



Asbestos Management Survey Report

Petone Recreation Ground Grandstand
16 Udy Street
Petone
Lower Hutt, 5012

On behalf, of

Hutt City Council

Reference: W-00632

Version 1



CONTENTS

1.0	INTRODUCTION AND SITE INFORMATION	3
1.1	Type of Survey.....	3
1.2	Scope of Works	4
1.3	The Survey Report.....	4
2.0	EXECUTIVE SUMMARY.....	5
2.1	Summary of Asbestos Locations:	5
2.2	No Access Areas:	6
3.0	SURVEY RESULTS	7
4.0	DRAWINGS.....	17
5.0	CERTIFICATES OF ANALYSIS	23
6.0	CONCLUSIONS AND RECOMMENDATIONS	25
7.0	FURTHER GUIDANCE	26
7.1	Management Responsibility	26
7.2	The Asbestos Management Plan.....	26
8.0	APPENDICES	27
8.1	Material Assessment Score.....	27
8.2	Glossary of Terms & Abbreviations.....	28
8.3	Disclaimer.....	29
8.4	Full Survey/Building Register	30

1.0 INTRODUCTION AND SITE INFORMATION

Site Address: Petone Recreation Ground Grandstand
16 Udy Street
Petone
Lower Hutt, 5012

Client Name and Address: Hutt City Council
30 Laings Road
Lower Hutt, 5040

Client Contact: Sukhraj Singh Sandhu

Survey Date(s): 5/05/2025 to 8/07/2025

Report Issue Date: 9/07/2025

Version Number: Version 1 - Initial Release

Surveyor Name: James Napier

Authorised Signatory:
James Lord 

Site Description: Park

Construction Type: Various

Building Usage: Grandstand, disused

Age of Building: Unknown

1.1 Type of Survey

The aim of an Asbestos Management Survey is to locate and identify asbestos containing materials (ACMs) that may be disturbed during normal occupancy or routine maintenance. The Survey is fundamentally non-intrusive, and this means that ACMs may not have been identified if doing so would have resulted in damage to building materials, or if they are present in areas of the building not subject to normal occupancy or foreseeable routine maintenance work. If intrusive works such as refurbishment or demolition are scheduled, a fully intrusive Asbestos Refurbishment / Demolition Survey should be undertaken to check for the presence of concealed ACMs.

The survey of Petone Recreation Ground Grandstand was carried out on 5/05/2025 to 8/07/2025 with guidance taken from the WorkSafe New Zealand Best Practice Guidelines for Conducting Asbestos Surveys (WorkSafe NZ), the HSG264 Asbestos Survey Guide (HSE UK) and the Health and Safety at Work (Asbestos) Regulations. The methodology used for the assessment of the ACMs identified in this report has been provided by *Asbestos: The Survey Guide - Second Edition* issued by the Health and Safety Executive (UK).

1.2 Scope of Works

The following buildings and site components were assessed during the survey: Management survey of the Petone Grandstand

For complex sites involving multiple buildings, a separate scope map may be included in Section 4 Drawings. No inspection has been carried out of operational equipment and plant present at the site if doing so were to pose a risk to the surveyor or where functionality or integrity may have been compromised. However, if external components were visible and accessible, these may have been sampled or presumed to contain asbestos at the discretion of the Surveyor. No assessment of asbestos contamination of site soils was made during the survey, unless explicitly agreed with the client.

1.3 The Survey Report

It is recommended that this Survey Report should form the basis of an Asbestos Register and that this be the starting point of your Asbestos Management Plan. The Asbestos Register and Asbestos Management Plan are living documents, recording where asbestos-containing materials are present at the site, and describing the controls and systems that are in place to manage them safely.

PCBUs who manage, control or who ought reasonably to know there is a risk of asbestos respirable fibres are obligated under the Health and Safety at Work (Asbestos) Regulations 2016 to have an Asbestos Management Plan (AMP) in place and available to any contractor, employee or their representative who has or will carry out work on ACMs. This is to ensure that appropriate precautions are taken to ensure employees are not exposed to asbestos-related health risks. Further information is provided in Section 7.

Sample Analysis

Representative samples of materials suspected to contain asbestos are usually taken during the course of the survey. These samples are analysed by a laboratory to establish asbestos content. Analysis of bulk samples was carried out by an IANZ Accredited Laboratory using Low Powered Stereomicroscopy followed by Polarised Light Microscopy.

Insurance cover

Fibresafe NZ Ltd provides indemnity insurance of up to \$10,000,000.00. This includes legacy coverage.

2.0 EXECUTIVE SUMMARY

An Asbestos Management Survey was carried out at Petone Recreation Ground Grandstand, 16 Udy Street, Petone, Lower Hutt, 5012 on 5/05/2025 to 8/07/2025. The Survey involved a methodical inspection of the buildings, with the scope of the Survey described in Sections 1.1 and 1.2 of this report. The table presented below in Section 2.1 provides a summary of the Asbestos Containing Materials (ACMs) identified during the survey. Further details are provided in full in Section 3 Survey Results, with the locations and approximate observed extents of all ACMs identified shown in Section 4 Drawings. Recommendations have been made, and supporting comments have been provided where necessary. These recommendations and comments have been made based on the observations of the Surveyor at the time of the Survey, and may also take into account additional supporting information provided by the client.

As a general recommendation, all ACMs should be managed until such time as they can be removed. The control measures and systems implemented to manage the risk posed by ACMs should be documented in a site-specific Asbestos Management Plan. Recommendations including Removal, and Isolation / Access Restriction, may have been made, particularly where ACMs are deemed to pose an immediate risk to site users. The site PCBU should take into account additional factors, including current and future site occupant activity, likelihood of ACM disturbance, human exposure potential and maintenance activity, to assist with decision making.

All work should be conducted in accordance with the Management & Removal of Asbestos Approved Code of Practice (WorkSafe, 2016). Should refurbishment or demolition work be scheduled, further intrusive inspections may be necessary to investigate for the presence of concealed ACMs prior to this work being conducted

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 ACMs identified during the survey have been assessed using a material assessment algorithm (see section 3 – Survey Results) and this has been used to categorise each one according to its potential to release fibres if disturbed. This ranges from high, medium, low through to very low risks and these have been itemised in the below table.

Petone Recreation Ground Grandstand					
Floor	Area / Room	Item ID / Material Description	Sample No.	Material Risk	Recommended action
1st Floor	Longroom	004 / Heaters - Suspected Asbestos	P004	Low (6)	Inspect, test prior to disturbance
Ground Floor	Hot Water Cylinder Room	010 / Gaskets - Gaskets (compressed)	P010	Very Low (4)	Inspect, test prior to disturbance
Ground Floor	Hot Water Cylinder Room	011 / Pipe Lagging - Insulation	P011	Low (6)	Inspect, test prior to disturbance
Ground Floor	Hot Water Cylinder Room	012 / Flue into Ceiling - Suspected Asbestos	P012	Low (6)	Inspect, test prior to disturbance
Ground Floor	Hot Water Cylinder Room	013 / Cement Boards - Cement Product	P013	Very Low (4)	Inspect, test prior to disturbance
External	Exterior	014 / Render - Suspected Asbestos	P014	Low (6)	Inspect, test prior to disturbance

Petone Recreation Ground Grandstand					
Floor	Area / Room	Item ID / Material Description	Sample No.	Material Risk	Recommended action
External	Exterior	015 / Power insulators - Suspected Asbestos	P015	Low (6)	Inspect, test prior to disturbance

2.2 No Access Areas:

The following table details the areas that were not accessed during the survey. These areas may or may not contain asbestos, however they must be presumed to contain asbestos unless proven otherwise by re-inspection.

Building / Floor	Area Description	Reason for No Access
Petone Recreation Ground Grandstand / 1st Floor	Room 1 2 3	Access was not possible because the room was locked and a key was not available.
Petone Recreation Ground Grandstand / External	Room below Stairway	South Stairway. Access was not possible because the room was locked and a key was not available.
Petone Recreation Ground Grandstand / External	Room below Stairway	North Stairway. Access was not possible because the room was locked and a key was not available.
Petone Recreation Ground Grandstand / External	Roof	Inability to reach sample

3.0 SURVEY RESULTS

Location	Petone Recreation Ground Grandstand, 1st Floor, Kitchen		Sample Number	1 (S)
 	Item ID / Description	001 / Vinyl Flooring Includes hallway		
	Material:	Vinyl Products		
	Extent	30m²		
	Product Type	N/A	N/A	
	Condition	N/A	N/A	
	Surface Treatment	N/A	N/A	
	Asbestos Type	NAD	N/A	
	Material Assessment	N/A	0	
	Recommendation	No further action required		
	Comments:			

Location	Petone Recreation Ground Grandstand, 1st Floor, Males Bathroom		Sample Number	2 (S)
 	Item ID / Description	002 / Vinyl Flooring		
	Material:	Vinyl Products		
	Extent	30m²		
	Product Type	N/A	N/A	
	Condition	N/A	N/A	
	Surface Treatment	N/A	N/A	
	Asbestos Type	NAD	N/A	
	Material Assessment	N/A	0	
	Recommendation	No further action required		
	Comments:			

Location	Petone Recreation Ground Grandstand, 1st Floor, Females Bathroom			Sample Number	3 (S)
 	Item ID / Description	003 / Vinyl Flooring			
	Material:	Vinyl Products			
	Extent	8			
	Product Type	N/A			N/A
	Condition	N/A			N/A
	Surface Treatment	N/A			N/A
	Asbestos Type	NAD			N/A
	Material Assessment	N/A			0
	Recommendation	No further action required			
	Comments:				

Location	Petone Recreation Ground Grandstand, Ground Floor, Stairway Lobby		Sample Number	5 (S)
 	Item ID / Description	005 / Vinyl Flooring		
	Material:	Vinyl Products		
	Extent	5m ²		
	Product Type	N/A	N/A	
	Condition	N/A	N/A	
	Surface Treatment	N/A	N/A	
	Asbestos Type	NAD	N/A	
	Material Assessment	N/A	0	
	Recommendation	No further action required		
	Comments:			

Location	Petone Recreation Ground Grandstand, Ground Floor, Changing Rooms and Hallway		Sample Number	6 (S)
		Item ID / Description	006 / Ceiling Lining	
		Material:	Cement Product	
		Extent	Throughout	
		Product Type	N/A	N/A
		Condition	N/A	N/A
		Surface Treatment	N/A	N/A
		Asbestos Type	NAD	N/A
		Material Assessment	N/A	0
		Recommendation	No further action required	
		Comments:		

Location	Petone Recreation Ground Grandstand, Ground Floor, Changing Rooms		Sample Number	7 (S)
		Item ID / Description	007 / Toilet Walls	
		Material:	Cement Product	
		Extent	20m ²	
		Product Type	N/A	N/A
		Condition	N/A	N/A
		Surface Treatment	N/A	N/A
		Asbestos Type	NAD	N/A
		Material Assessment	N/A	0
		Recommendation	No further action required	
		Comments:		

Location	Petone Recreation Ground Grandstand, Ground Floor, Toilet partitions		Sample Number	8 (S)
 	Item ID / Description	008 / Cement lining		
	Material:	Cement Product		
	Extent	20m²		
	Product Type	N/A	N/A	
	Condition	N/A	N/A	
	Surface Treatment	N/A	N/A	
	Asbestos Type	NAD	N/A	
	Material Assessment	N/A	0	
	Recommendation	No further action required		
	Comments:			

Location	Petone Recreation Ground Grandstand, Ground Floor, Hallway		Sample Number	9 (S)
 	Item ID / Description	009 / Sink Sealant		
	Material:	Suspected Asbestos		
	Extent	1no		
	Product Type	N/A	N/A	
	Condition	N/A	N/A	
	Surface Treatment	N/A	N/A	
	Asbestos Type	NAD	N/A	
	Material Assessment	N/A	0	
	Recommendation	No further action required		
	Comments:			

Location	Petone Recreation Ground Grandstand, 1st Floor, Longroom		Sample Number	4 (P)	
		Item ID / Description	004 / Heaters		
		Material:	Suspected Asbestos		
		Extent	2no		
		Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3	
		Condition	Good condition	0	
		Surface Treatment	Completely sealed	0	
		Asbestos Type	Presumed Asbestos	3	
		Material Assessment	Low	6	
		Recommendation	Inspect, test prior to disturbance		
		Comments:	Includes flue outside building. Item should be presumed to contain asbestos as a precaution, unless proven otherwise.		

Location	Petone Recreation Ground Grandstand, Ground Floor, Hot Water Cylinder Room		Sample Number	10 (P)
		Item ID / Description	010 / Gaskets	
		Material:	Gaskets (compressed)	
		Extent	2no	
		Product Type	Asbestos reinforced composites etc.	1
		Condition	Good condition	0
		Surface Treatment	Completely sealed	0
		Asbestos Type	Presumed Asbestos	3
		Material Assessment	Very Low	4
		Recommendation	Inspect, test prior to disturbance	
		Comments:	All non-rubber compressed gaskets should be presumed to contain asbestos as a precaution, unless individually sampled to prove otherwise.	

Location	Petone Recreation Ground Grandstand, Ground Floor, Hot Water Cylinder Room			Sample Number	11 (P)
 	Item ID / Description	011 / Pipe Lagging			
	Material:	Insulation			
	Extent	10lin m			
	Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.			3
	Condition	Good condition			0
	Surface Treatment	Completely sealed			0
	Asbestos Type	Presumed Asbestos			3
	Material Assessment	Low			6
	Recommendation	Inspect, test prior to disturbance			
	Comments:	Item should be presumed to contain asbestos as a precaution, unless proven otherwise.			

Location	Petone Recreation Ground Grandstand, Ground Floor, Hot Water Cylinder Room			Sample Number	12 (P)
	Item ID / Description	012 / Flue into Ceiling			
	Material:	Suspected Asbestos			
	Extent	Unknown			
	Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.			3
	Condition	Good condition			0
	Surface Treatment	Completely sealed			0
	Asbestos Type	Presumed Asbestos			3
	Material Assessment	Low			6
	Recommendation	Inspect, test prior to disturbance			
	Comments:	Item should be presumed to contain asbestos as a precaution, unless proven otherwise.			

Location	Petone Recreation Ground Grandstand, Ground Floor, Hot Water Cylinder Room			Sample Number	13 (P)
	Item ID / Description	013 / Cement Boards			
	Material:	Cement Product			
	Extent	6m ²			
	Product Type	Asbestos reinforced composites etc.			1
	Condition	Good condition			0
	Surface Treatment	Completely sealed			0
	Asbestos Type	Presumed Asbestos			3
	Material Assessment	Very Low			4
	Recommendation	Inspect, test prior to disturbance			
	Comments:	Behind and below Hot Water Cylinders			

Location	Petone Recreation Ground Grandstand, External, Exterior		Sample Number	14 (P)	
	Item ID / Description	014 / Render			
	Material:	Suspected Asbestos			
	Extent	All Exterior			
	Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.			3
	Condition	Good condition			0
	Surface Treatment	Completely sealed			0
	Asbestos Type	Presumed Asbestos			3
	Material Assessment	Low			6
	Recommendation	Inspect, test prior to disturbance			
	Comments:	Item should be presumed to contain asbestos as a precaution, unless proven otherwise.			

Location	Petone Recreation Ground Grandstand, External, Exterior		Sample Number	15 (P)
		Item ID / Description	015 / Power Insulators	
		Material:	Suspected Asbestos	
		Extent	3no	
		Product Type	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3
		Condition	Good condition	0
		Surface Treatment	Completely sealed	0
		Asbestos Type	Presumed Asbestos	3
		Material Assessment	Low	6
		Recommendation	Inspect, test prior to disturbance	
		Comments:	Item should be presumed to contain asbestos as a precaution, unless proven otherwise.	



ASBESTOS REGISTER

Client: Hutt City Council

Date Surveyed: 5/05/2025 to 8/07/2025

Site: Petone Recreation Ground Grandstand

Petone Recreation Ground Grandstand									
Floor	Area / Room	Item ID / Description	Extent	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
1st Floor	Longroom	004 / Heaters - Suspected Asbestos	2no	Good condition	Completely sealed	P004	Presumed Asbestos	6	Inspect, test prior to disturbance
Ground Floor	Hot Water Cylinder Room	010 / Gaskets - Gaskets (compressed)	2no	Good condition	Completely sealed	P010	Presumed Asbestos	4	Inspect, test prior to disturbance
Ground Floor	Hot Water Cylinder Room	011 / Pipe Lagging - Insulation	10lin m	Good condition	Completely sealed	P011	Presumed Asbestos	6	Inspect, test prior to disturbance
Ground Floor	Hot Water Cylinder Room	012 / Flue into Ceiling - Suspected Asbestos	Unknown	Good condition	Completely sealed	P012	Presumed Asbestos	6	Inspect, test prior to disturbance
Ground Floor	Hot Water Cylinder Room	013 / Cement Boards - Cement Product	6m ²	Good condition	Completely sealed	P013	Presumed Asbestos	4	Inspect, test prior to disturbance
External	Exterior	014 / Render - Suspected Asbestos	All Exterior	Good condition	Completely sealed	P014	Presumed Asbestos	6	Inspect, test prior to disturbance
External	Exterior	015 / Power Insulators - Suspected Asbestos	3no	Good condition	Completely sealed	P015	Presumed Asbestos	6	Inspect, test prior to disturbance



NON-ASBESTOS REGISTER

Client: Hutt City Council

Date Surveyed: 5/05/2025 to 8/07/2025

Site: Petone Recreation Ground Grandstand

Building	Floor	Area / Room	Item ID / Description	Material
Petone Recreation Ground Grandstand	Ground Floor	Stairway Lobby	005 / Vinyl Flooring	Vinyl Products (NAD)
Petone Recreation Ground Grandstand	Ground Floor	Changing Rooms and Hallway	006 / Ceiling Lining	Cement Product (NAD)
Petone Recreation Ground Grandstand	Ground Floor	Changing Rooms	007 / Toilet Walls	Cement Product (NAD)
Petone Recreation Ground Grandstand	Ground Floor	Toilet partitions	008 / Cement lining	Cement Product (NAD)
Petone Recreation Ground Grandstand	Ground Floor	Hallway	009 / Sink Sealant	Suspected Asbestos (NAD)
Petone Recreation Ground Grandstand	1st Floor	Kitchen	001 / Vinyl Flooring	Vinyl Products (NAD)
Petone Recreation Ground Grandstand	1st Floor	Males Bathroom	002 / Vinyl Flooring	Vinyl Products (NAD)
Petone Recreation Ground Grandstand	1st Floor	Females Bathroom	003 / Vinyl Flooring	Vinyl Products (NAD)
Petone Recreation Ground Grandstand	1st Floor	Longroom	All materials	No Asbestos Identified
Petone Recreation Ground Grandstand	1st Floor	Hallway	All materials	No Asbestos Identified

4.0 DRAWINGS

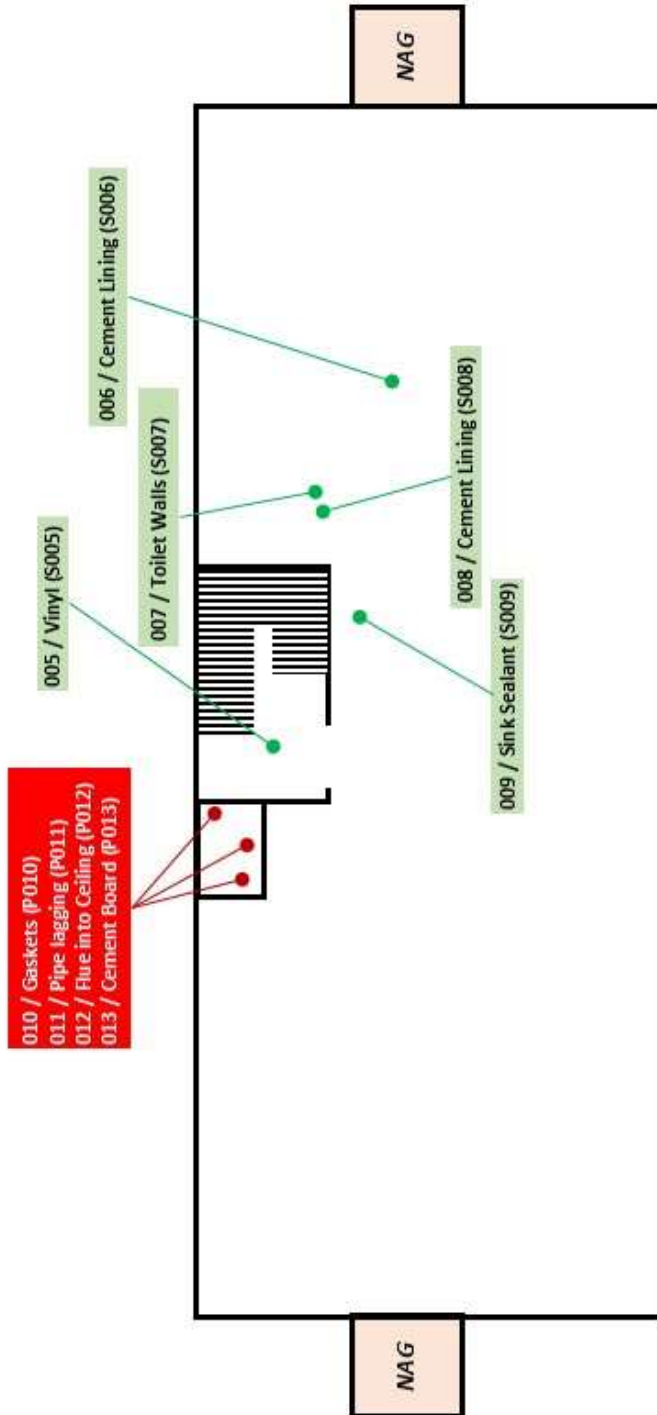


Satellite Imagery

The following pages show the locations and approximate extents of identified ACMs. Items are labelled red if: they have been sampled, returning a positive result for asbestos; are presumed or strongly presumed to contain asbestos; or are cross-referenced to another confirmed or presumed ACM. Items are labelled green if the material has been sampled returning a negative result for asbestos. Items are labelled blue to show a previously present ACM that has been removed. The approximate observed extents of ACMs are shown using various red shapes and outlines to indicate different products.

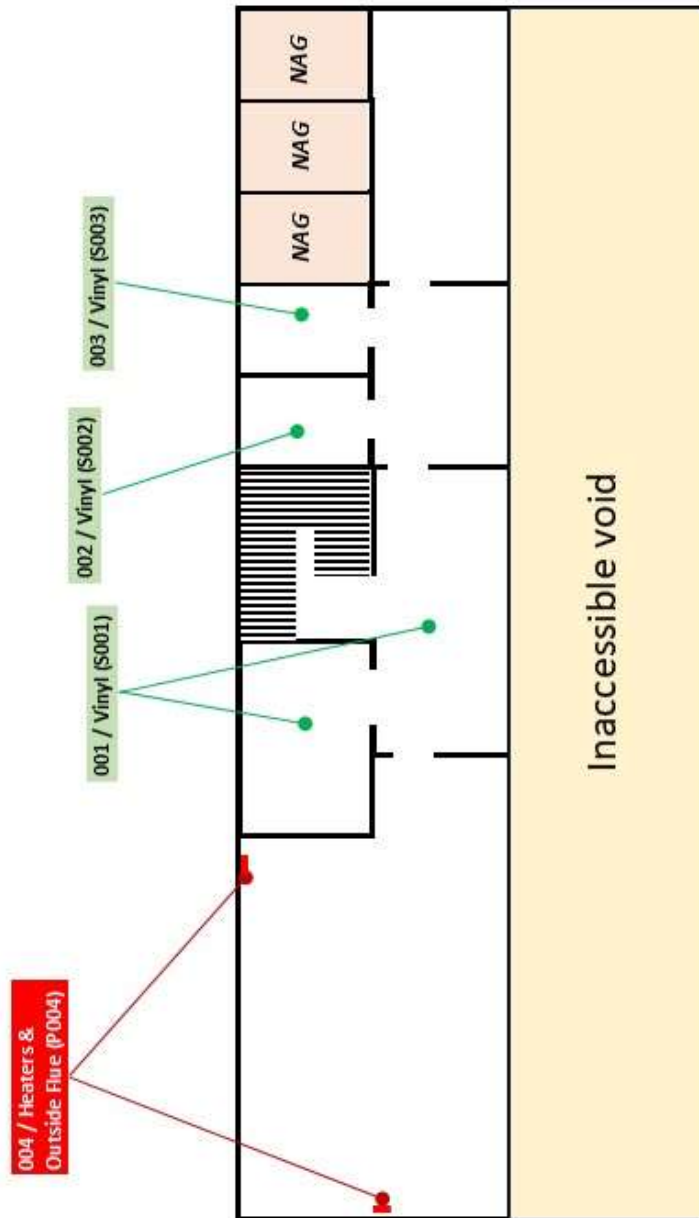


Notes:		
Petone Recreation Ground Grandstand		



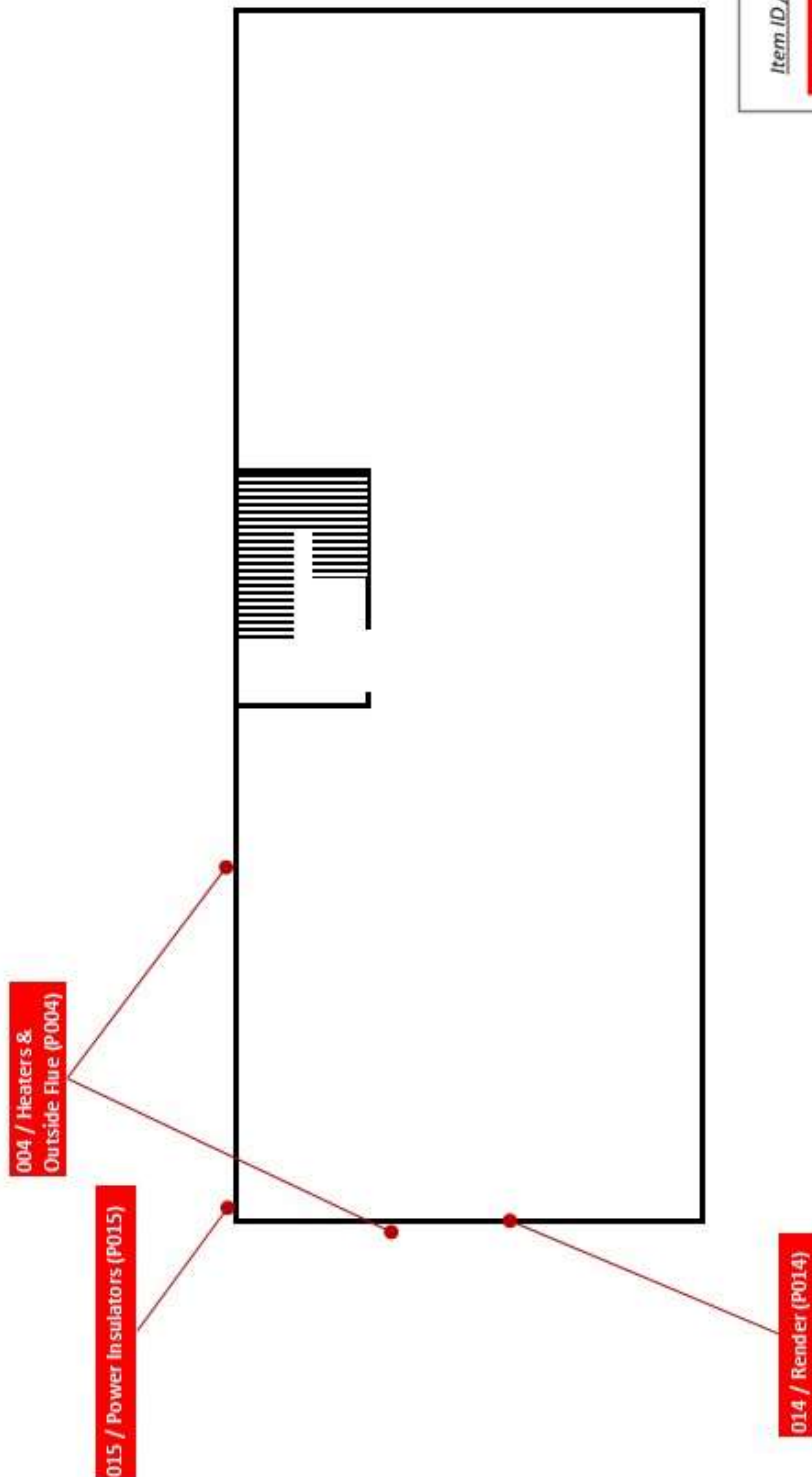
Item ID / Item Name (Sample Ref.)
001 / ACM or Presumed ACM (S001)
001 / Negative Sample (S001)
001 / Removed ACM (S001)
No Access Gained

Building: Petone Recreation Ground Grandstand	Notes: Communal showers and changing rooms throughout floor. Presumed items in the plant room.
Plan Title: Ground Floor	
Access: Limited Access	



Item ID / Item Name (Sample Ref.)
001 / ACM or Presumed ACM (S001)
001 / Negative Sample (S001)
001 / Removed ACM (S001)
No Access Gained

Building: Petone Recreation Ground Grandstand	Notes: Concrete wall and concrete flooring, mix of plaster/timber linings.
Plan Title: Interior – First Floor	
Access: Limited Access	



Item ID / Item Name (Sample Ref.)
001 / ACM or Presumed ACM (S001)
001 / Negative Sample (S001)
001 / Removed ACM (S001)
No Access Gained

Notes:	
Building: Petone Recreation Ground Grandstand	
Plan Title: Exterior	
Access: Full Access	



Item ID / Item Name (Sample Ref.)
001 / ACM or Presumed ACM (S001)
001 / Negative Sample (S001)
001 / Removed ACM (S001)
No Access Gained

Building: Petone Recreation Ground Grandstand		Notes: No access gained into the roof cavity or roof. Roof lining looks like corrugated metal.
Plan Title: Roof		
Access: No Access		

5.0 CERTIFICATES OF ANALYSIS



T: 0800-333-212
E: info@fibresafe.co.nz
www.fibresafe.co.nz
Fibresafe NZ Ltd, Level 1, 16 Armidale Street, Petone, Lower Hutt, 5012



Analysis Report - Asbestos in Bulk Materials

Client Number:	001	Date Received:	19/06/2025
Client:	Fibresafe NZ Ltd	Lab Job Ref:	WAB2506076
Contact Details:	Level 1, 16 Armidale Street Petone Lower Hutt 5012	Client Job Ref:	W-00632
		Sampling Date:	19/06/2025
		Analysis Date:	23/06/2025
		Date Reported:	23/06/2025

Samples analysed in accordance with AS 4964-2004 Method for the qualitative identification of asbestos in bulk samples using a combination of low powered stereomicroscopy and polarised light microscopy with dispersion staining at Fibresafe NZ, Level 1, 16 Armidale Street, Lower Hutt. Limit of detection 0.1g/kg or 0.01% w/w.

Sample Name	Lab Reference	Sample Weight and/or Size *	Category *	Analysis Results
S007 - Toilet Wall	WAB2506076-1	1.7 g	Fibre Cement	No Asbestos Detected. Organic Fibres Detected.
S008 - Toilet Partition	WAB2506076-2	< 0.5 g	Fibre Cement	No Asbestos Detected. Organic Fibres Detected.
S009 - Sink Seal	WAB2506076-3	0.5 g	Other	No Asbestos Detected.

* Analysts Comments:

Unless otherwise stated, sampling of materials was conducted by the client and analysis results relate only to samples as received by the laboratory. Samples are held at the laboratory for a period of 6 months. Once the storage period has expired, samples will be discarded unless otherwise requested by the client. This laboratory is accredited by International Accreditation New Zealand (IANZ) and all results provided are from analysis conducted in accordance with the terms of accreditation, with the exception of those marked *. This report cannot be reproduced, except in full, without the written permission of the Laboratory.



James Lord
Technical Quality Manager

Lab Job Reference:

WAB2506076 v1

Page 1 of 1



T: 0800-333-212
E: info@fibresafe.co.nz
www.fibresafe.co.nz
Fibresafe NZ Ltd, Level 1, 16 Armidale Street, Petone, Lower Hutt, 5012



Analysis Report - Asbestos in Bulk Materials

Client Number:	001	Date Received:	5/05/2025
Client:	Fibresafe NZ Ltd	Lab Job Ref:	WAB2505050
Contact Details:	Level 1, 16 Armidale Street	Client Job Ref:	W-00632
	Petone	Sampling Date:	5/05/2025
	Lower Hutt 5012	Analysis Date:	12/05/2025
		Date Reported:	12/05/2025

Samples analysed in accordance with AS 4864-2004 (Superseded) Method for the qualitative identification of asbestos in bulk samples using a combination of low powered stereomicroscopy and polarised light microscopy with dispersion staining at Fibresafe NZ, Level 1, 16 Armidale Street, Lower Hutt. Limit of detection 0.1g/kg or 0.01% w/w.

Sample Name	Lab Reference	Sample Weight and/or Size *	Category *	Analysis Results
S001 - Vinyl	WAB2505050-1	2.2 g	Flooring / Vinyl	No Asbestos Detected. Organic Fibres Detected.
S002 - Vinyl	WAB2505050-2	1.7 g	Flooring / Vinyl	No Asbestos Detected.
S003 - Vinyl	WAB2505050-3	1.6 g	Flooring / Vinyl	No Asbestos Detected. Organic Fibres Detected.
S005 - Vinyl	WAB2505050-4	3.1 g	Flooring / Vinyl	No Asbestos Detected.
S006 - Cement Lining	WAB2505050-5	0.6 g	Fibre Cement	No Asbestos Detected. Organic Fibres Detected.

* Analysts Comments:

Unless otherwise stated, sampling of materials was conducted by the client and analysis results relate only to samples as received by the laboratory. Samples are held at the laboratory for a period of 6 months. Once the storage period has expired, samples will be discarded unless otherwise requested by the client. This laboratory is accredited by International Accreditation New Zealand (IANZ) and all results provided are from analysis conducted in accordance with the terms of accreditation, with the exception of those marked *. This report cannot be reproduced, except in full, without the written permission of the Laboratory.

James Lord
Technical Quality Manager

6.0 CONCLUSIONS AND RECOMMENDATIONS

All work should be conducted in accordance with the Management & Removal of Asbestos Approved Code of Practice (issued by WorkSafe New Zealand). The recommendations provided in this section identify the main elements of the Action Plans that need to be developed and implemented by Hutt City Council or the contractual PCBU / Duty Holder in order to address the asbestos management issues that affect Petone Recreation Ground Grandstand.

As a general recommendation, all ACMs should be managed until such time as they can be removed. The control measures and systems implemented to manage the risk posed by ACMs should be documented in a site-specific Asbestos Management Plan. Recommendations including Removal, and Isolation / Access Restriction, may have been made, particularly where ACMs are deemed to pose an immediate risk to site users. The site PCBU should take into account additional factors, including current and future site occupant activity, likelihood of ACM disturbance, human exposure potential and maintenance activity, to assist with decision making.

All work should be conducted in accordance with the Management & Removal of Asbestos Approved Code of Practice (WorkSafe, 2016). Should refurbishment or demolition work be scheduled, further intrusive inspections may be necessary to investigate for the presence of concealed ACMs prior to this work being conducted.

7.0 FURTHER GUIDANCE

7.1 Management Responsibility

The Asbestos Regulations detail obligations of PCBU. In short, a PCBU must ensure that workers who are engaged by the PCBU and who the PCBU reasonably believes may be involved in work involving asbestos must be trained in the identification and safe handling of, and suitable control measures for, asbestos and ACM. It is recommended that all employees who are directly or indirectly liable to be exposed to asbestos should receive adequate information, instruction and asbestos awareness training and should have access to the Asbestos Register, or information contained within it.

Responsibility should be allocated to a specific individual to provide a source of information, advice and authority for situations where decisions relating to asbestos are needed. The systems developed and the procedures implemented for the ongoing management of asbestos at the workplace must be presented in a written Asbestos Management Plan.

7.2 The Asbestos Management Plan

The Asbestos Regulations detail the responsibilities of the PCBU to prepare and maintain an Asbestos Management Plan (AMP) when asbestos or ACM is present, or may be present from time to time, at the workplace. The AMP must include information about the following:

- The Identification of asbestos or ACM;
- Decisions, and reasons for the decisions, about the management of the risk arising from asbestos at the workplace;
- Procedures for detailing incidents or emergencies involving asbestos or ACM at the workplace; and
- The workers who carry out work involving asbestos, including information and training that has been and will be provided to the workers, roles and responsibilities of the workers, and any health monitoring of the workers that has been, or will be, undertaken.

The AMP must be readily accessible to workers and workers representatives, and must be reviewed in accordance with the Asbestos Regulations. It is recommended that site re-inspections and audits are carried out annually to ensure the AMP is up to date and effective. Further information and guidance can be found in the Management and Removal of Asbestos: Approved Code of Practice (issued by WorkSafe New Zealand).

8.0 APPENDICES

8.1 Material Assessment Score

Each of the parameters given below are assessed during the 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	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

Source: Health and Safety Executive (HSE), UK: Asbestos: The Survey Guide Second Edition (2012)

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

The material assessment looks at the type and condition of the ACM and the ease with which it will release fibres if disturbed. It does not take into account occupancy or activities within the area, including periodic maintenance works.

8.2 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:

Term / Abbreviation	Meaning
ACM	Asbestos Containing Material
ACD	Asbestos Containing Dust or Debris
AIB	Asbestos Insulating Board
AMP	Asbestos Management Plan
AC	Asbestos Cement
NAD	No Asbestos Detected
Manage	Implement engineering and administrative controls, detailed in an AMP
Label	Indicate the presence of ACMs using signage, colour coded labels, or similar. The decision to use labels should be made in the wider context of risk management at the site.
Seal / Encapsulate	Paint or coat the material with a suitable encapsulant product
Remove	Remove and dispose of ACM in accordance with the Asbestos

8.3 Disclaimer

- The survey has been undertaken with all due care and diligence using staff with appropriate qualifications, and suitable and sufficient experience. There remains, however, 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). Fibresafe NZ Ltd, therefore cannot fully guarantee that all ACMs have been located and identified.
- The management and staff of Fibresafe NZ Ltd have taken every feasible action to ensure that the quality and integrity of this report is accurate. However, the information and knowledge in this report should not be relied upon in its entirety. Any commercial decisions made should be considered in consultation with other documentation.
- Fibresafe NZ Ltd will provide written and verbal recommendations pursuant to engaged services. These recommendations will be based on supplied information either by verbal instruction and/or supplied documentation. Fibresafe NZ Ltd will not be held liable for any acts or omissions which apportion blame, due to poor verbal or written instructions including lack of or poorly presented plans. Our liability is limited to our indemnity insurance cover mentioned previously. It is important to note that sampling is non-intrusive in nature so Fibresafe NZ Ltd will not be held liable for any hidden ACMs that could not reasonably be identified at the time of sampling / testing.
- This report relates only to the identification of asbestos containing materials (ACM) used in the construction of the property and does not include the identification of dangerous goods, or hazardous substances in the form of chemicals used, stored or manufactured with the property or plant.
- This report is not to be used for contractual purposes unless the front signatory sheet is signed where indicated by both the person conducting the survey and the report approver.
- All measurements detailing the extent of materials are estimates only. It is the responsibility of contractors quoting for any refurbishment or removal works to take their own measurements to establish the precise extent of the works prior to tendering.
- This report shall not be reproduced without full written approval of Fibresafe NZ Ltd.



BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Hutt City Council

Date Surveyed: 5/05/2025 to 8/07/2025

Site: Petone Recreation Ground Grandstand

8.4 Full Survey/Building Register

Petone Recreation Ground Grandstand								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Item ID and Description	Sample Number	Asbestos Type	Recommended Action	Photo
1st Floor	Kitchen	Yes		001 / Vinyl Flooring - Vinyl Products	S001	NAD	No action required	
1st Floor	Males Bathroom	Yes		002 / Vinyl Flooring - Vinyl Products	S002	NAD	No action required	
1st Floor	Females Bathroom	Yes		003 / Vinyl Flooring - Vinyl Products	S003	NAD	No action required	



BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Hutt City Council

Date Surveyed: 5/05/2025 to 8/07/2025

Site: Petone Recreation Ground Grandstand

Petone Recreation Ground Grandstand								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Item ID and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	Stairway Lobby	Yes		005 / Vinyl Flooring - Vinyl Products	S005	NAD	No action required	
Ground Floor	Changing Rooms and Hallway	Yes		006 / Ceiling Lining - Cement Product	S006	NAD	No action required	
Ground Floor	Changing Rooms	Yes		007 / Toilet Walls - Cement Product	S007	NAD	No action required	



BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Hutt City Council

Date Surveyed: 5/05/2025 to 8/07/2025

Site: Petone Recreation Ground Grandstand

Petone Recreation Ground Grandstand								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Item ID and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	Toilet partitions	Yes		008 / Cement lining - Cement Product	S008	NAD	No action required	
Ground Floor	Hallway	Yes		009 / Sink Sealant - Suspected Asbestos	S009	NAD	No action required	
1st Floor	Longroom	Yes	Includes flue outside building. Item should be presumed to contain asbestos as a precaution, unless proven otherwise.	004 / Heaters - Suspected Asbestos	P004	Presumed Asbestos	Inspect, test prior to disturbance	



BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Hutt City Council

Date Surveyed: 5/05/2025 to 8/07/2025

Site: Petone Recreation Ground Grandstand

Petone Recreation Ground Grandstand								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Item ID and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	Hot Water Cylinder Room	Yes	All non-rubber compressed gaskets should be presumed to contain asbestos as a precaution, unless individually sampled to prove otherwise.	010 / Gaskets - Gaskets (compressed)	P010	Presumed Asbestos	Inspect, test prior to disturbance	
Ground Floor	Hot Water Cylinder Room	Yes	Item should be presumed to contain asbestos as a precaution, unless proven otherwise.	011 / Pipe Lagging - Insulation	P011	Presumed Asbestos	Inspect, test prior to disturbance	
Ground Floor	Hot Water Cylinder Room	Yes	Item should be presumed to contain asbestos as a precaution, unless proven otherwise.	012 / Flue into Ceiling - Suspected Asbestos	P012	Presumed Asbestos	Inspect, test prior to disturbance	



BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Hutt City Council

Date Surveyed: 5/05/2025 to 8/07/2025

Site: Petone Recreation Ground Grandstand

Petone Recreation Ground Grandstand								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Item ID and Description	Sample Number	Asbestos Type	Recommended Action	Photo
Ground Floor	Hot Water Cylinder Room	Yes	Behind and below Hot Water Cylinders	013 / Cement Boards - Cement Product	P013	Presumed Asbestos	Inspect, test prior to disturbance	
External	Exterior	Yes		014 / Render - Suspected Asbestos	P014	Presumed Asbestos	Inspect, test prior to disturbance	
External	Exterior	Yes		015 / Power insulators - Suspected Asbestos	P015	Presumed Asbestos	Inspect, test prior to disturbance	



BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Hutt City Council

Date Surveyed: 5/05/2025 to 8/07/2025

Site: Petone Recreation Ground Grandstand

Petone Recreation Ground Grandstand								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Item ID and Description	Sample Number	Asbestos Type	Recommended Action	Photo
1st Floor	Room 1 2 3	No	Access was not possible because the room was locked and a key was not available.	002 /				
1st Floor	Hallway	Yes	Concrete walls, carpet flooring on concrete, Plaster ceiling and walls.	002 /			No action required	
1st Floor	Hallway	Yes	Concrete walls, carpet flooring on concrete, Plaster ceiling and walls.	All materials - No Asbestos Identified			No action required	
1st Floor	Longroom	Yes	Concrete walls and flooring. Plasterboard linings for ceiling	002 /			No action required	



BUILDING REGISTER (ALL AREAS AND ASBESTOS REGISTER COMBINED)

Client: Hutt City Council

Date Surveyed: 5/05/2025 to 8/07/2025

Site: Petone Recreation Ground Grandstand

Petone Recreation Ground Grandstand								
Floor	Area / Room	Location Accessed	Reason for No Access Inaccessible Areas / General Room Comment	Item ID and Description	Sample Number	Asbestos Type	Recommended Action	Photo
1st Floor	Longroom	Yes	Concrete walls and flooring. Plasterboard linings for ceiling	All materials - No Asbestos Identified			No action required	
External	Roof	No	Inability to reach sample	012 /				
External	Room below Stairway	No	North Stairway. Access was not possible because the room was locked and a key was not available.	012 /				
External	Room below Stairway	No	South Stairway. Access was not possible because the room was locked and a key was not available.	012 /				