



Department of Conservation
Attention: Permissions Advisor
Hamilton Service Centre
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CC: Anita Porima, DOC Range
Lisa Laughlin, Concessions Taupō
Alex Whittaker, Business Support Manager

19 April 2022

LICENCE/LEASE CONCESSION OLD TAUPŌ NURSERY – TE PAE O WAIMIHIA

Reference:

A. DOC File 93555 – OTH dated 14 Feb 2021

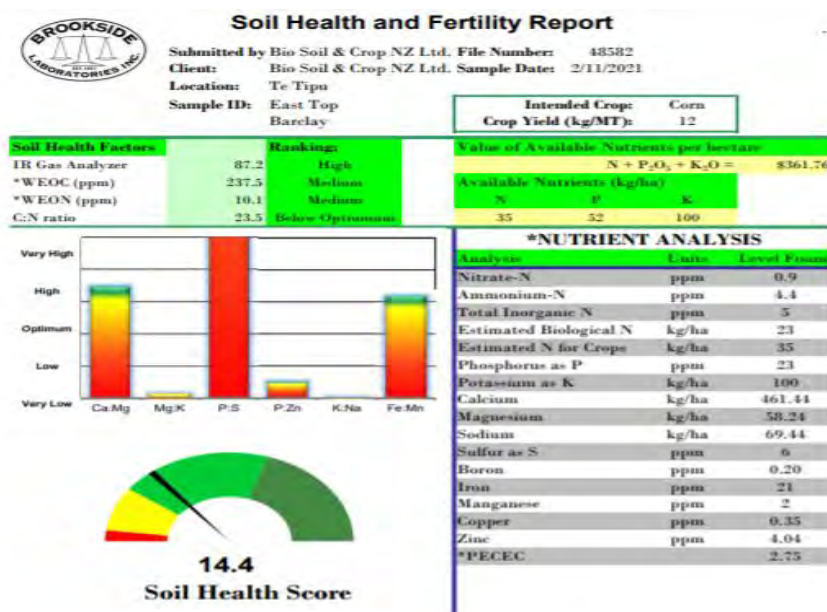
1. Reference was delivered to Te Pae o Waimihia in 2022 and therefore please note the dates provided in this letter are irrelevant. Please find below the further details of our application.
2. Te Pae o Waimihia wishes to pursue a Lease Concession.
3. Nature of Activities. The following activities are intended for the site:
 - a. Social and Charitable Enterprises:
 - i. Maara kai for whānau at no cost.
 - ii. Hydroponic kai for whānau at no cost.
 - iii. Aquaponics for traditional farming of food.
 - iv. Maara and rongoa ngahere for traditional sources and seeds.
 - v. Training Centre for Primary Industries and support professions – no fees.
 - vi. Tangata ora centre for wellness and traditional Māori approaches to wellness.
 - vii. Eco-living centre to demonstrate eco-living solutions.
 - b. Commercial enterprise to fund social and charitable enterprise:
 - i. Native nursery.
 - ii. Forestry nursery.
 - iii. Cultural centre.
 - iv. Deployable ringa raupā roopū.
4. Existing Structures. All existing structures will be used except when these structures are found to be unsafe and unsuitable – see attached photos, Cheal Report and Asbestos Report. Our due diligence process and feasibility report has confirmed the following:
 - a. Geothermal infrastructure is unsafe and needs replacing.



PO Box 723, Taupō 3351



- b. Most greenhouses are damaged and need replacing or repair.
- c. Irrigation and pumping systems have deteriorated and must be replaced.
- d. Houses and offices require repair including multiple switchboards.
- e. Hardening areas need clearing.
- f. Shade cloth is damaged throughout the site and needs repairs.
- g. Significant rubbish litters the site and requires removal.
- h. Site is significantly overgrown and needs significant tidy-up including arborist services and pest vine/plant removal.
- i. The pond requires cleaning.
- j. The roads and guttering require significant clearance.
- k. Finally, the soil requires a significant health plan (below).



- 5. Our Intent. It is our intent to replace and repair most parts of the current infrastructure and built structures to meet our site requirements. Most will be replaced in their current locations, below is the high-level master plan.



6. Conservation. The site handed to Te Pae o Waimihia under the Management Agreement can be described as an appalling site littered with rubbish and waste and the site has been left to deteriorate and become over-grown and strangled by pest plants – the site is unsafe. The soil results show over-use of pesticides. Te Pae o Waimihia will return this site to a state which the hapū that hold mana whenua over this land can be proud of.
7. Local iwi and hapū. Te Pae o Waimihia represents that 6 hapū in the area related to the nursery site, it's board consists of duly elected representatives of all 6 hapū. A Steering Committee has been created for this project – 'He Tipu' and the members includes three representatives from Te Kotahitanga o Ngāti Tūwharetoa. These bodies are the most appropriate representatives of the hapū who have mana whenua over this area.
8. Risk Mitigation. Te Pae o Waimihia have a full project in-place to investigate, design and manage this project. The project includes a range of actions designed to address the risks, faults and issues reported in the due diligence assessments and feasibility report. Te Pae o Waimihia have the financial and other resources to address the professional development of the site. To date investment has been made into insurance, urgent repairs, technical assessments and clean-up of the site. See sample below.





9. Manage the Whenua. The following is an over-view of the restoration and development plans related to the health of the natural resources on site:
- Remove all the inorganic and general rubbish from site including plastic from greenhouses, shade cloth and excessive weed mat.
 - Test and repair geothermal and water bores resources.
 - Implement a soil regeneration plan based on the soil results.
 - Remove all the pest plants from site and replant more natives.
 - Restore the repō onsite.
 - Restore and enhance the ngahere onsite.
 - Locally source seeds.
 - Employ our own pest management plan.
10. Capability. Te Pae o Waimihia have been operating for 8 years and have experience in Charitable and Commercial ventures and activities, with significant financial resources. This project is called 'He Tipu. A Limited Partnership Agreement has been established to govern and manage the site/business. A fulltime Project Manager currently manages the development and start-up of He Tipu. The values associated with He Tipu include maximum use of hapū talent and resources, of which there are many both locally and nationally. He Tipu will also reflect matauranga Māori in both the implementation, culture, and operational execution of the business.
11. Investment. Te Pae o Waimihia have the financial resources to achieve He Tipu. Furthermore, Crown Agencies have expressed strong interest in supporting He Tipu.
12. There are no significant impediments to the development and operating of He Tipu.
13. The point of contact for He Tipu is [REDACTED], Project Manager for Te Pae O Waimihia
[REDACTED]

Nakū noa, nā

[REDACTED]

Ngahere Wall
Chairperson



PO Box 723, Taupō 3351







OUR REF 19288L1

20 May 2019

Department of Conservation
253 Chadwick Road West
TAURANGA 3112

ATTENTION: CATHERINE SCULLIN

Email: cscullin@doc.govt.nz

Dear Catherine

153 CENTENNIAL DRIVE, TAUPO : STRUCTURAL ASSESSMENT OF DWELLINGS

On 15 May 2019 [REDACTED] from Cheal Consultants Ltd, accompanied by Anita Porima, conducted a site inspection of two (2) houses at 153 Centennial Drive, Taupo (formally known as The Native Plant Nursery) to assess their structural integrity and note any structural items requiring further assessment or remediation. It should be noted that **no major structural issues were noted for either structure**. The inspection and assessment also picked up obvious non-structural issues which require some attention. As such, a further assessment by an architect is not deemed to be required at this time. However, a general inspection by a qualified builder/electrician, if not completed already, would be recommended to determine any potential code of compliance issues which are beyond Cheal's scope (fire protection, power circuitry/RCDs, plumbing, wood fire compliance, etc.). In addition, Cheal has not attempted to determine the presence of asbestos within either structure as this will be assessed by others.

The commentary below provides some detail of what was inspected in each structure and a summary of remediation recommendations.

Architect's House

Weatherboard dwelling, circa 1950 – 1960's.



1. Sub-floor structure consists of timber bearers and joists supported on concrete piles. Some decay was note on the external base boards.



2. Walls consist of timber studs with weather board cladding on exterior. Paint on back of garage is peeling and requires painting.



3. Windows are timber framed with timber sashes and all appear to be in sound condition.
4. Roof is corrugated iron on building paper supported by timber rafters with under purlins and struts to internal load bearing walls. Some roofing iron is rusting, and holes are visible from the manhole in ceiling. Roof fixing nails have 'popped' in places particularly along the front edges and ridge flashing needs re-fixing in places. The soffit lining also has a hole adjacent to back wall of house and garage. The roof/ceiling cavity is insulated with pink batts which need to be repositioned to cover exposed ceiling cladding.





5. Roof guttering needs to be supported in places and broken downpipe connections fixed.



6. Internal walls are lined with Gib board. There is some minor cracking above the bath. Ceiling linings are Pinex soft board with water damage visible in the side entry porch and in the lounge.



7. The timber decking along the front of the house is showing signs of rotting and will need replacing. The sub floor framing below the deck was not accessible and will need to be assessed when decking is replaced.

8. There is an enclosed wood burner fire in the lounge with flue through the ceiling and roof cavity. This has not been assessed by Cheal as this requires assessment by a specialist. Wood burner has been placed in front of an original open fire which has been blocked off and chimney removed, although the original concrete breast is still in place.



9. There is an old-style electrical switch board in the garage. This was not assessed and should be inspected by a registered electrician.



Manager's House

Partial two storey dwelling circa 1970-1980's consisting of timber clad upper storey on masonry block basement surrounded on two sides with raised timber deck. The partial basement garage is reinforced masonry retaining walls supporting floor joists under the lounge and kitchen area above.





1. There is a line of effervescence along the bottom course of the block wall. A possible cause could be that the floor to wall joint is not sealed properly and rising damp has seeped through the joint. However, this is mainly cosmetic and is not considered to be a serious structural issue. It is also located in a non-living area and so does not pose a health and safety risk. If, however, you wish to pursue the problem further, we recommend seeking expert advice.



2. The remainder of the house sub-floor consists of concrete piles supporting timber bearers and timber floor joists. Under floor ventilation is provided by in built vents in exterior block wall foundation.



3. Exterior walls consist of timber stud framing with a mix of timber vertical board and batten cladding (possibly plywood) and timber horizontal ship lap.
4. Internal linings are a mix of plywood feature walls, gib board lining and seratone linings to the wet areas.
5. Windows and doors consist of aluminium joinery. All are in good order except for the sliding door in the lounge which is very flimsy and quite ill-fitting in the frame.



6. The roof structure over the lounge and kitchen areas is a skillion timber frame with exposed rafters and lined with Pinex soft board ceiling (no ceiling cavity). The remainder of the house has a close-coupled timber roof supported on under purlins. All structure appears sound.



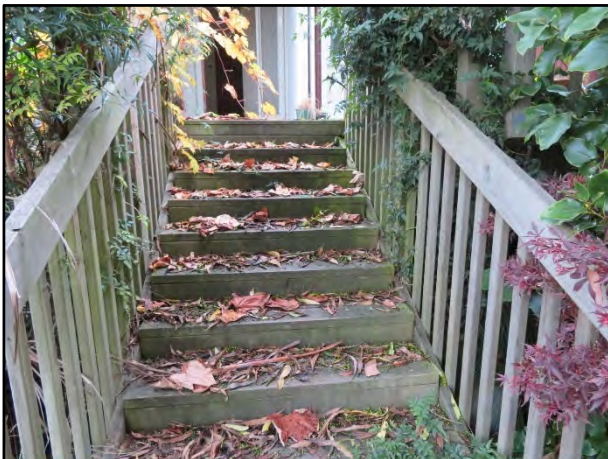
7. The ceiling is clad with a mix of softboard tiles to the skillion roof and soft board flat sheets to the remaining areas. It is insulated with pink batts which need to be repositioned to cover the exposed ceiling material. There is also a heat transfer system fitted in the ceiling cavity. Evidence of rodent infestation was noted within ceiling.



8. Roof cladding consists of corrugated iron on building paper. This needs to be re-nailed along the front edge to secure against driving rain. The flashings and flue for the fireplace are badly rusted and need to be replaced. Guttering is insecure in places and requires re fixing.



9. The timber deck joists are fixed to stringers on house wall and steel support posts along exterior edge, with galvanised joist hangers. These all appear sound and adequate. However, the handrail is inadequately fixed and has noticeable movement. This requires remediation and the fitting of propriety fixing brackets to the underside of the deck at handrail stanchions.
10. Entrance steps are supported on stringers and are shaded by shrubbery along the sides causing the treads to remain damp and hence slippery. Installing an anti-slip covering on the treads will alleviate this concern. Some trimming of vegetation would also assist in keeping treads dry.



Conclusion/Summary for Both Houses

The defects listed above are mainly cosmetic but would eventually affect the durability of the houses over time, if left un-attended. However, they do not affect the structural integrity of either house which are both generally sound and built to relevant building codes applicable at the time of construction. Note that any structural alterations or additions to either dwelling may trigger a full structural review, assessed against the current building code.

Suggested Actions for Architect's House

- Replace decayed external base boards
- Paint back of garage (external)
- Roof/Ceiling
 - Repair soffit lining where required
 - Re-fix roofing where required
 - Re-position ceiling insulation as required
 - Note – though not immediately imminent, roofing iron probably in need of replacement/maintenance in relatively near future (2-3 years)
- Repair/replace guttering and downpipes as required
- Repair minor damaged areas of internal wall lining
- Repair water damaged area of ceiling lining (porch and lounge)
- Replace timber decking and assess deck framing
- Wood fire to be assessed by specialist.

Suggested Actions for Manager's House

- Replace lounge sliding door
- Reposition ceiling insulation as required
- Consult exterminator for rodent infestation within ceiling
- Re-fix front edge of roofing iron
- Replace flue and flashings for fireplace (consult with a specialist for fireplaces)
- Re-fix guttering where required
- Remediate deck handrail fixings with proprietary brackets
- Install anti-slip covering on stair treads and/or trim vegetation

Please note that the investigation and subsequent assessment are limited to that which could be determined based entirely upon a visual inspection of the property. No soil testing or intrusive (removal of linings, etc.) investigation was completed.

Yours sincerely



ENGINEERING TECHNICIAN

Email: 

Copy to:

Department of Conservation
aporima@doc.govt.nz

**ASBESTOS CONTAINING MATERIALS (ACMs)
MANAGEMENT SURVEY REPORT
A-00575**

SITE: 155 Centennial Drive, Rotokawa, Taupo
Prepared for: Department of Conservation
Report Date: 04 June 2019



Survey Carried Out by:

BOHS IP402 Certified Surveyor

Phone: 0800 266 759

Web: www.asbestosriskmanagement.co.nz

Email: info@acmsurvey.co.nz

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1.0 INTRODUCTION AND SITE INFORMATION

Client		Site Address	
Department of Conservation Kirikiriroa / Hamilton Office Private Bag 3072 Hamilton 3240		155 Centennial Drive Rotokawa Taupo 3378	
Surveyor		Quality Check	
Rory Whyte		Rick Peebles	

1.1 Scope of the Survey

The scope of the survey is to identify asbestos products and relative hazards within the building and/or on the site and to provide a register of asbestos containing materials; a materials risk assessment and, for a Management Type Survey, to provide an ACM Management Plan to comply with current regulations; and is in accordance with HSE (UK) HSG 264 – Asbestos: The Survey Guide.

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

This report is designed to be kept as a record of assessment of the extent and characteristics of the asbestos found and is based on information made available on the 23rd May 2019.

2.0 EXECUTIVE SUMMARY

This asbestos survey is a Management type survey and is written in accordance with HSE (UK) HSG 264 – Asbestos: The Survey Guide. This survey was written in consideration of the Health and Safety at Work Act 2015 (HSWA), and the Health and Safety at Work (Asbestos) Regulations 2016.

The purpose of the survey was to identify Asbestos Containing Materials (ACMs). It was carried out at 155 Centennial Drive, Rotokawa, Taupo on the 23rd of May 2019.

The site contains two dwellings, an office, a workshop and multiple sheds, kiosks and storage sheds.

The inspection included roofing, rainwater systems, gable ends, soffit, cladding, baseboards, ceiling linings, wall linings, wet walls, distribution boards, flooring, floor coverings and insulation. Also included were floor and ceiling voids where present. We did not treat the green houses as structures. However, they were inspected and no ACM's were identified.

All samples collected were submitted to an accredited laboratory for asbestos analysis.

Most identified products throughout the site require no immediate actions. These can be maintained or left undisturbed once minor maintenance is completed in the workers house and on the Hazchem shed. However, an immediate action is required to make safe the workshop cladding. As a minimum, the damaged areas must be sealed with paint. Once these damaged areas are sealed the workshop is available for reuse. The cladding material is in poor condition overall. Consider removal and recladding within two years and reinspect yourselves every six months following the repair work.

2.1 Summary of Asbestos Locations:

The following table details the locations that were found to contain asbestos or presumed to contain asbestos, together with a brief recommendation. The asbestos containing materials (ACMs) identified during the survey have been assessed using a material assessment and a priority assessment (see section 3 – Survey Results). The resultant Risk Assessment ranges from high, medium, low and very low risks and these have been itemised in the below table.

Note: Where a sample has been taken, the sample identifier will be used, example S001. If the material is Strongly Presumed to have an asbestos content, the identifier SP will be used. If the material is Presumed to have an asbestos content, the identifier P will be used. The identifier X denotes a cross-reference to a sample that has been taken.

155 Centennial Drive, Taupo					
Floor	Area / Room	Material Description	Sample No.	Risk Assessment	Recommended action
Ground Floor	002 - Workshop	Wall linings - Cement Product	S003	Low	Label and maintain
Ground Floor	002 - Workshop	Distribution board - Bituminous Product	SP	Low	Do not disturb
Exterior	002 - Workshop	Office distribution board - Bituminous Product	SP	Low	Do not disturb
Exterior	002 - Workshop	Profiled cladding - Cement Product	PS001	Medium	Repair and seal
Exterior	002 - Workshop	Office canopy linings - Cement Product	S002	Very Low	Label and maintain
Exterior	003 - Hazchem shed	Cladding/Soffit/Canopy linings - Cement Product	S005	Low	Repair and seal
Exterior	005 - Media shed	Upper profiled cladding - Cement Product	X001	Very Low	Label and maintain
Exterior	006 - Storage	Soffit/Canopy linings - Cement Product	S006	Very Low	Label and maintain
Ground Floor	008 - Workers house/garage	Old potbelly flooring - Cement Product	S009	Low	Repair and seal
Ground Floor	008 - Workers house/garage	Bathroom vinyl flooring - Vinyl Products	S008	Low	Label and monitor

155 Centennial Drive, Taupo					
Floor	Area / Room	Material Description	Sample No.	Risk Assessment	Recommended action
Exterior	008 - Workers house/garage	Distribution board - Bituminous Product	SP	Low	Do not disturb
Exterior	008 - Workers house/garage	Soffit/Canopy linings - Cement Product	S007	Low	Label and maintain
Ground Floor	009 - Office	Distribution board - Bituminous Product	SP	Very Low	Do not disturb
Ground Floor	009 - Office	Heater backing boards - Cement Product	S013	Low	Label and maintain
Exterior	009 - Office	Entrance profiled cladding - Cement Product	X001	Low	Label and maintain
Exterior	009 - Office	Soffit/Canopy linings - Cement Product	S011	Low	Label and maintain
Ground Floor	010 - Cool store	Distribution board - Bituminous Product	SP	Very Low	Do not disturb
Ground Floor	010 - Cool store	Garden table tops - Cement Product	S015	Low	Label and maintain
Ground Floor	010 - Cool store	Wall/Ceiling linings/Batons - Cement Product	X014	Low	Label and maintain
Exterior	010 - Cool store	Cladding/Batons - Cement Product	S014	Low	Label and maintain
Ground Floor	012 - Managers house	Potbelly flooring - Cement Product	S021	Low	Label and maintain
Exterior	012 - Managers house	Front & rear entrance decking - Cement Product	S017	Low	Label and maintain
Exterior	012 - Managers house	Front entrance cladding - Cement Product	S019	Low	Label and maintain
Exterior	012 - Managers house	Gable end - Cement Product	X001	Low	Label and maintain
Exterior	012 - Managers house	Soffit/Canopy linings - Cement Product	S018	Low	Label and maintain
Exterior	012 - Managers house	Rear entrance cladding - Cement Product	S016	Low	Label and maintain

2.2 No Access Areas:

The following table details the areas that were not accessed during the survey. These areas should be presumed to contain asbestos until proven otherwise.

Floor	Area	Area Description	Reason for No Access
All areas within scope of survey were accessed			

3.0 METHODOLOGY

3.1 Survey Extent and Limitations

The survey has been undertaken with all due care and diligence using staff with suitable and sufficient experience.

Management Survey activities only provide for minor intrusion whereas Refurbishment or Pre-demolition Surveys provide for major intrusion and/or destruction as required to access areas prior to remedial works or demolition. Access within/behind known ACMS will not be inspected if significant damage may result.

While all care will be taken, Asbestos Risk Management Ltd accepts no responsibility to reinstate, or reimburse for, damage or disrepair caused in the process of conducting a survey.

There remains the possibility that there may be concealed asbestos containing materials within the fabric of the building which were not located and identified. These concealed areas of asbestos may only become apparent during further investigation (intrusive investigation or invasive works E.G Demolition). Asbestos Risk Management Ltd therefore cannot fully guarantee that all ACMs have been located and identified.

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

During the course of the survey it may not have been possible to access all areas of the site. 'No access' and 'Restricted Access' areas are identified in this report. In accordance with HSE (UK) HSG 264 – Asbestos: The Survey Guide and Regulation 10 of the Health and Safety at Work (Asbestos) Regulations 2016, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis proves otherwise.

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

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

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

This report has been provided by Asbestos Risk Management Ltd for the sole use of the client and only for the purpose for which it was prepared. Any representation contained in the report is made only for the client.

3.2 Sampling Methodology

In areas on the site where materials could not be accessed, and the Surveyor considers that the materials have a similar appearance, location and function as a previously sampled material, the material will be reported as 'Strongly Presumed' to contain ACMs.

In addition, quantities of samples may have been minimised by using the 'Strongly Presumed' method of identification as outlined above.

Samples taken from suspected asbestos containing materials are representative of the material sampled, individually identified, transported, analysed and reported in accordance with WorkSafe NZ, relevant Statutory Regulations, Codes of Practice and Asbestos Risk Management Work Instructions. Laboratories undertaking analysis operate to the International Standard ISO 17025 and as such are New Zealand Accredited Laboratories through International Accreditation New Zealand (I.A.N.Z.).

The presence of asbestos in a bulk sample is determined by Polarised Light Microscopy (PLM) with dispersion staining technologies.

3.3 Material Assessment Score

The Material Risk Assessment algorithm used by the Survey team is based on that provided within the HSE Guidance Document HSE (UK) HSG 264 – Asbestos: The Survey Guide.

The Material Risk assessment assesses the ability of an Asbestos Containing Material (ACMs) to release fibres into the air should it be disturbed. This Risk Assessment is undertaken during the course of a survey and is specific to the current overall condition of the material, and excludes specific knowledge of the use of the area/building.

The Priority Assessment Score (3.4) provides additional information on environmental factors that have a bearing on the overall Risk.

The combined Material Assessment and Score Priority Assessment Score provides the actual Risk Assessment.

Each of the parameters given below are assessed during material risk assessment.

Sample Variable	Score	Examples
Product type (or debris from product)	1 (Low)	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints, decorative finishes, cement etc.)
	2 (Medium)	AIB, textiles, gaskets, ropes, paper etc.
	3 (High)	Lagging, spray coatings, loose asbestos etc.
Surface Treatment	0 (None)	Non-friable composite asbestos/encapsulated cement.
	1 (Low)	Enclosed sprays/lagging/board or bare cement.
	2 (Medium)	Bare AIB or encapsulated lagging/spray.
	3 (High)	Unsealed lagging/spray/loose asbestos.
Extent of Damage	0 (None)	No visible damage.
	1 (Low)	Few scratches/marks, broken edges etc.
	2 (Medium)	Significant breakage of non-friable materials or several areas of damage to friable material.
	3 (High)	High damage/visible debris.
Asbestos Type	0	No asbestos detected.
	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

Source: Health and Safety Executive (HSE), Guidance Document HSG 264 Asbestos: The Survey Guide

The Material Assessment score is calculated by adding the parameters above. The potential for releasing fibres is detailed below.

Material Assessment Score	Fibre Release Potential
10 or higher	High
7 – 9	Medium
5 – 6	Low
4 or lower	Very Low

3.4 Priority Assessment Score

Each of the parameters given below are assessed during priority risk assessment.

Sample Variable		Examples	Score
Normal Occupant Activity	Occupant Activity Type	rare disturbance activity	0
		low disturbance	1
		periodic disturbance	2
		high disturbance	3
Likelihood of Disturbance	Disturbance Likelihood Location	outdoors	0
		large rooms or well-ventilated areas	1
		rooms up to 100 m ²	2
		confined spaces	3
	Disturbance Accessibility	usually inaccessible or unlikely to be disturbed	0
		occasionally likely to be disturbed	1
		easily disturbed	2
		routinely disturbed	3
	Disturbance Extent	small amounts or items	0
		< 10m ² or 10m pipe run	1
		10 to 50 m ² , or 10 to 50m pipe run	2
		>50m ² or > 50m pipe run	3
Human Exposure Potential	Number of Occupants	none	0
		1 - 3	1
		4 - 10	2
		>10	3
	Frequency of Use	infrequent	0
		monthly	1
		weekly	2
		daily	3
	Average Time Each Use	< 1 hour	0
		1 - 3 hours	1
		3 - 6 hours	2
		> 6 hours	3

Sample Variable		Examples	Score
Maintenance Activity	Maintenance Activity Type	minor disturbance	0
		low disturbance	1
		medium disturbance	2
		high disturbance	3
	Maintenance Activity Frequency	unlikely to be disturbed for maintenance	0
		once per year	1
		more than once per year	2
		more than once per month	3

The Priority Assessment Score is calculated from the values above, as follows:

Normal Occupant Activity Score
 +
Likelihood of Disturbance (average of the three scores)
 +
Human Exposure Potential (average of the three scores)
 +
Maintenance Activity (average of the two scores)

The total score indicates the level of potential exposure during normal occupancy or various maintenance tasks. A change in the occupancy or activities will influence the exposure and consequently the overall risk.

Priority Assessment Score	Priority Assessment Rating (Potential to be exposed to asbestos fibres)
0 - 4	Very Low
5 - 6	Low
7 - 9	Medium
10 - 12	High

3.5 Risk Assessment Scoring

The overall risk of exposure to asbestos will take into consideration the Material Assessment Score and the Priority Assessment Score and is calculated as follows:

$$\begin{array}{c}
 \text{Material Assessment Score} \\
 + \\
 \text{Priority Assessment Score}
 \end{array}$$

The Material Assessment score is calculated by adding the parameters above. The potential for releasing fibres is detailed below.

Total Score	Total Risk Rating
2 – 8	Very Low
9 – 12	Low
13 – 18	Medium
19 – 24	High

3.6 Glossary of Terms & Abbreviations

The following is a list of the different asbestos types:

Name	Description
Chrysotile	White Asbestos
Amosite	Brown Asbestos
Crocidolite	Blue Asbestos
Tremolite	Fibrous forms of these minerals may be found very occasionally during sample analysis and should be considered as hazardous as Amosite and Crocidolite
Anthophyllite	
Actinolite	

The following terms, abbreviations and acronyms may appear in the text of this report:

Abbreviation	Meaning
AIB	Asbestos Insulating Board
ACMS	Asbestos Containing Material/s
AC	Asbestos Cement
CAF	Compressed Asbestos Fibre, relating to gaskets
NAD	No Asbestos Detected

APPENDIX 1: PROFICIENCY CERTIFICATE

Faculty of
Occupational
Hygiene



Rory Whyte

has been awarded the

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



Chief Examiner



August 2017

Certificate No: 20170818-39568-9144

BOHS, 5/6 Melbourne Business Court, Millennium Way, Pride Park, Derby, DE24 8LZ, UK

BOHS Incorporated by Royal Charter No. RC000858 Registered Charity No. 1150455

APPENDIX 2: SURVEY RESULTS

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Ground Floor
Location ID:	002	Location:	Workshop
Sample Number	SP	Approx Extent	1 no
Item / Position	Distribution board	Material:	Bituminous Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Self-Sealed	0	Asbestos Type	Crocidolite	3
Material Score	5		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	0	0	Likelihood of Disturbance	Location	2	
	Secondary Activities	0			Accessibility	1	
			Extent/amount	0			
Human Exposure Potential	No of Occupants	1	2	Maintenance Activity	Type	0	1
	Frequency of Use	3			Frequency	1	
	Average time in Use	0					
Priority Score	4		Risk	Very Low			



RISK ASSESSMENT	9 / 24	LOW
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Recommendation:	Do not disturb
Comments:	

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Ground Floor
Location ID:	002	Location:	Workshop
Sample Number	S003	Approx Extent	6 lin m
Item / Position	Wall linings	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Sealed	1	Asbestos Type	Amosite	2
Material Score	5		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	1	1	Likelihood of Disturbance	Location	2	
	Secondary Activities	1			Accessibility	1	2
					Extent/amount	1	
Human Exposure Potential	No of Occupants	1	2	Maintenance Activity	Type	0	
	Frequency of Use	3			Frequency	1	1
	Average time in Use	1					
Priority Score	6		Risk	Low			



RISK ASSESSMENT 11 / 24 **LOW**

Recommendation: Label and maintain

Comments:

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Ground Floor
Location ID:	002	Location:	Workshop
Sample Number	S004	Approx Extent	15 m ²
Item / Position	Toilet wall linings/loose boards	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	N/A	N/A	Condition	N/A	N/A
Surface Treatment	N/A	N/A	Asbestos Type	NAD	N/A
Material Score	N/A			Risk	N/A

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	N/A	N/A	Likelihood of Disturbance	Location	N/A	N/A
	Secondary Activities	N/A			Accessibility	N/A	
					Extent/amount	N/A	
Human Exposure Potential	No of Occupants	N/A	N/A	Maintenance Activity	Type	N/A	N/A
	Frequency of Use	N/A			Frequency	N/A	
	Average time in Use	N/A					
Priority Score				Risk			



RISK ASSESSMENT	N/A	N/A
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Recommendation:	No action required
Comments:	

SURVEY RESULT SHEETS							
Building:	155 Centennial Drive, Taupo			Floor:	Ground Floor		
Location ID:	008			Location:	Workers house/garage		
Sample Number	S010			Approx Extent	6 m ²		
Item / Position	Shower wet wall linings			Material:	Cement Product		
MATERIAL ASSESSMENT							
Product Type	N/A		N/A		Condition	N/A	
Surface Treatment	N/A		N/A		Asbestos Type	NAD	
Material Score	N/A			Risk	N/A		
PRIORITY ASSESSMENT							
Occupant Activity	Main Type of Activity	N/A	N/A	Likelihood of Disturbance	Location	N/A	
	Secondary Activities	N/A			Accessibility	N/A	N/A
					Extent/amount	N/A	
Human Exposure Potential	No of Occupants	N/A	N/A	Maintenance Activity	Type	N/A	
	Frequency of Use	N/A			Frequency	N/A	
	Average time in Use	N/A					
Priority Score				Risk			
							
RISK ASSESSMENT	N/A		N/A				
Recommendation:	No action required						
Comments:							

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Ground Floor
Location ID:	008	Location:	Workers house/garage
Sample Number	S008	Approx Extent	3 m ²
Item / Position	Bathroom vinyl flooring	Material:	Vinyl Products

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Self-Sealed	0	Asbestos Type	Chrysotile	1
Material Score	3		Risk	Very Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	1	1	Likelihood of Disturbance	Location	2	
	Secondary Activities	1			Accessibility	1	
			Extent/amount		1		
Human Exposure Potential	No of Occupants	1	2	Maintenance Activity	Type	0	1
	Frequency of Use	3			Frequency	1	
	Average time in Use	0					
Priority Score	6			Risk	Low		



RISK ASSESSMENT	9 / 24	LOW
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Recommendation:	Label and monitor
Comments:	

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Ground Floor
Location ID:	008	Location:	Workers house/garage
Sample Number	S009	Approx Extent	1 m ²
Item / Position	Old potbelly flooring	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Medium damage	2
Surface Treatment	Sealed	1	Asbestos Type	Amosite	2
Material Score	6		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	1	1	Likelihood of Disturbance	Location	2
	Secondary Activities	1			Accessibility	2
Human Exposure Potential	No of Occupants	1	2		Extent/amount	0
	Frequency of Use	3		Maintenance Activity	Type	1
	Average time in Use	1			Frequency	1
Priority Score	6		Risk	Low		



RISK ASSESSMENT	12 / 24	LOW
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Recommendation:	Repair and seal
Comments:	

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Ground Floor
Location ID:	009	Location:	Office
Sample Number	S013	Approx Extent	5 no
Item / Position	Heater backing boards	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Sealed	1	Asbestos Type	Amosite	2
Material Score	5		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	1	1	Likelihood of Disturbance	Location	2	2
	Secondary Activities	1			Accessibility	1	
				Extent/amount	1		
Human Exposure Potential	No of Occupants	1	2	Maintenance Activity	Type	0	1
	Frequency of Use	3			Frequency	1	
	Average time in Use	1					
Priority Score	6		Risk	Low			



RISK ASSESSMENT

11 / 24

LOW

Recommendation: Label and maintain

Comments:

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Ground Floor
Location ID:	009	Location:	Office
Sample Number	SP	Approx Extent	1 no
Item / Position	Distribution board	Material:	Bituminous Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Self-Sealed	0	Asbestos Type	Crocidolite	3
Material Score	5		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	0	0	Likelihood of Disturbance	Location	2	
	Secondary Activities	0			Accessibility	1	
Human Exposure Potential	No of Occupants	1	1	Maintenance Activity	Type	0	1
	Frequency of Use	2			Frequency	1	
	Average time in Use	0					
Priority Score	3		Risk	Very Low			



RISK ASSESSMENT 8 / 24 **VERY LOW**

Recommendation: Do not disturb

Comments:

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Ground Floor
Location ID:	010	Location:	Cool store
Sample Number	SP	Approx Extent	1 no
Item / Position	Distribution board	Material:	Bituminous Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Self-Sealed	0	Asbestos Type	Crocidolite	3
Material Score	5		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	0	0	Likelihood of Disturbance	Location	2	1
	Secondary Activities	0			Accessibility	1	
				Extent/amount	0		
Human Exposure Potential	No of Occupants	1	1	Maintenance Activity	Type	0	1
	Frequency of Use	2			Frequency	1	
	Average time in Use	0					
Priority Score	3		Risk	Very Low			



RISK ASSESSMENT 8 / 24 VERY LOW

Recommendation: Do not disturb

Comments:

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Ground Floor
Location ID:	010	Location:	Cool store
Sample Number	X014	Approx Extent	140 m ²
Item / Position	Wall/Ceiling linings/Batons	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Sealed	1	Asbestos Type	Amosite	2
Material Score	5		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	1	1	Likelihood of Disturbance	Location	1	
	Secondary Activities	1			Accessibility	1	2
					Extent/amount	3	
Human Exposure Potential	No of Occupants	1	2	Maintenance Activity	Type	0	
	Frequency of Use	3			Frequency	1	1
	Average time in Use	1					
Priority Score	6			Risk	Low		



RISK ASSESSMENT 11 / 24 LOW

Recommendation: Label and maintain

Comments:

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Ground Floor
Location ID:	010	Location:	Cool store
Sample Number	S015	Approx Extent	60 m ²
Item / Position	Garden table tops	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Sealed	1	Asbestos Type	Crocidolite	3
Material Score	6		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	1	1	Likelihood of Disturbance	Location	2	
	Secondary Activities	1			Accessibility	1	2
			Extent/amount		3		
Human Exposure Potential	No of Occupants	1	2	Maintenance Activity	Type	0	
	Frequency of Use	3			Frequency	1	1
	Average time in Use	1					
Priority Score	6		Risk	Low			



RISK ASSESSMENT 12 / 24 LOW

Recommendation: Label and maintain

Comments:

SURVEY RESULT SHEETS

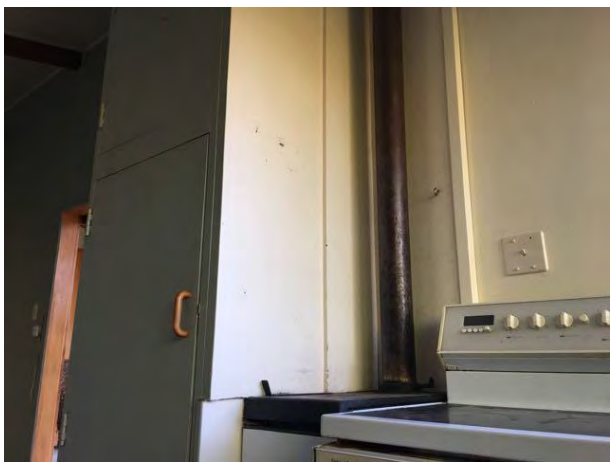
Building:	155 Centennial Drive, Taupo	Floor:	Ground Floor
Location ID:	012	Location:	Managers house
Sample Number	S022	Approx Extent	5 m ²
Item / Position	Potbelly wall linings	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	N/A	N/A	Condition	N/A	N/A
Surface Treatment	N/A	N/A	Asbestos Type	NAD	N/A
Material Score	N/A			Risk	N/A

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	N/A	N/A	Likelihood of Disturbance	Location	N/A	N/A
	Secondary Activities	N/A			Accessibility	N/A	
					Extent/amount	N/A	
Human Exposure Potential	No of Occupants	N/A	N/A	Maintenance Activity	Type	N/A	N/A
	Frequency of Use	N/A			Frequency	N/A	
	Average time in Use	N/A					
Priority Score				Risk			



RISK ASSESSMENT	N/A	N/A
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Recommendation:	No action required
Comments:	

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Ground Floor
Location ID:	012	Location:	Managers house
Sample Number	S021	Approx Extent	1 lin m
Item / Position	Potbelly flooring	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Sealed	1	Asbestos Type	Amosite	2
Material Score	5		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	0	0	Likelihood of Disturbance	Location	2		
	Secondary Activities	0			Accessibility	1		1
					Extent/amount	0		
Human Exposure Potential	No of Occupants	1	2	Maintenance Activity	Type	0	1	
	Frequency of Use	3			Frequency	1		
	Average time in Use	0						
Priority Score	4			Risk	Very Low			



RISK ASSESSMENT	9 / 24	LOW
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Recommendation:	Label and maintain
Comments:	

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Ground Floor
Location ID:	012	Location:	Managers house
Sample Number	S023	Approx Extent	1 no
Item / Position	Fireplace flue surround	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	N/A	N/A	Condition	N/A	N/A
Surface Treatment	N/A	N/A	Asbestos Type	NAD	N/A
Material Score	N/A		Risk	N/A	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	N/A	N/A	Likelihood of Disturbance	Location	N/A	N/A
	Secondary Activities	N/A			Accessibility	N/A	
					Extent/amount	N/A	
Human Exposure Potential	No of Occupants	N/A	N/A	Maintenance Activity	Type	N/A	N/A
	Frequency of Use	N/A			Frequency	N/A	
	Average time in Use	N/A					
Priority Score				Risk			



RISK ASSESSMENT	N/A	N/A
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Recommendation:	No action required
Comments:	

SURVEY RESULT SHEETS

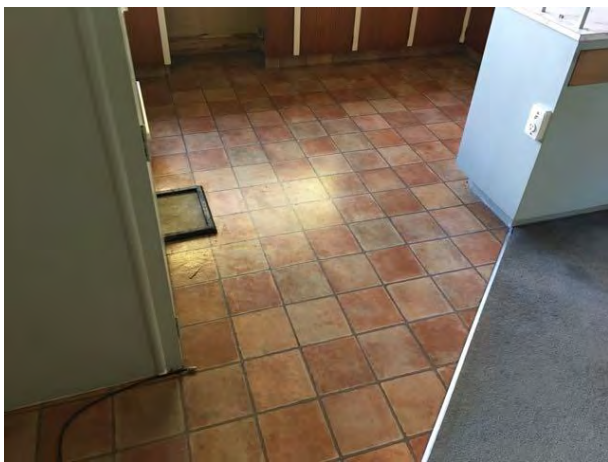
Building:	155 Centennial Drive, Taupo	Floor:	Ground Floor
Location ID:	012	Location:	Managers house
Sample Number	S020	Approx Extent	20 m ²
Item / Position	Vinyl flooring	Material:	Vinyl Products

MATERIAL ASSESSMENT

Product Type	N/A	N/A	Condition	N/A	N/A
Surface Treatment	N/A	N/A	Asbestos Type	NAD	N/A
Material Score	N/A			Risk	N/A

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	N/A	N/A	Likelihood of Disturbance	Location	N/A	N/A
	Secondary Activities	N/A			Accessibility	N/A	
					Extent/amount	N/A	
Human Exposure Potential	No of Occupants	N/A	N/A	Maintenance Activity	Type	N/A	N/A
	Frequency of Use	N/A			Frequency	N/A	
	Average time in Use	N/A					
Priority Score				Risk			



RISK ASSESSMENT	N/A	N/A
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Recommendation:	No action required
Comments:	

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Exterior
Location ID:	002	Location:	Workshop
Sample Number	SP	Approx Extent	1 no
Item / Position	Office distribution board	Material:	Bituminous Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Self-Sealed	0	Asbestos Type	Crocidolite	3
Material Score	5		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	0	0	Likelihood of Disturbance	Location	0	
	Secondary Activities	0			Accessibility	1	
Human Exposure Potential	No of Occupants	1	2	Maintenance Activity	Type	0	
	Frequency of Use	3			Frequency	1	
	Average time in Use	0					
Priority Score	4		Risk	Very Low			



RISK ASSESSMENT	9 / 24	LOW
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Recommendation:	Do not disturb
Comments:	

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Exterior
Location ID:	002	Location:	Workshop
Sample Number	PS001	Approx Extent	110 m ²
Item / Position	Profiled cladding	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	High damage	3
Surface Treatment	Sealed	1	Asbestos Type	Amosite	2
Material Score	7		Risk	Medium	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	1	1	Likelihood of Disturbance	Location	0	2
	Secondary Activities	1			Accessibility	1	
				Extent/amount	3		
Human Exposure Potential	No of Occupants	2	3	Maintenance Activity	Type	1	1
	Frequency of Use	3			Frequency	1	
	Average time in Use	2					
Priority Score	7		Risk	Medium			



RISK ASSESSMENT

14 / 24

MEDIUM

Recommendation: Repair and seal

Comments:

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Exterior
Location ID:	002	Location:	Workshop
Sample Number	S002	Approx Extent	1 m ²
Item / Position	Office canopy linings	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Sealed	1	Asbestos Type	Amosite	2
Material Score	5		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	0	0	Likelihood of Disturbance	Location	0	
	Secondary Activities	0			Accessibility	0	0
Human Exposure Potential	No of Occupants	2	2	Maintenance Activity	Type	0	
	Frequency of Use	3			Frequency	1	1
	Average time in Use	0					
Priority Score	3		Risk	Very Low			



RISK ASSESSMENT
8 / 24
VERY LOW

Recommendation: Label and maintain

Comments:

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Exterior
Location ID:	003	Location:	Hazchem shed
Sample Number	S005	Approx Extent	40 m ²
Item / Position	Cladding/Soffit/Canopy linings	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Medium damage	2
Surface Treatment	Sealed	1	Asbestos Type	Crocidolite	3
Material Score	7		Risk	Medium	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	0	0	Likelihood of Disturbance	Location	0		
	Secondary Activities	0			Accessibility	1		1
					Extent/amount	2		
Human Exposure Potential	No of Occupants	1	1	Maintenance Activity	Type	0	1	
	Frequency of Use	2			Frequency	1		
	Average time in Use	0						
Priority Score	3		Risk	Very Low				



RISK ASSESSMENT	10 / 24	LOW
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Recommendation:	Repair and seal
Comments:	

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Exterior
Location ID:	005	Location:	Media shed
Sample Number	X001	Approx Extent	25 m ²
Item / Position	Upper profiled cladding	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Sealed	1	Asbestos Type	Amosite	2
Material Score	5		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	0	0	Likelihood of Disturbance	Location	0		
	Secondary Activities	0			Accessibility	0		1
					Extent/amount	2		
Human Exposure Potential	No of Occupants	1	1	Maintenance Activity	Type	0	1	
	Frequency of Use	2			Frequency	1		
	Average time in Use	0						
Priority Score	3			Risk	Very Low			



RISK ASSESSMENT	8 / 24	VERY LOW
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Recommendation:	Label and maintain
Comments:	

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Exterior
Location ID:	006	Location:	Storage
Sample Number	S006	Approx Extent	28 lin m
Item / Position	Soffit/Canopy linings	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Sealed	1	Asbestos Type	Chrysotile	1
Material Score	4		Risk	Very Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	0	0	Likelihood of Disturbance	Location	0	
	Secondary Activities	0			Accessibility	0	1
Human Exposure Potential	No of Occupants	1	1	Maintenance Activity	Type	0	
	Frequency of Use	2			Frequency	1	1
	Average time in Use	0					
Priority Score	3		Risk	Very Low			



RISK ASSESSMENT	7 / 24	VERY LOW
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Recommendation:	Label and maintain
Comments:	

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Exterior
Location ID:	008	Location:	Workers house/garage
Sample Number	SP	Approx Extent	1 no
Item / Position	Distribution board	Material:	Bituminous Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Self-Sealed	0	Asbestos Type	Crocidolite	3
Material Score	5		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	0	0	Likelihood of Disturbance	Location	0	
	Secondary Activities	0			Accessibility	1	
Human Exposure Potential	No of Occupants	1	2	Maintenance Activity	Type	0	1
	Frequency of Use	3			Frequency	1	
	Average time in Use	0					
Priority Score	4		Risk	Very Low			



RISK ASSESSMENT	9 / 24	LOW
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Recommendation:	Do not disturb
Comments:	

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Exterior
Location ID:	008	Location:	Workers house/garage
Sample Number	S007	Approx Extent	60 lin m
Item / Position	Soffit/Canopy linings	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Sealed	1	Asbestos Type	Amosite	2
Material Score	5		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	0	0	Likelihood of Disturbance	Location	0	2
	Secondary Activities	0			Accessibility	1	
			Extent/amount	3			
Human Exposure Potential	No of Occupants	1	2	Maintenance Activity	Type	0	1
	Frequency of Use	3			Frequency	1	
	Average time in Use	1					
Priority Score	5		Risk	Low			


RISK ASSESSMENT
10 / 24
LOW
Recommendation: Label and maintain

Comments:

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Exterior
Location ID:	009	Location:	Office
Sample Number	S012	Approx Extent	3 lin m
Item / Position	Reception door header	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	N/A	N/A	Condition	N/A	N/A
Surface Treatment	N/A	N/A	Asbestos Type	NAD	N/A
Material Score	N/A			Risk	N/A

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	N/A	N/A	Likelihood of Disturbance	Location	N/A	N/A
	Secondary Activities	N/A			Accessibility	N/A	
					Extent/amount	N/A	
Human Exposure Potential	No of Occupants	N/A	N/A	Maintenance Activity	Type	N/A	N/A
	Frequency of Use	N/A			Frequency	N/A	
	Average time in Use	N/A					
Priority Score				Risk			



RISK ASSESSMENT	N/A	N/A
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Recommendation:	No action required
Comments:	

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Exterior
Location ID:	009	Location:	Office
Sample Number	S011	Approx Extent	50 lin m
Item / Position	Soffit/Canopy linings	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Sealed	1	Asbestos Type	Crocidolite	3
Material Score	6		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	1	1	Likelihood of Disturbance	Location	0	
	Secondary Activities	1			Accessibility	1	
Human Exposure Potential	No of Occupants	1	2		Extent/amount	2	
	Frequency of Use	3		Maintenance Activity	Type	0	1
	Average time in Use	0			Frequency	1	
Priority Score	5			Risk	Low		



RISK ASSESSMENT 11 / 24 LOW

Recommendation: Label and maintain

Comments:

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Exterior
Location ID:	009	Location:	Office
Sample Number	X001	Approx Extent	20 m ²
Item / Position	Entrance profiled cladding	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Sealed	1	Asbestos Type	Amosite	2
Material Score	5		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	1	1	Likelihood of Disturbance	Location	0	
	Secondary Activities	1			Accessibility	1	
Human Exposure Potential	No of Occupants	1	2		Maintenance Activity	Type	
	Frequency of Use	3		Frequency		1	
	Average time in Use	0		Priority Score	5		Risk



RISK ASSESSMENT 10 / 24 LOW

Recommendation: Label and maintain

Comments:

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Exterior
Location ID:	010	Location:	Cool store
Sample Number	S014	Approx Extent	120 m ²
Item / Position	Cladding/Batons	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Medium damage	2
Surface Treatment	Sealed	1	Asbestos Type	Amosite	2
Material Score	6		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	1	1	Likelihood of Disturbance	Location	0	
	Secondary Activities	1			Accessibility	1	2
			Extent/amount		3		
Human Exposure Potential	No of Occupants	1	2	Maintenance Activity	Type	0	
	Frequency of Use	3			Frequency	1	1
	Average time in Use	1					
Priority Score	6		Risk	Low			



RISK ASSESSMENT 12 / 24 LOW

Recommendation: Label and maintain

Comments:

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Exterior
Location ID:	012	Location:	Managers house
Sample Number	S018	Approx Extent	56 lin m
Item / Position	Soffit/Canopy linings	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Sealed	1	Asbestos Type	Chrysotile	1
Material Score	4		Risk	Very Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	1	1	Likelihood of Disturbance	Location	0	
	Secondary Activities	1			Accessibility	1	2
			Extent/amount		3		
Human Exposure Potential	No of Occupants	1	2	Maintenance Activity	Type	0	
	Frequency of Use	3			Frequency	1	1
	Average time in Use	0					
Priority Score	6		Risk	Low			



RISK ASSESSMENT	10 / 24	LOW
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Recommendation:	Label and maintain
Comments:	

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Exterior
Location ID:	012	Location:	Managers house
Sample Number	S019	Approx Extent	8 m ²
Item / Position	Front entrance cladding	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Sealed	1	Asbestos Type	Chrysotile	1
Material Score	4		Risk	Very Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	1	1	Likelihood of Disturbance	Location	0	
	Secondary Activities	1			Accessibility	1	
Human Exposure Potential	No of Occupants	1	2		Maintenance Activity	Type	
	Frequency of Use	3		Frequency		1	
	Average time in Use	0					
Priority Score	5			Risk	Low		



RISK ASSESSMENT 9 / 24 **LOW**

Recommendation: Label and maintain

Comments:

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Exterior
Location ID:	012	Location:	Managers house
Sample Number	X001	Approx Extent	10 m ²
Item / Position	Gable end	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Sealed	1	Asbestos Type	Amosite	2
Material Score	5		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	1	1	Likelihood of Disturbance	Location	0	
	Secondary Activities	1			Accessibility	0	
Human Exposure Potential	No of Occupants	1	2		Extent/amount	2	
	Frequency of Use	3		Maintenance Activity	Type	0	1
	Average time in Use	0			Frequency	1	
Priority Score	5		Risk	Low			



RISK ASSESSMENT	10 / 24	LOW
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Recommendation:	Label and maintain
Comments:	

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Exterior
Location ID:	012	Location:	Managers house
Sample Number	S016	Approx Extent	12 m ²
Item / Position	Rear entrance cladding	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Sealed	1	Asbestos Type	Chrysotile	1
Material Score	4		Risk	Very Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	1	1	Likelihood of Disturbance	Location	0	
	Secondary Activities	1			Accessibility	1	
Human Exposure Potential	No of Occupants	1	2		Extent/amount	2	
	Frequency of Use	3		Maintenance Activity	Type	0	1
	Average time in Use	0			Frequency	1	
Priority Score	5			Risk	Low		



RISK ASSESSMENT 9 / 24 **LOW**

Recommendation: Label and maintain

Comments:

SURVEY RESULT SHEETS

Building:	155 Centennial Drive, Taupo	Floor:	Exterior
Location ID:	012	Location:	Managers house
Sample Number	S017	Approx Extent	8 m ²
Item / Position	Front & rear entrance decking	Material:	Cement Product

MATERIAL ASSESSMENT

Product Type	Asbestos reinforced composites etc.	1	Condition	Low damage	1
Surface Treatment	Sealed	1	Asbestos Type	Crocidolite	3
Material Score	6		Risk	Low	

PRIORITY ASSESSMENT

Occupant Activity	Main Type of Activity	1	1	Likelihood of Disturbance	Location	0	
	Secondary Activities	1			Accessibility	1	
Human Exposure Potential	No of Occupants	1	2		Maintenance Activity	Type	
	Frequency of Use	3		Frequency		1	
	Average time in Use	0					
Priority Score	5			Risk	Low		



RISK ASSESSMENT	11 / 24	LOW
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Recommendation:	Label and maintain
Comments:	

APPENDIX 3: ASBESTOS REGISTER

155 Centennial Drive, Taupo										
Floor	Area / Room	Material	Approx Extent or M ²	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Priority Score	Risk Score
Exterior	002 - Workshop	Office distribution board - Bituminous Product	1 no	Low damage	Non-friable composite asbestos/encapsulated cement	SP	Crocidolite	5	4	9 / 24 Low
Recommended Action	Do not disturb									
Ground Floor	002 - Workshop	Distribution board - Bituminous Product	1 no	Low damage	Non-friable composite asbestos/encapsulated cement	SP	Crocidolite	5	4	9 / 24 Low
Recommended Action	Do not disturb									
Exterior	002 - Workshop	Profiled cladding - Cement Product	110 m ²	High damage	Enclosed sprays/lagging/board or bare cement	PS001	Amosite	7	7	14 / 24 Medium
Recommended Action	Repair and seal									
Ground Floor	002 - Workshop	Wall linings - Cement Product	6 lin m	Low damage	Enclosed sprays/lagging/board or bare cement	S003	Amosite	5	6	11 / 24 Low
Recommended Action	Label and maintain									
Exterior	002 - Workshop	Office canopy linings - Cement Product	1 m ²	Low damage	Enclosed sprays/lagging/board or bare cement	S002	Amosite	5	3	8 / 24 Very Low
Recommended Action	Label and maintain									
Exterior	003 - Hazchem shed	Cladding/Soffit/Canopy linings - Cement Product	40 m ²	Medium damage	Enclosed sprays/lagging/board or bare cement	S005	Crocidolite	7	3	10 / 24 Low

155 Centennial Drive, Taupo										
Floor	Area / Room	Material	Approx Extent or M ²	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Priority Score	Risk Score
Recommended Action	Repair and seal									
Exterior	005 - Media shed	Upper profiled cladding - Cement Product	25 m ²	Low damage	Enclosed sprays/lagging/board or bare cement	X001	Amosite	5	3	8 / 24 Very Low
Recommended Action	Label and maintain									
Exterior	006 - Storage	Soffit/Canopy linings - Cement Product	28 lin m	Low damage	Enclosed sprays/lagging/board or bare cement	S006	Chrysotile	4	3	7 / 24 Very Low
Recommended Action	Label and maintain									
Exterior	008 - Workers house/garage	Distribution board - Bituminous Product	1 no	Low damage	Non-friable composite asbestos/encapsulated cement	SP	Crocidolite	5	4	9 / 24 Low
Recommended Action	Do not disturb									
Exterior	008 - Workers house/garage	Soffit/Canopy linings - Cement Product	60 lin m	Low damage	Enclosed sprays/lagging/board or bare cement	S007	Amosite	5	5	10 / 24 Low
Recommended Action	Label and maintain									
Ground Floor	008 - Workers house/garage	Bathroom vinyl flooring - Vinyl Products	3 m ²	Low damage	Non-friable composite asbestos/encapsulated cement	S008	Chrysotile	3	6	9 / 24 Low
Recommended Action	Label and monitor									

155 Centennial Drive, Taupo										
Floor	Area / Room	Material	Approx Extent or M ²	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Priority Score	Risk Score
Ground Floor	008 - Workers house/garage	Old potbelly flooring - Cement Product	1 m ²	Medium damage	Enclosed sprays/lagging/board or bare cement	S009	Amosite	6	6	12 / 24 Low
Recommended Action	Repair and seal									
Exterior	009 - Office	Soffit/Canopy linings - Cement Product	50 lin m	Low damage	Enclosed sprays/lagging/board or bare cement	S011	Crocidolite	6	5	11 / 24 Low
Recommended Action	Label and maintain									
Ground Floor	009 - Office	Heater backing boards - Cement Product	5 no	Low damage	Enclosed sprays/lagging/board or bare cement	S013	Amosite	5	6	11 / 24 Low
Recommended Action	Label and maintain									
Ground Floor	009 - Office	Distribution board - Bituminous Product	1 no	Low damage	Non-friable composite asbestos/encapsulated cement	SP	Crocidolite	5	3	8 / 24 Very Low
Recommended Action	Do not disturb									
Exterior	009 - Office	Entrance profiled cladding - Cement Product	20 m ²	Low damage	Enclosed sprays/lagging/board or bare cement	X001	Amosite	5	5	10 / 24 Low
Recommended Action	Label and maintain									
Ground Floor	010 - Cool store	Distribution board - Bituminous Product	1 no	Low damage	Non-friable composite asbestos/encapsulated cement	SP	Crocidolite	5	3	8 / 24 Very Low

155 Centennial Drive, Taupo										
Floor	Area / Room	Material	Approx Extent or M ²	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Priority Score	Risk Score
Recommended Action	Do not disturb									
Exterior	010 - Cool store	Cladding/Batons - Cement Product	120 m ²	Medium damage	Enclosed sprays/lagging/board or bare cement	S014	Amosite	6	6	12 / 24 Low
Recommended Action	Label and maintain									
Ground Floor	010 - Cool store	Wall/Ceiling linings/Batons - Cement Product	140 m ²	Low damage	Enclosed sprays/lagging/board or bare cement	X014	Amosite	5	6	11 / 24 Low
Recommended Action	Label and maintain									
Ground Floor	010 - Cool store	Garden table tops - Cement Product	60 m ²	Low damage	Enclosed sprays/lagging/board or bare cement	S015	Crocidolite	6	6	12 / 24 Low
Recommended Action	Label and maintain									
Exterior	012 - Managers house	Soffit/Canopy linings - Cement Product	56 lin m	Low damage	Enclosed sprays/lagging/board or bare cement	S018	Chrysotile	4	6	10 / 24 Low
Recommended Action	Label and maintain									
Exterior	012 - Managers house	Front entrance cladding - Cement Product	8 m ²	Low damage	Enclosed sprays/lagging/board or bare cement	S019	Chrysotile	4	5	9 / 24 Low
Recommended Action	Label and maintain									

155 Centennial Drive, Taupo										
Floor	Area / Room	Material	Approx Extent or M ²	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Priority Score	Risk Score
Ground Floor	012 - Managers house	Potbelly flooring - Cement Product	1 lin m	Low damage	Enclosed sprays/lagging/board or bare cement	S021	Amosite	5	4	9 / 24 Low
Recommended Action	Label and maintain									
Exterior	012 - Managers house	Gable end - Cement Product	10 m ²	Low damage	Enclosed sprays/lagging/board or bare cement	X001	Amosite	5	5	10 / 24 Low
Recommended Action	Label and maintain									
Exterior	012 - Managers house	Rear entrance cladding - Cement Product	12 m ²	Low damage	Enclosed sprays/lagging/board or bare cement	S016	Chrysotile	4	5	9 / 24 Low
Recommended Action	Label and maintain									
Exterior	012 - Managers house	Front & rear entrance decking - Cement Product	8 m ²	Low damage	Enclosed sprays/lagging/board or bare cement	S017	Crocidolite	6	5	11 / 24 Low
Recommended Action	Label and maintain									

APPENDIX 4: NON-ASBESTOS REGISTER

Building	Floor	Area / Room	Material	Approx Extent or M ²	Sample Number
155 Centennial Drive, Taupo	Ground Floor	001 - Fire store	Ceiling linings - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	001 - Fire store	Wall linings - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	001 - Fire store	Floor coverings - Carpeted / carpet tiled		No asbestos
155 Centennial Drive, Taupo	Ground Floor	001 - Fire store	Floor - Concrete		No asbestos
155 Centennial Drive, Taupo	Ground Floor	001 - Fire store	Framing - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	002 - Workshop	Floor - Concrete		No asbestos
155 Centennial Drive, Taupo	Ground Floor	002 - Workshop	Flooring - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	002 - Workshop	Ceiling linings - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	002 - Workshop	Framing - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	002 - Workshop	Wall linings - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	002 - Workshop	Floor coverings - Linoleum covered		No asbestos
155 Centennial Drive, Taupo	Ground Floor	002 - Workshop	Roofing paper		No asbestos
155 Centennial Drive, Taupo	Ground Floor	003 - Hazchem shed	Framing - Timber		No asbestos

Building	Floor	Area / Room	Material	Approx Extent or M ²	Sample Number
155 Centennial Drive, Taupo	Ground Floor	003 - Hazchem shed	Flooring - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	003 - Hazchem shed	Roofing paper		No asbestos
155 Centennial Drive, Taupo	Ground Floor	004 - Potting shed	Flooring - Concrete		No asbestos
155 Centennial Drive, Taupo	Ground Floor	004 - Potting shed	Roofing paper		No asbestos
155 Centennial Drive, Taupo	Ground Floor	004 - Potting shed	Distribution board		No asbestos
155 Centennial Drive, Taupo	Ground Floor	004 - Potting shed	Framing - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	006 - Storage	Roofing paper		No asbestos
155 Centennial Drive, Taupo	Ground Floor	006 - Storage	Framing - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	006 - Storage	Wall linings - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	006 - Storage	Flooring - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	008 - Workers house/garage	Wall linings - Plaster Board		No asbestos
155 Centennial Drive, Taupo	Ground Floor	008 - Workers house/garage	Floor - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	008 - Workers house/garage	Floor coverings - Carpeted / carpet tiled		No asbestos

Building	Floor	Area / Room	Material	Approx Extent or M ²	Sample Number
155 Centennial Drive, Taupo	Ground Floor	008 - Workers house/garage	Floor coverings - Linoleum covered		No asbestos
155 Centennial Drive, Taupo	Ground Floor	008 - Workers house/garage	Ceiling void		No asbestos
155 Centennial Drive, Taupo	Ground Floor	008 - Workers house/garage	Ceiling tiles		No asbestos
155 Centennial Drive, Taupo	Ground Floor	008 - Workers house/garage	Ceiling linings - Plaster Board		No asbestos
155 Centennial Drive, Taupo	Ground Floor	009 - Office	Floor - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	009 - Office	Floor coverings - Carpeted / carpet tiled		No asbestos
155 Centennial Drive, Taupo	Ground Floor	009 - Office	Ceiling linings		No asbestos
155 Centennial Drive, Taupo	Ground Floor	009 - Office	Wall linings - Plaster Board		No asbestos
155 Centennial Drive, Taupo	Ground Floor	009 - Office	Wall linings - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	009 - Office	Floor coverings - Linoleum covered		No asbestos
155 Centennial Drive, Taupo	Ground Floor	009 - Office	Ceiling void		No asbestos
155 Centennial Drive, Taupo	Ground Floor	010 - Cool store	Chiller - Metal		No asbestos
155 Centennial Drive, Taupo	Ground Floor	010 - Cool store	Roofing paper		No asbestos

Building	Floor	Area / Room	Material	Approx Extent or M ²	Sample Number
155 Centennial Drive, Taupo	Ground Floor	010 - Cool store	Framing - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	010 - Cool store	Floor - Concrete		No asbestos
155 Centennial Drive, Taupo	Ground Floor	011 - Kiosks	Flooring - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	011 - Kiosks	Distribution board		No asbestos
155 Centennial Drive, Taupo	Ground Floor	011 - Kiosks	Framing - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	011 - Kiosks	Wall linings - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	011 - Kiosks	Ceiling linings - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	012 - Managers house	Floor - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	012 - Managers house	Wet wall linings - Timber		No asbestos
155 Centennial Drive, Taupo	Ground Floor	012 - Managers house	Ceiling void		No asbestos
155 Centennial Drive, Taupo	Ground Floor	012 - Managers house	Ceiling linings		No asbestos
155 Centennial Drive, Taupo	Ground Floor	012 - Managers house	Floor coverings - Carpeted / carpet tiled		No asbestos
155 Centennial Drive, Taupo	Ground Floor	012 - Managers house	Wall linings - Plaster Board		No asbestos

Building	Floor	Area / Room	Material	Approx Extent or M ²	Sample Number
155 Centennial Drive, Taupo	Ground Floor	012 - Managers house	Wall linings - Timber		No asbestos
155 Centennial Drive, Taupo	Basement	012 - Managers house garage	Floor - Concrete		No asbestos
155 Centennial Drive, Taupo	Basement	012 - Managers house garage	Walls - Brick / Block		No asbestos
155 Centennial Drive, Taupo	Exterior	001 - Fire store	Roofing - Metal		No asbestos
155 Centennial Drive, Taupo	Exterior	001 - Fire store	Rainwater system - Plastic/Metal Rainwater Goods		No asbestos
155 Centennial Drive, Taupo	Exterior	001 - Fire store	Fascia - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	001 - Fire store	Cladding - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	001 - Fire store	Cladding - Metal		No asbestos
155 Centennial Drive, Taupo	Exterior	001 - Fire store	Lean to - Metal		No asbestos
155 Centennial Drive, Taupo	Exterior	002 - Workshop	Soffit - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	002 - Workshop	Decking - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	002 - Workshop	Fascia - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	002 - Workshop	Roofing - Metal		No asbestos

Building	Floor	Area / Room	Material	Approx Extent or M ²	Sample Number
155 Centennial Drive, Taupo	Exterior	002 - Workshop	Rainwater system - Plastic/Metal Rainwater Goods		No asbestos
155 Centennial Drive, Taupo	Exterior	002 - Workshop	Walls - Brick / Block		No asbestos
155 Centennial Drive, Taupo	Exterior	002 - Workshop	Cladding - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	002 - Workshop	Cladding - Metal		No asbestos
155 Centennial Drive, Taupo	Exterior	003 - Hazchem shed	Fascia - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	003 - Hazchem shed	Roofing - Metal		No asbestos
155 Centennial Drive, Taupo	Exterior	003 - Hazchem shed	Decking - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	004 - Potting shed	Roofing - Metal		No asbestos
155 Centennial Drive, Taupo	Exterior	004 - Potting shed	Lean to - Metal		No asbestos
155 Centennial Drive, Taupo	Exterior	004 - Potting shed	Cladding - Metal		No asbestos
155 Centennial Drive, Taupo	Exterior	004 - Potting shed	Soffit - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	004 - Potting shed	Rainwater system - Plastic/Metal Rainwater Goods		No asbestos
155 Centennial Drive, Taupo	Exterior	004 - Potting shed	Fascia - Timber		No asbestos

Building	Floor	Area / Room	Material	Approx Extent or M ²	Sample Number
155 Centennial Drive, Taupo	Exterior	005 - Media	Walls - Brick / Block		No asbestos
155 Centennial Drive, Taupo	Exterior	005 - Media	Framing - Metal		No asbestos
155 Centennial Drive, Taupo	Exterior	005 - Media	Framing - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	005 - Media	Cladding - Metal		No asbestos
155 Centennial Drive, Taupo	Exterior	005 - Media	Roofing - Metal		No asbestos
155 Centennial Drive, Taupo	Exterior	005 - Media	Flooring - Concrete		No asbestos
155 Centennial Drive, Taupo	Exterior	006 - Storage	Decking - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	006 - Storage	Roofing - Metal		No asbestos
155 Centennial Drive, Taupo	Exterior	006 - Storage	Fascia - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	006 - Storage	Rainwater system - Plastic/Metal Rainwater Goods		No asbestos
155 Centennial Drive, Taupo	Exterior	006 - Storage	Gable ends - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	006 - Storage	Cladding - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	007 - Flammable liquids shed	Roofing - Metal		No asbestos

Building	Floor	Area / Room	Material	Approx Extent or M ²	Sample Number
155 Centennial Drive, Taupo	Exterior	007 - Flammable liquids shed	Cladding - Metal		No asbestos
155 Centennial Drive, Taupo	Exterior	007 - Flammable liquids shed	Framing - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	007 - Flammable liquids shed	Flooring - Concrete		No asbestos
155 Centennial Drive, Taupo	Exterior	008 - Workers house/garage	Decking - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	008 - Workers house/garage	Roofing - Metal		No asbestos
155 Centennial Drive, Taupo	Exterior	008 - Workers house/garage	Cladding - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	008 - Workers house/garage	Fascia - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	008 - Workers house/garage	Rainwater system - Plastic/Metal Rainwater Goods		No asbestos
155 Centennial Drive, Taupo	Exterior	008 - Workers house/garage	Baseboards - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	009 - Office	Fascia - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	009 - Office	Base - Brick		No asbestos
155 Centennial Drive, Taupo	Exterior	009 - Office	Decking - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	009 - Office	Rainwater system - Plastic/Metal Rainwater Goods		No asbestos

Building	Floor	Area / Room	Material	Approx Extent or M ²	Sample Number
155 Centennial Drive, Taupo	Exterior	009 - Office	Cladding - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	009 - Office	Roofing - Metal		No asbestos
155 Centennial Drive, Taupo	Exterior	010 - Cool store	Walls - Brick / Block		No asbestos
155 Centennial Drive, Taupo	Exterior	010 - Cool store	Fascia - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	010 - Cool store	Roofing - Metal		No asbestos
155 Centennial Drive, Taupo	Exterior	010 - Cool store	Rainwater system - Plastic/Metal Rainwater Goods		No asbestos
155 Centennial Drive, Taupo	Exterior	011 - Kiosks	Cladding - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	011 - Kiosks	Roofing - Metal		No asbestos
155 Centennial Drive, Taupo	Exterior	011 - Kiosks	Decking - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	011 - Kiosks	Fascia - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	011 - Kiosks	Rainwater system - Plastic/Metal Rainwater Goods		No asbestos
155 Centennial Drive, Taupo	Exterior	012 - Managers house	Cladding - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	012 - Managers house	Roofing - Metal		No asbestos

Building	Floor	Area / Room	Material	Approx Extent or M ²	Sample Number
155 Centennial Drive, Taupo	Exterior	012 - Managers house	Fascia - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	012 - Managers house	Distribution board		No asbestos
155 Centennial Drive, Taupo	Exterior	012 - Managers house	Decking - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	012 - Managers house	Window infills - Timber		No asbestos
155 Centennial Drive, Taupo	Exterior	012 - Managers house	Walls - Brick / Block		No asbestos
155 Centennial Drive, Taupo	Exterior	012 - Managers house	Rainwater system - Plastic/Metal Rainwater Goods		No asbestos
155 Centennial Drive, Taupo	Ground Floor	002 - Workshop	Toilet wall linings/loose boards - Cement Product	15 m ²	S004
155 Centennial Drive, Taupo	Ground Floor	008 - Workers house/garage	Shower wet wall linings - Cement Product	6 m ²	S010
155 Centennial Drive, Taupo	Exterior	009 - Office	Reception door header - Cement Product	3 lin m	S012
155 Centennial Drive, Taupo	Ground Floor	012 - Managers house	Vinyl flooring - Vinyl Products	20 m ²	S020
155 Centennial Drive, Taupo	Ground Floor	012 - Managers house	Potbelly wall linings - Cement Product	5 m ²	S022
155 Centennial Drive, Taupo	Ground Floor	012 - Managers house	Fireplace flue surround - Cement Product	1 no	S023

APPENDIX 5: CERTIFICATES FROM SAMPLE ANALYSIS



**DOWDELL
& ASSOCIATES LTD**

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ASBESTOS IDENTIFICATION CERTIFICATE

Job Number: 19-061948 Certificate Issue Date: 29-May-19

Date Received: 29/05/2019
No of Samples: 22

Sampled By: Client
Obtained: Submitted by client

Date Analysed: 29/05/2019
Analyst: [REDACTED]
Method: AS 4964 (2004) Method for the Qualitative Identification of Asbestos in Bulk Samples

Client: Asbestos Risk Management Ltd
Client Address: PO Box 20207, Te Rapa, Hamilton

Client Ref No: [REDACTED]
Contact: [REDACTED]
Site Address: 155 Centennial Drive, Rotokawa, Taupo 3378

Samples are analysed in accordance with AS 4964 (2004) Method for the Qualitative Identification of Asbestos in Bulk Samples. This method includes:

- Low Powered Stereomicroscopy
- Polarised Light Microscopy
- Dispersion Staining

Trace analysis is performed on homogenous and non-homogenous samples as required in the above method.
Detection Limit: 0.1g/kg.

The results in this certificate relate only to the samples as received. Dowdell and Associates Ltd cannot be held responsible for sampling errors where samples have been submitted by external clients.

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



Analyst: [REDACTED]	Name: [REDACTED]
Approved By: [REDACTED]	KTP: [REDACTED]



DOWDELL
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19-061948 Results

Laboratory Reference	Site Location / Client Description	Sample size as received	Sample Material type	Sample Weight Analysed	Result	
					Analysis	Comments
209319	S002. Workshop office canopy linings - Fibre cement	1g	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
209320	S003. Workshop wall linings - Fibre cement	<1g	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
209321	S004. Workshop toilet wall linings / loose boards - Fibre cement	<1g	Cement	As received	No Asbestos detected	Organic fibres present
209322	S005. Hazchem shed cladding / soffit / canopy lining - Fibre cement	<1g	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos) Crocidolite (Blue Asbestos)	n/a
209323	S006. Storage soffit / canopy linings - Fibre cement	<1g	Cement	As received	Chrysotile (White Asbestos)	Organic fibres present
209324	S007. Workers house soffit / canopy linings - Fibre cement	<1g	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
209325	S008. Workers house bathroom vinyl flooring - Vinyl	<1g	Vinyl	As received	Chrysotile (White Asbestos)	Chrysotile found in vinyl backing
209326	S009. Workers house old potbelly flooring - Fibre cement	5g	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
209327	S010. Workers house shower wet wall linings - Fibre cement	<1g	Cement	As received	No Asbestos detected	Organic fibres present



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19-061948 Results

Laboratory Reference	Site Location / Client Description	Sample size as received	Sample Material type	Sample Weight Analysed	Result	
					Analysis	Comments
209328	S011. Office soffit / canopy linings - Fibre cement	<1g	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos) Crocidolite (Blue Asbestos)	n/a
209329	S012. Office reception door header - Fibre cement	<1g	Cement	As received	No Asbestos detected	Organic fibres present
209330	S013. Office heater backing boards - Fibre cement	<1g	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
209331	S014. Cool store cladding / batons - Fibre cement	4g	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
209332	S015. Cool store garden table tops - Fibre cement	<1g	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos) Crocidolite (Blue Asbestos)	n/a
209333	S016. Managers house rear entrance cladding - Fibre cement	<1g	Cement	As received	Chrysotile (White Asbestos)	n/a
209334	S017. Managers house front & rear entrance decking - Fibre cement	2g	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos) Crocidolite (Blue Asbestos)	n/a
209335	S018. Managers house soffit / canopy linings - Fibre cement	<1g	Cement	As received	Chrysotile (White Asbestos)	n/a



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19-061948 Results

Laboratory Reference	Site Location / Client Description	Sample size as received	Sample Material type	Sample Weight Analysed	Result	
					Analysis	Comments
209336	S019. Managers house front entrance cladding - Fibre cement	<1g	Cement	As received	Chrysotile (White Asbestos)	n/a
209337	S020 Managers house vinyl flooring - Vinyl	<1g	Vinyl	As received	No Asbestos detected	Synthetic mineral fibres present
209338	S021. Managers house potbelly flooring - Fibre cement	<1g	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
209339	S022. Managers house potbelly wall linings - Fibre cement	<1g	Cement	As received	No Asbestos detected	Organic fibres present
209340	S023. Managers house fireplace flue surround - Plaster	<1g	Plaster	As received	No Asbestos detected	n/a



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ASBESTOS IDENTIFICATION CERTIFICATE

Job Number: 19-061360 Certificate Issue Date: 13-May-19

Date Received: 13/05/2019
No of Samples: 3

Sampled By: Client
Obtained: Submitted by client

Date Analysed: 13/05/2019
Analyst: [REDACTED]
Method: AS 4964 (2004) Method for the Qualitative Identification of Asbestos in Bulk Samples

Client: Asbestos Eliminators Ltd
Client Address: 61A Hilton Road, Rotorua

Client Ref No: [REDACTED]
Contact: [REDACTED]
Site Address: 155 Centennial Drive, Rotokawa, Taupo 3378

Samples are analysed in accordance with *AS 4964 (2004) Method for the Qualitative Identification of Asbestos in Bulk Samples*. This method includes:

- Low Powered Stereomicroscopy
- Polarised Light Microscopy
- Dispersion Staining

Trace analysis is performed on homogenous and non-homogenous samples as required in the above method.
Detection Limit: 0.1g/kg.

The results in this certificate relate only to the samples as received. Dowdell and Associates Ltd cannot be held responsible for sampling errors where samples have been submitted by external clients.

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



Analyst: [REDACTED]	Name: [REDACTED]
Approved By: [REDACTED]	KTP: [REDACTED]



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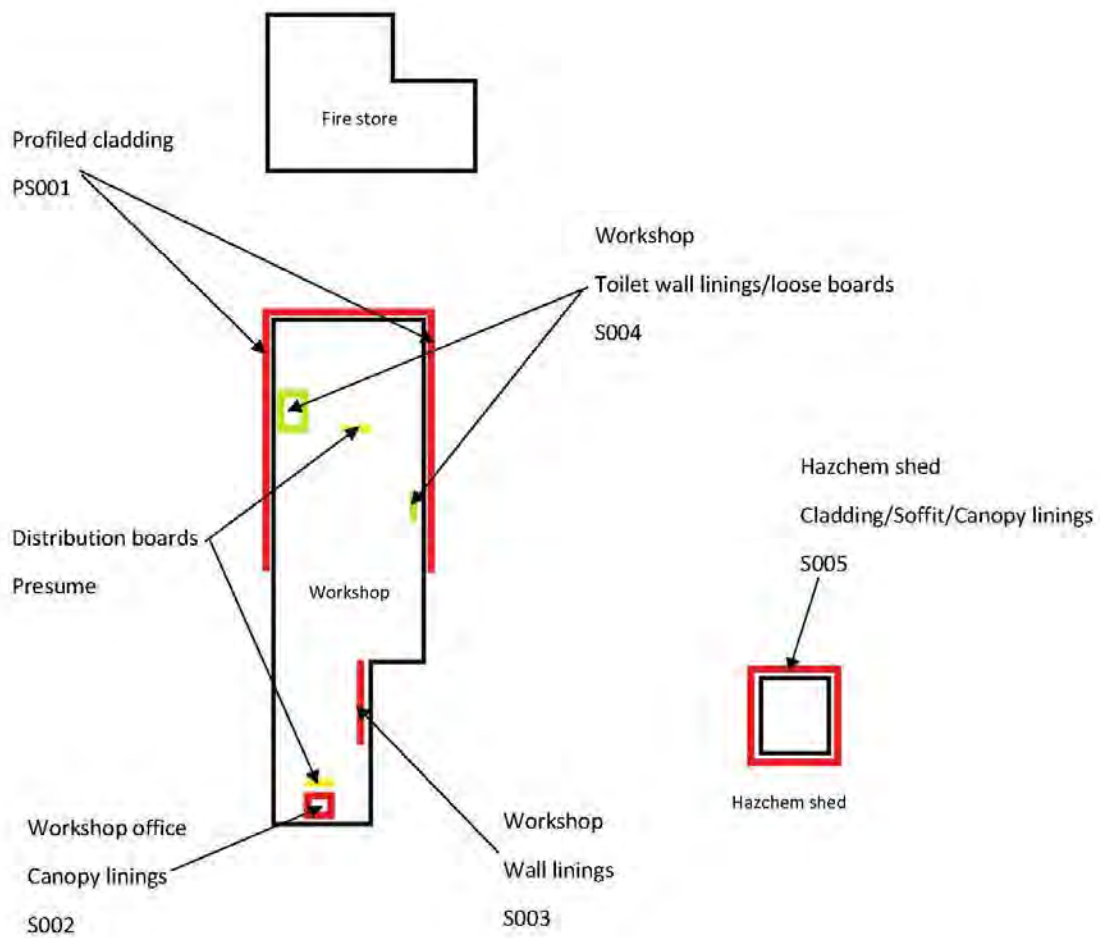


19-061360 Results

Laboratory Reference	Site Location / Client Description	Sample size as received	Sample Material type	Sample Weight Analysed	Result	
					Analysis	Comments
207692	Sample 1	6g	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
207693	Sample 2	1g	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a
207694	Sample 3	1g	Cement	As received	Chrysotile (White Asbestos) Amosite (Brown Asbestos)	n/a

APPENDIX 6: SITE PLANS/DRAWINGS

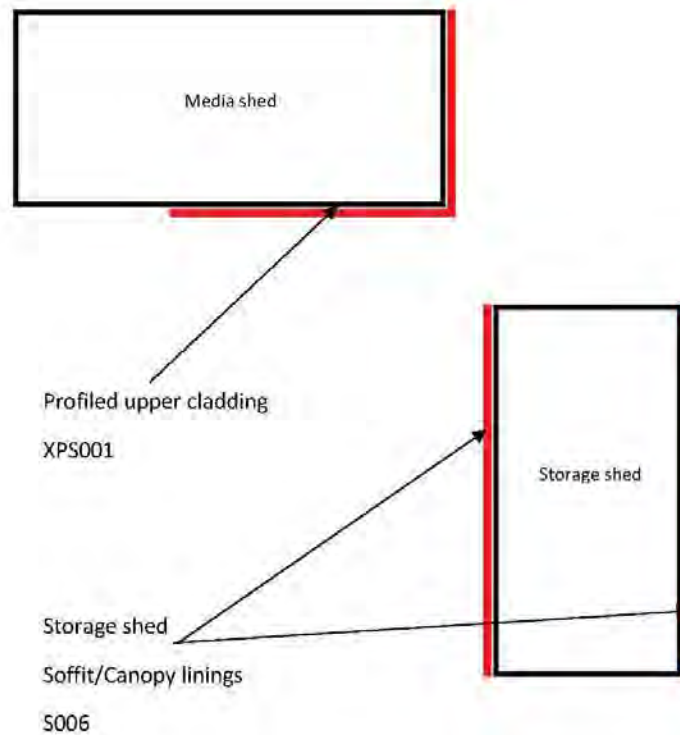
155 CENTENNIAL DRIVE, TAUPO






- Asbestos detected
- No Asbestos detected
- Presumed Asbestos present

Measurements are approximate, this plan is for illustrative purposes only and is not an exact representation of the property.

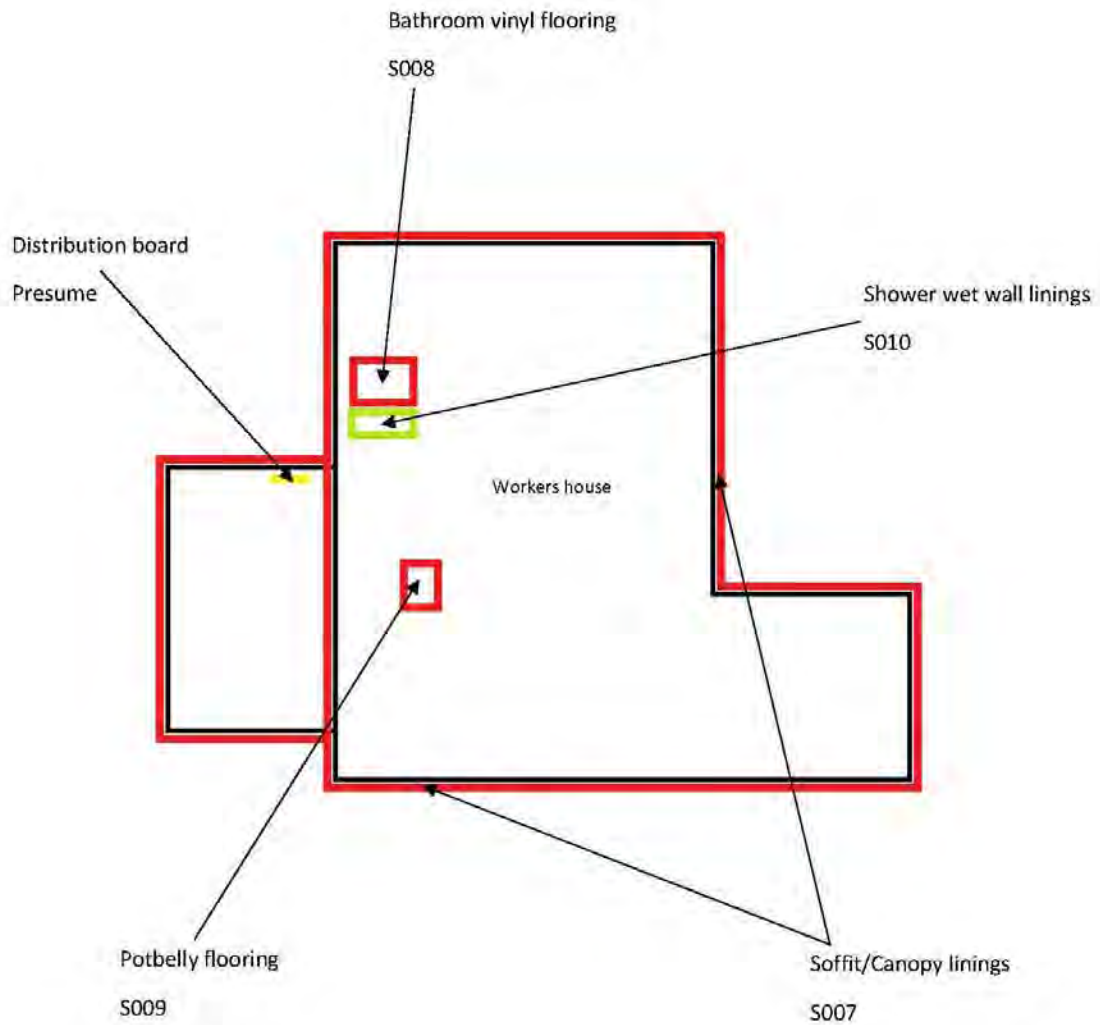
155 CENTENNIAL DRIVE, TAUPO



-  Asbestos detected
-  No Asbestos detected
-  Presumed Asbestos present

Measurements are approximate, this plan is for illustrative purposes only and is not an exact representation of the property.

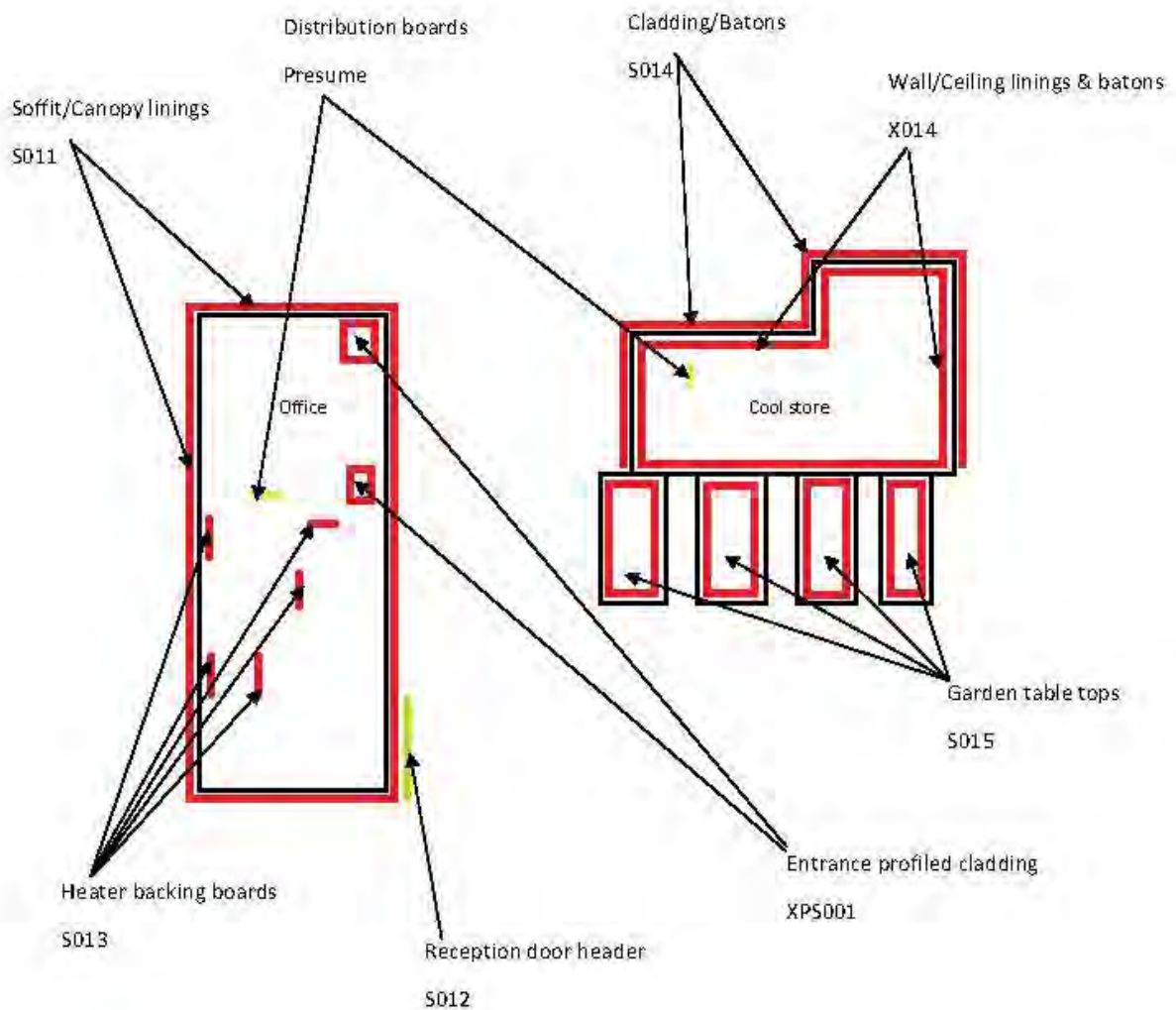
155 CENTENNIAL DRIVE, TAUPO



- Asbestos detected
- No Asbestos detected
- Presumed Asbestos present

Measurements are approximate, this plan is for illustrative purposes only and is not an exact representation of the property.

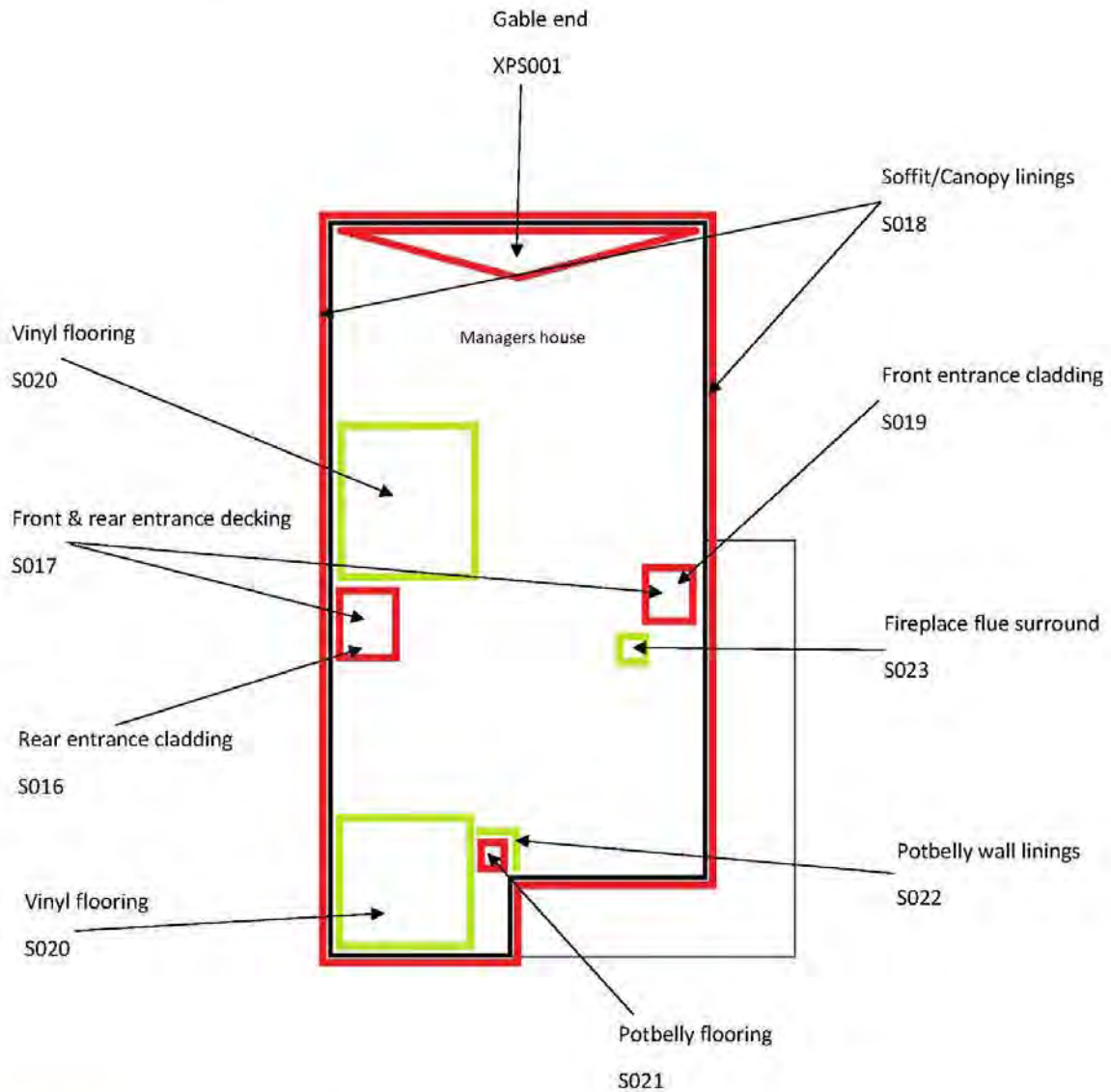
155 CENTENNIAL DRIVE, TAUPO



- Asbestos detected
- No Asbestos detected
- Presumed Asbestos present

Measurements are approximate, this plan is for illustrative purposes only and is not an exact representation of the property.

155 CENTENNIAL DRIVE, TAUPO



- Asbestos detected
- No Asbestos detected
- Presumed Asbestos present

Measurements are approximate, this plan is for illustrative purposes only and is not an exact representation of the property.

From: [Wikitoria Blandina Diamond](#)
To: [Anita Porima](#); [Lisa Loughlin](#)
Subject: He Tipu - Nature of Business
Date: Monday, 12 September 2022 11:02:58 am

Kia ora Anita and Lisa

Apologies for the delay in this info - super busy as usual

Could I ask you to send this through our concessions team contact as the updated summary of 'Nature of the Business'

The nature of He Tipu business will have an environmental and social business focus including:

- Native Plant Nursery
- Food gardens and orchards
- Workforce training centre
- A base for work-force groups

Ngā mihi nui, nā

[REDACTED]
*Contractor and Consultant
Tūwharetoa Settlement Trust and Te Pae o Waimihia*

*Nō Taupō-nui-a-Tia taku kainga | Ko Ngāti Tūwharetoa me Ngā Puhi oku iwi |
m:
e:*

[REDACTED]

The information within this email is intended for the recipient only. Please respect the parties concerned and protect this communication. Seek my approval to share this information further. Respect for each other and our kōrero is greatly appreciated. Ngā mihi nui.