Devonport-Takapuna Local Board Workshop Programme

Date of Workshop: Tuesday 4 April 2023
Time: 10.00am – 3:45pm
Venue: Devonport-Takapuna Local Board Office, Ground Floor, 1 The Strand, Takapuna and MS Teams
Apologies:

Time	Workshop Item	Presenter	Governance role	Proposed Outcome(s)
10.00 – 11.00	**1. Parks and Community Facilities** - Claystore Heritage Building **Attachments:** **1.1** Memo – claystore concept design **1.2** Supporting document – Condition report **1.3** Supporting document – Concept plan	**Steph Westmore** Senior Project Manager **Sarah Jones** Manager Area Operations	Preparing for specific decisions	Provide direction on preferred approach
11.00 – 12.00	**2. Parks and Community Facilities** - Kennedy Park tunnels, 139 Beach Road **Attachments:** **2.1** Memo – Kennedy Park WWII Tunnels **2.2** Memo – 139 Beach Road **2.3** Supporting document – 139 Beach Road future options report	**Roma Leota** Project Manager **Sarah Jones** Manager Area Operations	Preparing for specific decisions	Provide direction on preferred approach
30 minute break				
12.30 – 1.30	**3. Infrustructure and Environmental Services** - Food Scraps service rollout **Attachments:** **3.1** Presentation – DT FoodScraps rollout	**Brandii Stephano** Relationship Advisor **Rebecca Harrington** Strategic Engagement Lead	Keeping informed	Receive update on progress

1.30 – 2.45	**4. Local Board Services** **This workshop material and discussion is confidential under LGOIMA Section 7 (2):** *(f) maintain the effective conduct of public affairs through—* *(i) the free and frank expression of opinions by or between or to members or officers or employees of any local authority, or any persons to whom section 2(5) applies, in the course of their duty;* **Attachments:** **4.1** Presentation	**Rhiannon Guinness** Local Board Advisor **Maureen Buchanan** Senior Local Board Advisor	Keeping informed / Setting direction	Receive update on progress
2.45 – 3.45	**5. Auckland Emergency Management** **This workshop material and discussion is confidential under LGOIMA Section 7 (2):** *(f) maintain the effective conduct of public affairs through—* *(i) the free and frank expression of opinions by or between or to members or officers or employees of any local authority, or any persons to whom section 2(5) applies, in the course of their duty;* *(ii) the protection of such members, officers, employees, and persons from improper pressure or harassment;* **Attachments:** **5.1** Survey	**John Cranfield** Head of Response and Recovery **Paul Amaral** General Manager Auckland **Adam Maggs** Head of Capability and Public **Melanie Hutton** Head of Resilience	Input into regional decision making	Define board position and feedback

Next workshop: 6 April 2023

Role of Workshop:

(a) Workshops do not have decision-making authority.
(b) Workshops are used to canvass issues, prepare local board members for upcoming decisions and to enable discussion between elected members and staff.
(c) Members are respectfully reminded of their Code of Conduct obligations with respect to conflicts of interest and confidentiality.
(d) Workshops for groups of local boards can be held giving local boards the chance to work together on common interests or topics.

Devonport-Takapuna Local Board Workshop Record

Date of Workshop: Tuesday 04 April 2023
Time: 10am – 4.06pm
Venue: Devonport-Takapuna Local Board Office, Ground Floor, 1 The Strand, Takapuna and MS Teams

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Attendees

Chairperson: Toni van Tonder *(online)*

Deputy Chairperson: Terence Harpur *(presiding)*

Members: Peter Allen

Gavin Busch

Melissa Powell

George Wood, CNZM *(until 1.33pm)*

Staff: Trina Thompson – Local Area Manager

Maureen Buchanan – Senior Local Board Advisor

Rhiannon Guinness – Local Board Advisor

Henare King – Democracy Advisor

Deb Doyle – Community Broker

Anahita Oei – Engagement Advisor

Workshop item	Presenters	Governance role	Summary of discussion and Action points
1. Parks and Community Facilities - Claystore Heritage Building	**Steph Westmore** Senior Project Manager **Sarah Jones** Manager Area Operations **Judy Waugh** Work Programme Lead	Preparing for specific decisions	The local board was provided with an update on the Claystore Heritage Building. The local board raised the following points and questions in response to the presentation: • Questioned what projects would be pushed out in order to make up the deficit for option C. Staff noted examples like playground and toilet renewals. • Clarified that seismic strengthening was not an urgent concern, but staff noted that any work that required building approval will require the seismic strengthening work to be done first. Members asked staff for an option that included maintenance not requiring seismic strengthening. • Noted that the discussion of other work projects may steer the boards decision for this project, so that a sense of priorities can be established • Clarified that the space is currently utilised by the Men's Shed, who are well established, but staff did not have statistics of patronage. • Clarified that the top floor could be rented out to community if renewed • Noted that due to the budget constraints the board will need to make an evidence-based decision on this and other projects, and request further information on facility use by the public. Also note that some facilities will never get as much usage as sports fields or public toilets, but hold a valuable space in the community. • Questioned if the top floor could be commercially tenanted. Staff we unsure and would need to confirm with Eke Panuku. • Note that the carpark and leasing situation of the site is complex, concerned that the site's potential will not be realised. • Clarified that a complete investment in this and the other two projects being discussed in this workshop would take up approximately 90% of total Local Board renewals budget. • Questioned if there was an option to sell the building with a caveat to retain the community function. Staff had not explored the option and will come back to the board with an answer. • Concern with spending on the site without addressing the rest of the space, and would like to address the situation with Eke Panuku at a workshop. Next Steps: • Further discussion and decision-making on the project

2. Parks and Community Facilities - Kennedy Park, 139 Beach Road	**Roma Leota** Project Manager **Sarah Jones** Manager Area Operations **Judy Waugh** Work Programme Lead **Neil Atkinson** Programme Manager	Preparing for specific decisions	The local board was provided with an update on Kennedy Park and 139 Beach Road. The local board raised the following points and questions in response to the presentation: • Clarified that there are current Health and Safety risks in the tunnels, and staff have asked tours of the tunnels to be stopped. The tunnels are not open to the public unless via tour. • Clarified that the only way to retain the heritage status of 139 Beach Road is to restore the current building rather than complete reconstruction. • Clarified that there is no interest in the building from Mana Whenua. • Asked for a timeline of the Kennedy Park stairs renewal. Staff did not have information on hand but will come back to the board. • Questioned if restoring a section of the tunnels to maintain the heritage elements, rather than repair the tunnels in their entirety, was a more cost effective option. Staff noted the issues of ongoing maintenance and uncertainty of future. • Questioned if there was an option to commercialise 139 Beach Road. Staff note that the building is on a reserve which makes this difficult. • Clarified that there was no external interest in purchasing 139 Beach Road for it's historical significance. • Clarified that 139 Beach Road had already been relocated from its original position onto its current site. • Clarified that the observation post at Kennedy park was utilised by community groups. • Concern that like-for-like renewal of 139 Beach Road was a pointless option if the building would lose all heritage value. • Questioned the likelihood of getting resource consent to demolish a heritage building, noting that the board would need to know for sure before making a decision. Staff at this stage are unsure but are pursuing further information, and will speak to Heritage New Zealand. • Noted that due to the high cost of preserving 139 Beach Road it may be time to consider demolition, while appreciating that there might be some resistance from within the community. • Some appetite from the Board to consider leaving 139 Beach Road as monument, with no public access or further maintenance. Next Steps: • A report of the preferred option will be presented to the local board for approval at a business meeting. Staff note this will now be later than June 2023 as was first suggested.

3. Infrustructure and Environmental Services - Food Scraps service rollout	**Rebecca Harrington** Strategic Engagement Lead **Brandii Stephano** Relationship Advisor	Keeping informed	The local board was provided with an update on the Food Scraps service rollout. The local board raised the following points and questions in response to the presentation: • Clarified that contaminated bins would have contingencies to rectify, but acknowledges the potential to become expensive if the public are not aware of avoiding contamination. • Clarified that there were no timelines to rollout the service for commercial properties at this stage. • Clarified that the targeted rate did not have an opt-out, as the service would not be able to run without it. Staff note it will be made very clear that people who do not participate in the service will still be paying the targeted rate. • Clarified that the service could accommodate material that was not suitable for home composting, such as bones. • Concern for lack of incentive to use the service. Messaging needs to be strong regarding environmental impact in order to sell the service. • Concern that, if collection days will align with rubbish and recycling, an additional bin for each residential property will further clog footpaths. Staff acknowledged this feedback and noted that it was intended to make it easier for the public to remember their bin collection days. • Clarified that it will be a human doing the bin collecting, rather than a truck arm. • Clarified that there is a consolidation facility in Papakura • Clarified that multi-unit buildings will be independently assessed to limit the number of bins in circulation (this only applies to residential area multi-unit buildings, does not include CBD) • Clarified that bins are able to be sent back and replaced following same process as current bins. • Thanked staff for the simple explanation of the service rollout, noting that the public are likely to ask elected members for explanations on this service in future. • Clarified that the all residential single-unit homes across Auckland will have the service within the calendar year. Next Steps: • Bin deliveries for the Devonport-Takapuna Local Board area will commence May/June 2023 • Collections commence from June 2023

4. Local Board Services	**Rhiannon Guinness** Local Board Advisor **Maureen Buchanan** Senior Local Board Advisor	Keeping informed / setting direction	**This workshop material and discussion is confidential under LGOIMA Section 7 (2):** *(f) maintain the effective conduct of public affairs through—* *(i) the free and frank expression of opinions by or between or to members or officers or employees of any local authority, or any persons to whom section 2(5) applies, in the course of their duty;*
5. Auckland Emergency Management	**John Cranfield** Head of Response and Recovery **Paul Amaral** General Manager Auckland **Adam Maggs** Head of Capability and Public	Input into regional decision making	**This workshop material and discussion is confidential under LGOIMA Section 7 (2):** *(f) maintain the effective conduct of public affairs through—* *(i) the free and frank expression of opinions by or between or to members or officers or employees of any local authority, or any persons to whom section 2(5) applies, in the course of their duty;* *(ii) the protection of such members, officers, employees, and persons from improper pressure or harassment;*

The workshop concluded at 4.06pm.

Memorandum

4 April 2023

To:	Devonport – Takapuna Local Board
Subject:	To seek direction from the local board on the proposed options for Claystore Building renewal project
From:	Steph Westmore – Senior Project Manager
Contact information:	Steph.westmore@aucklandcouncil.govt.nz 027 432 3799

Purpose

1. To seek direction from the Devonport Takapuna Local Board on the proposed concept options to progress for the Claystore Building renewal project at 25 Lake Road, Devonport.

Summary

2. In June 2022 the Devonport Takapuna Local Board approved (resolution DT/2022/96) the renewal of the Claystore Heritage Building in the Customer and Community Services Work Programme.
3. Substantial work has been undertaken on the detailed site assessment to determine the constraints of the project.
4. Heritage architects have been commissioned and a concept design has been produced.
5. An options analysis has been detailed, providing recommendations to the local board including do nothing, partial refurbishment and a full refurbishment.
6. The full refurbishment option exceeds the allocated budget for the project by approximately $200,000.
7. Staff recommend the local board approve the full refurbishment scope and approve additional funding to progress the project.

Context

8. In June 2022 the Devonport Takapuna Local Board approved (resolution DT/2022/96) the full facility refurbishment of the Claystore Heritage Building as part of their Customer and Community Services Work Programme. Budget was allocated from the ABS Capex renewals budget of $983,842.
9. As part of investigation and design, substantial work has been undertaken on the detailed site assessment which considers the seismic work, land contamination and condition of the building.
10. Heritage architects have been commissioned and a concept design has been developed for the renewal of the building.
11. Staff have had the design reviewed and cost estimates developed where the cost of the full refurbishment is estimated above the project budget.
12. Staff have developed options for delivery and are looking for feedback from the local board on their preferred option to move the project forward.

Discussion

Building condition

13. The Claystore Heritage building on Lake Road, Devonport is in poor condition based on the asset condition report undertaken in November 2019 (attachment A). The condition report has identified several issues including, weathertightness issues with the corroded steel roof, decaying timber cladding and defects in window joinery.
14. The building was graded as high risk for weathertightness, medium risk for health and safety and Asbestos (located in the toilet cladding and switchboard), low risk for fire and flood plain.
15. The building is currently rated 34% New Building Standard rating (NBS) and
16. The Claystore building is heritage listed.
17. If substantial alterations or a change of use of the building are made than there is, then a requirement for the building to meet the 67% NBS rating.

Proposed concept design

18. Heritage specialist architects have 3D modelled the building and developed a concept design (Attachment B) based on the repair and maintenance work required to get the building to an acceptable standard as well as renovating the first floor to enable it to be leased out.
19. Full scope of work for the proposed option includes:
    - 19.1. Refurbishing a bathroom on the ground floor to a unisex accessible bathroom
    - 19.2. New timber bifold barn entrance doors
    - 19.3. Seismic strengthening of wet wall on ground floor
    - 19.4. New timber roof beams and bracings
    - 19.5. New corrugated metal roof and flashing
    - 19.6. New bargeboards and horizontal cladding
    - 19.7. New aluminium window joinery
    - 19.8. New spouting and downpipes across whole building
    - 19.9. New fixed glass panels and awning windows
    - 19.10. Full exterior repaint
    - 19.11. New fire safety components
    - 19.12. New accessible lift from parking area to first floor
    - 19.13. New timber stairs and balcony to first floor
    - 19.14. New accessible bathroom on first floor
    - 19.15. Upgraded electrical work on first floor
    - 19.16. New distribution board
    - 19.17. New flooring on first floor
    - 19.18. Removal of internal walls and replastering on first floor
    - 19.19. Repair ceiling damage

Options Analysis

20. An options analysis has been provided below in table 1. Option B covers the scope of work from item 16.1 through to item 16.10 and option C covers the full scope of work from item 16.1 to 16.19.

Options	Criteria			Finance	Advantages / disadvantages
	Local board outcome alignment	**Risk**	**Implementation**	**CAPEX (preliminary estimate only)**	
A – do nothing	N/A	Highest	No action	$0	This option is **not recommended** due to the condition of the building and the heritage status. The loss of such as asset will be a loss to the community.
B – Refurbish lower level for current lease holders, seismic strengthening and roof repairs	Outcome 3: Community participation and wellbeing	High	Engage architects for detailed design.	$882,000	This option is **not recommended** by staff as the first floor will still be unusable and in disrepair. The stairs leading up to the first floor
C – Full facility refurbishment	Outcome 1: Environment and heritage Outcome 2: Parks, facilities, and open spaces Outcome 3: Community participation	Low	Engage architects, fire services, and engineers for detailed design.	$1,210,000	This option is **recommended by staff** as the building should be attended to both for heritage value and cost efficiencies over time.

	and wellbeing Outcome 5: Opportunity, prosperity, and growth				

Table 1: Options analysis for Claystore Heritage Building scope of works

Budget

21. The cost estimates are shown in table 2 below for each option. There is approximately $200,000 budget difference between option B and C.

Item	Option A – Do nothing	Option B – Refurbish lower level for current lease holders, seismic strengthening and roof repairs	Option C – Full facility refurbishment
Professional Services	$0	$370,000	$490,000
Construction	$0	$422,000	$600,000
Contingency	$0	$90,000	$120,000
Total	$0	$882,000	$1,210,000
Budget $983,842	$0	$101,842	-$226,158

Table 2: Cost estimate based on options proposed.

22. The cost difference between option B and option C is approximately $328,000.

23. Option B can be delivered within the existing budget.

24. Option C would require an addition approx. $200,000 budget allocated for it to be delivered. Budget allocation will need to be sorted through the work programme planning.

Staff recommendations

25. It is recommended that the local board fund the full facility refurbishment (option C) because:

a) The local board have expressed the desire to lease the top floor of the building which cannot be done in its current condition.

b) The heritage status of the building makes preservation of the building important before history is lost.

c) There are cost efficiencies in managing the complete refurbishment of the asset in one project rather than splitting the work up over years.

Next steps

26. Staff are seeking direction from the local board on the preferred option to deliver Claystore Heritage Building refurbishment project.

27. If the local board supports the proposal as outlined in this memo, staff will include it in the upcoming work programme to gain formal approval of the option including increased budget for the project.

Attachments

Attachment A – Condition Report for Claystore Heritage Building

Attachment B – Concept Plan for Claystore Heritage Building

Asset Assessment Report

Claystore Devonport
27 Lake Road
Devonport 0624

SAP ID: 11025-B001

Date of assessment	**13 November 2019**
Assessor	**Nicky Aziz, Senior Asset Assessor**
Reviewed by	**Tony Tso, Principal Asset Assessor**

BE THE HOW.
WHAKAMAUA KIA TINA!

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Introduction

AMIS Asset Assessor team has carried out an assessment for the general condition of **Claystore Devonport** located at 27 Lake Road in Devonport on behalf of Nicky Aziz on behalf of Kaitlyn White (Senior Renewals Coordinator).

This report consists of findings of significant defects, both externally and internally, of the building and provides a recommendation which includes the Immediate and Near Term Works and Future Term Works need to be carried out by the Maintenance Team and I&D Team within a recommended time frame. The process of work from our recommendations can be best described in the following table.

Immediate Works	OPEX Works	CAPEX Works	Proposed Future-Term Works
Immediate action under maintenance work to mitigrate health and safety risks.	Immediate to near term Maintenance Works to improve the current building condition.	Works that increase capital value of the building through the current or next FY work programme.	Proposed works that increase capital value of the building in longer term through capital work programme.
To be completed within **2 weeks** of the report date	To be completed within **6 months** from the report date	To be completed within **2 years** of the report date.	To be completed within **10 years** of the report date.
Actions by **OMM through RFS**	Actions by **OMM through RFS or quotation from FM contractor**.	Actions by **I&D / PD**.	Actions by **I&D / PD**.

Executive Summary

Building	Claystore Devonport
Property Owner	Auckland Council
Local Board	Tahi/Devonport-Takapuna
Rate Account Key	12341269731
Property ID	11112284
Legal Description	Lot 2 DP 94976, Lot 2 DP 76084
SAPID	11025-B001
Improvement Value	$250,000
Year Built	1920s
Building Area	205 m^2

1. Overview

In general, the property is in poor condition (CG=4) commensurate with its age and usage. The main defect is the weathertightness issue all around the building envelope, including corroded steel roof cladding, decayed timber board and batten wall cladding, defects in windows joinery seal, heavily corroded gutters, etc. Other notable defects include rusted steel roof frame fixing and heavily weathered timber stairs. The main concrete structures are still in good condition after renewal works in 2006. As the building is consider Heritage Building, it is recommended to have further discussion with Auckland Council's Heritage Team before conducting any renewal work to the building. Separate fire safety and electrical assessment report will be provided. The following Asset Risk Table summarises the general risk as identified in the building:

Health and Safety	• Medium Risk • Exposed conductors on the switchboard in upper floor (digital RFS has been raised to fix this)..
Weathertightness	•High Risk • Penetration in the roof and cladding.
Asbestos	• Medium Risk • ACM found on the external cladding of the toilet, the switchboard might also contain ACM.
Fire	•Low Risk. •BWOF current
Accessibilities	•No •No accessible toilet and ramp.
Flood	•Low Risk •Located ouside flood plain/flood prone/overland flowpath
Seismic	• Not a seismic prone building • 34% NBS (IL2), Grade C based on DSA
Heritage	• Yes • It is scheduled by Auckland Council under Schedule of Historic Heritage as Category B

2 Recommendation

The following table summarizes the works that are required to improve the building to a moderate to good condition and a high-level estimated cost for the works is also included. The estimated cost does not include the cost of building consent required, the contingency and the project management cost. Detail breakdown of the works are elaborated in Chapter 3 of this report.

Type	Summary of Works	Estimated Cost ($)
Immediate Works	To rectify the exposed conductor in the switchboard on the upper floor. Digital RFS has been submitted by the assessor to rectify the defects.	-
OPEX Works	To temporarily seal the leak and penetrations all around the building. In addition, to also fix the all other minor defects as per detail mentioned in chapter 3.3 of this report.	25,000
CAPEX Works	To completely renew the metal roof, wall cladding, and timber joinery on the building. Other works are mentioned in chapter 3.4 of this report.	575,000
Proposed Future-Term Works	To completely renew the external timber stairs	50,000

1 GENERAL INFORMATION

1.1 Background

This report has been prepared by Nicky Aziz on behalf of Kaitlyn White (Senior Renewals Coordinator) in accordance with request on 8 November 2019. The property was inspected on 13 November 2019. We were not accompanied during our inspection. The weather at the time of our inspection was cloudy.

1.2 Extent of Instruction

For clarification purposes, the extent of instruction for this report is to attend site and carry out inspection and provide a report containing our expert opinion on the following;

- To conduct comprehensive building assessment of the whole facility

1.3 Background Document

The following documents have been considered in writing this report:

- Asbestos Management survey – Claystore Building. ARAP, 6 November 2017.
- Detailed Seismic Assessment – The Devonport Claystore. EQStruc, 1 November 2019.
- Building Investigation and Assessment – Claystore Building. CPRW Fisher, December 2017.
- Preliminary Cultural Heritage Assessment – The Claystore. Bruce Petry Conservation and Architectural Design, September 1998.

1.4 Methodology

The site survey has been undertaken using visual aids only. Photographs were taken during the survey, copies of which are included in Appendix A.

1.5 Reporting Conditions

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

- This report is based on non-invasive inspection of the areas of the building which were readily visible at the time of inspection. Whether the building is vacant or occupied, access to certain areas may have been restricted. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation, or wiring) or which required the moving of anything which impeded access or limited visibility (such as but without limitation, floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).
- The inspection did not assess compliance with the NZ Building Code. As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described above, this report may not identify all past, present of future defects.
- Commentary on building services is based upon a building surveyors' perspective, are cursory only and no testing, witnessing or commissioning of any type of services has been carried out as a part of this inspection.

1.6 Areas not accessed

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

- NA

1.7 Specialist Consultants

We have not engaged any specialist contractor to assist in writing of this report.

1.8 Building Orientation

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

Figure 1. Aerial view of Claystore Devonport

1.9 Elevations

Part of North Elevation

South Elevation

East Elevation

West Elevation

2.0 OVERVIEW OF PROPERTY

2.1 Building Description & Construction

The two-storey structure (Clay store Building/Custodians Workshop) has an architectural and engineering significance as an example of 1970s design for the re-use of an existing structure using recycled materials for the purpose of establishing a community facility. The structural frame incorporated into the claystore has technological significance, representing an industrial construction method which dates between 1920 and 1930s. The current size is approximately 360 m2.

The primary gravity structural system consists of a reinforced concrete frame on the lower level and a lightweight timber framed structure at the upper level. Buttress walls resist lateral forces that are induced by the active ground pressure from the retaining wall behind the structure. The roof system is a lightweight flexible diaphragm composed of timber rafters and purlins, and thin steel cladding. A lightweight ceiling is located beneath the roof of the second storey. The upper storey floor system is a lightweight flexible diaphragm composed of timber joists and timber flooring. The base flooring system is composed of an in-situ concrete slab on grade. This slab was previously thickened by an additional 100mm to prevent interior flooding during heavy rain events. The foundations of the reinforced concrete frame are not known but have been assumed to be pad type foundations beneath vertical structural elements.

Major renewal works were performed in 2006 to replace one of the timber roofs rafters and repair spalling on the reinforced concrete frame where expansive corrosion of the reinforcing steel caused the concrete to fall off. The floor slab was also thickened to reduce flooding risk.

2.2 Elevated Moisture Readings

Our survey revealed elevated moisture readings in the following locations:

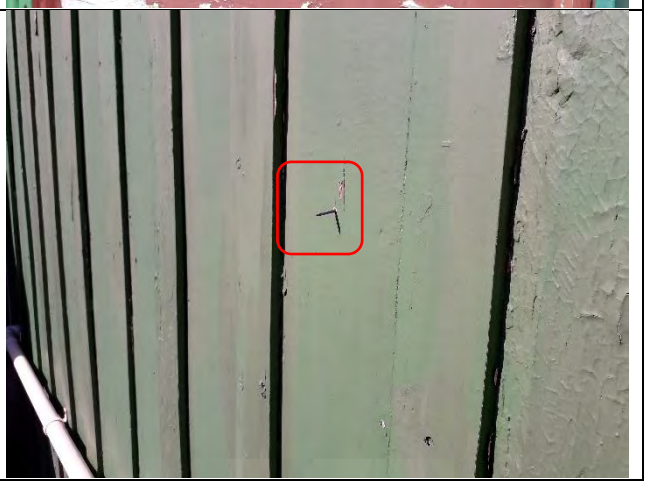
- NA

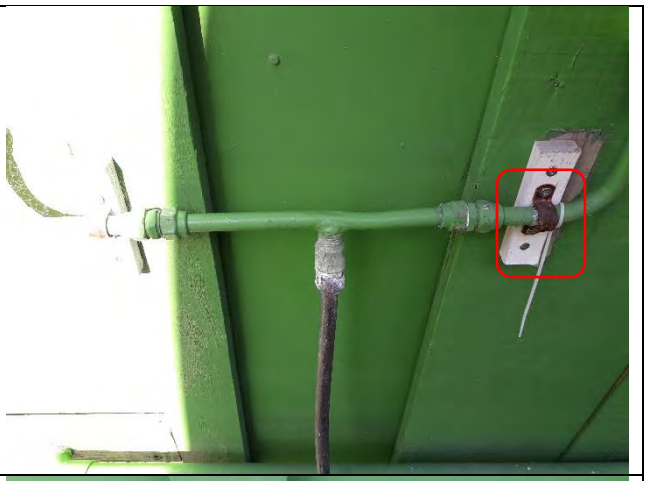
2.3 Further Inspections Required

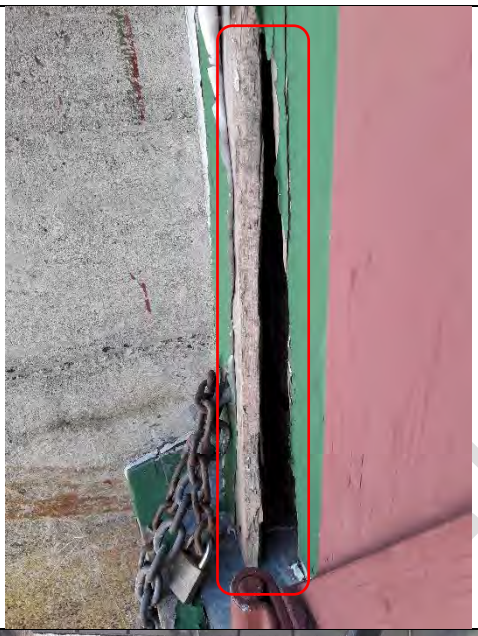
The following further inspections are recommended in order to obtain a complete understanding of the properties condition:

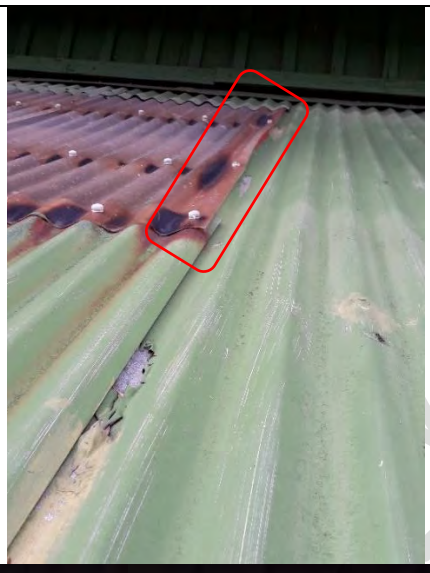
- NA

2.4	Significant Health and Safety Defects	Photos
1	Exposed conductor on the displaced MCB on the switchboard in upper floor. It is health and safety risk. Digital RFS has been raised to fix the problem	

2.5	External Defects	Photos
1	Thick moss growth on the south east corner of the building near the cesspit. It is slippery for the pedestrian to walk on this.	
2	In general, the external paint is in poor condition (peeled off in all elevation) and need to be renewed in short term.	 
3	Nail protruding from the external cladding in east elevation.	

4	Heavily corroded steel pipe clamp in east elevation.	
5	Gully trap grill is missing. In east elevation.	
6	Badly deformed gutters in north elevation.	

7	Broken timber on the opening in north elevation.	
8	Broken timber facia board in north elevation behind gutters.	
9	Sign of the building has deteriorated and might need to be replaced or restored.	

10	Insufficient and improper lapping of lower roof cladding. This cause water to penetrate through the gap to inside of the building.	 
10	Heavily corroded gutter replaced temporarily with clip fabric. Due to this, the storm water is not discharged properly through downpipes.	

		
11	Extensive vegetation growth on the western side of the building near the stairs.	
12	Thera are a lot of decayed timber cladding (board and batten) in north, east, and west elevation (typical). Need to be replaced in short term.	

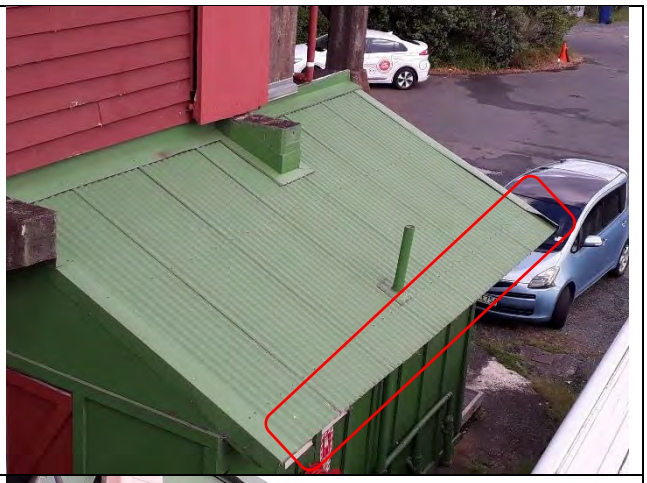
		
13	Cesspit in the west part of the building have no closure, People/visitor can trip on the hole.	
14	Detached timber plank of the stairs to external stairs.	
15	Timber fence on the west of the property is leaning towards the external stairs and need to be replaced in short term.	

16	The timber steps and hand rail is unpainted and towards end of its life and need to be replaced in few years' time.	 
16	Timber joinery of all the windows is in poor condition (typical). The silicon seal applied has deteriorated and moisture ingress likely to occurred.	

		
17	Timber beam used to support the upper floor windows is heavily decayed.	
18	The silicon Seal in between the timber beam and timber joinery has deteriorated.	

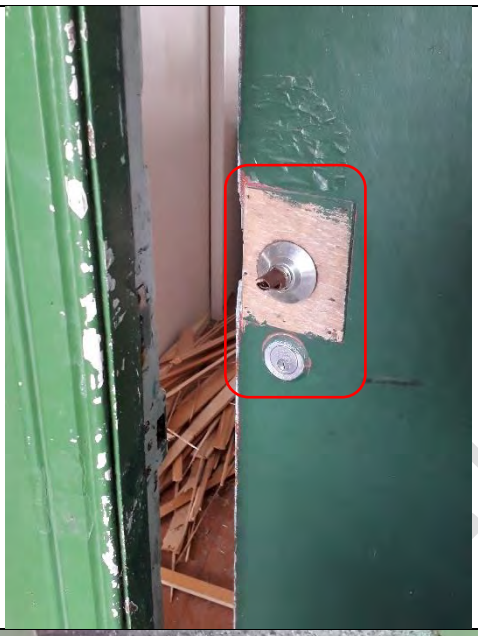
19	Steel barge flashing of the roof in the west elevation is corroded and has hole on it.	
20	Patch up of decayed in the timber cladding using steel sheet.	
21	No flashing to the bottom of timber cladding on the entrance to the upper floor.	
22	Steel trough wall cladding on the southern elevation is partially buried on the ground (no ground clearance). Ground moisture will slowing ingress into the wall frame.	

23	Vegetation growth encroaching the building envelope.	
24	Broken pipe in the south elevation of the building.	
25	Decayed bottom timber cladding in south elevation due to contact with the ground (typical).	
26	Broken glass in electric meter box in south east corner.	

27	No gutters and downpipes to the roof of the toilet in east elevation.	
28	Hole/penetration in wall cladding is not sealed properly,	 
29	a. Heavily decayed timber barge on the south. b. Unpainted timber cladding.	

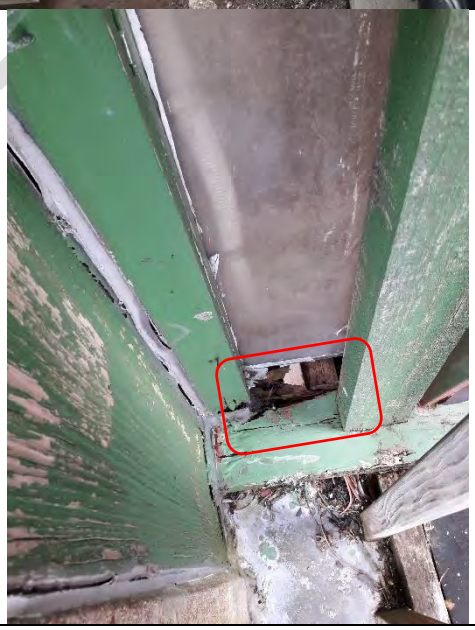
		
30	Detached lapping between steel wall cladding in south elevation.	
31	Heavily corroded upper roof with penetration in north elevation (typical). The roof cladding should be replaced.	
32	Missing few fixings on the roof	

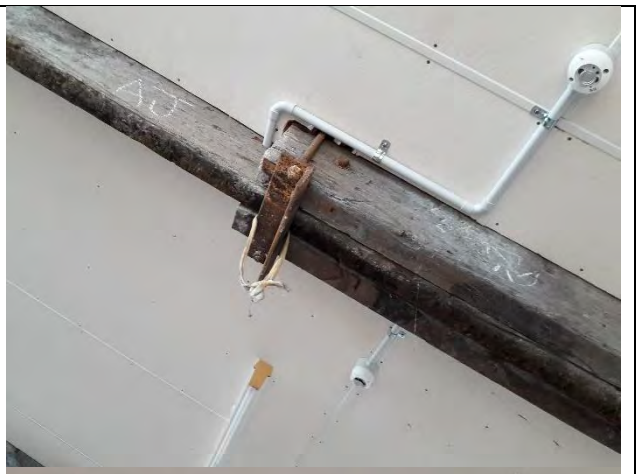
33	Unused wires laying around in the roof. Heavily corroded roof.	
34	Hole in the Roof and flashing in upper north east elevation.	 
35	Detached flat membrane deck	

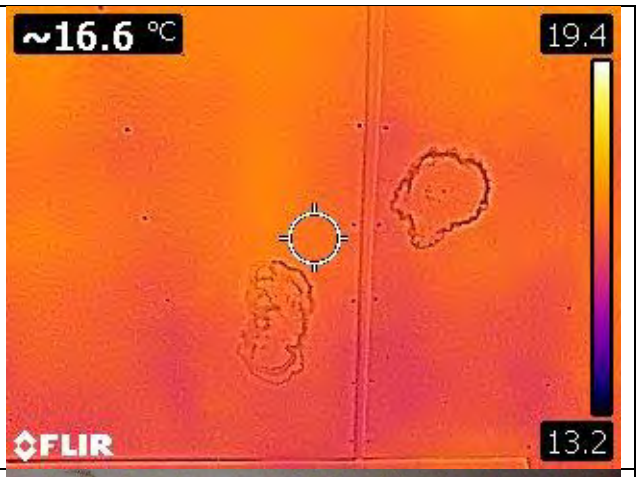
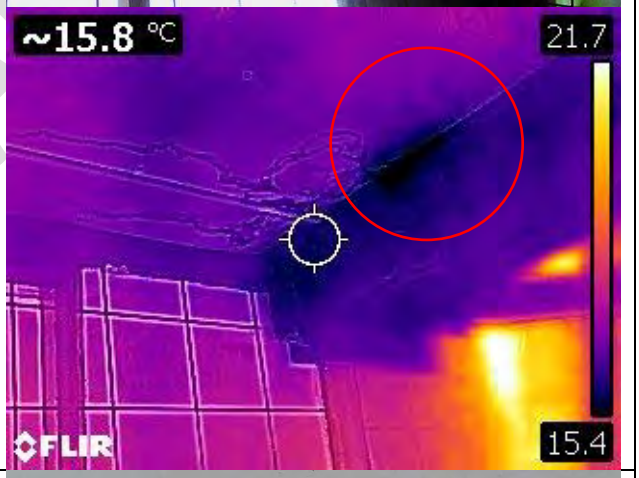
36	No proper door handle to the upper floor door	
37	a. Penetration to the lower roof b. Heavily corroded lower roof (typical)	 

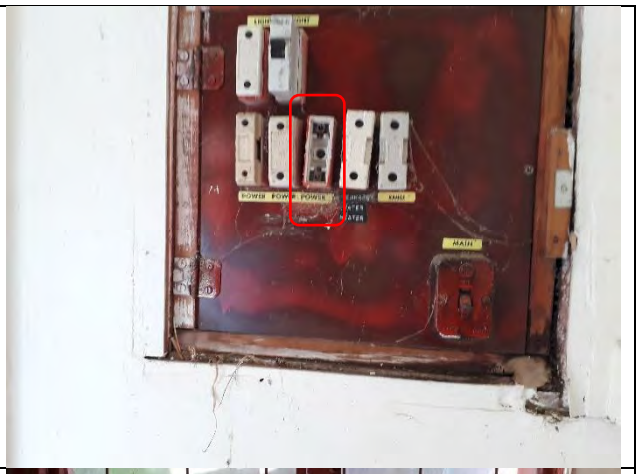
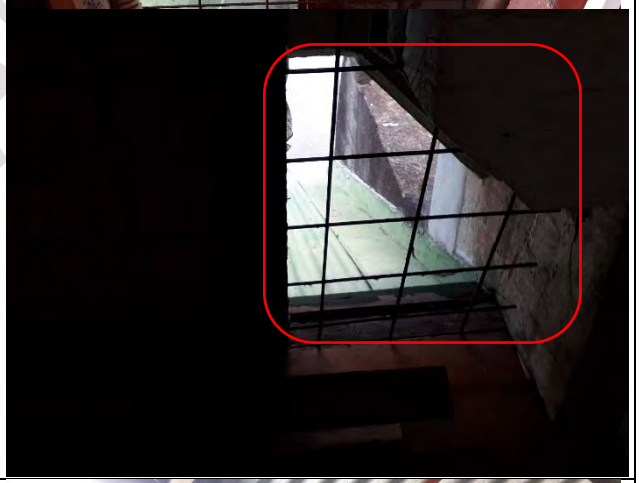
39	Missing soffit on the upper floor.	
40	Detached barge flashing of the toilet roof in the north	

2.6	**Internal Defects**	**Photos**
1	a. Exit sign supposed to be installed on the wall above the door. b. Paint defects of the internal door	

2	Wall underlay of the upper floor entrance deteriorating and have hole in it. It is recommended to replace the underlay and install lining on the frame.	
3	Hole in the windows frame on the west elevation is decayed and have hole on it. The decay is likely caused by water ingress.	 

4	Corroded fixings of the roof frame in the upper floor (typical).	 
5	Slightly decayed timber roof frame (typical).	
5	There are multiple watermarks in the ceiling on the upper floor. However, based on the thermal camera, the leak might be historical and has been sealed.	

		
6	Watermark on the ceiling in the north east corner of the upper floor. Based on the thermal camera, the moisture is still on the ceiling and timber roof frame (it is still leaking).	 
7	Sign of overheating/burning on electric socket on the upper floor.	

8	Exposed conductor on the displaced MCB on the switchboard in upper floor. It is health and safety risk. Digital RFS has been raised to fix the problem.	
9	Broken glass windows on the upper floor.	 
10	Sign of moisture ingress on the ceiling on the ground floor	

3 RECOMMENDATIONS

3.1 Overview

In general, the property is in poor condition (CG=4) commensurate with its age and usage. The main defect is the weathertightness issue all around the building envelope, including corroded steel roof cladding, decayed timber board and batten wall cladding, defects in windows joinery seal, heavily corroded gutters, etc. Other notable defects include rusted steel roof frame fixing and heavily weathered timber stairs. The main concrete structures are still in good condition after renewal works in 2006. As the building is consider Heritage Building, it is recommended to have further discussion with Auckland Council's Heritage Team before conducting any renewal work to the building. Separate fire safety and electrical assessment report will be provided.

3.2 Immediate Works

The followings works are required immediately under maintenance work to mitigate any health and safety risks:

1. To rectify the exposed conductor in the switchboard on the upper floor. The missing circuit breaker should be closed or reinstall. Separate digital RFS has been submitted by the assessor to rectify the defects.

3.3 OPEX Works

The followings maintenance works are required to be completed within 6 months to ensure the building are still be in operation:

1. To clean the moss from on the south east corner near the cesspit.
2. To remove the protruding nail from the external cladding in east elevation.
3. To replace the corroded steel pipe clamp in east elevation.
4. To reinstate the missing gully trap in east elevation.
5. To temporarily fix the gap between the translucent cladding and steel roof cladding in the lower roof.
6. To remove vegetation surrounding the external timber stairs.
7. To trim down vegetation and trees growing in the south elevation of the building.
8. To fix the detached timber plank of the external stairs.
9. To remove unused broken pipe in south elevation.
10. To replace the broken glass in electric meter cover in east elevation.
11. To seal hole and penetration to wall cladding in all elevation.
12. To fix the detached lapping between steel wall cladding in south elevation.
13. To replace the door handle in the upper floor door.
14. To fix the detached barge flashing of the toilet roof.
15. To move the exit sign on the ground floor to the wall above the door.
16. To temporarily close all penetration through the broken glass windows in upper floor.
17. To temporary cover the hole with plywood to the manhole/cesspit in the west of the building

3.4 CAPEX Works

The followings CAPEX renewal works are required to be completed within 1-2 years to ensure the building is improved to at least moderate condition: (Heritage Team to be consulted)

1. Complete replacement of roof cladding on the building. At the same time to also replace the heavily corroded flashing of the roof.
2. To replace the whole steel gutters in north elevation and connect it to the downpipes
3. To replace all the decayed and broken timber wall external cladding of the building,
4. To completely re-painting the whole external wall cladding of the building.
5. To replace the broken facia board in north elevation.
6. To replace/ re-painting the sign of the building.
7. To install grill/closure to the manhole/cesspit in the west of the building.
8. To renew the timber fence on the west of the building.
9. To engage certified windows installation contractor to rectify the defects to all timber windows joinery.
10. To replace the heavily decayed timber beam below windows joinery in the upper floor.
11. To install bottom flashing to the timber cladding on the entrance to the upper floor.
12. To ensure ground clearance of the wall cladding in the south elevation is >10 cm. This can be done by lowering the ground and install cut-off (novacoil) drain in front of it with scoria and connect it to the lower storm water network system.
13. To replace the decayed timber weatherboard in south elevation.
14. To install gutters and downpipes to the toilet extension in east elevation and connect it to storm water network.
15. To replace decayed timber barge flashing in south elevation and paint the timber cladding near it.
16. To replace all the missing soffit on the upper floor.
17. To replace the wall underlay of the upper floor entrance and installing wall lining to protect the wall frame.
18. To replace all the corroded fixing of the roof frame from the first floor.
19. To selectively replace the decayed timber roof frame. Destructive test and sample test of the timber frame might be required before selecting the member to be replaced.
20. To re-paint the ceiling with watermark in the upper floor
21. To replace the broken glass windows in upper floor.
22. To upgrade the electrical switchboard.

As the building is considered as Heritage Building, it is recommended to consult Auckland's Council Heritage Team before conducting any renewal work.

3.5 Proposed Future Term Works

The followings proposed future term works are recommended to be completed within 10 years to further improve the building to good condition:

1. To renew the external timber stairs including painting of it.

3.6 Consequences of Defects

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

3.7 Options

That a decision is made around the future of the building based upon the following options;

Option 1: To conduct all OPEX and CAPEX Works.

Option 2: To conduct all Option 1 and Proposed Future-Term Works.

Option 3: To do nothing.

Option 4: To remove the upper floor (as it is not actively being used) and install roof frame and roof cladding in the place of upper floor is currently located. This option will not preserve the original design of the building and will require Heritage Team input and most like Resource Consent. Please refer section 2.1 for architectural and engineering significance of the building.

3.8 Budget Estimate

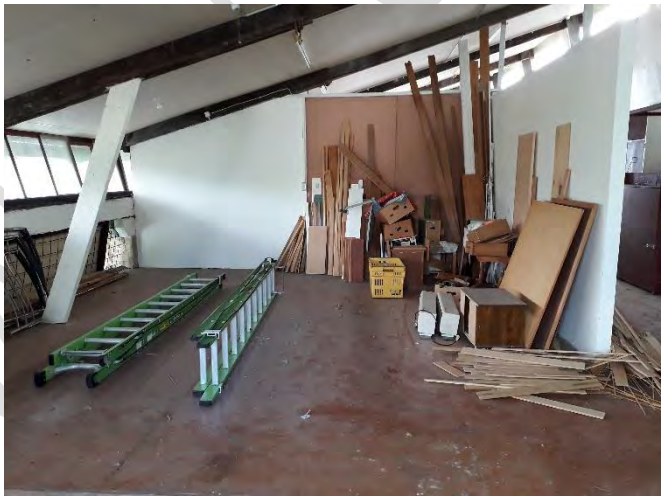
Option	Pros	Cons	Estimate Cost ($)
1	Fix apparent defects on the facility	High initial cost	600,000
2	Upgrade the facility condition.	Highest initial cost	650,000
3	No immediate cost.	Further deterioration of the property and possible loss of heritage building	0
4	Cheaper option compares to renew the building	Loose some heritage/historical architectural and engineering significance of the building	400,000

APPENDIX A – ADDITIONAL PHOTOGRAPHS

A1: View to the upper concrete beam

A2: View to the lower roof in north elevation

A3: View to the east elevation of the building



A4: Internal view of the upper floor

A5: Internal view of the upper floor

A6: Internal view of the upper floor

A7: Internal view of the upper floor

A8: View to part of retaining wall in the upper floor

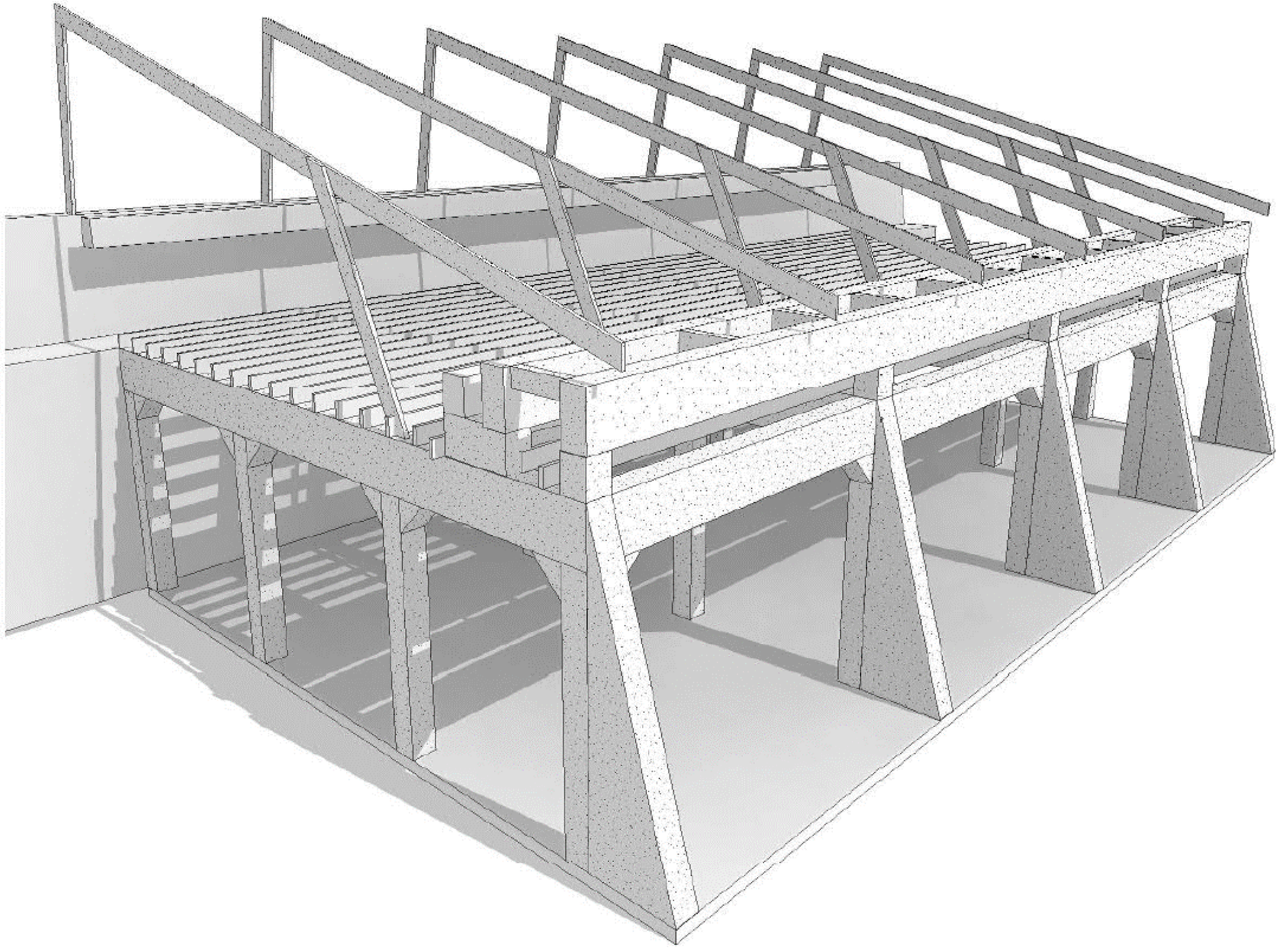
A9: View to the upper part of the roof

A10: internal View to ground floor

A11: View to the concrete beam from ground floor

A12: View to the urinal in men's toilet

APPENDIX B – 3D DRAWINGS



APPENDIX C – FLOOD PLAINS AND OVERLAND FLOWPATHS

APPENDIX D – CONDITION GRADE MATRIX

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

Important Notes

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

APPENDIX E – DETAIL CONDITION GRADE

Building Assessment Summary

Date	11/13/2019	Assessor(s)	Nicky Aziz

Building Name	Claystore Devonport		
Building Area	Claystore Devonport	FLOC Level 3	11025-B001-151

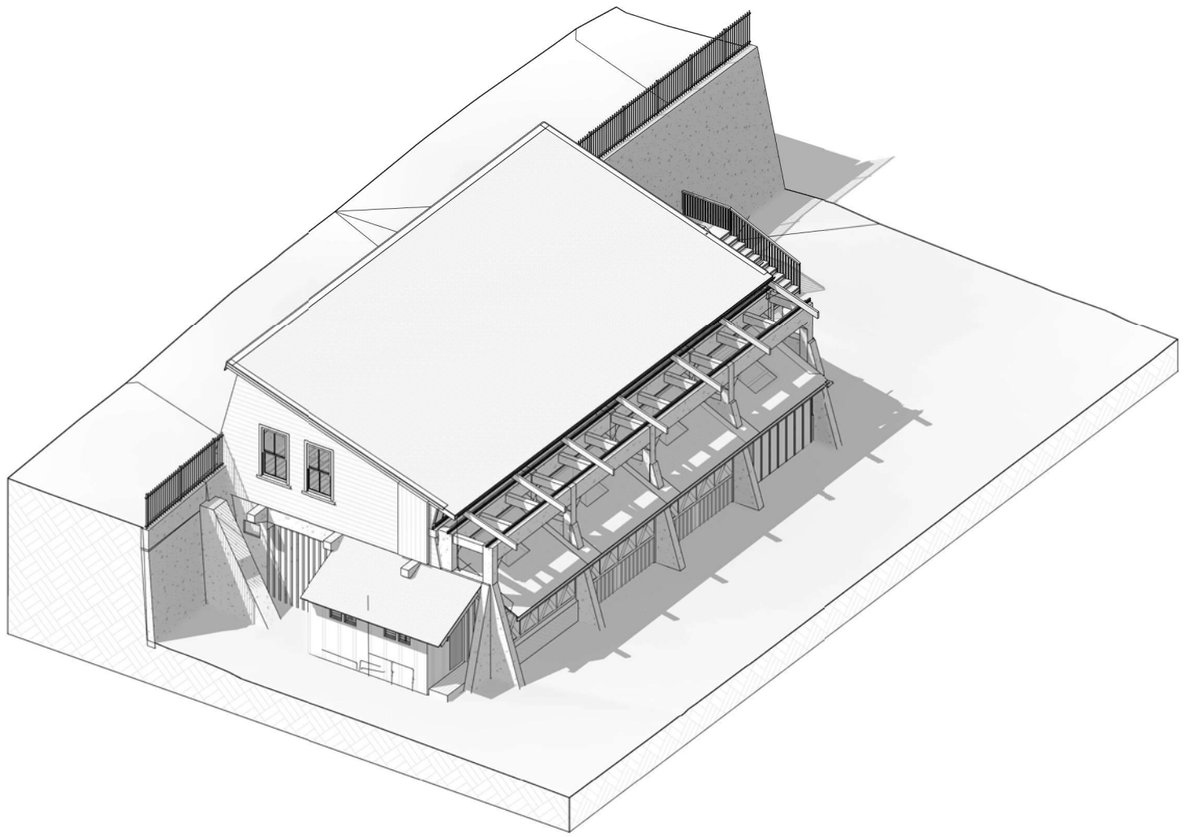
Site ID	11025	Site Description	Devonport Recycling Centres
Address	27 Lake Road Devonport North Shore	Local Board	Devonport-Takapuna

Structural		**General Condition:** Average		
Element		**Material(s)**	**Condition**	**Comments**
Floor		Concrete	Good	
Foundation		Concrete	Average	
Wall Frame		Concrete	Average	
Roof Frame		Timber	Average	
External Fabric/Finishes		**General Condition:** Poor		
Element		**Material(s)**	**Condition**	**Comments**
Roof Covering	Cladding	Metal	Poor	Heavily corroded
	Spouting	Metal	Very poor	Missing in some section
	Downpipe	PVC	Average	
	Soffit	Timber	Poor	Broken
	Fascia	Timber	Poor	Decayed
	Skylight			
External Walls/Finishes		Timber	Poor	Decayed
Windows & Doors		Timber door (contemporary)	Poor	No door handle in upper floor
External Stairs/Balustrade		Timber	Poor	Heavily weathered need to be replaced in medium term
Verandah & Decks		Timber	Poor	
Fence & Gates				
Access Way				
Internal Fabric/Finishes		**General Condition:** Average		
Element		**Material(s)**	**Condition**	**Comments**
Floor Finishes		Concrete	Average	
Wall Finishes/Linings		Gib-board	Average	
Ceiling		Softboard/pinex tiles/lining	Average	Some with watermark
Interior Doors & Windows		Timber door	Average	
Fixtures & Fittings		Yes - see comments	Average	
Internal Stairs				
Ceiling Insulation				
Wall Insulation				
Floor Insulation				
Infrastructure		**General Condition:** Average		
Element		**Availability**	**Condition**	**Comments**
Electricity		Yes	Poor	MCB issing
Lift/Hoist		No		
Mechanical	Air Conditioner	No		
	Water Heater			
	Chiller	No		
	Cooling Tower	No		
	Fans	No		
	Tanks	No		
	Pump	No		
Pool Plant		No		
Special Services				
Sanitary Plumbing		Yes		
Fire Services		Yes	Average	
Other Infrastructure				
BWOF/CCC		No		

Overall Condition of Building	Poor

Sheet List

A000 Cover Sheet
A001 Locality Plan
A100 Existing Site Plan
A101 Existing Ground Floor Plan
A102 Existing First Floor Plan
A103 Existing Roof Plan
A104 Existing North and South Elevations
A201 Proposed Ground Floor Plan
A202 Proposed First Floor Plan
A203 Proposed Roof Plan
A300 Proposed North and South Elevations
A400 Cross-Sections
A500 3D View 1



Devonport Claystore Workshop

27 Lake Road, Devonport, Auckland 0624, New Zealand

Concept Design - 31/05/2022

dpa architects

83 VICTORIA RD PO BOX 32-318
DEVONPORT AUCKLAND 0744
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info@dpaarchitects.co.nz
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1 Locality Plan

1 : 500

True North

Key

- Lot Boundary
- Historic Heritage Extent of Place

Rev.	Description	Date

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Job Title

Owner

Devonport Claystore Workshop

27 Lake Road, Devonport, Auckland 0624, New Zealand

Locality Plan

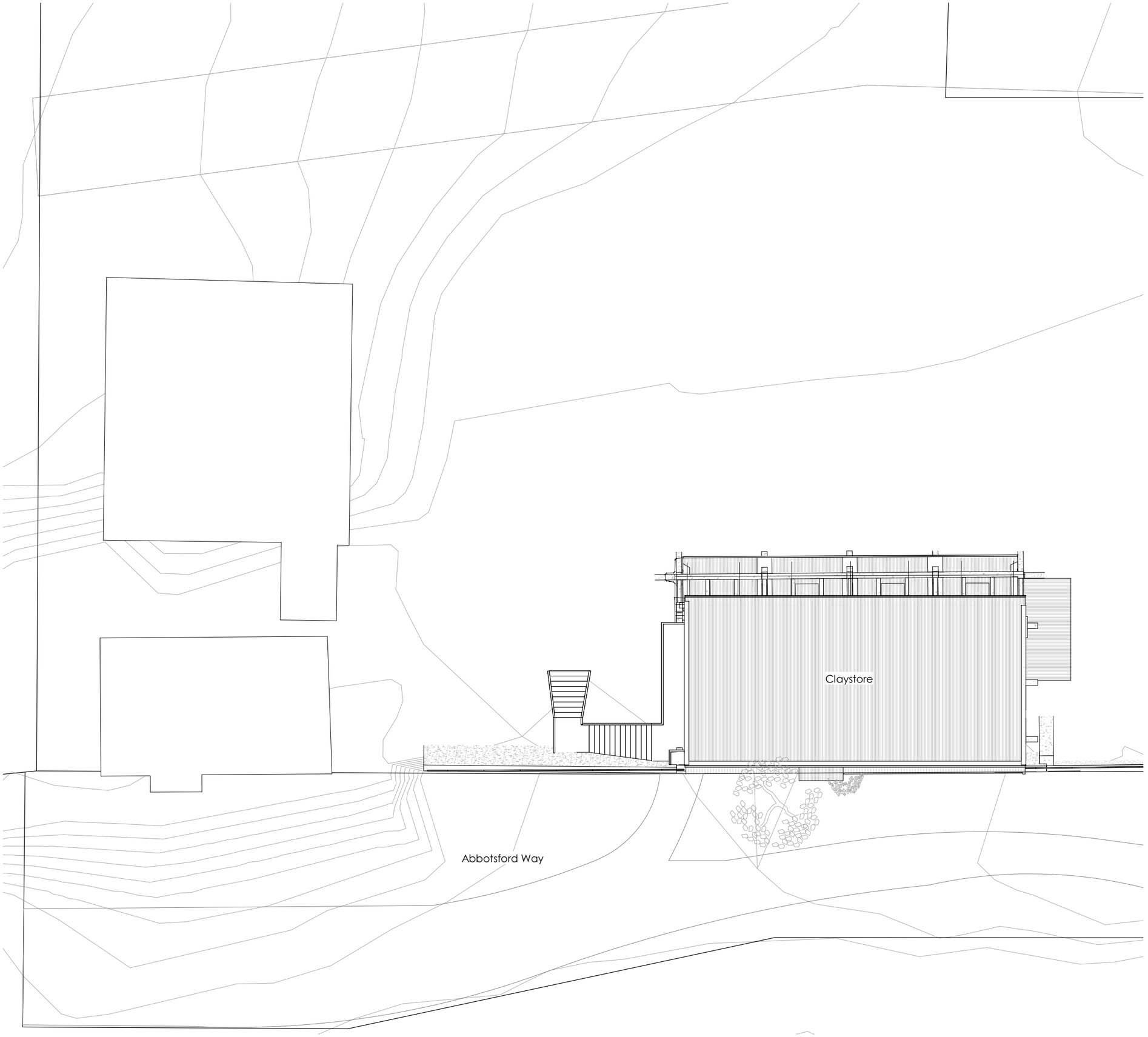
Drawn : SA	Checked: DP
Job # : 1458	
Printed : 1/06/2022 12:54:25 pm	

Project Status

Concept Design - 31/05/2022

Scale : NTS

Rev. A001



Site Information

Address
27 Lake Road, Devonport, Auckland
0624, New Zealand

Legal Description
Lot 2 DP 94976, Lot 2 DP 76084

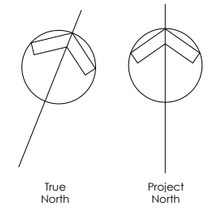
District/Unitary Plan

Zone
- Business - Light Industry Zone
- Open Space - Informal Recreation Zone

Overlay
- Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - Mount Victoria, Height Sensitive Areas
- Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - V1, Mount Victoria, Viewshafts
- Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - V2, Mount Victoria, Viewshafts
- Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - V3, Mount Victoria, Viewshafts
- Historic Heritage and Special Character: Historic Heritage Overlay Place [rcp/dp] - 2693, Former Auckland Gas and Fire Brick Company building and Clay storeconcrete retaining wall
- Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 834, Auckland Gas Company brickworks site R11_1809, R11_1943

Controls
- Coastal Inundation 1 per cent AEP Plus 1m Control - 1m sea level rise
- Macroinvertebrate Community Index - Urban

Site Areas
Site total area: 11312.907m^2



Rev. Description Date

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Existing Site Plan

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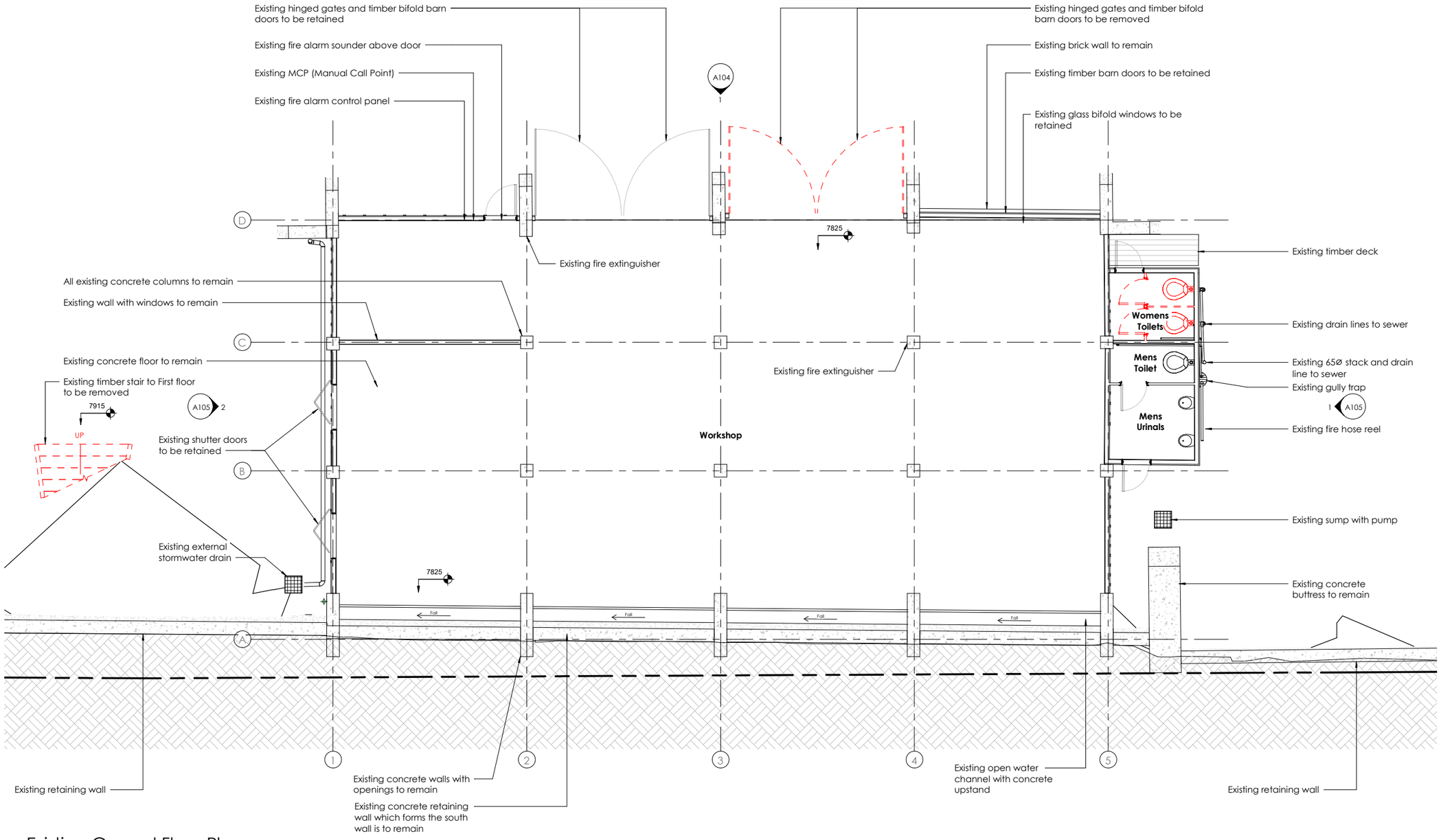
Scale : NTS | Rev. A100

Note:
Furniture not shown for clarity



1 Existing Ground Floor Plan

1 : 50

True North

Project North

Key

— — — To be Demolished

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Existing Ground Floor Plan

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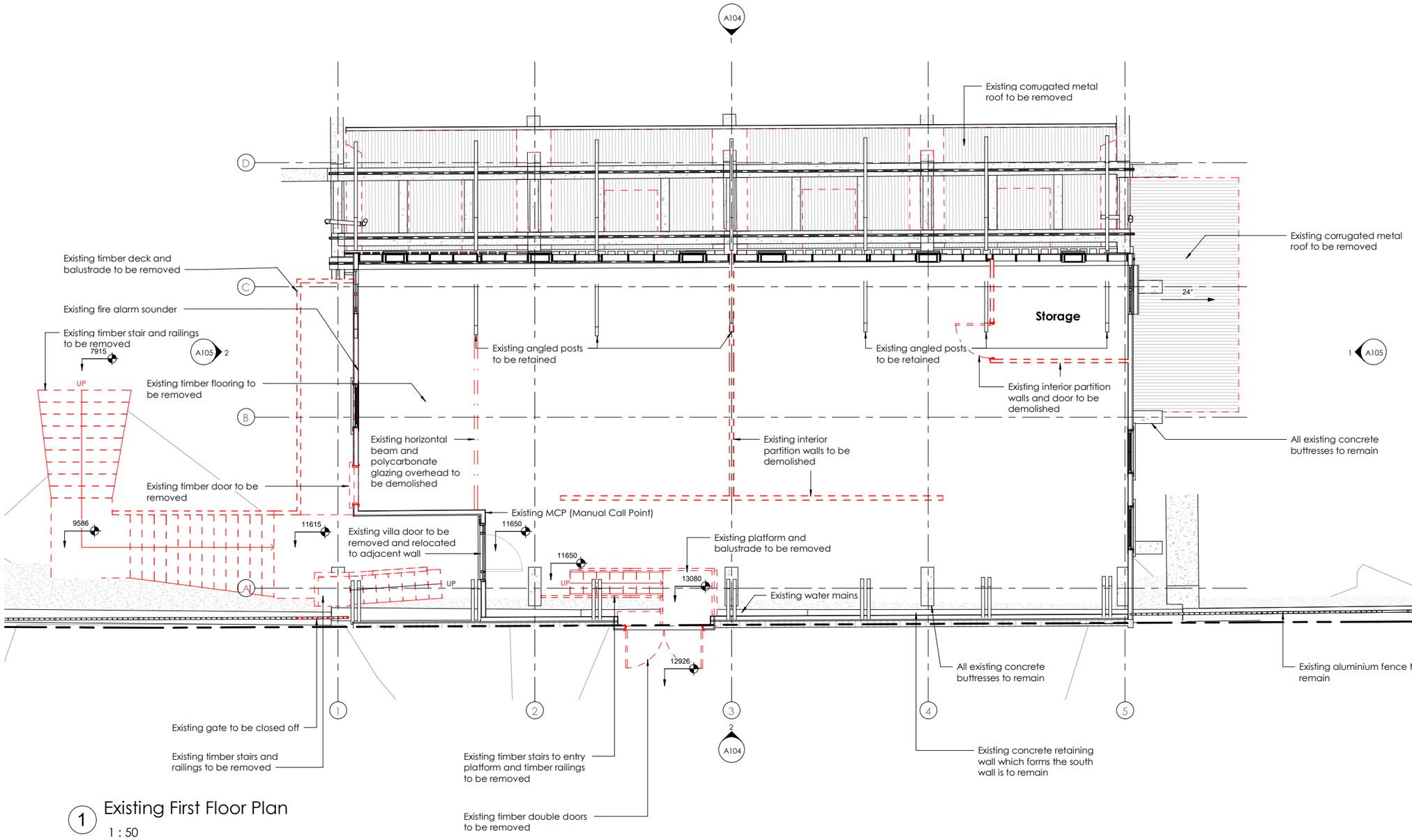
Project Status

Concept Design - 31/05/2022

Scale : NTS | Rev. A101



1 Existing First Floor Plan

1 : 50

True North

Project North

Key

To be Demolished

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Job Title

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Existing First Floor Plan

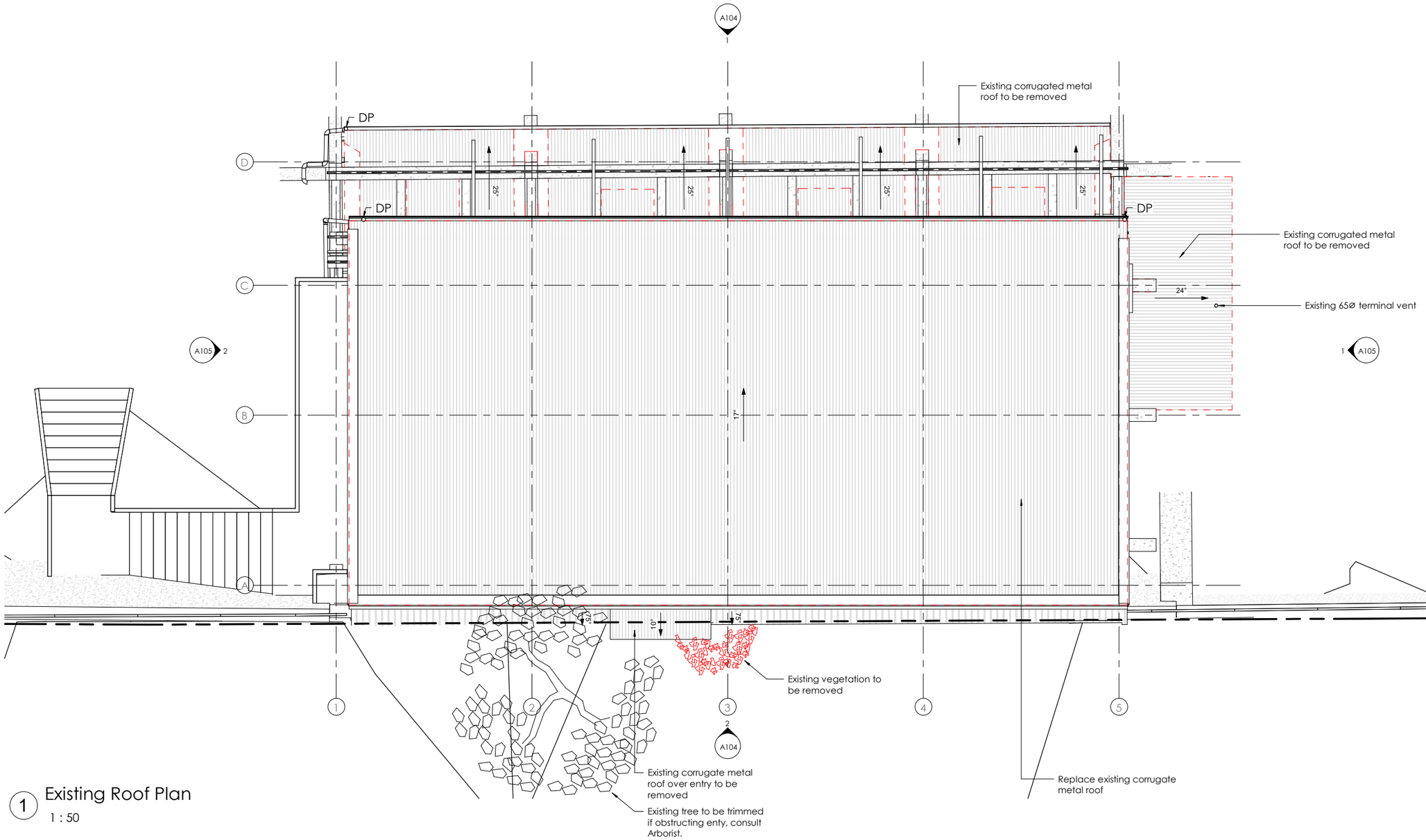
Drawn : SA	Checked: DP
Job # : 1458	
Printed : 1/06/2022 12:43:17 pm	

Project Status

Concept Design - 31/05/2022

Scale : NTS

Rev. A102



1 Existing Roof Plan
1 : 50

True North

Project North

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Existing Roof Plan

Drawn : SA	Checked: DP
Job # : 1458	
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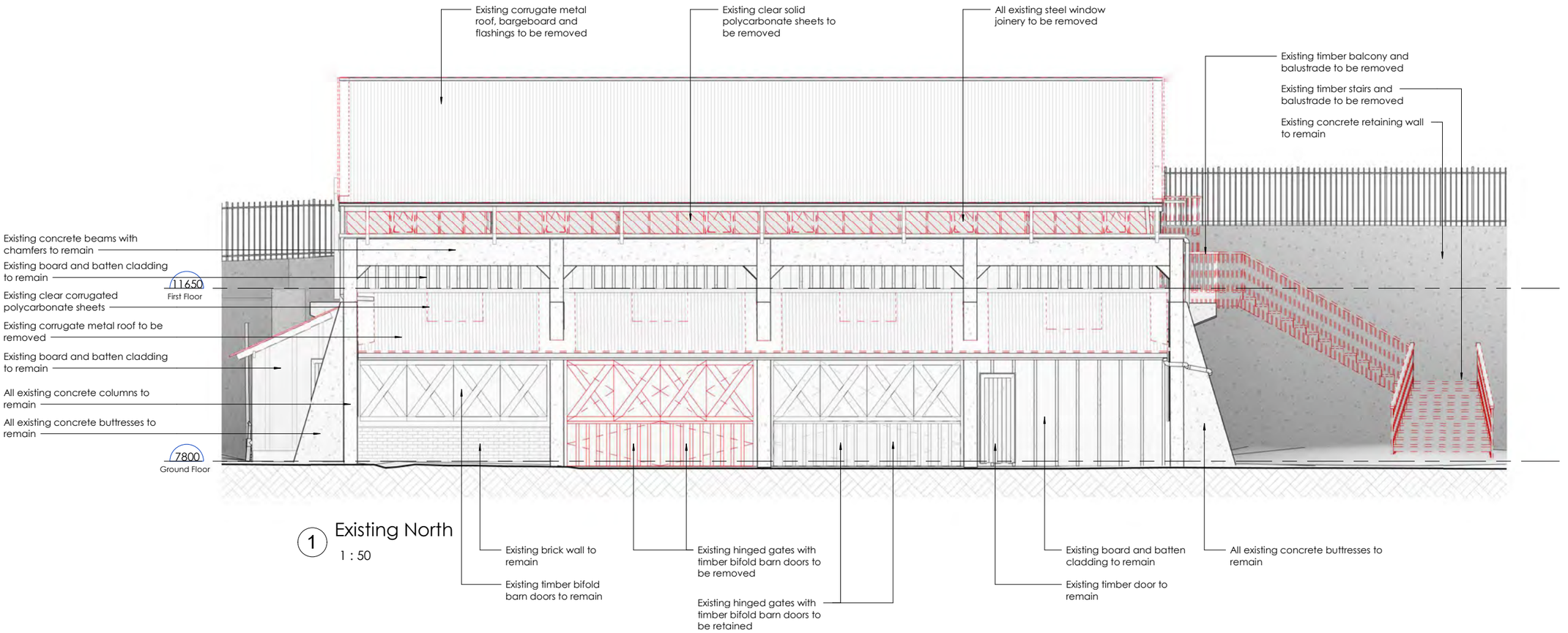
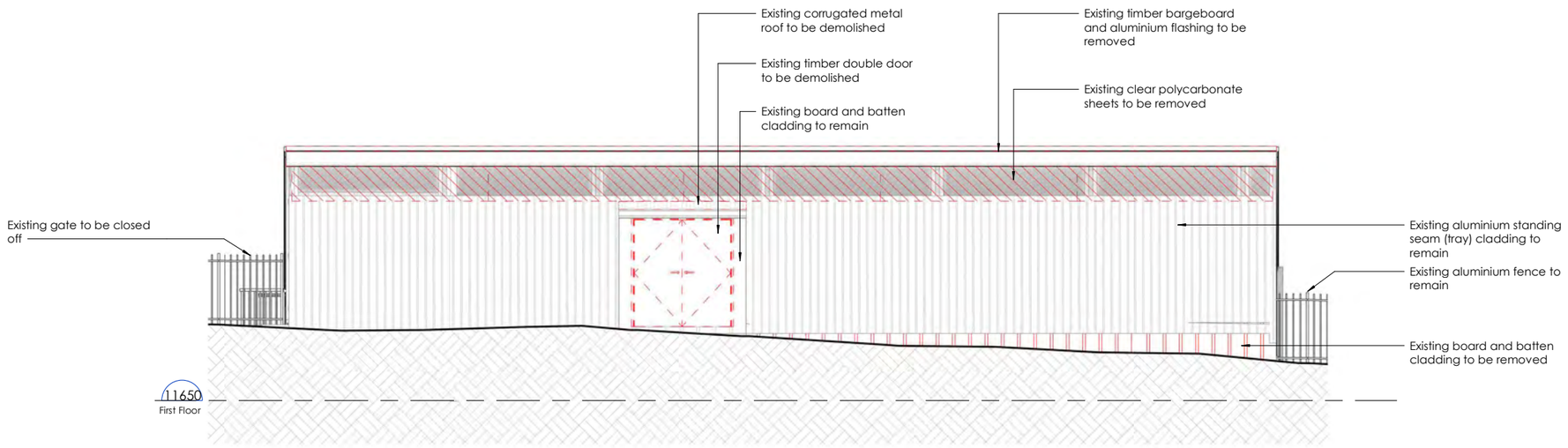
Project Status: Concept Design - 31/05/2022	
Scale : NTS	Rev. A103



1 Existing North

1 : 50



2 Existing South

1 : 50

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Existing North and South Elevations

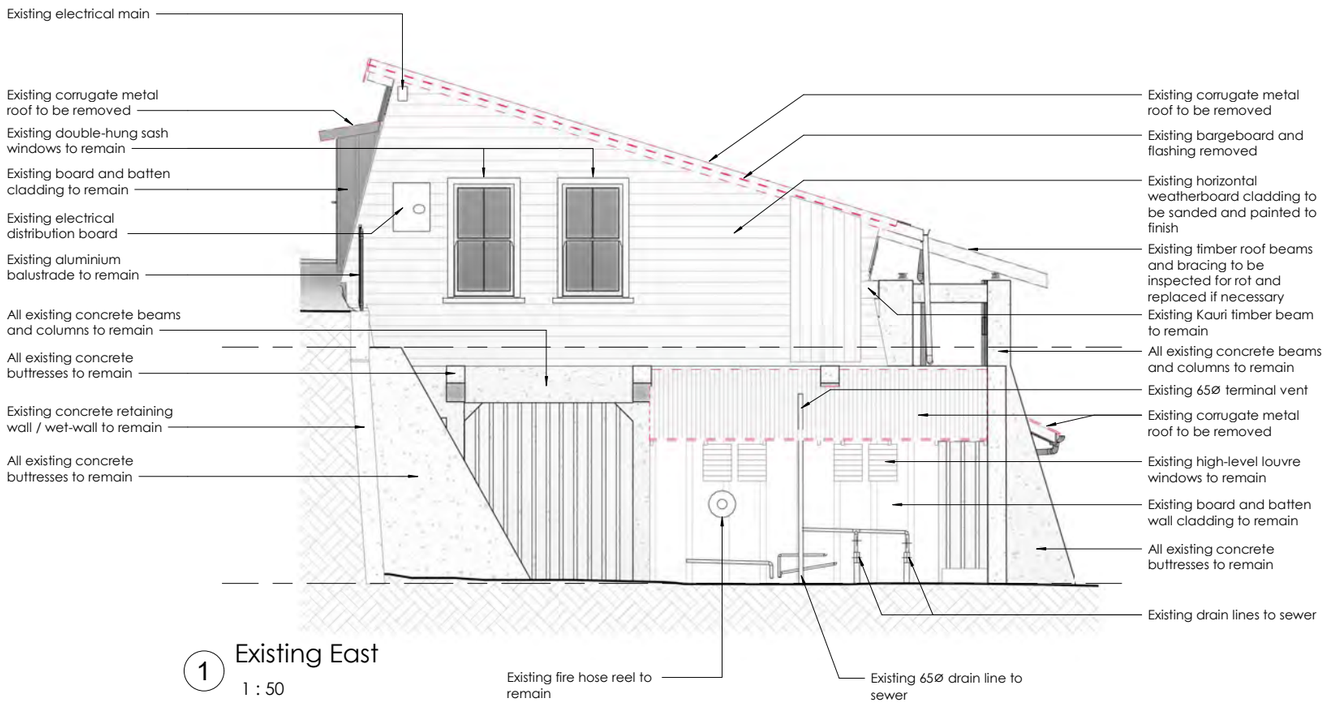
Drawn : SA	Checked: DP
Job # : 1458	
Printed : 1/06/2022 12:43:21 pm	

Project Status

Concept Design - 31/05/2022

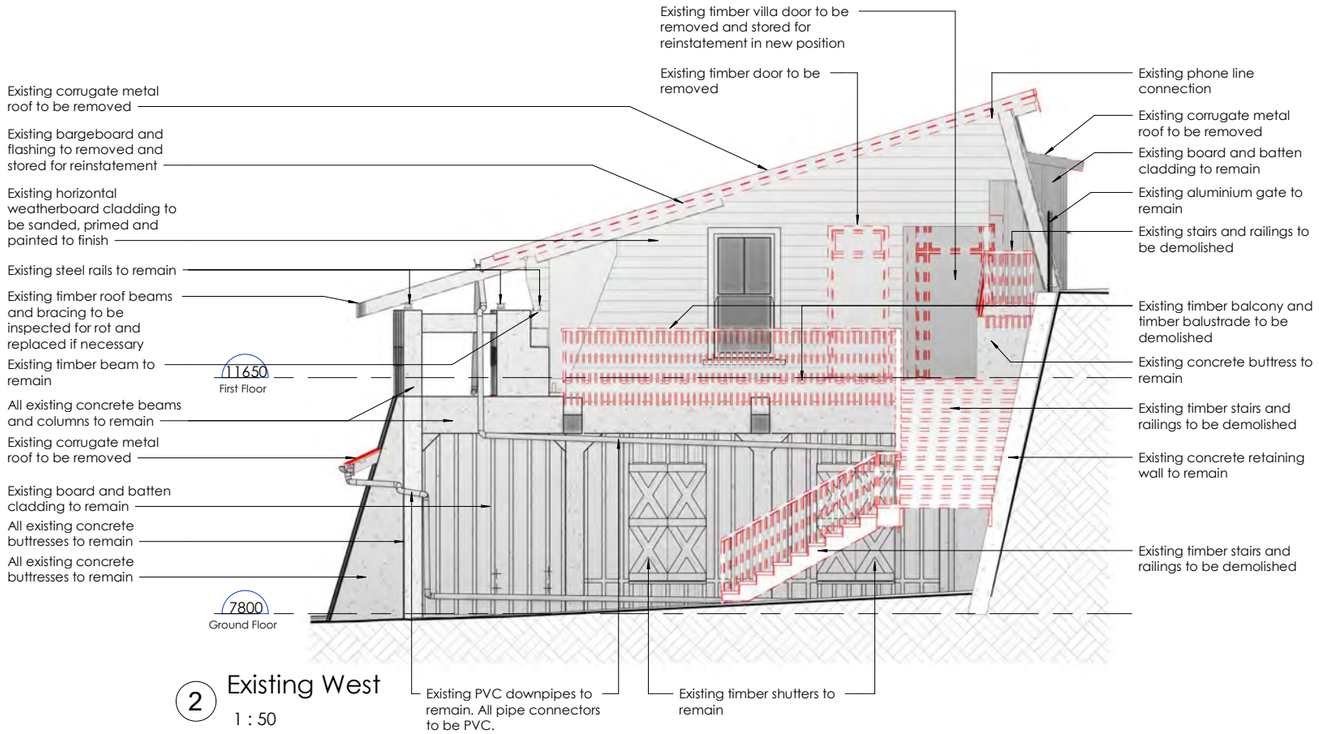
Scale : NTS

Rev. A104



1 Existing East

1 : 50



2 Existing West

1 : 50

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Job Title

Owner

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Existing East and West Elevations

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Project Status

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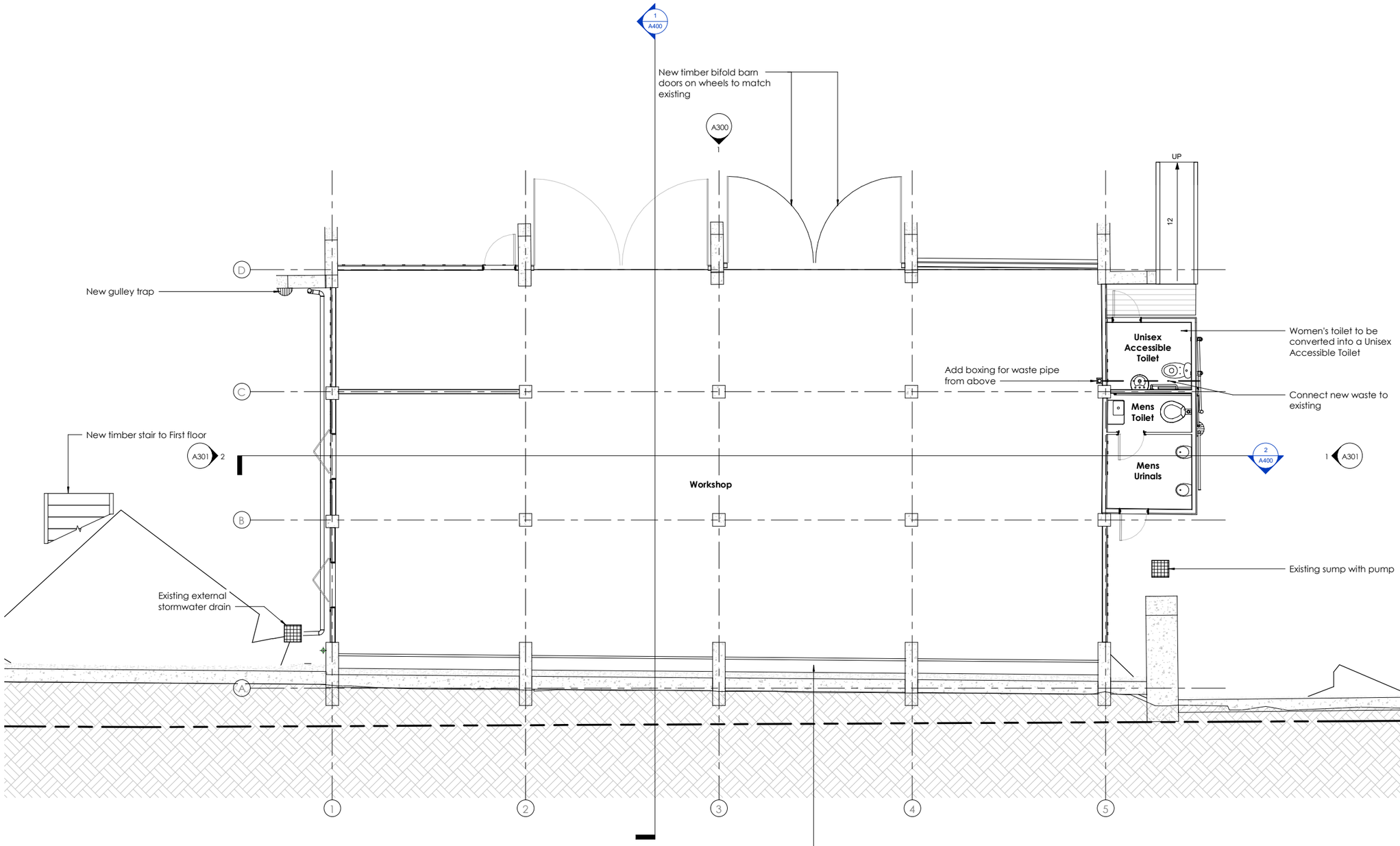
Scale : NTS

Rev. A105



1 Proposed Ground Floor Plan

1 : 50

True North

Project North

Rev. Description Date

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Job Title

Owner

Devonport Claystore Workshop

27 Lake Road, Devonport, Auckland 0624, New Zealand

Proposed Ground Floor Plan

Drawn : SA	Checked: DP
Job # : 1458	
Printed : 1/06/2022 12:43:24 pm	

Project Status

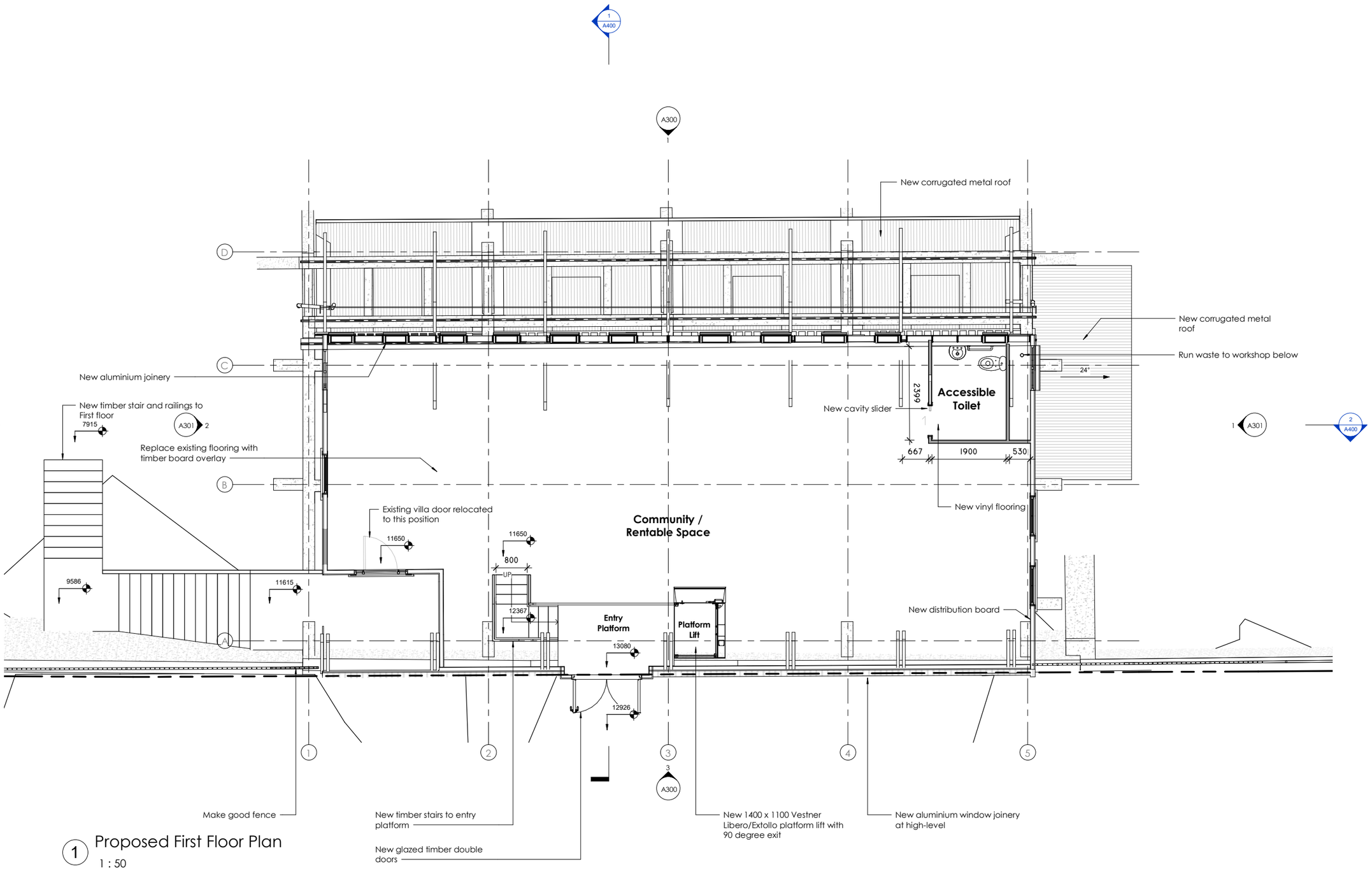
Concept Design - 31/05/2022

Scale : NTS

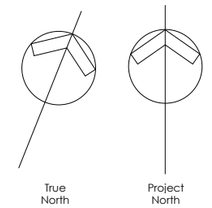
Rev. A201

Notes:
Install new data, power and lighting to interior.

Replace all existing spouting and downpipes with new spouting and downpipes.



1 Proposed First Floor Plan
1 : 50



Key

New Walls

Rev.	Description	Date

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Job Title

Owner

Devonport Claystore Workshop

27 Lake Road, Devonport, Auckland 0624, New Zealand

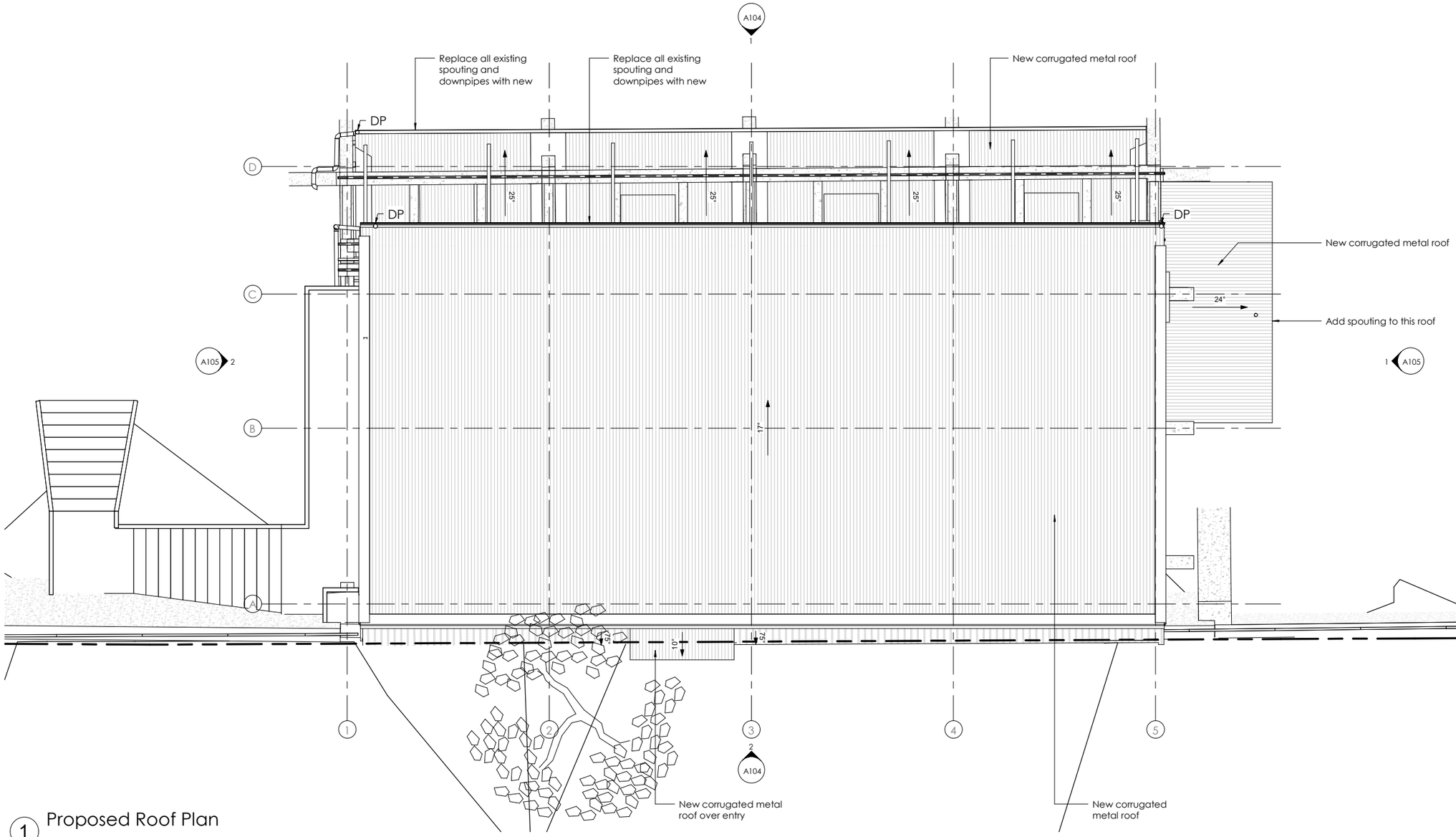
Proposed First Floor Plan

Drawn : SA	Checked: DP
Job # : 1458	
Printed : 1/06/2022 12:43:25 pm	

Project Status

Concept Design - 31/05/2022

Scale : NTS | Rev. A202



1 Proposed Roof Plan

1 : 50

True North

Project North

Rev.	Description	Date

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Job Title

Owner

Devonport Claystore Workshop

27 Lake Road, Devonport, Auckland 0624, New Zealand

Proposed Roof Plan

Drawn : SA	Checked: DP
Job # : 1458	
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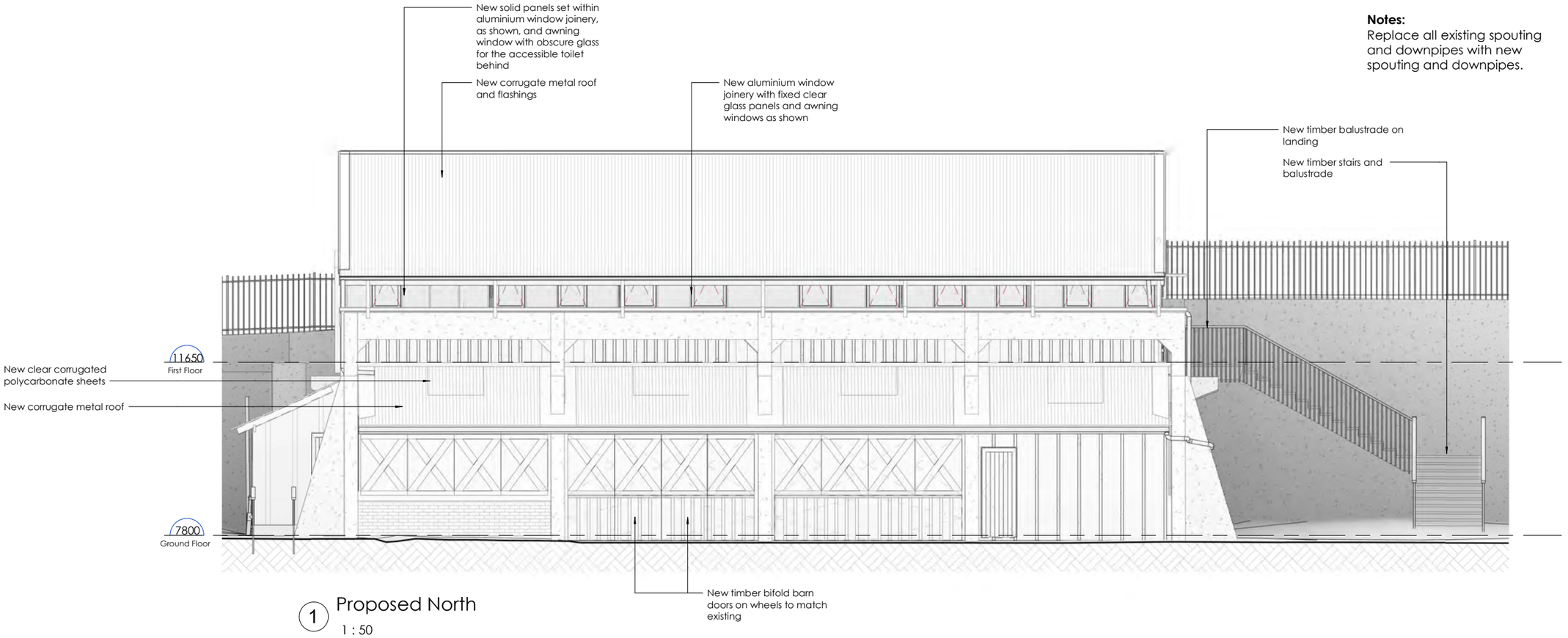
Project Status

Concept Design - 31/05/2022

Scale : NTS

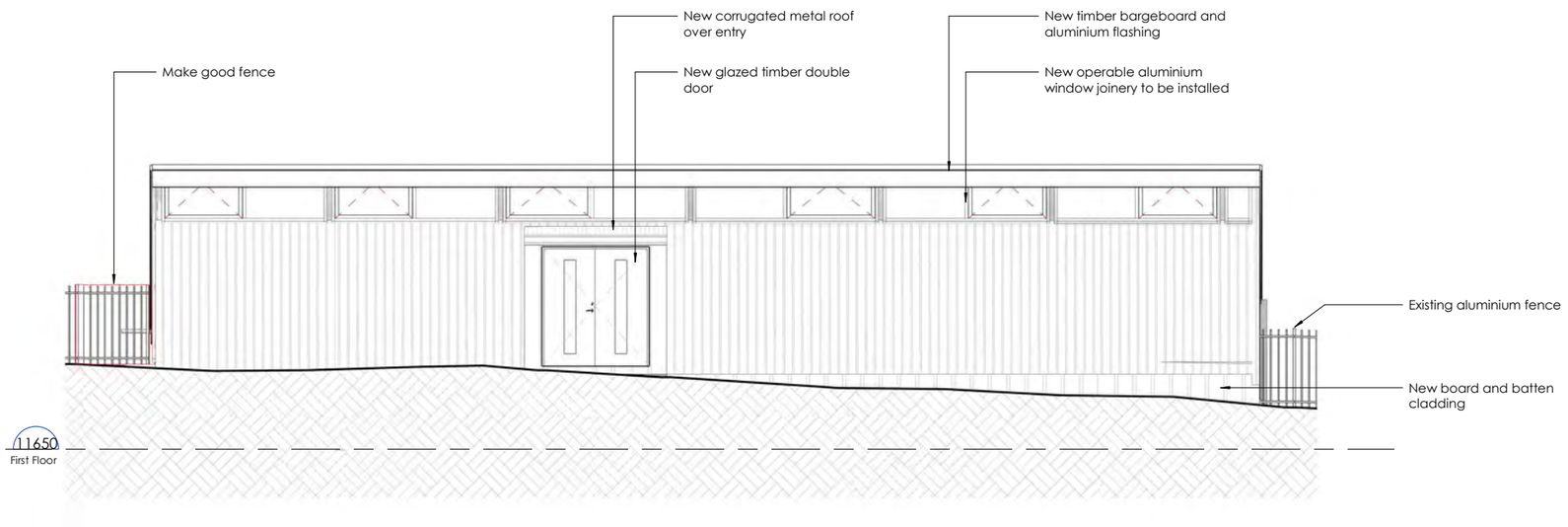
Rev. A203



1 Proposed North

1 : 50

Notes:
Replace all existing spouting and downpipes with new spouting and downpipes.



3 Proposed South

1 : 50

Rev. Description Date

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Devonport Claystore Workshop

27 Lake Road, Devonport, Auckland 0624, New Zealand

Proposed North and South Elevations

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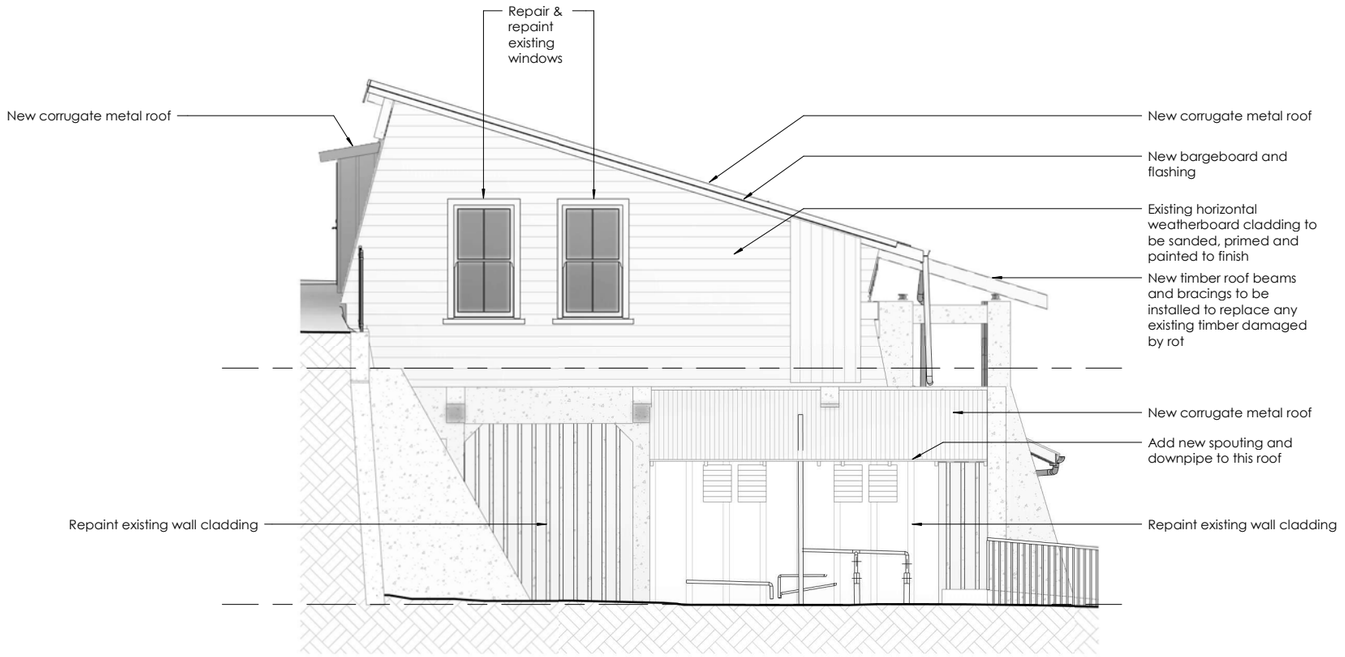
Project Status

Concept Design - 31/05/2022

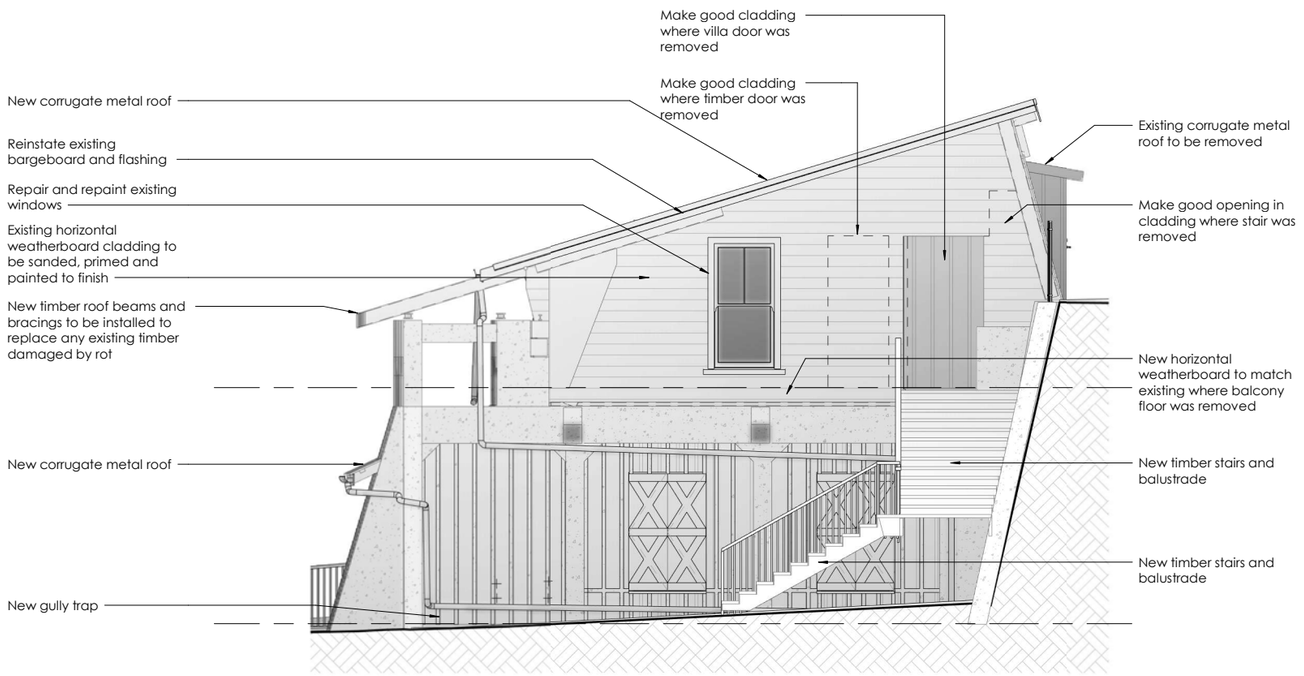
Scale : NTS

Rev. A300



1 Proposed East

1 : 50



2 Proposed West

1 : 50

Notes:
Replace all existing spouting and downpipes with new spouting and downpipes.

Rev.	Description	Date

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Job Title

Owner

Devonport Claystore Workshop

27 Lake Road, Devonport, Auckland 0624, New Zealand

Proposed East and West Elevations

Drawn : SA	Checked: DP
Job # : 1458	
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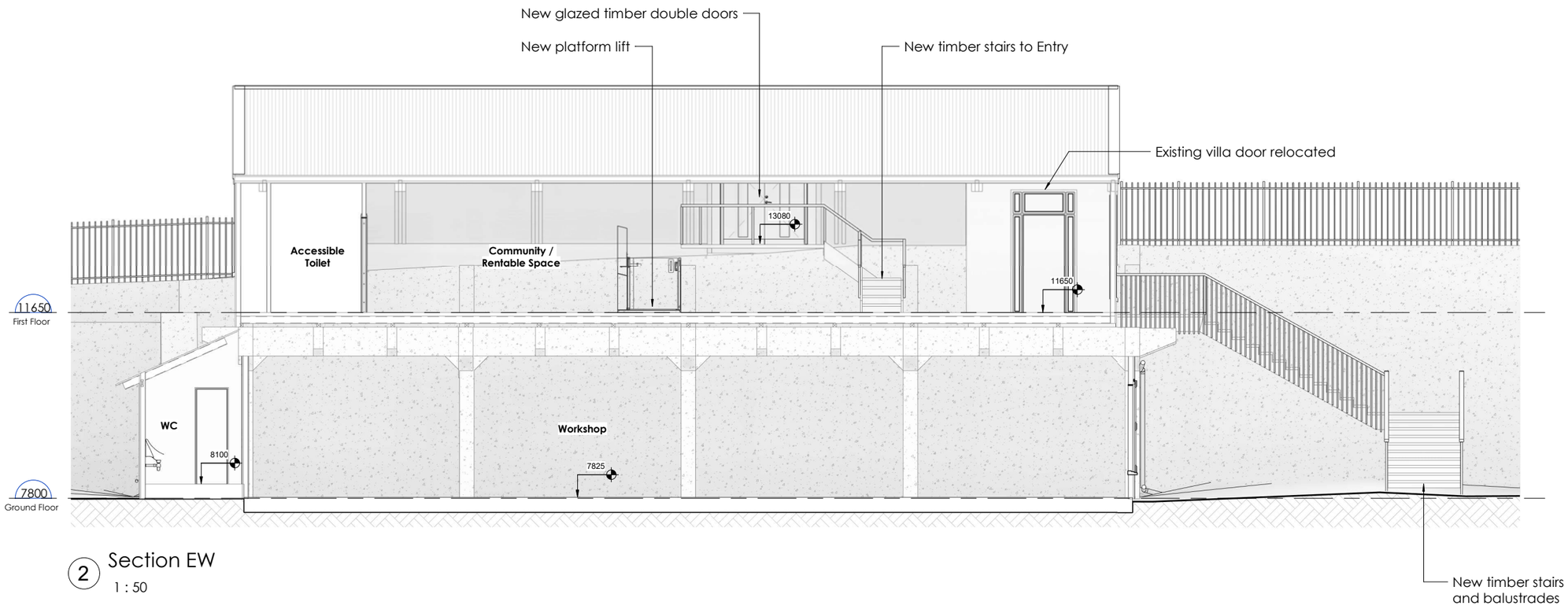
Project Status

Concept Design - 31/05/2022

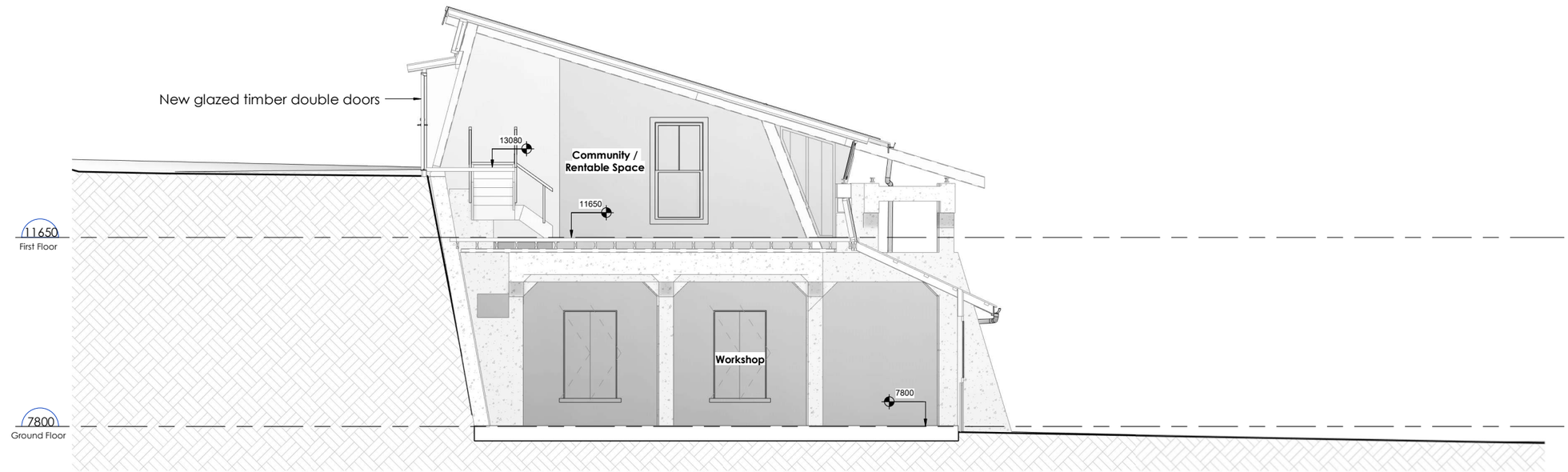
Scale : NTS

Rev. A301



2 Section EW

1 : 50



1 Section NS

1 : 50

Rev.	Description	Date

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Job Title

Owner

Devonport Claystore Workshop

27 Lake Road, Devonport, Auckland 0624, New Zealand

Cross-Sections

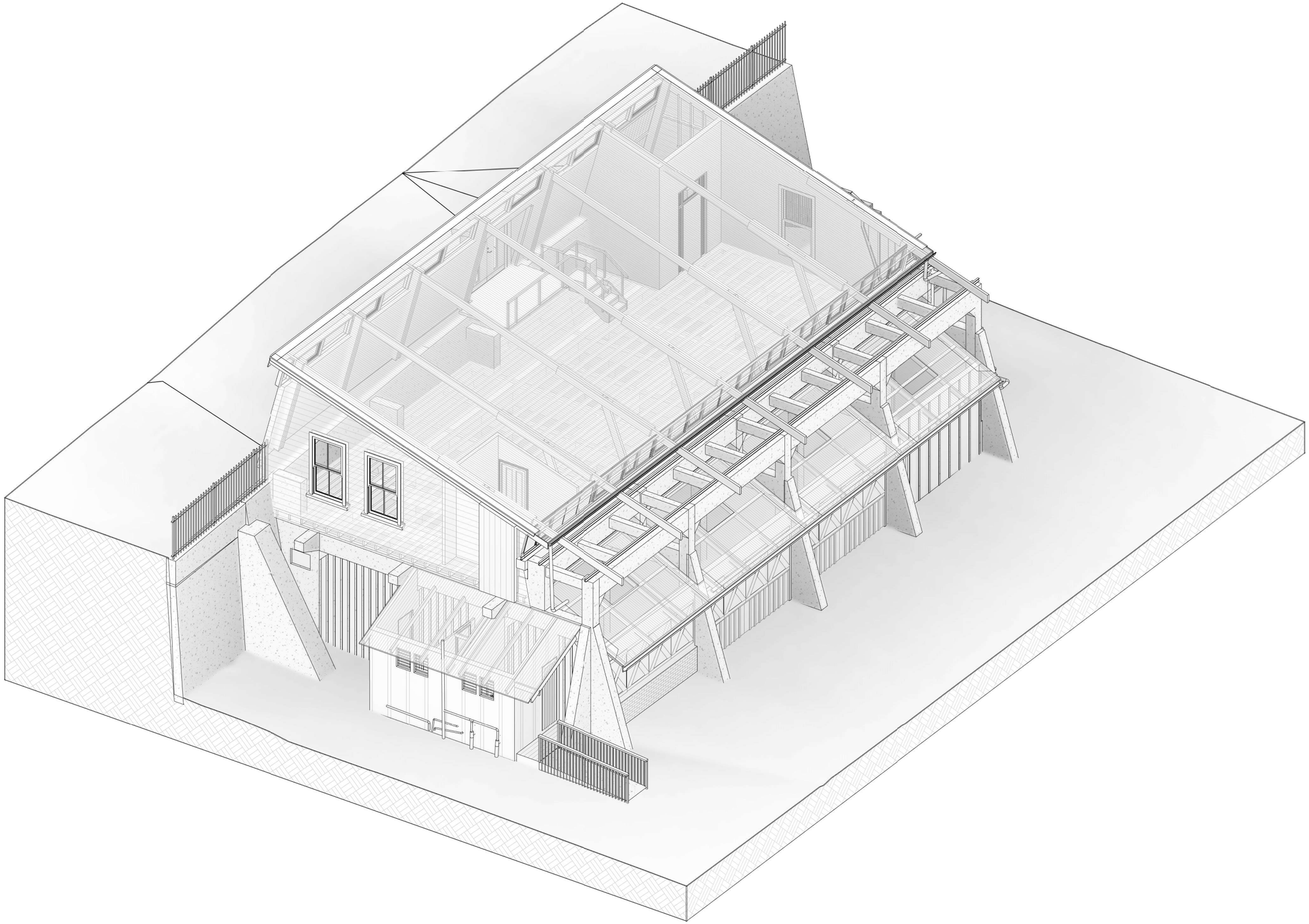
Drawn : SA	Checked: DP
Job # : 1458	
Printed : 1/06/2022 12:43:33 pm	

Project Status

Concept Design - 31/05/2022

Scale : NTS

Rev. A400



Rev. Description Date

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Job Title

Owner

Devonport Claystore Workshop

27 Lake Road, Devonport, Auckland 0624, New Zealand

3D View 1

Drawn : Author	Checked Checker
Job # : 1458	
Printed : 1/06/2022 12:43:35 pm	

Project Status

Concept Design - 31/05/2022

Scale : NTS

Rev. A500

Please read the guidance below in red and delete the statements before sending.
For further guidance please refer to the **memo guidance**.

Memorandum

16 March 2023

To:	Devonport Takapuna Local Board
Subject:	Kennedy Park WWII Tunnel Condition Assessment and Proposed Maintenance
From:	Roma Leota – Project Manager
Contact Information:	Sarah Jones – Manager Area Operations Email: Sarah.Jones2@aucklandcouncil.govt.nz

Purpose

1. To receive feedback on the condition assessment and future management options of the Kennedy Park WWII tunnels in Castor Bay.

Summary

2. The WWII tunnels at Kennedy Park were constructed in 1942 after the installation of the Castor Bay batteries. The tunnels provide a connection between that gun emplacement and the pétanque court at the western side of Kennedy Park.
3. An assessment of the current structural condition of the tunnels was completed in 2022 to prepare a future management plan for the tunnels. The assessment found the tunnels to be in poor condition.
4. Four options for the future management of the tunnels are outlined in the assessment in Attachment A for consideration:
   - Option 1 – Decommission the tunnels
   - Option 2 – Localised maintenance and continued monitoring
   - Option 3 – Comprehensive concrete repairs
   - Option 4 – Rebuild tunnels.
5. Indicative cost estimates to decommission the tunnels is between $10,000-$20,000. Localised maintenance and monitoring is priced at $400,000. A comprehensive concrete repair is estimated at $1.5m.
6. The tunnels are heritage listed structures and any major maintenance work would require resource consent.
7. A budget of $104,859 has been approved this financial year only. No budget has been allocated in future years.

Context

8. The Kennedy Park WWII tunnels were constructed following the installation of the Castor Bay gun batteries as part of the Waitemata Harbour defence during Work War 2. The gun

emplacements were constructed in 1941 and the tunnels, ramps and underground chambers were completed in 1942.

9. The tunnels provided connection between the gun emplacements near the clifftop and the pétanque courts at the western side of the reserve.

10. The public cannot access the tunnels however, the Kennedy Park WWII Installations Preservation Trust provide guided tours on the second Sunday of each month.

11. The tunnels are constructed in reinforced concrete and are over 80 years old. There appears to be little maintenance over the years apart from veneer concrete repairs on some of the walls.

12. A budget of $104,859 of Asset Based Services (ABS): Capex – Renewals was approved for the current financial year. No budget is allocated for future years.

Discussion

13. In 2022 staff engaged an engineering consultant to provide a detailed condition assessment of the tunnels at Kennedy Park to understand the condition of the tunnels and to prepare a future maintenance plan.

14. The assessment found the overall structure condition of the tunnels to be poor.

15. Four options and cost estimates for the future management of the tunnel network are presented in the assessment in Attachment A:

- Option 1 – Decommission the tunnels
- Option 2 – Localised maintenance and continued monitoring
- Option 3 – Comprehensive concrete repairs
- Option 4 – Rebuild Tunnels.

16. The cost estimates for options 1 to 3 are rough order estimates for physical works only. Option four has not been considered as feasible given the heritage value of the tunnel and gun emplacement. A detailed breakdown is included in the assessment.

Table 1: Cost estimates

	Option 1 Decommission tunnels	Option 2 Localised maintenance and continued monitoring	Option 3 Comprehensive concrete repairs
Cost Estimate	$10-$20k	$400k**	$1,500k
Service Life	Decommissioned	Uncertain	25yrs +
Risk	Low	High	Moderate
Pro's	Low cost. Low future maintenance burden	Medium cost repair. Maintains operation of tunnels. Less specialised concrete repair work required. Lower health and safety risks during construction.	Comprehensive repair. Maintains operation of tunnels with extended service life. Greatest level of confidence in structural performance.

Con's	Complete loss of heritage value of tunnels. Potential eventual collapse of tunnel structures. Some associated monitoring costs and fencing costs associated with isolating land over tunnels.	On-going monitoring and maintenance burden remains. Uncertain future service life following repair. Requires further full investigation to confirm suitability.	Specialist contracting work. Very high H&S management requirements. Potential loss of intrinsic heritage value following extensive concrete repairs. Extensive drainage exploration required externally. Potential risk for uncovering further damage during works. Requires further full investigation to confirm suitability.

***Includes a provisional allowance for continued annual monitoring and associate maintenance.*

Next steps

17. A report of the future management options will be presented to the local board for approval at a business meeting in June 2023.

Attachments

Attachment A: Kennedy Park WWII Tunnel Condition Assessment & Proposed Maintenance.

Please read the guidance below in red and delete the statements before sending.
For further guidance please refer to the **memo guidance**.

Memorandum

16 March 2023

To:	Devonport Takapuna Local Board
Subject:	Future options for 139 Beach Road, Castor Bay (former military barracks)
From:	Roma Leota – Project Manager
Contact Information:	Sarah Jones – Manager Area Operations Email: Sarah.Jones2@aucklandcouncil.govt.nz

Purpose

1. To receive feedback on the future of the former military barracks building at 139 Beach Road, Castor Bay.

Summary

2. The old barrack building at 139 Beach Road is a Heritage Asset, Category A in the Auckland Unitary Plan.
3. The building is in poor condition and any modification or restoration requires resource consent.
4. A recent building options report and heritage assessment in Attachment A provides three alternatives for consideration:
   - Demolition of the building and clearing of the site
   - Reconstruction (essentially replication) of the building in whole or part
   - Restoration of the building. This option may also involve partial reconstruction but would essentially restore the building to its original form.
5. High level estimate for the demolition of the building is $58,000. Reconstruction is priced at $420,400. The costs do not include professional services which is estimated to be $50,000 for the demolition and between $100,000 - $250,000 for reconstruction.
6. A reliable cost to restore the building cannot be determined without undertaking detailed analysis, design, engineering, and quantity surveying. A high-level cost of $1.8m was obtained in 2020 to restore the building.
7. The costs provided above are high level estimate only and does not include design, engineering, resource consent, contingency, and heritage input.
8. A budget of $19,643 has been approved this financial year, a further $200,000 and $300,000 were approved in principle in 2023/2024 and 2024/2025.

Context

9. The old ‘barrack building’ at 139 Beach Road was purchased by the council in 2012 from Housing New Zealand as part of an open space acquisition.

10. The building is listed as a Category A historic heritage item in the Auckland Unitary Plan. The heritage classification means any planned demolition of the building would trigger a non-complying resource consent, and modifications and restoration would require a resource consent.

11. Several assessments have been undertaken in the past by council staff and external specialists to understand the condition of the building. They include asbestos management survey, structural report, seismic and weathertightness assessments and site investigation.

12. The building is currently unused, and it is in poor condition based on the assessments that have been completed to date.

13. Some remedial work was undertaken in 2021 to remove and clean the ceiling void that contained asbestos fibres and encapsulate the underside of the asbestos roof. Some of the wall linings were removed and spray to eliminate mould, all floor coverings have been removed and disposed of.

14. A budget of $19,643 of Asset Based Services (ABS): Capex – Renewals was approved for the current financial year. A further $200,000 and $300,000 are allocated in financial year 2023/2024 and 2024/2025 respectively.

Discussion

15. A report completed by an external heritage architect in May 2022 contains a heritage assessment of the building, an investigation into the building condition, a schedule of work for reconstruction and three future options for the building:

    - Demolition of the building and clearing of the site
    - Reconstruction (essentially replication) of the building in whole or part
    - Restoration of the building. This option may also involve partial reconstruction but would essentially restore the building to its original form.

16. A cost estimate for the restoration of the building cannot be established without concept design, engineering, and quantity surveying.

17. High level cost estimates for options one and two including remedial work in page 21 of the report have been obtained and summarised in the table below. Please note the cost estimates do not include professional services, design, engineering, resource consent, contingency, and heritage input.

Table 1: High level cost for demolition and reconstruction

	Demolition	Reconstruction (replication)	Restoration
High-level estimated cost	$58,000	$420,400*	$**
Professional Services	$50,000	$100-$250k	$100-$250k
Pro's	Low cost. No building maintenance costs in the future.	The building will be retained.	The buildings heritage value will be preserved.
Con's	The building and its heritage character is lost.	The building will cease to have heritage value as original materials are replaced with new materials. Resource	A high-level cost provided in 2020 estimate the cost for restoration to be $1.8m.

		consent may not be approved.	
Notes	Removing the building will provide additional open space for recreation purpose.	Ongoing financial investment is required to monitor and maintain the building.	Design, engineering, and quantity surveying is needed to establish costs in the current market.

** Costs excludes professional services, design, engineering, resource consent, contingency, and heritage input.*

*** Concept design, engineering, and quantity surveying are needed to establish a reliable cost estimate.*

Next steps

18. A report of the preferred option will be presented to the local board for approval at a business meeting in June 2023.

Attachments

Attachment A: Former Military Barracks 139 Beach Road, Castor Bay. Future Options Report.

FORMER MILITARY BARRACKS
139 BEACH ROAD, CASTOR BAY

FUTURE OPTIONS REPORT

May 2022

dpa architects

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1 INTRODUCTION

Subject and Purpose of Report

This report concerns a timber weatherboarded building located at 139 Beach Road, Castor Bay on Auckland's North Shore. It dates from 1943 and was one of a number of buildings originally constructed as part of a military battery camp on the site and were designed to resemble private residences as part of an effort to disguise their real purpose. After the end of the war the buildings were taken over by the State Advances Corporation and used for emergency accommodation.

The building that is the subject of this report is now the sole survivor of what was originally a group of some 13 buildings. It was last tenanted in 2006 before being purchased by Auckland Council with the intention of it being part of a heritage precinct. The building continues to be owned by Auckland Council.

The building is currently disused and is slowly falling into disrepair with plans to retain it as part of a heritage precinct not yet having been realised. Auckland Council is now considering the future of the building and this report has been prepared to assist in that process.

Contents of Report

The contents of the report were set out in a proposal addressed to Auckland Council and are summarised as follows:

- **Heritage Assessment**

  A comprehensive historical account and heritage assessment of the building was included in a conservation plan previously prepared for the building in 2015 by DPA Architects. This has been briefly summarised for this report to provide background information. The heritage listings for the building are as indicated on the following page.

- **Options for the Building**

  As noted, the building is currently disused and deteriorating. It is currently fenced off but remains a potential target for vandalism. It considered extremely vulnerable and a target for arsonists. A fire in the building would likely result in its complete destruction as has happened to a number of other vacant heritage buildings. A number of options for the building will be explored by this report, including their impact on the building's heritage values. Options to be considered include:

  - Demolition of the building and clearing of the site.
  - Reconstruction (essentially replication) of the building in whole or part.
  - Restoration of the building. This option may also involve partial reconstruction but would essentially restore the building to its original form.

- **Investigative Work**

  Various investigations have been undertaken on site to determine the condition of the building fabric and the report contains the outcome of those. The investigations that have been carried out include inspections of the roof and roof structure, external and internal linings and finishing details, wall and subfloor framing, kitchen and bathroom fixtures and fittings, the chimney and building services.

- **Schedule of Work Required**

  Following the assessment of the condition of the building fabric a preliminary schedule of the work that might be required to either reconstruct or replicate the building in some form

or to restore it to its original form has been included. Preliminary cost estimates have also been provided.

Heritage Ratings

- **Auckland Council**

The former Barracks Building appears to be mentioned twice in the Auckland Unitary Plan Schedule 14.1 Schedule of Historic Heritage.

ID 02686 lists Red Bluff/Castor Bay Battery recreation hut (former) at 139 Beach Road as a Category A historic heritage item. Its heritage values are listed as A: Historical, B: Social, D: Knowledge, E: Technology, F: Physical Attributes and H: Context. The interior of building/s are listed as an exclusion. It is noted that Red Bluff is actually located to the south of Campbells Bay and some distance to the north of Kennedy Park.

ID 01060 lists the Castor Bay Battery complex located at Kennedy Park, R 137 Beach Road, 141 Beach Road, **139 Beach Road**, Castor Bay as a A* historic heritage item. The Primary Feature of the complex is recorded as All World War II military-associated installations and its heritage values are listed as A, B, D, E and H. It has an associated Extent of Place and the interiors are not excluded in the listing. The A* is an interim category until a comprehensive re-evaluation is undertaken.

139 Beach Road (within the blue rectangle) shown within the wider extent of place shown hatched (from Auckland Unitary Plan).

- **Heritage New Zealand**

  The Castor Bay Battery and Camp is listed by Heritage New Zealand as a Category I Historic Place. This identifies it as a place of special or outstanding historical or cultural significance or value.

Commission and Authorship

This report was commissioned by Auckland Council and written by Dave Pearson, heritage architect and principal of DPA Architects of Devonport, Auckland.

2 HISTORICAL SUMMARY

Construction of the Battery

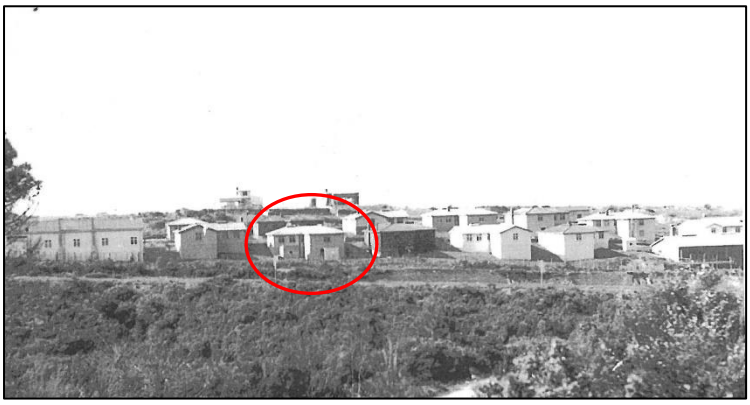
The Castor Bay site where the building in question and other military installations are located was purchased in 1934 by the New Zealand Defence Department with the intention of constructing a defence battery on the site. This battery, along with two others, was designed to protect the northern approach to the Rangitoto Channel. Construction of the battery commenced in 1941 and was completed the following year.

The close proximity of the battery to a residential area resulted in a method of camouflage said to be unique in the world. The observation post was designed to resemble a seaside ice cream shop and the gun emplacements had false roofs and canvas sides painted with windows and doors to disguise them as holiday homes. Finally, the water tank and parade ground were made to appear as tennis courts.

Disguised gun emplacement (left) and battery Observation Post (right).

Construction of the Barracks

A series of barrack buildings were constructed around the same time to house soldiers stationed at the site. The buildings, as a group, were designed to resemble a small housing estate with each building being constructed using a modified standard state house, using colours that would typically be used in such an an estate. A road was constructed leading onto the site and the houses were laid out in two rows on either side. The particular building was possibly used for recreational purposes but more likely was used a dormitory for male or possibly female defence personnel.

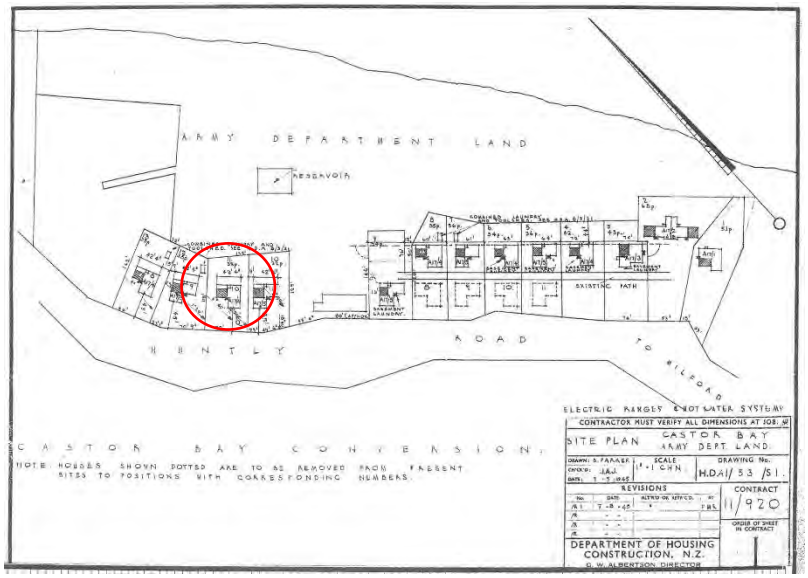


Photograph showing housing estate as constructed. The building in question is circled. The disguised gun emplacements can be seen in the background.

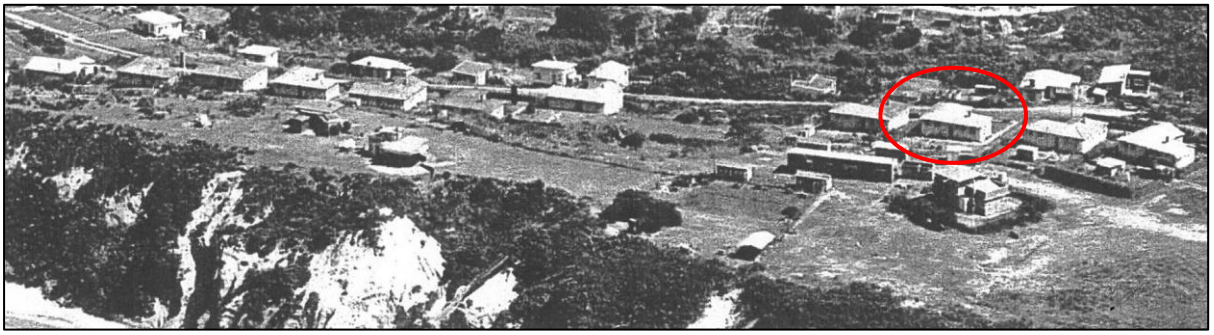
The End of the War

After the end of the war, the camp was vacated and many of the buildings were removed. In 1946, it appears that four of the buildings were repositioned further to the north along Huntly

Road, now Beach Road. In the mid-1950s, a number of the buildings, including the one in question, were redeveloped by the State Advances Corporation (later Housing New Zealand) for use as emergency housing. It appears that some modification of the buildings occurred at this time including the installation of additional windows. For the house in question, a new basement was constructed to house the laundry and it is also possible that the living room was extended at this time.



Plan showing houses to be relocated. The subject building is labelled No. 10. Plan is dated 1945.



Aerial view showing houses in their relocated position. The house in question is indicated with the red circle with the Battery Observation Post immediately below. The gun emplacements are located centre left. The remaining buildings at the left and right of the photograph have all been demolished.

Later History

Since then, the houses and ancillary buildings have been progressively demolished and the land given over to private housing. By the 1990s, the building at 139 Beach Road and one other originally used for officers' accommodation at 117 Beach Road were the only two left. The latter one was also subsequently demolished leaving the building in question as the sole survivor of 13 similar buildings that were originally constructed to appear as a small housing estate.

Today the building at 139 Beach Road still survives but is deteriorating and is considered vulnerable. Other military buildings remain on the site including the two gun emplacements, the observation post, the underground tunnels, an engine/generator room and two searchlight positions down on the cliff face.

3 ASSESSMENT OF HERITAGE VALUES

2015 Conservation Plan

The 2015 Conservation Plan evaluated the heritage values of the elements of which the building is comprised and also provided a Statement of Significance using the assessment criteria under which the building was evaluated in the Auckland Unitary Plan. This is reproduced below.

Historical	*The place reflects important or representative aspects of national, regional or local history, or is associated with an important event, person, group of people or idea or early period of settlement within New Zealand, the region or locality.*
	Coastal defence is a re-occurring theme in New Zealand history from the 1880s through to the mid-20th century. The Castor Bay counter-bombardment battery was part of a massive defence construction programme that was undertaken by the Public Works Department prior to WWII and included two-gun emplacements and a battery observation post. The battery was specifically constructed as part of the coastal defences intended to protect Auckland from foreign invasion. The barracks was one of a number of such buildings on the site that were used to house military personnel based at the battery. The former barracks is considered to have considerable significance as it reflects an important aspect of the history of New Zealand when the country joined Great Britain and the allies in the fight against Germany.
Social	*The place has a strong or special association with, or is held in high esteem by, a particular community or cultural group for its symbolic, spiritual, commemorative, traditional or other cultural value.*
	The former barracks is strongly associated with the military personnel that served at the Castor Bay battery during the Second World War. It is considered to have considerable significance under the social criterion.
Knowledge	*The place has potential to provide knowledge through scientific or scholarly study or to contribute to an understanding of the cultural or natural history of New Zealand, the region, or locality.*
	The former barracks, along with the remainder of the site, has the potential to provide considerable knowledge regarding military sites and, in particular, as an example of a site that was disguised as a housing complex. The building itself, as a barracks that was disguised as a house can also provide knowledge of a time in New Zealand's history. It is considered to have considerable significance under the social criterion.
Technology	*The place demonstrates technical accomplishment, innovation or achievement in its structure, construction, components or use of materials.*
	The place demonstrates construction techniques and use of materials that were typical of the period. These include the use of timber weatherboards and joinery. Materials including the softboard and plasterboard linings and possibly the asbestos cement roof are likely to date from the period when the State Advances Corporation refurbished the building as residential accommodation. The building is considered to have some significance under this criterion.

Physical Attributes	*The place is a notable or representative example of a type, design or style, method of construction, craftsmanship or use of materials or the work of a notable architect, designer, engineer or builder.*
	The former barracks was part of an elaborate deception to give the Castor Bay Battery and the associated structures the appearance of a seaside residential neighbourhood. In fact, no other site in New Zealand used such an element of deception so comprehensively. The building is therefore significant as the only known instance in New Zealand where a military barracks was disguised as a house. The building is typical of state housing of the period with its hipped roof, weatherboarded walls and small-paned windows sashes. The building has considerable significance under this criterion. It may be of international significance.
Aesthetic	*The place is notable or distinctive for its aesthetic, visual, or landmark qualities.*
	The building has the appearance of a standard state house of the period. It has landmark qualities, being readily visible from East Coast Bays Road and from within Kennedy Park.
Context	*The place contributes to or is associated with a wider historical or cultural context, townscape, landscape or setting.*
	The Castor Bay barracks was associated with other buildings that were also designed to have the appearance of a housing development. It is now the only one remaining. It is also associated with the other military installations on the site. The former barracks is associated with a wider network of coastal defences that were constructed over a period of some 70 years throughout New Zealand's history and were designed to protect cities and towns throughout the country.

Heritage New Zealand Pouhere Taonga Listing

Heritage New Zealand Pouhere Taonga produced a Review Report for a Registered Historic Place dated 14 March 2014. The report was entitled *Castor Bay Battery and Camp / Te Rahopara o Peretu, Auckland (Register No. 7265).*

The Registration Report includes the following statements:

The attempt to make the battery appear to be a civilian housing area was just one part of what became the most elaborate attempt at camouflaging a gun battery in New Zealand. Gun emplacements at Tomahawk Beach in Dunedin and the battery at bluff used similar measures but neither took it to the extremes used at Castor Bay and most other batteries attempted to hide rather than disguise the guns. At Castor Bay every attempt was made to make the emplacements, the control structure and even the reservoir appear to be something they weren't.

The HNZPT report also notes that the former barracks is the sole survivor of a building type unique to this site. It also notes that *"the site is believed to represent the most extensive survival of Second World War "architecture of deception" in the country. As the only known survivor*

from the sole military accommodation complex to be disguised as housing, the former men's dormitory is likely to be unique in this country".

Summary Statement

The Castor Bay Battery Camp was the most elaborate attempt to disguise a military installation as a residential housing settlement in New Zealand. It is an important example of what has been described as the "architecture of deception".

The deception extended to the gun emplacements which were disguised with painted canvas awnings to appear as holiday homes, the battery observation post which was made to resemble a modernist styled seaside cafe and the parade ground which was marked out as a tennis court. The barracks which were required to accommodate service personnel on the site were an essential part of the camp and were constructed to resemble a civilian housing area.

The battery observation post has survived, essentially as constructed. The gun emplacements, however, have long since lost their camouflage and the parade ground has been removed and the area grassed over. The majority of the barracks buildings and other ancillary buildings have been demolished, with the exception of the single remaining building located at 139 Beach Road. The barracks buildings were an essential part of the complex and the sole remaining building is likely to unique in New Zealand. It is considered that if it were to be lost, the overall significance of the site would be considerably reduced.

The later history of the building is also significant, firstly as it was used to accommodate female service personnel after a shortage of male personnel. The building is also significant for its use after it was relocated to provide social housing under the auspices of the State Advances Corporation.

4 OPTIONS FOR THE BUILDING

This report was required to explore a number of options for the building. These were to include:

- Demolition of the building and clearing of the site.
- Reconstruction (essentially replication) of the building in whole or part.
- Restoration of the building. This option may also involve partial reconstruction but would essentially restore the building to its original form.

Demolition of the Building

This option would involve complete demolition of the building. The site would be cleared of the building, its foundations and other infrastructure such as the concrete paths.

This option would clearly remove all evidence of the building which is the sole survivor of a group of barracks buildings disguised to appear as a civilian settlement. As has been noted, the barracks were an essential element of the Castor Bay battery in that they housed personnel serving on the site. As a military building designed to as appear effectively as an individual residential dwelling, the former barracks is believed to be unique in New Zealand as the only surviving example of its type and a good representation of the “Architecture of Deception”.

As noted, the building is scheduled as a Category A Historic Heritage place in the Auckland Unitary Plan and included in a Category 1 Historic Place by Heritage New Zealand Pouhere Taonga which is evidence of the significance that Auckland Council and Heritage NZ attach to the place.

Removal of the building would also deny the efforts that have been made by local community groups, notably the Kennedy Park WWII Installations Preservation Trust, who have attempted to preserve the building over the years. It would also be a lost opportunity for public education on the practice of visual deception.

Reconstruction/Replication

Reconstruction (essentially replication) of the building of the building in whole or part would involve effectively dismantling and replacing a lot of the original material with new material. There comes a point when there is so much new material that the building ceases to have any heritage value as it effectively becomes a new building.

There is a phrase that can apply to heritage buildings and it is do “as little as possible, as much as necessary”. In other words, wherever possible, fabric should be retained and repaired, rather than being replaced.

Restoration of the Building .

Under this option, the building would be restored to an earlier form where evidence exists for this to occur. This might be to its 1950s form where there is the most evidence to enable a faithful restoration. Some areas may be able to be returned to an earlier form where, for example, it appears that the original wall linings comprised tongue and groove boards.

Under this option, as much of the fabric as possible would be retained and repaired. This is obviously the preferred option and represents the best heritage outcome.

Under this option, some adaptation may be allowed to enable the building to fulfil a new use. Changes may involve the removal of sone internal walls to provide larger spaces for some activities. The building should also be insulated, the foundations and chimney may need to be structurally upgraded, new toilet facilities would be required, including the provision of an accessible toilet, some changes might be required for egress in the event of a fire and a new accessible ramp would also be needed.

5 CONDITION OF THE BUILDING FABRIC

Roofing and Accessories

The building is currently roofed with corrugated sheets containing asbestos cement. The hipped and ridge flashings also comprise asbestos cement. No building paper was laid beneath the roofing. The current roof appears to have replaced an original corrugated steel roof as evidenced by lead flashings around the chimney. The previous roof was painted red, again as seen on the chimney flashing and also by a terminal vent above the roof.

The asbestos cement roofing generally appears to be in reasonable condition with deterioration being consistent with its likely age. There is no evidence of leaks within the building originating from the roof. A separate report on the roof was commissioned by Auckland Council. The roof space in the building has since been cleared of asbestos particles and the underside of the sheets have been encapsulated. A certificate verifying that this work has taken place as been included in the appendices.

The lead chimney flashings are probably original and appear to be in fair condition. There is no evidence of leaks inside the building from around the chimney.

The spoutings currently comprise PVC plastic and probably replaced asbestos cement spoutings which in turn probably replaced original metal spoutings, possibly quadrant profile which would have been in use at the time. The downpipes appear to be a mix of plastic and asbestos cement.

Rear side of building. Note corrugated asbestos cement roof and remnant of earlier lead flashing at the base of the chimney. Note also plastic spouting.

External Wall Cladding and Trim

The external walls of the building are clad with what are likely to be bevel backed weatherboards with a paint finish. The original weatherboards are possibly rimu.

The weatherboards are in variable condition. The majority appear sound and it appears that some remedial work may have been carried out since the 2015 Conservation Plan was prepared. Nevertheless, some defects are still apparent including areas of decay and borer infestation. Some decay and evidence of water ingress which was not immediately apparent from the exterior became evident when areas of the internal linings were removed.

Decay is also evident in trim such as corner boxes and window facings. Other defects in the external cladding include rusting ventilation grilles and metal soakers over junctions between weatherboards.

Cladding defects included decayed weatherboards (left), rusting grilles and decayed corner boxes (top right) and rusting soakers (bottom right).

Base Cladding and Structure

The base of the building is generally clad with weatherboards that match those on the upper sections of the walls.

In the south corner of the building is a small basement that was constructed after the building was relocated in 1946 to provide space for a laundry. The outer wall comprises in situ concrete which has a substantial crack near the top of the wall. This could be the result of foundation settlement or rusting reinforcing within the concrete. Further movement appears to have occurred since the building was last surveyed in 2015.

Crack in foundation wall at south corner.

External Joinery

The windows generally comprise multi-pane casement sashes. While many are in reasonable condition, some are in a poor state of repair. Defects include decay in sills and sash members,

rusting hinges, cracked or missing putty and flaking paintwork. Some windows have previously been replaced but these are also showing signs of decay. The rear outer door is in poor condition. It appears to have been faced with a board to hide the decay. This has since been lost, leaving the door vulnerable to further decay. In the front porch, a timber sash was in poor condition and a pane of glass was missing.

Decay in window joinery, in sill and facing (left) and sash members (right).

Decay apparent in replacement sash (left) and rear door (right).

Roof structure

The roof structure including rafters, ceiling joists and other framing was inspected from below, following the removal of the ceilings to enable any asbestos fibres to be removed. From a visual inspection, the original framing members appear to be rimu.

The original framing appears to have been augmented by recycled timber, essentially whatever was at hand, but possibly from some of the other buildings on the site that were demolished. Some of the additional timber is clearly pinus radiata. The additional framing may have been installed when the original corrugated steel roof was replaced with the current asbestos cement sheets in an effort to take the expected additional weight.

Areas of roof and ceiling framing. Note original timbers and later recycled material.

Wall Framing

Within the building sections of internal linings were removed to ascertain the condition of the wall framing. Where it could be viewed, the framing appeared to be in reasonable condition although there were areas where decay was evident.

Some areas had building paper under the weatherboards, although it was missing in other areas, suggesting that the building may have been partly reclad in its life. Some additional framing had also been added.

External wall framing. Note water staining on weatherboards.

Wherever there is evidence of decayed weatherboards, the timber framing behind should be checked.


Areas of decayed weatherboards. The timber framing in these areas should be checked.

Internal Linings Including Floor Boards

The ceilings throughout the building were previously Pinex Softboard with timber battens over the joints. As noted, the ceilings were all removed recently to enable the roof space to be cleared of any asbestos particles.

The walls generally comprise plasterboard over original tongue and groove boarding, likely to be rimu. Some cracks are visible in the plasterboard, suggesting the building may have settled over time. The bathroom has hardboard over the original boarding and laminated plastic wallboards have been fixed above the bath. Original tongue and groove lining, now with a paint finish, can be seen in the toilet compartment. Similar tongue and groove boarding can be seen in the wardrobes and cupboards. Borer is evident in some areas. Elsewhere, areas of the wall linings are now missing, following intrusive investigations that were carried out to determine the condition of the wall framing.


Area where plasterboard has been removed, exposing original tongue and groove linings (left) and toilet with tongue and groove boards still in place (right).

Internal trim generally appears to be rimu. There is evidence of borer attack.

The floors comprise tongue and groove boards and generally appear to be in good condition. The timber is believed to be matai. A saw cut in the floor may have originated when the building was relocated, although the floor boards on either side of the cut do not match.

Matai tongue and groove floor boards. Note cut line.

Interior Joinery and Finishing Trim

The internal doors throughout the building appear to be hollow core, sheathed with rimu faced plywood. Some of the doors have been damaged and are showing signs of wear and tear. Borer is also present in some of the doors. The internal trim is also rimu, generally with a bullnose profile. Borer has also attacked some of the internal trim.

Interior of living area. Note plywood faced door and bullnose architraves and skirting.

Internal Fixtures and Fittings

Internal fixtures and fittings include cupboards and a stainless steel sink bench in the kitchen. The bathroom contains a bath, a shower and a basin. The building has a separate toilet, the seat of which has broken. The figures and fittings, with the exception of the toilet seat could be described as being “serviceable”.

The fittings are likely to all date from the time that the building was last tenanted by Housing New Zealand.

Fittings in kitchen (left) and bathroom (right).

Fireplace and Chimney

There is a single fireplace within the building located in what probably served as a living room. The fireplace is built of fire bricks and the surround and hearth are faced with ceramic tiles which probably date from the time the building was ,last tenanted. The fireplace has a timber mantelpiece and the hearth has a timber surround. The timber work has a paint finish.

The chimney is visible in the subfloor area below the building and above the roof where it has a plaster finish. It appears to have been constructed from precast concrete sections but is probably unreinforced. The extent of the foundation below the chimney is unknown. The condition of the chimney should be checked by a structural engineer.

Fireplace (left) and chimney above the roof line.

Subfloor Area

The subfloor area includes concrete piles timber jackstuds, braces, bearers and floor joists. It is likely that the subfloor framing and concrete piles were renewed when the building was relocated. Within the building, there is some unevenness in the floor, suggesting that settlement of the piles has occurred. Some piles may also have rotated due to uneven vertical loading.

The timber subfloor framing generally appears sound. In general, however, there is a lack of fixings between piles and jackstuds and jackstuds and bearers. The bracing requirements should be reviewed with additional braces provided if required.

Two views of subfloor area. Note general lack of fixings.

Building Services

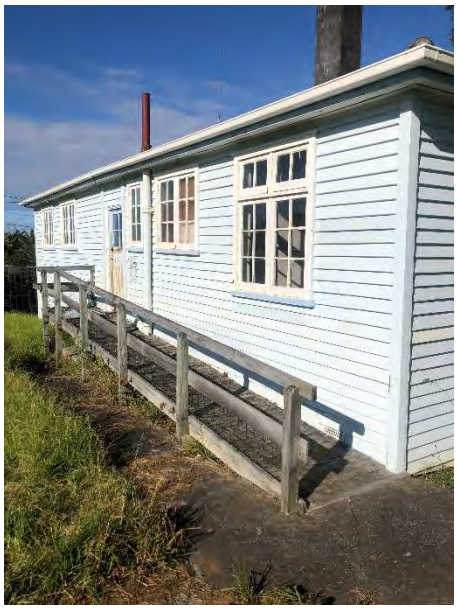
Building services to the building include stormwater and waste water, plumbing and electrical services.

The electrical wiring generally appears to be TPS (themoplastic sheathed) cable, suggesting the building was probably rewired when it was last tenanted.

The condition of the stormwater and waste water pipework has yet to be determined. Again, the services would have been replaced when the building was relocated in around 1946.

Exterior Steps and Paths

As the building is currently fenced off, the area within the fence appears unkept with grass and flora not being maintained. In particular, a Pōhutukawa tree that is not yet fully grown overshadows the western corner of the building.



At the back door, the steps remain although a timber ramp has since been constructed over them. The ramp has been poorly built and never painted and is in poor condition. At the front door, there is some evidence of the steps settling with a gap opening between the steps and the rest of the building.

There is a concrete path running between the front and back doors. The path has cracked and is uneven, largely due to the presence of a pine tree beside the house.

Elsewhere vegetation is located in close proximity to the house.

Timber ramp leading to the rear door.

6 PROPOSED REMEDIAL WORK

The following work is proposed to be undertaken to return the building to a good condition and fit for future uses.

Structural Upgrading

Although a structural report has yet to be completed and the former barracks appears generally sound, there are a few areas where the building may be deficient and structural upgrading may be required. These might include the following:

- Remediation of concrete wall to basement. Work may require a new concrete wall or replacement with timber framed wall.
- Remediation of subfloor area. The building may need to be repiled and new braces installed.
- Structural upgrading of chimney. The chimney appears to be constructed of precast concrete sections and is unlikely to be reinforced. Assuming the fireplace will no longer be used, a steel tube down the centre of the chimney may be an option for strengthening it.

Roofing and Accessories

The roof cladding currently comprises corrugated asbestos cement sheets which, apart from being a health hazard, is probably near the end of its life. Work to the roof should include the following:

- Removal and disposal of existing corrugated asbestos cement roof and accessories.
- Provision of new prefinished corrugated steel roofing and accessories including chimney and ridge and hip flashings rated for exposure in a marine environment. “True Oak” profile recommended for corrugated steel. New roofing should be laid over building paper.
- Provision of new prefinished spoutings and downpipes.

External Cladding and Trim

The walls are clad with bevel backed weatherboards, probably rimu if the extent of borer attack is any indication. Although some repairs may have been carried out, areas of decay are still visible. Work to external walls should include the following:

- Replacement of decayed weatherboards, trim etc. Opportunities should be taken to provide building paper where possible.
- Replacement of decayed areas of trim including corner boxes and joinery facings.
- Replacement of all rusting metal accessories including soakers and ventilation grilles. Punch rusting nails and putty holes.
- Sanding and repainting of all exterior surfaces.

External Window Joinery

The external window joinery is all timber. It is thought that some items may have been sourced from other houses, while others are new replacements. Some of the replacements have fared worse than the originals. Work to windows will include:

- Replacement of badly decayed frames & sashes.
- Repairs to other windows where decay is apparent in areas such as sills.
- Puttying and re-puttying of all sashes.
- Replacement of all rusted hardware including hinges and catches,

External Doors

The rear external door is probably an original door but is in poor condition.

- Provide new rear external door.

Internal Linings

The ceilings and some of the plasterboard wall linings are missing, having been removed to enable the ceiling space to be cleared of asbestos.

- Provide new plasterboard ceilings and cornices throughout the building.
- Remove wall linings as required to enable insulation to be installed.
- Insulation should also be provided in the external walls, beneath the floor and within the ceiling cavity.
- Treat building for borer.
- Give consideration to refixing and leaving exposed areas of original tongue and groove wall linings. Elsewhere, reline walls with plasterboard.
- Provide new skirtings and architraves as required.
- Provide new doors where damaged or refurbish existing as required.
- Prepare and redecorate interior of building throughout.
- Sand and varnish floor or provide new floorings as required.

Fixtures and Fittings

The extent of new fixtures and fittings will depend on the proposed uses for the building. The following may be the minimum requirements.

- Provide new kitchen fittings including sink and bench tops.
- Provide new accessible toilet space and fittings.

Building Services

The condition of the existing services is unknown at this stage. Work could potentially involve the following:

- Rewire the building as required and provide new lighting, power points, hot water services, heat pump.
- Provide new plumbing to kitchen and toilet facilities.
- Check existing foul water drainage and connect new fixtures.
- Check stormwater drainage and connect new downpipes.

Site Works

The site is currently overgrown with cracked and broken paths. Works to the site may include the following:

- Mow grass and trim vegetation back from house.
- Trim Pōhutukawa where it is overhanging the building.
- Assess future impacts of Pōhutukawa and pine tree and formulate management programme.
- Repair/reconstruct areas of cracked and uneven paving.
- Construct new accessible ramp for wheelchair usage.

7 POSSIBLE USES FOR THE BUILDING

A heritage building must always have a viable use if it is to survive for the future. The former barracks is now a classic example of what can happen if a building remains disused. Generally, it will continue to deteriorate at an ever increasing rate as no one is caring for it.

A heritage building should preferably always continue to be used for the purpose for which it was constructed, however, this is not always possible and a new use has to be found for it. This is certainly the case for the former barracks.

The need to find a viable use for the building was recognised in the 2015 Conservation Plan where Policy 1.1 – Viable Uses stated: *The former barracks should have a viable use as a means of aiding its survival. That use should be appropriate so as not to detract from the significance of the place.*

The need to find a viable new use for a heritage building has also been recognised by the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (Revised 2010) which states: *The conservation of a place of cultural value is usually facilitated by the place serving a useful purpose.*

A new use should be appropriate and not detract from a building's character or its heritage values. It should also require the minimum of change and not require the removal of significant fabric.

In the case of the former barracks, clearly a new use has to be found for it. In its present configuration, the building contains a series of small rooms which reduces the number of possible options for reuse and it is accepted that changes will need to be made to realise the building's full reuse potential. For example, the removal of some internal walls to create larger spaces would immediately increase the number of possible uses. It is unclear if the building interior is in fact protected in the Auckland Unitary Plan although the present interior linings are likely to have originated from the time it was modified and converted for use as temporary housing.

As evidenced by the nearby former battery Observation Post building which evidently gets considerable use by the community, there is clearly a need for facilities that can be used for a variety of activities. Some possible uses may include the following and it is likely that many more would be found if the community was given the opportunity to respond with expressions of interest. Possible uses could potentially include the following. Some of these activities may require more substantial changes to the building and some may be less appropriate as greater wear and tear on the building may result.

- Arts and Crafts classes
- Art exhibitions/gallery
- Men's Shed/workshop
- Folk/jazz music club
- Kids after school & holiday programmes
- Cooking classes
- Military heritage museum

The building may also lend itself to commercial uses if the intention is that it should be financially self-supporting. Some possible commercial uses are listed below although it is accepted that a concession would likely need to be sought from council to permit a commercial activity in a public park. Commercial uses could include the following:

- Wine/whisky bar
- Café/restaurant
- farmers' Market














8 CONCLUSION

The former barracks building is a rather nondescript building with little in the way of architectural merit. It could also be considered to be lacking in aesthetic appeal, having the appearance of a typical state house constructed in the 1950s.

However, its real significance and importance rlies in other than its architectural or aesthetic values. Its particular value is derived from the fact that it was an important part of an effort to defend New Zealand against the threat of enemy invaders at the time of the Second World War. The building was also one of group of 13 buildings constructed as barracks and ancillary buildings to accommodate personnel working on the site.

The 13 buildings were, therefore, an essential element of the army battery camp at Castor Bay, alongside the gun emplacements, the battery observation post, an engine room and underground tunnel network.

The whole site was a primary example of the “architecture of deception”, whereby the camp was disguised to give the appearance of a seaside residential settlement. Thus, the battery observation post was disguised as a beachside café and the guns were draped with canvas painted to give them a residential appearance.

The charade was continued through to the barracks buildings which were designed to have the appearance of domestic dwellings. The building in question is now the sole survivor of the group of 13 buildings. If the building were to be lost, that would obviously impact on its own heritage values. In addition, as it was constructed as an essential part of the battery complex, the overall heritage values of the place would be reduced. For these reasons, every effort should be made to ensure its preservation.

The building has been neglected over the years and is now only in fair condition, essentially through a lack of use. This is despite the efforts of various community groups that have struggled to find a use for it and an inability to raise enough funding to restore it.

The building has got to the stage where it is considered to be vulnerable and its loss through fire, for example, cannot be discounted. Finding a new use for the building would greatly raise its chances of survival.

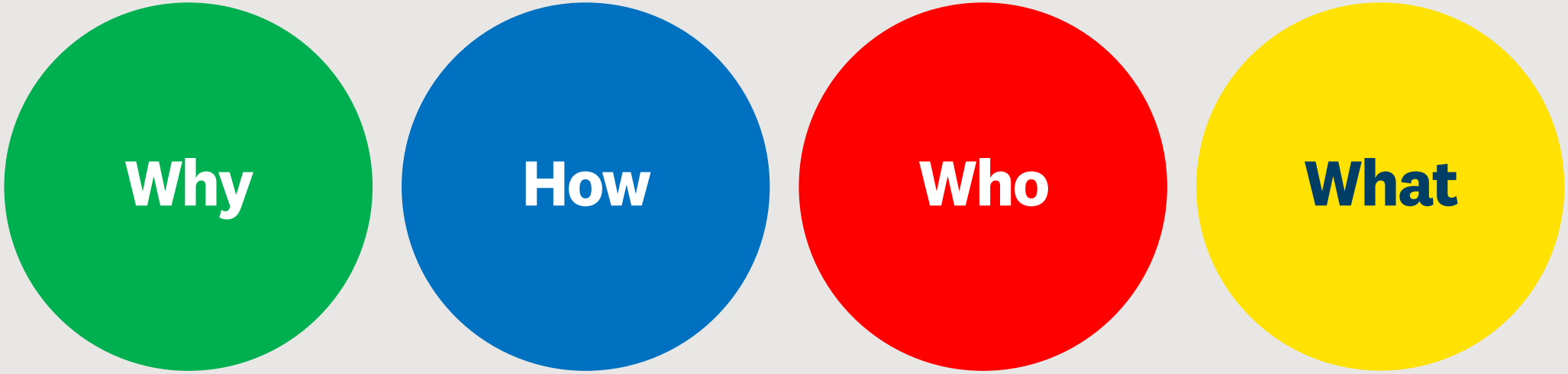
The battery observation post is apparently extensively used by the community for a number of activities and this report suggests a number of possible uses for the former barracks. It is strongly recommended that the building be restored and adapted as required to provide the flexibility to enable new uses to be found for it for the future.

Auckland Council rukenga kai (food scraps) collection service

Devonport-Takapuna Local Board

April 2023

Workshop overview



Why collect food scraps? What are the benefits?

How residents will use the service & how collections will happen

Who will be receiving the service & when

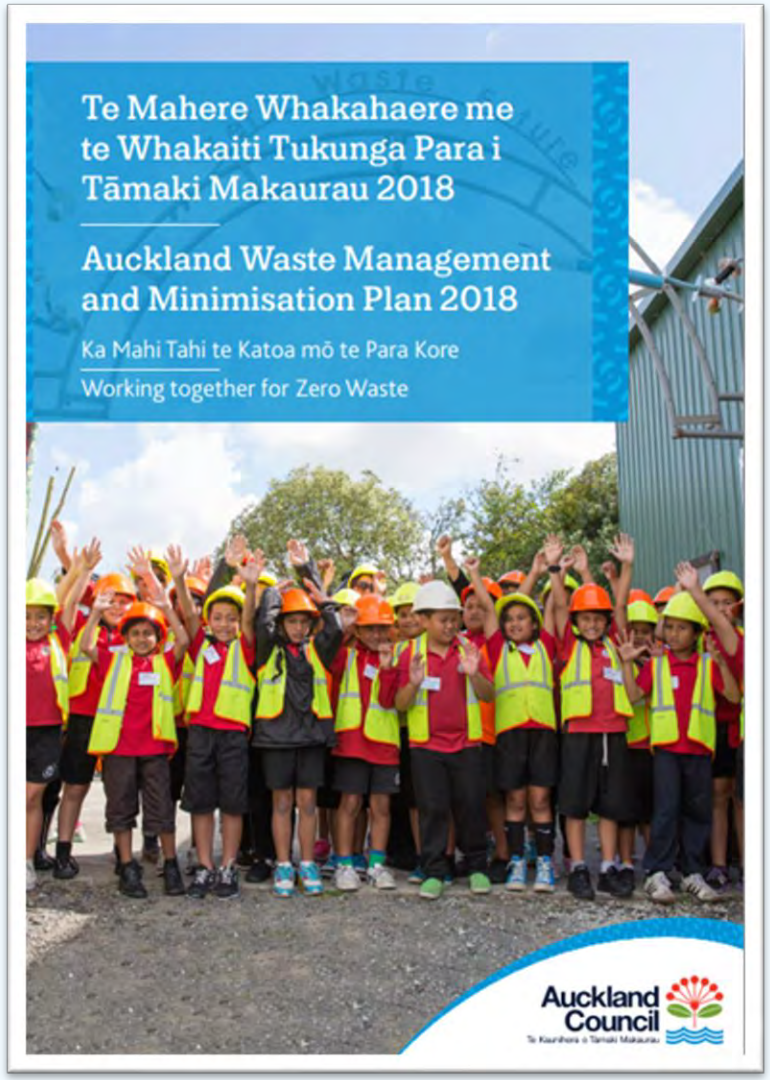
What we are doing to support residents to participate

Auckland Council Waste Policy

Waste Management and Minimisation Plan 2018

PRIORITY ACTION 7

Deliver the domestic kerbside collection of food scraps



Why collect food scraps?

Food scraps are a resource

Reduce CO_2 emissions by 18,000 tonnes

Divert 40,000 tonnes food scraps

We're catching up to most of the world!

How to use the service

How to use the service

1. Place food scraps into kitchen caddy

2. Empty food scraps into kerbside bin

3. Put bin out for collection

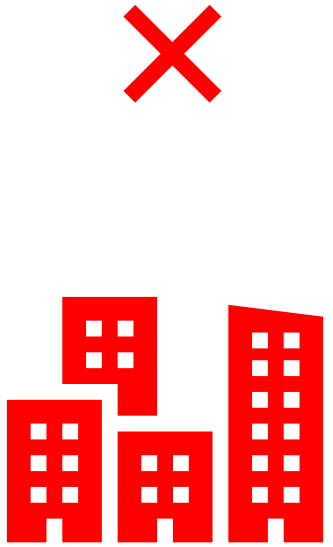
How will collections happen?

Where are our food scraps going?

Who will receive the service?

Residential

Targeted rate



City centre, rural, Hauraki Gulf Islands

Commercial

Who will receive the service? Devonport-Takapuna

21,139 residential properties

=

1,710T food scraps diverted per year

=

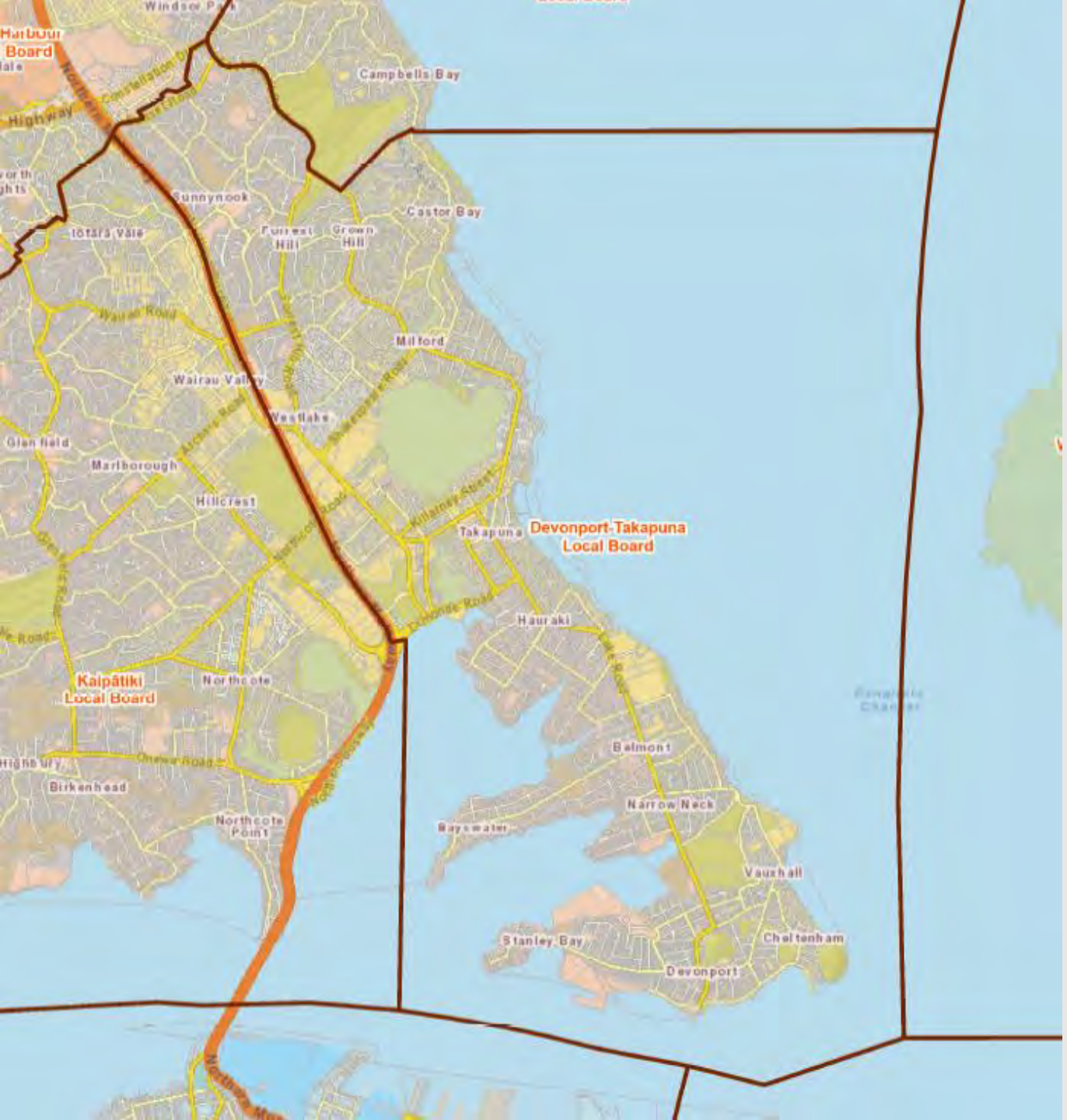
CO_2

773T carbon avoided per year

When will the service be rolled out? Devonport-Takapuna

Bin deliveries commence from **May/June**

Collections commence from **June**



Devonport-Takapuna Local Board

What are we doing to support residents?

COMMS AND MARKETING

CUSTOMER SERVICES

MONITORING AND COMPLIANCE

EDUCATION AND COMMUNITY ACTIVATION

How can you support your community?

GIVE THE SERVICE A TRY!

INSPIRE FRIENDS, NEIGHBOURS & WHANAU

STAY INFORMED

SHARE INFO VIA YOUR NETWORKS

Auckland Council rukenga kai (food scraps) collection service

Devonport-Takapuna Local Board

April 2023