooms;	7	No. Internal Doors:	5
No. Bathrooms:	0	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	no
Comments:			

	Er	nvironmental	
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:		100000000000000000000000000000000000000	*
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 BURGO
Building 63 - Workshop, Ground Floor	Internal	White	Plaster	Intact	LEAD-BASED 37,000
Building 63 - Workshop, Ground Floor	Exterior	White	Wood	Intact	LEAD-BASED 59,000
Building 63 - Workshop, Ground Floor	Exterior	Purple	Wood	Intact	(.EAD-BASET) 79,000
Building 63 - Workshop, Ground Floor	Exterior	Green	Concrete	Intact	LEAD-BASED 11,000

Table 10: 863 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 b a licenced asbestos removalis under Class A controls
B63, Ground Floor	Rooms 6, 12	Pipes along Wall	Lagging	Medium (8)	Remove prior to demolition b a licenced asbestos removalis under Class A controls
B63, Ground Floor	Room 10	Spray booth	AIB	Medium (7)	Remove prior to demolition b a licenced asbestos removalis under Class A controls
B63, Ground Floor	Roof	Roof Sheeting	Fibre Cement	Low (5)	Remove prior to demolition b a licenced asbestos removalis under Class B controls
B63, Ground Floor	Room 4	Wall Cladding	Cement sheet	Very Low (4)	Remove prior to demolition b a licenced asbestos removalis 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 removalis under Class B controls
B63, Ground Floor	Exterior	Soffits	Fibre Cement	Very Low (4)	Remove prior to demolition b a licenced asbestos removalis under Class B controls
B63, Ground Floor	External to 5	Wall Cladding	Fibre Cement	Very tow (4)	Remove prior to demolition b a licenced asbestos removalis under Class B controls
B63, Ground Floor	Exterior	Downpipes	Fibre cement	Very Low (3)	Remove prior to demolition b a licenced asbestos removalis under Class B controls
B63, Ground Floor	Room 6	Pipe	Gasket	Very Low (3)	Remove prior to demolition b a licenced asbestos removalis under Class B controls
B63, Ground Floor	Room 5	Dust extraction unit	Cement sheet	Very Low (4)	Remove prior to demolition b a licenced asbestos removalis under Class B controls
B63, Ground Floor	Exterior	Metal downpipes	Putty	Very Low (4)	Remove prior to demolition b a licenced asbestos removalis under Class B controls

Building:	Workshop	Year Built:	Unknown
Footprint (m2)	1100	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	12/02/2015
General Comments:			

	Ext	ernal	
Wall Material:	Reinforced concrete in s	situ Reinforced concrete block Be	vel back weatherb
Wall Finish:	Painted		
Foundation:	Reinforced concrete per	rimeter 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:			

Wall Material:	Gib Plaster Seratone Cor	crete 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:		0,4	
No. Rooms:	3	No. Internal Doors:	2
No. Bathrooms:	1	No. Plant Rooms:	0
Pipework Lagging:	no	Radiator Heating System:	yes
Comments:			1000
some shelves are solid	imu		

Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Lo	c: Fitters front room		
Water Valve Loc:			
Surrounding Features	: Trees Vegetation Oth	er	
Comments:			

Demolished prior to 4Sight Pb & ACM Survey

OPUS Tokanui Building Inspection

Building:	Sports Pavilion	Year Built:	Unknown
Footprint (m2)	120	Storeys:	1
Surveyed by:	SD and AS	Survey Date:	16/02/2015
General Comments:			

Wall Material:	Concrete in situ Shiplap weatherboard				
Wall Finish:	Painted				
Foundation:	Concrete perimeter for & Kitchens Only	oting with concrete piles Concrete	Slab under Toilets		
Roof Material:	Pitched corrugated iron	1	all and		
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:					

Inte	ernal			
Hardboard Seratone				
Painted				
Concrete				
Carpet Lino				
Gib Plaster				
Painted				
2400	Max. Stud Height (mm):	♦ 2400		
	6	X		
6	No. Internal Doors:	2		
2	No. Plant Rooms:	0		
no	Radiator Heating System:	no		
	Hardboard Seratone Painted Concrete Carpet Lino Gib Plaster Painted 2400	Painted Concrete Carpet Lino Gib Plaster Painted 2400 Max. Stud Height (mm): 6 No. Internal Doors: 2 No. Plant Rooms:		

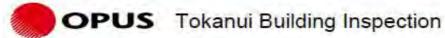
	En	vironmental	
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Main room		
Water Valve Loc:			
Surrounding Features:	Trees[Vegetation		
Comments:			

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	16AD-8ADED 2,100
Building 65 - Store, Ground Floor	Internal	White	Wood/ plaster	Intact	LEAD-BASED 2,200
Building 65 - Store, Ground Floor	Exterior	White	Wood	Intact	LEAD-BASED (2,000)



	Ger	neral	
Building:	Store	Year Built:	Unknown
Footprint (m2)	1160	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	13/02/2015

Wall Material:	Reinforced concrete in	Reinforced concrete in situ				
Wall Finish:	Painted	Painted				
Foundation:	Reinforced concrete p	erimeter 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	0 Soffit Width (mm): 0				
Surrounding Feature	s: 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

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:	•		- 220		

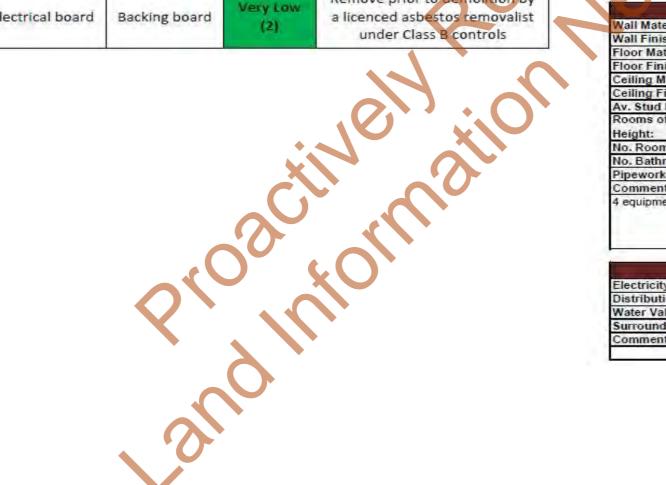
THE LEWIS CO.	11 - 2021 11 21 21 22	
n 1, which is	west end room. Room 2 (larger of	ine)
s Vegetation		
		siVegetation

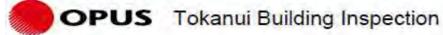
Table 33: Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 66 - Assistant Engineers Office, Ground Floor	Interior	Cream	Concrete	Poor	18AD-845511 1,700
Building 66 - Assistant Engineers Office, Ground Floor	Interior	Beige	Wood	Intact	LEAD-BASED 140,000

Table 12: 866 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





	Gener	al	
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		

Wall Material:	Corrugated iron				
Wall Finish:	Painted				
Foundation:	Reinforced concrete pe	Reinforced concrete perimeter footing Concrete slab			
Roof Material:	Pitched corrugated iron	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:	!				

Wall Material:	Concrete Block					
Wall Finish:	Painted					
Floor Material:	Concrete					
Floor Finish:	Carpet Other	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 bay	s plus office building. Se	vere amount of animal poo throughout				

E	nvironmental			
yes	Water Isolated:	no		
West most room	West most room of office lot			
No evidence of w	ater for this building			
	yes West most room	yes Water Isolated: West most room of office lot No evidence of water for this building		

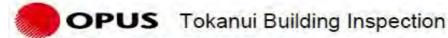
Table 13: B67 Summary of ACM Identified

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-BRISED

Wah.
Floor Fh
Ceiling Mh
Ceiling Finis
Av. Stud Height:
No. Rooms:
No. Bathrooms:
Pipework Lagging:
Comments:
Old furnace F



	Gen	eral	
Building:	Shed 8	Year Built:	Unknown
Footprint (m2)	20	Storeys:	1
Surveyed by:	NE, SD and AS	Survey Date:	16/02/2015
General Comments:			

	_ ≥X	ternal	
Wall Material:	Reinforced concrete ble	ockReinforced concrete block Ship	olap weatherboard
Wall Finish:	Painted		
Foundation:	Reinforced concrete pe	erimeter 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

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:	•	The second secon	
Old furnace housing			

	Env	vironmental	
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:	By furnace	4	- 2
Water Valve Loc:			
Surrounding Features:	Trees[Vegetation		
Comments:			

Table 35: 868 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 68 - Boiler House, Ground Floor	Exterior	White	Wood	Fair	(EAD) 8ASED 47,000

Table 14: 868 Summary of ACM Identified

Building & Floor	Location/Ro om 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 Law (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	i	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

	Ger	eral	
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 st	ructure for demo scoped b	y Graeme Salter, please at	tach his reports.

Wall Material:	Concrete in situ Ceme	nt sheet(Galvanised steel	
Wall Finish:	Painted		
Foundation:	Reinforced concrete pe	erimeter footing Concrete slab	
Roof Material:	Tin Ribbed		
Roof Finish:	Painted	Gutters Present:	yes
Single Doors:	1	Double Doors:	4
Ranchstiders:	5	Windows:	62
Soffit Height (mm):		Soffit Width (mm):	
	Stairs/Ramps Awnings	/Pergolas Services Road Powerline	es Other
Comments:			

Wall Material:	Timber Frame Hardboa	ard 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

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

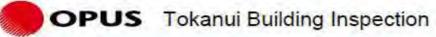
	E	Environmental	
Electricity Isolated:	yes	Water isolated:	no
Distribution Board Loc:	Generator room		•
Water Valve Loc:			
Surrounding Features:	Vegetation		
Comments:			
Extreme risk of asbestos	and chemical con	tamination.	

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	1.EAS-BASES 2.800
71001			wood	LIX.	20
			0	C. "	
			400	% O	
				101	
			· A		



	Ger	neral	
Building:	Fire station	Year Built:	Unknown
Footprint (m2)	400	Storeys:	2
Surveyed by:	NE and SD	Survey Date:	13/02/2015
General Comments:			

Foundation:	
Roof Material: Pitched corrugated iron Other	
	0
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:	

Wall Material:	Timber Dannelling Dine	ex Seratone Concrete Block Concrete i	n eitu
2007		skiperatonejconcrete biockiconcrete i	II Situ
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:	Carpet Lino Tiles		
Ceiling Material:	Pinex[Hardboard]Serat	one 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	e another freezer		
	nches and equipment		

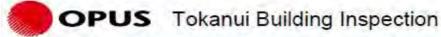
	Er	vironmental	
Electricity Isolated:	yes	Water Isolated:	no
Distribution Board Loc:	Dining area		
Water Valve Loc:			
Surrounding Features:			
Comments:			

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 PASED 38,000

Table 16: B70 Summary of ACM Identified

B70, Ground Exte Floor			Material Type	Material Risk Score	Recommended action
	ernal Wall	Cladding	Fibre cement	Very Low (4)	Remove prior to demolition by a licenced asbestos removalis under Class B controls
	oom 20 Oucting	Sealant	Putty	Very Law (2)	Remove prior to demolition by a licenced asbestos removalis under Class B controls
	unnels langes	Gaskets	Gaskets	Very Low (2)	Remove prior to demolition by a licenced asbestos removalis under Class B controls
B70, Ceili Basement con	unnels ing above ncrete to nnel roof	Boxing	Cement sheet	Very Low (4)	Remove prior to demolition by a licenced aspestos removalis under Class B controls
B70, Ground Exter Floor	erior Soffit	Soffit	Cement sheet	Very Low (4)	Rémove prior to demolition b a licenced asbestos removalis under Class B controls



	GE	neral	_
Building:	Kitchen	Year Built:	Unknown
Footprint (m2)	780	Storeys:	1
Surveyed by:	SD and AS	Survey Date:	16/02/2015
General Comments:			

		xternal	
Wall Material:	Concrete in situ		
Wall Finish:	Painted		
Foundation:	Concrete perimeter for & Kitchens Only	oting with concrete piles Concrete S	Slab under Toilets
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 C	oncrete Chimneys Other	
Comments:	1		
Mass rooftop ventilation	system		

Wall Material:	Seratone Concrete in site	u .	
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):	280
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:			

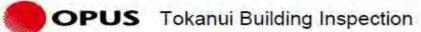
	Er	vironmental	
Electricity Isolated:	no	Water Isolated:	no
Distribution Board Loc:	Main room	-	- 5
Water Valve Loc:			
Surrounding Features:	Trees[Vegetation		
Comments:			

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
Building 71 - Garages, Ground Floor	Exterior	Red	Wood	Poor	LEAD-HASED 11,000
Building 71 - Garages, Ground Floor	Exterior	Blue	Metal	Intact	LEAD-BASED 7,700
				YC.	11/10
		<	240) ,
			\		



D. Davies	0	W P-3W-	A Laster and Control
Building:	Garages	Year Built:	Unknown
Footprint (m2)	300	Storeys:	1
Surveyed by:	NE and SD	Survey Date:	13/02/2015
General Comments:	-		

		xternal	
Wall Material:	Reinforced concrete	olock	
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:			

Wall Material:	Concrete Block		
Wall Finish:	Painted		
Floor Material:	Concrete		
Floor Finish:	Lino Other		
Ceiling Material:	Gib PlasterjOther		
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:	•		

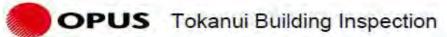
	nvironmental		
N/A	Water Isolated:	по	
Inside west end	-		
Trees Vegetation			
	N/A Inside west end	N/A Water Isolated:	N/A Water Isolated: no Inside west end

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	(£45-64560 (3,000)

Table 18: 873 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
				X	
				W.C.	
) ((0)
			` `	9,,	



Concrete shed has pipework and service trench connecting to the laundry

Shed 7	Veer Duille		
	Year Built:	Unknown	
23	Storeys:	1	
rveyed by: NE and RS Survey Date:			
	NE and RS	20 Stoleys:	

		ternal			
Wall Material:	Concrete in situ Shipla	Concrete in situ Shiplap weatherboard			
Wall Finish:	Painted				
Foundation:	Reinforced concrete pe	erimeter footing Concrete slab			
Roof Material:	Pitched corrugated iron	i a			
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				

Wall Material:	Timber Frame Concrete in situ					
Wall Finish:	Painted	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:						

		vironmental	
Electricity Isolated:	yes	Water Isolated:	N/A
Distribution Board Loc:	Timber shed	4	-2
Water Valve Loc:			
Surrounding Features:			
Comments:			

Table 19: 874 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	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 aspestos 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	DEAD-BASED 00E.1
Building 74 - Laundry, Ground Floor	13	Blue	Concrete	Fair	LEAD-BASED Lann

OPUS Tokanui Building Inspection

	Ger	neral	
Building:	Laundry	Year Built:	Unknown
Footprint (m2)	930	Storeys:	1
Surveyed by:	13/02/201		
General Comments:			

Wall Material:	Concrete in situ		
Wall Finish:	Painted		
Foundation:	Reinforced concrete p	erimeter 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		

South wall stud to roof top steel mesh reinforced glass 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

Wall Material:	Concrete in situlSerato	ne			
Wall Finish:	Painted				
Floor Material:	Concrete				
Floor Finish:	Lino[None	C 1 201 (14 St 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
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:					

	E	nvironmental			
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: 875 Summary of LBP Identified

Building & Floor	Location	Colour	Substrate	Surface Condition	Lead Result (ppm)
Building 75 - Doctors Flats, Ground Floor	Exterior	White	Wood	Intact	154D 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 cu 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	Remove prior to demolition by a licenced asbestos removalist under Class B controls
B75, Ground Floor	External Soffit	Soffit	Fibre cement	Very Low	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

	Ger	eral	
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		

		ternal			
Wall Material:	Brick Concrete in situ Cement sheet				
Wall Finish:	Painted Brick				
Foundation:	Concrete perimeter for & Kitchens Only	Concrete permeter 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 Chimneys Powerlines	/Pergolas Services Road Concrete	S*		

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.

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	Carpet Lino		
Ceiling Material:	Gib Plaster Hardboard			
Ceiling Finish:	Painted	XV-Assessment		
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:	*		-	

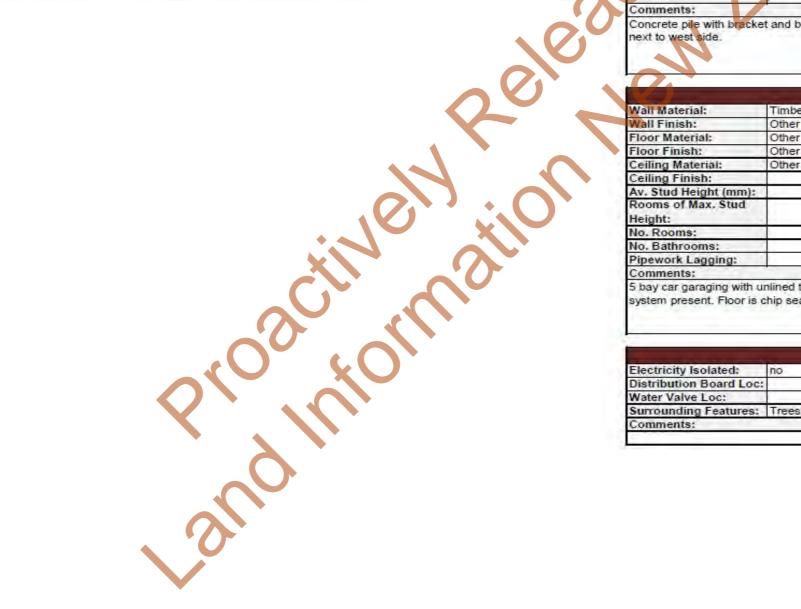
Electricity Isolated:	no	Water Isolated:	no
Distribution Board Loc:	west wall flat one		
Water Valve Loc:			
Surrounding Features:	Trees Vegetation		
Comments:	70-767-7-7		

Table 21: B76 Summary of ACM Identified

Building & Floor	Location	Item/Suspect Material	Material Type	Material Risk Score	Recommended action
		No ACMs were ide	ntified 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 pair	nt samples wer	e identified dur	ing the survey.	



OPUS Tokanui Building Inspection

	Gene	ral	
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:			

	E	ternal	
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:			

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:			

Environmental			
Electricity Isolated:	no	Water Isolated:	no
Distribution Board Loc:			
Water Valve Loc:			
Surrounding Features:	Trees[Vegetation	p.	
Comments:			