



Damage Assessment (Gisborne Heavy Rainfall) - Construction Observation

Ngaeikura Toma / Riverdale School (Gisborne),
2667 / 26 Jun 2023 / Medium Damage

Complete

Actions	0
Site conducted	Riverdale School (Gisborne), 2667, Cyclone Gabrielle
School Name	Riverdale school
School ID Number	2667
Report prepared by	Ngaeikura Toma
Conducted on	26.06.2023 03:00 UTC
School Ministry Contact	Robyn Burns
School Contact Person	Principal Julie McGlochlan
Level of overall damage	Medium Damage

Assessment

Assessment

The purpose of this report is to assess the damage caused by recent weather events. This report is not a full invasive observation of the issues reported. A comprehensive building assessment will be required if major damage has been sighted.

What discussions were had onsite?

Current construction works in progress, have been notified by the principal to have a look at the existing PMC building block I , and 2 teaching blocks B and E.

Assessed Area

Assessed Area 1

Block name	Block I
Approximate m2	300m2
Building use	Teaching space

Building Description (comment on elements such as roofing, cladding, foundation type, insulation, cavity construction and any relevant information to do with external envelope and structure)

PMC type building , timber frame , minimal pitched roof's, asbestos cladding , old aluminum windows

Observed damage

Observed damage 1

Classroom number	Whole building Block I, room 7 and 8
Approximate affected floor area of room	300m2
Is the room/building occupiable?	Yes
	Exterior

Damage description / Element of the building (please include photos)

Gutters are rusted away and down pipes either rusted away or detached from the gutter. Combination of the 2 recent events have accelerated damages to an historic issue



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

Is the damage related to a weather event?

Unsure

Is the damage catastrophic (water rising) or non-catastrophic (water falling)

Non-catastrophic

Has any action been taken? (please specify in notes)

Yes

Robyn Burns has been notified and now looking into further planning

Is remediation required? (please specify in notes)

Refurbish

Gutters and down pipes to be remediated/replaced

If Interior was selected above, please specify in notes if any contents of the room is damaged?

N/A

Observed damage 2

Classroom number

7 and 8

Approximate affected floor area of room

300m2

Is the room/building occupiable?

Yes

Exterior

Damage description / Element of the building (please include photos)

Asbestos cladding is already seasoned , with the resent event the saturation of the cladding is already high, visible chips of the cladding have fallen the ground. Combination of the 2 recent events have accelerated damages to an historic issue

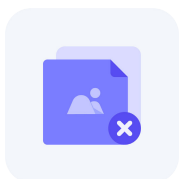


Photo 8

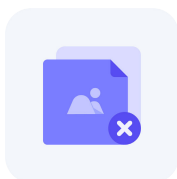


Photo 9

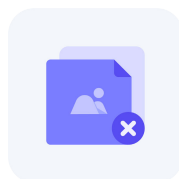


Photo 10

Is the damage related to a weather event?

Unsure

Is the damage catastrophic (water rising) or non-catastrophic (water falling)

Non-catastrophic

Has any action been taken? (please specify in notes)

Yes

Robyn Burns has been notified and now looking into further planning

Is remediation required? (please specify in notes)

Emergency Repair

Cladding should be protected asap as there are exposed raw material of the cladding.

If Interior was selected above, please specify in notes if any contents of the room is damaged?

No

Observed damage 3

Classroom number

7 and 8

Approximate affected floor area of room

300m2

Is the room/building occupiable?

Yes

Exterior

Damage description / Element of the building (please include photos)

Minimal pitched roofing and services penetrations has caused leaking to the interior. Combination of the 2 recent events have accelerated damages to an historic issue

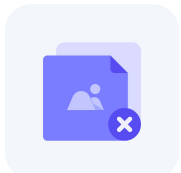


Photo 11

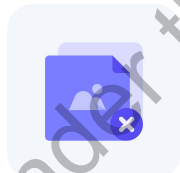


Photo 12

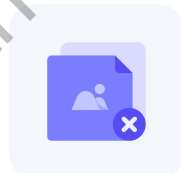


Photo 13

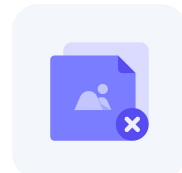


Photo 14

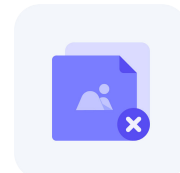


Photo 15

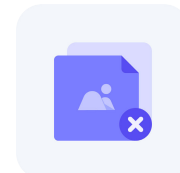


Photo 16

Is the damage related to a weather event?

Unsure

Is the damage catastrophic (water rising) or non-catastrophic (water falling)

Non-catastrophic

Has any action been taken? (please specify in notes)

No

Is remediation required? (please specify in notes)

Refurbish

Relining required. Testing for Mould required

If Interior was selected above, please specify in notes if any contents of the room is damaged?

Yes

Ceiling tiles to be replaced

Assessed Area 2

Block name Block B rooms 1 - 4

Approximate m2 350m2

Building use Teaching Space

Building Description (comment on elements such as roofing, cladding, foundation type, insulation, cavity construction and any relevant information to do with external envelope and structure)

Combination of relocatable attached to links that consist of a combination of toilet and store areas , multiple cladding types and structures.

Observed damage

Observed damage 1

Classroom number All teaching spaces

Approximate affected floor area of room Each room is 100-120m2

Is the room/building occupiable? Yes
Interior

Damage description / Element of the building (please include photos)

All teaching spaces showing signs of historic leaking to the autex linings, some areas are still damp, black staining visible

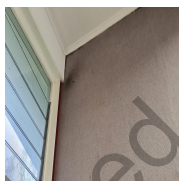


Photo 17



Photo 18

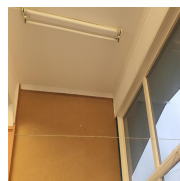


Photo 19

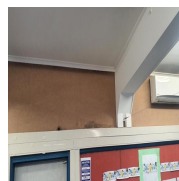


Photo 20

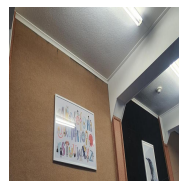


Photo 21

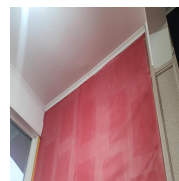


Photo 22

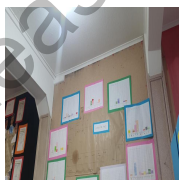


Photo 23

Is the damage related to a weather event? Unsure

Is the damage catastrophic (water rising) or non-catastrophic (water falling) Non-catastrophic

Has any action been taken? (please specify in notes)

No

Is remediation required? (please specify in notes)

Not required

At this stage no action is not required , planning to take place when advice is received by the test results. Robyn was at site at the time of the visit we all agreed Mould test is to be organized

If Interior was selected above, please specify in notes if any contents of the room is damaged?

Yes

Autex linings

Observed damage 2

Classroom number

Link areas of the building

Approximate affected floor area of room

10-15m2 per area

Is the room/building occupiable?

Yes

Interior

Damage description / Element of the building (please include photos)

Ceiling linings are wavy , this is signs of water ingress or condensation from above

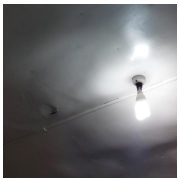


Photo 24

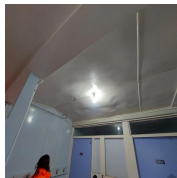


Photo 25

Is the damage related to a weather event?

Unsure

Is the damage catastrophic (water rising) or non-catastrophic (water falling)

Non-catastrophic

Has any action been taken? (please specify in notes)

No

Is remediation required? (please specify in notes)

Refurbish

Pending on investigation. Suggest further investigation into the ceiling space to determined the cause

If Interior was selected above, please specify in notes if any contents of the room is damaged?

Yes

Ceiling linings

Assessed Area 3

Block name

Block E, rooms 11-12 library and hall

Approximate m2

300m2

Building use

Teaching Space

Building Description (comment on elements such as roofing, cladding, foundation type, insulation, cavity construction and any relevant information to do with external envelope and structure)

Combination of relocatable attached to existing buildings and links, with multiple cladding types and structures, multiple roof pitch and complex flashing junctions

Observed damage

Observed damage 1

Classroom number

11 and 12

Approximate affected floor area of room

70m2 x 2

Is the room/building occupiable?

Yes

Interior

Damage description / Element of the building (please include photos)

Window pelmet boxes showing signs of water ingress. Historic leaking accelerated by recent events.

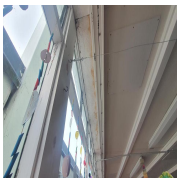


Photo 26



Photo 27

Is the damage related to a weather event?

Unsure

Is the damage catastrophic (water rising) or non-catastrophic (water falling)

Non-catastrophic

Has any action been taken? (please specify in notes)

No

Is remediation required? (please specify in notes)

Emergency Repair

Suggest removal and sampling for Moulds

If Interior was selected above, please specify in notes if any contents of the room is damaged?

No

Observed damage 2

Classroom number Middle store room

Approximate affected floor area of room 10m2

Is the room/building occupiable? Yes

Interior

Damage description / Element of the building (please include photos)

Ceiling leaking on to carpet.

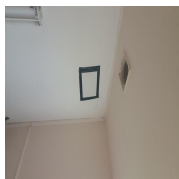


Photo 28

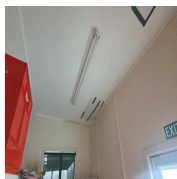


Photo 29

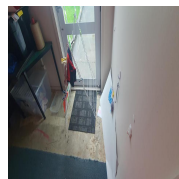


Photo 30

Is the damage related to a weather event? Unsure

Is the damage catastrophic (water rising) or non-catastrophic (water falling) Non-catastrophic

Has any action been taken? (please specify in notes) Yes

School have patched up leaking area where the ceiling was damaged ,carpet removed. Further investigations required

Is remediation required? (please specify in notes) Refurbish

Ceiling to be patched or replaced, remediation required to roofing area above, unable to determinate the scope at the time of the visit.

If Interior was selected above, please specify in notes if any contents of the room is damaged? Yes

Ceiling linings and floor coverings

Observed damage 3

Classroom number Kitchen store area

Approximate affected floor area of room 15m2

Is the room/building occupiable? Yes

Exterior

Damage description / Element of the building (please include

photos)

Multiple leaks to ceiling

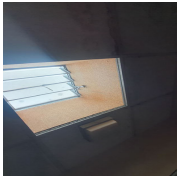


Photo 31

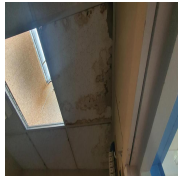


Photo 32



Photo 33

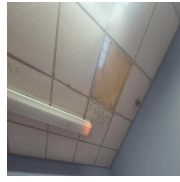


Photo 34

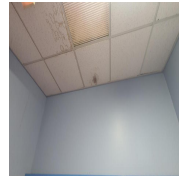


Photo 35

Is the damage related to a weather event?

Unsure

Is the damage catastrophic (water rising) or non-catastrophic (water falling)

Non-catastrophic

Has any action been taken? (please specify in notes)

No

Is remediation required? (please specify in notes)

Refurbish

Replace affected items. Inspect for Moulds . Further inspections to roof area required

If Interior was selected above, please specify in notes if any contents of the room is damaged?

Yes

Ceiling and flooring

Health and Safety

Are there any H&S concerns?

- Possible Mould areas to be tested
- Asbestos linings to be sealed/cover or contained (PMC)

General Comment

N/A

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

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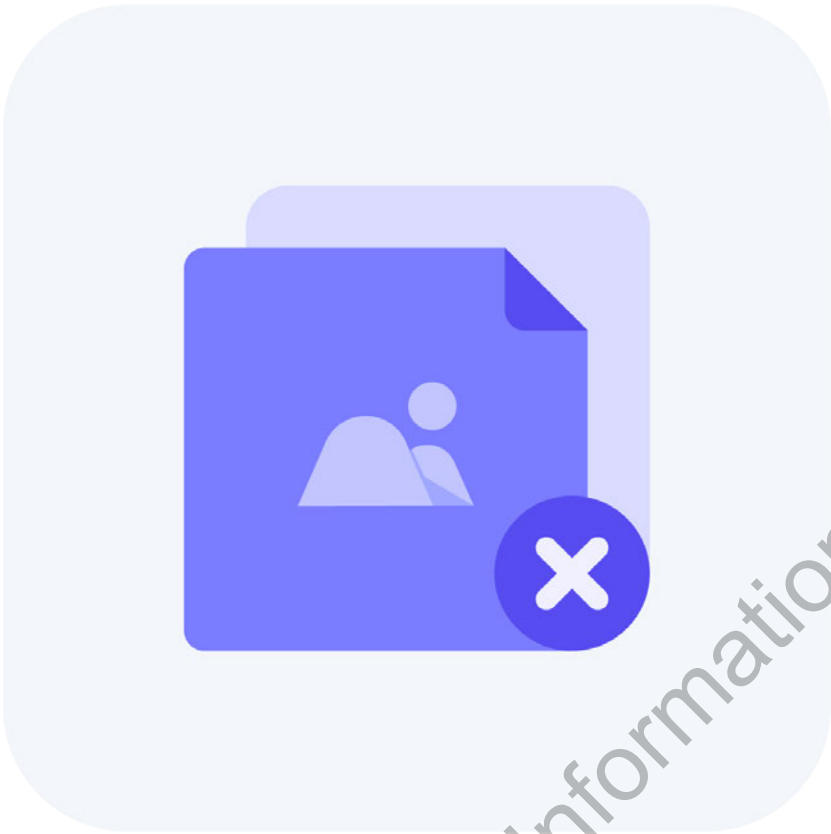


Photo 9



Photo 10

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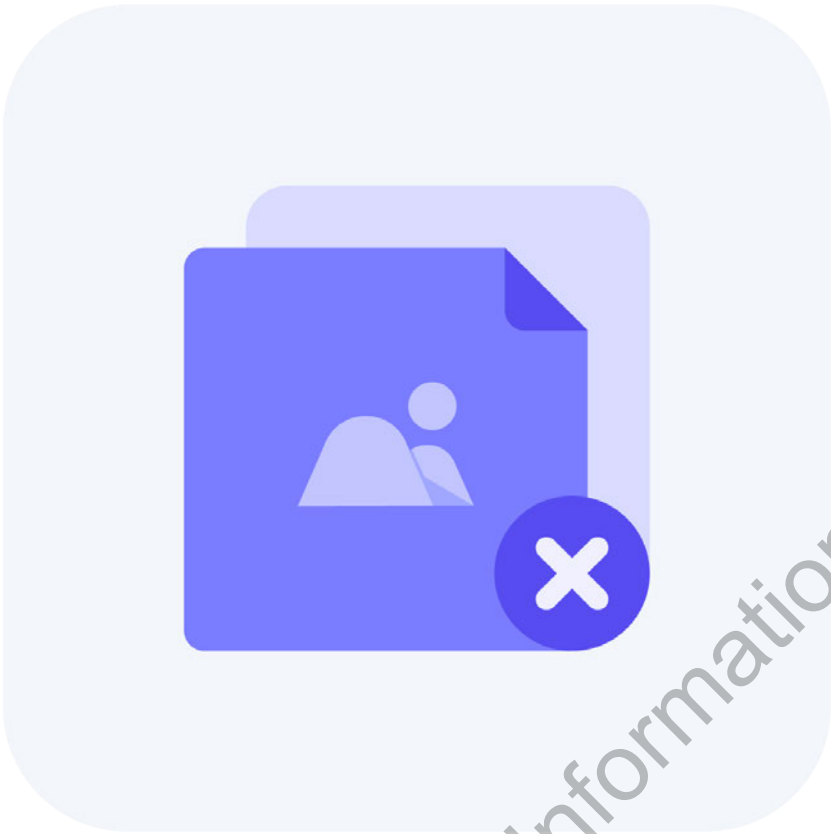


Photo 11



Photo 12

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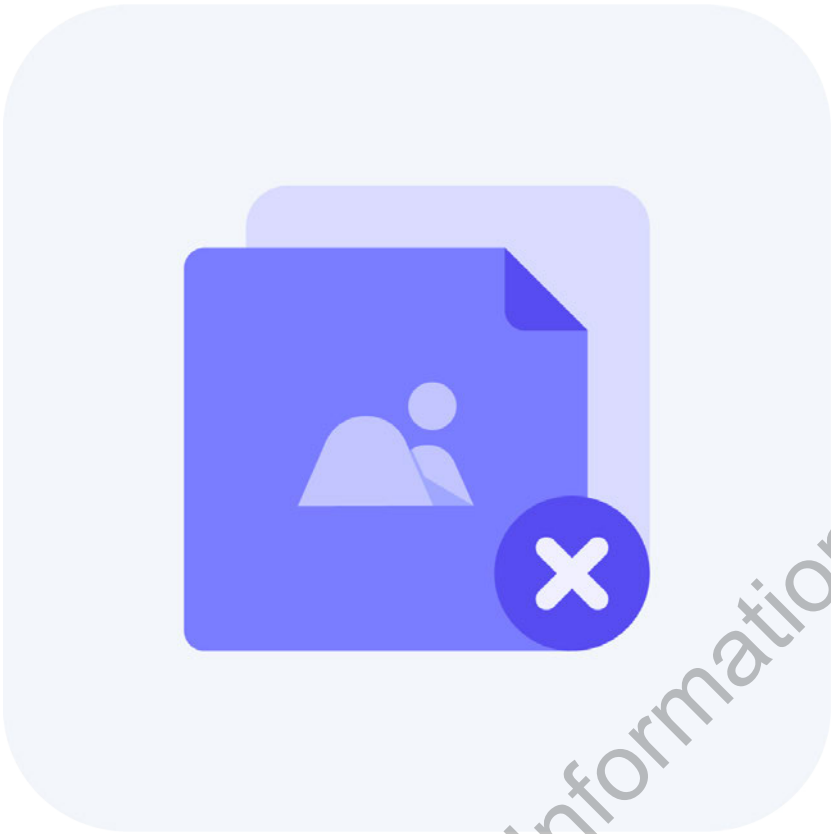


Photo 13



Photo 14

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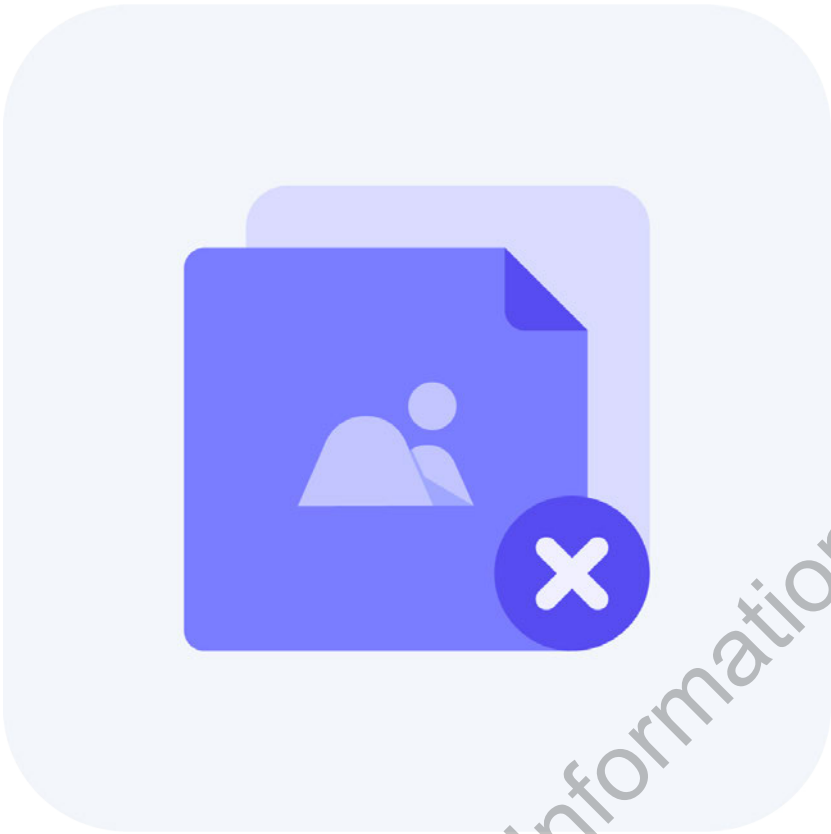


Photo 15



Photo 16



Photo 17

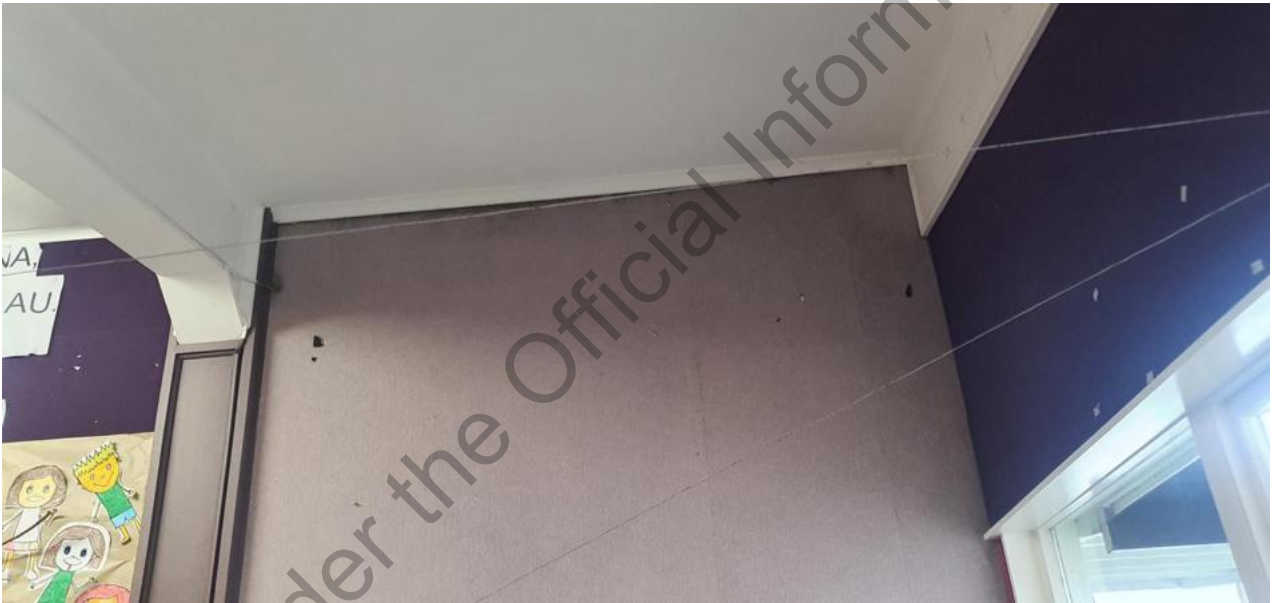


Photo 18



Photo 19



Photo 20



Photo 21



Photo 22

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Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30

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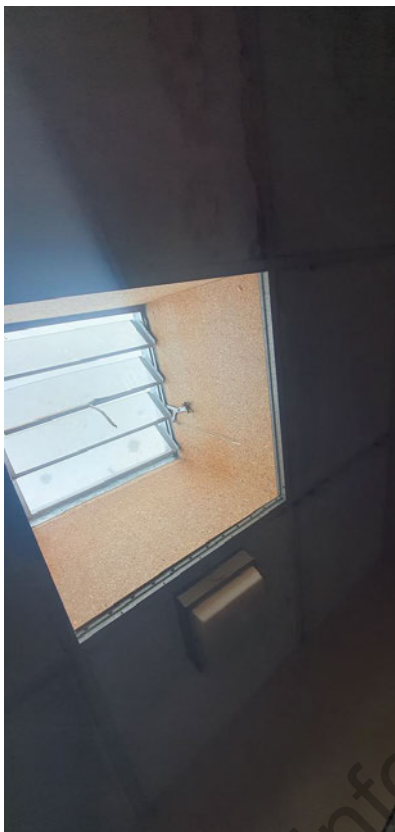


Photo 31



Photo 32



Photo 33



Photo 34

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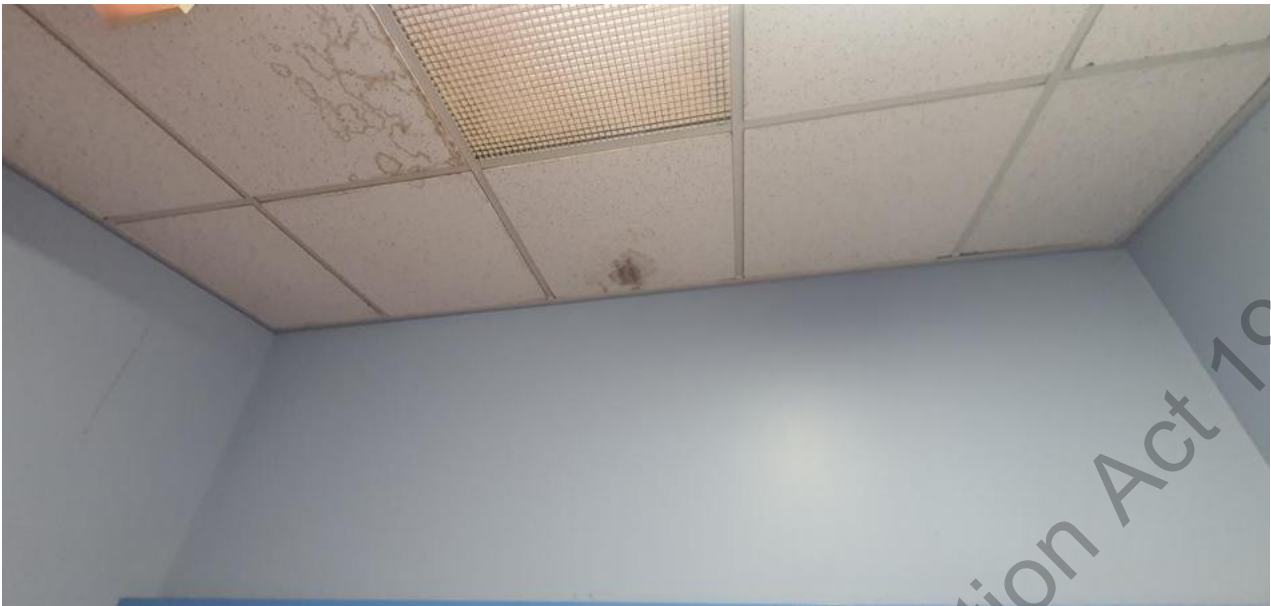


Photo 35

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Document 2

From: 9(2)(a)
To: [Alan Dibley](#)
Subject: FW: Riverdale School
Date: Monday, 3 July 2023 10:38:29 am
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image003.png](#)
[RiverdaleSchoolStoutStreet_9\(2\)\(a\)_20723e.pdf](#)

Hi Alan

An updated report attached for Riverdale for the correct rooms noted.

Regards

-

9(2)(a)



Architects 44 Limited

44 Childers Road Gisborne 4010 New Zealand

P O Box 1241 Gisborne 4040 New Zealand

[9\(2\)\(a\)@A44.co.nz](mailto:9(2)(a)@A44.co.nz)

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From: 9(2)(a)
Sent: Monday, July 3, 2023 10:02 AM
To: 9(2)(a) <[9\(2\)\(a\)@a44.co.nz](mailto:9(2)(a)@a44.co.nz)>
Subject: RE: Riverdale School [Filed 03 Jul 2023 10:35]

From: 9(2)(a) <[9\(2\)\(a\)@a44.co.nz](mailto:9(2)(a)@a44.co.nz)>
Sent: Monday, 3 July 2023 8:25 AM
To: 9(2)(a)
Subject: Riverdale School

Thanks 9(2)(a)

Thanks for the quick turnaround.

A couple of minor typos I have spotted.

Sample 1 and 2 were both from Room 2.

Also note 4 does not read properly.



Cheers

-

9(2)(a)



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From: 9(2)(a)

Sent: Sunday, July 2, 2023 11:26 PM

To: 9(2)(a) <[9\(2\)\(a\)@a44.co.nz](mailto:9(2)(a)@a44.co.nz)>

Subject:

Hi 9(2)(a)

Thanks you for the samples

Report and invoice attached

Best Regards

9(2)(a)

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9(2)(a)

2 July 2023

9(2)(a)
Architects 44 Limited
44 Childers Road
PO Box 1241
Gisborne

Dear 9(2)(a)

RE: Fungal identification for Riverdale School, Stout Street, Gisborne

Objective

The Objective of the analysis covered here was to identify any fungi present.

Microscopic Analysis

Carpet fibres and backing material were stained with lactophenol aniline blue and were then examined under a compound light microscope using phase contrast and bright field illumination.

Analysis Summary Table (samples were tape lifts)

No.	Description	Decay & Fungal Analysis	Toxigenic Mould ^s
1	Room 2	Traces of fungal remnants (spores and yeasts): <i>Ulocladium</i> , <i>Pencillium</i> (soft rot and mould fungus) and <i>Cladosporium</i> sp. (mould). No well-established fungal growths detected at the sampled location but likely present nearby.	None detected
2	Room 2	Essentially the same as sample 1	None detected
3	Room 3	Essentially the same as sample 1	None detected

Discussion and Conclusions

Fungal growths were not detected but the fungal remnants observed suggested that growths may be nearby.

(The fungal species identified are not noted as being toxigenic most of the time. Any health risks from elevated mould exposure are highly dependent upon on-site conditions/circumstances and they vary significantly between individuals (some people are much more susceptible than others but most people most of the time are unaffected by contact/inhalation of small doses). Well known toxigenic moulds such as *Stachybotrys* (see appendix) sometimes occur alongside other moulds, although *Stachybotrys* prefers high moisture conditions and presence of wood pulp containing materials such as Gib and rarely occurs on painted surfaces. However, mould growths require careful removal followed by introduction of moisture management conditions that prevent recurrence. Some of the principles covered in the appendix and within the WHO publication referred to are relevant, i.e., they apply to most fungi at least some of the time including those identified.)

Appendix: Toxigenic mould (and related hazards): putting possible risks into perspective

1. Consideration of the possible health implications of *Stachybotrys* and related hazards that are sometimes more important, is not a simple exercise and in the current context can only be addressed with significant qualification and limitation, e.g., no single statement should be relied on in isolation and over reliance on limited air spore analysis and markers of hazards such as *Stachybotrys* is often an issue. It is important to consider *Stachybotrys* not just in its own right but as an indicator of a much larger group of potential air quality hazards the implications of which are not well understood. In general terms it is reasonable to consider *Stachybotrys* as a marker of such potential health hazards although there are many common situations where air spore analysis fails to detect *Stachybotrys* where it is prolific, e.g., in wall cavities, and where other moisture-related hazards are present. There are also common occurrences of *Stachybotrys* in buildings where it does not pose a significant health hazard. There are many damp building situations where other hazards collectively are far more important than *Stachybotrys*.
2. Probably the best readily available summary of many of the issues are covered in the World Health Organisation (WHO) report “*guidelines for indoor air quality, dampness and mould*”, a 2007 publication. However, guidelines based on empirical wisdom and available information that reasonably apply to the majority of people in the majority of known situations do not necessarily apply

to everyone's health (some people are more sensitive) such that advice from a personal health care practitioner is essential if there are concerns in this regard.

3. Modern building designs, HVAC systems, and other issues that reduce dilution of internal air with clean and/or fresh air can increase the risk from moulds and other biohazards. In cities with high levels of pollution there is a probably trade-off although this is less of an issue in New Zealand. There is a significant amount of poor information available within this field and discerning investigation and consultation is therefore important.
4. *Stachybotrys* is typically not the most important health risk issue in moisture compromised buildings, i.e., it is more often a marker of biohazard issues in general.
5. *Stachybotrys* is often described as a toxigenic mould which means it contains substances that are known to have mammalian toxicity in some situations and which have been implicated as a cause of serious human illness, in some situations. There is significant controversy concerning the validity of a causal relationship between *Stachybotrys* exposure and illness, and no safe limits are available. Exposure to low doses of *Stachybotrys* is very common and there is no compelling evidence of a significant health risk to most people most of the time. On the other hand there are situations where exposure to even low doses of *Stachybotrys* and other species of fungi by some sensitive individuals, would be deemed inappropriate and risky for their health and wellbeing.
6. Unlike some other types of biohazard and related hazards, *Stachybotrys* is commonly found in very high concentrations in wall cavities and other confined spaces in buildings that have undetectable amounts of *Stachybotrys* in the air. In fact this is an order of magnitude more common than other situations such as where *Stachybotrys* is detected at levels that truly reflect the total spore count within concealed areas, or where *Stachybotrys* is not detected in the air but is present in very high concentration in concealed spaces. This means that air spore analysis is typically an unreliable method of detection *per se*, particularly if not done regularly for a sufficient length of time. Air spore analysis is nonetheless a valuable tool that should be used in many common situations of building investigation, particularly during remediation and any other activity that disturbs building materials. It is important to monitor mould for a sufficient period after remediation because as materials settle and dry and go through multiple diurnal temperature and relative humidity cycles, air spore counts can change markedly. The possibility that other hazards, including volatiles and particulates that are not routinely looked for, may be significant

should be given careful attention. Unfortunately the normal amount of airspore analysis routinely applied is inadequate and in the absence of other equally important types of analysis and prognostic qualification, the potential for problems is significant.

7. *Stachybotrys* is also a relatively common soft rot decay fungus that has an extremely high propensity for growth on (and degradation of) any building material containing wood pulp (paper, Gibraltar board linings, fibre cement cladding, etc.) which gets wet for periods in excess of a few days (usually several months, or more). As such it is commonly encountered by many people. Because there are significant unknowns concerning the health risks of *Stachybotrys* and related contaminants, it is important to err on the side of caution which, in part means that it should, at the least be removed wherever possible to the point that it becomes undetectable within the living space, e.g., via use of air-spore analysis although this method has severe limitations for detecting health hazards related to moisture compromised buildings. It is nonetheless a valuable tool if used correctly. On the other hand it is commonly used poorly, the results are commonly misunderstood, and there is a significant risk of missing important issues and misrepresenting others.
8. Exposure of healthy individuals to small quantities of *Stachybotrys* is unlikely to pose a serious health threat in most cases, most of the time. However, it is wise to handle the mould (and other moulds) with caution, avoiding direct contact and inhalation of disturbed material. It is known that otherwise healthy individuals, who are regularly exposed to toxigenic moulds found on wood products, can suffer significant health problems. Some sensitive individuals are likely to be significantly affected by much lower doses. If mould is dry upon discovery airborne spores are more likely to be inhaled. If mould is wiped with cleaning products this can increase the risk of inhalation. Mouldy material in living spaces should be removed, taking care not to introduce airborne material. Mouldy wall cavity materials also pose a potential threat to occupants since spores can migrate into the living space however the most serious threat occurs when the material is disturbed and therefore removal should be carefully planned and executed.

Trichothecene mycotoxins produced by *Stachybotrys* are lipophilic (fat soluble) and can potentially be absorbed through the skin. Therefore gloves, protective disposable clothing and approved breathing apparatus are recommended whenever significant quantities of mouldy material are handled.

The majority of other moulds that occur in buildings are not generally considered to pose as serious a health hazard compared to *Stachybotrys*, although this may

not necessarily be correct and therefore the presence of any mould in dwellings can pose a health hazard, especially to those predisposed to pulmonary dysfunction (e.g. asthma sufferers) or those with a lowered immune response (e.g. the very young and very old). Other toxigenic moulds have been isolated from moisture compromised buildings although the bulk of information refers to mould that arises through poor management of *internal* moisture as described in the New Zealand building code. *Stachybotrys* can also arise in buildings as a result of poor internal moisture management (e.g. moisture from living activities such as hot water washing, cooking and breathing etc.) but in New Zealand it is almost certainly more commonly associated with *external* moisture, i.e., moisture that enters during leakage.

This could be related to the preference of *Stachybotrys* for very high moisture contents as are common in moisture compromised wall cavities, as opposed to dew points associated with condensation planes that tend to result in more transient elevated moisture conditions.

Other health hazards related to microbial degradation of damp building materials are possible e.g. release of volatile toxins, either directly from microorganisms, or from decomposing building materials. Other microorganisms including actinomycetes, bacteria and yeasts may also pose a health hazard in moisture compromised buildings in some situations.

Other information about assessing mould risks in buildings

9. Any generalisation on health issues carries a degree of risk for some people but in general terms the mainstream medical fraternity (or its representatives in Government departments) typically considers that health problems from mould in buildings beyond pulmonary function issues, e.g., asthma, particularly in the young, are not well substantiated, or are poorly substantiated, at least to the required standard of scientific rigor expected within scientific circles (not necessarily legal disputes). A small minority of medical experts profess strong links between exposure to mould in houses and a raft of illnesses, neurological disease in particular. Some scientific publications support some aspects of these links, at least indirectly, or anecdotally, but such risks are sometimes over-stated.

As a point of reference, mycotoxins are well understood to cause serious, sometimes life threatening health problems, e.g., in poorly stored peanuts and mycotoxins are tested for routinely to protect health in this situation (e.g., peanuts, and some other foods). In buildings, the issue is far less clear cut, although in general terms within the field of toxicology it is well understood that some toxic substances, possibly including mycotoxins, are especially toxic when inhaled. Advocates who argue that occupants were/are adversely affected by

mycotoxins in buildings often use logic that is poorly founded most of the time but that does not necessarily mean that they are wrong all the time, or that what they suggest is a remote possibility. For example, tremorgenic mycotoxins from *Aspergillus fumigatus* are reasonably well-established as a contributing factor for causing serious illness in sawmill workers in Sweden, as covered in respected peer reviewed scientific journals. However, high doses, usually over a prolonged period were necessary to cause symptoms in most individuals. However, sensitisation is a possibility and some individuals will start off being much more sensitive than the majority but are not necessarily taken seriously, sometimes for the wrong reasons.

One of the problems is a lack of commercial and Government funding in research on the effects of mould in poor housing. Furthermore, some of the issues are defined by complex, multifactorial parameters that are inherently difficult to investigate.

This situation means that the mould remediation industry is vulnerable to scaremongering and a lack of scientific robustness, and a lack of the most appropriate intervention to help people. The mould remediation industry regularly quotes the dire health consequences of exposure to mould where it is either inappropriate, or out of context, or at best is premature, or where a more measured approach would suffice. This is a particular problem in North America and some other countries. However, there is no question that damp buildings are bad for health in general terms (hence the WHO report) but not just because of mould and the often overly simplistic information given by mould remediation companies and laboratories attached to them, or used by them. There are other biohazards involved and chemical hazards, etc., and these are often not mentioned, or are overlooked. *There is an over-reliance on, or poor deployment of, air spore analysis. An over-reliance on specific markers such as Stachybotrys. Links made between specific moulds and the level of health hazard tend to be too arbitrary, or are too generic. For example, typically, air spore testing is not carried out over a long enough period, or is carried out and interpreted poorly, e.g., in a way that is unrepresentative of the specifics of each building and/or the type of people who occupy them. Risks for different groups of people and different individuals varies greatly, as do the differences between buildings. Unfortunately there is often a lack of in-depth scientific now how at a suitably high level that is brought to bear and too often generic testing methods and overly simplistic interpretation are applied to highly variable buildings without taking account of the relative risks faced by different individuals.*

Sometimes when advice is sought by those with mould in houses, rather than giving the initial problem perspective and balance, the fires of worry are often

stoked upon learning the exaggerated, or misplaced risks of mould exposure. Given that it is well-established that the placebo effect and the suggestive effect are very powerful, this is likely to have a significant effect on people's health issues in relation to mould in buildings, particularly where information and advice is poor. On the other hand there are situations where the health effects of mould carry an elevated risk, e.g., those who are immunocompromised, those undergoing surgery, the very young and the very old, etc. However, generalisations can be misleading and ultimately each person is unique and should follow the advice of appropriate health professionals and people should consider seeking second and third opinions on serious issues.

A glance at the literature within the field of mould-investigations of buildings suggests that poor forensic analysis of the causation is the norm rather than the exception, particularly in North America. The depth of objective science appears to be rather shallow in many cases. In part, this possibly relates to a shift away from the more traditional training routes for entering this field such as mould issues attached to the wood product-based sciences and industries, towards a situation where more people are coming from environmental sciences, etc., that do not appear to go into great depth with respect to the underlying science, particularly material science and microbial ecology. Possibly there are other reasons related to the huge growth in air quality related investigations and the emotive and often highly charged health issue arguments sometimes pushed by people working in this industry, although this less of a problem in New Zealand. On the other hand, New Zealand has an unprecedented incidence of moisture compromised buildings and has other serious housing problems so this high incidence will elevate some of the risks in general terms.

Yours Sincerely

9(2)(a)

9(2)(a)

9(2)(a)

Document 3

From: [Alan Dibley](#)
To: [Nicole Seccombe](#)
Cc: [Alan Dibley](#)
Subject: 20230711 - Comment - Riverdale School - Mould Results - Block B roof
Date: Tuesday, 11 July 2023 7:50:09 pm
Attachments: [image001.png](#)
[image002.png](#)
[RiverdaleSchoolStoutStreet_9\(2\)_20723c.pdf](#) **See Document 2A**
[image003.png](#)

Hi Nicole

The Block B work related to some degrading spouting and barge flashings work which has already been done – we did the minimum as the future of this building was uncertain. Now Block B is going to be retained, the life of the roof needs to be considered as part of the PMC project. During Cyclone Gabrielle leaks were identified at Blocks E and I – not Block B. There is no WSP or Construction Observation reports indicating Block B as having a roof leakage problem – during the latest Construction Observation visit, reference was made to historic leaks in the Chalet blocks but not sure which building this relates to Blocks B, C and D are Chalet Blocks. As a result of the Tairāwhiti June storm event we now have a mould result indicating a leak in Block B which needs to be addressed.

Regards

Alan

Alan Dibley | Regional Property Advisor
Te Puna Hanganga, Matihiko | Infrastructure & Digital
DDI +6468336735 | Mobile **9(2)(a)**

From: Nicole Seccombe <Nicole.Seccombe@education.govt.nz>
Sent: Tuesday, 11 July 2023 6:03 p.m.
To: Alan Dibley <Alan.Dibley@education.govt.nz>
Subject: FW: Riverdale School - Mould Results - Block B roof

Hi Alan,

Was any roofing remediation work done on block B? Robyn's asked me to include in the PMC project. It's not included in the current draft business case as wasn't aware there was a major issue, and if there now is could it be attributed to cyclone?



Many thanks
Nicole

From: Robyn Burns <Robyn.Burns@education.govt.nz>
Sent: Monday, 10 July 2023 10:51 pm
To: Nicole Seccombe <Nicole.Seccombe@education.govt.nz>; Lance Florance <Lance.Florance@education.govt.nz>; David Hobern <David.Hobern@education.govt.nz>; Gary Anaru <Gary.Anaru@education.govt.nz>
Subject: FW: Riverdale School - Mould Results - Block B roof

Hi all,

The chalet blocks have come back with mould and after speaking to **9(2)(a)** there are known roof issues that will need to be addressed in the development. I understand from **9(2)(a)** this hasn't been assessed / costed / detailed yet? Just checking to make sure the costs are covered in the business case.

The PMCs are in a terrible state now following weeks of rain and the recent storm event and will need remediation work to keep them going until the redevelopment is complete. Not sure where this is at but we can discuss at the PCG tomorrow.

Sitewide CO report attached FYI.

R

Robyn Burns | Infrastructure Manager
Te Puna Hanganga, Matihiko | Infrastructure & Digital
DDI +6468338499 | Mobile **9(2)(a)**

From: **9(2)(a)**
Sent: Monday, 3 July 2023 8:18 am
To: Robyn Burns <Robyn.Burns@education.govt.nz>
Cc: Alan Dibley <Alan.Dibley@education.govt.nz>
Subject: Riverdale School - Mould Results

Morning Robyn

Please find attached the mould results for Riverdale School.

These are from Block B in rooms 2 and 3. The report states rooms 1, 2 & 3. The first 2 samples were from Room 2.

No nasty moulds present but the report does not some remnants of moulds present which suggests that mould growths may be present nearby. – logically the roof.

We will get the reroof documents out for tender this week as instructed.

Regards

-

9(2)(a)



Architects 44 Limited
44 Childers Road Gisborne 4010 New Zealand
P O Box 1241 Gisborne 4040 New Zealand
9(2)(a)@A44.co.nz
C. 9(2)(a)
T. +64 6 867 9622
architects44.co.nz



From: 9(2)(a)

Sent: Sunday, July 2, 2023 11:26 PM

To: 9(2)(a) <9(2)(a)@a44.co.nz>

Subject:

Hi 9(2)(a)

Thanks you for the samples

Report and invoice attached

Best Regards

9(2)(a)

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Document 4

From: [CN Cyclone](#)
To: [Robyn Burns](#); [Nick Edmundson](#)
Cc: [CN Cyclone](#); [Nicole Seccombe](#); [Alan Dibley](#); [Geraldine Dethier](#); [Lisa Olsen-Brown](#); 9(2)(a) [Frequency](#); 9(2)(a)
Subject: RE: Riverdale urgent works
Date: Tuesday, 3 October 2023 5:24:00 pm
Attachments: [Photo"s from Riverdale School.msg](#)
[image001.png](#)

Hi Robyn, et al.

Please find photos from today's visit in attachment – not sure the photo's do the issues/damage justice – it's worse than it looks !

9(2)(a) from Stead Construction has been directed (he volunteered) to provide a fix for the urgent guttering and downpipe issues and encapsulation of Asbestos. He had one of his employees there within the hour to scope it !

The remaining remediation actions of which there are quite a few, will be detailed in report from Frequency/DCA. Some of the remediation work will have to wait for reroofing currently underway as part of 5YA. Mould issues have been covered as a separate report and should be rectified once aforementioned reroofing is complete.

It is clear this school needs some urgent assistance, and we need to prioritise this school. The principal (Julie) is open to discussion around temporary accommodation (even considering the special needs) so recommend we have further discussion.

Regards

Nick

Nick Edmundson | Cyclone Gabrielle Recovery Delivery Manager

Te Puna Hanganga, Matihiko | Infrastructure & Digital

| Mobile 9(2)(a)

From: Robyn Burns <xxxxx.xxxxx@xxxxxxxxx.xxx.xx>

Sent: Tuesday, 3 October 2023 4:05 pm

To: 9(2)(a) <@education.govt.nz>; Nick Edmundson

<xxxx.xxxxxxxxx@xxxxxxxxx.xxx.xx>

Cc: CN Cyclone <xx.xxxxxx@xxxxxxxxx.xxx.xx>; Nicole Seccombe

<xxxxx.xxxxxxxxx@xxxxxxxxx.xxx.xx>; Alan Dibley <Alan.Dibley@education.govt.nz>;

Geraldine Dethier <xxxx.xxxxxx@xxxxxxxxx.xxx.xx>; Lisa Olsen-Brown

<xxxx.xxxxxxxxx@xxxxxxxxx.xxx.xx>

Subject: Riverdale urgent works

Hi 9(2)(a) and Nick,

E-introducing you to each other.

@9(2)(a) – Nick (Cyclone Recovery Delivery Manager) is at Riverdale with Stead Construction this afternoon working out a plan of action for urgent remediation works in the PMCs.

@Nick Edmundson – Please keep 9(2)(a) (Manager Integrated Services) in the loop and reach out to her in the Gisborne office if you need on the ground school relationship support.

Thanks all,

R

Robyn Burns | Infrastructure Manager

Te Puna Hanganga, Matihiko | Infrastructure & Digital

DDI +6468338499 | Mobile 9(2)(a)

Napier Office

[education.govt.nz](#)

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Document 4A

Out of scope

Subject: Photo's from Riverdale School

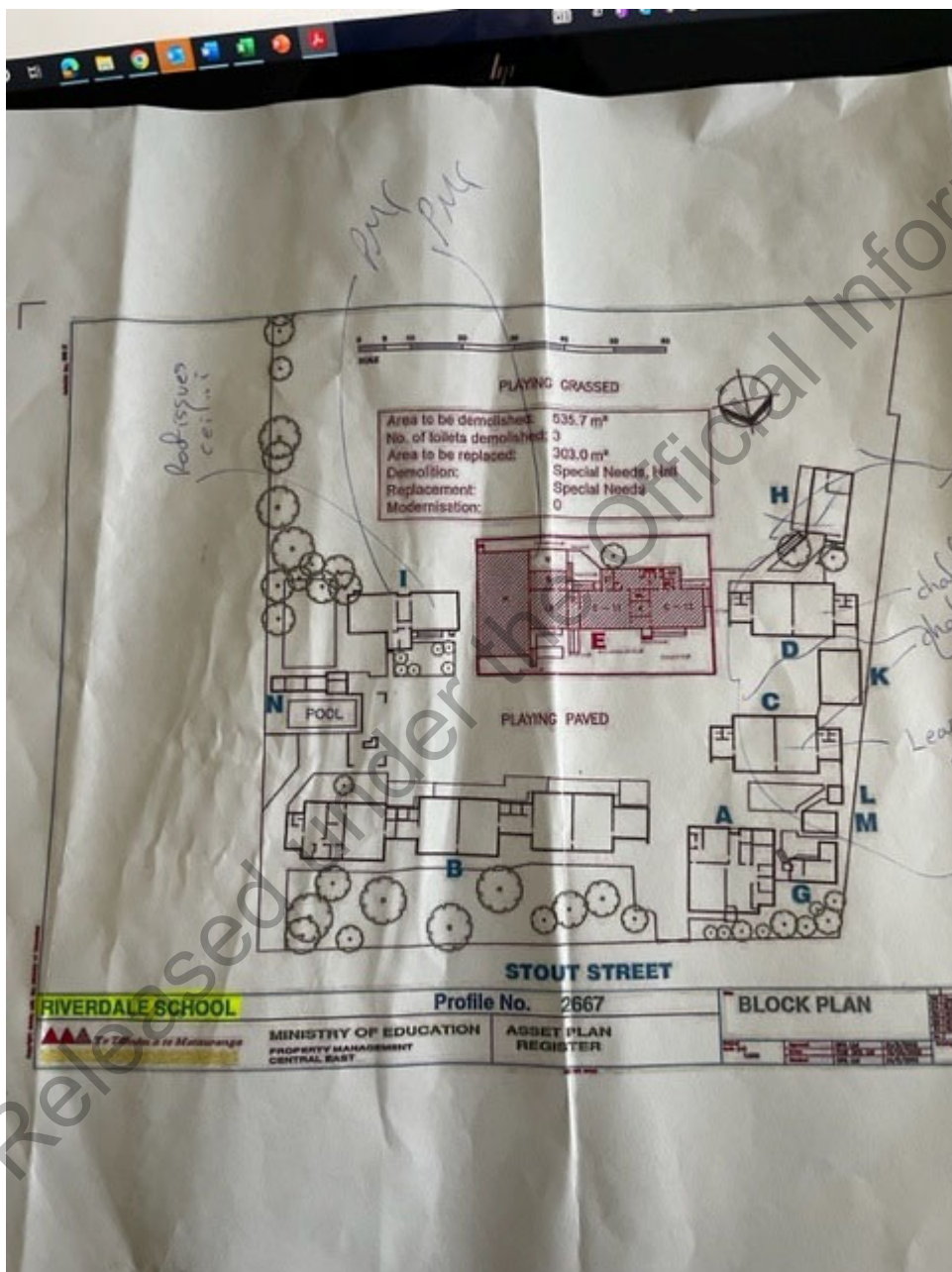
From: Nick Edmundson 9(2)(a)

Sent: Tuesday, 3 October 2023 4:43 pm

To: Nick Edmundson <Nick.Edmundson@education.govt.nz>

Subject: Riverdale

Site Map



Interior of Block I



Exterior of Block I -- broken Asbestos clearly sitting on the ground



Block I This used to be guttering



Block I - Downpipes used to connect to guttering



Block I Guttering and Asbestos issue

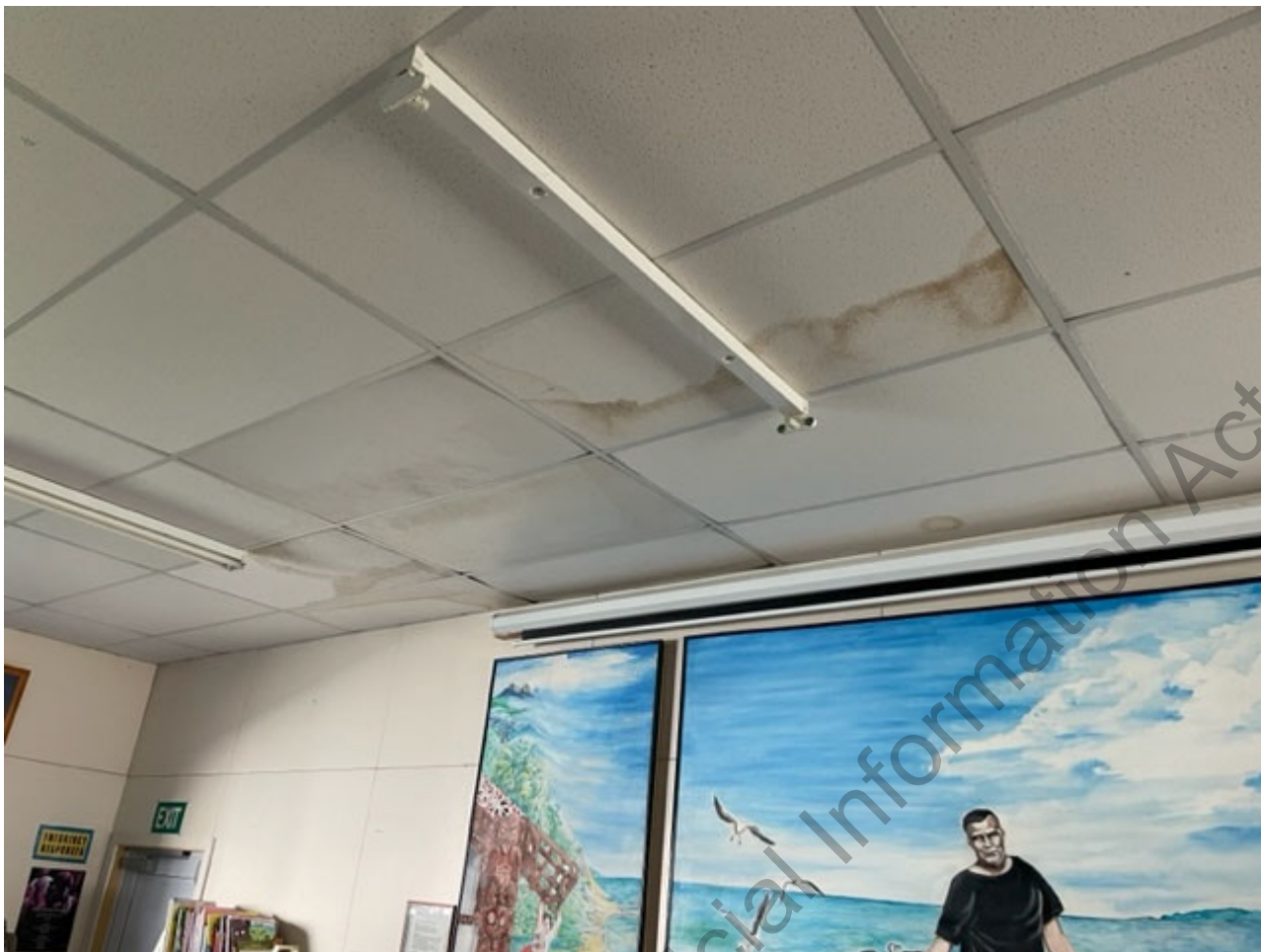


Block E

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Block E Ceiling issues



Block E Ceiling issues

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Block E Ceiling issues

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Block E Ceiling issues

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Block E Special needs Ablutions Ceiling issues

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Block E Special needs Ablutions Ceiling issues



Block E Special needs Ablutions Ceiling issues

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Block E



Block I - 9(2)(a) [redacted] arranging urgent fix for Block I



9(2)(a)

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Document 5

From: [Robyn Burns](#)
To: [CN Cyclone](#); [Nick Edmundson](#); 9(2)(a)
Cc: [Nicole Seccombe](#); [Alan Dibley](#); [Geraldine Dethier](#); [Lisa Olsen-Brown](#); 9(2)(a) [Frequency](#)
Subject: RE: Riverdale urgent works
Date: Wednesday, 4 October 2023 7:30:22 am
Attachments: [image001.png](#)

Thanks Nick – some of those ceilings look worse than when I was there in July if that’s possible!
Big shout out to Stead Construction yet again.

[@9\(2\)\(a\)](#) – I’ll call you this morning re the potential of relocating the kids on a temporary basis so we can do some internal repairs. We can work around the school and understand the implications – but if they are willing on to decant, then we’d be able to rip into it quickly.

Chat soon.

Thanks all.

Robyn Burns | Infrastructure Manager
Te Puna Hanganga, Matihiko | Infrastructure & Digital
DDI +6468338499 | Mobile 9(2)(a)

From: CN Cyclone <CN.Cyclone@education.govt.nz>
Sent: Tuesday, 3 October 2023 5:24 pm
To: Robyn Burns <Robyn.Burns@education.govt.nz>; Nick Edmundson <Nick.Edmundson@education.govt.nz>
Cc: CN Cyclone <CN.Cyclone@education.govt.nz>; Nicole Seccombe <Nicole.Seccombe@education.govt.nz>; Alan Dibley <Alan.Dibley@education.govt.nz>; Geraldine Dethier <geri.dethier@education.govt.nz>; Lisa Olsen-Brown <Lisa.OlsenBrown@education.govt.nz>; 9(2)(a) [Frequency](#) 9(2)(a) [@frequency.nz](#); 9(2)(a) [@education.govt.nz](#)

Subject: RE: Riverdale urgent works

Hi Robyn, et al.

Please find photos from today’s visit in attachment – not sure the photo’s do the issues/damage justice – it’s worse than it looks !

9(2)(a) from Stead Construction has been directed (he volunteered) to provide a fix for the urgent guttering and downpipe issues and encapsulation of Asbestos. He had one of his employees there within the hour to scope it !

The remaining remediation actions of which there are quite a few, will be detailed in report from Frequency/DCA. Some of the remediation work will have to wait for reroofing currently underway as part of 5YA. Mould issues have been covered as a separate report and should be rectified once aforementioned reroofing is complete.

It is clear this school needs some urgent assistance, and we need to prioritise this school. The principal (Julie) is open to discussion around temporary accommodation (even considering the special needs) so recommend we have further discussion.

Regards

Nick

Nick Edmundson | Cyclone Gabrielle Recovery Delivery Manager
Te Puna Hanganga, Matihiko | Infrastructure & Digital
| Mobile 9(2)(a)

From: Robyn Burns <Robyn.Burns@education.govt.nz>
Sent: Tuesday, 3 October 2023 4:05 pm
To: 9(2)(a) [@education.govt.nz](#); Nick Edmundson

<xxxx.xxxxxxxxxx@xxxxxxxxx.xxxx.xx>

Cc: CN Cyclone <xx.xxxxxxx@xxxxxxxxx.xxxx.xx>; Nicole Seccombe

<xxxxxxxxx@xxxxxxxxx.xxxx.xx>; Alan Dibley <xxxx.xxxxxx@xxxxxxxxx.xxxx.xx>;

Geraldine Dethier <xxxx.xxxxxxx@xxxxxxxxx.xxxx.xx>; Lisa Olsen-Brown

<xxxx.xxxxxxxxxx@xxxxxxxxx.xxxx.xx>

Subject: Riverdale urgent works

Hi **9(2)(a)** and Nick,

E-introducing you to each other.

[@9\(2\)\(a\)](#) – Nick (Cyclone Recovery Delivery Manager) is at Riverdale with Stead Construction this afternoon working out a plan of action for urgent remediation works in the PMCs.

[@Nick Edmundson](#) – Please keep **9(2)(a)** (Manager Integrated Services) in the loop and reach out to her in the Gisborne office if you need on the ground school relationship support.

Thanks all,

R

Robyn Burns | Infrastructure Manager

Te Puna Hanganga, Mathiko | Infrastructure & Digital

DDI +6468338499 | Mobile **9(2)(a)**

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Document 6

Out of scope

From: Nicole Seccombe
Sent: Wednesday, 4 October 2023 10:07 am
To: Robyn Burns; Nick Edmundson; CN Cyclone; Alan Dibley
Subject: RE: Riverdale School (Gisborne) | Invitation for your school - Ngā iti Kahurangi – small or remote schools programme

Hi all,

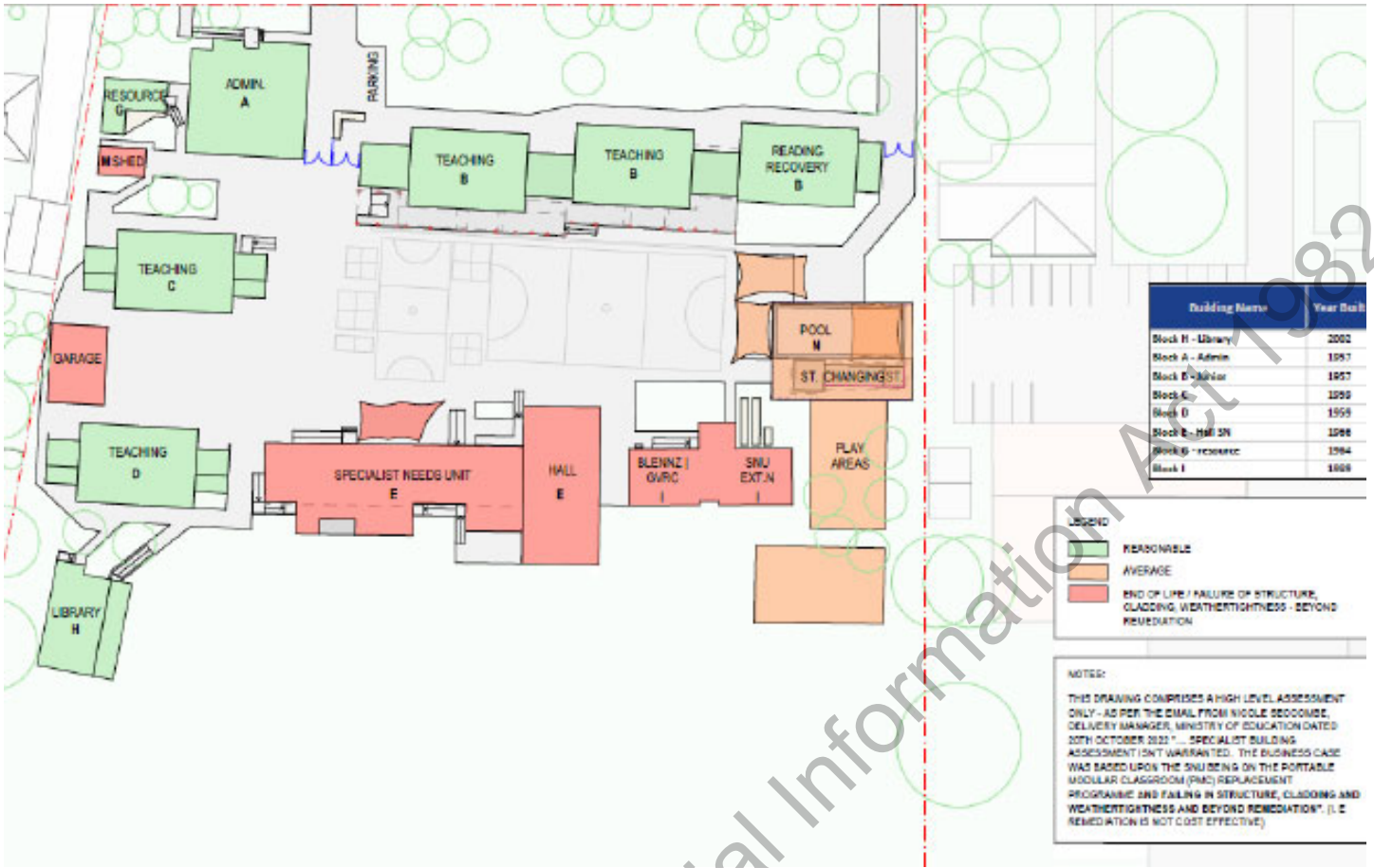
Riverdale condition assessment from the business case with approved broad scope of works below. A, C & D were excluded from scope. B will be redeveloped (inc roof) under the CW project.

IN SCOPE ASSET CONDITION*			
Block	RAG	Year Built	Explanation
Block I (2TS Learning Support Extension)	A	1989	<ul style="list-style-type: none">• 3-degree roof pitch and is failing.• Rain-water hardware all requires replacement.• Evidence of water leaks on ceiling.• Cladding has deteriorated and requires replacing.

IN SCOPE ASSET CONDITION*

Block	RAG	Year Built	Explanation
Block B	A	1957	<ul style="list-style-type: none"> • Reasonably well maintained (6TS). • Asbestos identified in cladding. • The classrooms were upgraded in part in 2011 through 5YA, but the bulk of the work involved providing a covered walkway on the south side of the classrooms and upgrading the toilets. • Some work was undertaken on the interior of the rooms including new joinery units, replacement floor finishes and some painting. • Sections of weatherboard and joinery are rotting. • Roof cladding fixings are loose and roof is lifting in some areas. • Suspected no insulation. • Some classrooms have recently encountered some issues with mould after the NIWE, remediation will be sought through the NIWE programme as a separate project.
Block E (3TS Learning Support Centre)	R	1966	<ul style="list-style-type: none"> • Accumulation of buildings, including relocatables (3TS). • In a poor state of repair (PMC). • Not designed for specialist learning/teaching. • Cladding contains Asbestos. • Poor condition was escalated after the NIWE, temporary remediation will be sought through the NIWE programme once scope is clear.
Block E (Hall)	R	1966	<ul style="list-style-type: none"> • In a poor condition (PMC).

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OPTION D (RECOMMENDED OPTION)		
Recommended Scope	Site Works	<ul style="list-style-type: none"> New PUDO off Stout Street. New pool and changing room.
	Demo/Replace	<ul style="list-style-type: none"> Block E (3TS) and Hall. Block I: <ul style="list-style-type: none"> BLENNZ (appx. 76m² legitimate area). SLC Extension (1TS). 2/6 TS Block B
	Redev/Remediate	<ul style="list-style-type: none"> Convert partial Block B from GTS to: <ul style="list-style-type: none"> BLENNZ (2TS to be classified as legitimate area). 2TS as integrated classrooms for ORS/mainstream use.
	Rationalise	<ul style="list-style-type: none"> Partial B Block Mainstream (2TS).
	New Build	<ul style="list-style-type: none"> New Build Bespoke SLC (4TS) gross area 650m². New Hall gross area 250m².

Nicole Seccombe | Delivery Manager
Te Puna Hanganga, Matihiko | Infrastructure & Digital
DDI +6468310666 | Mobile 9(2)(a)

From: Robyn Burns <Robyn.Burns@education.govt.nz>
Sent: Wednesday, 4 October 2023 7:26 am
To: Nick Edmundson <Nick.Edmundson@education.govt.nz>; Nicole Seccombe <Nicole.Seccombe@education.govt.nz>; CN Cyclone <CN.Cyclone@education.govt.nz>; Alan Dibley <Alan.Dibley@education.govt.nz>
Subject: RE: Riverdale School (Gisborne) | Invitation for your school - Ngā iti Kahurangi – small or remote schools programme
Importance: High

Thanks Nick,

The NIK programme runs independently and generally there's no conflicts – expect for when we've had a cyclone.

@Alan Dibley – can you please contact Torque and co-ordinate the works with Nicole – nothing needs doing in the PMC's - and I'm not sure about the scope of the chalet block.

Thanks.

Robyn Burns | Infrastructure Manager
Te Puna Hanganga, Matihiko | Infrastructure & Digital
DDI +6468338499 | Mobile 9(2)(a)

From: Nick Edmundson <Nick.Edmundson@education.govt.nz>
Sent: Tuesday, 3 October 2023 4:49 pm
To: Robyn Burns <Robyn.Burns@education.govt.nz>; Nicole Seccombe <Nicole.Seccombe@education.govt.nz>; CN Cyclone <CN.Cyclone@education.govt.nz>
Subject: FW: Riverdale School (Gisborne) | Invitation for your school - Ngā iti Kahurangi – small or remote schools programme

Greetings – I will send an update on Riverdale shortly, but Julie sent me this – is anyone aware of this ? Do we know their schedule – would help when we are talking to the principals in term of left hand knowing what the right hand is doing – do we get the reports or do they go straight to the school. Their findings might impact the work we are doing.
Regards
Nick

Nick Edmundson | Cyclone Gabrielle Recovery Delivery Manager
Te Puna Hanganga, Matihiko | Infrastructure & Digital
| Mobile 9(2)(a)

From: Julie McLaughlin <principal@riverdalelegis.school.nz>
Sent: Tuesday, 3 October 2023 4:15 pm
To: Nick Edmundson <Nick.Edmundson@education.govt.nz>

Subject: Fwd: Riverdale School (Gisborne) | Invitation for your school - Ngā iti Kahurangi – small or remote schools programme

You don't often get email from principal@riverdalegis.school.nz. [Learn why this is important](#)

----- Forwarded message -----

From: 9(2)(a) @torqueip.co.nz

Date: Wed, 6 Sep 2023 at 4:59 PM

Subject: Riverdale School (Gisborne) | Invitation for your school - Ngā iti Kahurangi – small or remote schools programme

To: principal@riverdalegis.school.nz <principal@riverdalegis.school.nz>

Cc: 9(2)(a) @torqueip.co.nz, 9(2)(a) @torqueip.co.nz

Kia ora Julie,

Te Tāhuhu o te Mātauranga | Ministry of Education recently emailed you with an update on delivery of Ngā iti Kahurangi – the small or remote schools' programme.

I am pleased to let you know that we have been contracted to manage the installation of the improvements at your school on behalf of the Ministry. We will oversee all contractors working at your school and we are your first point of contact. The work is fully funded by the Ministry and won't cost you anything.

What happens next?

The first step is to organise an onsite visit to gather information about what improvements will be needed.

Your school's onsite visit will be on Thursday 28th September.

During this visit a Torque IP project manager will review each classroom to confirm the quantities of power sockets and lights needed, and room dimensions.

After visiting your school and when available, we will email you the scope of works and confirm the installation start date.

A representative from Torque IP will call you this week to arrange access for each visit.

Building Condition Assessment

An additional benefit of the programme is the Building Condition Assessment that will be undertaken. The assessment provides information on asbestos for you as well as the installation contractors in the form of a survey. We will contact you before the surveyor's visit to confirm a date and time for the assessment. All surveyor staff have been police vetted and will have Ministry of Education identification for your reference.

What we need from you

Please nominate someone to be the main point of contact for the project manager, condition assessors and installers. This person should be readily contactable both during school and after hours. Please email the contact details of your nominated person using the address below. Additional information about what we need from you throughout the process is included in the attached information sheet.

Please provide information on any plans for changes to existing buildings at the school. This will include planned rationalization, renovation, refurbishment, etc.

This is a 3-year programme and to ensure your school is always up to date with the latest Ngā Iti Kahurangi news, make sure you are signed up to the quarterly updates from the Ministry. Anyone from your school can sign up at the following [link](#).

We look forward to working with you on this project. Please phone or email me at 9(2)(a) [redacted] [@torqueip.co.nz](mailto:[redacted]@torqueip.co.nz) and cc 9(2)(a) [redacted] [@torqueip.co.nz](mailto:[redacted]@torqueip.co.nz) if you have any questions about the above information.

More information about the programme is [on the Ministry's website](#) or subscribe to the quarterly programme newsletter [here](#) for up to date information.

Ngā mihi,

9(2)(a) [redacted]

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9(2)(a) | Programme Coordinator



M 9(2)(a) | E 9(2)(a) @torqueip.co.nz

Auckland

Head Office: P +64 9 526 4395 | W www.torqueip.co.nz

[4 Turama Road, Royal Oak, Auckland 1023](#)

PO Box 13 2234, Sylvia Park, Auckland 1644

[EMAIL DISCLAIMER](#)

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MEMO

To: Cyclone Recovery Governance Board,
From: Robyn Burns, Infrastructure Manager
CC: 9(2)(a), Manager Integrated Services
Date: 5th October 2023
Subject: Risk of continued occupation of Cyclone damaged classrooms – Riverdale School, Gisborne

Background

Riverdale School has approximately 60 ORS and 120 mainstream students. The SNU and BLENZ offices are located within the now end of life PMC buildings.

A 9(2)(j) SNU redevelopment and roll-growth project is in the early stages of design with completion expected 2025/2026. It was anticipated these PMC buildings would continue to be used until the development was complete.

The PMCs sustained significant damage following the cyclone. Due to the internal building modifications required to support these children, the decision was made to undertake remediation works estimated at 9(2)(j) to allow continued occupation until the SNU redevelopment project was completed.

The Cyclone Recovery team and contractors visited the site on 3rd October 2023 to confirm the scope of remediation works. Significant deterioration was noted with the buildings deemed no longer fit for purpose.

Occupation now poses a potential health and safety risk.

Manager Integrated Services 9(2)(a) visited the site and confirmed in her opinion the building were no longer suitable for occupation, particularly due to the high education and health needs of the students using these classrooms.

The school principal is of a similar opinion and willing to look at alternative options.

Recommendation

Students within the SNU should be moved to temporary teaching spaces as soon as is practicable.

Short-term options are being investigated under urgency and include:

- Relocation of BLENZ office to a vacant two teaching space block at Cobham School.
- Relocation of some students to Block C.

- Upgrade of bathrooms in Block D currently used by mainstream students to create a short-term SNU.
- Use of other space within the school including the staffroom.
- Demolition of existing buildings during the Christmas school holidays and relocation of temporary classrooms ready for occupation during T1.

Summary

This memo is intended to highlight the risks associated with continued occupation of the damaged PMC buildings and seeks support of the Governance Board to undertake the necessary property modifications required under urgency to relocate and accommodate students throughout the existing school as soon as is practicable.

A formal funding submission will be submitted when a plan of action is agreed with the School and further costing are obtained.

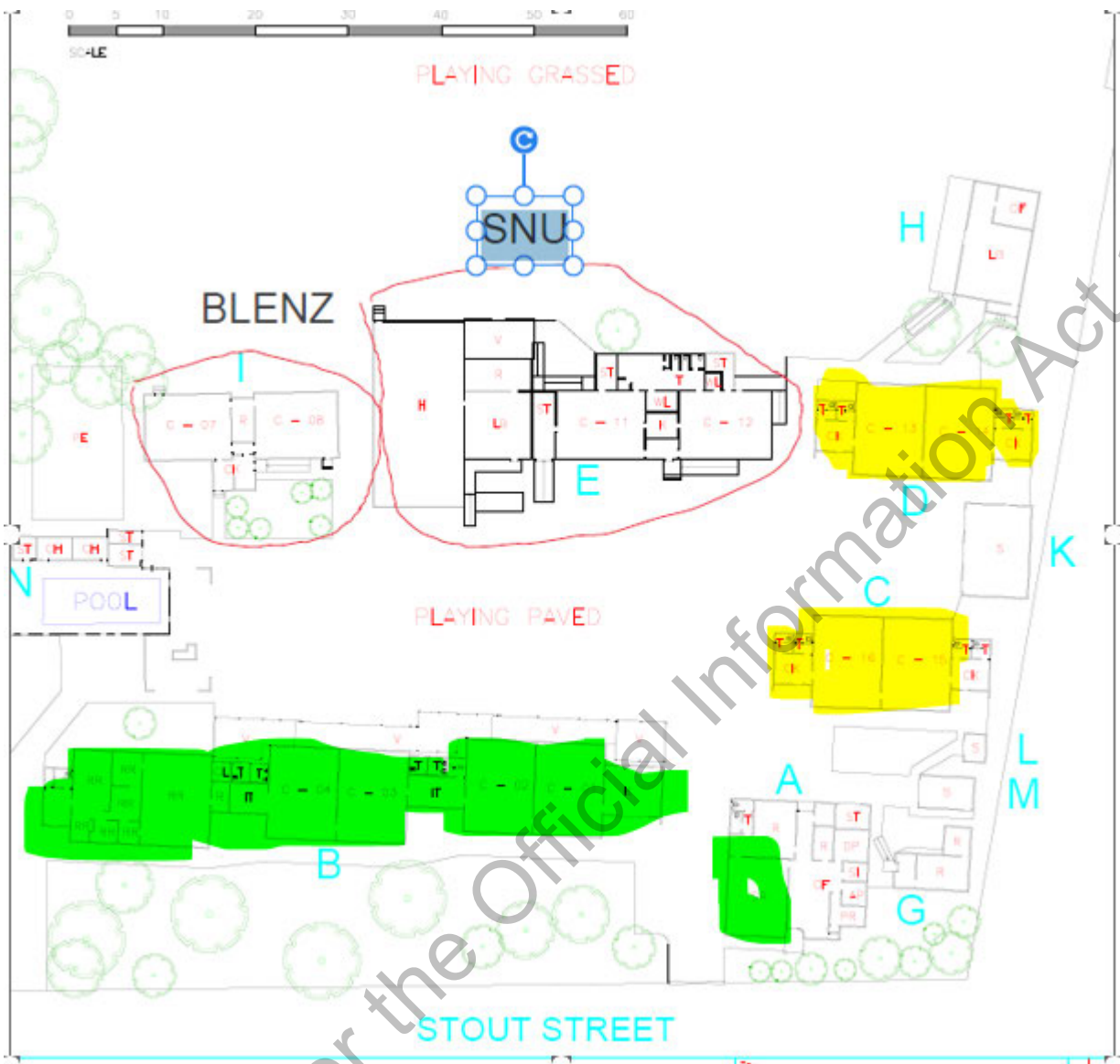
An onsite meeting with School Board is planned for Monday October 9th 2023 to discuss and agree a plan of action.

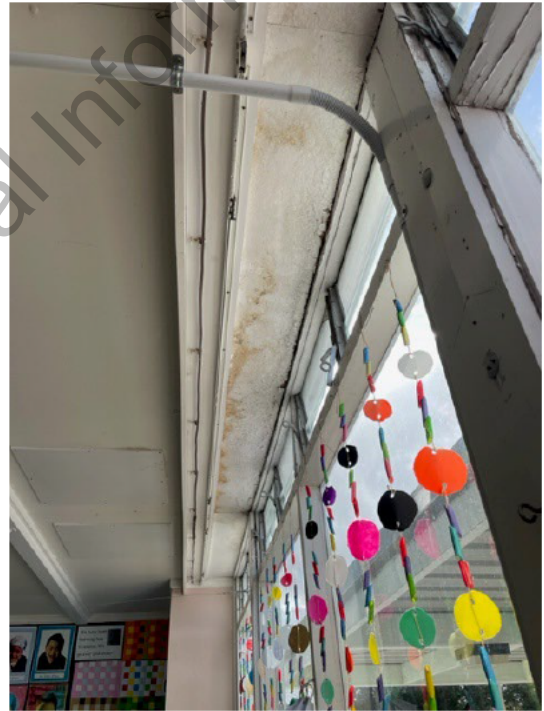
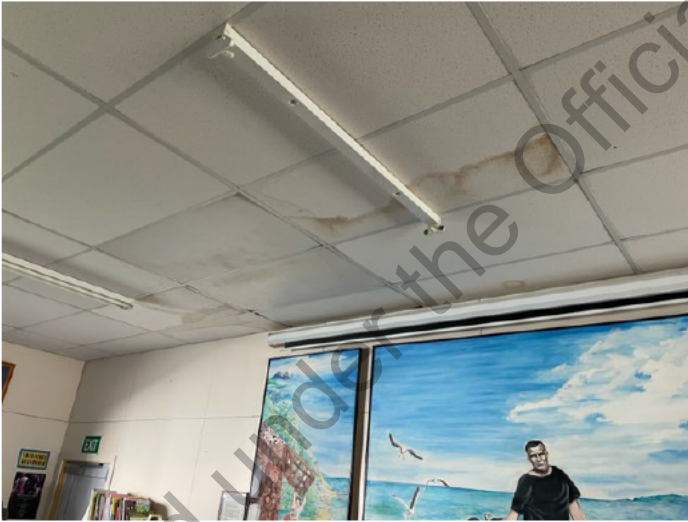
Nga mihi,



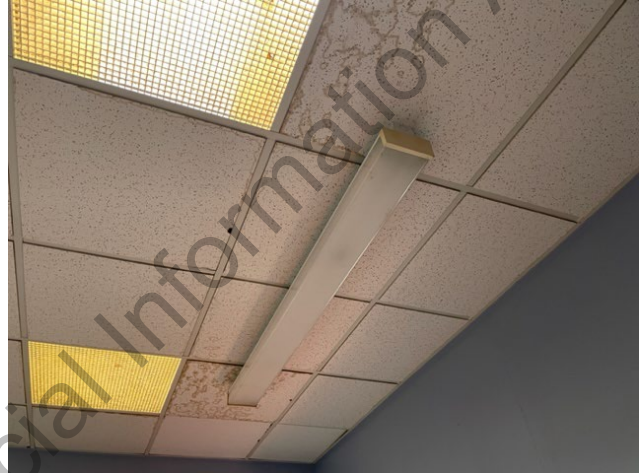
Robyn Burns,
Infrastructure Manager

Options





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Document 8

Out of scope

From: Stewart Lawson <Stewart.Lawson@education.govt.nz>

Sent: Wednesday, October 18, 2023 3:18 PM

To: Robyn Burns <Robyn.Burns@education.govt.nz>

Subject: RE: Riverdale School

Thank you Robyn – nice one!

Ngā mihi

Stewart Lawson | Infrastructure Manager
Te Pou Hanganga, Matihiko | Infrastructure & Digital

Nelson Office

DDI +6435391564 | Mobile 9(2)(a)

From: Robyn Burns <Robyn.Burns@education.govt.nz>

Sent: Wednesday, 18 October 2023 11:17 am

To: Stewart Lawson <Stewart.Lawson@education.govt.nz>; Principal - Blind and Low Vision Education Network NZ <Elaine.gilmour@blennz.school.nz>

Cc: 9(2)(a) <[REDACTED]@education.govt.nz>; Lisa Olsen-Brown <Lisa.OlsenBrown@education.govt.nz>

Subject: RE: Riverdale School

Morena Elaine,

Thanks for your time just now – and your understanding of the urgent situation at Riverdale. To confirm, the PMC buildings at Riverdale are due for replacement and we had hoped they would last the distance until the new build was completed. Unfortunately, ongoing weather events have not helped and repeated roofing repairs have only helped on a temporary basis.

The buildings are now considered a Health & Safety risk and on Monday this week I met the team on site to facilitate an emergency decant of all impacted classrooms - including the space occupied by your staff.

Cobham School (about 5 mins away) has a spare classroom allowing us to relocate your staff and the Reading Recovery. The Principal Gina Lean principal@cobhamschool.nz and staff are very supportive and more than happy to support your staff on site. At this stage I anticipate this being a temporary move until we firm up details for a permanent shift to Elgin School T1 2024. My recommendation is to relocate to Cobham as soon as is practically possible.

9(2)(a) and Lisa Olsen-Brown are the Integrated Services Manager in Gisborne (this is 9(2)(a) final week and Lisa officially starts next week) and are fully aware of the situation. 9(2)(a) spoke to your staff directly on Monday.

Please pass on our collective thanks to your staff - they have been incredibly accommodating and understanding. If there's anything we can do to assist with the move, please do let me know. I'll come back to you with further details re Elgin in the next couple of weeks.

Nga mihi,

Robyn.

Robyn Burns | Infrastructure Manager
Te Puna Hanganga, Matihiko | Infrastructure & Digital
DDI +6468338499 | Mobile 9(2)(a)

From: Stewart Lawson <xxxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>

Sent: Wednesday, 18 October 2023 10:42 am

To: Robyn Burns <xxxxx.xxxxx@xxxxxxxxxx.xxxx.xx>

Subject: Riverdale School

Morning Robyn

I wonder if you have been able to get in touch with Blennz – Elaine. She is the Principal of the school.

9(2)(a)

Thanks

Ngā mihi

Stewart Lawson | Infrastructure Manager
Te Pou Hanganga, Matihiko | Infrastructure & Digital

Nelson Office

DDI +6435391564 | Mobile 9(2)(a)

From: Stewart Lawson

Sent: Tuesday, 17 October 2023 8:58 am

To: Robyn Burns <xxxxx.xxxxx@xxxxxxxxxx.xxxx.xx>

Subject: FW: Elgin office Gisborne

Morning Robyn

Are you aware of what's going on with Blennz at Riverdale?

Thank you

Ngā mihi

Stewart Lawson | Infrastructure Manager
Te Pou Hanganga, Matihiko | Infrastructure & Digital

Nelson Office

DDI +6435391564 | Mobile 9(2)(a)

From: 9(2)(a) <[9\(2\)\(a\)@kotakureo.school.nz](mailto:9(2)(a)@kotakureo.school.nz)>

Sent: Monday, 16 October 2023 4:45 pm

To: Principal - Blind and Low Vision Education Network NZ <xxxxxx.xxxxxxx@xxxxxx.xxxxxx.xx>;
Stewart Lawson <xxxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>

Subject: FW: Elgin office Gisborne

Hi Stewart

If BLENNZ have to be out of Riverdale this week, to move to Cobham, to relocate with us eventually at Elgin – aside from the obvious question, is there

a new build happening there?

Do we have any dates when and more importantly what?

I can't find anything on GETS.

This is the space we are in currently - no meeting room, no access to toilets when school closes.

Eliane - I would do straight to Simon for this and escalate right up, how this has happened?

Robyn Burns

Infrastructure Manager, Napier

Email: ..@..

THIRD POINT OF CONTACT

Gary Anaru

Regional Infrastructure Manager, Central North

Email: ..@..

FOURTH POINT OF CONTACT

Simon Hatherill

General Manager, Asset Management

Email: ..@..

Worst case you don't pack anything and refuse to move this week.

They can't flatten the building with you in it, can they?

Thanks

Zoe

9(2)(a)

Property & Asset Lead



P: 9(2)(a)

M: 9(2)(a)

W: kotakureo.school.nz

[Video Interpreting Service](#)

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From: 9(2)(a)

Sent: Monday, September 11, 2023 10:03 AM

To: Stewart Lawson <xxxxxxx.xxxxxx@xxxxxxxxx.xxxx.xx>

Cc: Property Support <xxxxxxx@xxxxxxxxx.xxxxxx.xx>

Subject: FW: Elgin office Gisborne

Hi

Any feedback from the Gisborne area re the space there.

My last notes are

"Gisborne - Elgin school, need a better space, no meeting room, no access to

toilets when school closes. BLENNZ at Riverdale school – has a redevelopment happening – can we have a space built there and included for all of us? BLENNZ now working from home as their space leaks and is unsafe. This has been ongoing for 4 years or more. Need to look at staff numbers as it needs better support in the area. MOE following up re other spaces.”

Thanks

Zoe

From: 9(2)(a) <xxxx@xxxxxxxxx.xxxxxx.xx >

Sent: Thursday, June 1, 2023 7:25 PM

To: 9(2)(a) <@kotakureo.school.nz>; 9(2)(a)

9(2)(a) <@kotakureo.school.nz>

Cc: 9(2)(a) <@kotakureo.school.nz>

Subject: Elgin office Gisborne

Hi ladies

I have taken photos of the Elgin Office as requested by 9(2)(a)

- ??? Teams stationary and resources

- ??? Entrance, storage and photocopy 4mx2m

- ??? Desk 1 beside windows

- ??? Desk opposite the above

- ??? Desk diagonal to the above

Size of the room 4m x 2m

On Tuesday Wednesday meeting 4 RTDs. When team lead is there 5 people. There is not enough room for everyone to fit on a chairs without almost touching.

Summer time is gets very hot and in winter it is cold. A large dehumidifier is also in this room.

TV is situated underneath the louver windows to the right of the desk inside the door.

Angela has requested a storage cupboard that I believe has been actioned.

The office space is too small really.

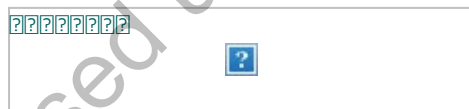
Where are things at with MOE as I believe they were working on a site with BLENNZ?

Regards

9(2)(a)

9(2)(a)

Regional Leader Outreach Team, Region Tahī



W: kotakureo.school.nz
[Video Interpreting Service](#)

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Document 9

From: [Robyn Burns](#)
To: [Patrick Pink](#)
Subject: RE: Cobham School - Temp location
Date: Tuesday, 31 October 2023 1:48:00 pm
Attachments: [image001.png](#)
[image002.png](#)

Hi Patrick,

We're happy to support the costs associated with the relocation.
Given you know what you need (and I'm in Napier), it might be easier for you to engage a local supplier on MoE's behalf – and we can pay them directly?

R

Robyn Burns | Infrastructure Manager
Te Puna Hanganga, Matihiko | Infrastructure & Digital
DDI +6468338499 | Mobile 9(2)(a) [REDACTED]

From: Patrick Pink <xxxxxxx.xxxx@xxxxxx.xxxxxx.xx>
Sent: Tuesday, 31 October 2023 9:17 am
To: Robyn Burns <xxxxx.xxxx@xxxxxxxxx.xxxx.xx>
Subject: RE: Cobham School - Temp location

Kia ora, Robyn,

I hope this finds you well.

I am meeting with the BLENNZ Gisborne team at 12:30 today and would like to share with them some of the 'next steps', regarding packing/moving. This is all new to me. I would greatly benefit from clarification on the actual shift of equipment and materials to another premise.

Elaine Gilmour shared with me last week that the MOE has approved the shift from Riverdale during Week 6 (13 to 17 November).

We continue to deliver service to children, families, and kura/schools. We would appreciate any advice for 'next steps', for example, is there an arrangement for people to help us pack and move or will they only provide a moving service?

We appreciate your support.

Ngā mihi nui,

Patrick

Patrick Pink (he, him, his)

Manager/Resource Teacher Vision at BLENNZ Tūranganui-a-Kiwa
Gisborne

[#Deafblind](#)

m. ^{9(2)(a)} [REDACTED]

w. www.blennz.school.nz

Every BLENNZ learner is well prepared to achieve in life
Ko ia ākongā o BLENNZ kua tutuki kē o rātou oranga



Te Kotuituinga Mātauranga Pura o Aotearoa

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From: Robyn Burns <xxxxx.xxxxx@xxxxxxxxx.xxx.xx>

Sent: Tuesday, October 24, 2023 9:08 AM

To: ^{9(2)(a)} [REDACTED] <xxxxx.xxxxx@xxxxxxxxx.xxx.xx>; Patrick Pink

<xxxxx.xxxxx@xxxxxxxxx.xxx.xx>; Stewart Lawson <xxxxxxx.xxxxx@xxxxxxxxx.xxx.xx>; Lisa Olsen-Brown <xxxx.xxxxxxxx@xxxxxxxxx.xxx.xx>

Cc: Principal - Cobham School <xxxxxxxx@xxxxxxxxxxx.xx>

Subject: [External] Cobham School - Temp location

Morena,

Thanks for your call Elaine.

Confirming occupancy of the second space at Cobham School (many thanks Gina) as a temporary location until we can scope the relocation to Elgin - hopefully T1 2024.

[@Patrick Pink](#) We're happy to provide support / manpower to facilitate the move from Riverdale to Cobham – just let me know your plans (a couple of day's notice would be great).

[@Stewart Lawson](#) I'll call you soon re occupancy agreements and next steps.

Nga mihi,
Robyn

Robyn Burns | Infrastructure Manager
Te Puna Hanganga, Matihiko | Infrastructure & Digital

DDI +6468338499 | Mobile 9(2)(a)

Napier Office

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He mea tārai e mātou te mātauranga kia rangatira ai, kia mana taurite ai ōna huanga
We shape an education system that delivers equitable and excellent outcomes



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Document 10

From: [Robyn Burns](#)
To: [Elaine Gilmour](#)
Cc: [Principal - Blind and Low Vision Education Network NZ](#); [Stewart Lawson](#)
Subject: RE: Cobham Shift BLENNZ
Date: Thursday, 2 November 2023 11:22:00 am
Attachments: [image001.jpg](#)

Thanks for the update Elaine.

R

Robyn Burns | Infrastructure Manager
Te Puna Hanganga, Matihiko | Infrastructure & Digital
DDI +6468338499 | Mobile 9(2)(a)

From: Elaine Gilmour <x@xxx>
Sent: Thursday, 2 November 2023 8:03 am
To: Robyn Burns <x@xxx>
Cc: Principal - Blind and Low Vision Education Network NZ <karen.stobbs@blennz.school.nz>
Subject: Cobham Shift BLENNZ

Good Morning Robyn

I understand there have been some changes re the matter of BLENNZ relocation to Cobham School due to asbestos issues and deconstruction at Riverdale School as of next week. The local manager is picking up these matters with our support however this remains challenging with the immediacy of the shift.

In order for our staff to feel safe we are arranging for a locksmith to provide more security plus we have had a quote for blinds for the room. This has been in consultation with the principal of Cobham School of course. We realise that these two costings will be for BLENNZ to pickup.

Kind regards

Elaine

Dr Elaine Gilmour
Deputy Principal

#Braille

p. 09 2667109 **Ext.** 2007

m. 9(2)(a)

w. www.blennz.school.nz

Every BLENNZ learner is well prepared to achieve in life
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Strategic Case

School Investment Context

OVERVIEW

School Background

- Riverdale School is a year 1 - 6 contributing primary school but is also recognised by the sector and parents/whānau as being an inclusive school for Ongoing Resourcing Scheme (ORS) funded ākonga that have high and very high needs. There are 153 ākonga currently enrolled in the School of which 34 are high ORS and 16 are very high ORS and part of the Supported Learning Centre (SLC).
- Māori ākonga make up 86% of the roll with other ethnicities including European (7.8%) and Pasifika (4.5%). All ākonga participate in kapa haka and Te Reo Māori programmes.
- The School holds the expertise and knowledge in relation to developing an inclusive curriculum with these ākonga in this catchment, catering for ākonga from year 1-8. The School has become the centre in Gisborne for children with special education needs.
- The School also accommodates specialist teachers who provide sensory and specialist educational services to ākonga and teachers attending or attached to all schools throughout Gisborne City and surrounding rural areas. Currently these services include a Reading Recovery and Early Literacy tutor, two Resource Teachers Literacy, four teachers with the Blind and Low Vision Education Network (BLENNZ) and a Learning Support Coordinator.
- The current SLC is made up of PMC classrooms that have been converted. These classrooms are not fit for purpose and do not have the facilities to meet the physical, emotional and learning needs of the ākonga.
- The swimming pool is used extensively for hydrotherapy for ORS ākonga, as well as part of the School programme for the general roll ākonga.
- In 2017, project 207855 was commissioned with \$50,000 in seed funding allocated to explore options for remediation or replacement of Block E. Since this time, the project has been through extensive optioneering, and a revised Network Demand Analysis in February 2023 prioritised the growth of supported learning facilities and rationalisation of mainstream teaching for the School.
- As the only contributing learning support facility in the region, the School has been allocated \$200,000 in seed funding for 2 learning support roll growth TS under Budget 21. This is being contributed to the main project.
- Prior to Cyclone Gabrielle, the project was close to commencing procurement for design. Post cyclone further significant deterioration in Blocks E and I occurred as a result of water ingress. Due to the impact of the cyclone, Blocks E and I were found to be not fit for purpose with significant weather tightness and building deterioration issues. Block E catered for special needs students and the school hall. Staff and students were at risk. The project was transferred from Capital Works to the Cyclone team to progress through the Cyclone remediation programme.
- The decision was made to relocate mainstream students into Block B, and special needs students into Blocks C and D and to construct a new OMB special needs facility. Two temporary classrooms were located onsite as a decant solution while an OMB special needs delivery solution was developed onsite. BLENNZ (formerly in Block I) and a Reading Recovery training centre (formerly in Block B) were moved off site.
- Block E and Block I were demolished in April 2024 under the Cyclone Recovery Programme. Internal modifications have occurred in Block B to cater for mainstream students which is now six classrooms. Blocks C and D have had internal modifications resulting in two universal bathrooms and 3 accessible bathrooms being set up to support ongoing use as special needs units. The four teaching spaces in Blocks C and D are in above average condition - they have not been modified for special needs use.

School Assets and Site³

- The existing facilities are a combination of 1970 era PMC buildings and Chalet style teaching blocks built in the 1950s. These PMC classrooms have been converted to provide a basic supported learning environment.
- Blocks I and E have been demolished under the Cyclone Recovery Programme.



³ A Condition RAG rating for all buildings can be found in the Investment Impact Summary.