

# Asset Assessment Report

Ex-Mission Bay Bowling Club

9 Tagalad Road

Mission Bay 1071

SAP ID: 10468-B025



BE THE HOW.  
WHAKAMAUA KIA TINA!



**Document prepared by:**

Role	Name and signature	Date
Senior Asset Assessor	David King	2021-05-10

**Document history:**

Version	Date	Updated by	Update details
1.0	2021-05-16	Roscoe Webb	Draft review
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**Associated documents:**

Version	Date	Document name
1	2020-07-27	Asbestos Management Survey Reports
	2020-05-14	GeoMaps and Accord Property Information

**Distribution:**

Title	Name
Parks and Places Specialist	Jacqui Thompson Fell

**Document review:**

Role	Name and signature	Date
Programme Manager	Roscoe Webb 	2021-05-16

## 1.0 Assessment Brief and Background

The Community Facilities Specialist Asset Assessment team has been requested to undertake an assessment of the general condition of the former Bowling Club buildings and site located at Tagalad Reserve in Mission Bay on behalf of Jacqui Thompson Fell, Parks Services. The property was inspected on 10 May 2021 and the buildings were vacant at the time of our inspection. We were not accompanied during our inspection. The weather was cloudy with light rain.

The Orakei Local Board are actively working with the Mission Bay Community to identify a proposal for retaining the former Mission Bay Bowling Club. A public meeting will be held by the Mission Bay Residents Association who also intend to speak about their community proposals for the use of this site. This is a priority for the board in terms of retention and they have sought advice from Parks, Sport and Recreation on the community proposal and a condition assessment of the building has been requested to understand what the cost requirements are for upgrading the building to an appropriate community lease standard.

This report details findings of the general condition, both externally and internally, of the buildings and external softscapes and hardscapes and provides recommendations for short-term and longer-term works that should be implemented.

### 1.1 Building Details

<b>Building</b>	Former Mission Bay Bowling Club
<b>Site Description</b>	Tagalad Reserve North
<b>Property Owner</b>	Auckland Council
<b>Local Board</b>	Orakei
<b>SAPID</b>	10114-B001
<b>Year Built</b>	Circa 1949
<b>Building Area (Estimated)</b>	Main Pavilion (420 m <sup>2</sup> ); Plant & Soil Shed (40m <sup>2</sup> ); Toilet & Change Room (140m <sup>2</sup> ); Hazchem Shed (24m <sup>2</sup> ); Storage Shed (5m <sup>2</sup> )
<b>Site Area</b>	4,929m <sup>2</sup>
<b>Heritage Status</b>	No

The subject site comprises a bowling green, two single storey buildings, a concrete water tank and two metal storage sheds. There are a total of ten metal sheds found in the bowling green area. The site is located on Tagalad Reserve and it can be accessed at 6A Nihill Crescent in Mission Bay. The site is connected via a walkway (from Tagalad Road) and a driveway (from Nihill Crescent) respectively. There are street carparks. Carparks are also available within the property accessible from Nihill Crescent.

The pavilion building (constructed circa 1949) has a main hall, office and female toilet, lounge and bar facilities with a kitchen and a chilled room (extension completed in 1963, 1974). A plant & soil shed were relocated to the rear of the pavilion in 1998. The toilet and locker room (extension done in 1958, 1971, 1974) comprises a male and female toilet with locker facilities. A concrete water tank is located adjacent to the two sheds. Mission Bay Bowling Club was closed in April 2016.

The Main Pavilion is a single storey building with brick veneer construction on sub-floor and it has an overhang for the veranda. It has timber flooring and metal roof tiles and concrete pier foundation. It is 'linked' to the Plant & Soil Shed at the rear. The shed is constructed of low concrete block wall and timber framed fibrolite wall cladding and metal roof with concrete slab on ground construction.

The Toilet and Locker Room Block (10114-L100-100) is a single storey timber building with timber weatherboard and clay roof tiles and concrete slab on ground construction and an overhang veranda. The Hazchem metal shed and the storage sheds (10114-L100-100) are both timber framed metal cladding building with concrete slab on ground construction.

The concrete water tank is located next to the two sheds. Rainwater appears to be harvested from the shed. It is assumed that the water is used for the irrigation of the greens. This is to be further checked and confirmed.

## 1.2 Site Plan

All orientations are described using compass North and as viewing the elements being described.



## 2.0 Assessment Summary

### 2.1 Building Condition Status and Index Rating

In general terms, the buildings on this site are in a **moderate condition (Condition Grade 3 - CG3)** with some minor works required to improve the general condition of the buildings. However the property site, the exterior and interior of the building requires action on deferred maintenance items and cleaning work. The estimated Facility Condition Index is approximately 10%.

The site needs regular maintenance including deep cleaning of the driveway and walkway; general anticorrosion treatment for steel gates and fence and steel supports to the bowling green sheds required. To make good and re-paint the bowling green sheds and damaged fence and gates. Trees and overgrown vegetation to be trimmed and maintained. Regular grass mowing and maintenance to be carried out. The fences in the compound are in poor condition and need to be checked and damaged sections remediated, new painting and/or suitable treatment to be applied.

**The Main Pavilion** - Step cracking found on the North East corner to be remediated. Ease and adjust all windows and doors, and faulty ironmongery to be replaced. Encapsulation of asbestos gutters and soffits (make good prior). Interiors appear in moderate and serviceable condition. The bar and facilities could be demolished to make way for more space if required. Fire protection systems and safety to be further assessed if the new use exceeds 100 users. The Building Warrant of Fitness (BWOFF) and current fire protection systems should be renewed and checked.

**The Toilets and Lockers Room Block** – In fair and serviceable condition. Cleaning and regular maintenance recommended. Some minor touch up work is required internally. The metal gutter has corroded and should be replaced. No access gained to the tool store on the rear left-hand side of the building.

**The Hazchem Shed and Storage Shed** - In moderate condition. To check for chemical contamination prior to use. To clear vegetation growth around the two sheds. Check and clear gutters and downpipes. The concrete water tank appears in serviceable condition. General maintenance and cleaning required. A proper 'cover' is recommended for the tank. Further investigation required by Council and new users on the use of the water for irrigation.



In the longer term, the buildings will need building repainting. The sheds in the bowling green compound may not be serving their desired purpose now and we suggest demolishing and make good. Similarly, if they are no longer required, the Hazchem and Storage Sheds should be removed from site.

## 2.2 Elevated Moisture Readings

No elevated moisture readings were recorded during the site visit.

## 2.3 Repair Options and Indicative Costs

The following table summarizes proposed works that are required to improve the buildings and the site to a good condition and an indicative cost for the works is also included. The indicative costs do not include the cost of any building consent, contingencies or any project management costs. Detailed scope of works and specifications to be provided upon further discussion and confirmation for review. Cost planning by a Quantity Surveyor is recommended.

Type	Summary of Works	Estimated Cost (\$)
<b>Maintenance Works</b>	Refer Section 2.4 – this included deferred maintenance and regular maintenance (note that regular maintenance may already be covered by the full facilities contract – this is to be confirmed)	>\$20,000
<b>Renewal Works</b>	Refer Section 2.5	>\$50,000
<b>Proposed Future-Term Works</b>	Refer Section 2.6 (the cost may be much higher in the longer term)	>\$50,000

Option	Outcomes	Indicative Cost
<b>Undertake all maintenance and renewal works</b>	The buildings and site remain in service and complies with minimum maintenance standards and Fire Security standards.	>\$20,000
<b>Undertake all maintenance, renewal and future works</b>	Upgrade condition of the buildings and sites; propose to remove items and assets no longer required.	>\$100,000
<b>No action</b>	Consequential cost risk of deferred maintenance and renewals	>\$200,000

The consequences of not undertaking either the required works or the recommended works are further and accelerated deterioration of the “defective areas” and significantly increased future costs to remediate to at least a good condition.

## 2.4 Maintenance Works – Operational Expenditure (OPEX)

Description and Cost Estimate	Proposed works (actual scope to be discussed upon confirmed change of use)
Maintenance works should be completed <b>within 6 months</b> from the date of this report by the <b>Facilities Manager</b> (refer to building defects and photos for details; Note that the cost for general maintenance may be covered through the Full	<b>Buildings</b> <ul style="list-style-type: none"> <li>• To clean spouting and roof cladding</li> <li>• To clean spouting and roof cladding annually</li> <li>• To carry out general maintenance and interior building cleaning</li> <li>• Minor repair; ease and adjust all windows and doors.</li> <li>• Check and clear all gutters (asbestos) and ensure proper connection to downpipes</li> </ul>

Facilities Maintenance contract)	<ul style="list-style-type: none"> <li>• Grout and repoint brick wall with step cracking</li> </ul> <p><b>Building services</b></p> <ul style="list-style-type: none"> <li>• Check electrical and plumbing systems in all buildings by qualified licenced professional prior to occupation</li> <li>• To double check heat pumps, water heater cylinder and water boiler</li> <li>• Service air conditioning units</li> <li>• To re-activate security alarm – schematic diagram and as built required</li> <li>• To carry out service/maintenance for all fire protection systems – fire extinguishers, fire hose reel, manual call point and/or heat detectors;</li> <li>• <b>Renew BWO for building</b></li> <li>• Fire evacuation procedure and fire action notices required</li> <li>• Rectify EXIT signs to comply with standards</li> </ul> <p><b>Site works</b></p> <ul style="list-style-type: none"> <li>• General trimming and maintenance for the trees and vegetation all around the property recommended</li> <li>• General wash/clean and repair walkway and the driveway off lichen growth</li> <li>• Repair and make good all damaged fencing</li> <li>• Special care and maintenance may be required for bowling green area – specialist advice required</li> </ul>
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## 2.5 Renewal Works – Capital Expenditure (CAPEX)

Timeframe and Cost Estimate	Proposed works (actual scope to be discussed upon confirmed change of use)
<p>Renewal works are required to be completed <b>within 2 years</b> from the date of this report.</p> <p>Actions required by the <b>Area Operations Work Programme Lead</b> to scope and add the project to the pipeline.</p>	<p><b>General</b></p> <ul style="list-style-type: none"> <li>• Replace damaged gutters and downpipes</li> <li>• Make good and/or ensure all gully traps comply with standards</li> <li>• Make good all penetrations/holes on the walkway surface for safety</li> <li>• Check and maintain membranes and replace timber edge restraint for bowling green</li> </ul> <p><b>Main Pavilion</b></p> <ul style="list-style-type: none"> <li>• To replace dated heat pump for the Lounge Room</li> <li>• To remove/dismantle chiller room and bar/kitchen facilities</li> <li>• Remove and replace new curtains and blinds</li> <li>• Repoint and grout brick wall with step cracking on the North East corner and monitor for ground movement</li> <li>• Encapsulate any exposed asbestos containing materials (ACM) advice from asbestos assessor and removalist recommended</li> </ul> <p><b>Toilet &amp; Locker Rooms Block</b></p> <ul style="list-style-type: none"> <li>• Remove lockers if not serving a purpose</li> <li>• Remediate ceiling and finishes</li> </ul> <p><b>Site Works</b></p> <ul style="list-style-type: none"> <li>• Remove old signage and erect new</li> <li>• Remove entrance gates/fence (if no longer required)</li> </ul>

## 2.6 Future Term Proposals

Timeframe and Cost Estimate	Proposed works (actual scope to be discussed upon confirmed change of use)
<p>Renewal works are required to be completed <b>within 5 years</b> from the date of this report.</p> <p>Actions required by the <b>Area Operations Work Programme Lead</b> to scope and add the project to the pipeline.</p>	<p><b>Water harvesting and tank facilities</b></p> <ul style="list-style-type: none"> <li>To investigate further water harvesting requirement and reinstate pump/equipment (to further check) for irrigation</li> </ul> <p><b>Sheds</b></p> <ul style="list-style-type: none"> <li>Remove existing metal shed(s) from site (to carry out tests for hazardous chemical and contamination if required) – depending on the new proposed usage</li> <li>Demolish bowling green sheds and make good (if not required)</li> </ul> <p><b>Main buildings</b></p> <ul style="list-style-type: none"> <li>Encapsulate asbestos gutters, downpipes and other accessories found in the building OR remove all asbestos items (advice from asbestos assessor and removalist recommended) and replace with suitably specified materials</li> <li>Prepare surface and repaint the external walls, doors and windows; Roof cladding to be cleaned and repainted</li> <li>Accessibilities facilities may be required by the new use (separate budget to be allocated)</li> </ul> <p><b>Site works</b></p> <ul style="list-style-type: none"> <li>Remove timber 'gates/fence' in the compound (if no longer required by the new user) and make good</li> </ul> <p><b>New proposals to be considered</b></p> <ul style="list-style-type: none"> <li>To replace the bowling green with multipurpose sports field such as 'futsal', basketball; volleyball; netball and tennis courts (further studies required – see some suggested court dimensions in Appendix G – Bowling green area to accommodate 4 courts; 3 table tennis courts in the Main Hall).</li> <li>Spectator or protection barrier and other lighting requirement may be required (Separate budget to be submitted)</li> </ul>

## 2.7 Buildings and Risk Profile

Issues	Main Pavilion and the Plant Shed	Toilet and Locker Room Block	Metal Sheds and Concrete Water Tank	Bowling Green
Health & Safety	No apparent significant risk	No apparent significant risk	No apparent significant risk	Appropriate signage to indicate the difference in levels to the green area. Damaged timber restraint to be replaced
Seismic	Pending assessment	Pending assessment	NA	NA
Asbestos	ACM found in Main Pavilion and Plant shed. Asbestos Refurbishment Survey recommended prior to Maintenance and refurbishment.	ACM presumed in the canopy soffit and Zelemite electrical board. Asbestos management survey recommended.	None identified during survey	NA
Weather-tightness	No apparent leaks found in the building	No apparent leaks identified during survey	Nil	NA

Fire	Emergency warning system, emergency lighting, Exit signs, means of escape, fire Hose reels and fire extinguishers to be serviced/tested. Fire evacuation procedure and fire action notice required.	Fire evacuation procedure and fire action notice required. EXIT sign recommended.	NA	NA
Flood	Property located on a flood plain	Property located on a flood plain	Property located on a flood plain	Property located on a flood plain
Accessibility	No	No	No	No
Heritage	Unknown	No	No	No

## 2.8 Moisture Readings

No elevated moisture readings were recorded.

## 2.9 Further Inspections Required

No access was gained to the roof and roof void as well as the sub-floor spaces. Further inspections are recommended. Depending on the future proposed use (change of use) – recommend fire security/safety assessment.

## 2.10 Building Warrant of Fitness [BWOFF], Fire Evacuation Procedure, and Fire Evacuation Scheme

The following table records our findings and the compliance status of the of the facility:

Document	Required	Comply	Remarks
<b>BWOFF</b>	Yes	No	Renewal required
<b>Fire Evacuation Procedure</b>	Yes	No	Fire action notice and Fire evacuation procedure required
<b>Fire Evacuation Scheme</b>	Yes	No	Based on Capacity >100 persons

## 3.0 GENERAL ASSET ASSESSMENT INFORMATION

### 3.1 Methodology

The building assessment has been undertaken using visual aids only. All elements were inspected from ground level only. Higher places and roofing where appropriate and safely accessible.

Photographs were taken during the survey, copies of which are included in Section 4 and Appendix A.

### 3.2 Reporting Conditions

This report has been prepared under the following conditions of engagement:

This report is based on a non-invasive inspection of the areas of the building which were readily visible at the time of inspection. Whether the building is vacant or occupied, access to certain areas may have been restricted. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation, or wiring) or which required the moving of anything which impeded access or limited visibility (such as but without limitation, floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).

The inspection did not assess compliance with the NZ Building Code. As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described above, this report may not identify all past, present or future defects.

Commentary on building services is based upon a building surveyors' perspective, are cursory only and no testing, witnessing or commissioning of any type of services has been carried out as a part of this inspection.



### 3.3 Areas not assessed

Access was not gained to the following areas and therefore no comment has been made as to their condition within this report:

- Concrete water tank – further investigation recommended
- Bowling green may require specialist advice on specific maintenance requirement

### 3.4 Specialist Consultants

Specialist consultants were not engaged during the preparation of this report.

### 3.5 Service Needs Assessment

The facility is at the stage of its useful life where renewals or investment is required to ensure it continues to be functional and 'fit for purpose'. The level of investment would therefore depend on the future benefits expected or community outcomes realised from renewals or significant upgrades of this facility and for how long it will continue to deliver.

We recommend a more detailed feasibility study for the facilities to be converted into other uses and detailed proposals with cost and benefits to be presented to the Local Boards and the community. Users' requirements and performance requirement for the facilities together with project brief to be developed with the proposals.

Change of use of the facilities - this option would need detail investigation on the community service in need or surplus in the area. It would need to be included as part of a wider 'Masterplan' for this asset such as future growth of the community and nearby facilities capacities.

It would require significant input from 'Community Services' from a service perspective and 'Community Facilities' from a strategic design perspective and renewal coordination.

### 3.6 Elevations



1 Main Pavilion



2 Toilet and Locker Room Block



3 Driveway to the bowling club



4 Metal Hazchem shed and storage shed



5 Hazchem Shed



6 Concrete water tank



7 Walkway from Tagalad Road







8 Bowling Green







## 4.0 Photographic Record of Defects





### 4.1 General Site and Defects

1	Main gate at Nihill Crescent entrance. Ease and adjust. Anti-rust treatment and repainting recommended.	
2	Regular general maintenance and cleaning of the driveway and the trees and vegetation required.	
3	General condition of all typical free-standing shelters. Cleaning and regular maintenance required. Repainting and anti-rust treatment recommended. If the users requirement has changed, we suggest demolishing and cart away the sheds.	
4	Shed – suggest removing brackets and make good wall surface. Depending on future use these shelters may not serve any further purpose – suggest demolishing and cart away and make good ground slab.	


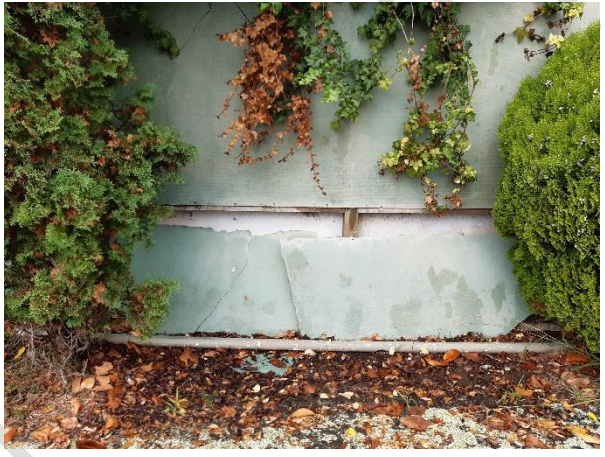




5	<p>General condition of typical shelters mounted on the wall. Cleaning and regular maintenance required. Repainting and anti-rust treatment recommended. If the users requirement has changed, we suggest demolishing and cart away the shelters.</p>	
6	<p>Ease and adjust timber gate to the rear of the Toilet &amp; Locker Room block. Rusted and faulty ironmongery to be replaced. Regular painting.</p>	
7	<p>Ease and adjust timber gate to the bowling green. Rust affected and faulty ironmongery to be replaced. Propose regular painting. To demolish the fence/date if this is no longer required by the new users.</p>	
8	<p>Uneven driveway surface to be remediated.</p>	







9	Check and remove timber structure. General ground maintenance required.	
10	Trim trees and vegetation and general maintenance for the wall and fences recommended.	
11	Cleaning and general maintenance for the timber fences recommended. Remove and cart away loose plywood sheet.	
12	Cleaning and general maintenance for the timber fences recommended.	







13	Remediate fibrolite fence. Repainting required.	
14	Remediate fibrolite fence. Maintenance required.	
15	Damaged fencing to be rectified.	
16	Repaint metal gate and/or replace the signage. If new users no longer require the gate, propose to remove to reduce maintenance cost.	







17	Gate to be removed and cart away as the users' requirement may have changed. Alternatively make good any damage and repaint.	
18	Repair and make good timber top plate. General cleaning required.	
19	Walkway surface needs cleaning and regular general maintenance. Trim and maintain vegetation and trees around the property.	
20	Walkway surface needs cleaning and regular general maintenance. Trim and maintain vegetation and trees around the property.	







21	Damaged fence to be remediated.	
22	Trim and maintain vegetation and trees around the property.	
23	General condition of typical sheds mounted on the wall. Cleaning and regular maintenance required. Repainting and antirust treatment recommended. If the users' requirement has changed, we suggest demolishing and cart away the sheds.	
24	General maintenance required.	



25	Minor fixes for typical sheds.	
26	Trimming and general maintenance required.	
27	General condition of a store. Cleaning and regular maintenance required. Repainting and antirust treatment recommended. If the users' requirement has changed, we suggest demolishing the structure and cart away.	
28	The roof condition of the store. General cleaning and maintenance required.	




29	Debris and loose items to be removed.	
30	Debris and loose items to be removed.	
31	Uneven pavers to be made good.	
32	Uneven driveway surface to be remediated.	











33	Drain grating. Maintenance required.	
34	Drain grating. Maintenance required.	
35	Clearing of leaves and general maintenance required.	

#### 4.2 Main Pavilion





1	Front view of the bowling pavilion. ACM gutters and soffits have been found in the building. Monitoring of the condition and activities around to be managed.	
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2	<p>Uneven asphalt driveway to be made good.</p>	
3	<p>Spouting and gutter systems to be checked during heavy and prolonged rainfall.</p>	
4	<p>Flat roof at rear of Main Pavilion.</p>	
5	<p>To check and clear gutters and downpipes.</p>	



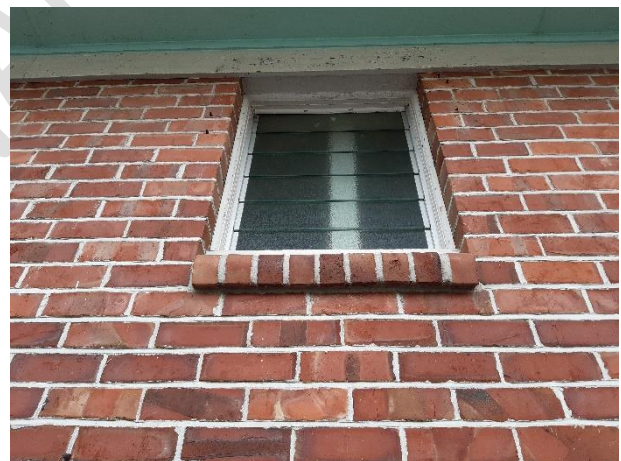

6	Clear and trim vegetation and trees. Servicing of air conditioning outdoor units required.	
7	Paint and ease and adjust all windows as required.	
8	Ease and adjust all windows.	
9	Remove casing no longer in use.	







10	Ease and adjust all windows and doors and replace faulty ironmongery.	
11	Ease and adjust all windows and doors and replace faulty ironmongery.	
12	Perimeter slab cracks to be remediated.	
13	Remove clock no longer in use.	





14	Remove signage. General cleaning and maintenance required. Chiller room condenser to be serviced regularly (no access gained to the room).	
15	Check and replace all damaged steps.	
16	Gully trap to comply with standards.	
17	Gully trap to comply with standards. Cover required.	







18	Window cleaning required.	
19	To replace missing louvre glass panes	
20	General window cleaning required.	
21	General window cleaning required.	





22	General window cleaning required.	
23	Air conditioning unit to be serviced regularly.	
24	Air conditioning unit to be serviced regularly.	
25	Ease and adjust access door to the sub-floor.	







26	Grout and repoint step cracks on brick wall.	
27	Make good surface and repaint door.	
28	To remove planter box not in use.	
29	Sub-floor condition. No access gained.	

30	Main Hall appears to be in fair condition. General cleaning is recommended.	
31	Main Hall appears to be in fair condition. General cleaning is recommended.	
32	Kitchen in fair and serviceable condition. Water heater cylinder to be checked and serviced.	
33	Kitchen cabinet in fair condition.	







34	Kitchen benchtop and cabinets.	
35	Water boiler to be checked and serviced.	
36	Cooker hob and oven to be checked prior to use.	
37	Kitchen sink in fair condition.	





38	Female toilet in fair condition.	
39	Office next to the kitchen.	
40	Office wall cabinets to be removed if not in use.	
41	Lounge. Isolated ceiling tile needs remediation.	







42	Lounge area in fair condition.	
43	Lounge where the bar is located at the background.	
44	Lounge seating area.	
45	Display shelf. Suggest dismantling if no longer required.	



46	Lounge seating area in good condition.	
47	Bar and lounge area. Suggest dismantling for better of use space if no longer required.	
48	Bar counter and fridge.	
49	Kitchen in moderate condition. Kitchen cabinet dated.	




50	To refurbish kitchen cabinet if a kitchen is required in the Lounge area.	
51	Chilled room.	
52	EXIT sign required.	
53	Make good ceiling manhole.	








54	Fire hose reel – service and check required.	
55	Fire hose reel – service and check required.	
56	The building is fitted with alarm.	
57	BWOFF has not been renewed.	







58	Manual call point dated. Suggest being replaced.	
59	Fire extinguishers to be serviced and checked.	
60	EXIT sign required.	
61	Alarm panel for the building.	

62	Heat pump to be serviced and checked prior to use.	
63	Heat pump to be serviced and checked prior to use.	
64	Heat pump to be serviced and checked prior to use.	
65	Meters to be checked and serviced prior to use.	











66	Electrical mains and switchboard located in the office.	
67	Water mains and valve. Proper cover is recommended.	
68	Plant Shed – adjacent to the Pavilion Building. Asbestos cladding and soffits found, and we recommend encapsulating the internal wall if the shed is to be used in the future.	<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;">  <p>Exterior: #1 Shadowline cladding - ACM. #2 Soffits - ACM.</p> <p>PHOTO 3</p> </div> <div style="width: 50%;">  <p>Exterior: #1 Shadowline cladding - ACM. #2 Soffits - ACM.</p> <p>PHOTO 4</p> </div> <div style="width: 50%;">  <p>Exterior: #1 Shadowline cladding - ACM. #2 Soffits - ACM.</p> </div> <div style="width: 50%;">  <p>Exterior: #1 Shadowline cladding - ACM. #2 Soffits - ACM.</p> </div> </div>
69	Asbestos cladding to be encapsulated in the internal wall if the shed is to be in continued use. If new users no longer require the shed, we propose to remove to reduce maintenance costs.	

#### 4.3 Toilet and Change Room Block

1	Exterior front view of the building. Gutters to be replaced.	
2	Barge flashing showing signs of corrosion. Metal gutter 'end of life' - to be replaced as soon as possible.	
3	No access gained to the store.	
4	Verandah canopy soffit – presumed to be asbestos containing materials. To monitor condition and manage activities in the area.	







5	Rear of the Toilet and Locker Room Block. To monitor the condition of fibrolite fencing – check for ACM.	
6	Long run metal roof showing signs of corrosion. Anti-rust treatment required. We recommend replacing the roof in 10-15 years.	
7	Long run metal roof showing signs of corrosion. Anti-rust treatment required. We recommend replacing the roof in 10-15 years.	
8	General cleaning of the clay roof tiles and monitoring of the condition of flashings required.	





9	General cleaning of the clay roof and monitoring of the condition.	
10	General roof cleaning required. Damaged end ridge tile to be replaced.	
11	General cleaning of the clay roof and monitoring of the condition for flashing required.	
12	Eaves overhang.	







13	Make good and repaint weatherboard.	
14	General cleaning recommended for all windows.	
15	General cleaning recommended for all windows.	
16	General cleaning recommended for all windows.	

17	Gully trap.	
18	General cleaning recommended for all windows.	
19	General cleaning recommended for all windows.	
20	Entrance to the Male Toilet and Locker Room.	






21	Male Locker room. Ceiling appears to be mould affected with condensation - to be cleaned. Suggest to install an extractor fan and improve heating, ventilation and insulation.	
22	Office in fair and serviceable condition. All windows and doors to be eased and adjusted.	
23	Male locker room. To securely fasten the ceiling boards.	
24	Asbestos 'Zelemite' electrical board. Warning sticker recommended. Regular monitoring of the condition and manage activities.	

25	Service of fire extinguisher required.	
26	Male toilets and urinal in fair and serviceable condition. Urinal is dated and we recommend to replace with new urinal bowls upon the end of service life.	
27	Male toilet – wash basins area in fair and serviceable condition.	
28	Entrance door to the Female Locker Room and Toilet.	







29	Female locker room in fair condition.	
30	Female toilet in fair and serviceable condition.	
31	Female toilet in fair and serviceable condition.	
32	Female toilet in fair and serviceable condition.	

#### 4.4 Sheds and Concrete Tank





1	Cleaning and maintenance of the water tank recommended. Consider replacement with modern (increased capacity) PVC tank.	
2	Cleaning and maintenance of the water tank recommended.	
3	Cleaning and maintenance of the water tank recommended.	



4	General maintenance, washing and cleaning required.	
5	Washing and repainting of the concrete tank to be planned for the future.	
6	Washing and repainting of the concrete tank to be planned for the future.	
7	General maintenance and clearing of trees recommended.	





8	<p>'Hazchem shed' at the foreground and the storage shed at the background</p>	
9	<p>Entrance to the former Hazchem shed.</p>	
10	<p>Front view of the storage shed.</p>	
11	<p>Roof condition. Cleaning and general maintenance required.</p>	




12	Hazchem shed – to check for chemical contamination prior to use.	
13	Clear vegetation growth.	
14	Recommend Registered Electrician to check electrical circuitry for safety after prolonged period of inactivity.	
15	Storage shed appears to be in fair condition. General cleaning recommended prior to occupation.	

#### 4.5 Others



1	<p>Tagalad Road entrance.</p> <p>Suggest to dismantle the fence/gate (proposed use to be confirmed) instead of incurring maintenance costs.</p>	
2	<p>Nihill Crescent entrance.</p> <p>Suggest to dismantle the fence/gate (proposed use to be confirmed) instead of incurring maintenance costs.</p>	
3	<p>Drain cover in good condition.</p>	
4	<p>General view of the bowling green.</p> <p>General maintenance, irrigation, mowing and clearing of grass required.</p>	



5	Remediate any loose timber fasteners for the bowling green.	
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## APPENDIX A – ADDITIONAL PHOTOGRAPHS



1 Entrance from Nihill crescent



2 View of Main Pavilion



3 Side view of the Pavilion



4 View of the Plant Shed



5 View of the Rear of Pavilion and Plant Shed



6 View of Toilet and Locker Room Block





7 View of Toilet & Locker Room Block



8 Rear of the Toilet and Locker Room Block



9 Hazchem and Storage Shed



10 Concrete water tank



11 Entrance from Tagalad Road



12 Bowling Green

## APPENDIX B – CONDITION GRADE MATRIX

ELEMENT	CONDITION GRADE				
	1	2	3	4	5
	Very Good Condition	Good Condition	Moderate Condition	Poor Condition	Very Poor Condition
Estimated Proportion of life consumed	Up to 45%	Between 45% to 90%			90% to 100%
Structure	Sound structure.	Functionally sound structure.	Adequate structure, some evidence of foundation movement, minor cracking.	Structure functioning but with problems due foundation movement. Some significant cracking.	Structure has serious problems and concern is held for the integrity of the structure.
External	Fabric constructed with sound materials, true to line and level. Not evidence of deterioration or discolouration.	Showing minor wear and tear and minor deterioration of surfaces.	Appearance affected by minor cracking, staining, or minor leakage. Indications of breaches of weatherproofing. Minor damage to coatings.	Fabric damaged, weakened or displaced. Appearance affected by cracking, staining, overflows, or breakages. Breaches of weatherproofing evident. Coatings in need of heavy maintenance or renewal.	Fabric is badly damaged or weakened. Appearance affected by cracking, staining, overflows, leakage, or damage. Breaches of waterproofing. Coatings badly damaged or non-existent.
Internal			Appearance affected by minor cracking, staining, or minor leakage, some dampness or mildew. Minor damage to wall/ceiling finishes.	Fabric damaged, weakened or displaced. Appearance affected by cracking, staining, dampness, leakage, or breakages. Breaches of waterproofing evident. Finishes of poor quality and in need of replacement.	Fabric badly damaged or weakened. Appearance affected by cracking, staining, leakage, or wilful damage. Breaches of waterproofing. Finishes badly damaged, marked and in need of replacement.
Services	All components operable and well maintained.	All components operable.	Occasional outages, breakdowns or blockages. Increased maintenance required.	Failures of plumbing electrical and mechanical components common place.	Plumbing electrical and mechanical components are unsafe or inoperable.
Fittings	Well secured and operational, sound of function and appearance.	Operational and functional, minor wear and tear.	Generally operational. Minor breakage.	Fittings of poor quality and appearance, often inoperable and damaged.	Most are inoperable or damaged.
Maintenance	Well maintained and clean.	Increased maintenance inspection required.	Regular and programmed maintenance inspections essential.	Frequent maintenance inspections essential. Short term element replacement/rehabilitation.	Minimum life expectancy, requiring urgent rehabilitation or replacement.
Customers	No customer, concerns.	Deterioration causes minimal influence on occupational uses. Occasional customer concerns.	Some deterioration beginning to be reflected in minor restrictions on operational uses. Customer concerns.	Regular customer complaints.	Generally not suitable for use by customers.

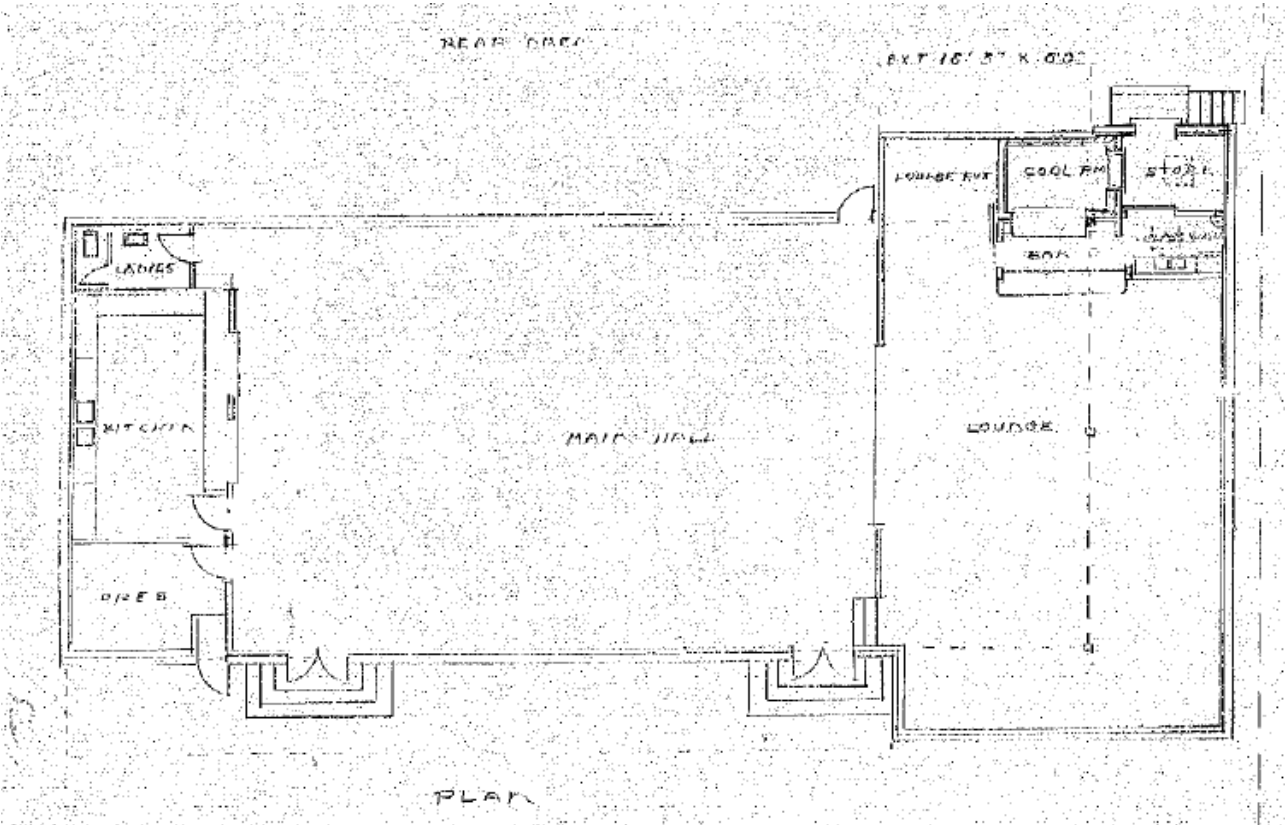
### Important Notes

Immediate maintenance	Small items of immediate maintenance which if repaired in the short term will restore the element to a higher condition grade. In such an instance the surveyor will both grade the element at the higher condition grade and report the immediate maintenance required.
Grade 1	Many surveyors are reluctant to assess an element as grade 1, opting for the "conservative" assessment of grade 2. This is a poor practice as it artificially brings forward predictors of future expenditure on that element. As a guide an element will generally remain in grade 1 for 35-50% of its overall life.
Services	Services relate to all plumbing electrical and mechanical components.

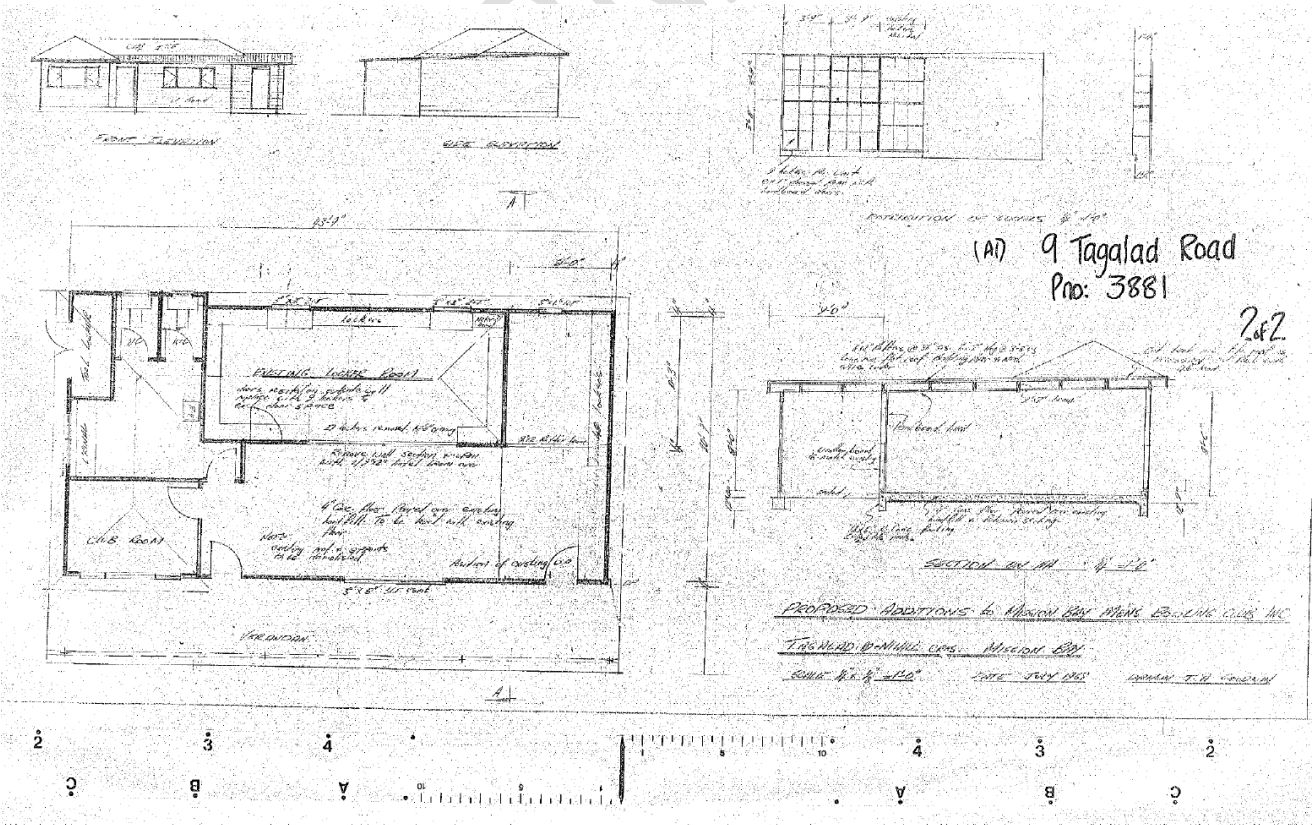


APPENDIX C – Floor Plans

[All plans to be verified and confirmed at site]



10114-B001 Pavilion Building



10114-L100-100 Locker Room



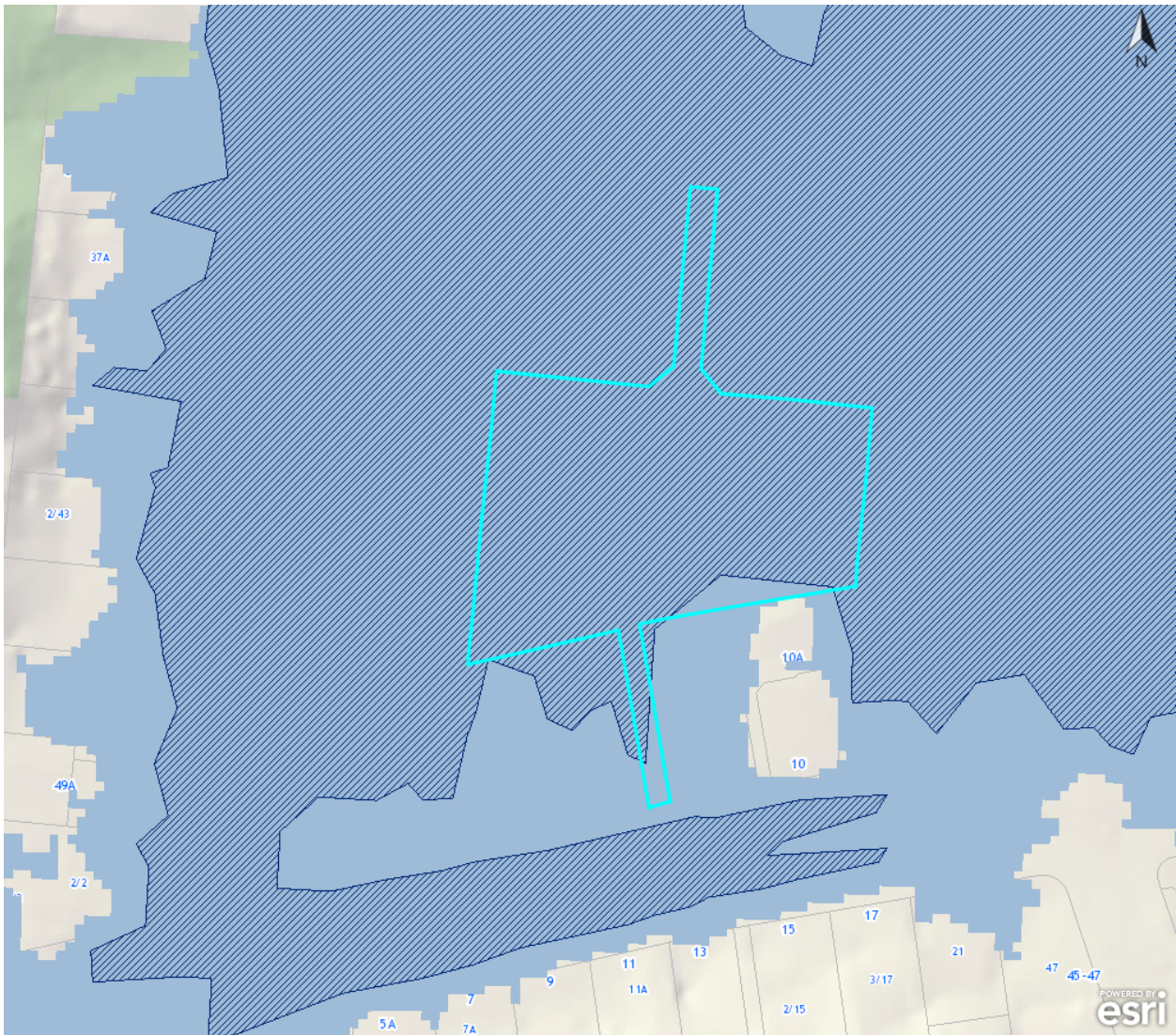


APPENDIX D – SITE PLAN AND OVERLAND FLOW PATH



Site Plan

FOR INFORMATION



*The property is located on a Floor Plain*



## APPENDIX E – CONDITION GRADING

Site Description		Tagalad Reserve	Building name			Main Pavilion	
Date		5/10/2021	Address			9 Tagalad Road, Mission Bay	
SAP FLOC ID		10114-B001	Local Board			Wha/Orakei	
Overall CG of the Building			3				
Structural							
Element		Material	CG	Repair Qty	Unit	Rmn Life (year)	Comments
Foundation		Timber joist-bearer	3		%	20	A visual inspection of part of the sub-floor structure appears to be in sound condition.
Floor		Timber strip	3		%	20	
Wall frame		Other	3		%	20	Brick veneer
Roof frame		Timber	3		%	20	No access gained.
External Fabric/Finishes							
Element		Material	CG	Repair Qty	Unit	Rmn Life (yrs.)	Comments
Roof	Cladding	Metal - Decramastic	4		%	15	Roof cladding needs cleaning, repairs, and repainting. Possible ACM
	Spouting	Other	3-4		%	5	Asbestos gutters
	Downpipe	Other	3		ea	5	Asbestos and PVC downpipes
	Soffit	Compressed cement sheet	3		%	15	Asbestos soffit
	Fascia	Timber	3		%	5	
	Flashing	Other	3		%	10	No access
External walls/Finishes		Brick veneer	3		%	20	
Windows & Doors		Timber/Aluminium	3		%	20	
External Stairs/Balustrade		Timber	4	1	ea	5	Timber steps to be repaired. Concrete steps in good condition.
Veranda & Decks		Concrete	3		%	20	
Fence & Gates		Timber	4		%	5-10	Metal plywood and fibrolite wall fence also.
Access way		Asphalt paving	3		m	20	The driveway is in moderate condition. Some uneven surface to be remediated.
Internal Fabric							
Element		Material	CG	Repair Qty	Unit	Rmn Life (yrs.)	Comments
Floor Finishes		Timber strip	3		m2	25	Vinyl and carpet covering in various areas
Wall Finishes/linings		Gypsum board	3		%	15	
Ceiling		Plasterboard	3		m2	15	Pinex

Interior Doors and Windows		Timber	3		ea	15	
Fixtures & Fittings		Commercial	3		ea.	10	
Internal Stairs		Timber	3		%	-	
Insulation		NA			m2		
<b>Infrastructure</b>							
<b>Element</b>		<b>Availability</b>	<b>CG</b>	<b>Repair Qty</b>	<b>Unit</b>	<b>Rmn Life (yrs.)</b>	<b>Comments</b>
Electricity		Yes					Registered electrician to check all system prior to further use
Lift/Hoist		No			ea		NA
Mechanical	Air cond.	Yes					To be checked
	Water heater	Yes	3			10	
	Chiller	Yes					Chilled room
	Cooling tower	No					
	Fans	Yes					
	Tanks	Yes-Concrete	4	10	%	5	Some cracks on tank to be further checked and repaired.
	Pump	Yes					Not assessed.
Pool Plant		No					
Special Services		No					
Sanitary Plumbing		Yes					Visual inspection, appears to be in satisfactory condition.
Fire Services		No					To be checked and serviced
Other Infrastructure		No					
BWO/C		No					

Note: The quantity is for cost estimate only and cannot be used for ordering purpose.

Site Description		Tagalad Reserve	Building name			Toilet and Locker Room Building	
Date		5/10/2021	Address			9 Tagalad Road, Mission Bay	
SAP FLOC ID		10114-L001	Local Board			Wha/Orakei	
Overall CG of the Building			3				
Structural							
Element		Material	CG	Repair Qty	Unit	Rmn Life (year)	Comments
Foundation		Concrete slab	3		%	20	
Floor		Concrete	3		%	20	
Wall frame		Timber	3		%	20	Not assessed
Roof frame		Timber	3		%	20	Not assessed
External Fabric/Finishes							
Element		Material	CG	Repair Qty	Unit	Rmn Life (yrs.)	Comments
Roof	Cladding	Metal	4	100	%	10-15	Roof cladding needs cleaning, antirust, and repainting. Clay roof.



	Spouting	PVC	5		%	5	Replace metal gutter; uPVC gutter appear in good condition
	Downpipe	PVC	3		ea	5	
	Soffit	Compressed cement sheet	3		%	15	
	Fascia	Timber	4	50	%	5	To replace all decayed fascia boards.
	Flashing	Other	3		%	10	To check
External walls/Finishes		Timber weatherboard	3		%	20	Repainting every 10 years
Windows & Doors		Timber	3		%	20	Repainting every 10 years
External Stairs/Balustrade		NA			ea		
Veranda & Decks		Concrete	3		%	25	
Fence & Gates		NA			%	-	
Access way		Asphalt paving	3		m	25	
<b>Internal Fabric</b>							
<b>Element</b>		<b>Material</b>	<b>CG</b>	<b>Repair Qty</b>	<b>Unit</b>	<b>Rmn Life (yrs.)</b>	<b>Comments</b>
Floor Finishes		Other	3		m2	20	Concrete with carpet and vinyl finishes
Wall Finishes/linings		Hardboard	3		%	10	
Ceiling		Other	3		m2	5	Hardboard
Interior Doors and Windows		Timber	3		ea	10	
Fixtures & Fittings		Domestic	3		ea.	10	
Internal Stairs		NA			%	-	
Insulation		NA			m2		
<b>Infrastructure</b>							
<b>Element</b>		<b>Availability</b>	<b>CG</b>	<b>Repair Qty</b>	<b>Unit</b>	<b>Rmn Life (yrs.)</b>	<b>Comments</b>
Electricity		Yes					Not assessed
Lift/Hoist		No			ea		
Mechanical	Air cond.	No					
	Water heater	NA	3			10	Presumed; Not found during survey
	Chiller	No					
	Cooling tower	No					
	Fans	No					
	Tanks	Yes-Concrete	4	10	%	5	Some cracks on tank to be further checked and repaired
	Pump	Yes					Not assessed. To be checked
Pool Plant		No					
Special Services		No					
Sanitary Plumbing		No					
Fire Services		No					
Other Infrastructure		No					

BWOF/CCC	No					
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<b>Site Description</b>	Tagalad Reserve	<b>Building name</b>	Plant Shed
<b>Date</b>	5/10/2021	<b>Address</b>	9 Tagalad Road, Mission Bay
<b>SAP FLOC ID</b>	10114-B002	<b>Local Board</b>	Wha/Orakei
<b>Overall CG of the Building</b>	3		

Structural						
Element	Material	CG	Repair Qty	Unit	Rmn Life (year)	Comments
Foundation	Concrete slab	3		%	20	
Floor	Concrete	3		%	20	
Wall frame	Timber	3		%	20	Concrete block wall – low level
Roof frame	Timber	3		%	20	

External Fabric/Finishes							
Element		Material	CG	Repair Qty	Unit	Rmn Life (yrs.)	Comments
Roof	Cladding	Metal	4	100	%	10	Roof cladding needs cleaning and repainting
	Spouting	PVC	4	100	%	5	Require cleaning
	Downpipe	PVC	3		ea	5	
	Soffit	NA			%		
	Fascia	Timber	4	50	%	5	To replace all decayed fascia boards.
	Flashing	Other	3		%	10	Metal
External walls/Finishes		Compressed cement board	4		%	20	Asbestos (Shadowline) cladding – isolated damage
Windows & Doors		Metal	3		%	10	Shutter
External Stairs/Balustrade		NA			ea		
Veranda & Decks		NA	4	50	%	1	To replace all decayed deck planks.
Fence & Gates		NA			%	-	
Access way		Asphalt paving	3		m	25	

Internal Fabric						
Element	Material	CG	Repair Qty	Unit	Rmn Life (yrs.)	Comments
Floor Finishes	Other	3		m2	20	Concrete
Wall Finishes/linings	Compressed cement board	4		%	15	To be encapsulated for asbestos
Ceiling	NA			m2		
Interior Doors and Windows	Metal	3		ea	10	
Fixtures & Fittings	Domestic	3		ea.	10	
Internal Stairs	NA			%	-	



Site Description		Tagalad Reserve	Building name			Hazchem Storage Shed	
Date		5/10/2021	Address			9 Tagalad Road, Mission Bay	
SAP FLOC ID		10114-L001	Local Board			Wha/Orakei	
Overall CG of the Building			3				
Structural							
Element		Material	CG	Repair Qty	Unit	Rmn Life (year)	Comments
Foundation		Concrete slab	3		%	20	
Floor		Concrete	3		%	20	
Wall frame		Timber	3		%	20	
Roof frame		Timber	3		%	20	
External Fabric/Finishes							
Element		Material	CG	Repair Qty	Unit	Rmn Life (yrs.)	Comments
Roof	Cladding	Metal	4		%	10	Roof cladding needs cleaning, repairs, and repainting.
	Spouting	PVC	3		%	5	
	Downpipe	PVC	3		ea	5	
	Soffit	Compressed cement sheet	3		%	15	
	Fascia	Timber	4		%	5	To replace all decayed fascia boards.
	Flashing	Other	3		%	10	
External walls/Finishes		Compressed cement board	3		%	20	
Windows & Doors		Aluminium	3		%	20	
External Stairs/Balustrade		Timber	4		ea	0	Timber steps to be repaired.
Veranda & Decks		Timber	4		%	1	To replace all decayed deck planks.
Fence & Gates		NA			%	-	
Access way		Other	3		m	5	The metal driveway is in moderate condition.
Internal Fabric							
Element		Material	CG	Repair Qty	Unit	Rmn Life (yrs.)	Comments
Floor Finishes		Other	3		m2	10	
Wall Finishes/linings		Other	3		%	5	
Ceiling		Plasterboard	3		m2	10	
Interior Doors and Windows		Timber	3		ea	10	
Fixtures & Fittings		Domestic	3		ea.	10	
Internal Stairs		NA			%	-	

## APPENDIX F – FIRE EVACUATION SCHEME AND PROCEDURE (BASED ON FIRE & EMERGENCY REGULATIONS 2018)

All buildings (as defined by Schedule 2):

- |      |  |
|------|--|
| 7(1) | Owner must provide an <b>evacuation procedure</b> ,                    |
| 7(4) | Owner must erect evacuation signs and notices,                         |
| 14   | Maintenance of firefighting equipment for use by building's occupants, |

The owner of a building must ensure the following information is readily available to the building's occupants:

- the routes of travel to the place or places of safety for the building; and
- the fire alarm signals or other methods that are used for alerting occupant or that are available for use by the occupants; and
- any firefighting equipment that is available for use by the occupants; and
- the provision for any person who requires assistance; and
- how to alert FENZ to a fire emergency.

Template of Fire Evacuation Sign and Procedure as per Regulation:



Relevant buildings (as defined by Section 77 of the Fire and Emergency New Zealand Act 2017):

- Owner must apply to Fire and Emergency New Zealand (FENZ) for **approval of evacuation scheme**,
- Owner must **undertake trial evacuations**.

– Do I need an approved evacuation scheme?

A building owner must ensure their building complies with the Fire and Emergency New Zealand Act 2017 (the Act) and the Fire and Emergency New Zealand (Fire Safety, Evacuation Procedures, and Evacuation Schemes) Regulations 2018 (the Regulations). A building that requires an evacuation scheme is called a 'relevant building'. These include the following:

- Buildings where 100 or more people can gather together.
- Buildings where 10 or more people work.
- Buildings where 6 or more people sleep, unless there are 3 or fewer households.
- Buildings storing certain levels of hazardous substances.
- Buildings used for early childhood, medical, and disabled care services, unless the building is a normal home.
- Prisons and holding cells.

For a complete list and full details of buildings that are 'relevant buildings' refer to [section 75](#) of the Fire and Emergency New Zealand Act 2017.

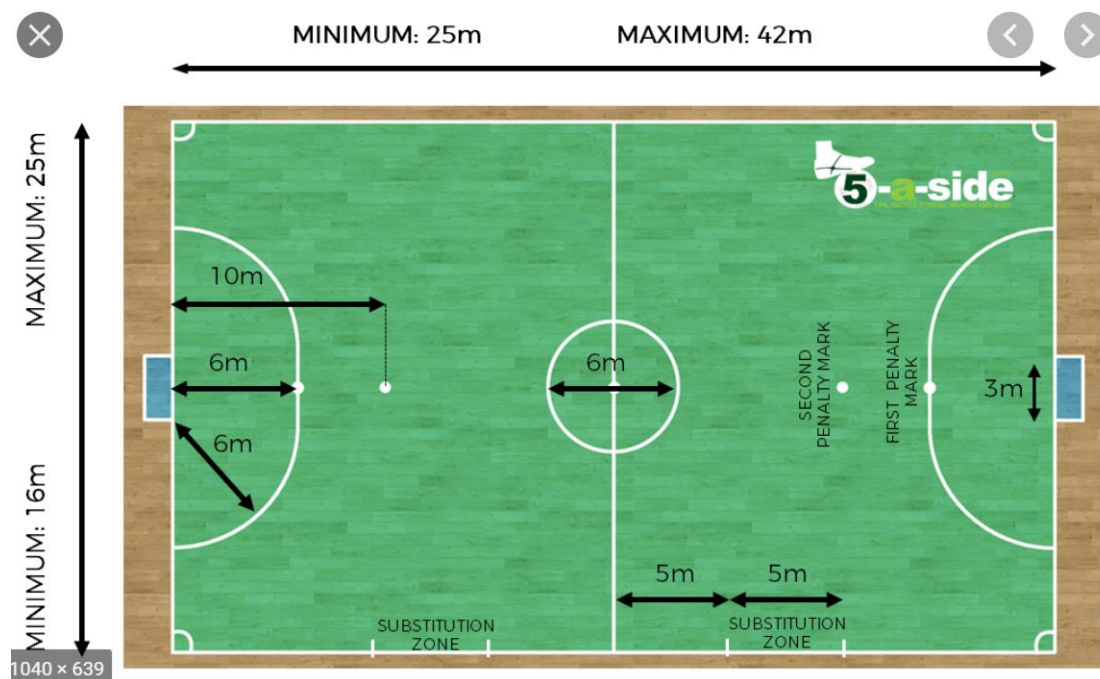
Owners of buildings with an automatic sprinkler system which meets one of the required standards (NZS 4541:2007, NZS 4541:2013, NZS 4515:2003 or NZS 4515:2009) and which are **only used for either (2) or (3) (but not both)** and none of the other uses listed above, **don't need** an approved scheme. However, owners of those buildings must give Fire and Emergency New Zealand notice that the building does not need an evacuation scheme using the [Notification that an evacuation scheme is not required](#) form.

Buildings listed in schedule 2 of the regulations also need to comply with the requirements for an evacuation procedure. For more information on these requirements see [fireandemergency.nz](#) > Business and landlords > [Owner responsibilities](#).

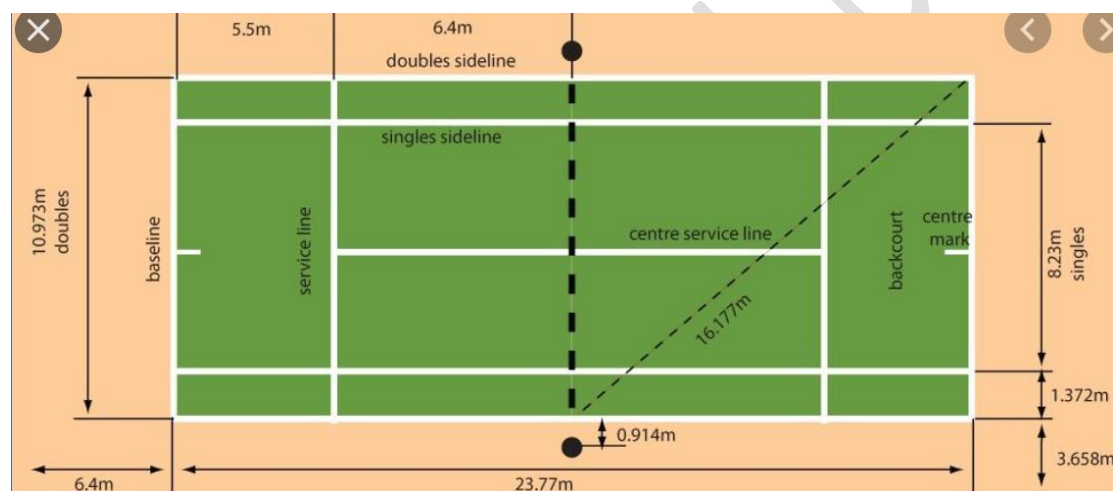




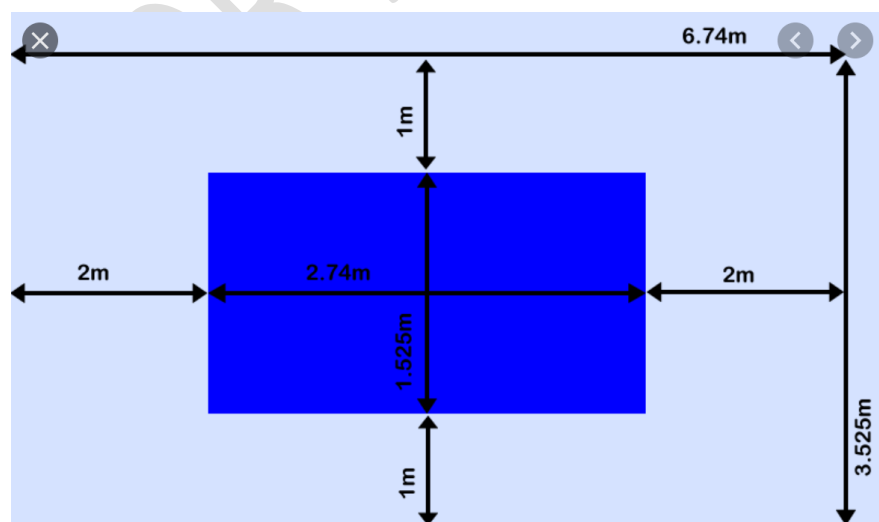
## Appendix G – Dimensions of some possible sportingactivities



### Futsal court dimension



## Tennis court dimension



## Table tennis