

# Asset Assessment Report

## Waiau Pa Domain Reserve

### Clarks Beach Road, Waiau Pa

[SAP ID: 10539 – B003]



Date: 03/05/2017 Assessor : S7(2)(a) Privacy

Reference: 20170503TT

Property Owner	Auckland Council
Local Board	Franklin
AC Property Key	ACC0000605031
Land Use	Active Outdoor
Property ID	605031
Legal Description	LOTS 16 25 DP 37599 LOT 1 DP 96745-REC RES BLK VII AWHITU SD
Land Area	1.89780 Hectares
Building Area (Gross External)	195.0 sq. m.
CT Number	CT- 53B/1306
Valuation Reference	03720 229 00
2014 Land Value	\$295,000.00
2014 Improvement Value	\$215,000.00
Latest Capital Value (to be used for 2017/18 rates)	\$510,000.00

BE THE HOW.  
WHAKAMAUA KIA TINA!



## Property details



### 1 Site and Accommodation

The site is located on an irregular section next to 439A and 447 Clark Beach Road, Franklin. It has on-site parking located on the South-Western end of the reserve. The site is generally level. The building being assessed is an L shaped building situated in the middle on the northwestern boundary. This building was formerly occupied by cricket/athletics/hockey community group but was vacated about 2 to 3 years ago. It has remained unoccupied since.

### 2 Construction

The building is of light weight timber frame construction supported by timber piles. The cladding of the building is fibrolite and is direct fixed to the timber frame wall. The roof is clad with iron roofing with PVC spouting and downpipes. The floor is constructed of timber floorboards on timber joists. Windows are of timber casement type with single glazing.



### 3 Building History

From council files and records, the building was originally a classroom and was relocated from Waiiau Pa School to the site around 1988. The building has been used as club room by Hockey Club and later by Athletics Club and Cricket Club. There is no known alteration to this building since it was sited. The club room is now unoccupied for 2-3 years.

### 4 Scope of Assessment

The scope of assessment is as follows:

1. To carry out a visual assessment on the condition of the exterior envelope of the building. No assessment on the internal condition of the building was carried out as there was no access to the inside of the building.
2. To identify areas of exterior cladding being asbestos containing materials (ACM).
3. To carry out asbestos test in various locations of the building.

4. Compile an assessment report with remedial recommendations required to bring it up to a safe and habitable building.
5. To provide an estimate of costs for different options.

## 5 Weather-tightness Condition Assessment

A visual assessment was completed to identify deficiencies to the envelope of the building, with a view to identifying any observable issues in relation to weather-tightness and Asbestos Containing Materials (ACM).

**5.1** The main cladding for the building is made of fibrolite directly fixed to the external timber frame of the building. No building paper or insulation was found behind the fibrolite cladding.



**5.2** Some of the fibrolite claddings were damaged and liners behind the broken cladding were installed to stop water ingress into the building. The condition of the cladding is rated as 5 and is required to be replaced and to comply with the current building codes. A design professional will be required to provide design solutions and detailing. We would discourage repairs to this fibrolite cladding as it is an Asbestos Containing Material (ACM). A building consent will be required due to a change of cladding system to existing building.



**5.3** Some of the broken pieces of fibrolite were lying around the building. It is required to be removed and disposed of for Health and Safety reasons.





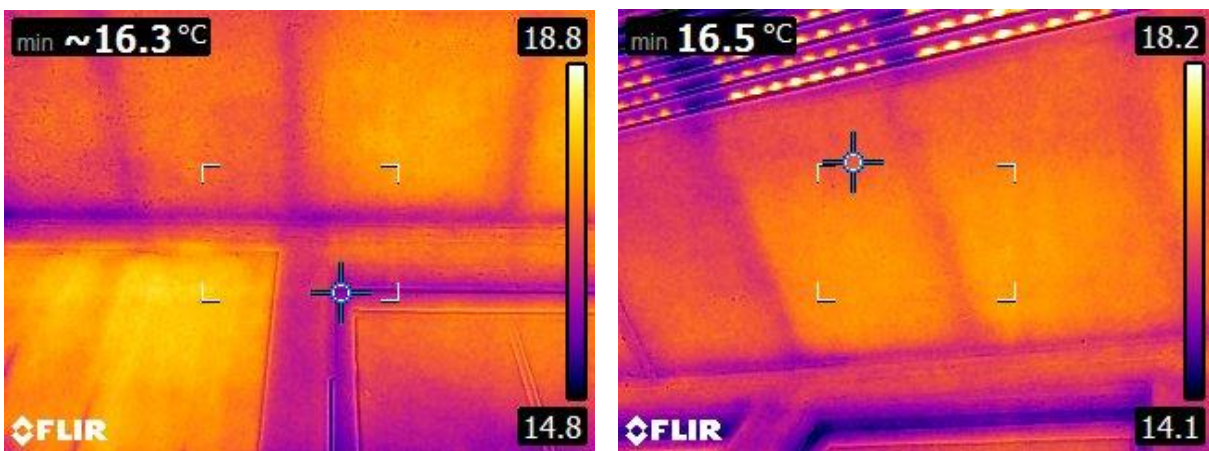
**5.4** There is no access to the roof void and the roof was inspected visually from the ground level. The roofing is of metal iron covering. Some of the fascia flashings have gone missing while some of the downpipes were not connected to stormwater system. The condition of the roof, gutter and downpipe is very poor and recommend to be replaced.

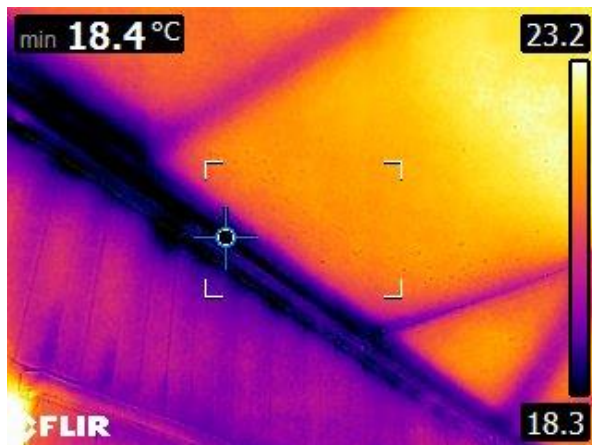


**5.5** The water tank by the building was serious damaged. Cracks were formed around the water tank. Water from the tank has been leaking out into the field. The condition rating of the tank is 5 and is required to be replaced.



**5.6** Due to the limited access into the building, the moisture content of the timber frame cannot be measured. Moisture ingress into the building cannot be established. However a thermal imagine camera were used on site to identify possible water leaking around the building. The dark line at the eaves indicates high moisture content.





## 6 Asbestos Test Report

During the asbestos survey, eight (8) samples of suspected materials were collected. All samples were sent to Dowdell Associates Ltd for analysis. The samples were examined using Low Powered Stereomicroscopy followed by Polarised Light microscopy including Dispersion Staining Techniques. A copy of Asbestos Analyse Certificate is attached in Appendix A.

The results has indicated that Chrysotile (White Asbestos), Amosite (Brown Asbestos) and Crocidolite (Blue Asbestos) were presence in the profile sheet claddings on North, East, South and West Elevations. However no asbestos were detected on the flat cement board under the large windows on the east and south elevations.

The fibrolite claddings are not friable and are reasonable stable if they are not disturbed.

## 7 Conclusion

The condition rating of the envelope of the building is very poor. Deficiencies to the roofing, roof flashings, gutter and downpipes have been identified to multiple areas. It is believed that they have reached the end of their serviceable life and required replacement.

The exterior claddings have been damaged in multiple areas and water ingress has been evidenced by the use of thermal image camera. The type of cladding construction would not comply with the current building codes. A full replacement of cladding is recommended.

From the result of asbestos analysis, it is confirmed that white asbestos, brown asbestos and blue asbestos were found in the profiled fibrolite cladding. As some of the cladding has been damaged and exposed, the risk to human health is high and is recommended to be fully replaced.

## 8 Recommendation

1. The roof and roof flashing are in very poor condition and requires full replacement.
2. The gutter and downpipes are in very poor condition and requires full replacement.
3. The exterior profiled claddings were tested positive to Chrysotile, Crocidolite and Amosite which are dangerous asbestos to human health. As some of the cladding has been broken and exposed to environment, a full replacement is recommended.
4. All loose fibrolite lying on the ground around the building is recommended to be removed and disposed immediately.
5. The cracked water tank is recommended to be replaced.
6. The damaged fibrolite cladding is recommended to be sealed immediately or to be covered with temporary plywood or similar wood board. The fibrolite cladding is not friable and is reasonably stable if they are not disturbed. Signs to advise contractors for awareness of asbestos are required to be installed around the building.

## Disclaimer

- The assessment undertaken in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.
- The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. This report is based on assumptions made by the author as described in this report. The author disclaims liability arising from any of the assumptions being incorrect.
- This general repair comment is not sufficient to instruct a contractor in the process of repair work. Specific detailing and direction is required to be provided before and during the repair process.
- The above repair works may require building consent. Specific design and detailing is required for the building consent application. The author of this report should be consulted during design stage for the clarity of the building works.

## Approach

- This report is based on a visual inspection approach. The roof areas were inspected from ground level only. There was no access to the roof voids, unless otherwise specified.
- The following equipment during the inspection:
  - Flir E6 Thermal Image Camera
  - Camera
- This report is intended to give a general picture of the overall envelope condition of the facility. Orientation to the building is referred to as if facing the building, or is referred to as elevations in relation to the points of the compass (i.e. North Elevation, East Elevation etc.)

## Appendix A

DOWDELL ASSOCIATES LTD  
 OCCUPATIONAL HEALTH ANALYSTS CONSULTANTS  
 4 Cain Rd, Penrose, PO Box 112-017 Auckland 1642, Phone (09) 5260-246, Fax (09) 5795-389.



### 17-033729 Results

Laboratory Reference	Sample Ref / Description	Sample size as received	Sample Weight Analysed	Result	Comments
123893	1. Ben Meadows - Waiau Pa Domain - West Elevation Fibre cement	40g	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos) Crocidolite (Blue Asbestos)	Checked by LT
123894	2. Ben Meadows - Waiau Pa Domain - East Elevation Fibre cement	9g	As received	No Asbestos detected	Organic fibres present. Checked by L.T.
123895	3. Ben Meadows - Waiau Pa Domain - South Elevation Fibre cement	<1g	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos) Crocidolite (Blue Asbestos)	Checked by LT
123896	4. Ben Meadows - Waiau Pa Domain - North Elevation Fibre cement	36g	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos) Crocidolite (Blue Asbestos)	Checked by LT
123897	5. Johann Myburgh - Glen Eden Fibre cement	<1g	As received	No Asbestos detected	Checked by LT
123898	6. Richard Eames Textured coating	<1g	As received	Chrysotile (White Asbestos)	Checked by LT

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 & ASSOCIATES LTD

## BULK SAMPLE IDENTIFICATION CERTIFICATE

Job Number: 17-033729 Certificate Issue Date: 17/03/2017

Date Samples Received: 17/03/2017  
 No of Samples: 6

Sampled By: Client  
 Obtained: Submitted by client

Date Analysed: 17/03/2017  
 Analyst: Cyrus Chao  
 Method: AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples

Client: Auckland Council  
 Client Address: Private Bag 92303, Auckland 1142

Client Ref No: PO # 3000268755  
 Contact: S7(2)(a) Privacy  
 Site Address: -

We examined the following sample(s) using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including Dispersion Staining Techniques. The result(s) in this certificate relate(s) to the sample(s) as received.

**GLOSSARY**

CHRYSTOLITE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) - AMOSITE (BROWN ASBESTOS) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES) - SMF (SYNTHETIC MINERAL FIBRE)


Where non-asbestos fibres and the product type are listed, this is to help in the interpretation of results and are the opinion of the analyst only.


Where the sampling is not conducted by Dowdell & Associates Ltd, the information indicated is that supplied by the client. Dowdell & Associates Ltd cannot be held responsible for sampling errors where the sample is taken by others.

In analyzing non-homogeneous Bulk Materials and Soils for the presence of Asbestos, inherent difficulties arise while using the 'standard' Stereomicroscopic / Polarised Light Microscope method in determining differences between those samples considered as containing 'No Asbestos', those containing 'Trace' asbestos and those samples considered as having asbestos present but in very low concentrations. 'Trace' Asbestos is defined in the 'AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Materials', which is the most current of methods available for this type of analysis. Dowdell & Associates Ltd, while making every effort to minimise such difficulties, takes no responsibility for the misidentification of such samples and the subsequent actions taken by the client as a result of such analyses.

NOTE: This report must not be altered, or reproduced except in full.



Analyst: 	Name: Cyrus Chao
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Approved By: 	Name: Laura Sands
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