



Asbestos Containing Materials (ACMs).

Asbestos Status Review

Client: Waitomo District Council

Site: Te Kuiti i-site Building and Railway Building 1.

Inspection Date: 23/8/2022



Review carried out by:

John Mayne

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Introduction and Site Information

1. Description of property.

1.0 General description

The Te Kuiti Civic i-Site consists of a single storey Tourist Information Building opened in 1989, Railway Building 1 (RBW1) which provides a community space is housed in part of the former Te Kuiti railway station.

External envelope of the Tourist Information Building building is clad with a combination of profile metal roof and wall cladding, brickwork with aluminium windows and joinery.

The Railway Building of timber frame construction clad with profile metal roofing with timber wall cladding and joinery

Internal wall and ceiling linings are a combination of painted plasterwork with proprietary wet area and hygienic linings in bathrooms and food preparation areas.

Floor finished include carpet, timber and vinyl finishes.

The Tourist Information Building appears to have been completed in 1989, the railway building appear to date from the early 1900s.

Property address	160 Rora Street, Te Kuiti
Client name	Waitomo District Council
Surveyor	John Mayne
Report type	Asbestos Status Review
Date of site visit	23 August 2022
Date report completed	

1.1 Scope of the Review

The scope of the review is to assist the Council in establishing the “Asbestos Status” of the i-Site Building and Railway Building 1

The status review is based on a desktop review of drawings and information held by the Council in connection with the building and a “walk-through” visual inspection.

HSG 264 the Asbestos Survey Guide (63) recommends a desk top study to establish the probable asbestos status of groups of properties.

The advises guide advises that the criteria for concluding a building is asbestos free needs to be based on strong evidence and records complete.

The inspector undertaking this survey holds *International Proficiency (Certification to IP402)- Sampling and Surveying Strategies for Asbestos in Buildings* issued by BOHS, United Kingdom (Appendix 6)

2.0 Executive Summary

This review is intended to assist the Council in establishing the asbestos status of the Te Kuiti i-site Building and RWB1 in connection with the proposed refurbishment works as detailed in WDC GHC Woodhead tender documents 125845999 Rev B 22/7/2022 and whether or not further investigation is required.

The review is carried out in accordance with HSE HSG 264-Asbestos: The Survey Guide. This survey considers the Health and Safety at Work Act 2015 and the Health and Safety at Work (Asbestos) Regulations 2016.

The review involved a review of drawings and information produced including WDC GHC Woodhead tender documents 125845999 B, WDC Building Consent Application 364211 25/5/2015 Works Consulting Construction Drawings 1/1059/2 F101 Sheets 101-103 8-88, and a “walk-through” inspection carried out on 23/8/2022.

2.1 Review Findings

The review indicates that the Tourist Information Building was opened in February 1989 and that refurbishment works of both the Tourist Information Building and RWB1 took place since 2000 and that ACMs (asbestos containing materials) are unlikely to be disturbed as a result of the proposed refurbishment work.

1. Avanish Mudaliar recalls inspecting the interior of the I Site Building while working as a Council Building Inspector during 2015.
2. WDC Building Consent Application 364211 indicates that “the interior restoration and refurbishment of “Building 1” of existing Te Kuiti Railway Station was carried out in 2015

The reviewer did not have access to the original construction information or refurbishment work of Railway Building 1.

3.0 Methodology

3.1 Review Extent and Limitations

The review has been undertaken with all due care and diligence by a surveyor with suitable and sufficient qualifications and experience.

The review considers the presence of any suspect ACMs which could be damaged or disturbed as a result of the proposed demolition refurbishment work of the i-Site and RWB1 building as detailed drawings 12545999 AB 100-400B

There remains the possibility that there may be concealed asbestos containing materials within the fabric of the building which were not located and identified. These concealed areas of asbestos may only become apparent during following investigation (intrusive investigation or invasive works). Even with complete access demolition surveys ACMs may become apparent only during demolition itself. Independent Asbestos Advisors therefore cannot fully guarantee that all ACMs have been located and identified.

Plant, equipment that is in use (or live) will not be assessed during the survey, and ACMs therefore may be presumed to be present.

During the survey it may not have been possible to access all areas of the site. "No access" and "Restricted Access" are identified in this report. Asbestos is presumed to be present within these areas and should be treated accordingly until full inspection and analysis proves otherwise. (*HSG 262-Asbestos: The Survey Guide and Regulation 10 Health and Safety at Work (Asbestos) regulations 2016*)

Residues of asbestos may be present beneath lagging that has been newly applied and would not be possible to detect. This may be present due to poor removal of lagging which contained asbestos. Caution should be taken when working on such materials to avoid exposure to any remaining asbestos materials.

Jointing compounds, decorative plasters and textured coatings such as stippled ceilings may contain a trace quantity of Chrysotile asbestos. Due to the low content of asbestos, applications of these products may be non-homogenous and may elicit both positive and negative sample results. Where there are both positive and negative samples in the same area, the client should presume that these materials contain Chrysotile throughout the area although a negative result may have been obtained.

This report does not include investigations into land contamination associated with asbestos or any other contaminant. Subsurface drains and pipes may be constructed of asbestos cement, but this could not be assessed. Any subsurface pipes, particularly those constructed of fibre-cement or concrete should be assumed to contain asbestos unless otherwise assessed.

This report has been provided by Independent Asbestos Advisors Waikato Limited for the sole use of the client and only for the purpose for which it was prepared. Any recommendation contained in the report is made only for the client.

Appendix 1: Proficiency Certificate

Faculty of
Occupational
Hygiene



John Mayne

has been awarded the

***International Proficiency Certificate in
IP402 - Surveying and Sampling Strategies for
Asbestos in Buildings***

A handwritten signature in black ink, appearing to read 'LAM', is positioned above the name Leonard Morris.

Leonard Morris
Chief Examiner






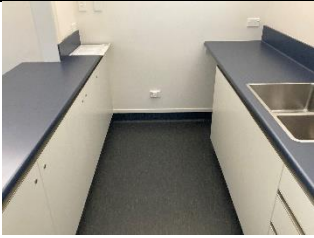
August 2019

Certificate No: 20190808-46028-12459

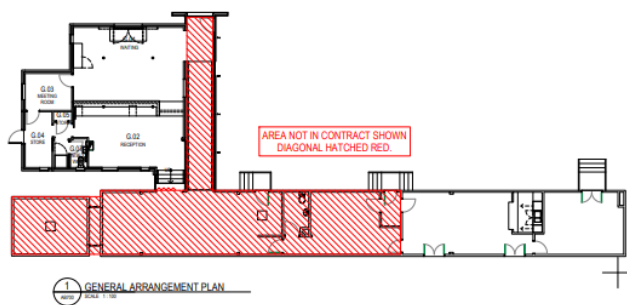
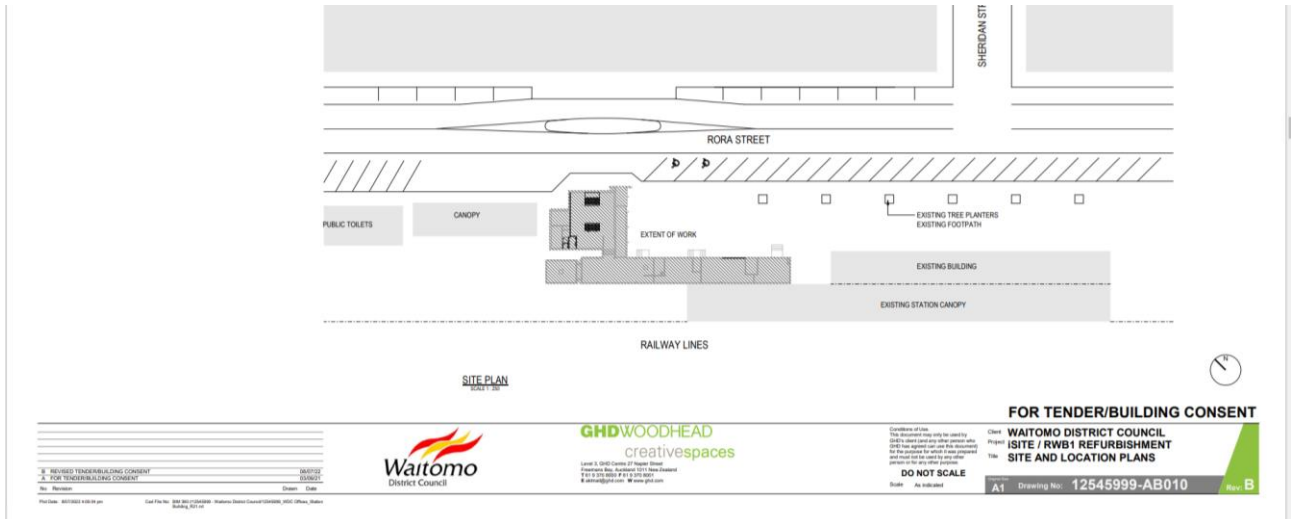
BOHS, 5/6 Melbourne Business Court, Millennium Way, Pride Park, Derby, DE24 8LZ, UK
BOHS Incorporated by Royal Charter No. RC000858 Registered Charity No. 1150455

Appendix 2: Full Building Register

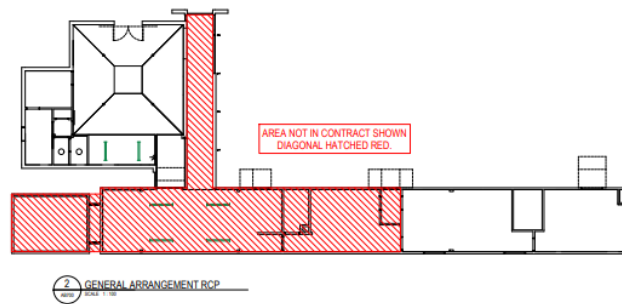
i-Site Building					
Floor	Area /Room	Location Accessed	Material Types and Description	Asbestos /Non Asbestos	Photo
	I-Site Building	Proposed door openings Rora Street and from Room 01	External wall cladding Brickwork on reinforced concrete raft/slab	Non-asbestos	
		Proposed door opening Rora Street from Room 01	Aluminium glazing in timber lining Internal wall linings Stopped plasterboard on timber framing. Post 2000 construction	Non-asbestos	
		Demolition of existing partitions DRG. AB100 & AB110	Stopped plasterboard on timber framing. Post 2000 construction	Non-asbestos	

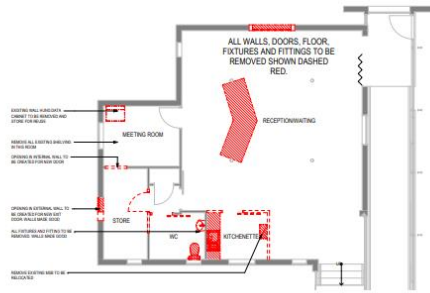
i-Site Building					
Floor	Area /Room	Location Accessed	Material Types and Description	Asbestos /Non Asbestos	Photo
		Removal of existing fittings and fixtures	Timber composite, kitchen and sanitary fittings Post 2000 construction	Non-asbestos	
		Floor finishes	Carpet Tile/Vinyl on concrete substrate Post 2000		
RWB1					
Floor	Area /Room	Location Accessed	Material Types and Description	Asbestos /Non Asbestos	Photo
	G11 Staff Room Proposed cleaning, painting and acoustic treatment of existing wall and ceiling linings.	Wall and ceiling linings	Stopped plasterboard Post 2000 construction	Non-asbestos	
	Kitchenette G09	Kitchen cabinets. Proposed preparation of cabinets for fitting of dishwasher and making good	Composite wood product cabinets, metal and PVC plumbing, sheet vinyl flooring. Post 2000 construction	Non-asbestos	

Appendix 3: Site Plans/Drawings

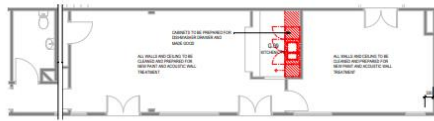


- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 2. THE DIMENSIONS, TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE OVER THE DRAWINGS.
 3. REFER TO THE GENERAL ARRANGEMENT PLAN FOR THE GENERAL ARRANGEMENT.
 4. REFER TO THE SPECIFICATIONS FOR DETAILS OF ALL SERVICES.
 5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 6. THE DIMENSIONS SHOWN IN THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE DIMENSIONS SHOWN ON THE GENERAL ARRANGEMENT PLAN.
 7. REFER TO THE GENERAL ARRANGEMENT PLAN FOR STRUCTURAL, ELECTRICAL, MECHANICAL, ACUSTIC AND FINISHING DETAILS.





DEMOLITION PLAN - I-SITE



DEMOLITION PLAN - RWB1

GENERAL NOTES

1. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE BUILDING ACT 1984, BUILDING REGULATIONS 2004 AND THE BUILDING ACT 2004 (DEMOLITION) REGULATIONS 2004.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES AND UTILITIES TO REMAIN IN THE BUILDING.
4. ALL DEMOLITION WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE BUILDING ACT 2004 (DEMOLITION) REGULATIONS 2004.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES AND UTILITIES TO REMAIN IN THE BUILDING.

DEMOLITION NOTES

1. ALL WALLS, DOORS, FLOOR FIXTURES AND FITTINGS TO BE REMOVED SHOWN DASHED RED.
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DEMOLITION WORKS LEGEND

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NO.	REVISION	DATE	BY
1	ISSUED FOR TENDER/BUILDING CONSENT	12/12/2023	GH
2	FOR TENDER/BUILDING CONSENT	12/12/2023	GH

Waitomo District Council

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12/12/2023

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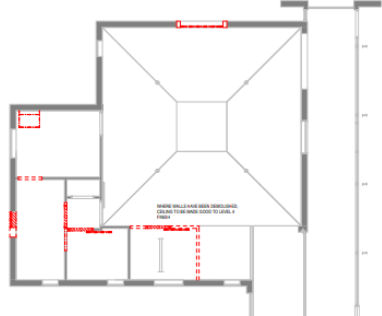
FOR TENDER/BUILDING CONSENT

Client: **WAITOMO DISTRICT COUNCIL**

Project: **I-SITE / RWB1 REFRUBISHMENT**

Demolition Plan

A1 Drawing No: **12545999-AB100** Rev: **B**



GENERAL NOTES

1. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE BUILDING ACT 1984, BUILDING REGULATIONS 2004 AND THE BUILDING ACT 2004 (DEMOLITION) REGULATIONS 2004.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES AND UTILITIES TO REMAIN IN THE BUILDING.
4. ALL DEMOLITION WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE BUILDING ACT 2004 (DEMOLITION) REGULATIONS 2004.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES AND UTILITIES TO REMAIN IN THE BUILDING.

DEMOLITION NOTES

1. ALL WALLS, DOORS, FLOOR FIXTURES AND FITTINGS TO BE REMOVED SHOWN DASHED RED.
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2	FOR TENDER/BUILDING CONSENT	12/12/2023	GH

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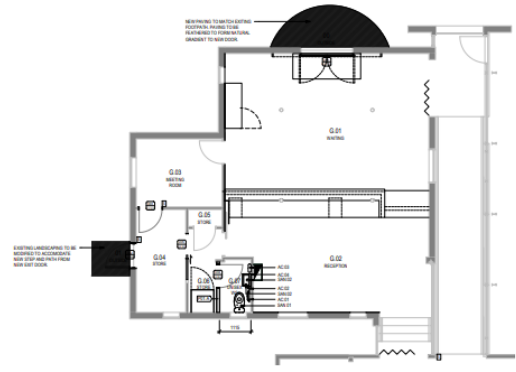
FOR TENDER/BUILDING CONSENT

Client: **WAITOMO DISTRICT COUNCIL**

Project: **I-SITE / RWB1 REFRUBISHMENT**

Demolition Ceiling Plan

A1 Drawing No: **12545999-AB110** Rev: **B**



PARTITION PLAN - ISITE
SCALE 1:50



PARTITION PLAN - RWB1
SCALE 1:50

- GENERAL NOTES**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE ARCHITECT, TECHNICAL SPECIFICATIONS AND CERTIFICATIONS TO THE REQUIREMENTS OF THE REGULATORY FRAMEWORK IN THIS DOCUMENT AND FOR THE IMPLEMENTATION OF ANY REQUIRED APPROVALS AND NOTIFICATIONS TO THE RELEVANT AGENCIES.
 - REFER TO THE SCHEDULE FOR DETAILS OF ALL WORKS, MATERIALS, ACCESSORIES AND FINISHES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING SERVICES, UTILITIES AND STRUCTURES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING SERVICES, UTILITIES AND STRUCTURES.

- PARTITION NOTES**
- CONSTRUCTION OF PARTITIONS SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND CERTIFICATIONS TO THE REQUIREMENTS OF THE REGULATORY FRAMEWORK IN THIS DOCUMENT.
 - ALL PARTITIONS SHALL BE CONSTRUCTED TO THE FINISHES SPECIFIED IN THE SCHEDULE.
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LEGEND

EXISTING WALLS AND COLUMNS TO REMAIN

NEW WALL

NEW PARTITION

NEW GLASS PARTITION

NEW GLASS PARTITION

NEW GLASS PARTITION

REVISIONS	
No.	Revision



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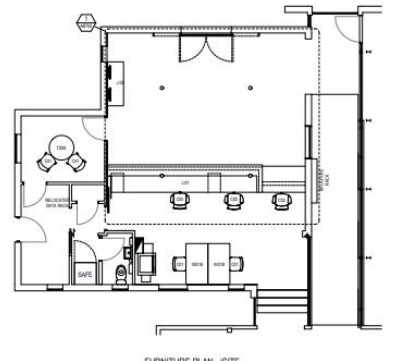
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Project: **ISITE / RWB1 REFURBISHMENT**
Title: **PARTITION PLANS**

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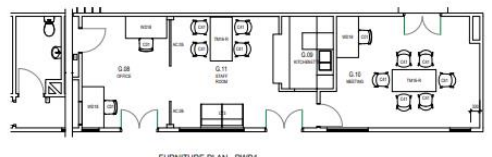
Sheet: 1 of 20

FOR TENDER/BUILDING CONSENT

A1 Drawing No: **12545999-AB200** Rev: **B**



FURNITURE PLAN - ISITE
SCALE 1:50



FURNITURE PLAN - RWB1
SCALE 1:50

- FURNITURE & FITTINGS NOTES**
- ALL FURNITURE SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND CERTIFICATIONS TO THE REQUIREMENTS OF THE REGULATORY FRAMEWORK IN THIS DOCUMENT.
 - ALL FURNITURE SHALL BE CONSTRUCTED TO THE FINISHES SPECIFIED IN THE SCHEDULE.
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 - ALL FURNITURE SHALL BE CONSTRUCTED TO THE FINISHES SPECIFIED IN THE SCHEDULE.

REVISIONS	
No.	Revision



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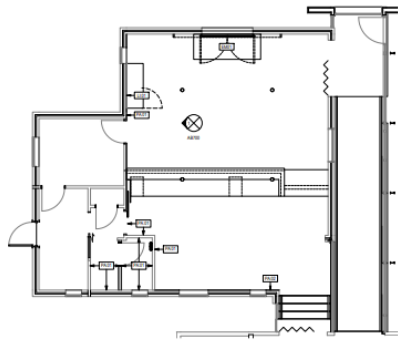
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Project: **ISITE / RWB1 REFURBISHMENT**
Title: **FURNITURE PLANS**

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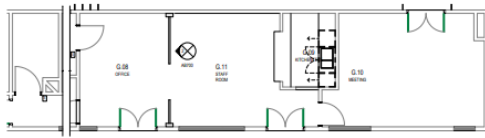
Sheet: 1 of 20

FOR TENDER/BUILDING CONSENT

A1 Drawing No: **12545999-AB210** Rev: **B**



FINISHES PLAN - ISITE
SCALE 1:50



FINISHES PLAN - RWB1
SCALE 1:50

- GENERAL NOTES**
1. ALL DIMENSIONS MUST BE MADE IN CONFORMANCE WITH THE APPLICABLE TECHNICAL SPECIFICATIONS AND CODES.
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 3. ALL DIMENSIONS MUST BE IN CONFORMANCE WITH THE APPLICABLE TECHNICAL SPECIFICATIONS AND CODES.
 4. THE APPLICABLE DIMENSIONS IN THE FINISHES, MATERIALS, AND FINISHES SCHEDULES SHALL BE USED UNLESS OTHERWISE NOTED.
 5. REFER TO ALL OTHER DRAWINGS FOR DETAILS OF ALL FINISHES, MATERIALS, AND FINISHES SCHEDULES.
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- FLOOR FINISHES NOTES**
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- REFER TO DETAILS ON SHEETS A&A & A&B

NO.	REVISION	DATE	BY



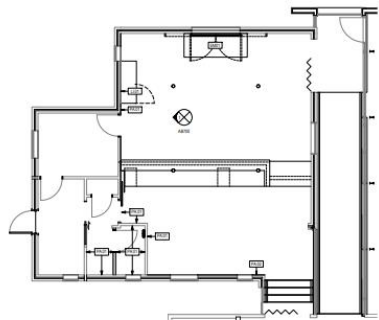
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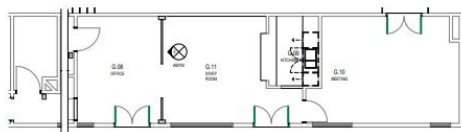
Client: **WAITOMO DISTRICT COUNCIL**
Project: **ISITE / RWB1 REFURBISHMENT**
Title: **FINISHES PLANS**
Scale: 1:50

FOR TENDER/BUILDING CONSENT

A1 Drawing No: **12545999-AB220** Rev: **B**



FINISHES PLAN - SITE
Scale: 1:50



FINISHES PLAN - RWB1
Scale: 1:50

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, TECHNICAL SPECIFICATIONS AND STANDARD DRAWINGS. ALL WORK SHALL BE TO THE STANDARD WORKING DRAWING (S.W.D.) OF THE NEW ZEALAND BUILDING CODE.
 2. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
 3. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
 4. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
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 9. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
 10. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
- FLOOR FINISHES NOTES**
1. ALL FLOOR FINISHES SHALL BE TO THE STANDARD WORKING DRAWING (S.W.D.) OF THE NEW ZEALAND BUILDING CODE.
 2. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
 3. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
 4. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
 5. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
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 7. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
 8. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
 9. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
 10. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
- VINYL COVING KEY**
- VINYL COVING TO FLOOR FINISHES
 - VINYL COVING TO FLOOR FINISHES
 - VINYL COVING TO FLOOR FINISHES
- REFER TO SCHEDULE FOR DETAILS OF ALL WORK

FOR TENDER/BUILDING CONSENT
WAITOMO DISTRICT COUNCIL
SITE / RWB1 REFURBISHMENT
FINISHES PLANS

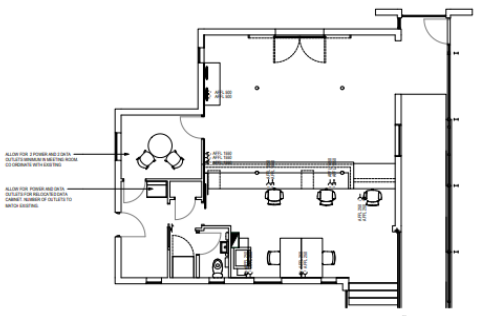
Client	WAITOMO DISTRICT COUNCIL
Project	SITE / RWB1 REFURBISHMENT
Drawn	[Name]
Checked	[Name]
Scale	1:50
Date	[Date]



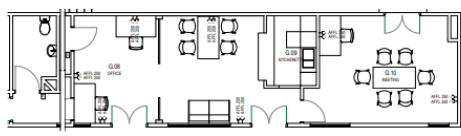
DO NOT SCALE
 Scale: 1:50

A1 Drawing No. 12545999-AB220 Rev. B

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, TECHNICAL SPECIFICATIONS AND STANDARD DRAWINGS. ALL WORK SHALL BE TO THE STANDARD WORKING DRAWING (S.W.D.) OF THE NEW ZEALAND BUILDING CODE.
 2. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
 3. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
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 9. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
 10. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.



SERVICES PLAN - SITE
Scale: 1:50



SERVICES PLAN - RWB1
Scale: 1:50

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, TECHNICAL SPECIFICATIONS AND STANDARD DRAWINGS. ALL WORK SHALL BE TO THE STANDARD WORKING DRAWING (S.W.D.) OF THE NEW ZEALAND BUILDING CODE.
 2. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
 3. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
 4. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.
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 10. REFER TO THE SCHEDULE FOR DETAILS OF ALL WORK.

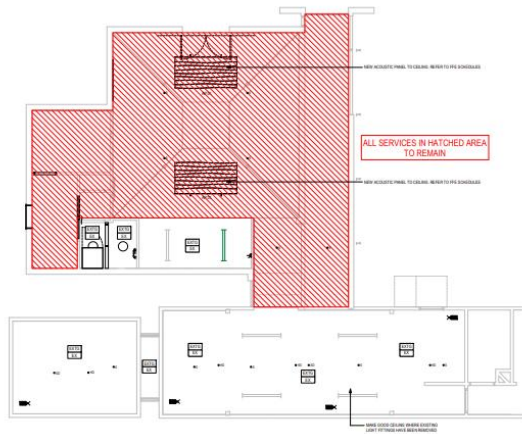
FOR TENDER/BUILDING CONSENT
WAITOMO DISTRICT COUNCIL
SITE / RWB1 REFURBISHMENT
SERVICES FLOOR PLAN

Client	WAITOMO DISTRICT COUNCIL
Project	SITE / RWB1 REFURBISHMENT
Drawn	[Name]
Checked	[Name]
Scale	1:50
Date	[Date]



DO NOT SCALE
 Scale: 1:50

A1 Drawing No. 12545999-AB300 Rev. B



- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 2. ALL WORK IS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF NEW ZEALAND AND THE BUILDING REGULATIONS 2004.
 3. ALL WORK IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2004.
 4. ALL WORK IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2004.
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 9. ALL WORK IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2004.
 10. ALL WORK IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2004.
- CEILING NOTES**
1. ALL CEILING WORK IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2004.
 2. ALL CEILING WORK IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2004.
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 9. ALL CEILING WORK IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2004.
 10. ALL CEILING WORK IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2004.

<p>DATE: 25/05/2015 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT: [Name]</p>	<p>Waitomo District Council</p>	<p>GHDWOODHEAD creativespaces</p> <p>Architectural & Engineering Services 100-110 Main Street, Hamilton, New Zealand Phone: 07 552 2222 Fax: 07 552 2223 Email: info@ghdwoodhead.co.nz</p>	<p>FOR TENDER/BUILDING CONSENT</p> <p>Client: WAITOMO DISTRICT COUNCIL Project: SITE / RWB/ REFURBISHMENT Title: REFLECTED CEILING PLAN</p> <p>Scale: DO NOT SCALE</p> <p>Sheet: A1 Drawing No: 12546999-AB400 Rev: B</p>
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Appendix 4. Building Consent Application 364211

DOCUMENT / RECORD SHEET	
DETAILS	
Title	Building Consent Application Waitomo District Council - Ring St. Te Kaiti - Interior restoration and Refurbishment of Building 1 of Existing Te Kaiti Railway Station for Governmently Owned use only
Description	
Author	
Original is Electronic / Paper	

THIS COVER SHEET TO BE KEPT WITH DOCUMENT
 Waitomo District Council
COPY
 Date: 25/05/2015
 Doc #: 364211
 File #: