

Date Assessed: 22/07/22

If CT not yet issued, check subdivision report for consent notice conditions.

Part 1 Land use performance standards (2GP)

2GP

Acoustic insulation	OK ☐	No ☐	N/A ☒
Hours of Operation	OK ☐	No ☐	N/A ☒
Location	OK ☐	No ☐	N/A ☒
Maximum gross floor area	OK ☐	No ☐	N/A ☒
Minimum car parking	OK ☐	No ☐	N/A ☒
Minimum vehicle loading	OK ☐	No ☐	N/A ☒
Setback from national grid	OK ☐	No ☐	N/A ☒
Service Station Standards	OK ☐	No ☐	N/A ☒
Other	OK ☐	No ☐	N/A ☒

Part 2 Development Standards

2GP

Boundary Treatments	OK ☐	No ☐	N/A ☐
Fence Height and Design	OK ☒	No ☐	N/A ☐
Fire Fighting	OK ☐	No ☐	N/A ☒
Height/Height Plane	OK ☐	No ☐	N/A ☒
Location and screening of parking	OK ☐	No ☐	N/A ☒
Outdoor Storage	OK ☒	No ☐	N/A ☐
Parking, loading & access	OK ☒	No ☐	N/A ☐
Setbacks (coast, water, tree, grid,)	OK ☐	No ☐	N/A ☒
Street Frontage Standards (modulation, ceiling height, etc)	OK ☐	No ☐	N/A ☒
Other	OK ☐	No ☐	N/A ☐

Heritage

Building colour	OK ☐	No ☐	N/A ☒
Materials and Design	OK ☐	No ☐	N/A ☒
Other	OK ☐	No ☐	N/A ☐
Earthworks	OK ☐	No ☐	N/A ☒
Hazardous Substances	OK ☐	No ☐	N/A ☒

Hazard Overlay Standards (e.g., relocatable building in Haz 3 (Coastal))	OK ☐	No ☐	N/A ☒
Ancillary Signs	OK ☐	No ☐	N/A ☒
Veg Clearance	OK ☐	No ☐	N/A ☒
Other	OK ☐	No ☐	N/A ☐

Is a resource consent required under the proposed District Plan (2GP)? Yes ☐ No ☒

Notes:

4.5.7.5 The proposed activity must comply with this rule for Construction signs

4.5.4.1 The proposed activity must comply with this rule for Construction noise _____

Rule 18.6.1.1 requires a landscaping area to be provided once the building has been demolished _____

Rule 18.6.3.2: Where landscaping is required by Rule 18.6.1, fences must be set back from the road an adequate distance to allow the landscaping to be located between the fence and the road (see Figure 18.6.3A).

Rule 18.6.9.2

Service areas must be located or screened so that they are not visible at ground level from adjacent: residential activities, residential zoned properties, or public places.

Operative District Plan

OP Zone _____ Overlays/Hazards/Mapped Areas/Scheduled Items _____

Activity Definition _____

Operative District Plan Standards

	Rule	Proposal			
Front Yard	_____	_____	OK ☐	No ☐	N/A ☐
Side & Rear Yards	_____	_____	OK ☐	No ☐	N/A ☐
Height Plane Angle	_____	_____	OK ☐	No ☐	N/A ☐
Maximum Height	_____	_____	OK ☐	No ☐	N/A ☐
Site Coverage	_____	_____	OK ☐	No ☐	N/A ☐
Vehicle Access (surfacing/width/number/location)	_____	_____	OK ☐	No ☐	N/A ☐
Car Parking	_____	_____	OK ☐	No ☐	N/A ☐
Manoeuvring	_____	_____	OK ☐	No ☐	N/A ☐
Amenity Open Space	_____	_____	OK ☐	No ☐	N/A ☐
Density	_____	_____	OK ☐	No ☐	N/A ☐
Acoustic Insulation	_____	_____	OK ☐	No ☐	N/A ☐
Earthworks (depth/volumes/setbacks/other)	_____	_____	OK ☐	No ☐	N/A ☐
Townscape/Heritage/Scheduled	_____	_____	OK ☐	No ☐	N/A ☐

landscaping	_____	_____	OK ☐	No ☐	N/A ☐
Other	_____	_____	OK ☐	No ☐	N/A ☐

~~Is a resource consent required under the Operative District Plan ?~~ Yes ☐ ~~_____~~ No ☐

Notes: _____

NES for Assessing and Managing Contaminants in Soil to Protect Human Health

Have you searched the DEV100 file and ECM to determine the current/former use? Yes ☒ No ☐

Is the piece of land covered by the NES i.e. it is/was/maybe is a HAIL site? Yes ☐ No ☒

Is the activity covered by the NES i.e. removal/replacement of fuel storage system, soil sampling, soil disturbance, and/or change of use reasonably likely to harm human health? Yes ☐ No ☒

If yes to both questions, the NES applies meaning NES permitted activity conditions need to be met or else resource consent required, so

Record finding of HAIL site in database/sheet if not already done ☐

Put note in PIM/PCON about the NES ☐

If just fuel storage system removal/replacement, soil sampling or soil disturbance,

Send further information letter asking how NES will be met ☐

Blue Stamp plans if applicant confirms NES will be met ☐

Red Stamp plans and send resource consent required letter if NES not met ☐

If a change of use (including soil disturbance if that is occurring),

Send resource consent required letter advising of NES requirements ☐

Red Stamp plans ☐

Building Demolition

If yes, include standard wording about Historic Places Act 1993 in PIM/PCON ☒

NZHPT Registered Place/Area

Does this application involve an NZHPT registered historic place, historic area, wahi tapu, or wahi tapu area? (Check Schedules 25.1 and 25.2 plus the separate NZHPT Register online or in hard copy) Yes ☐ No ☒

If yes,

Send email to NZHPT advising of building consent application (include ABA number, First Point of Contact Details, NZHPT Registration Number, NZHPT classification) ☐

Register email in Dataworks ☐

Put note in PIM/PCON stating that NZHPT has been notified ☐

Complete Processing

Complies? Yes ☒ No ☐

Pathway PIM/PCON ☒

Pathway ABA ☒

Ensure pathway status is started for next user ☐

Stamp Plans ☒

Sent Letter or email ? ☐

Phone Calls? ☐

Sign BC Appln Form (paper) ☐

(and tick "S37 Form 4 Required" if no resource consent granted)

Signoff

Prepared By: Elisabeth Boyle

Completion Date: 22/07/22



Demolition Consent Application

180 Rattray Street

Prepared for Lion NZ Ltd
Prepared by Beca Limited

23 June 2022



**make
everyday
better.**

Creative people together transforming our world

Contents

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Demolition requirements 1

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Demolition Methodology 2

Asbestos & Contamination Management..... 2

Service Terminations 2

Traffic Management..... 3

Archaeological Authority 3

Archaeologist..... 3

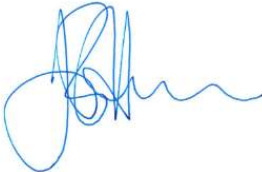
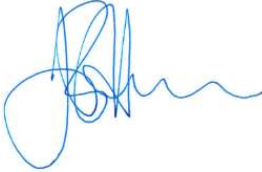
Appendices

- Appendix A – Demolition Layout
- Appendix B – Demolition Specification
- Appendix C – Existing Information

Revision History

Revision N°	Prepared By	Description	Date
0	Rhys Genever	Issued for Consent	29 June 2022

Document Acceptance

Action	Name	Signed	Date
Prepared by	Rhys Genever		29.06.2022
Reviewed by	John Heenan		29.06.2022
Approved by	John Heenan		29.06.2022
on behalf of	Beca Limited		

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This report has been prepared by Beca on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. Any use or reliance by any person contrary to the above, to which Beca has not given its prior written consent, is at that person's own risk.

**DUNEDIN CITY COUNCIL - Approved Building Consent Document
ABA-2022-1298**

Location and Extent

All buildings within the red highlighted boundary, known as 180 Rattray Street, Dunedin, shown in image 1, are proposed to be demolished down to ground floor slab level.



Image 1: 180 Rattray Street demolition extents

Further detail for demolition requirement has been shown in the demolition layout plan, 2222299-003-K001 included in Appendix A.

Demolition requirements

The building has been inspected and considered in relation to the DCC Dangerous, Unsanitary and Affected Buildings Policy. The building is considered to meet some of the requirements for being considered as a dangerous building, however this is only for the occupation of the building in its current condition. It is considered that the building does not present any significant risk to the public on Rattray Street or to the neighbouring properties in its current condition. Notwithstanding the buildings are considered to be earthquake prone and are likely to suffer significant damage during a moderate earthquake event. There is some concern (that due to the construction and to a lesser extent the condition of the wall) regarding the stability of the URM wall to the rear building on the site facing 170 Rattray Street. We would consider any construction activity on the adjacent site may be detrimental to the stability of this wall.

The concrete parapets to the front building will need specific consideration during demolition as there is some concern that large portions of this reinforced concrete parapet could be unwieldy to restrain during demolition.

**DUNEDIN CITY COUNCIL - Approved Building Consent Document
ABA-2022-1298**

It is also noted that significant debris has fallen between the rear building and the cut slope at the back of the site. This material and any vegetation will be removed to ensure the stability of the slope at the rear of the site. The slope will need to be inspected by a Geotechnical Engineer to confirm site stability.

The details required for demolition are provided in the specification document included in Appendix B of this document.

Persons Undertaking the Work

A suitability qualified demolition contractor will be appointed to undertake the demolition extent of the works. Prior to any demolition works the appointed Contractor will provide a detailed demolition plan (method statement) with the minimum requirements as detailed in the specification document included in Appendix B.

Demolition Methodology

The demolition contractor will prepare a detailed demolition plan and methodology

There are no adjacent buildings which will require any additional support or temporary works for support during demolition.

The demolition contractor shall provide all temporary security and protection fencing to the site during demolition.

Asbestos & Contamination Management

An asbestos demolition survey was carried out by Dowdell Associates Ltd, dated 30 April 2018, which identified several locations of asbestos within the building extents. All confirmed asbestos will be managed and removed appropriately by a suitably qualified and registered asbestos removalist contractor. The asbestos survey is included in Appendix C.

The demolition contractor will be required to identify any other hazardous materials and existing site conditions prior development of the demolition plan. All steps and precautions as required by the appropriate regulations when dealing with any hazards will be included within the demolition plan.

Service Terminations

All incoming services for the buildings will be capped off at the site boundary and will be carried out by suitably qualified contractors, i.e. registered plumbers, registered electrician etc.

**DUNEDIN CITY COUNCIL - Approved Building Consent Document
ABA-2022-1298**

Traffic Management

The contractor shall prepare a detailed Traffic Management Plan (TMP) for the demolition and submit this to council prior to undertaking the works.

Archaeological Authority

An archaeological authority shall be prepared and submitted once demolition consent has been granted.

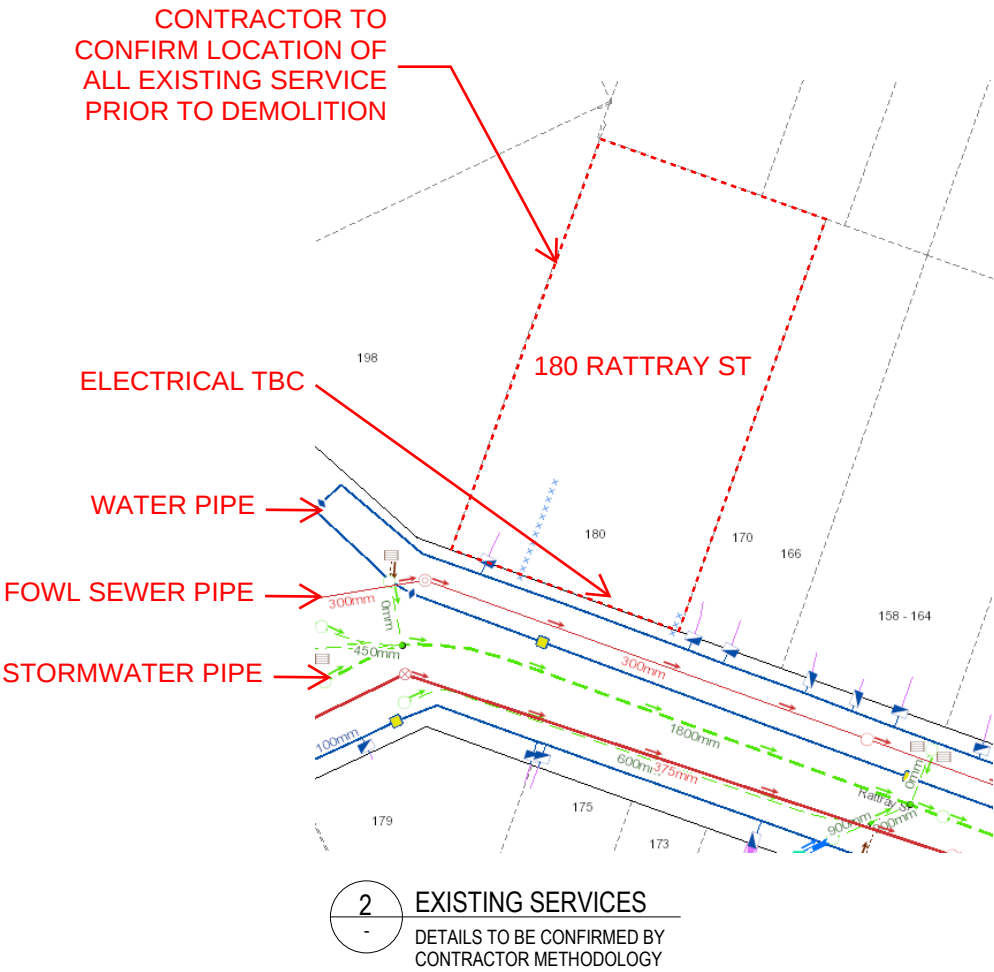
Archaeologist

An archaeologist shall be engaged and will attend on site during demolition as required.



Appendix A – Demolition Layout

DRAIN LOCATION
Position, level (or existence) of public or private drains is subject to on site verification by the owner of the land or their agent.



DCC CITY PLANNING
THESE PLANS ARE APPROVED
This development is permitted under the District Plan

Signed: leboyle
Date: 22/07/2022



1 DEMOLITION LAYOUT
DETAILS TO BE CONFIRMED BY CONTRACTOR METHODOLOGY

DUNEDIN CITY COUNCIL
Plans and Specifications approved in accordance with the NZ Building Code.
To be retained on works and produced on request.

Date: 20/08/2022 Building: Corey Barrett

Date: 02/08/2022 Plumbing: T Caulfield

FOR BUILDING CONSENT

PDF ONLY
NO DWG FILE

DEMOLITION LAYOUT PLAN
222299-003-K001

B

Appendix B – Demolition Specification



Specification

Demolition Specification

180 Rattray Street

Contract N° 180 Rattray Street

Prepared for Lion NZ Ltd

By Beca

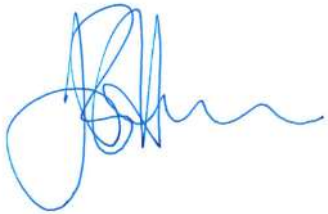
9 June 2022

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Revision History

Revision N°	Prepared By	Description	Date
0	Rhys Genever	Issued for Consent	9 June 2022

DOCUMENT ACCEPTANCE

Action	Name	Signed	Date
Documents checked	Rhys Genever Job Manager		29.06.2022
Approved for issue	John Heenan Job Director		29.06.2022

C02S - DEMOLITIONS

C02S SECTION INDEX

C0200S	Demolitions - General
C0201S	Demolitions
C0202S	Building Relocation

C0200S - DEMOLITIONS - GENERAL

C0200S.0 INDEX

C0200.1	Preliminary
C0200.2	Extent of Work
C0200.3	Referenced Documents
C0200.4	Hazardous Materials and Existing Site Conditions
C0200.5	Notifiable Work
C0200.6	Cooperation with the Principal
C0200.7	Completion

C0200S.1 PRELIMINARY

Refer to the Conditions of Contract and Preliminary and General, which shall apply to this section of the Contract Works.

C0200S.2 EXTENT OF WORK

The work covered by this section includes the supply of all labour, Materials and Plant for all as described in the Drawings and/or Specification.

C0200S.3 REFERENCED DOCUMENTS

This Specification shall be read in conjunction with the following Standards, which are deemed to form a part of this Specification. In the event of this Specification being at variance with any provision of the Standards, the requirements of this Specification take precedence over the provision of the Standards. Reference to any Standard shall include any amendments thereto and any Standard in substitution therefor. All Materials and workmanship shall comply with these Standards unless expressly noted otherwise.

NZS 6803	Acoustics – Construction Noise
AS 2601:2001	Demolition of Structures.

Department of Labour Publication, Safety in Construction No. 23 - Demolition, Safe Practice.

OSH - Code of Practice for Demolition.

NZ Building Code, F5/AS1 Construction and Demolition Hazards.

Asbestos Regulations 1983.

Department of Labour Publication Safety in Construction No. 22 - Asbestos Guide.

OSH – Guidelines for the Management and Removal of Asbestos

C0200S.4 HAZARDOUS MATERIALS AND EXISTING SITE CONDITIONS

Inspect prior to tendering to identify the extent of any asbestos or any other hazardous materials or circumstances which may be present in the existing construction, including pits or underground tanks. No allowance will be made for any insufficient description in this document.

Any hazardous materials or circumstances are to be immediately identified to the Engineer. Take all steps and all precautions as required by the appropriate regulations when dealing with hazards.

Record and photograph the condition of surrounding buildings and surfaces for later comparison. Ensure that all proposed work practices will not adversely affect their condition.

C0200S.5 NOTIFIABLE WORK

Notify the appropriate Occupational Safety and Health office of work that is notifiable under the Health and Safety in Employment Regulations 1995, 24 hours before starting the work.

C0200S.6 COOPERATION WITH THE PRINCIPAL

Plan and execute the works so that disruption to the operations of the Principal is minimised, and interference with the Principal's standard operating procedures and activities on and adjacent to the site is kept to an absolute minimum, and all reasonable requests by the Principal to that end are met.

C0200S.7 COMPLETION

On completion leave the Site clean, free of loose rubble, demolition materials and dust.

C0201S - DEMOLITIONS

C0201S.1 OBTAIN PERMITS

Obtain the necessary work permits, establish the inspections required for this work and pay all required charges and fees.

C0201S.2 DEMOLITION PLAN (METHOD STATEMENT)

Prepare a written demolition plan including sketches and covering:

- The extent of the work
- The plant to be used
- Isolation of services, plant and equipment
- Drainage considerations
- The proposed demolition method for each roof, wall and floor
- Hazard identification, assessment and control (staged as necessary)
- Precautions for safety of employees on site
- Precautions for persons in the vicinity
- Emergency procedures
- Proposed dust controls
- Proposed noise controls
- Proposed vibration control
- Precautions for safety of the public.

Submit copies of the demolition plan for comment before proceeding. Also submit the plan to the Occupational Safety and Health Service when required under the Approved Code of Practice for Demolition.

C0201S.3 WORKMANSHIP

The work shall be done only by persons skilled in such work, under the supervision of a suitably experienced person, and in strict accordance with all requirements of the law and the Territorial Authority.

Stop off and seal all existing services to the requirements of the relevant Authorities. Disconnect all overhead services to the requirements of the relevant Authorities. Alternatively, where so required by the Authority concerned, arrange and pay for the stopping-off, disconnection etc., to be carried out by that Authority.

Should the Contractor be thereby able to offer a lower price, he may arrange for the removal of some or all of the existing structures from the Site, which items shall become his property on leaving the Site.

C0201S.4 DEMOLISHED MATERIALS

No demolished materials are considered to be required by the Client for reuse but the contractor shall confirm this prior to commencing their demolition. Any requested items to be retained by the Client, shall be dismantled, removed from their in situ location and stored (such that they are easily accessible by the Client) and protected from both physical damage and the weather. Agree a location and a methodology for their removal from site with the Client.

Otherwise all demolished materials shall be removed from Site, becoming the property of the demolition Contractor on leaving the Site..

C0201S.5 PUBLIC PROTECTION

Work areas shall be delineated by suitable hoardings and signage. These shall be maintained in good state of service.

Remove on completion of the work

Signs warning of "Danger, Demolition in Progress", and the Contractor's name and 24-hour contact phone number shall be displayed (or as required by the Demolition Consent conditions).

C0201S.6 HAZARDOUS MATERIALS AND EXISTING SITE CONDITION

Review all available plans of the building, including those of the territorial authority and the network utility operators, all descriptions and past uses, and become totally familiar with the past and present condition and use of the building and its services. No warranty is expressed or implied that any information provided by the Principal in this regard represents completely or accurately the present state of the structure. The Contractor shall be responsible for any inference he may draw from the information made available to him.

Inspect prior to tendering to identify the extent of any asbestos or any other hazardous materials or circumstances that may be present in the existing construction, including pits or underground tanks. No compensation will be made for insufficient description in this document.

Any hazardous materials or circumstances are to be immediately notified to the Engineer. Take all steps and precautions as required by the appropriate regulations when dealing with any hazards.

Record and photograph the condition of surrounding buildings and surfaces for later comparison. Ensure that all proposed work practices will not adversely affect their condition.

C0201S.7 DEMOLITION

Temporary support shall be employed wherever necessary to ensure the stability of partially demolished structures, or structures to be loaded. Loading of existing floors, slabs etc by machinery, plant or debris shall be assessed and approved in writing by a suitably qualified person, copied to the Engineer.

Demolition materials shall not be used as backfill.

Test for flammable gases or hazardous vapours in any potentially dangerous locations or situations, eg. pits or tanks.

Keep flames and heat away from insulating or flammable materials.

Wherever practical and safe to do so, sawcut partially or completely through items to be demolished before breaking them down.

Ensure that the ground, fences and buildings on adjacent properties are not disturbed or lose their support.

C0201S.8 NOISE/DUST CONTROL

All compressors and percussion tools shall be fitted with effective silencers of a type recommended by their manufacturer and shall be maintained in first class conditions at all times.

Demolition debris shall be confined within the work areas at all times.

The Contractor shall programme his works such that the level of noise and dust at all times shall comply with the Local Authorities regulations and requirements.

The Contractor shall undertake whatever work is necessary to avoid wind blown dust, other debris and noise being a public nuisance or danger/disruption, to the satisfaction of the Engineer. Such works will include keeping the Site clear of debris which could be moved by wind, and by the spraying of water to settle dust. Such dust and wind-blown debris control shall be maintained 24 hours per day if necessary throughout the duration of the contract.

Blasting, burning or burying of any materials whatsoever is not permitted on the site.

C0201S.9 DRAINAGE AND DISCHARGE FROM THE SITE

The Contractor shall be responsible for drainage on and around the demolition site, and discharges from the site. This shall be to the requirements of the Principal and Local Authorities, including complying with all statutory and regulatory requirements.

Generally debris and silt shall not be allowed to enter any sump or piped drain.

C0201S.10 ANTIQUITIES OR ITEMS OF VALUE

Report immediately the finding of any fossils, antiquities, or other objects of value, all of which are to remain undisturbed until approval is given for their removal.

C0201S.11 CLEARED SITE

The scope of work includes removal of the structures and any contained hardfill to ground level. This shall include all piles, elevated concrete floor slabs, perimeter foundation walls, or retaining walls holding back terraced ground or paths.

Wires, pipes, or reinforcement shall be cut minimum 200 mm below final finished surface level. Any projecting structural steel or timber shall be cut flush and left in a safe, non-injuring condition. Use grinders as necessary.

C0201S.12 MAKING GOOD

The demolition site shall be cleared free of loose rubble, demolition materials and dust.

Wherever the demolitions will result in leaving a surface which will not be covered by or otherwise be the subject of work by a following trade, the tender shall allow for infilling and grading to match the existing adjacent surfaces in levels, falls and nature of finish.

Note that it may be necessary to make good some areas not otherwise affected by the Contract Works in order to achieve such a match.

Complete making good, and seal up and repair adjacent structures damaged or open as a result of the demolition works.

C

Appendix C – Existing Information

Rhys Genever

From: Greg Hamburger <Greg.Hamburger@lionco.com>
Sent: Friday, 10 June 2022 10:00 am
To: Rhys Genever
Subject: FW: 180 Rattray Street

FYI

From: Cory Barnes <Cory.Barnes@dcc.govt.nz>
Sent: Monday, 2 March 2020 3:00 PM
To: Greg Hamburger <Greg.Hamburger@lionco.com>
Cc: Bredenbeck, Mark <Mark.Bredenbeck@fireandemergency.nz>
Subject: RE: 180 Rattray Street

Good afternoon Greg,

Thank you for your e-mail regarding 180 Rattray Street. Due to the building being unoccupied and the intention by Lion NZ Ltd to demolish the building in the future, I have decided to cancel the compliance schedule WOF-300512. Being an unoccupied building there is no risk to any lives with removing the specified systems from the building and the power supply can now be disconnected to reduce the risk of further false alarms.

Please don't hesitate to contact me either by return e-mail or on 03 474 3806 if you wish to discuss the matter further.

Please note that I have CC'd Mark Bredenbeck from FENZ into this e-mail so that FENZ are aware that the alarm and power are no longer functioning at this site.

Regards

Cory Barnes

BUILDING COMPLIANCE OFFICER
BUILDING SERVICES

P 03 477 4000 | E cory.barnes@dcc.govt.nz
Dunedin City Council, 50 The Octagon, Dunedin
PO Box 5045, Dunedin 9054
New Zealand
www.dunedin.govt.nz



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From: Greg Hamburger <Greg.Hamburger@lionco.com>
Sent: Friday, 28 February 2020 11:53 a.m.
To: Cory Barnes <Cory.Barnes@dcc.govt.nz>
Subject: 180 Rattray Street

Hi Cory,

Just a follow up from our phone call this week regarding the status of 180 Rattray St, Lion has taken the step of removing the power to this building for a couple of reasons;

1. At a fire callout last year I spoke with the Fire Crew Leader who said given the condition of the building he'd suggested that we remove the power to it as it's a known source of ignition in unoccupied buildings
2. Lion had a plan to demolish the building to make way for a carpark with a heritage façade, this is currently on hold with Heritage NZ & DCC.

The veranda over the footpath was removed with agreement with HNZ & DCC in August as it posed a Health & Safety risk to pedestrians walking along Rattray St. We only have small amount of surplus equipment stored inside and nothing of any real value as I've said the building unoccupied and locked up with only 2 people having keys for access, myself and the Site Leader anybody wanting access must go through one of these people using the Lion Permit system for entry which must be signed off by me as the Engineering Leader. I'd ask that you consider modifying the current Compliance schedule to suit the situation the building is in.

Cheers

Ngā mihi

Greg Hamburger
Engineering Leader

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 +64 3 477 9480
 +64 27 434 2939
 greg.hamburger@lionco.com
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**DOWDELL
& ASSOCIATES LTD**

Asbestos Demolition Survey of

180 Rattray Rd



Survey Carried Out By: Chris Bond	Assisted By:
Lead Surveyor - Asbestos Department	Second Surveyor

Report Reviewed and Authorised By: Mike Sullivan	
Position: Asbestos Survey Manager	
Project Number: 18-047155	Issue Date: 30/04/2018

CONTENTS

SECTION

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- 4 Sampling & Analysis Techniques
- 5 Asbestos Register
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- 12 Appendix 3 - Survey Photographs
- 13 Appendix 4 - Material Risk Assessment
- 14 Appendix 5 - Legislation & Working with Asbestos Containing Materials

1. EXECUTIVE SUMMARY

Scope, type and extent of survey

Demolition survey of 180 Rattray Street, Dunedin.

Areas not accessed (must be presumed to contain asbestos until proven otherwise)

Areas of limited access (further investigation recommended if access is required as part of any proposed maintenance or refurbishment works)

Summary (details of ACMs found on next page)

Asbestos containing materials were identified in the form of composite backboards to electrics, fibre cement wall and ceiling panels. Fibre cement debris was located and access to this area should be restricted until the material has been removed by a licenced contractor. A presumption was made to the fuse flash guards within the electrics due to electrics been live during the survey, further investigation prior to demolition works when electrics have been isolated. Details of these items can be found in the asbestos register and photo pages along with individual recommendations and notes. All asbestos items must be removed by a licenced contractor prior to demolition works.

Regulation 12 of the Health and Safety at Work Asbestos Regulations 2016 states that 'A PCBU with management or control of a workplace must ensure that the presence and location of asbestos or ACM identified at the workplace under regulation 10 (duty to ensure asbestos identified) are clearly indicated (and in a way that complies with the requirements of any applicable safe work instrument). i.e. identified materials should be labelled or their presence indicated by another satisfactory method.

1. EXECUTIVE SUMMARY

Area	Material / Description	Asbestos Type	Material Assessment Score
A (Ground Floor Internal Areas)	Fuse backing board to electrics (Composite) - 18-047155-01	Chrysotile	2
A (Ground Floor Internal Areas)	Fuse flash guards to electrics (Woven textile) - 18-047155-01sp	SP Chrysotile (strongly presumed)	3
A (Ground Floor Internal Areas)	Redundant wall panels (Fibre Cement) - 18-047155-04	Chrysotile	5
A (Ground Floor Internal Areas)	Debris to floor (Fibre Cement) - As 18-047155-04	Chrysotile	5
A (Ground Floor Internal Areas)	Ceiling panel (Fibre cement) - As 18-047155-04	Chrysotile	4
B (First Floor Internal Areas)	Fuse backing board to electrics (Composite) -As 18-047155-01	Chrysotile	2
B (First Floor Internal Areas)	Fuse backing board to electrics in corridor (Composite) - As 18-047155-01	Chrysotile	2

2. GENERAL SITE AND SURVEY INFORMATION

Asbestos survey carried out by	Dowdell & Associates Ltd
Participating surveyors	Chris Bond
Survey commissioned by	Greg Hamburger of Lion
Survey and sampling method	Surveying and sampling conducted in accordance with Work Safe New Zealand Good Practice Guidelines Conducting Asbestos Surveys
Type of survey	Demolition
Details of premises surveyed	
Date of survey	14/04/2018
Survey Notes	
Our reference	18-047155

Purpose, aims and objectives of survey

The purpose of the survey is to locate, as far as reasonably practicable, the presence of any asbestos containing materials (ACMs) in the premises and assess their condition. To facilitate this, representative samples from each type of suspect asbestos containing materials found are collected and analysed to confirm or refute the surveyors' judgement. If the sampled material is found to contain asbestos, other similar homogeneous materials used in the same way in the premises can be strongly presumed to contain asbestos. Less homogeneous materials require a greater number of samples, the number being sufficient for the surveyors to make an assessment of whether asbestos is or is not present.

Dowdell & Associates Ltd operates using stringent industry driven quality control procedures. Our Asbestos Identification Laboratory is IANZ accredited and as such is audited to the International Standard ISO 17025. During sampling, the surveyors must wear appropriate protective equipment where necessary. Sampling will be conducted in a manner designed to reduce damage to ACM's and subsequent fibre release. Any disposable PPE (overalls, overshoes etc.) must be disposed of as asbestos waste and double bagged for safe disposal. All tools used to obtain a sample must be cleaned prior to reuse. Surfaces on to which asbestos debris may fall must be protected with a sheet of impervious materials such as polythene. Any debris can be cleared either with a 'wet-wipe' or with a Type H vacuum cleaner. Sample points must be left clean with no debris.

Description of areas excluded from survey (agreed prior to survey)

-

Inaccessible Areas

Please refer to section 6 of this report for inaccessible areas and for the reasons why.

Variations and/or deviations from method

There were no variations or deviations from the survey method.

3. CAVEAT

Areas in the premises were visually inspected to determine the presence of asbestos containing materials. The locations of these materials have been logged along with the material type and where necessary, a sample taken to confirm not only the presence of, but also the type of asbestos found.

It must be noted that management survey activities only provide minor intrusion. Refurbishment or demolition surveys are needed to provide major intrusion and are the type needed prior to intrusive remedial works being undertaken or areas demolished.

Therefore management surveys will inspect fixtures/fittings but will not access within/behind such areas if significant re-fitting would be required (e.g. behind kitchen units, beneath laminate floor/fitted carpet, within ceiling voids etc.).

Live components should be considered as not being accessed for the purpose of the survey (e.g., Domestic appliances, electrical switchgear, plant, machinery, wall heaters, lift shafts etc.) and be presumed to contain asbestos.

Refurbishment or demolition surveys involve destructive inspection as necessary to gain access. This is likely to leave the surveyed area(s)/premises in a state of considerable disrepair which Dowdell & Associates Ltd will not make good unless agreed at the planning stage.

In refurbishment or demolition surveys on premises where asbestos removal may not take place for some time, any ACMs identified will still need to be managed in the interim period. This report therefore provides material assessment and initial recommendations for all asbestos containing materials identified and/or presumed in both management and refurbishment or demolition surveys.

Asbestos materials existing within areas not specifically covered by this report are therefore considered outside the scope of the survey.

It must be noted that it is not possible that survey(s) can guarantee to locate all asbestos containing materials even with 'complete' access demolition surveys, all asbestos containing materials may not be identified and this only becomes apparent during demolition itself.

It is also important to note that it is possible that there are residues of asbestos beneath any newly applied lagging, resulting from poor quality stripping methods carried out at some time in the past. It is not practicable to detect such residues without substantial disturbance to the new lagging.

This inspection report should only be used to assist in the tendering process for asbestos removal work if it is a refurbishment or demolition survey. Dowdell & Associates Limited accept no responsibility should a management survey report be used in such a way. Asbestos containing material quantities referred to in this report are estimates only and asbestos removal contractors should satisfy themselves that these are accurate before pricing any asbestos removal work.

4. SAMPLING & ANALYSIS TECHNIQUES

In areas on the site where there were substantial quantities of visually uniform material, then a small number of samples were taken and should be considered as being representative of the whole area.

Reference to Asbestos Insulating Board or Asbestos Cement are based upon their asbestos content and visual appearance alone.

Certain types of textured coatings and decorative plasters may contain very small quantities of asbestos. In-situ these coatings are often composed of different batches of product, or may have been repaired/patched at different times. It is therefore possible that any textured coating samples taken may not be representative of the entire coating. Trace fibres may not be visible by the optical microscopy method described in AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples. If required, we can arrange for more advanced analysis at an additional charge.

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5. RESULTS: ASBESTOS REGISTER

The following details asbestos containing materials (ACMs) found/presumed during the survey. For the ACMs identified in this section, we have provided initial recommendations based only on site observations and material assessment parameters. Materials with a high material assessment score should be dealt with as a priority, with all other ACMs suitably managed.

SITE / AREA:																	
Levels of identification: P = Presumed, SP = Strongly Presumed, ID = Sampled, analysed & identified – Refer to material assessment algorithm (Appendix 4) for explanation of terms and coding. Material Assessment Scores: 10 or more = High, 7-9 = Medium, 5-6 = low, 4 or less Very Low. Accessibility 'E' = Easy, 'M' = Moderate, 'D' = Difficult																	
Room/Area description	Floor Level	Description of product and identifier	Level of identification (P/SP/ID)	Approx. extent	Accessibility	Product type	Condition of material	Surface treatment	Asbestos type	Material assessment score	Priority assessment score	Total risk assessment score	Recommendations	Suggested re-inspection frequency (Months)	Date Removed	Date Encapsulated	Date Reinspected
A (Ground Floor Internal Areas)	0	Fuse backing board to electrics (Composite) - 18-047155-01	ID	1 m2	E	1	0	0	1	2			Remove by licensed contractor prior to demolition works				
A (Ground Floor Internal Areas)	0	Fuse flash guards to electrics (Woven textile) - 18-047155-01sp	SP	1 m	D	2	0	0	1	3			Presume to contain asbestos. Further investigation prior to demolition works when electrics have been isolated				
A (Ground Floor Internal Areas)	0	Redundant wall panels (Fibre Cement) - 18-047155-04	ID	30 m2	E	1	2	1	1	5			Remove by licensed contractor prior to demolition works				
A (Ground Floor Internal Areas)	0	Debris to floor (Fibre Cement) -As 18-047155-04	ID	1 m2	E	1	2	1	1	5			Remove by licensed contractor prior to demolition works				
A (Ground Floor Internal Areas)	0	Ceiling panel (Fibre cement) -As 18-047155-04	ID	1 m2	M	1	1	1	1	4			Remove by licensed contractor prior to demolition works				
B (First Floor Internal Areas)	1	Fuse backing board to electrics (Composite) - As 18-047155-01	ID	1 m2	E	1	0	0	1	2			Remove by licensed contractor prior to demolition works				
B (First Floor Internal Areas)	1	Fuse backing board to electrics in corridor (Composite) -As 18-047155-01	ID	1 m2	E	1	0	0	1	2			Remove by licensed contractor prior to demolition works				

6. AREAS OF NO OR LIMITED ACCESS

The following table details inaccessible areas encountered during the survey. These areas MUST be presumed to contain asbestos until proven otherwise.

Room/Area Description and reason(s) why access could not be derived into this area during the surveying activities on site

--

The following table details areas of limited access encountered during the survey. These areas will require further investigation if access is required as part of any proposed maintenance or refurbishment works (Any asbestos components inspected in this area(s) are logged in Results Section A and any non-asbestos components inspected in this area(s) are logged in Results Section C)

Room/Area Description and reason(s) why access was limited into this area during the surveying activities on site

--

7. GENERAL CONSTRUCTION MATERIALS

Refer samples taken in room to asbestos register.

Materials cannot be presumed to be asbestos free (i.e. contain no asbestos) unless there is strong evidence to conclude that they are highly unlikely to contain asbestos. There are obvious materials which are not asbestos, e.g. wood, glass, metal, stone etc. Reasons to conclude that a material does not contain asbestos would be:

- Non-asbestos substitute materials were specified in the original architect's/ quantity surveyor's plans or in subsequent refurbishments
- The product was very unlikely to contain asbestos or have asbestos added (e.g. wallpaper, plasterboard etc.)
- Post-1985 construction (for ACMs such as fibre-cement cladding materials, textured coatings and asbestos insulating board)
- Post-1988 construction of asbestos containing fibre-cement pipework
- Post- 2000 construction (of vinyl floor coverings).

Floor Level	0	Room ID	A	Room description	Ground Floor Internal Areas
Walls	Plaster, wood, concrete and brick	Floor	Wood and concrete	Ceiling	Plaster and wood
No Access	No				
Samples Taken in Room	18-047155-01, 18-047155-02, 18-047155-04, 18-047155-04, 18-047155-04, 18-047155-05, 18-047155-01sp				

Floor Level	0	Room ID	C	Room description	Externals
Walls	Concrete	No Access	No		
Samples Taken in Room	18-047155-06				

Floor Level	1	Room ID	B	Room description	First Floor Internal Areas
Walls	Plaster, wood, concrete and brick	Floor	Wood and concrete	Ceiling	Plaster and wood
No Access	No				
Samples Taken in Room	18-047155-01, 18-047155-01, 18-047155-02, 18-047155-03				

8. CONCLUSIONS AND ACTIONS

LARC- Licensed asbestos removal contractor
 NLW- Non Licensed Work- No Notification Required

Room/Area where asbestos is present	Product/Item which contains asbestos	Recommended Actions	
A (Ground Floor Internal Areas)	Fuse backing board to electrics (Composite) - 18-047155-01	Remove by licensed contractor prior to demolition works	
A (Ground Floor Internal Areas)	Fuse flash guards to electrics (Woven textile) - 18-047155-01sp	Presume to contain asbestos. Further investigation prior to demolition works when electrics have been isolated	
A (Ground Floor Internal Areas)	Redundant wall panels (Fibre Cement) - 18-047155-04	Remove by licensed contractor prior to demolition works	
A (Ground Floor Internal Areas)	Debris to floor (Fibre Cement) -As 18-047155-04	Remove by licensed contractor prior to demolition works	
A (Ground Floor Internal Areas)	Ceiling panel (Fibre cement) -As 18-047155-04	Remove by licensed contractor prior to demolition works	
B (First Floor Internal Areas)	Fuse backing board to electrics (Composite) - As 18-047155-01	Remove by licensed contractor prior to demolition works	
B (First Floor Internal Areas)	Fuse backing board to electrics in corridor (Composite) -As 18-047155-01	Remove by licensed contractor prior to demolition works	

9. RISK ASSESSMENT, MANAGEMENT PLAN AND IDENTIFYING MATERIALS PRESENCE

This survey report attempts to fulfil the compliance requirements under the New Asbestos Regulations. The customer should be aware that further measures may be required, such as the performance of priority/overall risk assessment, material condition monitoring, the development of an asbestos management plan and the provision of information to those at risk. Where the report is a refurbishment/demolition survey, material risk assessments have been included in order for the customer to manage the materials in any interim periods prior to the commencement of refurbishment and or demolition project works.

Each section of this report focuses on one or two aspects; no section should be taken and read as a stand-alone document and it is imperative that each section is read in its entirety and in conjunction with each other.

Whilst the material assessment identifies the high-risk materials (i.e. those which are most likely to release airborne fibres – if disturbed), it does not in itself produce a complete plan/recommendations for remedial action. An overall risk assessment and subsequent management plan can only be formulated after taking into account the initial material assessment score and the following factors:

- The occupancy of the area
- The activities carried on in the area
- The likelihood/frequency of maintenance activities taking place in the area

The resulting management plan may include some or all of the following options:

- Priorities for undertaking asbestos remediation
- Creation/maintenance/updating of asbestos containing materials register
- Monitoring of condition of all presumed or identified asbestos containing materials
- Restriction of access to/isolation of asbestos containing materials
- Informing of the existence of asbestos containing materials
- Training of personnel likely to come into contact with the asbestos containing materials
- Definition and use of safe systems of work
- Operation of a permit to work system

A copy of the asbestos register should be provided to any worker, contractor or other persons, carrying out work that may involve a risk of exposure to asbestos, as required by regulation 12 of the new asbestos regulations. The asbestos register should also be readily available to any person or their representative, contractor or organisation that has worked at the site previously, intends to work at the site or works at the site.

Dowdell & Associates Ltd recommend that any system introduced for the management of asbestos should be in accordance with the WorkSafe code of practice for the Management and Removal of Asbestos 2016

If the building is to be demolished or refurbished Dowdell & Associates Ltd would recommend that asbestos containing materials be suitably removed or as a minimum requirement, be suitably encapsulated, labelled and included in a system of management until removed.

The removal/encapsulation/enclosure of asbestos containing materials should be carried out by a licensed asbestos removal contractor and monitored by an IANZ accredited laboratory.

If during any future demolition/refurbishment works, suspect asbestos materials are revealed then this occurrence should be brought to the attention of Dowdell & Associates Ltd for further investigation.

Regulation 12 of the Health and Safety at Work Asbestos Regulations 2016 states that 'A PCBU with management or control of a workplace must ensure that the presence and location of asbestos or ACM identified at the workplace under regulation 10 (duty to ensure asbestos identified) are clearly indicated (and in a way that complies with the requirements of any applicable safe work instrument). i.e. identified materials should be labelled or their presence indicated by another satisfactory method.

Dowdell & Associates Ltd can assist with labelling of asbestos containing materials and in the creation of an asbestos management plan. Please Contact the office for further details.

10. APPENDIX 1 - BULK ANALYSIS

All techniques used are based on AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples. Sampling and identification by Polarised light microscopy (PLM). All bulk sample analysis is accredited by IANZ under the international standard ISO 17025.

Identification of asbestos fibres is based on the following procedure:

A preliminary visual examination of the bulk sample is made using a stereo microscope at X 10- X 40 magnification to assess for fibres and fibre bundles.

Sample treatment is undertaken (if required) to release or isolate fibres.

Representative fibres are mounted in appropriate Refractive Index liquids on glass microscope slides.

The different fibrous components are identified using Polarised Light Microscopy (PLM) and dispersion staining techniques at magnification of X 100 or greater.



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.

BULK SAMPLE IDENTIFICATION CERTIFICATE

Job Number: 18-047155 Certificate Issue Date: 20/04/2018

Date Bulks Received: 17/04/2018
No of Samples: 6

Sampled By: Chris Bond
Obtained: Via In House Procedures

Date Analysed: 17/04/2018
Analyst: Stephanie Saavedra
Method: AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples

Client: Lion
Client Address: PO Box 231, Dunedin 9016

Client Ref No:

Site Address: 180 Rattray Street, Dunedin

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

CHRYSTOLE (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 analysing 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: Stephanie Saavedra
Approved By: 	Name: Adam Ngawati

DOWDELL ASSOCIATES LTD

OCCUPATIONAL HEALTH ANALYSTS CONSULTANTS

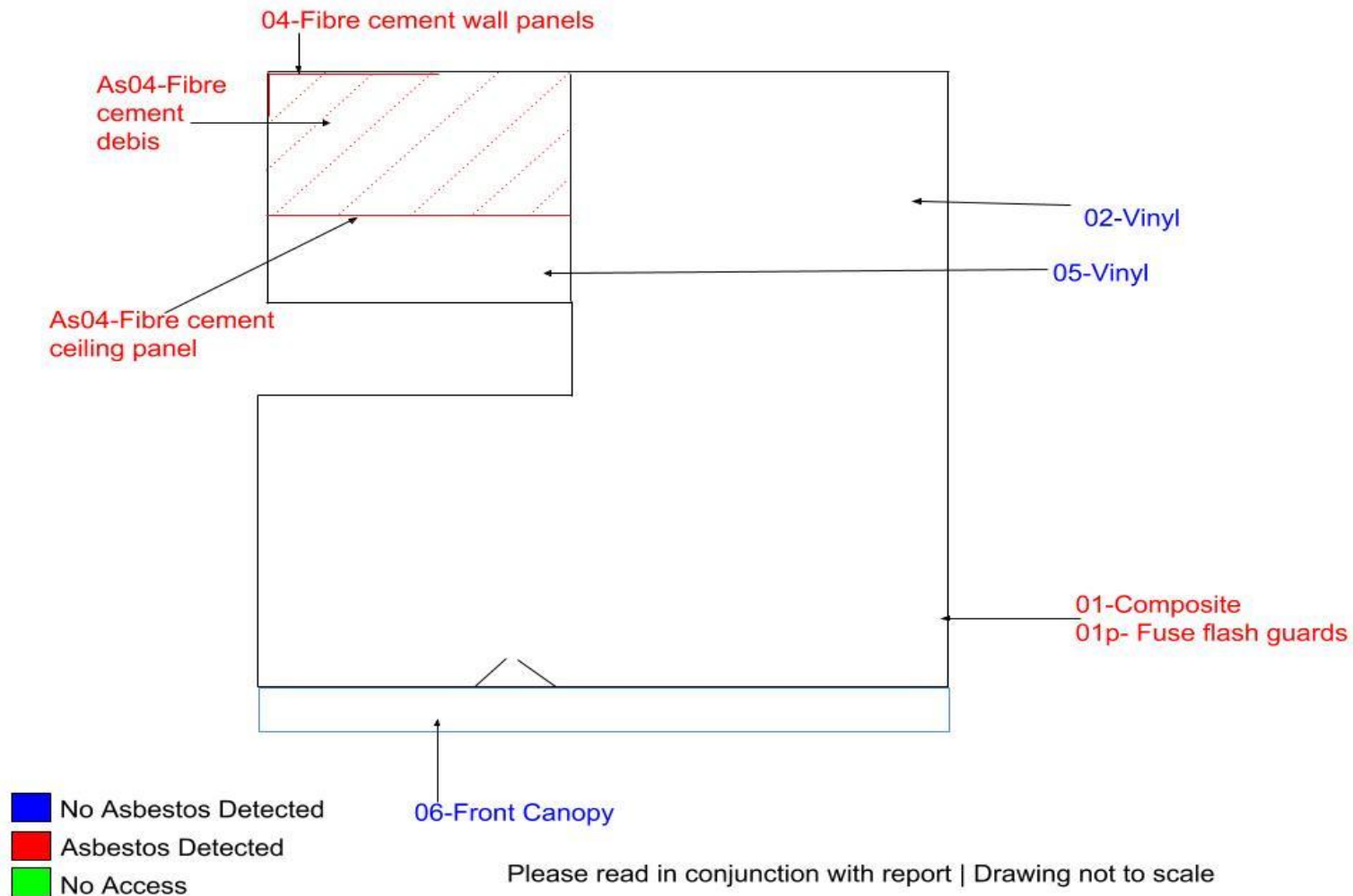
4 Cain Rd, Penrose, PO Box 112-017 Auckland 1642, Phone (09) 5260-246. Fax (09) 5795-389.



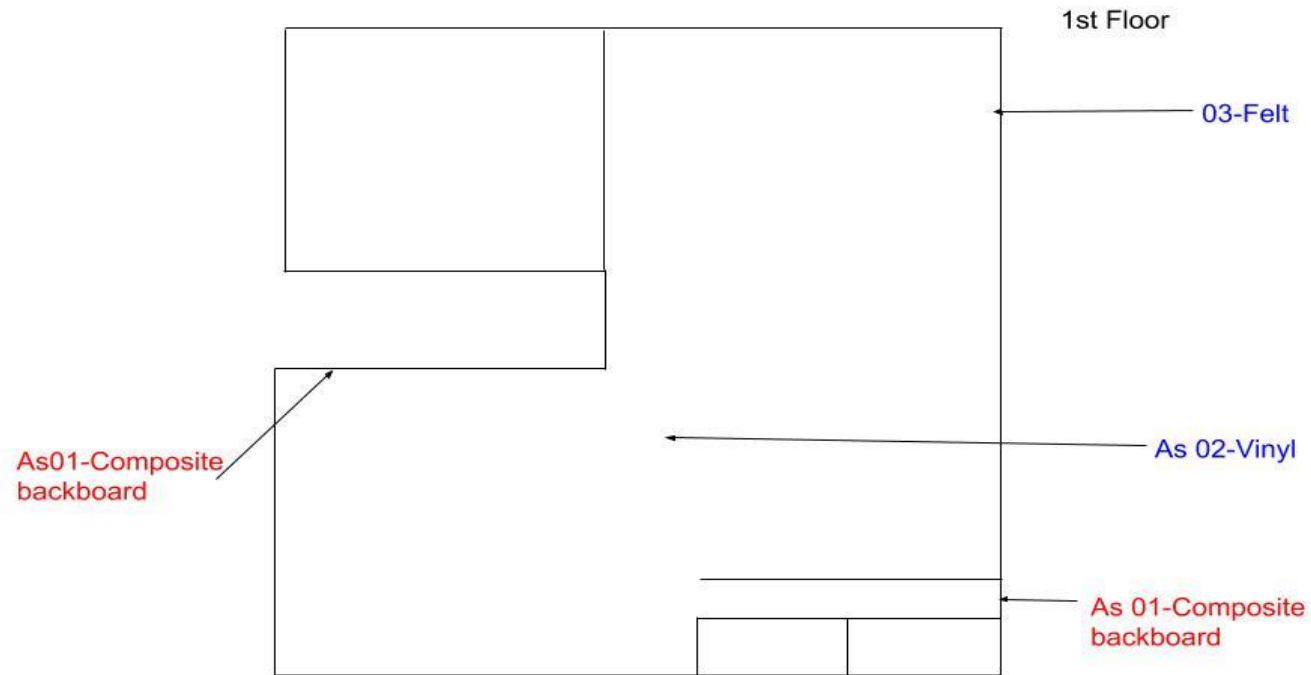
18-047155 Results

Laboratory Reference	Sample Ref / Description	Sample Weight Analysed	Result	Comments
166605	A (Ground Floor Internal Areas) - Fuse backing board to electrics (Composite) - 18-047155-01	As received	Chrysotile	na
166606	A (Ground Floor Internal Areas) - Coveting to wooden floor (Vinyl) - 18-047155-02	As received	No Asbestos detected	na
166608	A (Ground Floor Internal Areas) - Redundant wall panels (Fibre Cement) - 18-047155-04	As received	Chrysotile	na
166609	A (Ground Floor Internal Areas) - Floor covering (Vinyl) - 18-047155-05	As received	No Asbestos detected	na
166607	B (First Floor Internal Areas) - Lining behind wooden wall cladding (Felt) - 18-047155-03	As received	No Asbestos detected	na
166610	C (Externals) - Front canopy (Fibre cement) - 18-047155-06	As received	No Asbestos detected	Organic fibres present

11. APPENDIX 2 - FLOOR PLAN(S)



11. APPENDIX 2 - FLOOR PLAN(S)



- No Asbestos Detected
- Asbestos Detected
- No Access

Please read in conjunction with report | Drawing not to scale

12. APPENDIX 3 - SURVEY PHOTOGRAPHS

Room/Area: Floor 0, Room A (Ground Floor Internal Areas)

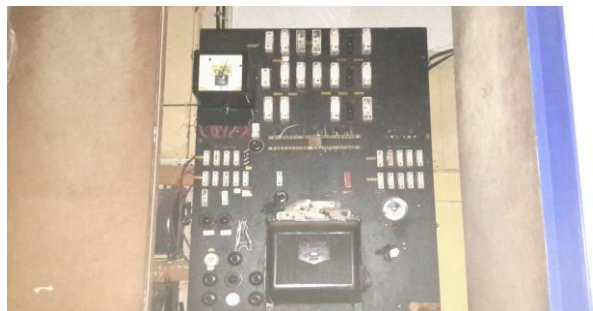
Description: Fuse backing board to electrics (Composite) - 18-047155-01

Sample Identifier: 18-047155-01

Result: Chrysotile

Notes:

Recommendations: Remove by licensed contractor prior to demolition works



Room/Area: Floor 0, Room A (Ground Floor Internal Areas)

Description: Fuse flash guards to electrics (Woven textile) - 18-047155-01sp

Sample Identifier: 18-047155-01sp

Result: SP Chrysotile (strongly presumed)

Notes: Live during time of survey

Recommendations: Presume to contain asbestos. Further investigation prior to demolition works when electrics have been isolated

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12. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 0, Room A (Ground Floor Internal Areas)

Description: Coveting to wooden floor (Vinyl) - 18-047155-02

Sample Identifier: 18-047155-02

Result: No asbestos detected

Notes:

Recommendations: No further action required



Room/Area: Floor 0, Room A (Ground Floor Internal Areas)

Description: Redundant wall panels (Fibre Cement) - 18-047155-04

Sample Identifier: 18-047155-04

Result: Chrysotile

Notes: Highly damaged panels to floor, small pieces to ground.

Recommendations: Remove by licensed contractor prior to demolition works

12. APPENDIX 3 - SURVEY PHOTOGRAPHS

Room/Area: Floor 0, Room A (Ground Floor Internal Areas)

Description: Debris to floor (Fibre Cement) - As 18-047155-04

Sample Identifier: As 18-047155-04

Result: Chrysotile

Notes: Highly damaged panels to floor, small pieces to ground.

Recommendations: Remove by licensed contractor prior to demolition works



Room/Area: Floor 0, Room A (Ground Floor Internal Areas)

Description: Ceiling panel (Fibre cement) - As 18-047155-04

Sample Identifier: As 18-047155-04

Result: Chrysotile

Notes:

Recommendations: Remove by licensed contractor prior to demolition works

12. APPENDIX 3 - SURVEY PHOTOGRAPHS

Room/Area: Floor 0, Room A (Ground Floor Internal Areas)

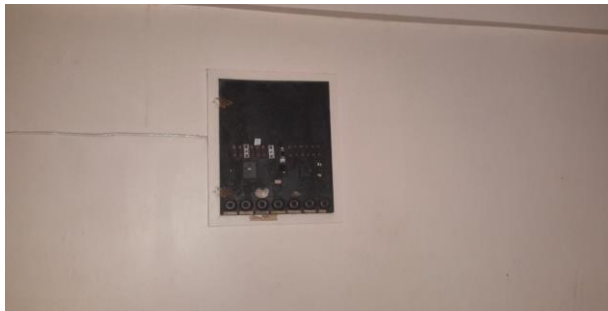
Description: Floor covering (Vinyl) - 18-047155-05

Sample Identifier: 18-047155-05

Result: No asbestos detected

Notes:

Recommendations: No further action required



Room/Area: Floor 1, Room B (First Floor Internal Areas)

Description: Fuse backing board to electrics (Composite) - As 18-047155-01

Sample Identifier: As 18-047155-01

Result: Chrysotile

Notes:

Recommendations: Remove by licensed contractor prior to demolition works

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12. APPENDIX 3 - SURVEY PHOTOGRAPHS

	Room/Area: Floor 1, Room B (First Floor Internal Areas)
	Description: Fuse backing board to electrics in corridor (Composite) -As 18-047155-01
	Sample Identifier: As 18-047155-01
	Result: Chrysotile
	Notes:
	Recommendations: Remove by licensed contractor prior to demolition works
	Room/Area: Floor 1, Room B (First Floor Internal Areas)
	Description: Coveting to wooden floor (Vinyl) - As 18-047155-02
	Sample Identifier: As 18-047155-02
	Result: No asbestos detected
	Notes:
	Recommendations: No further action required

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12. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor 1, Room B (First Floor Internal Areas)

Description: Lining behind wooden wall cladding (Felt) - 18-047155-03

Sample Identifier: 18-047155-03

Result: No asbestos detected

Notes:

Recommendations: No further action required



Room/Area: Floor 0, Room C (Externals)

Description: Front canopy (Fibre cement) - 18-047155-06

Sample Identifier: 18-047155-06

Result: No asbestos detected

Notes:

Recommendations: No further action required

13. APPENDIX 4 - MATERIAL ASSESSMENT ALGORITHM

The Material Risk Assessment Algorithm used by the Survey team is based on that provided within the Work Safe New Zealand Good Practice Guidelines Conducting Asbestos Surveys

The Material Risk Assessment assesses the ability of an Asbestos Containing Material to release fibres into the air should it be disturbed. This Risk Assessment is usually undertaken during the course of a survey, as it is specific to the current overall condition of the material and requires no knowledge of the use of the area/building. The Material Risk Assessment will give a good initial indication to the priority for a control action, as it will immediately identify the high risk materials. However the Client/Duty Holder need to consider that a material with a high Material Risk Assessment score may not necessarily be a priority action if it is present within an area that is infrequently occupied.

Score	Product type (or debris from product)
1	Asbestos-reinforced composites: (plastics, resins, mastics, felts, vinyl tiles, semi rigid paints or decorative finishes (i.e. non spray applied textured coatings), asbestos cement etc.)
2	Asbestos insulating board, mill boards, other low density insulation boards, textiles, gaskets, ropes & woven textiles, asbestos paper, felt and spray applied textured coatings.
3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses & packing.

Score	Extent of damage/deterioration
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.

Score	Surface treatment
0	Composite materials containing asbestos: reinforced plastics, resins and vinyl tiles.
1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
2	Unsealed AIB, or encapsulated lagging and sprays.
3	Unsealed lagging and sprays.

Score	Asbestos type
NAD	No asbestiforms detected in sample
1	Chrysotile
2	Amphibole asbestos excluding Crocidolite
3	Crocidolite

Initial risk assessment score	Potential to release fibres
10 or More	High
7-9	Medium
5-6	Low
4 or Less	Very Low

14. APPENDIX 5 - WORKING WITH ASBESTOS CONTAINING MATERIALS

This short summary is intended to provide an overview of legal requirements and is not comprehensive. The relevant statutes, statutory instruments and official publications should be consulted as necessary.

Legislation

The Control of Asbestos Related issues within New Zealand is currently under the Health & Safety at Work(Asbestos) Regulations 2016

Further practical information is provided in the Code of Practice for the Management & Removal of Asbestos, April 2016

In addition to the Regulations, further specific criteria are outlined in the above mentioned Code of Practice.

Report Status

This report endeavours to cover the requirements of the current in particular with the incorporation of an Asbestos Register and the referred Management Controls within the Conclusions & Actions Sections.

General Recommendations

1) Any staff involved with building and plant maintenance on site, need to become familiar with the Asbestos Register. A copy of the register and the plans marking identified asbestos should be made available to any external contractors that are doing work in any of the buildings containing asbestos. It might be advisable to have contractors sign that they have read and become familiar with the register and will follow the recommendations within or any other procedures that are deemed necessary in regards to asbestos handling.

2) As per the WorkSafe code of practice for the Management and Removal of Asbestos 2016, should analysis of materials confirm the presence of asbestos, depending on the condition, a visual assessment will be required by a person competent to do this on at least an annual basis. Where the asbestos is in good condition and is unlikely to be disturbed, visual assessments at three yearly intervals may be adequate [MBIE]. During future assessments, this register should be updated to reflect any changes.

14. APPENDIX 5 - WORKING WITH ASBESTOS CONTAINING MATERIALS

Recommendations (specific to asbestos cement)

- 1) Drilling or cutting of these materials should be avoided where possible. If unavoidable, only hand tools or tools with suitable dust extraction should be employed. High pressure water-blasting should never be employed on asbestos cement products.
- 2) If drilling/cutting, respiratory protection must be worn (P2 half masks or better), as well as disposable overalls or regular overalls that can be immediately laundered.
- 3) If drilling/cutting, good hygiene practices need to be employed including wetting down local areas. Any drill turnings/debris should be placed in labelled bags and disposed of as asbestos waste.
- 4) If whole sheets need to be removed, they should be removed as intact as possible (please see the Asbestos Guidelines for removal/disposal options and procedures).

Procedures for work on bonded materials do not necessarily require full enclosure, but this must be fully justified in the written assessment and plan of work which should be prepared before the work starts.

Waste Disposal

Most materials which contain asbestos are classified as 'hazardous'. This includes lower risk ACMs such as asbestos cement and asbestos vinyl floor tiles. All asbestos containing materials must be disposed of in designated registered asbestos receiving sites. Local councils and/or WorkSafe NZ will have a list of such sites, or reference to such organisations that can uplift asbestos materials and transport them to the receiving sites.

Using Non-licensed Contractors for Work with Low Risk Materials (NLW)

It is currently permissible to use non-licensed contractors, such as general builders or demolition contractors, to work on low risk ACMs as long as the material is less than 10 m² (cumulatively over the whole course of the removal project for the site) of non-friable asbestos or ACM. Dowdell & Associates Ltd would normally advise against this approach as non-specialists may not be familiar with statutory requirements (such as exposure assessments and waste consignment forms), they may not have specialist equipment required to undertake the work or have the correct training.

It is also important that adequate insurances are in place for work with asbestos. Specific asbestos related insurance is generally not held by non-licensed companies, and a client would risk financial loss should a claim arise against the contractor.



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**Lion NZ Limited
Speights Brewery
200 Rattray Street
PO Box 231
Dunedin 9016
New Zealand**

23 May 2022

Attention: Greg Hamburger

Dear Greg

180 Rattray Street - Structural Condition Assessment

In accordance with the request in your email of 8 April 2022 we have completed our site inspection of the building at 180 Rattray St, Dunedin, from areas deemed safe to enter. The following report is a record of our site inspection and report on the structural condition of the building.

The Dunedin City Council Dangerous, Insanitary and Affected Buildings Policy (25 May 2021) has been developed in accordance with the purpose and principles of the Building Act 2004 which seeks to ensure that people who use the building can do so safely and without endangering their health.

The policy defines dangerous buildings as those that, in the course of events (excluding the occurrence of an earthquake), are likely to cause injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property.

We are of the opinion that building at 180 Rattray Street should be considered as Dangerous as defined in the Dunedin City Council Dangerous, Insanitary and Affected Buildings Policy (25 May 2021). The building is in such a state of disrepair that the structural integrity of portions of the building are compromised both under gravity and lateral loading conditions.

We are of the opinion that the building is likely to cause injury or death to any persons inside the building. There appears to be less risk to members of the public on the street front as no signs of immediate hazard could be identified. The building poses risk to users of the adjacent property on the East elevation due to the condition of the gable end wall of area 3.

Our understanding of the occupancy is that this building and the adjacent property are currently unoccupied and fenced off with locked gates. Should the circumstances of occupancy change, for construction or public access, then the issue of dangerous building should be revisited.

We recommend boarding up windows and doorways to discourage public access inside the building.

**make
everyday
better.**

1 Introduction

Lion NZ Limited requested Beca to inspect and prepare a structural condition report for the building at 180 Rattray St, Dunedin, with respect to the current condition of the structure and any specific hazards or structural weaknesses presented by the current condition of the structure. This report has been prepared in response to this request.

Our report is based on walk through inspections on 04 May 2022 along with a review of a limited selection of original drawings. We have relied on the accuracy of the above sources and documentation. Our inspections were limited to sensory examinations of what we assessed to be typical parts of the building only where safe ready access existed at the time. Our inspections of the relevant aspects of the buildings as outlined above cannot guarantee that all possible facilities, defects, conditions and qualities are identified in this report. Our review has not extended to assessment calculations.



Figure 1 – Street front elevation at 180 Rattray Street, Dunedin

2 Structural Observations

Beca carried out the site inspection of the building at 180 Rattray St on 4 May 2022. The inspection consisted of an external and internal visual inspection of the structure from areas where it was safe to do so. For the purposes of this report, the building has been divided into three areas, “area 1”, “area 2”, “area 3”, as noted in Figure 2.

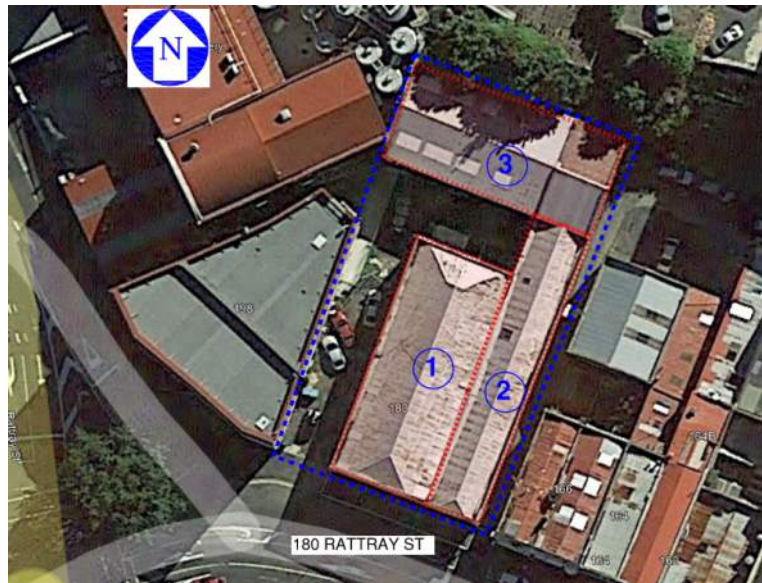


Figure 2 - Site Plan 180 Rattray St

The following observations and defects were identified from our visual inspection. These defects are representative of the degradations observed in the building.

Definitions used in this report to describe the condition of various structural elements are:

- “Very Good” - excellent or as new condition
- “Good” – condition is better than expected condition given the age and environment
- “Moderate” – condition as expected given the age and environment
- “Poor” – condition worse than expected given the age and environment
- “Very Poor” – not fit for purpose or in need of urgent replacement

Each structural element observed is described in Table 1 overpage. Refer to the key plan in Appendix A for photo locations.

Table 1: Structural Observations

Observation	Image
Roofing Poor condition, several holes in roof resulting in water ingress to the roof space in area 2, and partially in area 1. The roofing is sagging and warped in several locations. The internal gutter between area 1 and area 2 is a likely source of water ingress. Damage to the roofing can be seen Figure 5, with subsequent damage to the roof structure and softening of the brick mortar which was observed to be crumbling in several locations.	 Figure 3 – Roof of area 3 at rear of site  Figure 4 - Roof of area 1 and 2 at front of site  Figure 5: Example of water ingress through hole in the roofing at internal gutter between area 1 and 2

Ceilings

Extensive damage to area 2 where the ceiling is in very poor condition. Figure 6 shows ceilings sagging and falling away, mould growth, general deterioration.

Local water damage in area 1.

No ceilings in area 3



Figure 6

Roof Framing

The roof framing in area 1 and 2 is in variable condition, depending on proximity to water ingress locations. In areas observed close to roof leaks, it looks to be in poor condition.

Roof trusses in the rear building are generally dry and in moderate condition. Some localised damage to timber truss elements and to bricks supporting the truss ends.



Figure 7



Figure 8

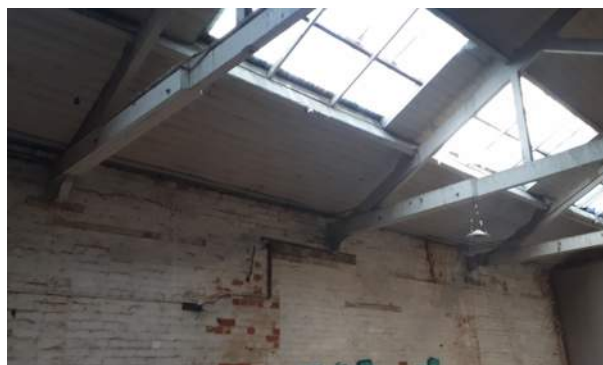


Figure 9

Gable End Wall

The gable end wall on the East elevation of area 3 is in very poor condition.

The wall looks to be comprised of 3 whyles, formed as a solid brick wall from ground floor to first floor (with a header bond every fourth course). Above level 1 to roof level, the wall looks to be running bond, indicating a cavity wall with an external single skin of brick.

Observations from the inside of the gable end wall show a poor connection to return walls. Visible daylight between gable end wall and return wall indicating that the perpendicular walls are not 'keyed' in as expected (refer 11).

There are several locations where cracks extend out from penetrations and near return corners. Cracks run mostly diagonal through the mortar layer of bricks. Some cracks also observed through individual brick units.

Access to the area outside the gable end wall is currently gated and locked.

Observations on the outside of the gable end wall made in 2013 show several locations with loose and displaced bricks. Figure 15 and Figure 16 show horizontal and vertical displacement in the corners of the gable end wall. This is consistent with the cracking pattern observed internally in Figure 10 and Figure 11.

Timber roof rafters span onto the top of the gable end wall.



Figure 10



Figure 11



Figure 12



Figure 13



Figure 14 – Gable end wall (photo from 2013)



Figure 15 - Gable end wall (photo from 2013)



Figure 16 - Gable end wall (photo from 2013)

Lintels

Internal lintel linings are sagging and falling in several locations, exposing concrete and brick structure behind.

Cracks through brick lintels observed in the area 3, example shown in Figure 20.

The timber lintel in area 3 shown in Figure 18 is seated on a short length of brick wall which is unrestrained and showing signs of crumbling. The timber lintel is supporting approximately 3m of brick wall above.

Lintel to high level window on rear elevation of area 1, shown in Figure 19. The brick lintel has fallen away, a crack has appeared through the full depth of the concrete parapet above.



Figure 17



Figure 18



Figure 19



Figure 20

Internal Wall Linings

Internal wall linings in area 2 are in very poor condition. Wall linings have come away due to water damage or otherwise, exposing timber framing and external brick façades.

Internal wall linings in area 1 and 3 are in moderate to poor condition



Figure 21

Timber Flooring

Very poor condition, several areas with water damage and holes through the floor. Floors generally unsafe to walk on across most of the ground floor, and locally at the upper level of area 1 and area 2.

At ground floor level, natural ground level is close to the underside of the timber joists. There does not appear to be a moisture barrier or airflow to allow for drying. Timber floors are sagging and highly degraded. It is unstable to walk on and breaks easily under pressure.



Figure 22

At first floor level, water ingress from holes in the roof appears to have caused local damage to several areas of flooring. With the presence of holes in the floor, sagging floors boards, mould, damaged floor linings.

The level 1 floors in area 3 appear to be less damaged compared to the front areas. We were unable to access ground floor in area 3.



Figure 23



Figure 24

Timber Floor Joists

Level 1 floor framing is typically lined underneath with tongue and groove linings. Extensive water damage has exposed the timber framing in some locations of area 1 and 2, with visible degradation to the floor joists.

We were unable to view the connections to external walls but given the condition of the flooring and joists it is reasonable to assume the connections are in similarly poor condition in these locations.



Figure 25



Figure 26



Figure 27

Parapets

Concrete parapets replaced the original brick parapets to the street front and external elevations of area 1 and 2, circa 1960.

No significant cracks observed in the concrete parapets.

In some locations to the rear of area 1, the top of the brick wall is crumbling and falling away from underneath the concrete parapet, shown in Figure 29.



Figure 28



Figure 29

Street front façade

Cracks extending through the plaster in the corners of the street front elevation.

Minor cracks observed in façade render, typically extending out from wall penetrations.

Horizontal cracks in the render aligning with the interface between top of brick wall and the newer concrete parapet.



Figure 30

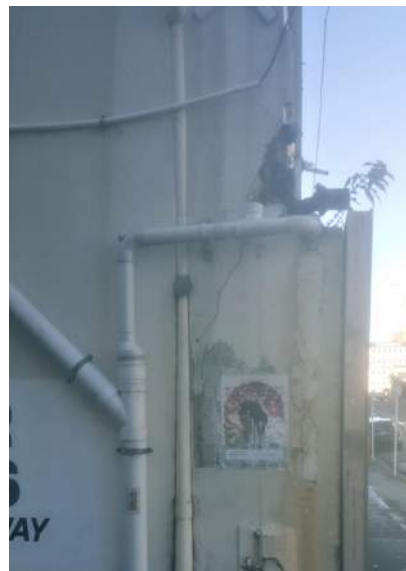


Figure 31

Damaged and Loose Bricks

There are loose or missing bricks noted in several locations, particularly the external elevations of area 3, and the rear elevations of area 1. Missing bricks were observed above lintels, around doorways and windows, on the external corners, and at the top of external walls.

The brick and mortar are very soft and can be scraped away with a finger.

Figure 32 shows displaced bricks and bricks that are loose and look likely to fall out.

Figure 33 shows displaced bricks to the North-West corner of the area 1.

Individual bricks were observed to be crushed and crumbling at locations supporting the timber roof rafter, shown in Figure 34. These bricks are in poor condition and have lost their integrity.



Figure 32



Figure 33



Figure 34

Non-Structural observations

- There is bird/animal intrusion into the building.
- Plants, mould and other organic matter growing inside the building, on the roof guttering, and the external façades.
- Exterior doors rotting and glass panels broken throughout building.
- Evidence of recent activity and vandalism

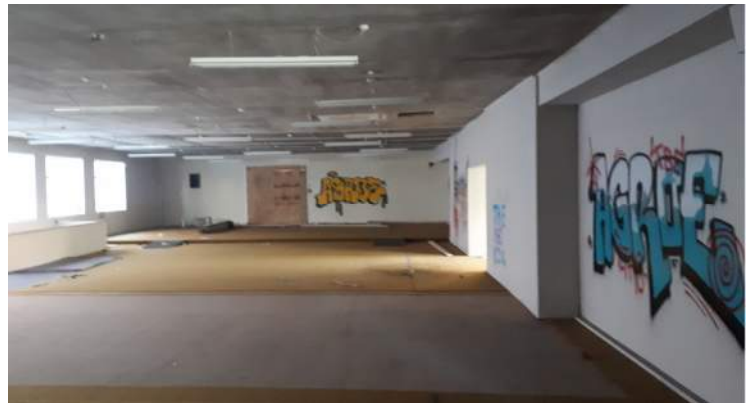


Figure 35 – Area 1 Level 1

3 Cause of Damage and Degradation

Generally, the damage and degradation of the building consists of:

- Cracking to external brickwork and localised loss of bricks in several areas around the building exterior walls.
- Failure of lintels and cracking to the reinforced concrete parapets
- Extensive water damage throughout the structure.
- Extensive damage of ceiling and wall linings.
- Degradation of timber framing
- There are several areas where the bricks have lost the external glaze and are in effect being worn away by weather and efflorescence on the internal faces
- The mortar to the URM walls is considered to be very soft ie can be scraped out by a finger, and where this has been exposed to water ingress the mortar has degraded further.

The cracking and loss of bricks is primarily due to the age of the building, water ingress to internal face of brick walls, and growth of organic matter displacing the mortar layers between the brick. Comparison of photos between 2013 and 2022 shows that this process is ongoing as several bricks have been displaced in this time.

Wall openings present high stress areas in the corners of windows and doorways. Cracking tends to start in these areas and propagate outwards. This is evidenced at several locations around this building where brick lintels have failed or are in a state of failure. The cracking to reinforced concrete parapets at the rear of area 1 was observed in locations where lintel bricks had fallen out, causing the concrete parapet to span the distance of the window width, and subsequently crack at mid span due to tension forces.

Extensive water damage throughout the building is evident in the poor condition of the ceiling linings, wall linings, flooring, and presence of mould growth. The worst of the water damage appears to be located around the internal guttering between area 1 and 2, and the East elevation of area 2. The poor condition of the roof is resulting in leaking into the roof space and upper level of area 1 and 2. Area 3 has some water damage although to a lesser extent.

In the upper level, several areas have localised damage with flooring sagging or completely falling away, exposing timber floor joists in a poor condition. This is primarily due to water ingress from the roof directly above these locations.

At ground floor level, natural ground level is close to the underside of the timber joists, with no sign of moisture barrier or airflow to remove rising damp. Given the poor condition of the floor linings, sagging floor and vibration response from walking, it is likely the timber floor joists are in poor condition.

4 Significance of Damage and Degradation

The building is generally in poor condition, with a number of building elements at or even beyond the point where intervention would be required to extend their working life.

There are several hazards associated with the current condition of the building:

- Falling bricks - Any bricks that fall off the structure will happen suddenly, without warning and could cause significant harm should it strike anyone. Concerns with mortar crumbling and falling away, allowing bricks to be dislodged.

- Gable end wall (east elevation of area 3) – There is a very real risk of complete loss of the gable end wall under normal operating conditions (gravity, wind, and snow). The gable end wall is also likely to perform very poorly in a seismic event, with several features suggesting the building would likely be considered as earthquake prone. The gable end wall has several areas of cracking, dislodged bricks, crumbling mortar, and separation from return walls. As the mortar degrades, the gable end wall becomes more unstable under gravity. The gable end wall also supports the roof rafters. Should the issues identified above continue, or the gable end wall falls out during a wind or seismic event, the roof rafters are likely to lose seating and result in partial collapse of the roof.
- Collapse of the corner of the building – Loss of bricks and cracking is occurring in the North-West corner of the front building, above first floor level. Continual loss of these bricks will ultimately undermine the gravity support to the roof and could cause a local failure in this area. There are similar cracking patterns beginning to occur to the corners of the street front façade, although to a lesser extent.
- Lintel failure – lintels are comprised of brick, timber and concrete. Brick lintels have failed or are in a state of failure in several locations around the building, with bricks falling away or cracked. This presents a risk of falling bricks as discussed above. The timber lintel shown in Figure 18 is seated on less than one brick length. This brick appears relatively degraded, unrestrained, and prone to a sudden brittle failure. Loss of seating of this lintel may cause the approximately 3m of brick wall above the lintel to collapse and compromise the adjacent roof truss and end wall of area 3.
- Roofing and Ceiling – The ceiling was observed to be failing in several areas, and where visible, roof framing looked to be in poor condition. This presents a risk to users of the building, where ceilings or parts of the roof could collapse.
- Localised failure of flooring – Many areas of ground floor and level 1 of the front building are not suitable for any type of occupancy, with timber flooring in very poor condition and unsafe to walk on. The floor joists in these areas should not be relied on to carry typical floor loads without intrusive investigations of their adequacy.
- Restraint to external walls - The connection of the floor joists to the external brick walls is an important structural element for a building of this type, to restrain brick walls from falling outward due to face loading during a seismic event. For this era of building, the connection between the joist and the external wall is a gravity connection only. Joists are set into pockets in the URM wall. Sitting on a timber bearer on a shelf formed by a reduction in wall thickness at the floor level or sitting on a timber bearer set into the brick wall with joist ends bricked around. Although not able to be observed in this inspection, the connections are likely to be in poor condition considering age due to presence of moisture degrading the mortar strength and timber bearer.
- Although we haven't carried out a seismic assessment, it is our opinion that this building is likely to be considered earthquake prone based on the observations made.

5 Conclusion and Mitigation

We are of the opinion that building at 180 Rattray Street would be considered as Dangerous as defined in the Dunedin City Council Dangerous, Insanitary and Affected Buildings Policy (25 May 2021). The building is in such a state of disrepair that the structural integrity of the building is compromised both under gravity and lateral loading conditions.

Public Occupancy Inside the Building

We are of the opinion that the building is likely to cause injury or death to any persons inside the building due to the reasons identified in Section 4.

Mitigation of the hazards identified in this report is difficult without extensive work.

It is clear that the public can access the site as there is evidence of recent activity and vandalism. Excluding the public from the site would mitigate risk of harm, and it is recommended to board up windows and doorways to discourage access.

Public Occupancy Outside the Building

The building poses risk to users accessing the rear courtyard area between area 1 and 3. There are many areas of external brickwork that are cracked and have loose bricks. Time spent in this area should be avoided or minimised.

There are locked gates currently preventing access to the rear of the site from the street front, although access to these areas from adjacent properties may still be possible.

Additional signage warning of the hazards of falling bricks may be appropriate for any person accessing the exterior of the building near the rear of the site.

Adjacent Properties

The building poses risk to users of the adjacent property on the East elevation due to the hazards around the gable end wall of area 3, and the potential degradation of the connection timber roof/floor joist to restrain the external brick wall on the site boundary. It is our understanding that this site is currently unoccupied and fenced off. Should the circumstances of occupancy change, for construction or public access, then the issue of dangerous building should be revisited.

Public on the Street Front

No significant damage could be identified on the street front façade. The external façade above level 1 had minor cracking, and the original brick parapet was replaced with the concrete parapet which lowers the risk. Internally, we were unable to view the structural elements as much of the wall and ceiling linings appeared undamaged, indicating water ingress is not an issue as encountered elsewhere.

6 Explanatory Notes

- This report has been prepared by Beca at the request of our Client and is exclusively for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. Beca accepts no responsibility or liability to any third party for any loss or damage whatsoever arising out of the use of or reliance on this report by that party or any party other than our Client.
- We have not undertaken any intrusive investigations of the structure as part of this report. This report is necessarily limited in that respect and does not address any matter that is not discoverable from such an inspection, including any damage or defect in inaccessible places and/or latent defects. Beca is not able to give any warranty or guarantee that all possible damage, defects, conditions or qualities have been identified. The work done by Beca and the advice given is therefore on a reasonable endeavours basis.
- The building assessment is necessarily reliant on the accuracy, currency and completeness of the information provided to us, including the structural drawings, and we have not sought to independently verify any of the information provided.

Yours sincerely



Ash Jones (DUD)

Senior Structural Engineer

on behalf of

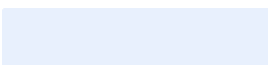
Beca Limited

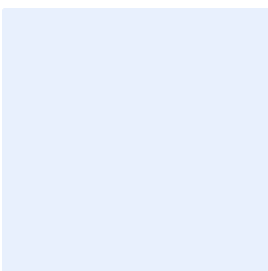
Phone Number: +6439512375
Email: Ash.Jones@beca.com

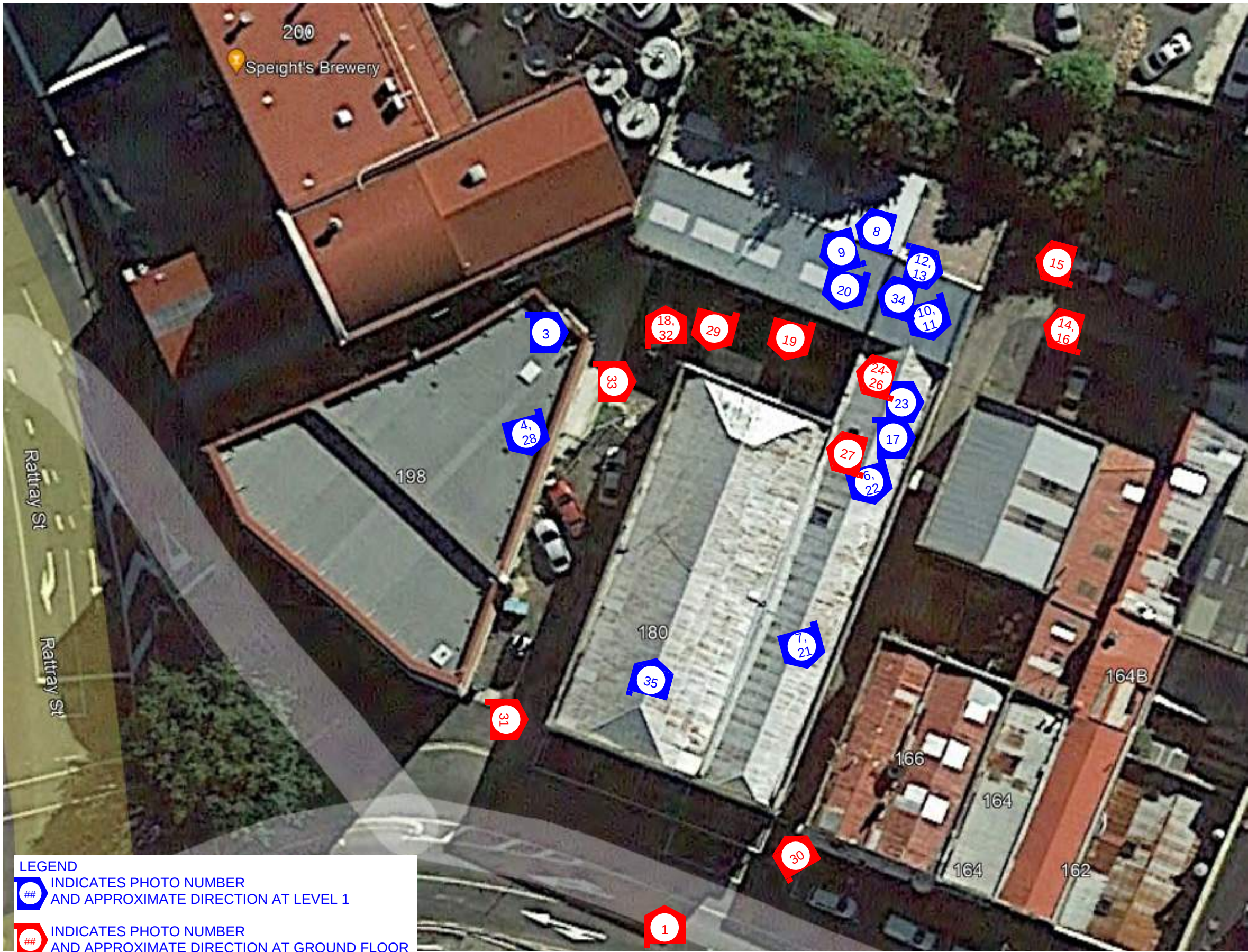
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Appendix A – Site Inspection Photos – Key Plan







DUNEDIN CITY COUNCIL - Approved Building Consent Document
ABA-2022-1298

A	FOR CLIENT COMMENT	AJ	JH		
No.	Revision	By	Chk	Appd	Date

Drawing Originator:

 **Beca**

Original Scale (A1)	Design			
	Drawn			
Reduced Scale (A3)	Dwg Verifier			
	Dwg Check			
* Refer to Revision 1 for Original Signature				

Client:	
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Project:	180 RATTRAY ST STRUCTURAL CONDITION ASSESSMENT
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Title:	APPENDIX A - SITE PHOTO KEY PLAN
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Discipline	STRUCTURAL
Drawing No.	2222299-APPENDIX-A
Rev.	A

15 October 2024

Fire and Emergency New Zealand
C/O Paterson Pitts Group
PO Box 5933
Dunedin 9054

Via email: jared.brensell@patersons.co.nz

Dear Fire and Emergency New Zealand

CERTIFICATE OF COMPLIANCE:

**COC-2024-9
182 & 184 MORNINGTON ROAD
DUNEDIN**

Your application for a certificate of compliance for the demolition of all the buildings on the sites at 182 and 184 Mornington Road was processed in accordance with section 139 of the Resource Management Act 1991. A Senior Planner considered the application and authorised the issue of a certificate of compliance under delegated authority on 11 October 2024. The decision was reissued under Section 133A on 15 October 2024.

The assessment of the application is set out in the report attached to this letter. The certificate of compliance itself is attached to the rear of this letter.

You will be contacted in due course if you are due a partial refund or you have to pay additional costs for the processing of your application.

Please feel free to contact me if you have any questions.

Yours faithfully



John Sule
Consultant Planner

ADVICE NOTES

1. It is recommended that the applicant undertake a survey of both buildings in relation to possible lead and asbestos contaminants prior to any demolition works being undertaken. The applicant should ensure demolition follows best practice to avoid contamination occurring during the demolition process.
2. If lead or asbestos is found within the buildings Categories E1 and/or I on the HAIL may be applicable to the sites in relation to future development.
3. Any unanticipated soil disturbance must be undertaken in accordance with the permitted activity standards in Regulation 8 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 or a resource consent will be required.
4. Any building built prior to 1900 will require an Archaeological Authority from Heritage New Zealand prior to any demolition of the building commencing. It is strongly recommended consultation with Heritage New Zealand occurs prior to any demolition work commencing.

APPLICATION COC-2024-9: 182 & 184 MORNINGTON ROAD, DUNEDIN

Department: Resource Consents

BACKGROUND

The application identifies that Fire and Emergency New Zealand (FENZ) is considering options for site redevelopment at 182 & 184 Mornington Road as follows:

The applicant, FENZ, has identified the building on 184 Mornington Road, namely Lookout Point Fire Station, as being strategically critical for FENZ to continue serving the community in their current capacity. In fact, it is of such importance that FENZ recently purchased 182 Mornington Road to secure enough land to redevelop this station to meet the current and future needs.

For FENZ to operate from this site, it must be fit for purpose and meet a certain criterion. FENZ have assessed the building and found that it is currently not fit for purpose. FENZ needs the ability to explore the best possibility for developing the site. This may include demolishing the existing building and constructing a new fire station across the two sites. Another possible option might be to upgrade the existing building to meet the required criteria. The final 'best use' form of the site is not entirely known at this time and is still being evaluated.

Lookout Point Fire Station has been identified as earthquake prone and as such it needs to be structurally strengthened to remove the current 'prone' status. As this facility provides an emergency services function, the level of earthquake strengthening required is significantly greater than most other residential or commercial properties. Further detailed investigation is intended to be carried out by FENZ over the coming months to better understand what will be involved in order to best meet the required earthquake strengthening. To date, FENZ has invested a significant amount of effort and expense into considering suitable replacement facilities at this site.

This application, similar to a number of recent Certificate of Compliance applications, appears to have been precipitated by the proposed upgrading of the list of scheduled heritage buildings in the District Plan by the DCC through a soon to be notified Plan Change and FENZ is seeking to preserve options for redevelopment of the sites.

A further information request was made during the processing of this certificate of compliance seeking a more detailed assessment of compliance with the partially operative District Plan (2GP) performance standards including the rules relating to construction noise. Further information was also sought in relation to compliance with National Environmental Standards including the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS). The application was suspended on 10 September 2024 and a further information response was received on 17 September 2024 and an acoustic report provided on 9 October 2024. An amended further information response was provided on 10 October 2024.

The further information provided by the applicant identified a confirmed HAIL status for the 184 Mornington Road site where the fire station buildings are located and no identified HAIL status for the adjoining accommodation block site at 182 Mornington Road. As a result of the HAIL status for the 184 Mornington Road site the applicant has modified the proposal so that the first development stage will be demolition only down to the floor slab of the building on 184 Mornington Road to avoid soil disturbance

that will potentially contravene the permitted soil disturbance thresholds in the NES-CS. The potential NES-CS issues will be addressed as part of the next development stage.

DESCRIPTION OF ACTIVITY

The proposal is to demolish all the buildings on the sites at 182 and 184 Mornington Road. This would include the fire station building on 184 Mornington Road and the accommodation block (Units 1-5) and garage on 182 Mornington Road. The building consent records for development on the sites indicates that the fire station building, and the accommodation block were established in 1955 and the garage for the accommodation block constructed in 1957. The main buildings are both two storeys in height and constructed in brick.

The site is located at the top of Caversham Valley Road at the crest of the Hill and due to its elevated position, the fire station is known as the Lookout Point Fire Station. The District Plan aerial photograph in Figure 1 below shows the existing development on the sites and its proximity to the Dunedin Southern Motorway. Figure 2 shows the fire station and accommodation block buildings.

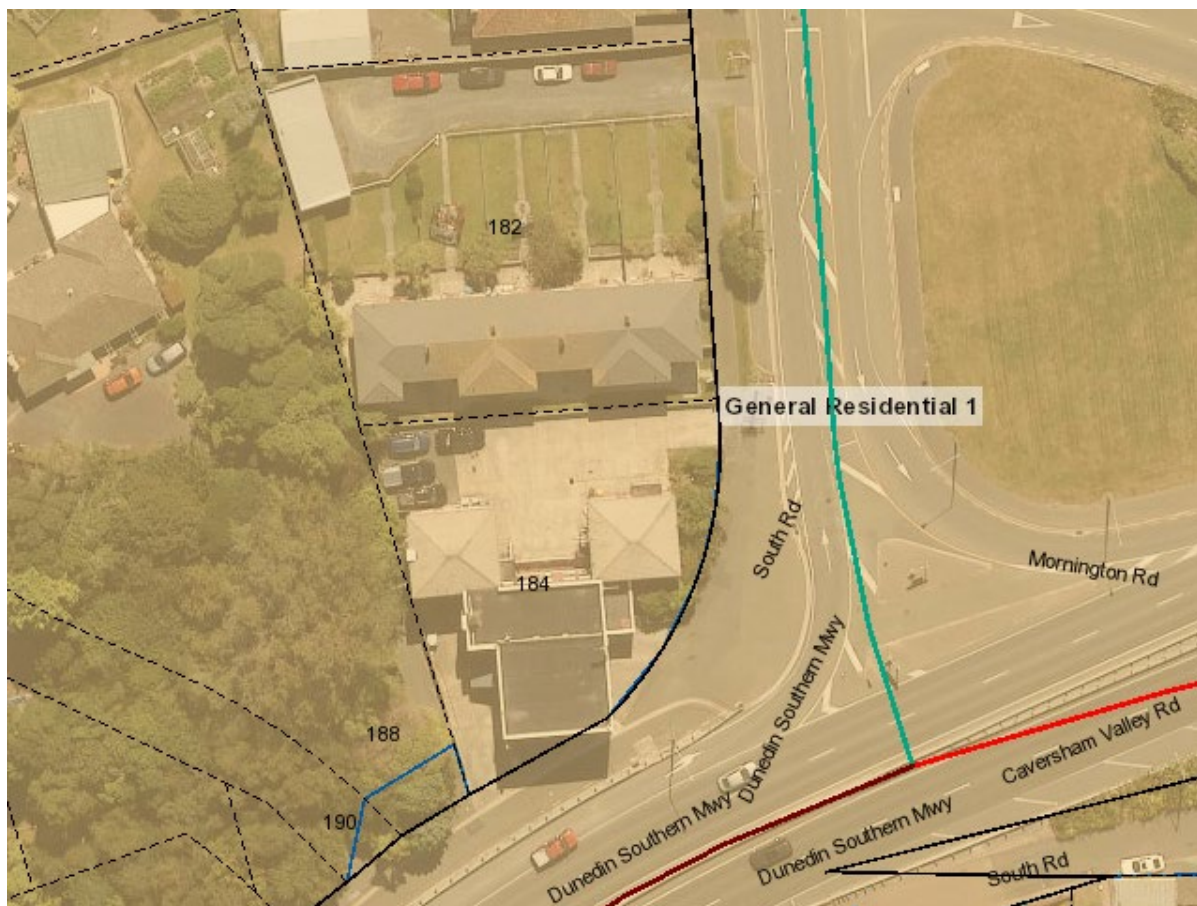


Figure 1: District Plan Aerial Photograph of the sites (Source – DCC Electronic Planning Map)

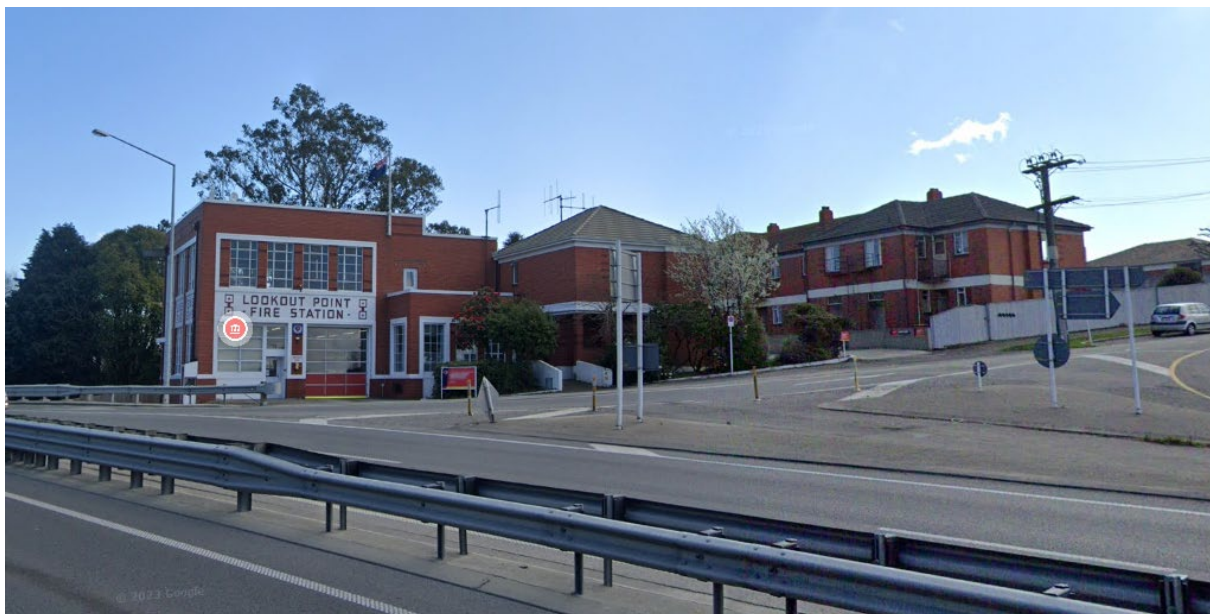


Figure 2: Photograph of the fire station and its accommodation block (Source - Google Maps Sept 2023)

The applicant considers the demolition is permitted by the District Plan but seeks to preserve development rights should the fire station and accommodation buildings be listed in the partially operative 2GP as scheduled heritage buildings through proposed Plan Change 1 to the 2GP.

The subject sites are legally described as Lot 1 DP 16802 & Lot 2 DP 16802 (held in Records of Title OT7C/1158 & OT7C/1159). The title OT7C/1159 is part cancelling relation to a small area of land acquired for motorway purposes in 1999.

CERTIFICATES OF COMPLIANCE

Sections 139(2) and 139(5) of the Resource Management Act 1991 state that a person may request the consent authority to issue a certificate of compliance; and that the authority must issue the certificate if the activity can be carried out lawfully in the particular location without a resource consent, and if the person pays the appropriate administrative charge.

DISTRICT PLAN RULES

Dunedin has two district plans: the Operative Dunedin City District Plan 2006 (the “District Plan 2006”), and the Proposed Second Generation Dunedin City District Plan (the “Proposed 2GP”). However, from 19 August 2024, the Proposed 2GP became partially operative and almost completely superseded the District Plan 2006, except for specific provisions and identified areas that are still subject to appeal. Where these provisions and appeals are relevant, the District Plan 2006 must still be considered.

In this case there are no identified areas or specific provisions that are subject to appeal. Accordingly, this application has been processed with reference to the 2GP only.

Partially operative 2GP

The subject sites are located within the General Residential 1 zone. There are no other relevant planning overlays or mapped areas that apply to the site.

The sites adjoin the Dunedin Southern Motorway and Mornington Road which are respectively classified as a Motorway and a Collector Road under the 2GP roading hierarchy.

Assessment of Compliance

Demolition of the Buildings

Demolition falls within the category of development activities, and it is defined in the 2GP as:

Demolition

The complete or partial destruction of a building or structure.

Demolition is an activity in the building and structures sub-category, which is in the development activities category.

The residential zone activity status table for development activities that identifies whether a development activity is permitted is contained in Rule 15.3.4. The rule table has a number of rows which the proposal needs to be assessed against. Demolition is identified as restricted discretionary activity under Rule 15.3.4.8 when buildings are visible from a public place and located within a heritage precinct and under Rule 15.3.4.18 demolition is a non-complying activity when it affects the protected part of a heritage building. Neither of these rules apply in this case as the buildings are not in a precinct and were not scheduled at the date the application was lodged.

As demolition is not covered by the rules discussed above or any other rules in Rows 5 to 22 of the rules table for development activities, the proposal is assessed as being subject to Rule 15.3.4.4 shown in the table below. This rule identifies the activity as permitted subject to compliance with performance standards.

All buildings and structures activities not covered in rows below		Activity status	Performance standards
3.	Signs attached to buildings and structures	P	a. Number, location and design of ancillary signs
4.	All other buildings and structures activities not covered in rows 5 to 22 below	P	a. Fence height and design b. Number, location and

			design of ancillary signs
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In addition to the specific performance standards in the row there are general standards that apply to all development and buildings and structures activities as follows:

1.	Performance standards that apply to all development activities	a. Natural Hazards Performance Standards b. Maximum building site coverage and impermeable surfaces c. Setback from scheduled tree d. Structure plan mapped area performance standards (where relevant) e. Service connections - stormwater for development (in a new development mapped area)
2.	Performance standards that apply to all buildings and structures activities	a. Boundary setbacks b. Building length c. Firefighting d. Height in relation to boundary e. Maximum height f. Setback from coast and water bodies g. Setback from National Grid h. Setback from Critical Electricity Distribution Infrastructure i. Setback from designated rail corridor j. Area of buildings and structures (SNL Overlay Zone) k. Reflectivity (SNL Overlay Zone)

These development performance standards have been assessed in the application and reviewed. No signs are proposed, and the remaining performance standards do not apply to the proposed demolition activity as they relate to new activities or establishment of new buildings. Following a review I am satisfied that the proposal is a permitted activity under the Residential Zone rules in the 2GP.

I also note that demolition is an activity that is also subject to temporary activities rules related to construction which is defined as follows:

Construction

The use of plant, tools, gear or materials as part of the erection, installation, repair, maintenance, alteration, dismantling or demolition of any building or structure; or site development. This definition includes all work from site preparation to site restoration.

This definition does not include any resultant buildings, structures or site development activities (including demolition or removal for relocation), which are separately defined under development activities or city-wide activities.

Construction is an activity in the temporary activities category.

The proposal will therefore be subject to relevant temporary activity rules. Rule 4.3.2.2 identifies construction (demolition) as a permitted activity subject to performance standards. Development Standards, Light Spill and Noise are all applicable to demolition works. The application provides information to identify there will be compliance with temporary activity development and light spill standards and has supplied an acoustic report from Marshall Day Acoustics that confirms compliance with construction noise limits for a *typical duration* demolition activity at the closest noise sensitive receiver. No specific mitigation is necessary to achieve compliance but a noise barrier around the site during the works is recommended in the report as an appropriate measure under the applicant's duty to undertake the best practicable option to keep noise to a reasonable level. Compliance with construction noise rules is dependent on the demolition only being undertaken from 730am to 6pm Monday to Saturday. This is specified in the application.

I have reviewed the relevant temporary activity performance standards relevant to a demolition activity and I am satisfied that the proposed activity can comply with the relevant rules and is a permitted activity in relation to the construction rules in the 2GP.

NATIONAL ENVIRONMENTAL STANDARDS – (NES-CS)

National environmental standards may trigger a requirements for a resource consent and therefore they are considered relevant under the Section 139 assessment requirements. The only relevant national environmental standard in relation to the proposed demolition activity is the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS).

The NES-CS is considered applicable in this case as the process of demolition may lead to the disturbance of soil which is regulated under the NESCS where the soil is potentially contaminated by an activity on the Hazardous Activities and Industries List (HAIL) and a potential risk to human health. The applicant's agent has obtained a HAIL search of the subject sites (HAIL-2024-124). This report finds no evidence that the accommodation block on 182 Mornington Road is a HAIL site but that 184 Mornington Road, the site of the fire station buildings, is a verified HAIL site. The site as 184 Mornington Road is a HAIL activity under the following category:

A17: Storage tanks or drums for fuel, chemicals or liquid waste

Depending on the activities undertaken at the fire station in relation to fuel and chemical storage use and washdown activities the report identifies the site may also be possible HAIL under the following categories:

I: Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment

A17: Storage tanks or drums for fuel, chemicals or liquid waste

F7: Service stations including retail or commercial refuelling facilities

F4: Motor vehicle workshops

A2. Chemical manufacture, formulation or bulk storage

If asbestos is present within the buildings to be demolished, I also note that the demolition process itself could result in widespread contamination of the site with asbestos if care is not undertaken with the demolition and the site clean-up. Building products containing asbestos were widely used in New Zealand. If any buildings containing asbestos are not demolished in accordance with best practice, then Categories E1 and/or I on the HAIL may be applicable to the sites in relation to future development.

E1: Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition

I: Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment

In this case the applicant advises that the demolition will be down to floor slab level and disturbance of the soil is not proposed as part of the demolition activity at 184 Mornington Road. It may be possible to demolish the buildings to floor slab without disturbing the soils, but some potential disturbance appears possible as part of the process. I note that disturbing up to 25m³ of soil per 500m² of site area is a permitted activity subject to compliance with the standards in the regulations. As the proposal specifies that ground disturbance is not proposed and demolition is only proposed to be to floor slab level on the site that has a HAIL, then it appears more likely than not that the proposal will not trigger consent under the NES-CS for soil disturbance.

Having considered the proposal demolition of dwellings and outbuildings on the subject sites, I am satisfied that the demolition can occur as a first stage in the redevelopment of the without triggering a requirement for a resource consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health if the demolition is undertaken down to the foundation levels of the building on 184 Mornington Road as proposed. I have recommended that advice notes be included regarding the potential for contamination of the site during the demolition process.

CONCLUSION

The above compliance assessment identifies that the proposed demolition of the dwellings and outbuildings at 182 & 184 Mornington Road is a permitted activity under the requirements of the partially operative 2GP and the NES-CS at 27 August 2024, the date the Council received the proposal. The Council is therefore able to issue a Certificate of Compliance for the proposed work.

RECOMMENDATION

After having regard to the above planning assessment, I consider that:

1. The activity is a permitted activity in terms of the Proposed 2GP as at 27 August 2024 when the application was lodged.
2. The Council is therefore able to issue a certificate of compliance under section 139 of the Resource Management Act 1991.



John Sule
Consultant Planner

Date: 10 October 2024

DECISION

I have read the assessment in this report. I agree with the recommendation above.

Under delegated authority on behalf of the Dunedin City Council, I accordingly approve the issuing of a certificate of compliance because:

The proposal is consistent with the provisions of section 139 of the Resource Management Act 1991, in that the activity is a permitted activity in terms of the partially Operative Second Generation Dunedin City District Plan as at date that the application was lodged, the date the Council received the proposal.



Jeremy Grey
Senior Planner

Date: 11 October 2024

CERTIFICATE OF COMPLIANCE
SECTION 139 RESOURCE MANAGEMENT ACT 1991

Certificate of Compliance Number: COC-2024-9

Property Address: 182 & 184 Mornington Road, Dunedin

Applicant: Fire & Emergency New Zealand

Operative Dunedin City District Plan: General Residential 1 Zone

Date Received: 21 August 2024

The applicant seeks a certificate of compliance for the demolition of all the buildings at 182 & 184 Mornington Road, Dunedin. The subject sites are legally described as Lot 1 DP 16802 & Lot 2 DP 16802, comprising approximately 1518m² more or less and held in Records of Title OT7C/1158 & OT7C/1159.

The proposal is the demolition of the dwellings and outbuildings at 182 & 184 Mornington Road, Dunedin. To comply with relevant 2GP rules and ensure compliance with the NES-CS the application identifies that the demolition will:

- Only be undertaken between the hours of 7.30am and 6pm from Monday to Saturday,
- Ensure noise limits within Rule 4.5.4.1 are adhered to, and
- Only demolish the structures on 184 Mornington Road down to floor slab level.

The proposed activity is considered to constitute a development activity in accordance with the partially operative 2GP Plan definition of *demolition* and is authorised as a permitted activity in terms of the provisions contained in Rules 15.3.4 (Residential Section) and 4.3.2 (Temporary Activity Section) of the Partially Operative Second Generation Dunedin City District Plan:

- 4.3.2.2 Activity Status Rule for Construction that includes Demolition
- 4.3.2.1 Performance Standards that apply to all temporary activities
- 4.3.2.2.a Performance Standard for construction noise
- 15.3.4.4 Activity Status Rule for Demolition in Residential zones
- 15.3.4.1 Performance Standards that apply to all development activities in Residential zones
- 15.3.4.2 Performance Standards that apply to all buildings and structures activities in Residential zones

The certificate of compliance is effective from the date that the Dunedin City Council received the request for this certificate and will lapse in accordance with section 125 of the Resource Management Act 1991 if it is not given effect to within five years from the date of issue on this certificate.



John Sule
Consultant Planner

Issue Date: 11 October 2024

Reissue Date: 15 October 2024