



# Ōtūmoetai Pool, Tauranga

FACILITY REVIEW, CONDITION ASSESSMENT & ACCESSIBILITY REPORT

ARCHITECTURE HDT, BECA



# EXECUTIVE SUMMARY

## 1. INTRODUCTION

Architecture HDT (HDT) and Beca have been engaged by Bay Venues Ltd to report on the existing condition of Ōtūmoetai Community Pool, 75 Windsor Road, Bellevue Park, Tauranga. The purpose of this investigation is to identify the likely maintenance cost of continued facility operation over the next 10-15 years. This report also identifies high cost risk items associated with future facility development beyond a 10-15 year time frame should the facility be redeveloped. This assessment expands on the earlier condition assessment work undertaken by WSP.

This report includes the following;

- Building Condition Assessment, HDT
- Building Services Condition Assessment, Beca
- Accessibility Report, HDT

A separate geotechnical investigation is being undertaken by Beca, and is not part of this report.

## 2. BACKGROUND

Ōtūmoetai Pool has served the community since 1968. There have been notable changes to the facility since its inception.

In 2002, a fabric canopy structure was installed over the pool. This consists of a single layered fabric system over a lightweight portal structure. This was intended to allow continued operation over the winter months. The canopy remains in place 22 years later.

In recent years the male and female change rooms have been upgraded with modern finishings, resin slip-resistant flooring and new showers.

The more recent addition of a new access path, a ramp and an accessible bathroom facility have improved accessibility at the facility.

## 3. BUILDING CONDITION ASSESSMENT

The key findings of the building fabric condition survey are as follows;

- The pool canopy aluminium structure uses stainless steel cables for cross bracing. With the high humidity internal environment, these cables show signs of surface rust. They are therefore susceptible to stress corrosion cracking (SCC) under tension. Further, more detailed analysis from a structural engineer will be required to confirm this. If ongoing use of the facility is to be considered, we recommend that they be replaced with painted galvanised cross bracing.
- The fabric roof covering has been in place for 23 years, and is getting to the end of its useful

life. We understand that some panels have already been replaced, and an allowance has been made for ongoing replacement of panels in the condition assessment. This replacement process is likely to accelerate. The limited insulation offered by the existing building fabric gives rise to condensation in colder months, which accelerates the degradation of interior building fabric. It is therefore recommended that any upgrade considers bringing the building fabric in line with a modern insulated pool facility.

- The cost of an upgrade to modern building fabric is likely to be in the order of \$8.75-\$9.25M, excl. gst if undertaken today. An upgrade of this nature would increase the thermal performance of the facility and improve security. For comparison, a like for like fabric structure replacement is likely to cost \$1.35-\$1.45M excl. gst. An upgrade to building fabric is likely to be required in the next 5-10 years time.
- It is understood that in high rain events, the reception and change room areas get flooded as a result of insufficient capacity in the surface water drainage system. It is recommended that interceptor drainage be installed at the top of the slope adjacent to the entrance, and that existing threshold drainage be increased in capacity.
- The concrete pool concourse is in poor condition. Reinforcing steel is exposed in isolated areas of the concrete slab surface, and there are numerous cracks. As a minimum, areas of exposed reinforcing need to be scoured out and the reinforcing treated, and covered with a cementitious grout. Cracks and slab joints should be sealed with sealant to prevent water getting to reinforcing

and causing further degradation. Ongoing use of the facility is likely to require a long term solution such as a resin coating over the concrete to waterproof it and provide more consistent slip resistance.

- A significant issue on the site has been ongoing settlement. In the 1990's, it is understood that the deep end of the pool and balance tank settled approximately 400mm. Further work to re-level the pool was undertaken in 2022. An allowance has been made in the condition assessment for periodic releveling of the pool roll-out channels. Monitoring pins have been installed to allow building settlement to be checked. It is prudent that this monitoring be undertaken over the next 5-6 months to establish the rate of settlement
- The Beca geotechnical assessment is being undertaken in two Stages. The first stage will report on the site history, and the second stage will quantify the geotechnical risk and likely implications, which may be significant.

## 4. BUILDING SERVICES ASSESSMENT

The key findings from the Building Services condition assessment undertaken by Beca are as follows;

### Pool Water Filtration and Treatment

- The existing pool area operates as a single body of water with a single circulation, filtration and treatment system. This operation raises risk around cross contamination between these areas if a biological event were to occur.
- The existing system flow is reading approx 17 l/s, so is operating at approximately 30 – 45% of the current design standard requirements. This is insufficient for the pool loading profile of a 25m and Learn to Swim Pool. It supports a bather





# EXECUTIVE SUMMARY

load of approximately 10 people at any one time.

- For longer term and safe continued use it is recommended that the pool filtration be upgraded to NZS4441, which requires significant upgrades to existing circulation, filtration and treatment systems. Alternatively the bather load could be actively managed to reduce health risk.
- If the pool water services were to be upgraded, we strongly recommend that consideration be given to relocating the plant room to allow better service access. The current plant room is located at the eastern end of the facility, at a lower level than the pool facility. Service access and deliveries via the concrete steps is difficult and hazardous. The cost to upgrade the filtration and plant room is estimated at \$0.87-\$0.97M excl gst if undertaken today.
- With the additional cost associated with relocating the plant room and upgrading the pool water services, there is sense in hydraulically separating the two pool areas (25m and learners pool) into two distinct bodies of water complete with independent filtration and treatment systems to reduce the risk of cross contamination. This is likely to require an additional 70m<sup>2</sup> of plant room area, and an additional \$1.2M-\$1.6M over the cost noted above.

## Poolside Shower Drainage

- Drainage appears to discharge to a storm water channel outside the building. A flow test was conducted, and water was seen flowing down the plant access stairs. This indicates a leak or subsurface pipework failure. An investigation is recommended to understand the cause of leaking pipework. Water flowing below ground over time could impact ground

conditions local to this area. If it is found that shower water is flowing into storm water drains, this will require re-routing to the sanitary drainage system.

## Bore

- TCC currently operates two bores and hold an existing consent for the take and discharge of groundwater until March 2026. The bores were installed in 2011.
- Renewal of consent is therefore imminent and likely to cost \$40-50k including documentation preparation, consent costs, mana whenua engagement and technical assessments.
- Allowance is included in the condition assessment for regular pump maintenance associated with the existing bores.

## 5. ACCESSIBILITY

The accessibility report identified a number of key issues relating to the accessibility code and best practice.

The key issues noted above with the facility are likely to require a building consent to resolve, and Section 118 of the Building Act will therefore apply; *'...(1) If provision is being made for the construction or alteration of any building to which members of the public are to be admitted, whether for free or on payment of a charge, reasonable and adequate provision by way of access, parking provisions, and sanitary facilities must be made for persons with disabilities....'*

The primary issues requiring rectification are;

- 2 no designated accessible parks are required for the pool facility. It is recommended that signage be installed to delineate pool specific parking so that these are not mistaken for those required for the wider recreational area.
- The primary accessible route from the car park

lacks adequate lighting. It is recommended that lights be provided to this route for the accessibility and general safety of patrons in low light conditions.

- The accessible route that is currently provided does not provide access to the main pool entrance. Universal accessibility principles suggest that the accessible route should be to the primary entrance if possible.
- Colour contrasting is required to distinguish entrance ways and door openings throughout the pool facility for the visually impaired
- Compliant universal accessibility signs are missing throughout the facility.
- The pool does not have ramp access, and accessibility is provided by a hoist. In a new facility this would not be seen as appropriate. Under the Building Act, an existing facility is able to assess upgrade requirements in relation to those that are 'as near as reasonably practicable' as if it were a new building. It is therefore unlikely that there would be a strict requirement to upgrade and provide a ramp, however a ramp provides the most universally accessible means of access to the pool.
- The reception counter does not have a lowered counter, suitable for wheelchair use, to meet accessibility standards (NZS4121).

## 6. SUMMARY

This condition assessment expands on an earlier condition assessment undertaken by WSP. It estimates the likely cost of maintaining the facility in its current configuration for the next 10-15 years, and identifies large cost risk items that are likely to be faced should continued operation of the facility beyond this time frame be considered.

As an aging facility, maintenance costs at Ōtūmoetai Pool are significant. Significant expenditure will be required for continued operation in the medium to longer term on the following;

- building fabric
- concourse remedial and enhancement
- pool water services and plant room configuration.
- accessibility upgrades
- bore consents

In addition to the above, there is a geotechnical risk that is yet to be quantified and could be significant.

Once the geotechnical risk (and associated cost) is quantified, more detailed discussions around the role of the facility within the wider TCC network can be had with Ōtūmoetai Pool Working Group.







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# CONDITION ASSESSMENT REPORT

ARCHITECTURE HDT & BECA



## Condition Assessment Notes & Qualifications

### 1. PRIORITY

The following categories are used to describe the urgency with which work is required.

- **Must Do** Indicates an area of work which is recommended to be carried out as a matter of priority. The work should not be deferred a further 5 years due to the additional cost associated with deterioration to the building element itself or other associated building elements and components.
- **Should Do** Indicates work which if deferred would have less significant consequences to the long term durability of the building than 'Must Do' work items but should be undertaken as part of the closedown if funding permits. I.e.. Could potentially be deferred a further 5 years (or more depending on element) without incurring substantial additional costs.
- **Good to do** Indicates work for which there would be qualitative benefits to the facility but are not considered to have associated medium term durability issues.

### 2. COST ESTIMATES

Architecture HDT have prepared estimates relating to the various work scope items for inclusion in this report.

In doing this, we have sought input from key suppliers, consultants and constructors to test our opinion of possible cost. In advising these estimates we wish to stress that they cannot be relied upon to the extent that equivalent estimates prepared by a registered QS might be relied upon. As such we offer them in good faith on the basis that they are received in the knowledge that there is potential for significant variability in the final construction cost. This will be exacerbated by factors such as escalations, industry competitiveness, scope fine tuning and variation plus fluctuations that might be experienced. We recommend that these assessments be robustly tested by a suitably experienced QS before they are relied upon for key decisions.

We note also that estimated the remaining life of building components, particularly building services, is not a precise science. The intent of this report is to forecast likely renewals, and estimate when major expenditure is required to maintain or restore plant to a reliable and serviceable condition. It must be anticipated that sudden and unpredicted failures can occur.

Where necessary, this report identifies areas of work that may pose additional cost risk to Bay Venues and identifies investigations that are required to establish a scope of work.

### 3. HIGH PROFILE AREAS

Areas that have high visibility / high profile are generally given a higher maintenance priority than less visible areas. I.e.. Aesthetics standards are used to evaluate the relative maintenance priority as well as evaluation of technical performance.



ROOM NO. /REF	ELEMENT	ITEM	PHOTO REF	CONDITION	NOTES & WORK REQUIRED	NEXT MAINT (YR)	MAINT CYCLE	PRIORITY	Price of Item	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2031-2035	
			18,19,20		Allow to re-level the pool to allow even water skimming and distribution. Note: <b>Likely to be continue to be required unless the cause of settlement is identified and rectified. If settlement rectification is undertaken, remedial works identified in 2030 and 2035 may not be required.</b>	2025	5	Must do	\$31,600		\$34,510					\$40,000					\$46,370	\$46,370	
		Pool Paint	18,19,20	Painted pool finish appears in reasonable condition.	Allow to repaint in 5 years time, and then every 10 years	2029	10	Should do	\$119,600						\$147,000								
		Pool Tiles	18,19,20	Pool edge pavers are in generally good condition	Allow for isolated repair as required.	2025	2	Should do	\$500		\$550		\$580		\$610		\$650		\$690		\$730	\$2,070	
		Pool Sealant	18,19,20	Sealant appears in fair condition (not able to be inspected in detail)	Allow to replace when the pool is repainted.	2029	10	incl above	incl with Pool Paint above														
		Scum Channel	18,19,20	In fair condition	Allow for isolated repair and recoating of rollout channels on a 5 yearly basis, replacement of damaged grating	2024	5	should do	\$3,000	\$3,150					\$3,690					\$4,270	\$4,270		
		Balance tank		Not inspected	From WSP report, there appears to be little issue with the balance tank construction. Continue to monitor as per WSP report.	n/a	n/a	no work required															
	Poolside Shower	Proprietary Partitions	24	In good condition.	No work necessary	n/a	n/a	no work required															
		Sanitary Fixtures	24	In good condition.	Allow for isolated repair and maintenance	2024	1	should do	\$500	\$530	\$550	\$560	\$580	\$600	\$610	\$630	\$650	\$670	\$690	\$710	\$730	\$3,450	
	Poolside ACC Change	Proprietary Partitions	21,22,23,24	In good condition.	No work necessary	n/a	n/a	no work required															
		Sanitary Fixtures	21,22,23,24	In good condition.	Allow for isolated repair and maintenance	2024	1	Should do	\$500	\$530	\$550	\$560	\$580	\$600	\$610	\$630	\$650	\$670	\$690	\$710	\$730	\$3,450	
	Doors and Hardware			Generally OK	Allow for isolated repair and maintenance	2024	1	Should do	\$300	\$320	\$330	\$340	\$350	\$360	\$370	\$380	\$390	\$400	\$410	\$430	\$440	\$2,070	
	Fixtures and fittings	Cubby holes																				\$0	
		Pool Covers	11	In good condition.	Allow to replace in 5 years time	2029	10	Should do	\$25,000						\$30,730							\$0	
		Fabric Ducting	6,7,8	Fabric ducting appears in reasonable condition.	Inspect support cables. Allow for replacement of cable in 5 years item	2029	10	Should do	\$5,000						\$6,150							\$0	
		Speakers, Lights and other overhead fittings	6,7,8	Not inspected. Bolt fixing of overhead fittings are susceptible in the corrosive pool environment.	Undertake yearly inspection of all fixings. Coat fixings with protective grease	2024	1	Should do	\$1,000	\$1,050	\$1,090	\$1,120	\$1,160	\$1,190	\$1,230	\$1,270	\$1,300	\$1,340	\$1,380	\$1,420	\$1,470	\$6,910	
<b>Subtotal Main Pool Area</b>										<b>\$369,910</b>	<b>\$40,860</b>	<b>\$5,950</b>	<b>\$6,730</b>	<b>\$6,330</b>	<b>\$277,770</b>	<b>\$46,710</b>	<b>\$7,550</b>	<b>\$7,110</b>	<b>\$8,010</b>	<b>\$257,000</b>	<b>\$54,870</b>	<b>\$334,540</b>	
<b>G2</b>	<b>Changerooms</b>		Photo Ref:																				
	Roof	Metal Roof Cladding	27,28	Painted metal roof is in fair condition. Very dirty, with multiple services penetrations.	Allow to clean yearly	2024	1	Should do	\$1,200	\$1,260	\$1,310	\$1,350	\$1,390	\$1,430	\$1,520	\$1,560	\$1,610	\$1,660	\$1,710	\$1,760	\$8,300		
		Gutters + Downpipes		Metal box gutter in good condition for its age	Repaint in 5 years time	2029	10	Should do	\$10,200						\$12,540							\$0	
					Allow to clear out on a yearly basis	2024	1	Should do	\$300	\$320	\$330	\$340	\$350	\$360	\$370	\$380	\$390	\$400	\$410	\$430	\$440	\$2,070	
	Walls	External Cladding	29,30	Weatherboard	Generally good condition for its age. Remedial work required on the eastern end (gap filling, realignment and repair of existing weatherboards, replacement of metal corner trim with boxed corner)	2029	20	Should do	\$2,000						\$2,460							\$0	
			29,30		Allow to repaint in 5 years time, and then every 10 years	2029		Should do	\$4,000						\$4,920							\$0	
		Interior Lining	31,32,33,34	Prefinished sheet product (Seratone or similar). Generally good condition, with some damage to the base of the sheets and around the caps	Allow for isolated repair as required.	2024	5	Should do	\$500	\$530					\$610					\$710	\$710		
	Ceilings		31,32	Painted sheet ceilings are in good condition	Allow to repaint in 10 years time	2034	10	Should do	\$8,000											\$11,400	\$11,400		
	Flooring	Flooring	31,32,33,34	Resin flooring. In good condition	Allow for rebroadcast in 5 years time	2029	10	Should do	\$28,000						\$34,410							\$0	
	Fillings & Fixtures	Timber bench seating	32,33	Appear sound. Some chips to paintwork	Allow to paint in 5 years time, and then every 10 years.	2029	10	Should do	\$2,000						\$2,460							\$0	
		Proprietary partitions	32,33	In good condition.	Allow for isolated repair of fittings and trim	2024	2	should do	\$300	\$320		\$340		\$360	\$380		\$400		\$430		\$830		
		Sanitary Fixtures	31,32	In good condition.	Allow for repair and replacement	2024	1	should do	\$500	\$530	\$550	\$560	\$580	\$600	\$610	\$630	\$650	\$670	\$690	\$710	\$730	\$3,450	
<b>Subtotal Changerooms Area</b>										<b>\$2,960</b>	<b>\$2,190</b>	<b>\$2,590</b>	<b>\$2,320</b>	<b>\$2,750</b>	<b>\$58,380</b>	<b>\$2,910</b>	<b>\$2,600</b>	<b>\$3,080</b>	<b>\$2,760</b>	<b>\$15,390</b>	<b>\$2,930</b>	<b>\$26,760</b>	



ROOM NO. /REF	ELEMENT	ITEM	PHOTO REF	CONDITION	NOTES & WORK REQUIRED	NEXT MAINT (YR)	MAINT CYCLE	PRIORITY	Price of Item	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2031-2035
<b>G3</b>	<b>CLUBROOMS</b>	Photo Ref:																				
	Roof	Metal Roof Cladding	35	Long run roofing in generally good condition. Needs cleaning	Allow to clean yearly	2024	1	Should do	\$800	\$840	\$870	\$900	\$930	\$950		\$1,010	\$1,040	\$1,070	\$1,110	\$1,140	\$1,170	\$5,530
			35		Repaint in 5 years time	2029	10	Should do	\$5,200						\$6,390							\$0
		Gutters	35	PVC gutters	Allow to clear out on a yearly basis	2024	1	Should do	\$300	\$320	\$330	\$340	\$350	\$360	\$370	\$380	\$390	\$400	\$410	\$430	\$440	\$2,070
		Downpipes	35	Painted PVC downpipes	No work required.	n/a	n/a	no work required														
	Walls	External Cladding	35	FC Sheet cladding. Given the age of the building, the cladding product may be asbestos. The cladding appears to be sound, but has been painted over the years.	Allow to paint in 5 years time with a high build waterproofing product.	2029	10	Should do	\$8,600						\$10,570							\$0
		Interior Lining	41,42,43	Painted sheet product is in good condition generally	No work required.	n/a	n/a	no work required														
	Doors & Windows (inc hardware)		41,42,43	Generally good condition given the age of the facility.	No work required.	n/a	n/a	no work required														
	Ceiling	Interior ceiling lining	41,42,43	Good condition	Ceilings are in generally good condition	n/a	n/a	no work required														
	Flooring		41,42,43	Sheet vinyl flooring is in good condition	No work required.	n/a	n/a	no work required														
	Fittings & Fixtures	Joinery	41	Generally good condition.	Allow for isolated repair.	2029	5	Should do	\$1,000						\$1,230					\$1,420		\$1,420
					<b>Subtotal Clubrooms Area</b>					<b>\$1,160</b>	<b>\$1,200</b>	<b>\$1,240</b>	<b>\$1,280</b>	<b>\$1,310</b>	<b>\$18,560</b>	<b>\$1,390</b>	<b>\$1,430</b>	<b>\$1,470</b>	<b>\$1,520</b>	<b>\$2,990</b>	<b>\$1,610</b>	<b>\$9,020</b>
<b>G4</b>	<b>PLANTROOM</b>	Photo Ref:																				
	Roof	Metal Roof Cladding + Gutters	36	Long run metal roofing	Allow for cleaning on a yearly basis. No allowance for repainting given the nature of this space. If the facility is to be upgraded, consideration should be given to the relocation of the plantroom to a position that allows for easy servicing and delivery of chemicals.	2024	1	Should do	\$250	\$260	\$270	\$280	\$290	\$300		\$320	\$330	\$340	\$350	\$360	\$370	\$1,750
	Walls	External Cladding	40,45	Blockwork Appears in generally good condition. There is little sign to the interior of the plantroom	Allow to repaint exterior of blocks with a high build coating in 5 years time	2029	10	Should do	\$4,500						\$5,530							\$0
	Ceilings	Interior ceiling lining	38,39	Exposed framing	Not Applicable.	n/a	n/a	no work required														
	Flooring	Exposed concrete slab	38,39	In satisfactory condition.	No work required.	n/a	n/a	no work required														
					<b>Subtotal Plantroom Area</b>					<b>\$260</b>	<b>\$270</b>	<b>\$280</b>	<b>\$290</b>	<b>\$300</b>	<b>\$5,530</b>	<b>\$320</b>	<b>\$330</b>	<b>\$340</b>	<b>\$350</b>	<b>\$360</b>	<b>\$370</b>	<b>\$1,750</b>
					<b>YEARLY BUILDING TOTALS</b>					<b>\$374,290</b>	<b>\$44,520</b>	<b>\$10,060</b>	<b>\$10,620</b>	<b>\$10,690</b>	<b>\$360,240</b>	<b>\$51,330</b>	<b>\$11,910</b>	<b>\$12,000</b>	<b>\$12,640</b>	<b>\$275,740</b>	<b>\$59,780</b>	<b>\$372,070</b>











			BS24	Appears in average condition. No signs of corrosion on main electrolysis cell.	Recommended to complete thorough clean of generator room including removal of dust and debris. Clean off corrosion of main generator cell to reduce the ongoing damage to the unit.	2024	1	Should Do	\$150	\$160	\$160	\$170	\$170	\$180	\$180	\$190	\$200	\$200	\$210	\$210	\$220	\$1,040	
		Chlorine Storage Tank	BS25	Appears in average condition. On visual inspection, the existing tank does not appear to be a chemical rated tank.	Recommended to visually check for leaks during a static volume test on an annual basis.	2024		Should Do	\$150														
					Consider upgrade to a more suitable chemical tank with 25 year design life.	2025		Should Do	\$10,000	\$10,920												\$0	
		Chlorine Dosing Pump	BS26	Appears in fair condition.	Recommended to complete general maintenance and seal replacement every 1-2 years. Coordinate specialist contractor maintenance with other treatment plant.	2024	2	Should Do	\$400	\$420		\$450		\$480		\$510		\$540		\$570		\$1,110	
		Filter Media Slurry Tank	BS25	Appears in average condition. Large amounts of filtration media seen in and around the tank bund area, as well as other areas within the plant room.	Review operational procedures around handling and containment of hazardous substance within occupied areas. Ensure all staff have received relevant training around health and safety procedures, including having access to the required PPE.			Must Do														\$0	
		Pool Water Services pipework and valves (misc.)		Pipework exposed within plant areas appears in fair condition. Not all pipework and valves could be visualised at the time of site visit.	General allowance for annual maintenance of pipework / valves for domestic water systems.	2024	1	Should Do	\$3,000	\$3,150	\$3,280	\$3,370	\$3,480	\$3,580	\$3,690	\$3,800	\$3,910	\$4,030	\$4,150	\$4,270	\$4,400	\$20,760	
									<b>Subtotal PWS</b>	\$9,100	\$17,090	\$6,800	\$9,160	\$7,220	\$6,940	\$7,660	\$7,370	\$11,150	\$7,820	\$8,610	\$8,290	\$43,240	

<b>PD1 PLUMBING &amp; DRAINAGE</b>																						
			Photo Ref:																			
	External to Entrance	Domestic Hot Water Cylinder	BS27	Appears in good condition. Vegetation seen within the cage enclosure.	Recommended to clear away vegetation and maintain clear access to equipment. General maintenance check to be completed on annual basis around thermostat and temperature control capacity of cylinder.	2024	1	Should Do	\$250	\$260	\$270	\$280	\$290	\$300	\$310	\$320	\$330	\$340	\$350	\$360	\$370	\$1,750
		Domestic hot and cold water pipework and valves (misc.)		Not all pipework and valves could be visualised at the time of site visit.	General allowance for annual maintenance of pipework / valves for domestic water systems.	2024	1	Should Do	\$1,000	\$1,050	\$1,090	\$1,120	\$1,160	\$1,190	\$1,230	\$1,270	\$1,300	\$1,340	\$1,380	\$1,420	\$1,470	\$6,910
		Pool-side Shower Drainage.		Drainage appears to discharge to stormwater channel on the external of the building fabric. After a flow test, water was visualised flowing down the plant access stairs indicating a leak or below ground pipework failure.	Investigation recommended to understand root cause of leaking pipework. Water flowing below ground over time could impact ground conditions local to this area. (Cost indicative only for intrusive investigations).	2024		Must Do	\$50,000	\$52,500												\$0
					Strongly recommended to install sanitary drainage discharging to sewer for these showers to rectify the currently non-compliant installation. (Cost is estimate only without further investigation of proximity to existing sewer pipework).	2025		Must Do	\$75,000	\$81,900												\$0
		External Drainage Generally		The pool front of house entrance and changeroom area is understood to flood in high rain events	Allow to install new drainage to the top of the ramped entrance, and provide additional capacity to threshold drains around the building, all draining to SW.	2024		Must Do	\$48,900	\$51,350												\$0
									<b>Subtotal P &amp; D Services</b>	\$105,160	\$83,260	\$1,400	\$1,450	\$1,490	\$1,540	\$1,590	\$1,630	\$1,680	\$1,730	\$1,780	\$1,840	\$8,660
<b>YEARLY TOTALS</b>										\$126,770	\$111,070	\$34,850	\$24,170	\$16,240	\$20,050	\$25,960	\$34,810	\$184,990	\$20,900	\$21,040	\$22,160	\$283,900
<b>YEARLY BUILDING TOTALS</b>										\$374,290	\$44,520	\$10,060	\$10,620	\$10,690	\$360,240	\$51,330	\$11,910	\$12,000	\$12,640	\$275,740	\$59,780	\$372,070
<b>YEARLY BUILDING SERVICES + BUILDING TOTAL</b>										\$501,060	\$155,590	\$44,910	\$34,790	\$26,930	\$380,290	\$77,290	\$46,720	\$196,990	\$33,540	\$296,780	\$81,940	\$655,970
<b>BUILDING MUST DO TOTALS</b>										\$244,120	\$37,790	\$3,370	\$3,480	\$3,580	\$65,140	\$43,800	\$3,910	\$4,030	\$4,150	\$89,190	\$50,770	\$152,050
<b>SERVICES MUST DO YEARLY TOTALS</b>										\$110,160	\$81,900	\$11,250	\$0	\$0	\$0	\$13,040	\$0	\$0	\$0	\$0	\$13,040	
<b>Total Must Do Items</b>										\$354,280	\$119,690	\$14,620	\$3,480	\$3,580	\$65,140	\$43,800	\$16,950	\$4,030	\$4,150	\$89,190	\$50,770	\$165,090
<b>BUILDING SHOULD DO TOTALS</b>										\$130,170	\$6,730	\$6,690	\$7,140	\$7,110	\$295,100	\$7,530	\$8,000	\$7,970	\$8,490	\$186,550	\$9,010	\$220,020
<b>SERVICES SHOULD DO YEARLY TOTALS</b>										\$16,610	\$29,170	\$23,600	\$24,170	\$16,240	\$20,050	\$25,960	\$21,770	\$184,990	\$20,900	\$21,040	\$22,160	\$270,860
<b>Total 'Should Do' Items</b>										\$146,780	\$35,900	\$30,290	\$31,310	\$23,350	\$315,150	\$33,490	\$29,770	\$192,960	\$29,390	\$207,590	\$31,170	\$490,880

<b>BUILDING UPGRADE ITEMS (cost if built today)</b>	
1. New Kingspan enclosure \$8.75-\$9.25M (or alternatively like for like fabric replacement \$1.35-\$1.45M)	\$8.75M-\$9.25M
2. New Resin Flooring	\$0.75M-\$0.79M
3. Upgrade Plantroom and PWS to NZS 4441 Compliant	\$0.87M-\$0.97M
4. Separate Pool Filtration (over and above 3. above)	\$1.2M-\$1.6M
5. Accessibility upgrades	\$0.4M-\$0.5M
<b>TOTAL ESTIMATED UPGRADE COST</b>	<b>\$11.97M-\$13.11M</b>





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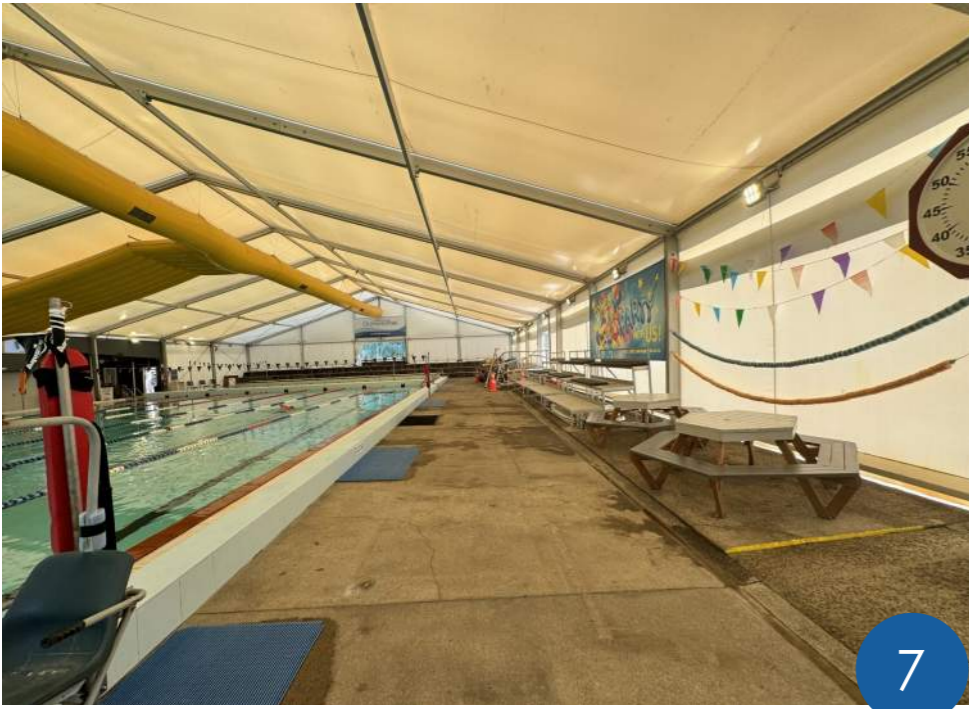
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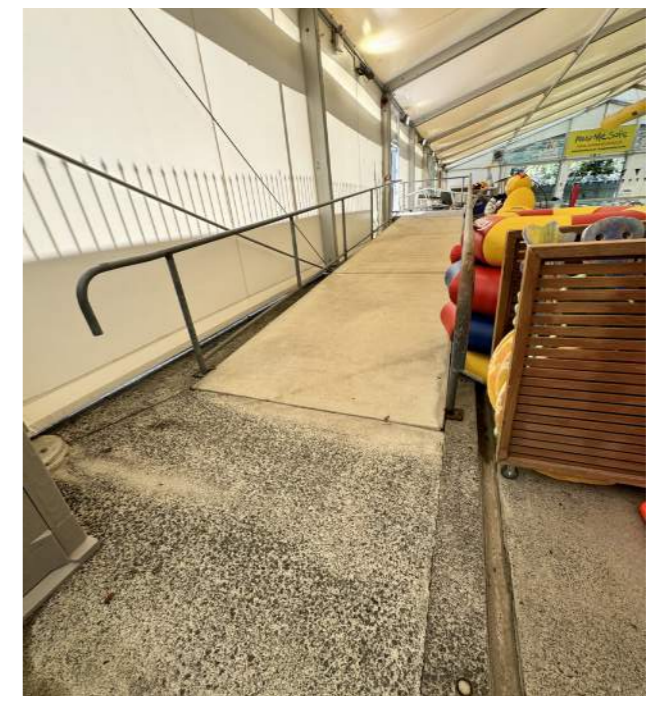




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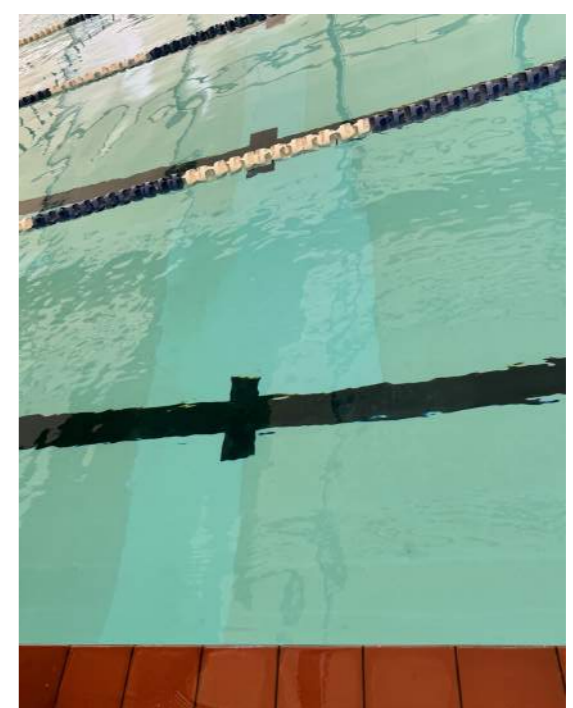
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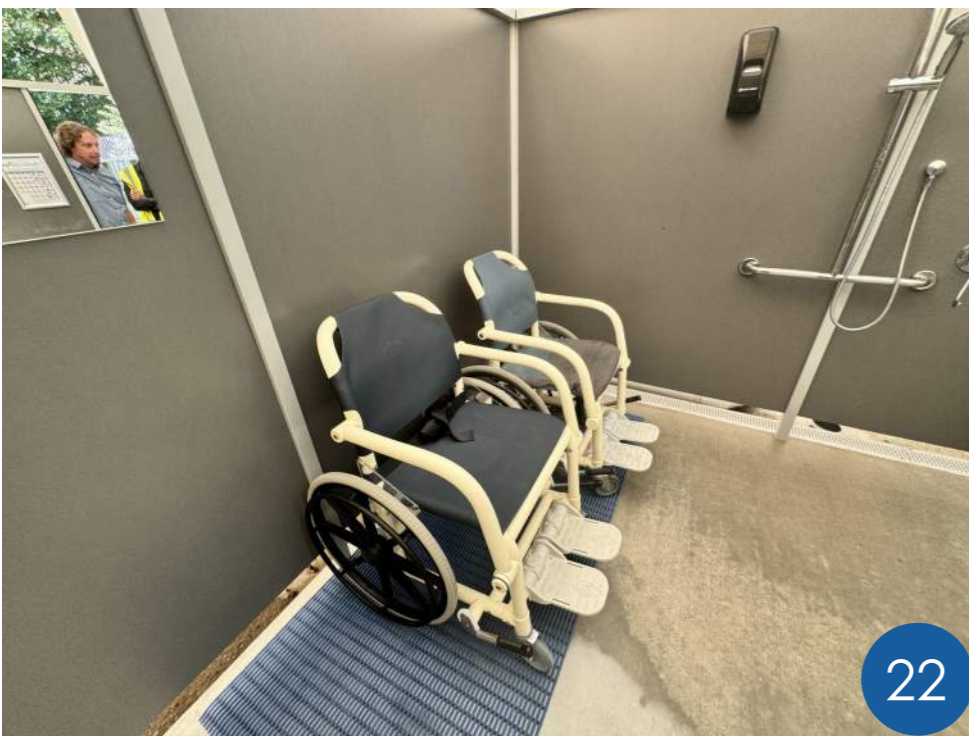
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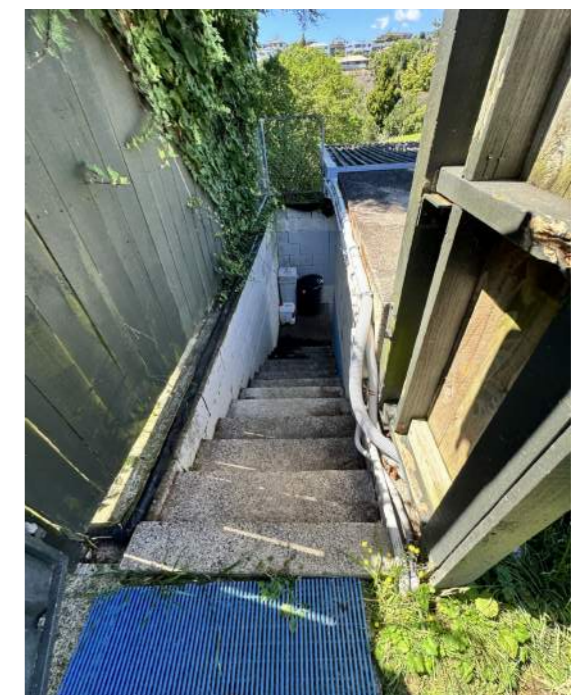
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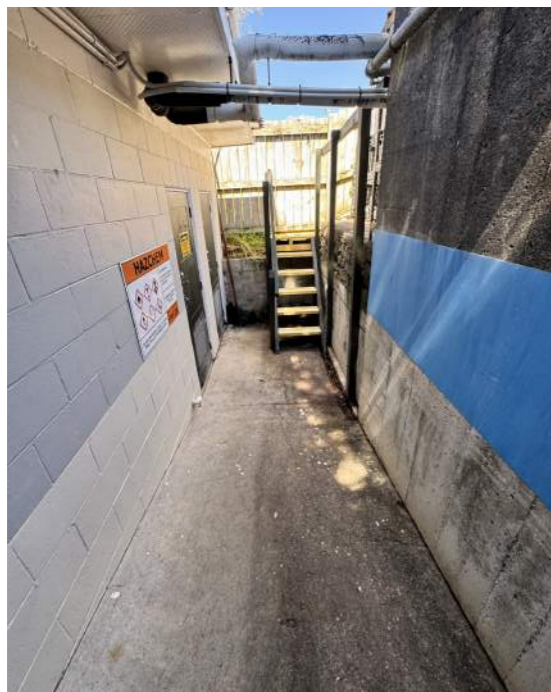


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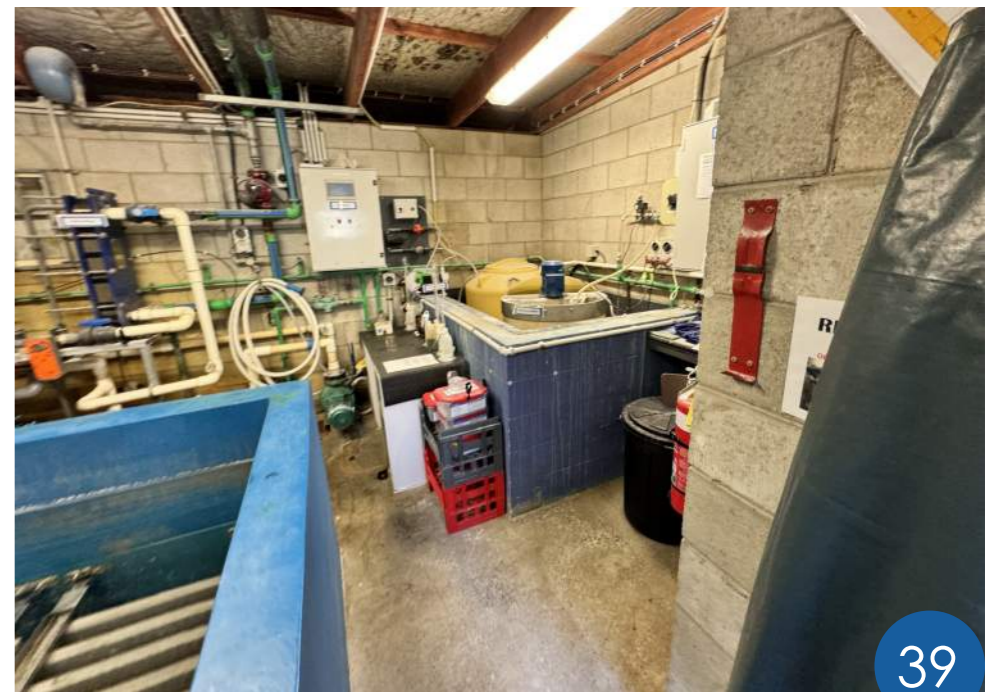




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BS1



BS2



BS3



BS4



BS5



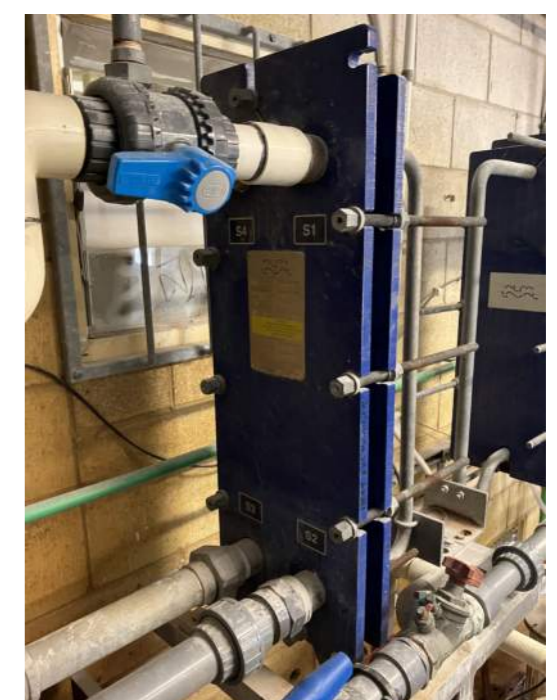
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BS11



BS12



BS13



BS14



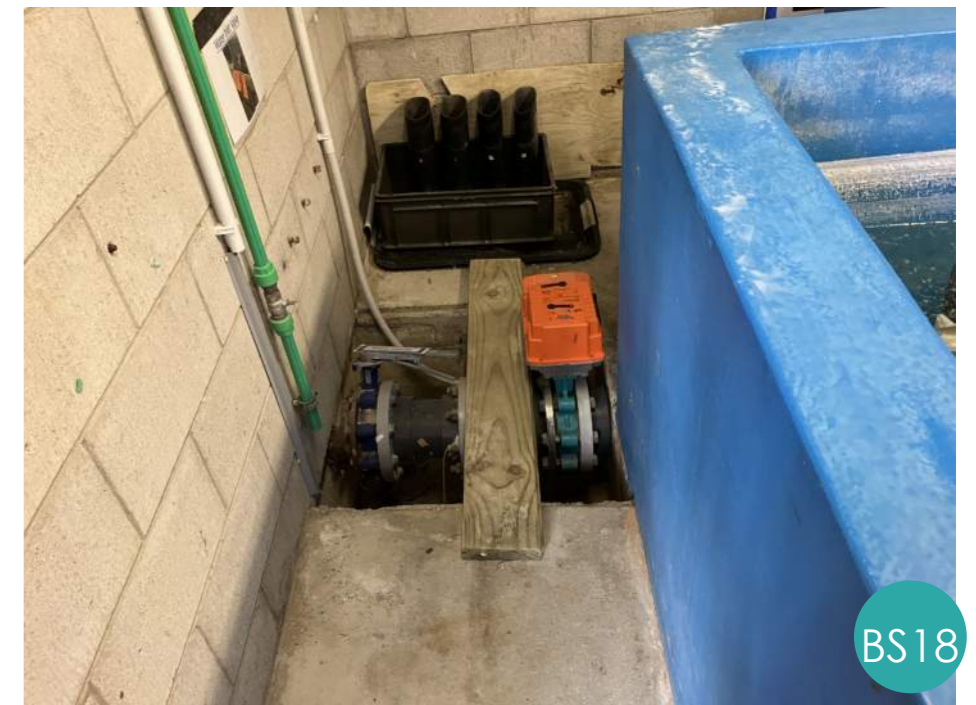
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BS16



BS17



BS18





BS19



BS20



BS21





# ACCESSIBILITY REPORT

ARCHITECTURE HDT





## Report on Access and Facilities for People with Disabilities

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### Introduction

The following is an accessibility checklist to comply with the provisions within Section 118 of the Building Act. Section 118 “Access and facilities for persons with disabilities to and within buildings” of the NZ Building Act 2004 states:

*If provision is being made for the construction or alteration of any building to which members of the public are to be admitted, whether for free or on payment of a charge, reasonable and adequate provision by way of access, parking provisions, and sanitary facilities must be made for persons with disabilities who may be expected to;*

*(a) visit or work in that building; and*

*(b) carry out normal activities and processes in that building*

This checklist contains only the minimum New Zealand requirements for accessibility, under the New Zealand Building Act 2004 S118.

In addition to the requirements noted above, where an alteration is being made to an existing building Section 112 clarifies that the applicant must comply “as near as reasonably practical” for “access and facilities for persons with disabilities” – noting that compliance with these aspects of the Building Code may not be able to be met in full.

### Accessibility Minimum Requirements Checklist - Key

All items on this checklist must be confirmed as being compliant before the accessibility report for the detailed design stage of the project can be included in a consent application.

For the completed copy (suitable for consent):

The following responses are used in the right hand column next to each item to confirm compliance with minimum accessibility requirements.

Y YES (compliant with requirement)

N Not compliant - refer to note below item

n/a Not applicable - refer to note below item

## Exterior Accessible Routes and Outdoor Public Spaces

This section addresses items identified in NZS4121:2001 Section 4, 6 and 13, NZBC D1/AS1

General:	Continuous connections from drop off point and / or footpath to all public entrances. <i>Continuous connection is provided. However, the accessibility route is not part of the main entrance route; accessible building access is through a secondary entry door. For universal design and inclusivity of all people, it is preferable that there is no differentiation between users of different physical ability .</i>	Y
	No single, isolated steps.	Y
	Continuous 1200mm minimum clear width accessible route.	Y
	Continuous 2100mm minimum clear height throughout.	Y
Gradient:	Transverse gradient no steeper than 1:50. <i>Main route to pool entrance not compliant. An accessible route has been constructed via a secondary access door.</i>	Y
Surface:	Slip resistance requirements are met. Refer to NZBC D1 Table 2. <i>Surface is broomed or timber float finished, acceptable as to NZBC D1 table 2.</i>	Y
	Surface(s) are firm, stable and usable by people with disabilities. Loose gravel or clay surfaces are not acceptable. <i>Surface is concrete and appears firm and stable condition.</i>	Y
Hazards:	Permanent fixtures (columns, furniture, bike racks, bollards, etc) do not intrude onto or obstruct the accessible route.	Y
	No building elements or permanent fixtures protruding into minimum accessible route width and height clearances.	Y
	Permanent fixtures have a feature within 150mm of the ground that will be detectable by a person using a cane.	Y
	Permanent fixtures are colour contrasted to their surroundings.	n/a
Outdoor Furniture:	Openings between bollards and similar barriers are positioned to allow passage of wheelchairs.	Y
	Does not protrude onto an accessible path of travel.	n/a
Seating:	Seats are a minimum of 500mm from a path of travel.	n/a
	Colour contrasted to their surroundings.	n/a
	Front of seat has clear space between any legs at ground level to within 150mm of the front edge of the seat, and to within 100mm of the seat height, to allow for rearward adjustment of the feet when rising.	n/a
	Seat at 400 – 450mm above the ground.	n/a
	Where armrests provided, they are at a height 260 +/-40mm above the seat.	n/a
	Where backrest provided, top edge is at 750-790mm high.	n/a



Visibility Factors:	<p>Illumination levels are not less than recommended in Appendix B of NZS 6703.</p> <p>Not specifically measured. There is little exterior lighting available at the entrance, streetlamp lighting coverage is provided along the accessible routes leading up to the facility. However, no external lighting is seen to locate either building entry.</p> <p><b>Scope Recommendation:</b> Provide additional illumination to the exterior of the building for safety and accessibility.</p>	<b>N</b>
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## Kerb Ramps

Kerbing ramping from accessible carpark need to be inspected further, to determine compliance with accessibility.

This section addresses items identified in NZS4121:2001 Section 13.4

General:	<p>Located so users have an unobstructed view of traffic approaching from any direction.</p> <p>Dedicated parking for Bellevue Park, separate from street traffic. Corner location gives view of on-coming traffic in controlled slow speed zone.</p>	<b>Y</b>
	<p>Provided at pedestrian crossings.</p>	<b>n/a</b>
	<p>Provided where footpaths cross a kerb at road intersections.</p>	<b>n/a</b>
Location:	<p>Offset from the intersection corner to align with the direction of travel.</p>	<b>n/a</b>
	<p>When not able to be offset from intersection or where intersection allows pedestrian traffic to cross in any direction, kerb ramp is graded and carried around quadrant (refer NZS4121:2001 fig 45 (b)).</p>	<b>n/a</b>
Design:	<p>Gradient no steeper than 1:8.</p> <p>Not specifically measured, however it is understood where required these would be to TCC standards which do comply</p>	<b>Y</b>
	<p>Maximum length of 1500mm.</p>	
	<p>No variation of slope from side to side.</p>	
	<p>No upstand between channel/gutter and ramp.</p>	
	<p>Change in surface texture to delineate common surface at bottom of ramp between kerb line and road edge gutter.</p> <p>TGSI are recommended (NZS4121:2001 fig 47).</p> <p>Not specifically measured, however it is understood where required these would be to TCC standards which do comply.</p>	<b>Y</b>
	<p>Maximum 1:20 camber or crossfall on either the road or footpath leading to the ramp.</p> <p>Not specifically measured, however it is understood where required these would be to TCC standards which do comply.</p>	<b>Y</b>
	<p>Minimum 800mm between top of ramp and any obstruction.</p> <p>Not specifically measured, however it is understood where required these would be to TCC standards which do comply.</p>	<b>Y</b>
<p>Minimum 1000mm wide (1500mm recommended).</p> <p>Not specifically measured, however it is understood where required these would be to TCC standards which do comply</p>	<b>Y</b>	

Surface Finish:	<p>Slip resistant.</p> <p>Not specifically measured, however it is understood where required these would be to TCC standards which do comply.</p>	<b>Y</b>
	<p>Contrast in both colour and texture with adjacent footpath and road.</p> <p>Not specifically measured, however it is understood where required these would be to TCC standards which do comply.</p>	<b>Y</b>
Alignment Cues:	<p>Accurate alignment cue provide to aid a person who is blind or has vision impairment, before setting off from the ramp.</p> <p>Not specifically measured, however it is understood where required these would be to TCC standards which do comply.</p>	<b>Y</b>
Tactile Ground Surface Indicators:	<p>Used to indicate full width of ramp and extended to the full face of the ramp.</p> <p>Not specifically measured, however it is understood where required these would be to TCC standards which do comply.</p>	<b>Y</b>
	<p>Set 300mm up from the common surface between the kerb line and road edge gutter.</p> <p>Not specifically measured, however it is understood where required these would be to TCC standards which do comply.</p>	<b>Y</b>

## Car Parking

This section addresses items identified in NZS4121:2001 Section 5

Numbers	<p>Accessible car parks provided per NZS4121:2001 Table 1.</p> <p>2x no accessible parks are provided, however the delineation of parking specifically for the pool is not clear as this is a shared recreational area.</p> <p><b>Scope Recommendation:</b> Provide 2 dedicated accessibility parks for the pool, in addition to other accessibility parking required for the recreation reserve.</p>	<b>Y</b>
Location:	<p>On an accessible route.</p> <p>A new accessible route has been installed; however accessible access to pool facility is only to a secondary pool entry.</p>	<b>Y</b>
	<p>As close as possible to entrance.</p> <p>Accessible parking is located as close as reasonably practicable. However, noted that the access route is remotely located from the pool.</p>	<b>Y</b>
	<p>To avoid conflict between vehicles and people when approaching an entrance.</p> <p>No wheelstops are provided between accessible parks and the building. There is therefore no clear route between the building and the base of the accessible ramp for pedestrians.</p> <p>Not applicable- parks are remote to pool entrance.</p>	<b>n/a</b>
90° Parks:	<p>Minimum 3500mm wide (including shared transfer space).</p> <p>There is a shared transfer space between two accessibly marked parks.</p>	<b>Y</b>
	<p>Minimum 5000mm long.</p>	<b>Y</b>
	<p>Vertical clearance not less than 2500mm at accessible car park.</p>	<b>Y</b>
Surfaces:	<p>With stable, firm, level surface (longitudinal and cross-fall no steeper than 1:50).</p>	<b>Y</b>



Signs:	Ground marking incorporating the international symbol of accessibility (ISA) identifies the accessible car park space. <i>Not inspected, further inspection required to identify accessible parking signage.</i>	
	If the accessible car park space is not clearly visible at the entrance to the car park, directional signage is provided at the car park entrance. <i>Not inspected, further inspection required to identify accessible parking signage.</i>	

## Entrances

This section addresses items identified in NZS4121:2001 Section 4.8.2.1, 7.1

Location:	Principal entrance is on an accessible route. <i>The principal entrance is not on the accessible route.</i>	<b>N</b>
Approach:	1200x1200mm level landing (1:50 max slope), clear of door swings, provided on both sides of entrances.	<b>Y</b>
	Threshold is level, or no higher than 20mm.	<b>Y</b>
Dimensions:	Minimum clear opening width of 760mm provided for single leaf door or one leaf of double door. <i>Not measured.</i>	<b>Y</b>
Visibility:	Illuminated so entrance is clearly distinguishable for the surroundings. <i>Entrance is not distinguishable, no entrance signage or illuminated signage identified. The surrounding trees to pool, further diminish the entrance identification. Refer recommendation above to improve lighting.</i>	<b>N</b>
	Entrances have obvious colour contrast to surroundings from both directions. Different surfaces across either side of the entrance lobby provide some contrast. <b>Scope Recommendation</b> Provide high contrast threshold strips at entrance and internal lobby door. Further contrast to distinguish entrance is required.	<b>N</b>
	Full height glazed doors have manifestation markings that are effective from both directions. <i>Main entrance door is solid timber door, which is held open during operating hours. Secondary door in entrance is full height glazing, manifestation, not measured or specifically inspected.</i>  <i>Accessible entrance contains full height glazing door with aluminium framing at median height.</i>	<b>Y</b>
Automatic Doors:	Doors can be activated from a shallow angle on both sides.	<b>n/a</b>
	Doors remain open for at least 5 seconds or as long as it takes to clear the doorway.	<b>n/a</b>
	Automatic doors have a strongly contrasting vertical visual strip on moving edges.	<b>n/a</b>
Closers / Forces:	Forces to open non-fire doors are as follows. <ul style="list-style-type: none"> <li>Exterior hinged door 38N</li> </ul> <i>Door opening force was not measured, but understood to comply.</i>	<b>Y</b>
Controls:	Handles at 900 – 1200mm above floor.	<b>Y</b>

	1000mm optimal.	
	Doors and handles are able to be operated with one hand.	<b>Y</b>
	Contrast of colour is achieved between door furniture and the door itself.	<b>Y</b>
Signage:	Accessible entrances identified with an international symbol of access (ISA). <b>Scope Recommendation; provide universal accessibility sign to entrance door.</b>	<b>N</b>

## Doors and Doorways

This section addresses items identified in NZS4121:2001 Sections 4.10.4.1, 4.11.2, 7.2, 7.3

Dimensions:	Minimum clear opening width of 760mm provided for single leaf door or one leaf of double door.	<b>Y</b>
	300mm adjacent wall panel and approach space provided on handle side of hinged doors opening towards user. Concourse side Acc. Toilet does not have the required 300mm approach space.	<b>Y</b>
Visibility:	All doors along accessible routes have obvious colour contrast to adjacent wall – both sides. <i>Doors are currently the same colour as the wall.</i> <b>Scope Recommendation</b> Repaint in contrasting colour doors opening onto concourse (2no).	<b>N</b>
	Contrast of colour is achieved between the door and the floor – both sides.	<b>Y</b>
	Any full height glazing that can be mistaken for an unimpeded path of travel has manifestation markings.	<b>n/a</b>
Closers / Forces:	Forces to open non-fire doors are as follows. <ul style="list-style-type: none"> <li>Interior hinged 22N</li> <li>Sliding or folding 22N</li> </ul> <i>Door opening force was not measured, but understood to comply.</i>	<b>Y</b>
	Fire / smoke doors and doors with closers along an accessible route are as easy to open as possible.	<b>n/a</b>
Controls:	Handles at 900 – 1200mm above floor. 1000mm optimal.	<b>Y</b>
	Handles are lever action with end of handle returned towards door.	<b>Y</b>
	Doors and handles are able to be operated with one hand.	<b>Y</b>
	Contrast of colour is achieved between door furniture and the door itself. <i>This will be achieved if doors are repainted as noted above.</i>	<b>Y/N</b>

## Interior Corridors and Accessible Routes

This section addresses items identified in NZS4121:2001 Section 4.2, 7.2, NZBC D1/AS1 2.1

General:	Continuous connections from all public entrances to all areas on an accessible route.	<b>N</b>
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	Not all public entrances are on a public entrance route.	
	If accessible route passes through security gates, these allow unimpeded passage to a person with mobility aide including guide dog.	n/a
	No single, isolated steps. NOTE: Single isolated steps prohibited in all areas of all buildings (not just accessible routes)	Y
Surfaces:	Floor surfaces are stable and firm. Concourse around pool contains cracks and variations in the concrete flooring joints, some of which may be more than 20mm or be deemed a tripping hazard. <b>Scope Recommendation</b> Review and grind joints flush around the concourse.	TBC
	Slip resistance requirements met. Refer to NZBC D1 Table 2. Concrete generally meets slip resistant requirements; areas of water ponding identified contain additional isolated grips mats.	Y
Dimensions:	Minimum clear width of 1200mm.	Y
	Continuous 2100mm minimum clear height throughout. Not specifically measured	Y
	Has 1200mm length between door swings. Not specifically measured, but understood to comply.	Y
Hazards:	No columns or furniture restricting the minimum accessible route width. Generally compliant	Y

### Pool Ramp and Ramp Handrails

A pool ramp is not provided to the current pool. A pool hoist is provided. Consideration to the provision of a drop in ramp could be given.

This section addresses items identified in NZS4121:2001 Section 6.4, 6.5

Approach:	Approach to ramp is level with adequate visibility.	n/a
Dimensions:	Minimum clear width of 1200mm.	n/a
Gradient:	Maximum gradient of 1:12.	n/a
	Maximum transverse gradient 1:50.	n/a
Surface:	Upstand 75mm high or low rail edge rail no more than 75mm above the ramp on the open side of the ramp.	n/a
	Slip resistance requirements met. Refer to NZBC D1 Table 2.	n/a
Landings:	Provided at top and bottom of ramp.	n/a
	At intervals not exceeding 9000mm.	n/a
	Minimum dimension of 1200x1200mm	n/a
Handrails:	On both sides.	n/a
	Continuous except at doorways.	n/a
	Fixed to support full weight of person.	n/a
	Provide unobstructed passage of hand.	n/a

	Provide secure grip.	n/a
	Consistent height, 840 – 900mm above the ramp.	n/a
	32 – 45mm diameter. Or 40 – 50mm wide flat with rounded edges.	n/a
	45 – 60mm clear hand space from any wall.	n/a
	Extended 300mm past top and bottom of ramp.	n/a
	Turned down 100mm or returned fully to end post or wall face.	n/a
	Fitted with domed button 150mm from end to indicate imminent termination.	n/a
	Strong contrast with background.	n/a

### Lift

This section addresses items identified in NZS4121:2001 Section 9

General:	At least one compliant accessible lift servicing upper floors per NZS4121:2001.	n/a
	Accessible lift connected to an accessible route.	n/a
Lift Foyer:	Minimum unobstructed depth in front of 1800mm.	n/a
Levelling:	Levelling accuracy of lift car within +/- 20mm at each landing.	n/a
Lift Car:	Minimum 1400 x 1400mm interior clear space.	n/a
Support Rails:	Support rails provided on all walls without a door.	n/a
	Located 950 – 1050mm above the car floor.	n/a
	Minimum diameter of 30 – 40mm.	n/a
	Minimum clear finger space of 30mm.	n/a
Lift Doors:	Lift doors provide a minimum clear opening of 900mm.	n/a
	Lift doors have clear colour contrast with their surroundings.	n/a
	Powered operated.	n/a
	Open sideways.	n/a
	Remain open for a minimum of 5 seconds before passenger protective device becomes operative.	n/a
	Passenger protective devices provided to ensure door will not close when obstructed.	n/a
Lift Controls:	Situated 900 – 1350mm above the floor, both inside the car and at lobbies.	n/a
	Call buttons have tactile distinction from the faceplate.	n/a
Lift Controls:	Call buttons have positive movement for actuation.	n/a
	Call buttons have a minimum width or diameter of 20mm.	n/a



	Alarm button and emergency telephone shall be maximum 1350mm above car floor.	n/a
	Control buttons have raised or indented designations immediately to the left of the button to which they apply, with minimum height of 15mm.	n/a
	Designations in Braille are placed immediately to the left of the standard designation.	n/a
Lift Indicators:	"Lift coming" or "call accepted" indicator provided at each landing.	n/a
	"Lift arrival" and "lift direction" indicators provided at each landing.	n/a
	"Lift arrival" and "lift direction" indicators both visual and audible.	n/a
	"Lift arrival" and "lift direction" visual indicator an illuminated arrow.	n/a
	"Lift arrival" and "lift direction" audible indicators two gongs to signal downward travel and one gong signalling upward travel.	n/a
	Lift position indicator both visible and, whenever possible, audible.	n/a
	Lift position indicator within car located so passengers facing the main door can easily read it.	n/a
	In buildings three floors or less where audible floor indicator signals are not used, raised tactile numbers provided on the leading edge of landing doors, or on the entrance architrave as close as practical to the landing doors, to indicate the floor level position of the lift. Tactile numbers have raised profile. Tactile numbers 20mm high. Tactile numbers 1350mm above the floor.	n/a

### Pool Stair and Stair Handrails

This section addresses items identified in NZS4121:2001 Section 8

General:	At least one accessible stair. <a href="#">No accessible stairs into pool, only access to pool is via ladders in each pool corner.</a>	N
	No step encroaches into a corridor.	n/a
Dimensions:	Total rise of any flight of stairs 2500mm or less.	n/a
	Minimum width between handrails at least 900mm.	n/a
Landings:	Landing lengths a minimum of 1200mm.	n/a
	Visual and tactile cues at top and bottom of each set of stairs.	n/a
Risers:	Uniform over all steps in a flight.	n/a
	No open risers.	n/a
	Maximum riser height of 180mm. Riser height 150mm	n/a
Treads:	Slip resistance requirements met. Refer to NZBC D1 Table 2.	n/a

	Uniform over all steps in a flight.	n/a
	Minimum tread depth of 310mm.	n/a
	Nosing a maximum 25mm overhang.	n/a
	Nosings colour contrasted with the tread.	n/a
Handrails:	On both sides.	n/a
	Continuous except at doorways.	n/a
	Fixed to support full weight of person.	n/a
	Provide unobstructed passage of hand.	n/a
	Provide secure grip.	n/a
	Consistent height, 900 – 1000mm above the nosing of the tread.	n/a
	32 – 45mm diameter. Or 40 – 50mm wide flat with rounded edges.	n/a
	45 – 60mm clear hand space from any wall.	n/a
	Extended 300mm past top of stair.	n/a
	Extended 1 tread length + 300mm past bottom of stair.	n/a
	Not projecting into any other path of travel (except when a centre / inside handrail projects into a landing by the distance of the stair tread).	n/a
	Turned down 100mm or returned fully to end post or wall face.	n/a
	Fitted with domed button 150mm from end to indicate imminent termination.	n/a
Strong contrast with background.	n/a	

### Accessible Toilet Rooms

This section addresses items identified in NZS4121:2001 Section 10 and NZBC G1/AS1


General:	At least one accessible all gender toilet provided.	Y
	Accessible toilet located on main entry level.	Y
	If two or more accessible toilets provided, at least one has opposite hand pan position.	n/a
	Accessible facilities are sign-posted. <a href="#">Sign, is visible</a>	Y
Dimensions:	Minimum 1600 x 1900mm room size. <a href="#">Room is oversized, to suit bed provision.</a>	Y



	Where access is via a lobby, minimum 1200 x 1200mm floor space clear of door swings is available.	n/a
Doors:	Door has obvious colour contrast to adjacent wall – both sides. Door is the same colour as the adjacent walls. <b>Scope Recommendation:</b> Change the colour of the entrance door.	N
	Contrast of colour is achieved between the door and the floor – both sides. Concrete grey floor and dark grey partition door.	Y
	Forces to open non-fire doors are as follows. <ul style="list-style-type: none"> <li>Interior hinged 22N</li> <li>Sliding or folding 22N</li> </ul> Not tested. Considered compliant.	Y
	With indicator bolt of suitable size and simplicity of operation to be useable by people with limited hand movement.	Y
	Handles at 900 – 1200mm above floor. 1000mm optimal.	Y
	Contrast of colour is achieved between door furniture and the door itself. Stainless steel on dark grey partition door.	Y
	If sliding door, has 45mm clearance between handle and door frame.	n/a
	Openable from the outside in an emergency. Appears to not have adequate openability from the outside.	Y
	300mm high kick plates both sides. Doors are high pressure laminate, so considered to comply.	Y
	Toilet Pan:	Front edge of seat 700 – 750mm from back wall.
	Centre of pan is 450mm from nearest side wall. Pan is offset further than 450mm to the return wall, but understood to be compliant with 'Changing Rooms' accessible WC concept. Noted drop down handles are fitted both side of WC.	Y
Toilet Pan:	No obstruction at sides or back of pan to inhibit use of commode. <b>Scope recommendation:</b> Sanitary bin location inhibits the encroachment, and clear wheelchair manoeuvrability space required. Relocate bin and check location of pot plant on opposite side of WC which may also encroach.	N
	Front edge of seat is minimum 300mm from hand basin. Handbasin is located on opposite wall in accordance with Changing Rooms concept for accessibility.	Y
	Back support or toilet lid between 10 - 15° beyond vertical.	Y
	Top of seat 460mm above floor.	Y
	Flush controls easily operable.	Y
	Flush controls between 600 – 1100mm above floor.	Y
Grab Rail:	750 x 750mm L-shaped grab rail. Drop down grab rails either side of the WC	N
	Horizontal rail 700mm above floor. Not specifically measured	Y

	Vertical rail 150 – 250mm in front of pan. Drop down grab rails either side of the WC	Y
	Capable of supporting full weight of an adult at any point.	Y
	30 – 40mm diameter.	Y
	50 – 60mm clearance from wall.	Y
Hand Basin:	Minimum 400mm from side wall to centre of basin.	Y
	Maximum 400mm deep.	Y
	800 – 850mm to top. Not specifically measured, but understood to comply.	Y
	Minimum 675mm clearance under. Not specifically measured, but understood to comply.	Y
	Water supply and waste outlets do not encroach on clear space under. Noted, stainless steel water waste; check if this has sufficient insulation.	Y
	Exposed hot water pipes are covered or insulated	Y
	Minimum clear floor space of 760mm wide x 1200mm deep in front.	Y
	Mixed flow of water delivered through a central outlet.	Y
	Maximum water temperature of 55° at delivery point. Not checked, but understood to comply.	Y
	Controls 50 – 60mm clearance from any obstruction.	Y
	Taps have lever or capstan handles easily operated. Lever action	Y
	Hot water is to the left of cold water. Not specifically inspected, but understood to comply.	Y
	Plugs shall be connected to or form part of the washbasin. Not specifically inspected, but understood to comply.	Y
	Fittings:	Paper holder fixed within zone 300mm in front edge of pan, between top of seat and underside of horizontal grab rail. Or DETERMINATION 2018/063 (jumbo dispenser, 270mm dia., 114mm projection from wall, 1000 from floor to base of dispenser, 250mm between vert grab rail and dispenser) TRH – included on the drop down grabrail handles.
Maximum 1000mm to bottom edge of mirror.		Y
Soap dispensers, hand dryers, paper towel dispensers, etc. are 900 – 1200mm above the floor.		Y
Soap dispensers, sanitary bins, hand dryers, paper towel dispensers, etc. do not encroach into wheelchair manoeuvring space. Sanitary bin located beside WC (as noted above). Check location of paper bin.		N
Fittings contrast visually with their background.		Y



Floor:	Continuous with that of shower.	Y
	Has a fall between 1:40 – 1:50. Not specifically checked, isolated shower area contains 1:100 fall to channel drain.	Y
	Impervious.	Y
	Slip resistant. Concrete floor, with isolated matting, where water ponding occurs	Y
	Drainage between shower and drying area.	Y
Seat:	Self draining hinged seat 450mm deep x 800mm wide. <b>Scope Recommendation</b> Supply and install hinged self draining seat to the shower area.  There is a bed located in the accessible bathroom.  Noted: Pool specific wheelchairs are located in the accessible bathroom, refer image below.	N
	450 – 550mm above floor.	n/a
	Perpendicular to grab rail.	n/a
	Shower Grab Rail:	750 x 750mm L-shaped grab rail. T shaped grab handle incorporating into adjustable showerhead fixture.
		Y
	Horizontal rail 900 - 1000mm above floor.	Y
	Vertical rail away from corner.	Y
	Capable of supporting full weight of an adult at any point. Fixed into partition panel wall with aluminium vertical stiffeners. Fixing to be inspected, to ensure adequate fixing support is provided.	TBC
	30 – 40mm diameter.	Y
	50 – 60mm clearance from wall. Check aluminium vertical post encroaches into grip space of shower grab rail.	TBC
	Lever control mixer.	Y


Shower Control:	1000mm above floor.	Y
	Maximum water temperature of 55° at delivery point. Not specifically measured, but understood to comply.	Y
Shower Fittings:	Handheld showerhead attached to flexible hose.	Y
	Showerhead attached to allow various angles and heights between 1000 – 1900mm above the floor.	Y
	Combined slide rail and grab rail.	Y
	Clothes hanging device in drying area, 1200 – 1350mm above the floor. 2x no, temporary hooks are provided on the opposite side of accessible bathroom, obstructed by the location of the Acc WC. <b>Scope Recommendation;</b> to fix shower hooks on the adjacent shower wall.	N
	Shower Soap holder:	Shower cubicle fittings as to NZS4121:2001 Section 10 Figure 34 Note: Soap dispenser is too high in shower, not compliant. <b>Scope Recommendation:</b> Adjust soap dispenser height.



## Public Facilities

Reception Counter  
Café Counter


This section addresses items identified in NZS4121:2001 Section 11

Counters and Desks:	Reception counters and desks are on accessible route. 	N
	Reception counters and desks have at least one accessible space for both staff and visitors. <b>Scope Recommendation:</b> Provide lowered counter for accessible use	N
	Minimum 900mm wide.	N
	540 – 600mm deep.	N
	Minimum 675mm under.	n/a
	Maximum 755mm to top.	N

## Places of Assembly, Entertainment and Recreation

This section addresses items identified in NZS4121:2001 Section 12, NZBC Clause G5.3.5

Accessible Audience Seating:	Provided at: 1-250 people – at least 2 spaces. Note that there is no designated area for people in wheelchairs to be seated as part of the audience in the existing concrete stepped grandstand seating. Concourse space however is considered wide enough	N
	Adjacent to and included in standard seating. See note above	n/a
	Spread evenly throughout seating area.	n/a
	Of adequate size to allow for wheelchair manoeuvrability.	n/a
	On level surface.	n/a
Listening Systems:	Provided where a sound amplification system is used. Listening system must be installed to cover the entire room. Given the nature of the proposed use, and the cost associated with retrofit, this is not deemed to be necessary.	N

	Where listening system is installed or available, signage indicating availability is provided at the main doors or doors to the enclosed space.	n/a
Swimming Pools:	Accessible toilets, showers and changing rooms, on an accessible route, provided.	Y
	Swimming pool is available from an accessible route.	Y
	Unaided access to the water is available from the poolside. Hoist is provided but will require operation of a pool attendant. <b>Scope Recommendation</b> Provide drop in ramp or self-operable pool hoist. 	N

## Signage

Covered with specific comments above.

## Controls and Fittings

This section addresses items identified in NZS4121:2001 Section 4.11

Light Switches:	All light switches are horizontally aligned with door handles, 900 – 1200mm above the floor. Not specifically measured, but understood to comply.	Y
	Light switch controls project clear of the switch plate. Not specifically measured, but understood to comply.	Y
	Light switches colour contrasted with adjacent wall.	N
Socket Outlets:	Socket outlets are located between 500 – 1200mm above the floor. Not specifically measured, but understood to comply.	Y
	Located a minimum 500mm from corners. Not specifically measured, but understood to comply.	Y
	Located within a 500mm dimension from the front of any bench or fixed unit. Not specifically measured, but understood to comply.	Y
	Colour contrasted with adjacent wall.	N

## Alerting Devices

This section addresses items identified in NZS4121:2001 Section 4.12

Fire Alarms:	Fire alarm systems have an audible and visual alerting device.	TBC
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