

Kaipātiki Local Board Workshop Programme

Date of Workshop: Wednesday 6 July 2022
Time: 10.00am
Venue: Boardroom, 90 Bentley Ave, Glenfield and via Microsoft Teams

Time	Workshop Item	Presenter	Governance role	Proposed Outcome(s)
10.00 – 11.00am	Birkdale Community Hall discussion	<p>Sandra May Programme Manager (FF Contracts), Community Facilities</p> <p>Nick Wright Stellar Projects</p> <p>Sarah Jones Manager Area Operations – Devonport-Takapuna and Kaipātiki, Community Facilities</p>	<ul style="list-style-type: none"> Setting direction 	<ul style="list-style-type: none"> Define board position and feedback
11.00 – 11.10am	Break			
11.10am – 12.30pm	Water Services Entities Bill workshop discussion	<p>Eric Perry Local Area Manager, Local Board Services</p> <p>Paul Edwards Senior Local Board Advisor, Local Board Services</p>	<ul style="list-style-type: none"> Setting direction 	<ul style="list-style-type: none"> Define board position and feedback
12.30 – 1.15pm	Lunch			

1.15 – 2.15pm	Birkenhead heritage trail	<p>Anna Boyer Senior Specialist: Community Heritage, Plans and Places</p> <p>Gillian Taylor Birkenhead Residents Association</p> <p>Erica Hannam Birkenhead Heritage Society</p>	<ul style="list-style-type: none"> Setting direction 	<ul style="list-style-type: none"> Define board position and feedback
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Next workshop: Wednesday 27 July 2022

27 July 2022	9.15am	9.50am	Board members time
			Community Facilities - Little Shoal Bay mini-shoreline adaptation plan team presenting to discuss about the high-level strategies report.
	10.00am	11.30am	
	11.30am	12.30pm	Māori outcomes - Tātaki Auckland Unlimited
	12.30pm	1.15pm	Lunch
	1.15pm	2.15pm	Additional Waitemātā Harbour Connections project
	2.15pm	3.15pm	Glenfield Community Centre
	3.15pm	3.30pm	Break
	3.30pm	4.30pm	TBC

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) Workshops are open to the public however, decisions will be made at a formal, public local board business meeting.
- (d) Members are respectfully reminded of their Code of Conduct obligations with respect to conflicts of interest and confidentiality.
- (e) Workshops for groups of local boards can be held giving local boards the chance to work together on common interests or topics.

Birkdale Hall and Kauri Kids rebuild – Concept design

June 2022

Sandra May, Programme Manager – Community Facilities



Purpose

To seek feedback on the concept design and the intended community consultation prior to the board's formal approval.





Project background

That the Kaipātiki Local Board:

- a) **approve** option 1 to rebuild Birkdale community hall and early learning centre (Kauri Kids) at 134 and 136 Birkdale as one multi-purpose building, with a cost estimate of \$2,792,508.
- b) request that the potential user conflict issues identified for option 1, such as noise, be minimised through design.
- c) request that all trees are retained, repurposed or transplanted within the site, where possible.
- d) note that the estimated completion timeframe for option 1 is by the end of financial year 2024/2025.
- e) request that the design incorporates both heritage and Māori design elements.
- f) request that the Chairperson or delegate attends stakeholder meetings.
- g) request that all construction material for this site be repurposed as part of a waste minimisation plan.

Since this resolution, Te Kawerau a Maki have registered their interest to co-design the new building to ensure it includes Te ao Māori design elements and reflects their connection to the whenua.





Concept Design

Narrative and Concept Design presented by
TOA Architects & Te Kawerau a Maki

Presented during May 2022 workshop



MIHIMIHI/WHAKATAU



*E noho ana au ki toku taumata,
Papaki mai ana nga ngaru o te moana,
Tera Mokau, kei runga kei te tonga,
Ka anga whakararo ki te hiku o te ika,
Te toka tapu ki te rerenga wairua,
Hoki whakamuri mai ki waenganui tonu ko Tamaki nui tonu,
Kei te kei o Tainui.*

*Ka titiro atu au, ki rau rau pou a Maki,
Me mihi atu ki a ratou, ka tika,
Takahia koe, te one ki te Manukanuka o Hoturoa,
Kia tae atu koe ki Te Wao Nui A Tiriwa
Piki ake ki runga ki te tihi o Hikurangi
Tihei Mauri Ora!*

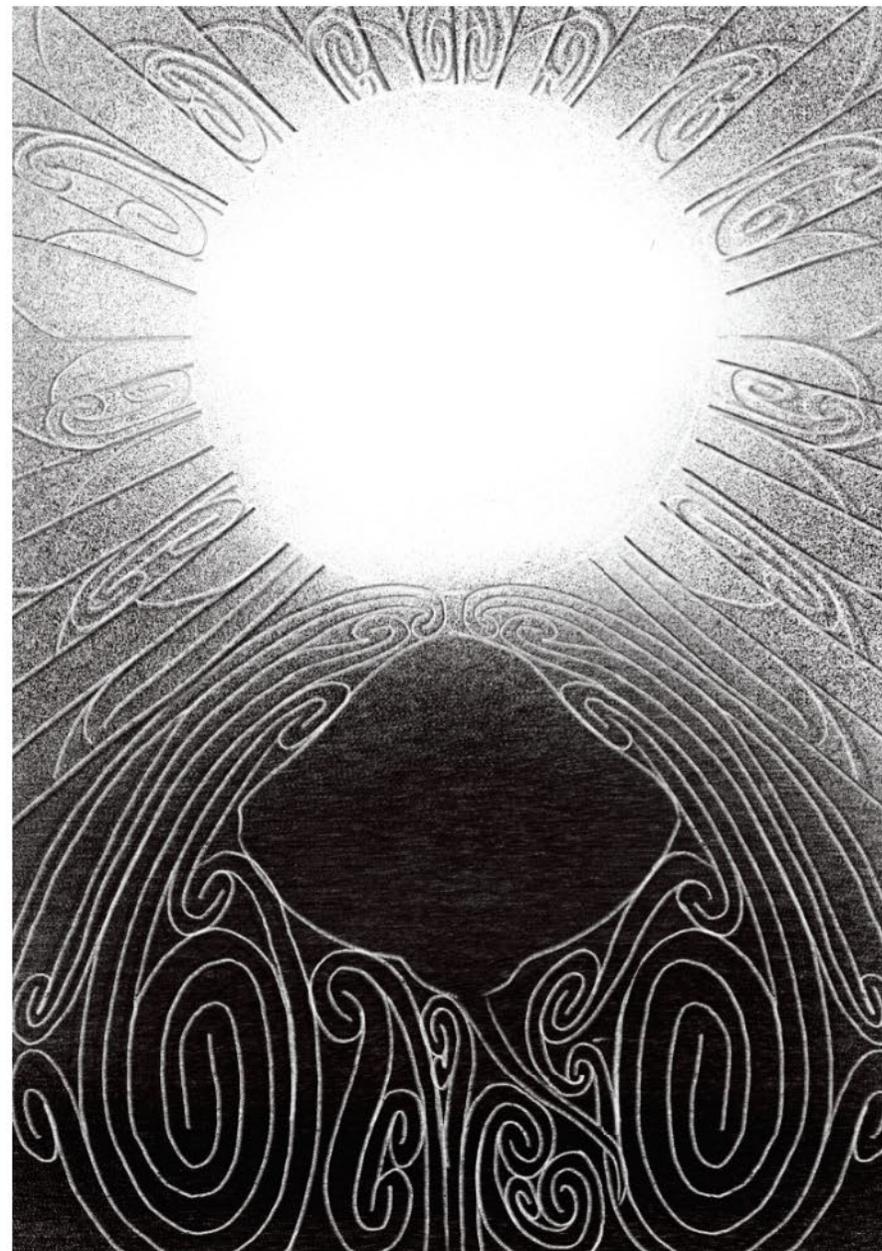
No reira, me tuku whakamoemiti ki a Io Rangi. Kei nga tupuna kua ngaro atu ra ki te tirohanga kanohi, moe mai koutou.

*Me rere tonu ra nga mihi ki te Kingi Tuheitia Potatau Te Wherowhero VII, me Makau Ariki, Te Atawhai, otira te Whare Ariki o Potatau, tae noa ki te Whare Kahui Ariki, puta noa ki te iwi nui tonu.
Rire, rire, hau!
Paimarire!*





*Ka whiti te Rā ki tua o Rehua
ka arā a Kaiwhare i te rua*



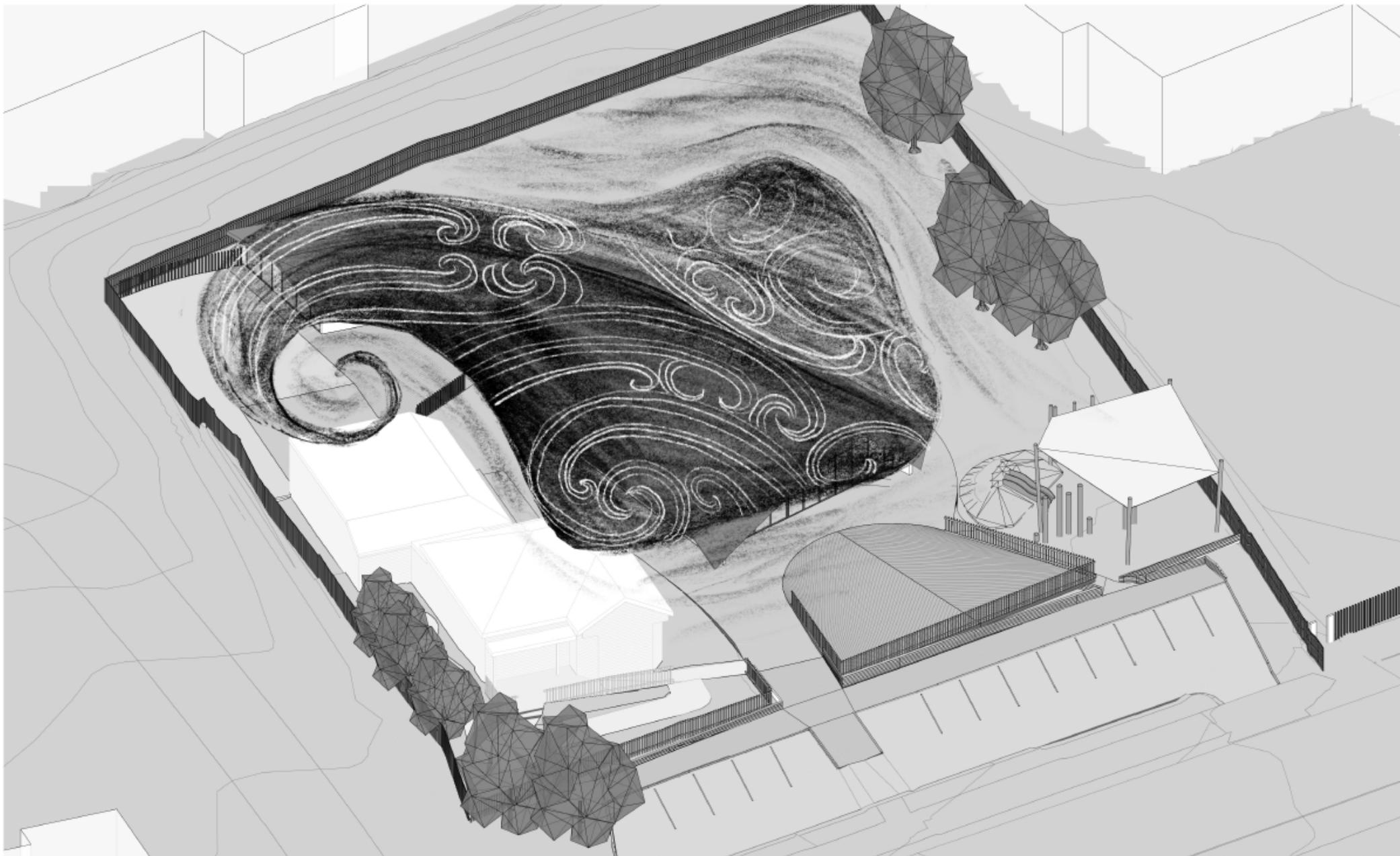


LOCATION PLAN - 1:2500 SCALE @ A3



PERSPECTIVE VIEW FROM CAR PARK ENTRY

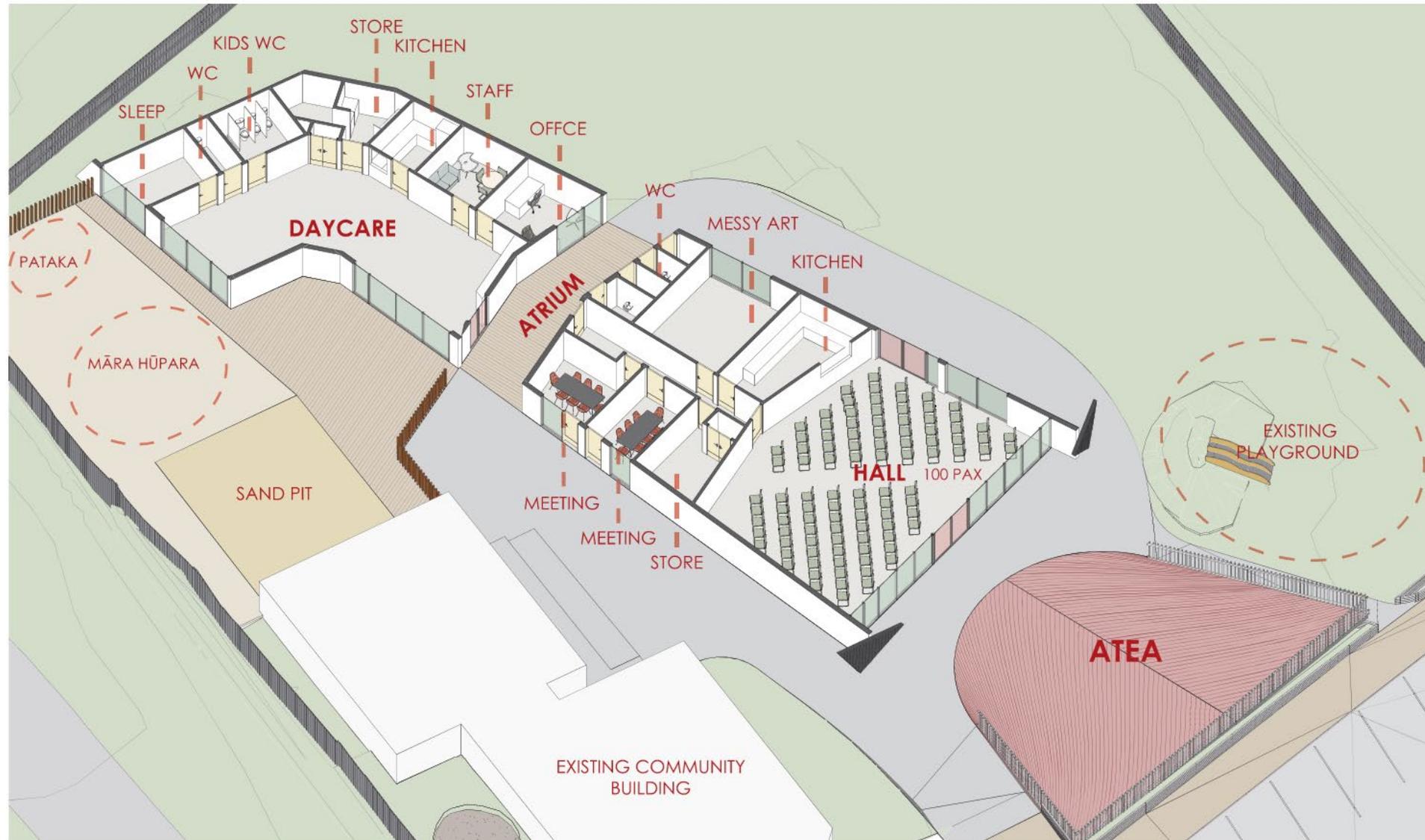




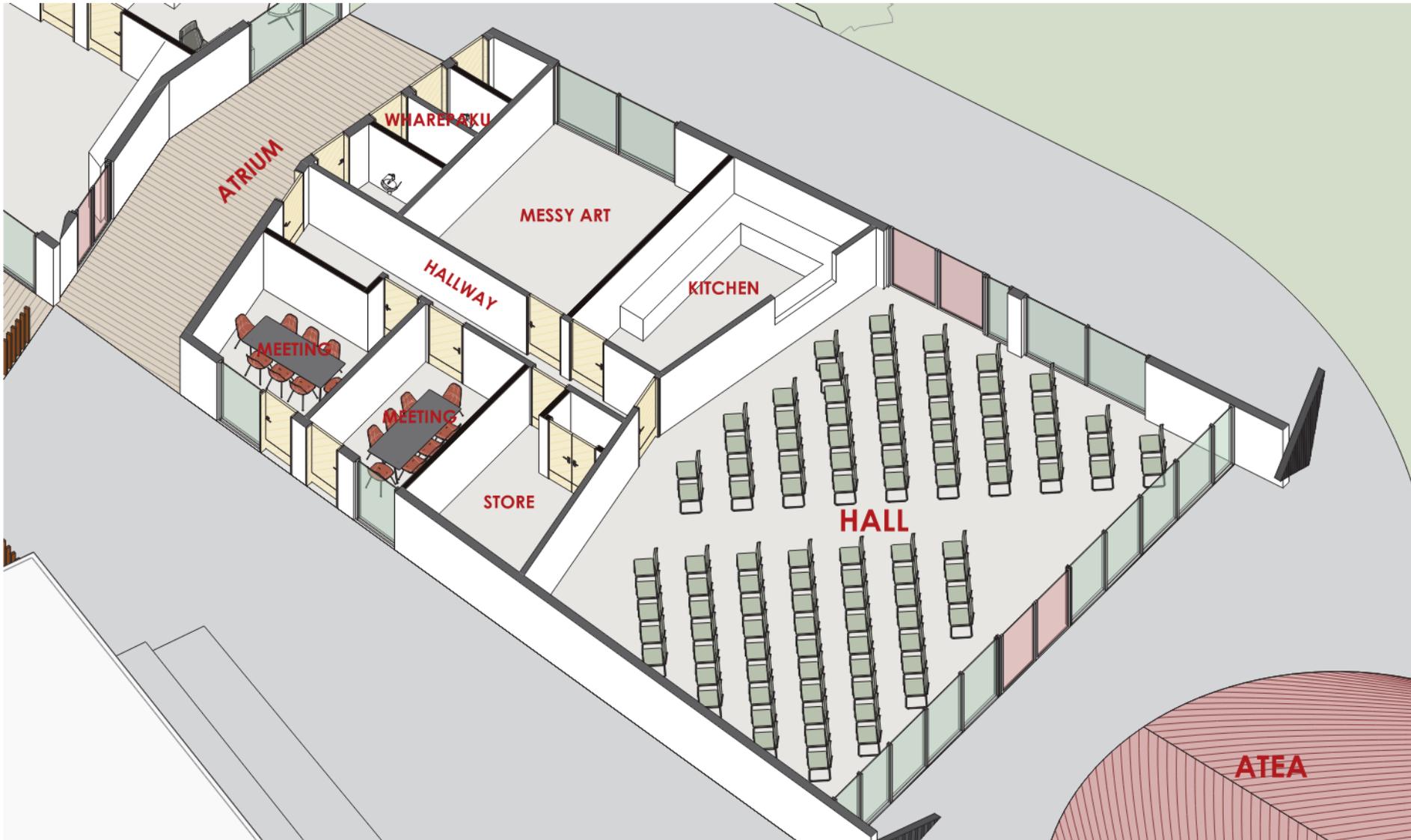
GROUND FLOOR PLAN - 1:200 SCALE @ A3



3D VIEW - FLOOR PLAN - OVERALL

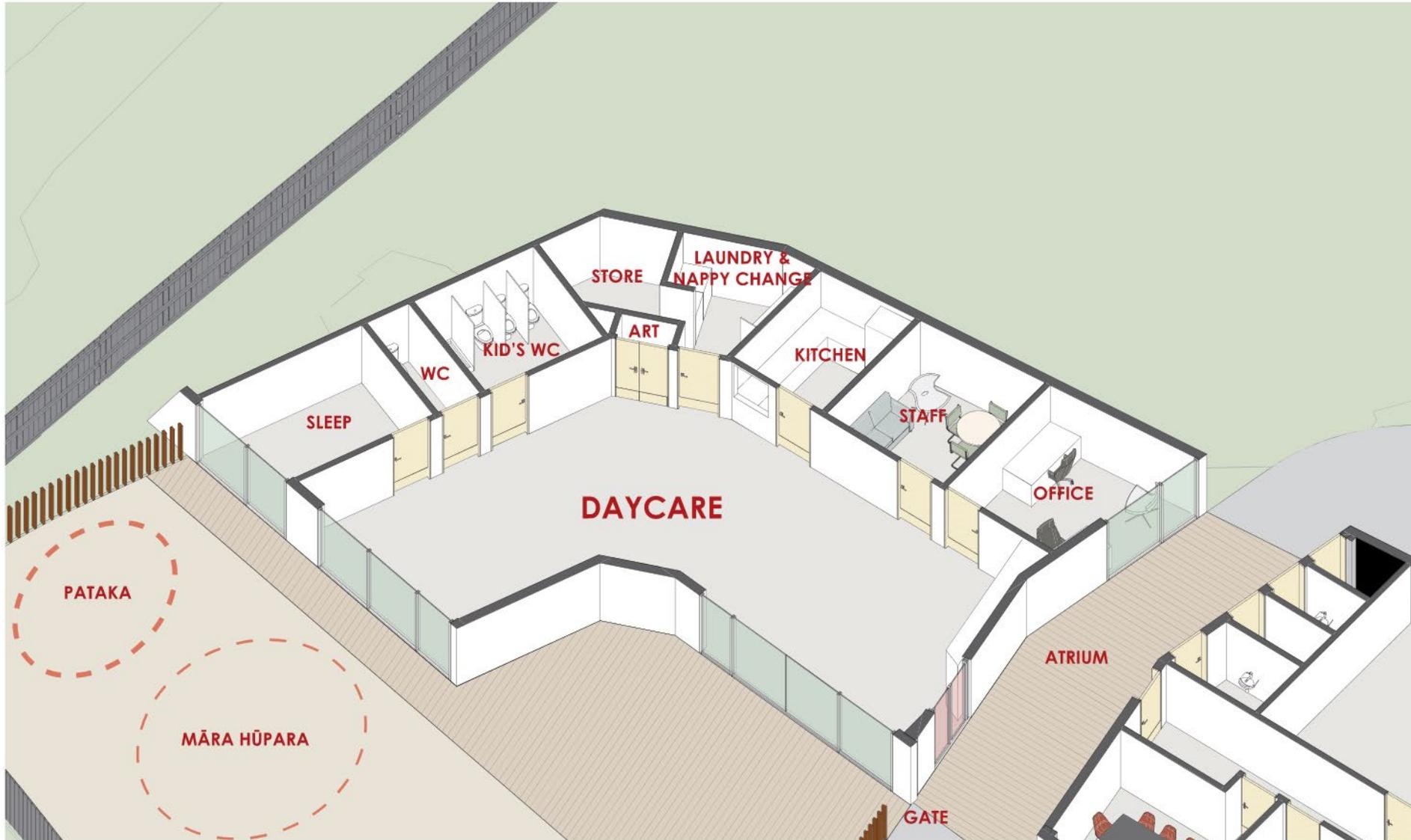


3D VIEW - FLOOR PLAN - HALL





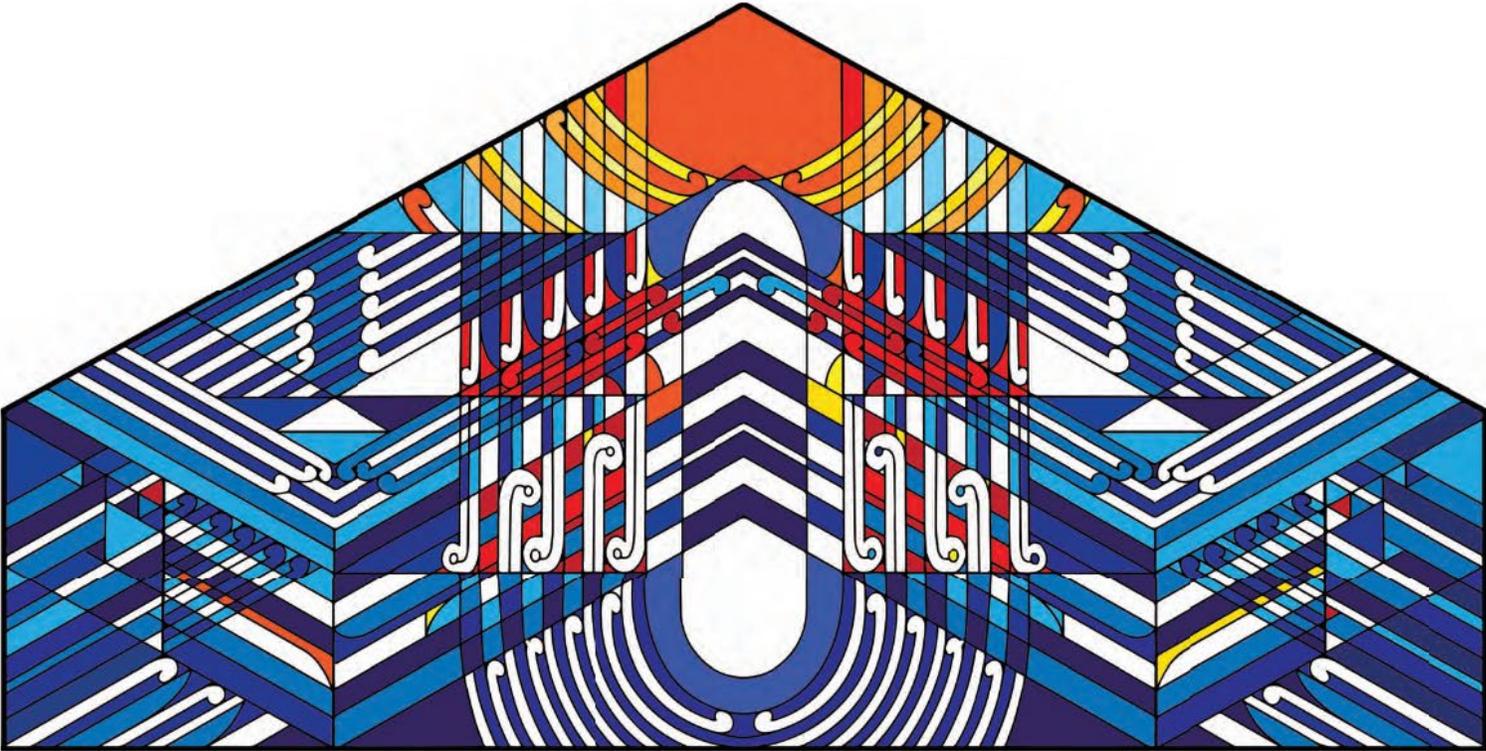
3D VIEW - FLOOR PLAN - DAYCARE





3D VIEW - SITE PLAN

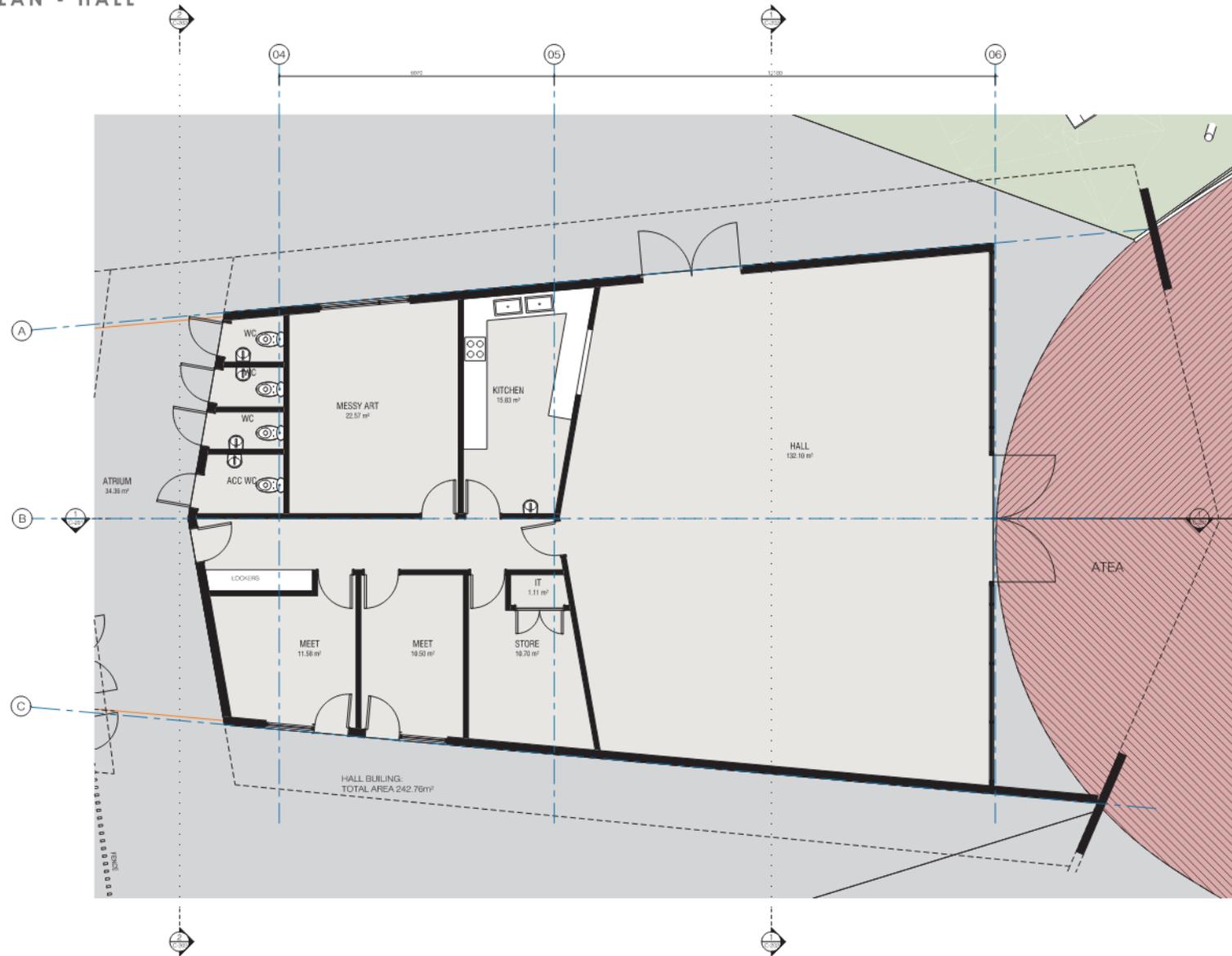




TUIA TE HERE TANGATA
KI TE WHAI AO
KI TE AO MĀRAMA!

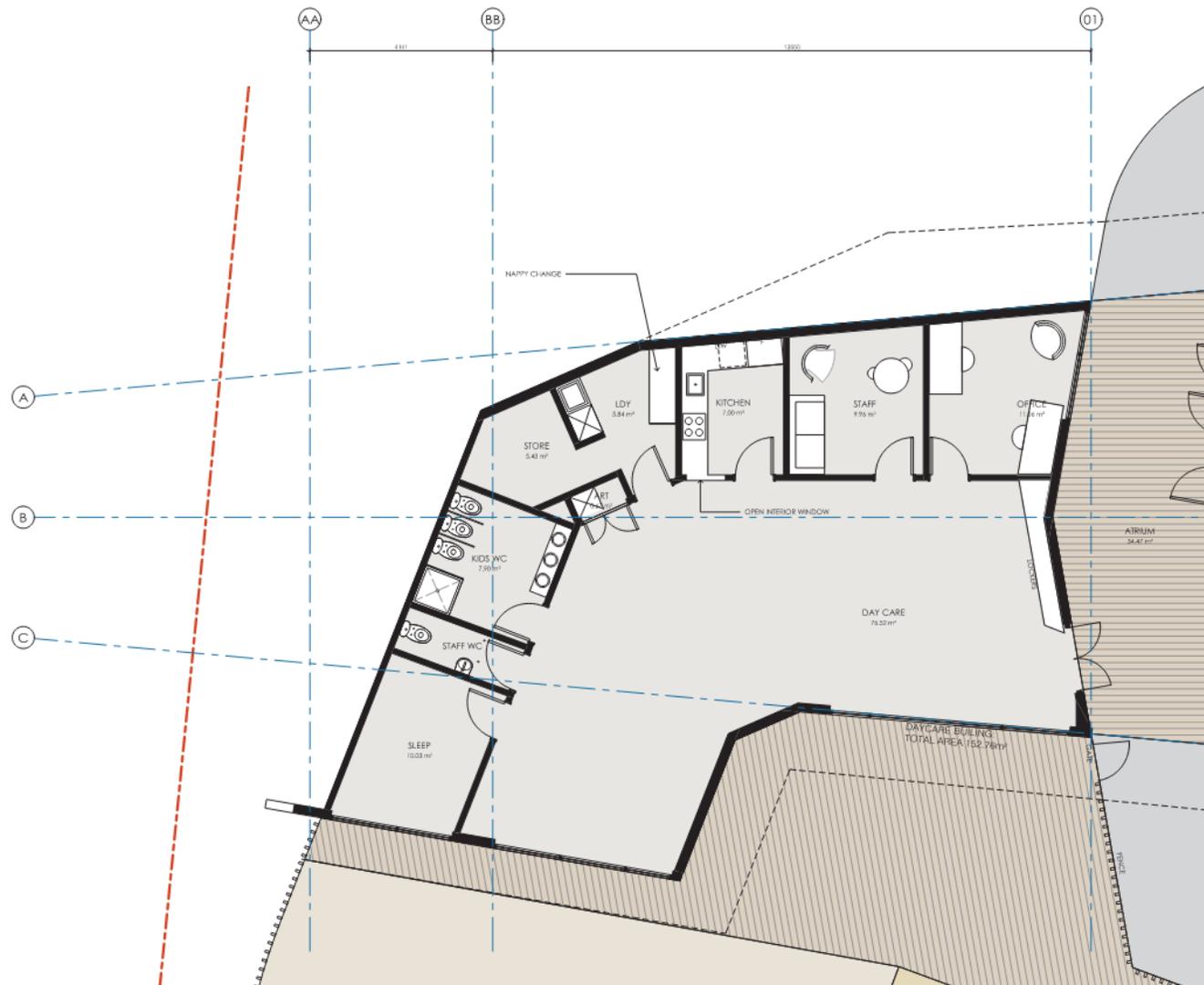


FLOOR PLAN - HALL



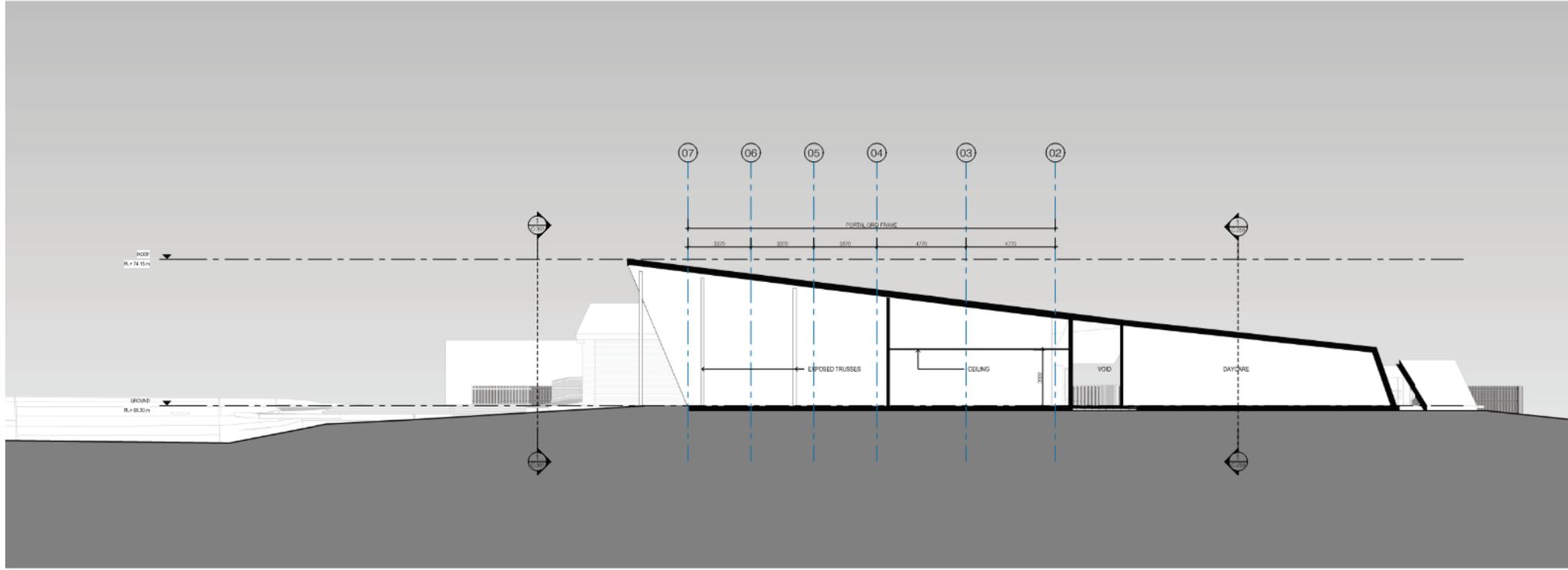


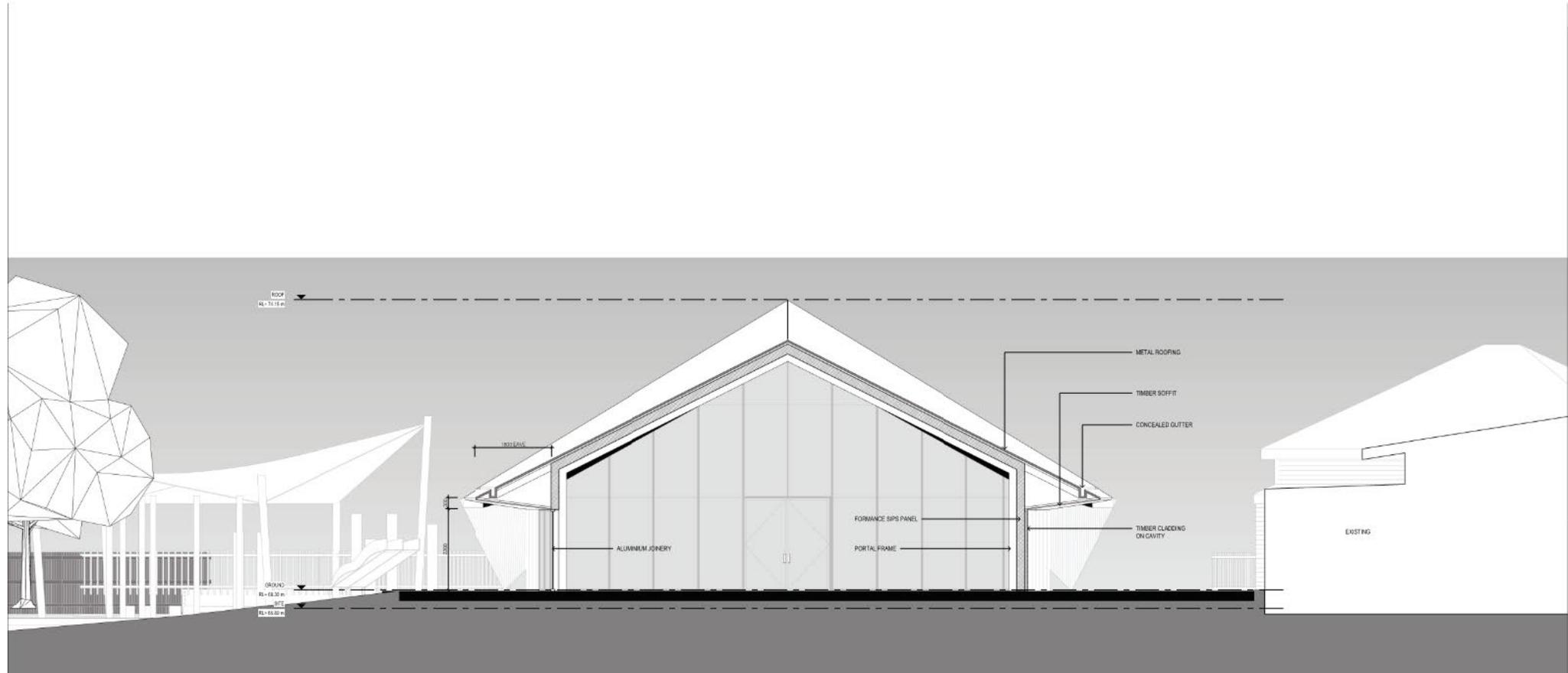
FLOOR PLAN - DAYCARE





SECTION - LONG





NO. REV. APPROVED BY

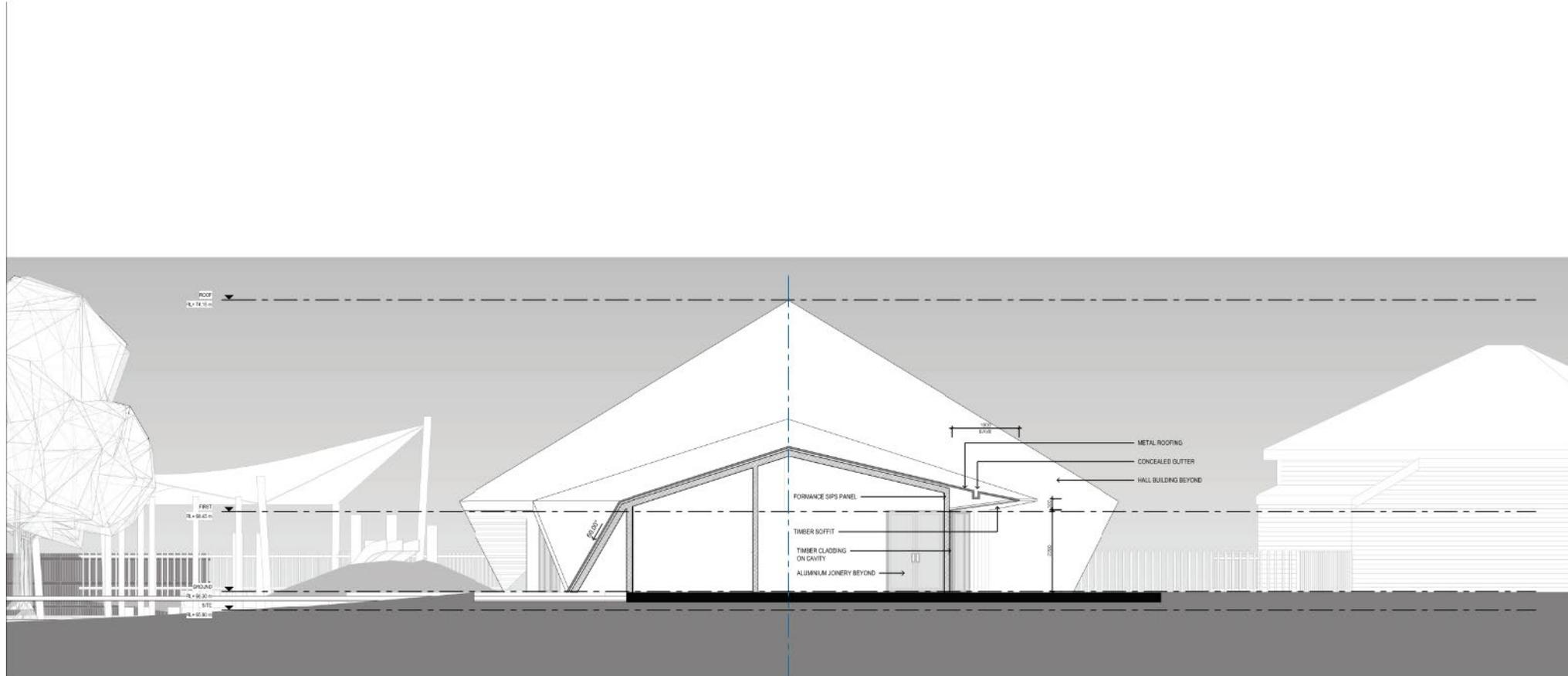
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SECTION - LONG C-001



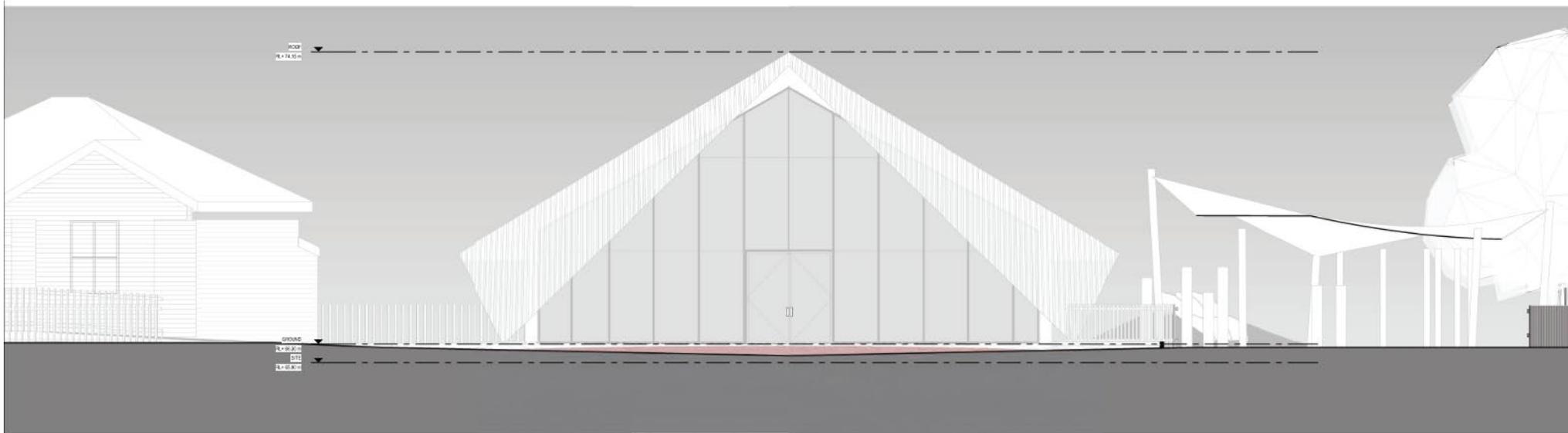
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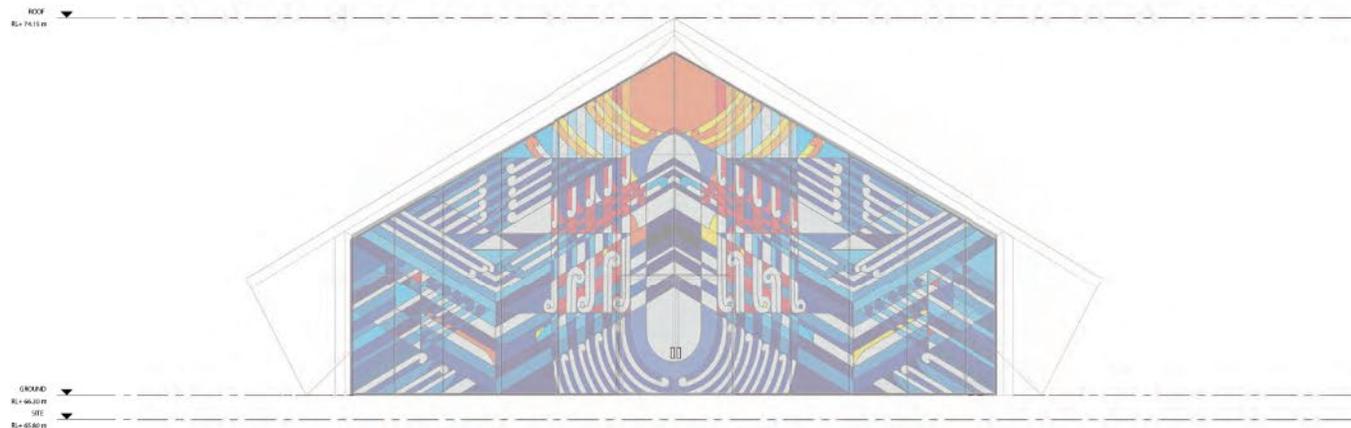






ELEVATIONS - FRONT OF HALL







NGĀ MIHI NUI





Risk Adjusted Programme (RAP)

Project ID	Activity Name	Previous + Financial Years FY2021-25 Current Approved Funding
#2027 (FY22-2252)	Birkdale Kauri Kids – renew community facility	\$2,232,439.00
#17516 (FY22-2251)	Birkdale Community Hall Rebuild facility	\$2,080,866.00
	Total Approved Budget:	<u>\$4,313,305.00</u>

Community Facilities CAPEX work programme has been approved in June 2022.





Cost Estimate

Description	Total in \$
Physical Works Total:	2,258,000
Preliminary and General (15%)	338,800
Sub Total:	2,596,800
Margins 7%	181,800
Construction Total:	2,778,600
Design/ Estimating Contingency (based on concept design) (15%)	416,800
Construction Contingency (20%)	639,100
Sub-total (rounded):	3,834,500
Construction Escalation to Q3 - 2023 (7.3%)	280,000
Construction Escalation Q4 - 2024 (4.5%)	185,200
Total expected costs (rounded):	4,299,700
Professional Services/ Consents/ Project Management Estimate	450,000
Total Project Budget Funding Requirements (rounded):	4,750,000

Cost Estimate is based on TOA Concept Design.

Significant contingencies/ design contingency/ construction contingency have been added. Given the current market situation price escalations have been included in the estimation of the total build with a estimated contract start in Quarter 3 and construction escalation into 2024.





Cost Estimate

The CAPEX renewal budget allocation as approved in June 2022 serves for the continuation of the project.

The current cost estimate is based on TOA concept design.

The cost estimates includes a total of \$1,521,100.00 in design contingencies and possible market inflation/ price escalations over the course of 2022 to 2023/2024 as the estimated construction phase.

The developed design process will enable more accurate cost estimation prior to formal approval of the design.

As the design proceeds into developed design there is opportunity for input through the Project Control Group/ Design Team to discuss design elements and further define the design.





Feedback - Local Board Workshop May 2022

Design Feedback:

- Open Space – Usability of open green space Northwest at the ‘back’ of the building
- Visibility towards the open green space/ General CPTED
- Landscaping to be considered as part of the building design
 - Conceptual landscape design can be included in next design stage
 - Landscape design to show usability of available space and integration/ flow with building
 - CPTED consideration have been included in design/ Safety in Design workshops in progress
- Externally opened facilities possible concern for ‘undesirables’/ CPTED
 - Review design options of atrium as part of the developed design stage
Close in atrium or enable access to toilets from within the facility
- Size comparison between new and old facilities (m2)





Feedback - Local Board Workshop May 2022

Requirements Feedback:

- Kauri Kids: Requirement/ Need for under two area
 - Inclusion based on Kauri Kids/ Stakeholder input
 - The under two area is a small section of the overall layout – currently at 10m2 which enables multiple uses.
- Service Assessment was completed in 2019
 - Possible review to be discussed as part of next steps.

Other:

- Naming of the Building/ Site





Public Consultation / Phase 2 Engagement

Have your say – 3 to 4 weeks Online Survey

To seek feedback on concept design and give approximate timeframes for construction
Consultation in collaboration with Kauri Kinds (Parents) and BBCP (Users of the Hall)

- Open day – BBCP/ Kauri Kids Parent Event onsite
- Local Letter drop 1000m radius
- Posters on site/ Social Media/ Newsletters
- Email local schools and businesses
- Any other relevant groups?

Engagement
and
Consultation

Auckland Council - Key stakeholders for Subject Matter Expert involvement:

Feedback sought by universal design, connected communities, ECE experts, and sustainability team.



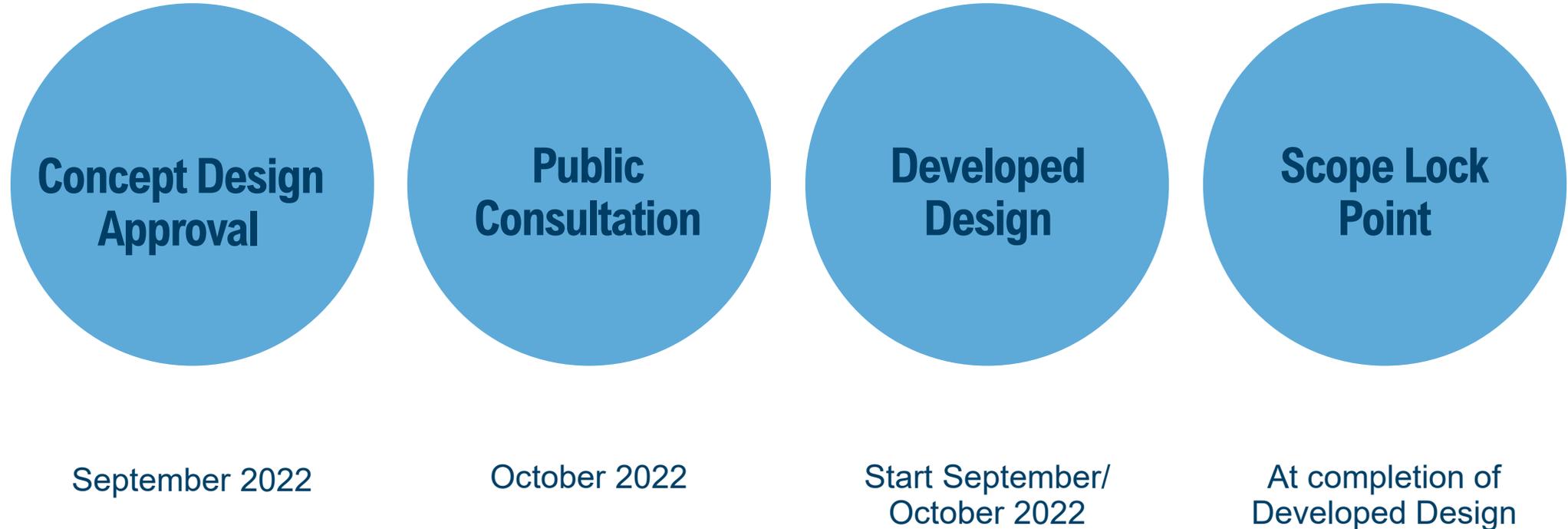
Proposed Timeline

Time frame	Project phase	Comments
May 2022	Local Board workshop	To seek local boards feedback and to confirm engagement approach for phase two engagement.
June 2022	Local Board Workshop	Discussion around concept design and budget allocation.
August to September 2022	Finalise concept design	Formal approval of concept design in Local Board Business Meeting
October 2022	Phase two engagement with public	Provide concept for feedback from wider community.
September 2022 to January 2023	Developed design and resource consent	
March 2023 to July 2023	Detailed design and building consent	
August 2023 to November 2023	Tendering and physical works contract	
December 2023 to Early 2025	Physical works	Estimated timeframe for delivery 12-18 months





Next Steps



Thank you

Ngā mihi

Kaipātiki Local Board - Birkenhead heritage trail

Anna Boyer, Heritage Unit

Gillian Taylor, Birkenhead Residents Association

Erica Hannam, Birkenhead Heritage Society

6 July 2022



Purpose

Outcome 1 - Te Whai Wāhitanga me te Oranga | Belonging and wellbeing.



Objective

Our heritage is protected and celebrated

Key initiatives

Partner with mana whenua to tell the stories of Māori cultural heritage and knowledge

Establish a heritage trail in Birkenhead with mana whenua, the Birkenhead Residents Association and the Birkenhead Heritage Society



Birkenhead Heritage Trail project proposal

KEY DELIVERABLES

- Heritage trail route, including information on the route, historical places etc
- Design of a 2-sided A4 style brochure with Auckland Council/Local Board branding
- Initial print run of brochures (500+)
- Upgrade of the Birkenhead Heritage Society website, to be more mobile friendly and include the trail route and PDF of the brochure

LDI budget allocated - \$15,000





Mana Whenua engagement

- Local Board Initiative: Establish a heritage trail in Birkenhead with mana whenua, the Birkenhead Residents Association and the Birkenhead Heritage Society
- Invitation for Mana Whenua to be involved in the project
- Brochure will highlight the history of the area pre-european settlement



Signage

- This part of the project will not include physical signage
- Options for signage locations and content will be put forward at the end of the project and could be implemented by the board in future years.





Feedback

Next steps

