



Site Inspection Summary

Surf Life Saving New Zealand

Whiritoa | Kon Tiki Road, Whiritoa Beach,
Whiritoa



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The content of this report has been sourced from a visual inspection only and while all care was taken, the Client acknowledges the findings are preliminary and will require further detailed assessment at a later date. The purpose of the report is to identify and flag any building additions, repairs and / or maintenance that maybe required in the foreseeable future. Much of the information derived has been secured from third party sources in response to the client's brief and therefore Veros Property Services Limited do not warrant such statements will be accurate, correct, or complete.

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PREPARED FOR:



SURF LIFE SAVING®
NEW ZEALAND

PREPARED BY:



DOCUMENT ACCEPTANCE:

Prepared by:

Scott Beaumont

A blue ink signature of Scott Beaumont.

July 2021

Final approved for issue:

Scott Bicknell

July 2021

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1. Introduction

On May 14th 2020 Central Government announced in the 2020 Budget that there will be a contribution of \$9.4 million per annum in perpetuity to the costs of surf life saving operations.

This funding will be broken into three different elements. The first and largest portion being for club operational expenses, followed by a fund for club capital projects (buildings), and the balance to replace high risk revenue streams at the SLSNZ level.

With specific regard to the fund for club capital projects, \$2.75m of funding has been allocated annually.

Nationwide Facilities Assessment

Veros is undertaking a nationwide assessment, on behalf of Surf Life Saving New Zealand (SLSNZ), of all existing club facilities with an intent to develop a long-term facilities management plan.

The purpose of this work is to understand the long-term needs and priorities of frontline Surf Life Saving infrastructure on an affordable and sustainable basis, informing future decisions on how to best distribute annual government funding for capital projects, and to ensure funding is directed to the right projects at the right time, maximising the effectiveness of frontline water safety and response services.

This assessment includes an inspection of all SLSNZ member club facilities and the production of individual Site Inspection Summary reports. It also includes a club survey that seeks to identify any club capital projects planned to commence within the next 10 years.

Site Inspection Summary

The purpose of this Site Inspection Summary is to provide an overview of the physical condition of the facilities and their 'fitness for purpose' from an operational/service provision perspective. It will identify needs and prioritise actions that may be required depending on the condition of the item, including timeframes.

The Site Inspection Summary also captures any high-level information on key aspects of the club capital projects planned to commence within the next 10 years. This may include:

- ◆ Timing (through all key stages).
- ◆ Scale (refurbishment vs rebuild).
- ◆ Rationale & urgency (natural hazards, increase in service demand, building condition).
- ◆ Funding required and intended sources.
- ◆ Current status.

This Site Inspection Summary is not a full building condition report. This Site Inspection Summary was prepared on the basis of a visual inspection of the club facilities, responses to a club survey sent in advance (see Section 4: Club Survey) and commentary provided by club representatives during the visual inspection.

This report makes use of a ‘traffic light’ type rating system to give a quick visual representation of the condition of various items. There are four colour ratings being red, yellow, blue and green. The below table explains what each colour represents:

Rating	Explanation
●	Item anticipated to need repair/replacement in next 0 – 3 years.
●	Item anticipated to need repair/replacement in next 4 – 6 years.
●	Item anticipated to need repair/replacement in next 7- 10 years.
●	Item in good condition and expected to last 10+ years.

Each item that has been inspected has been given one of these colour ratings and can be seen in more detail in each section in the body of the report.

Long Term Facilities Management Plan

Following the completion of the Nationwide Assessment, the findings will be reconciled with the plans and aspirations of member clubs, consolidating the two into a Long Term Facilities Management Plan that will inform future decisions on how to best distribute \$2.75m in annual government funding for capital projects. In particular, to ensure funding is directed to right projects at the right time, maximising the effectiveness of frontline water safety and response services.

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2. Executive Summary

The Trust Waikato Whiritoa Lifeguard Service is located at Kon Tiki Road, Whiritoa Beach, Whiritoa. The 1029m² site is occupied by a 490m² single story building that was constructed in the 1960's which has been added onto multiple times over the following decades.

The multiple additions to the building over the years has created a building with an odd layout that is not fit for purpose for the clubs' requirements. The building incorporates an open community space, a kitchen, bunk rooms, a separate lifeguard lounge area with kitchen space included, bathrooms, a beach observation tower, a first aid room, a lifesaving equipment storage area and public toilets which are managed by the Council.

The site is owned by the Department of Conservation with the Trust Waikato Whiritoa Lifeguard Service owning the building on site. **The tenure arrangements between the club and DOC are unknown.**

Overall, the visual site inspection and club correspondence found the existing building to be in a poor condition, past its useful life with the existing facilities not meeting the immediate needs of the club due to their condition, capacity and layout. Furthermore, there are potential health and safety issues regarding asbestos being present in the building, particularly the roof material in which there are known leaks. A complete rebuild of the main club building is required within the next 3 years.

The immediate and anticipated future works required to ensure the club facilities are fit for purpose now and in the next 10 years have been reconciled into the key projects summary below. A more detailed breakdown of actions anticipated to be required for each building component is provided in the Building Component Rating & Action Summary further below.

Key Projects Summary

#	Category	Description	Rating	Project Duration
1	New Build	Preliminary feasibility and options study for the construction of a new facility. This includes the subsequent funding and construction of the facility.	●	2-3 Years



Building Component Rating & Action Summary

Item	Rating	Recommended Actions
Foundations	●	Initial Seismic Assessment (ISA) to ensure the building meets an acceptable seismic standard. This would not be required if intent is for new facility to be constructed.
Floors (Structure)	●	Initial Seismic Assessment (ISA) to ensure the building meets an acceptable seismic standard. This would not be required if intent is for new facility to be constructed.
Tower (Beach Observation)	●	Replace tower.
Roof (External)	●	Replace roof
External Cladding	●	Replace cladding
Gutters/Spouting	●	Replace gutters
Storage Areas	●	Construct extra storage
Electrical	●	Re-wire building
Fire	●	Replace fire alarm system
Security	●	Replace alarm system
First Aid	●	Replace first aid rooms
Weather Tightness	●	Re-roof
Asbestos	●	Test and remove asbestos
NBS	●	Initial Seismic Assessment (ISA) to ensure the building meets an acceptable seismic standard. This would not be required if intent is for new facility to be constructed.
Stairway/Lifts	●	Replace stairs

Bunk Rooms	●	New bunk room space required.
Window Joinery/Glazing	●	Requires monitoring.
Deck	●	Requires monitoring.
Lighting (External)	●	Requires monitoring.
Shade Areas	●	Requires monitoring.
Water Supply/Storage	●	Requires monitoring.
Hazardous Goods (Fuel) Storage	●	Requires monitoring.
Plumbing	●	Requires monitoring.
Data	●	Requires monitoring.
Hotwater	●	Requires monitoring.
Ceiling (Internal)	●	Requires monitoring.
Walls (Internal)	●	Requires monitoring.
Floors (Internal)	●	Requires monitoring.
Windows & Window Sills (Internal)	●	Requires monitoring.
Lights (Internal)	●	Requires monitoring.
Oven (Kitchen)	●	Requires monitoring.
Rangehood (Kitchen)	●	Requires monitoring.
Toilets (Bathroom)	●	Requires monitoring.
Showers (Bathroom)	●	Requires monitoring.
Sealed Areas (Driveways/Parking/Paths)	●	Requires monitoring.
Landscaping	●	Requires monitoring.
Public Facilities	●	Requires monitoring.

3. Club Details

Region:	Eastern
Location:	Kon Tiki Road, Whiritoa Beach, Whiritoa
Club:	Whiritoa
Code Blue Rating:	58.4
Inspection Date:	21 April 2021
Inspector:	Scott Beaumont
Building/Structure:	Main club building
Tenure:	Tenure unknown. No response received before this report was issued.

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4. Club Survey

<p>Are you planning any capital works or projects in next 10 years? If yes, please provide high level information on key aspects of the projects. This may include:</p> <ul style="list-style-type: none"> ◆ Timing (through all key stages). ◆ Scale (refurbishment vs rebuild). ◆ Rationale & urgency (natural hazards, increase in service demand, building condition). ◆ Funding required and intended sources. ◆ Current status.
<p>New purpose built building that reflects the current and future needs for surf lifesaving as well as wider community groups. Preferably to be undertaken and completed in the next 3 years. This is urgent as the building is not fit for purpose, there are significant health hazards associated with the building including major leaks and remaining asbestos. The building does not cater for disabilities. Full funding required and will be sought from grants, donations and a range of fund raising activities.</p>
<p>Have you had any seismic assessments completed? Please provide details.</p>
<p>No</p>
<p>Have you obtained a LIM report? Please provide details.</p>
<p>No</p>
<p>Have you previously obtained a Building Condition Report? If yes, please provide a copy.</p>
<p>No</p>
<p>When was the last fire system inspection/review completed?</p>
<p>Apex does building inspections monthly.</p>
<p>Is there a current Building WOF?</p>
<p>See above.</p>
<p>Who owns the land where the club is located? If not owned by club, what tenure arrangements are in place?</p>
<p>Department of Conservation.</p>
<p>Do you have any commercial activities operating from the club's location? If so please explain.</p>
<p>The club is non-profit organisation with charitable status. Funds from activities held at the club such as running the members bar and hall hire are put back into cost of providing surf life saving and junior surf sport program over the summer months.</p>
<p>Does your club have access & provisions for persons with disabilities?</p>
<p>No</p>
<p>Are your buildings/structures fit for purpose from a lifesaving/service provision perspective? i.e., size/capacity, layout etc.</p>

No. it is not fit for purpose, the first aid room is too small and in a bad location, the gear shed does not have the space or the storage capacity to suite our club and protect our resources. The tower is falling apart and is not high enough to observe the whole beach when the shade sails are up. Access to and from the beach is an issue with the primary ramp needing to be back filled multiple times in the last few seasons


With consideration to your answers to the above questions, what are the club's intentions with respect to future capital works/needs moving forward?

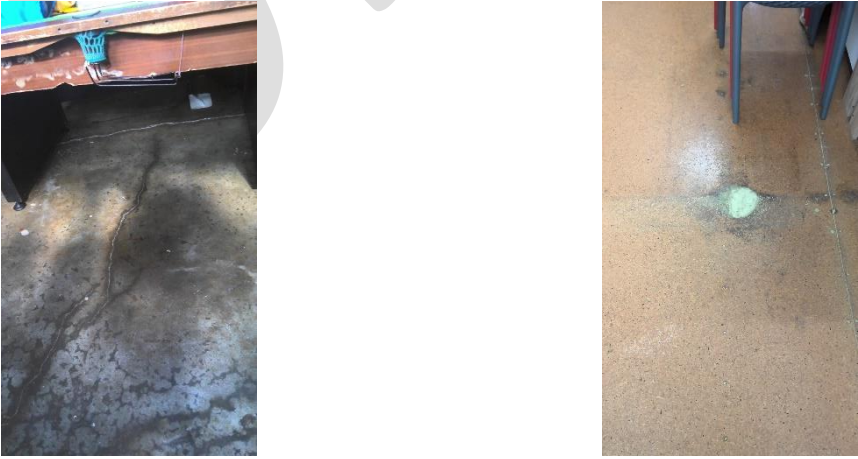
As per Q1. Provided this is approved at AGM.

Is there anything else we should know?

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5. Structure

Foundations		
Material:	General Condition:	Actions Required:
Timber piles and concrete	Poor condition	Initial Seismic Assessment (ISA) to ensure the building meets an acceptable seismic standard. This would not be required if intent is for new facility to be constructed.
Photos: 		
Rating: ●		



Floors		
Material:	General Condition:	Actions Required:
Mix Timber and concrete	Average. Timber piles cause issues with timber floor. Cracks in concrete floor.	Initial Seismic Assessment (ISA) to ensure the building meets an acceptable seismic standard. This would not be required if intent is for new facility to be constructed.
Photos: 		
Rating: ●		

Walls		
Material:	General Condition:	Actions Required:
Timber frame	Unable to inspect	N/A
Photos		
Rating: N/A		

Beams/Posts		
Material:	General Condition:	Actions Required:
N/A	No beams/posts	N/A
Photos:		
Rating: N/A		


Stairway/Lifts		
Material:	General Condition:	Actions Required:
Timber stairs	Average	Replace stairs
Photos:		
		
Rating: ●		


6. Tower

Tower (Beach Observation)		
Material:	General Condition:	Actions Required:
Part of storage area of main building	Poor condition. Leaks apparent.	Replace tower.
<p>Photos:</p> <div style="display: flex; justify-content: space-around;">   </div>		
<p>Rating: ●</p>		

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7. External

Roof		
Material:	General Condition:	Actions Required:
Mix super 6 and butanol.	Poor condition. Asbestos and leaking.	Replace roof
Photos: 		
Rating: ●		

External Cladding		
Material:	General Condition:	Actions Required:
Fibre board and timber batten.	Poor condition. Nails rusting through. Likely asbestos	Replace cladding
Photos: 		
Rating: ●		

Window Joinery/Glazing

Material:	General Condition:	Actions Required:
Aluminium and single	Fair condition	Requires monitoring

Photos:

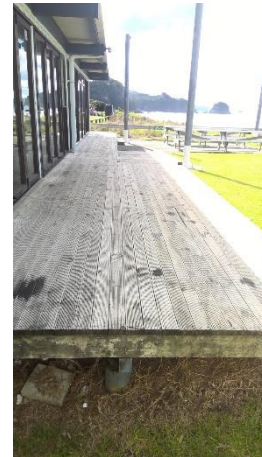


Rating: ●


Deck

Material:	General Condition:	Actions Required:
Timber	Fair condition	Requires monitoring

Photos:



Rating: ●

Lighting		
Material:	General Condition:	Actions Required:
Standard	Fair condition	Requires monitoring
Photos: 		
Rating: ●		

Gutters/Spouting		
Material:	General Condition:	Actions Required:
Mix colour steel and PVC	Poor condition	Replace gutters
Photos: 		
Rating: ●		

Shade Areas

Material:	General Condition:	Actions Required:
Shade sails	Fair condition. (one sail ripped at time of inspection).	Requires monitoring


Photos:



Rating: ●


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8. Storage Areas

Storage Areas		
Material:	General Condition:	Actions Required:
Part of main building	Average condition (some leaks). Not fit for purpose – too small.	Construct extra storage
Photos: 		
Rating: ●		


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9. Services

Water Supply/Storage		
Material:	General Condition:	Actions Required:
Bore into tank	Fair condition	Requires monitoring
Photos:		
		
Rating: ●		

Wastewater System/Septic		
Material:	General Condition:	Actions Required:
Council system	N/A	N/A
Photos:		
Rating: N/A		

SW Disposal/Storage		
Material:	General Condition:	Actions Required:
Natural soakage	N/A	No actions required
Photos:		
Rating: ●		

Hazardous Goods (Fuel) Storage		
Material:	General Condition:	Actions Required:
Steel fuel cabinet	Fair condition	Requires monitoring
Photos: <div style="text-align: center;">  </div>		
Rating: ●		

Electrical		
Material:	General Condition:	Actions Required:
N/A	Poor condition. Club rep stated parts of building constantly suffer power outages.	Re-wire building
Photos:		
Rating: ●		

Fire		
Material:	General Condition:	Actions Required:
Alarm system	Poor condition. Club rep stated system goes off approx. 2 times a week in winter	Replace fire alarm system
Photos:		
Rating: ●		

HVAC/Fresh Air		
Material:	General Condition:	Actions Required:
Fresh air only	N/A	No actions required
Photos:		
Rating: ●		

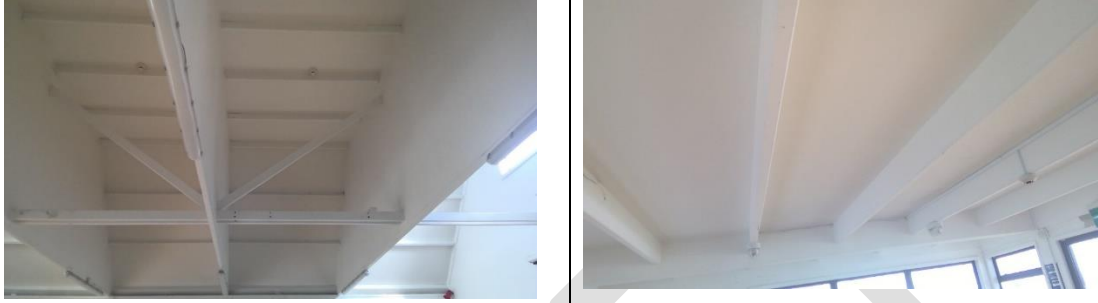
Security		
Material:	General Condition:	Actions Required:
Alarm system	Poor. Alarm 'shorts' and activates due to roof leaks.	Replace alarm system
Photos:		
Rating: ●		

Plumbing		
Material:	General Condition:	Actions Required:
N/A	Club rep stated no issues	Requires monitoring
Photos:		
Rating: ●		

Data		
Material:	General Condition:	Actions Required:
Wireless	Fair condition, club rep stated not great service	Requires monitoring
Photos:		
Rating: ●		

Hotwater		
Material:	General Condition:	Actions Required:
Electric cylinders	Club rep stated fair condition	Requires monitoring
Photos:		
Rating: ●		

10. Internal

Ceiling		
Material:	General Condition:	Actions Required:
Exposed painted timber ceiling	Fair condition	Requires monitoring
Photos: 		
Rating: ●		

Walls		
Material:	General Condition:	Actions Required:
Gib and timber	Fair condition	Requires monitoring
Photos: 		
Rating: ●		

Floors

Material:	General Condition:	Actions Required:
Plywood	Fair condition	Requires monitoring

Photos:

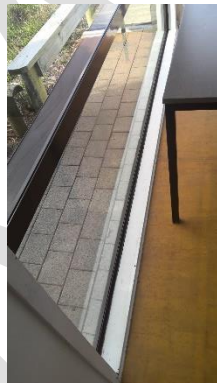


Rating: ●


Windows & Window Sills

Material:	General Condition:	Actions Required:
Aluminium and timber	Fair condition	Requires monitoring

Photos:





Rating: ●

Lights		
Material:	General Condition:	Actions Required:
Standard	Fair condition	Requires monitoring
Photos:		
		
Rating: ●		

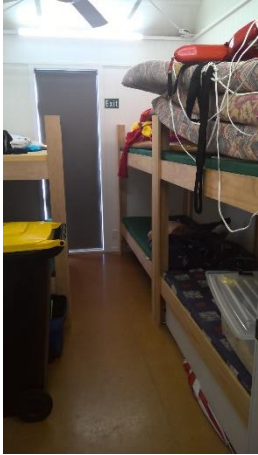

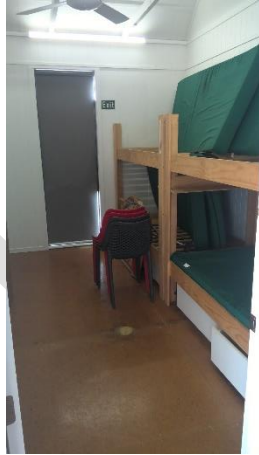
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11. First Aid

First Aid		
Material:	General Condition:	Actions Required:
Sectioned off area as part of garage/storage area.	Average condition. Not fit for purpose – too small.	Replace first aid room
<p>Photos:</p> <div style="display: flex; justify-content: space-around;">   </div>		
<p>Rating: ●</p>		

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12. Bunk Rooms


Bunk Rooms		
Material:	General Condition:	Actions Required:
Two separate rooms as part of main building.	Fair condition but not fit for purpose as too small.	Construct additional bunk rooms.
Photos: <div style="display: flex; justify-content: space-around; align-items: flex-start;">    </div>		
Rating: ●		

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13. Kitchen

Two kitchens. One as part of main hall/bar area. One as part of lifeguard/club area. Both are in fair to good condition.


Cabinetry		
Material:	General Condition:	Actions Required:
MDF	Good	No actions required
Photos: 		
Rating: ●		

Oven		
Material:	General Condition:	Actions Required:
Standard ovens and hobs. Commercial deep fryer.	Fair condition	Requires monitoring
Photos: 		
Rating: ●		



Rangehood		
Material:	General Condition:	Actions Required:
Mix standard and commercial.	Appears in fair condition	Requires monitoring
Photos: <div style="display: flex; justify-content: space-around;">   </div>		
Rating: ●		

Sink, Taps, Bench etc.		
Material:	General Condition:	Actions Required:
Stainless and MDF	Good	No actions required
Photos: <div style="display: flex; justify-content: space-around;">    </div>		
Rating: ●		

14. Bathrooms


Vanity/Basin & Taps		
Material:	General Condition:	Actions Required:
Mix ceramic and plastic.	Good condition	No actions required
Photos: 		
Rating: ●		


Toilets		
Material:	General Condition:	Actions Required:
Standard	Good condition. Urinal average condition.	Requires monitoring
Photos: 		
Rating: ●		

Showers		
Material:	General Condition:	Actions Required:
Lined showers	Fair condition	Requires monitoring
Photos:		
		
Rating: ●		

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15. Land

Fences/Gates		
Material:	General Condition:	Actions Required:
Concrete block fence as part of lifeguard club area.	Good condition.	No actions required
Photos: 		
Rating: ●		

Sealed Areas (Driveways/Parking/Paths)		
Material:	General Condition:	Actions Required:
Cobbled parking and footpaths.	Fair condition	Requires monitoring
Photos: 		
Rating: ●		

Landscaping

Material:	General Condition:	Actions Required:
Grassed area at front of club	Fair condition	Requires monitoring


Photos:



Rating: ●

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16. General

Public Facilities		
Material:	General Condition:	Actions Required:
Public changing rooms	Fair condition – Council responsible	Requires monitoring
Photos: 		
Rating: ●		

Weather Tightness	
Comment:	Actions Required:
Leaks throughout building	Replace roof
Photos:	
Rating: ●	

Asbestos	
Comment:	Actions Required:
Asbestos present in roof and possibly cladding	Test and remove asbestos
Photos	
Rating: ●	

New Building Standard (NBS)	
Comment:	Actions Required:
No assessment has been undertaken	Initial Seismic Assessment (ISA) to ensure the building meets an acceptable seismic standard. This would not be required if intent is for new facility to be constructed.
Photos:	
Rating: ●	

BWOF	
Comment:	Actions Required:
Current BWOF, inspected monthly	No actions required
Photos:	
Rating: ●	

LIM	
Comment:	Actions Required:
No LIM provided	No actions required
Photos:	
Rating: ●	

Erosion/Natural Hazards	
Comment:	Actions Required:
No known risks	No actions required
Rating: ●	

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