

Birkdale Community Hall and Kauri Kids rebuild

One vs. two buildings

Kaitlyn White – Senior Project Manager, Community Facilities

Purpose

- To update the board on the options to rebuild the Birkdale Community Hall and Kauri Kids, prior to seeking approval for the recommended option at the July business meeting.

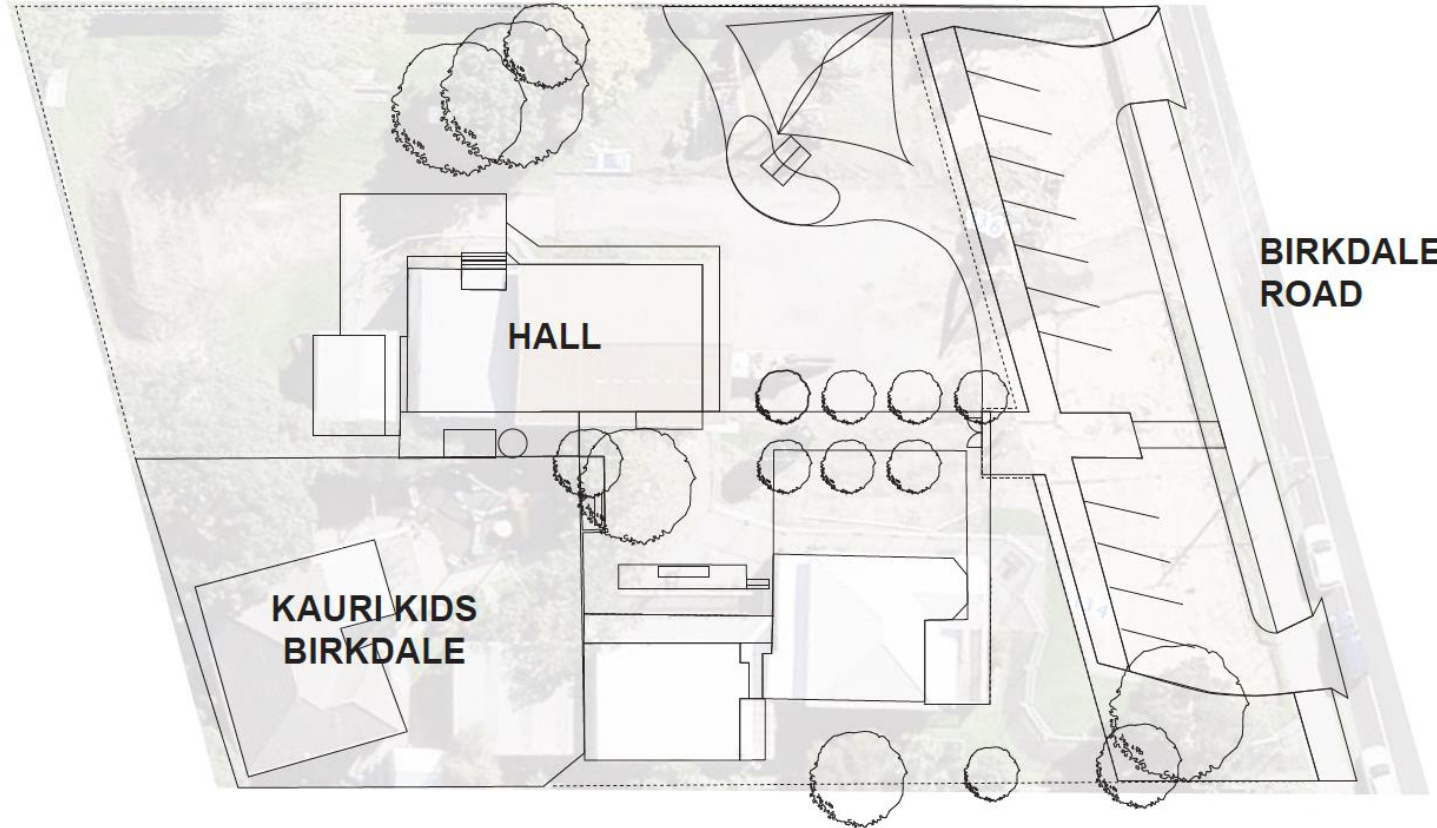
Project background

- Birkdale Community Hall and Birkdale Kauri Kids are both in the work programme to be rebuilt, due to their poor condition.

ID	Project	Spend to date	FY22	FY23	FY24	FY25	Total
17516	Birkdale Community Hall – Rebuild Facility	\$124,040	\$50,000	\$100,000	\$500,000	\$800,000	\$1,574,040
20207	Birkdale Kauri Kids – Renew Community Facility	\$78,911	\$56,000	\$56,000	\$500,000	\$900,000	\$1,590,911

Total: \$3,164,951

Current site layout



Option development

- Provision requirements were identified in collaboration with stakeholder representatives:
 - **Community Hall:** Birkdale Beach Haven Community Project Inc; Auckland Councils' Community Places
 - **Kauri Kids:** Auckland Councils' Active Recreation (ECE operations); Kauri Kids teachers;
- Two options were developed for the overall site layout:
 - **Option 1:** rebuild both facilities as **one multi-purpose building**
 - **Option 2:** rebuild both facilities as **two single purpose buildings**
- The two options as presented are currently high level, aimed at assessing the feasibility and merits of each option before progressing to a concept design. Internal layout and dimensions will be refined through the design process.

Option 1: one multi-purpose building



Cost estimate:
\$2,792,508

Option 1: one multi-purpose building



Option 1: one multi-purpose building

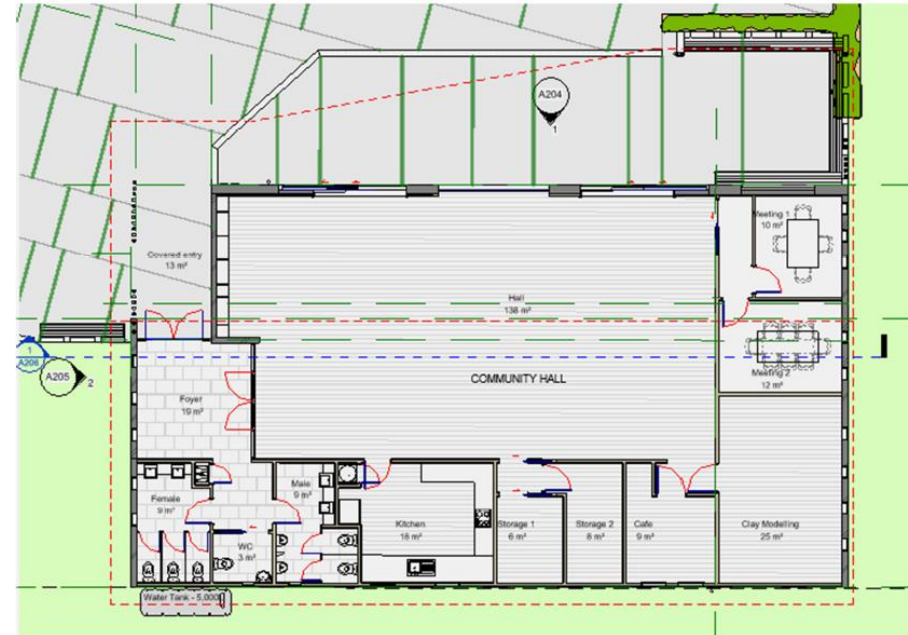
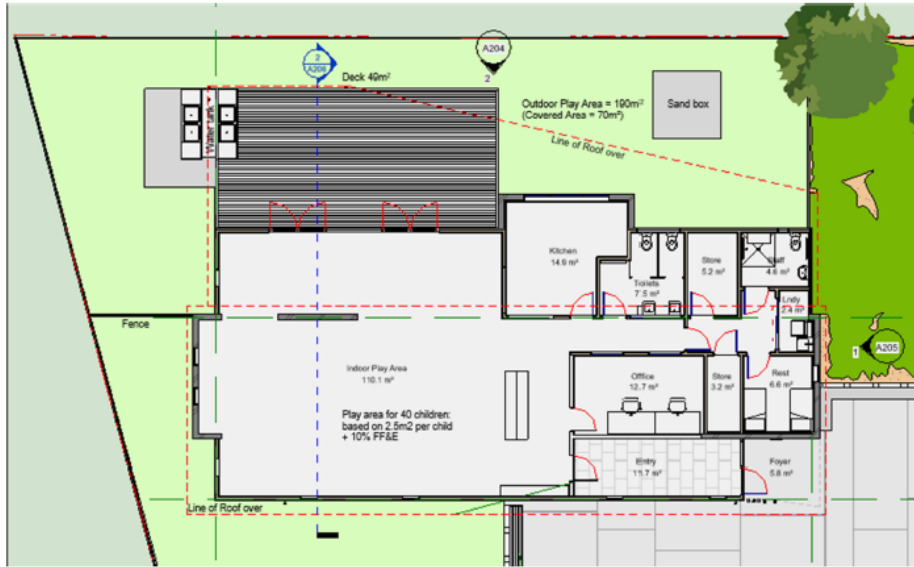


Option 2: two buildings



Cost estimate:
\$2,962,972

Option 2: two buildings



Option 2: two buildings



Multi-Criteria Analysis

Criteria	Weight	Option 1	Option 2	Comments
Recreation and open space amenity of the site. Outdoor space for kauri kids and public open space.	10%	1	0	<ul style="list-style-type: none"> 136 Birkdale is an open space asset as well as provision of community buildings. One building maximises the open space in the reserve and the outdoor space at Kauri kids. Two buildings create more "dead space" between the buildings
Operations and maintenance. Time and costs to operate and maintain the building(s) through whole asset life.	20%	2	1	<ul style="list-style-type: none"> The new buildings will be built with modern materials with more efficient use of lighting, insulation, and secondary water use, bringing operational cost savings. Operational expenses will be higher if two systems, one for each building, are needed e.g. Fire / security / Switch Board / HVAC/BWOF Potential noise pollution could impact on the operations of both facilities
Flexibility and adaptability of the spaces. To ensure it is easier to modify and respond to changing needs in the future.	20%	1	1	<ul style="list-style-type: none"> Having one building allows the ECE side to easily be refurbished to be additional rooms for the community hall, if the need arises. Having two buildings would make it easier to lease the separate building to a community group or a private ECE.
Social and community aspects. Enable a sense of community and promote an inclusive, accessible, and interactive space.	15%	1	0	<ul style="list-style-type: none"> Social benefits with users seeing activities happening at both centres, having the shared foyer area. Having a presence at the hall with one building will give it a sense of place for the community, or a community hub. There is a risk that each location loses its sense of identity if combined into one building. Kauri kids could potentially become a default reception with one building.

Criteria	Weight	Option 1	Option 2	Comments
Capital investment and risk. Maximises the benefits from the build cost and minimises the project risks.	20%	1	-1	<ul style="list-style-type: none"> There are multiple risks associated with cost for two buildings as the professional services, trades and project management fees will likely be significantly more, as everything will need to be done twice e.g., two HVAC specs, two building consents, two fire reports. With undertaking two sets of everything it will likely take longer to deliver the project the construction cost estimate is approx. \$150k higher for two buildings
Security. Adheres to crime prevention through environmental design principals and provides a safe environment.	5%	1	0	<ul style="list-style-type: none"> Always having a presence within the one building will discourage antisocial behaviour though passive surveillance. Potential lack of ownership for security if neither facility has ownership of the place. One security system and monitor with one building, two buildings the CCTV will likely only cover the hall.
Environment and climate impact. Minimises carbon emissions and reduces waste.	10%	1	1	<ul style="list-style-type: none"> The new buildings will be built with modern materials with more efficient use of lighting, insulation, and secondary water use, lessening the environmental and climate impact. Two buildings will have an increased amount of light that will enter the hall and so may be more efficient to heat and light. Two buildings use more material and reduces permeable surface on the site.
Total	100%	1.2	0.3	<ul style="list-style-type: none"> Option one is recommended

Recommendation:

- **Option 1: rebuild the facility as one multi-purpose facility:**
 - To maximise the outdoor/greenspace
 - Whole of life asset cost:
 - Less capital costs and associated risk of cost escalation
 - Less operational and maintenance requirements
 - Conflict of use risks should be able to be addressed in the design or through operation of the facilities. For example, noise can be minimised through sound proofing, internal layout and programming of noisy activities

Next steps – approximate time frames

- **June 2021** – approval of project budgets through CF capital work programme
- **July 2021** - Seek formal approval of Option 1 at a business meeting.
- **August 2021**– Provide update to mana whenua and canvas again if any would like to be involved in the project and design.
- **September - October 2021**- Inform wider community of the rebuild project and seek input in the design look and feel. Refine layout working with the facility stakeholders.
- **November 2021– February 2022** - Undertake concept design
- **March/April 2022** – bring concept design to local board workshop



Te Ara Awataha

Project update June 2021



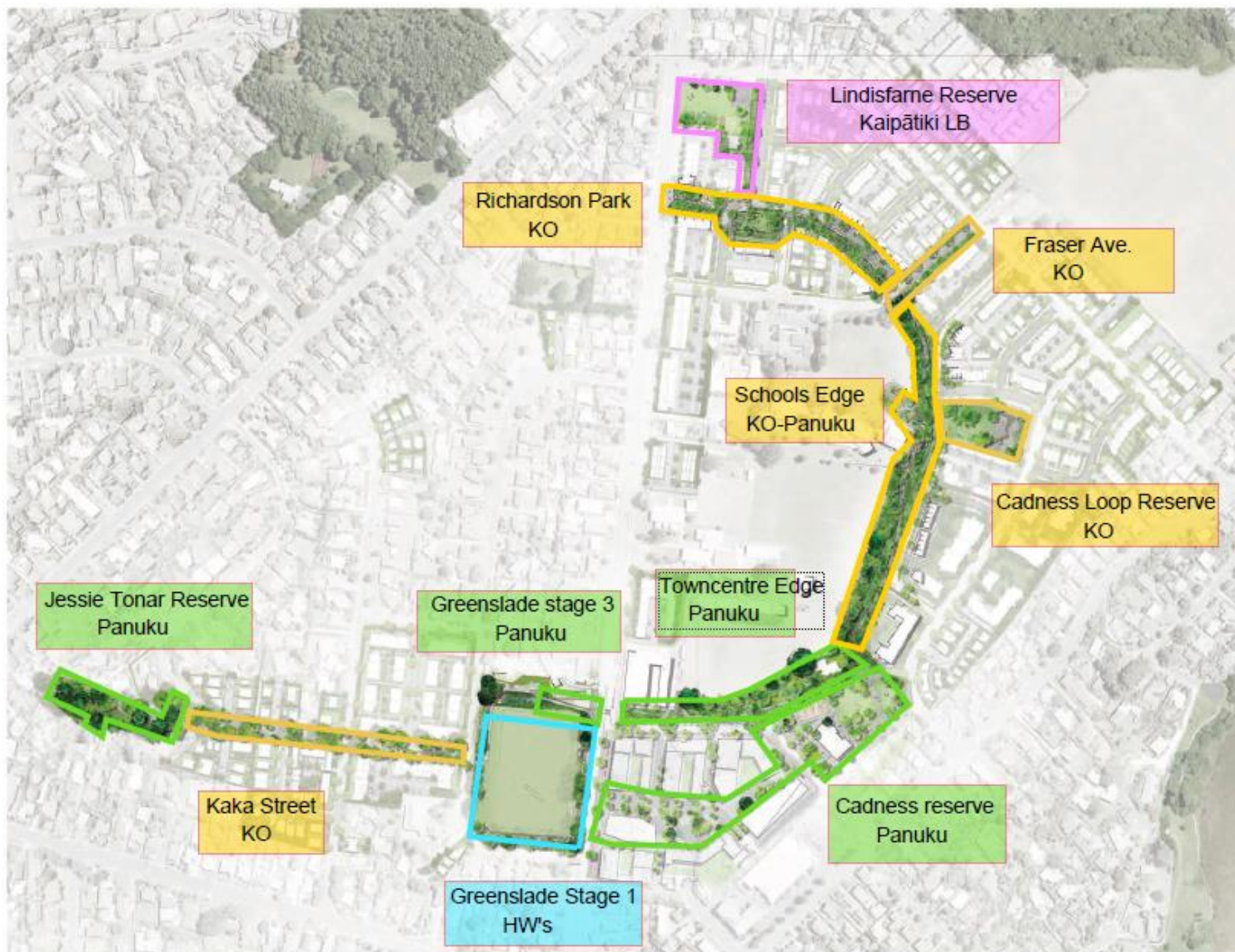
Agenda

Recent award – Te Taituara: Environmental Leadership Award



- Project plan and play strategy
- Te Kete Rukuruku
- Zero waste trial
- Mana whenua
- Kaipātiki Project partnership
- Te Ara Awataha stages complete and underway
- Concept design scope for Jessie Tonar Scout Reserve – seeking input
- Concept development for Greenslade Reserve stage 3
- Future stages – to come

Te Ara Awataha – delivery plan



Panuku works

Awataha Stage 1

- Schools edge: Partnership with KO in delivery

Awataha Stage 2

- Towncentre edge: Detail design
- Greenslade stage 2: Concept design
- Jesse Tonar Reserve: Concept design
- Cadness Reserve: Concept design

KO works

- Richardson Park
- Fraser Ave.
- Schools edge
- Cadness loop reserve
- Kaka St.
- Greenslade stage 2 (Haumaru housing)

HW's Work

- Greenslade stage 1

KPLB Work

- Lindisfarne Reserve

Greenway play provision target age groups



Legend

Open Space Provisions

- Neighbourhood Park
- Pocket Park
- Suburb Park (Organised Sports)
- Town Centre Square
- Connection and Linkage Open Space
- 30x30m kick a ball space dimension

Play Space Target Age

- Pre-School / Early Childhood (0 - 5 yrs)
- Childhood (5 - 9 yrs)
- Junior (10 - 12 yrs)
- Senior/Youth (13+ yrs)
- Adults

- Isthmus Awataha Greenway Design Guide
- Kaipātiki Local Board Play and Sunsmart Provision

Te Kete Rukuruku - naming



KEY

- ① Lenihan Reserve (dual name)
- ② Lindisfarne Reserve (dual name)
- ③ Richardson Place Pocket Park (sole Māori name)
- ④ School Edge outdoor classroom (sole Māori name)
- ⑤ Cadness Loop (sole Māori name)
- ⑥ School Edge (sole Māori name)
- ⑦ Cadness Reserve (dual name)
- ⑧ Greenslade Res (dual name)

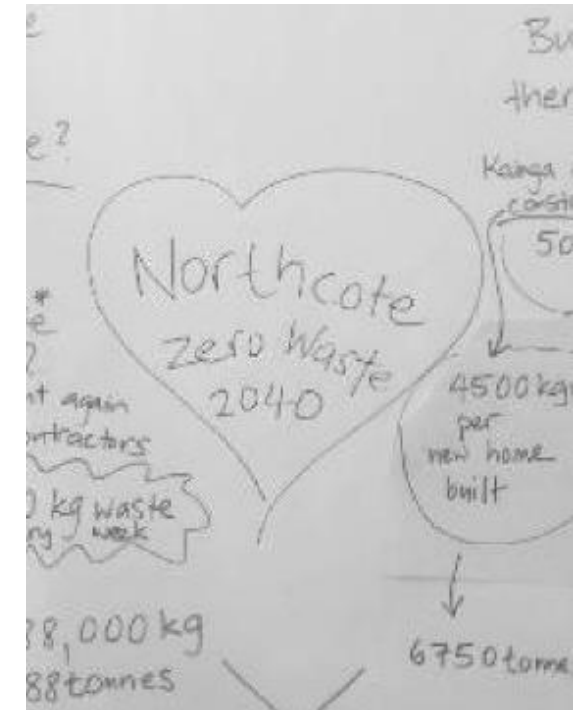
Te Ara Awataha – Zero Waste trial

The purpose of this trial is:

- Test a staged / prototyping approach to 'zero-waste' in Te Ara Awataha
- Allow all project partners, stakeholders and the local community to be actively involved and learn
- We all have a role in creating and living in a better future that is zero waste.
- Collectively reach our target to become zero waste by 2040

The staged para kore / zero waste trial in Te Ara Awataha includes:

- No bins in reserves
- A communication and advocacy campaign
- Agreed locations in town centre and entrances to greenway for separated bins in future if needed
- Ventia to monitor litter behaviours and quantity
- Work with local schools to establish a composting solution
- Allow future construction for bins should the trial be unsuccessful



Mana whenua



Blessing park on Richardson Avenue – 10 June



Site visit to Jessie Scout Tonar Reserve – 14 June

Te Ara Awataha – Kaipātiki Project partnership

Ongoing partnership to deliver community outreach and instil tiakitanga within the local community.

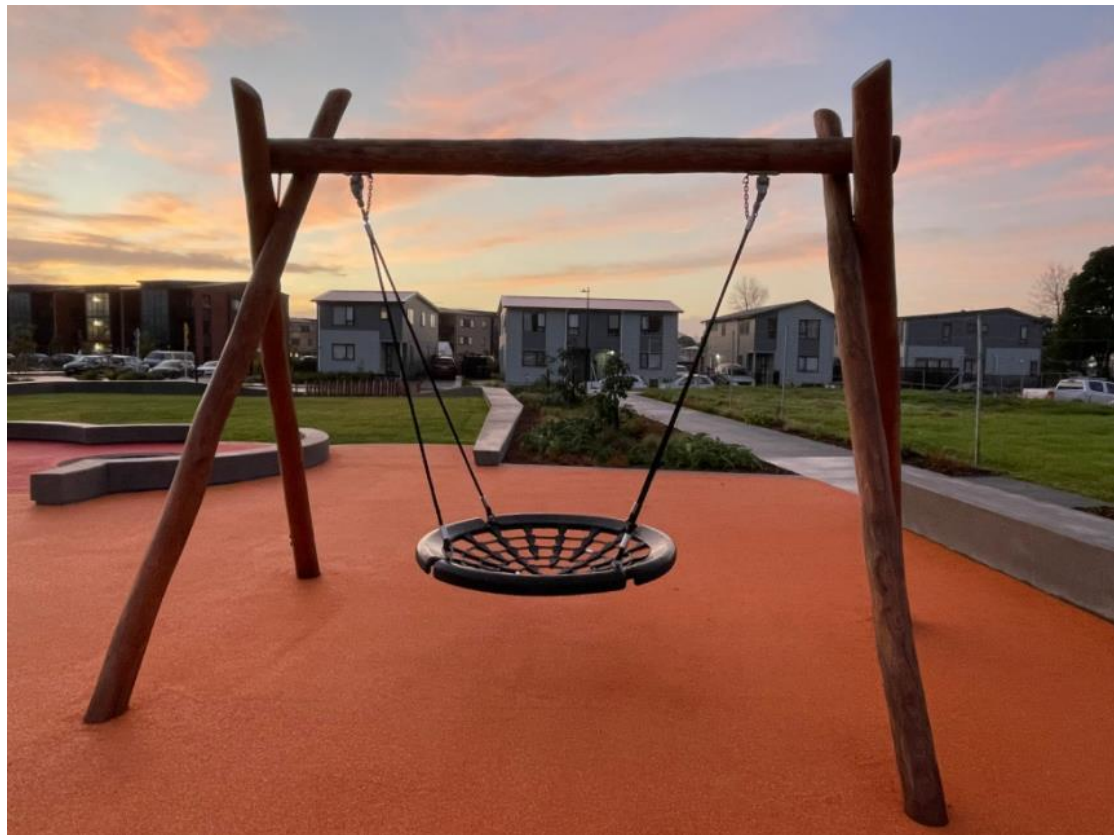
Scope includes:

- Jessie Tonar Scout Reserve community regeneration days (Matariki Planting July 3rd)
- Citizen Science water quality testing
- Establishment of a tree nursery and community garden at Northcote Intermediate
- Environmental outreach at community events



Te Ara Awataha: Richardson Ave park

- Current stage: completed –
formal opening 26 June



Te Ara Awataha: Greenslade Reserve main

- Current stage: under construction
- Expected completion date: October 2021



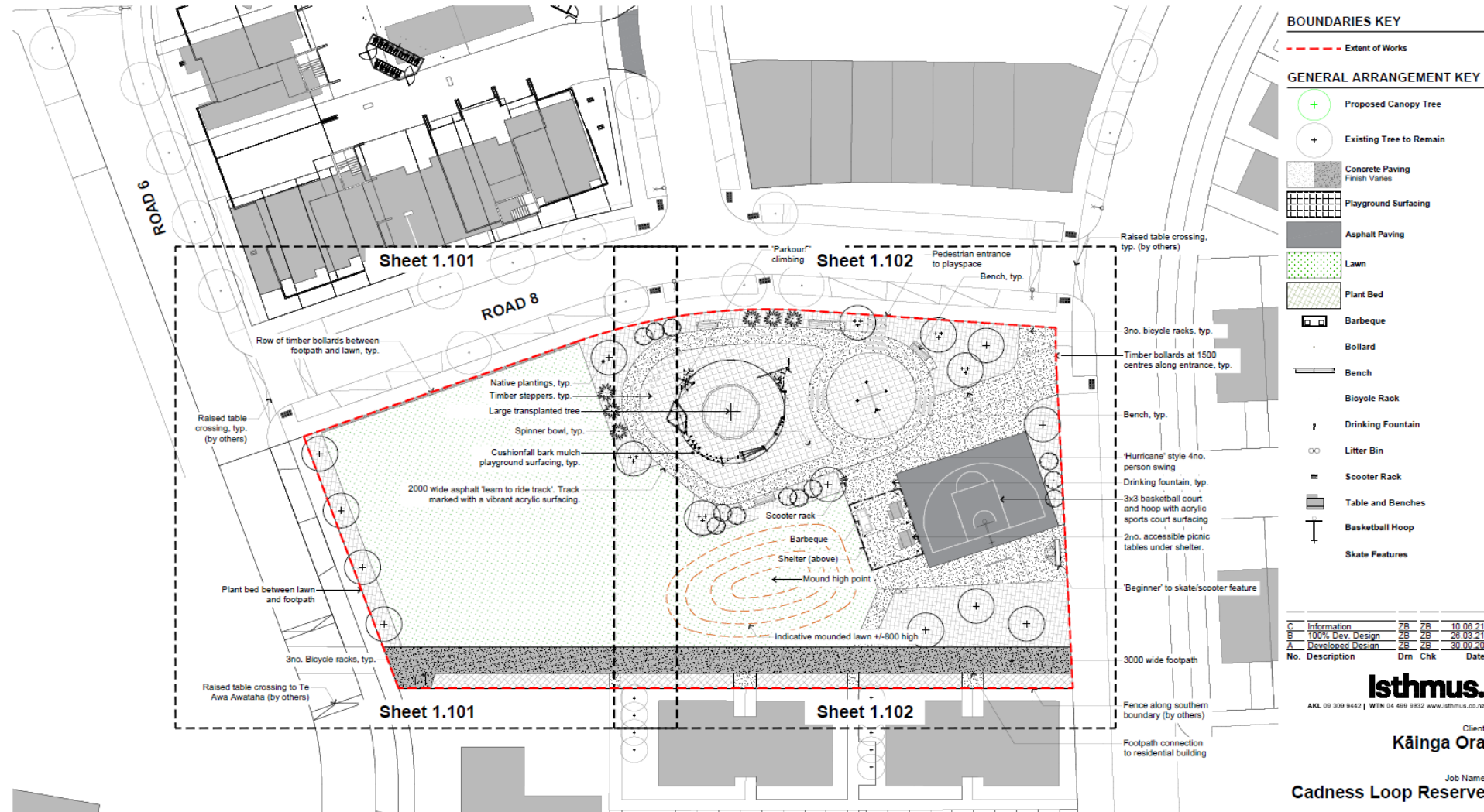
Te Ara Awataha: School's edge

- Current stage: under construction
- Expected completion date: March 2022



Te Ara Awataha: Cadness Loop Reserve

- Current stage: Design complete, resource consent to be lodged
- Construction commence: Sept 2021
- Expected completion date: Jan 2022



Te Ara Awataha : Kaka Street

- Current stage: Construction underway – moving east to west
- Expected completion date: late 2021



Jessie Tonar Scout Reserve upgrade

Current stage: Finalizing concept design scope

Expected design completed: Dec 2021

Expected construction completion date: June 2023

Proposed scope:

- Stream restoration
- Amenities (natural play, exploration trails, and recreation (seating & shelter).
- Improved signage and access
- Artwork opportunities

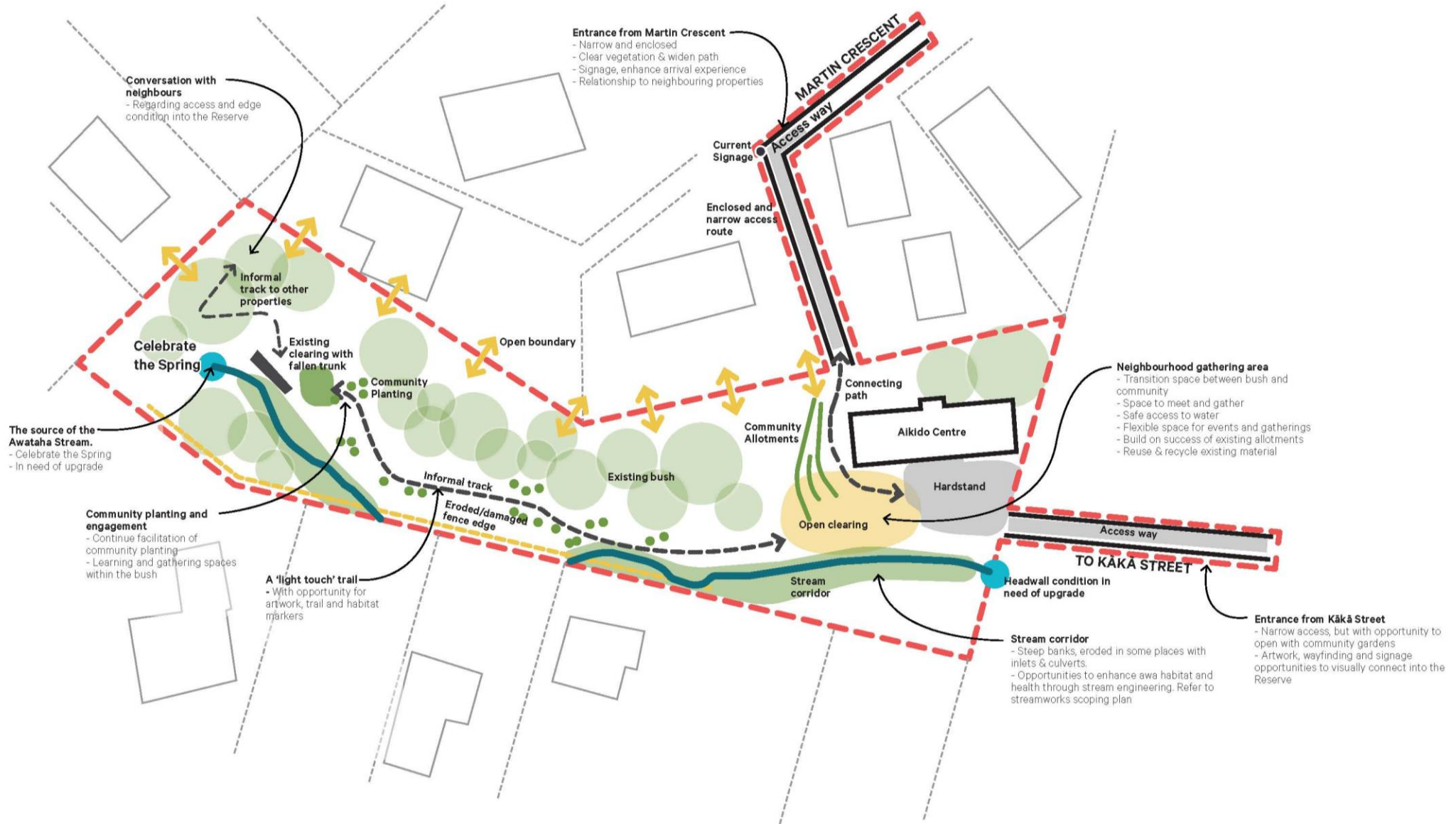
Vision.

Provide a space to engage with nature; to learn, teach and grow through a process of interacting with the land. To build a sense of community pride by facilitating a space to gather, connect and explore.

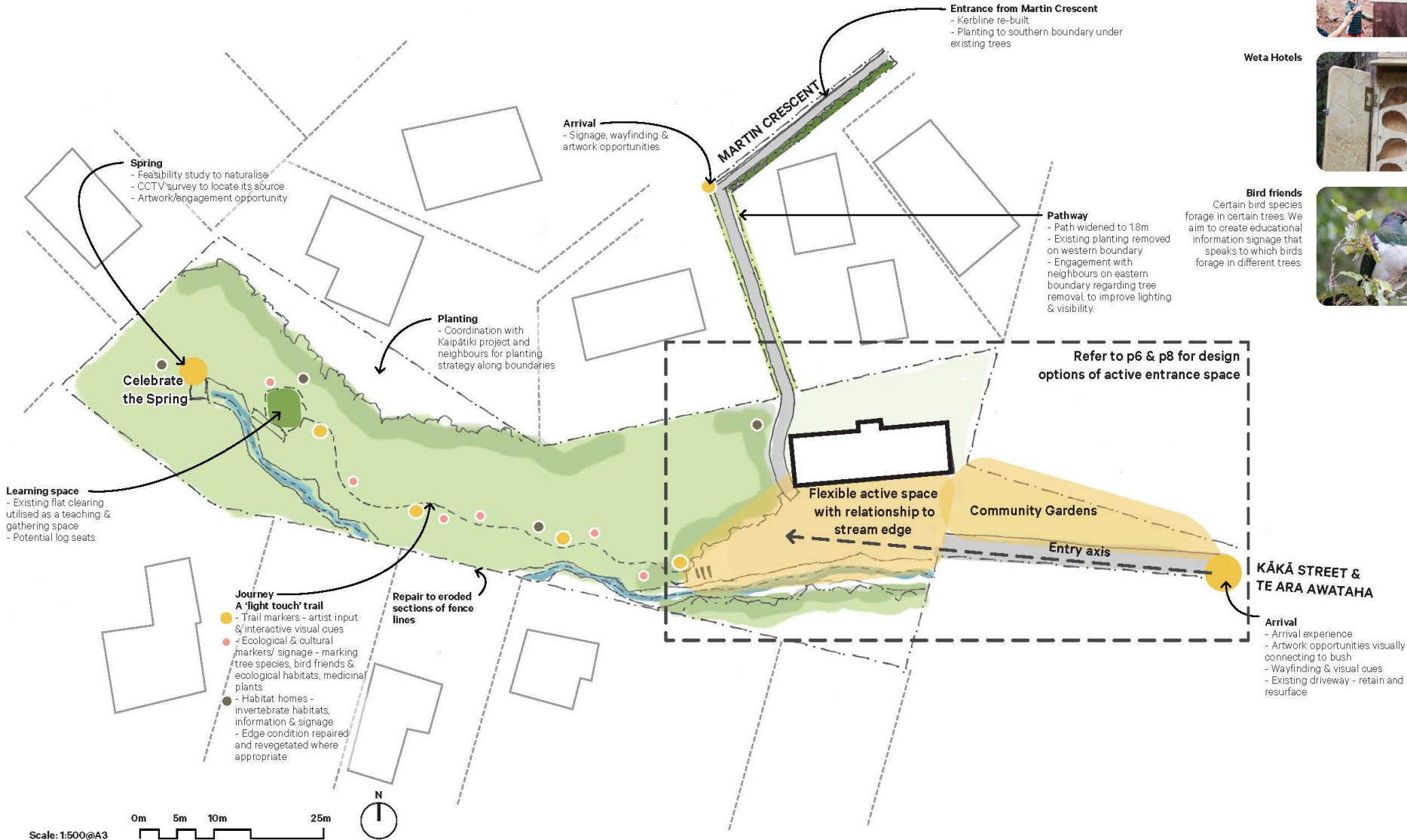


Site Plan.

Opportunities & Constraints.



Concept Development.



Isthmus.

Habitat Markers



Weta Hotels



Bird friends

Certain bird species forage in certain trees. We aim to create educational information signage that speaks to which birds forage in different trees.



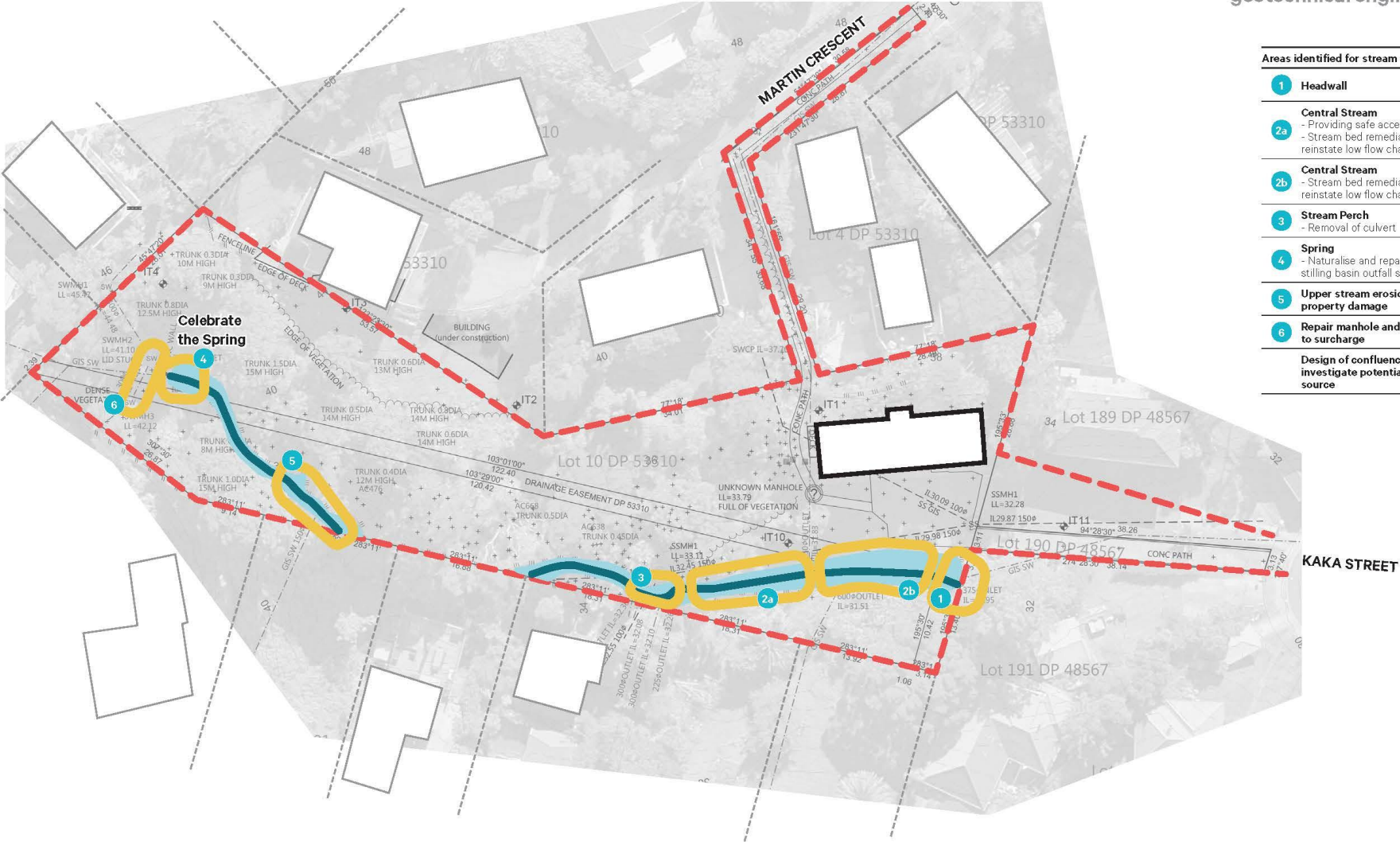
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Jessie Tonar Scout Reserve.
08 June 2021.

Stream works.

Scoping Plan.

High level diagram of anticipated works requiring developed scoping, to include ecology, civil, structural and geotechnical engineering.

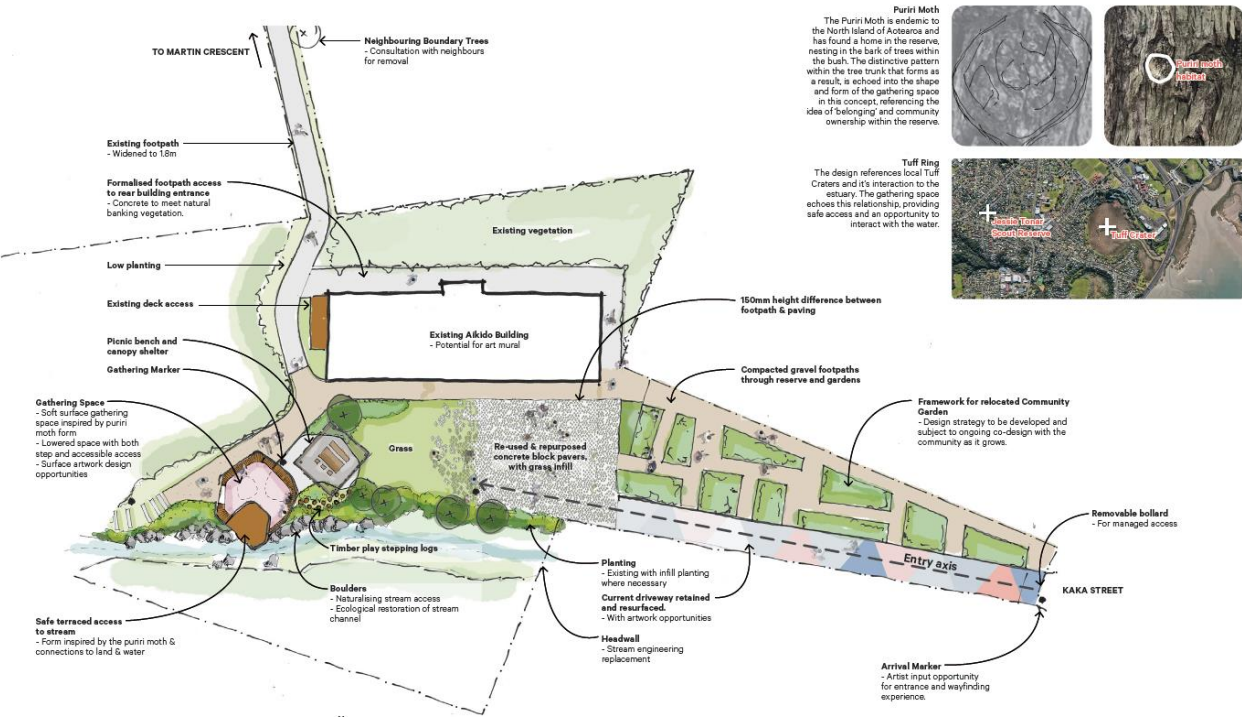


Areas identified for stream works.	
1	Headwall
Central Stream	
2a	- Providing safe access to water - Stream bed remediation to reinstate low flow channel
2b	- Stream bed remediation to reinstate low flow channel
3	Stream Perch - Removal of culvert
4	Spring - Naturalise and repair headwater stilling basin outfall structure
5	Upper stream erosion & boundary property damage
6	Repair manhole and remediation to surcharge
Design of confluence and investigate potential contaminant source	

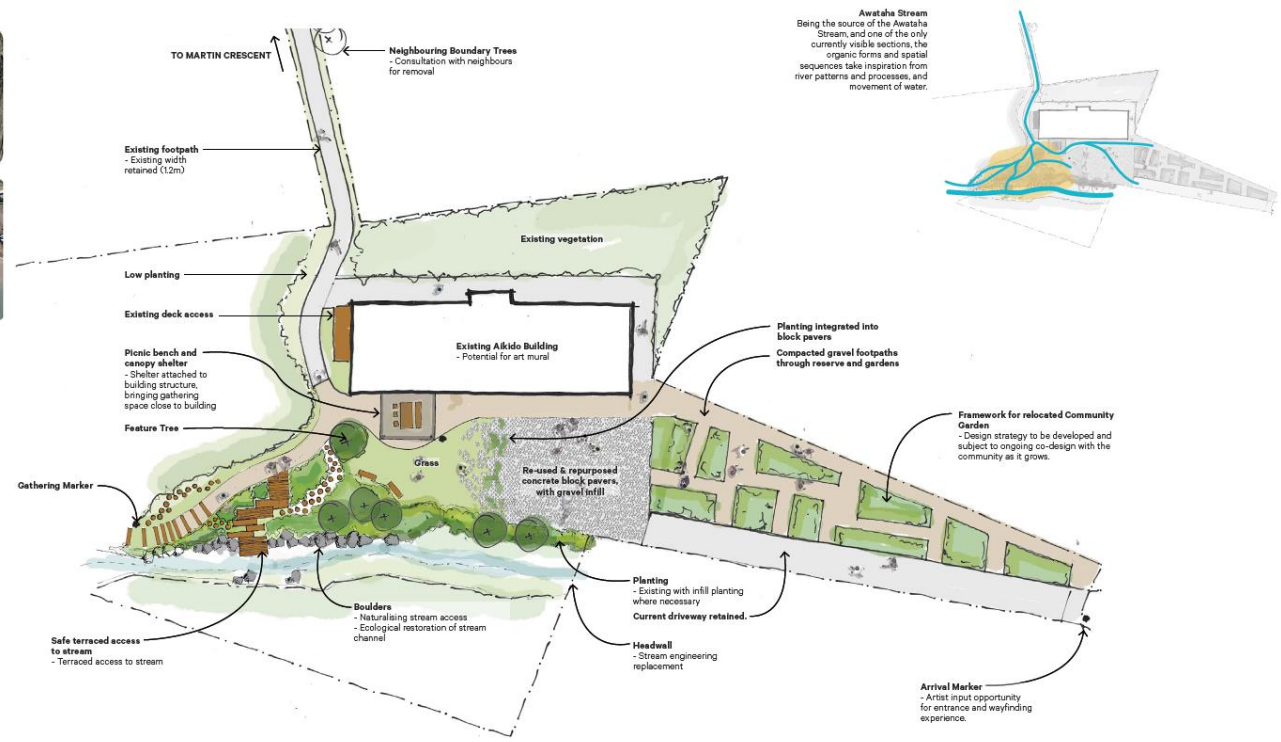
Jessie Tonar Scout Reserve – next steps

1. Input from Local Board, Mana Whenua and Healthy Waters inform concept design scope
2. Local Board for feedback on concept design

Concept Development - Option 1.

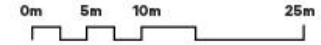


Concept Development - Option 2.



Greenslade Reserve Masterplan.

< GREENSLADE CRES >



Stage 1 – western wetland
Stage 1 works completed

Stage 2 – main reserve
Stage 2 to be completed October 2021

Stage 3 – eastern wetland
Construction works will be started after Haumaruru boundary works finished ~ 2024

< LAKE ROAD >

Te Ara Awataha – Greenslade Reserve stage 3

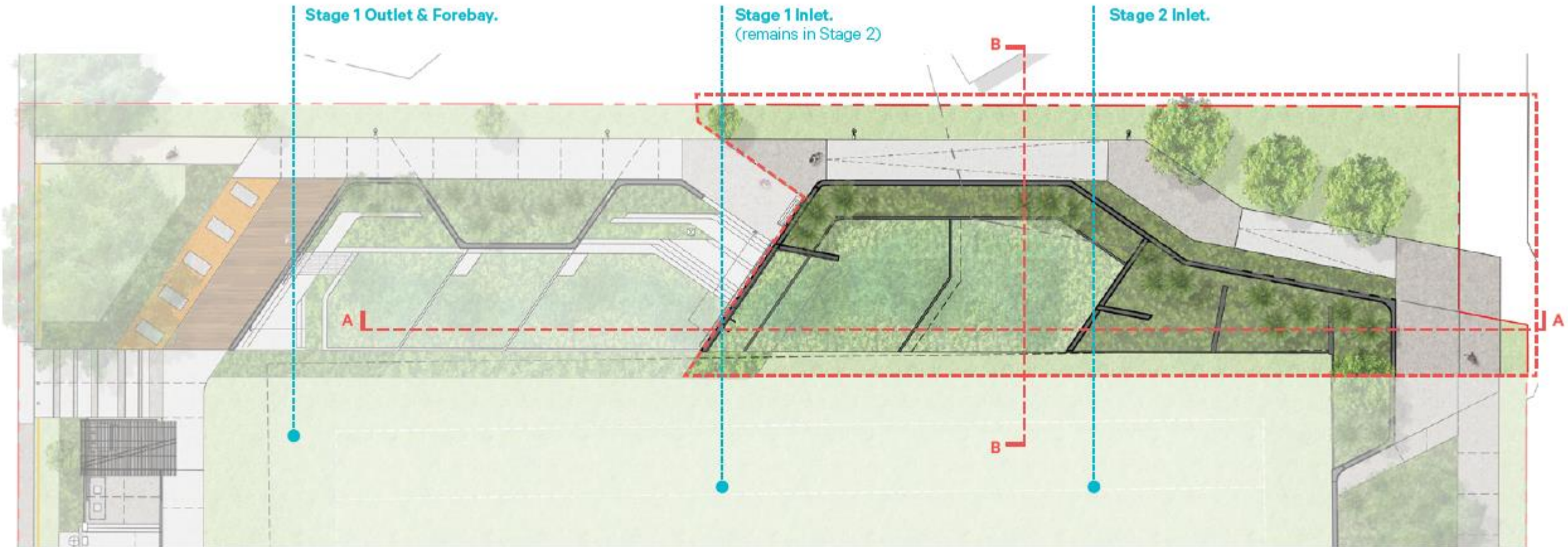
Objective

Formalise the continued landscape design for the north-eastern area of the reserve.

- Current stage: Concept design
- Expected completion date: June 2025
- Scope:
 - Wetland and stormwater design
 - Landscape, lighting and amenities
 - Artwork opportunities



Greenslade Reserve Stage 3: concept plan



Te Ara Awataha future stage: Town Centre edge

- Current stage: Detail design and Engineering Plan Approval
- Expected completion date: June 2025
- Dependencies: Ernie Mays Street legalisation

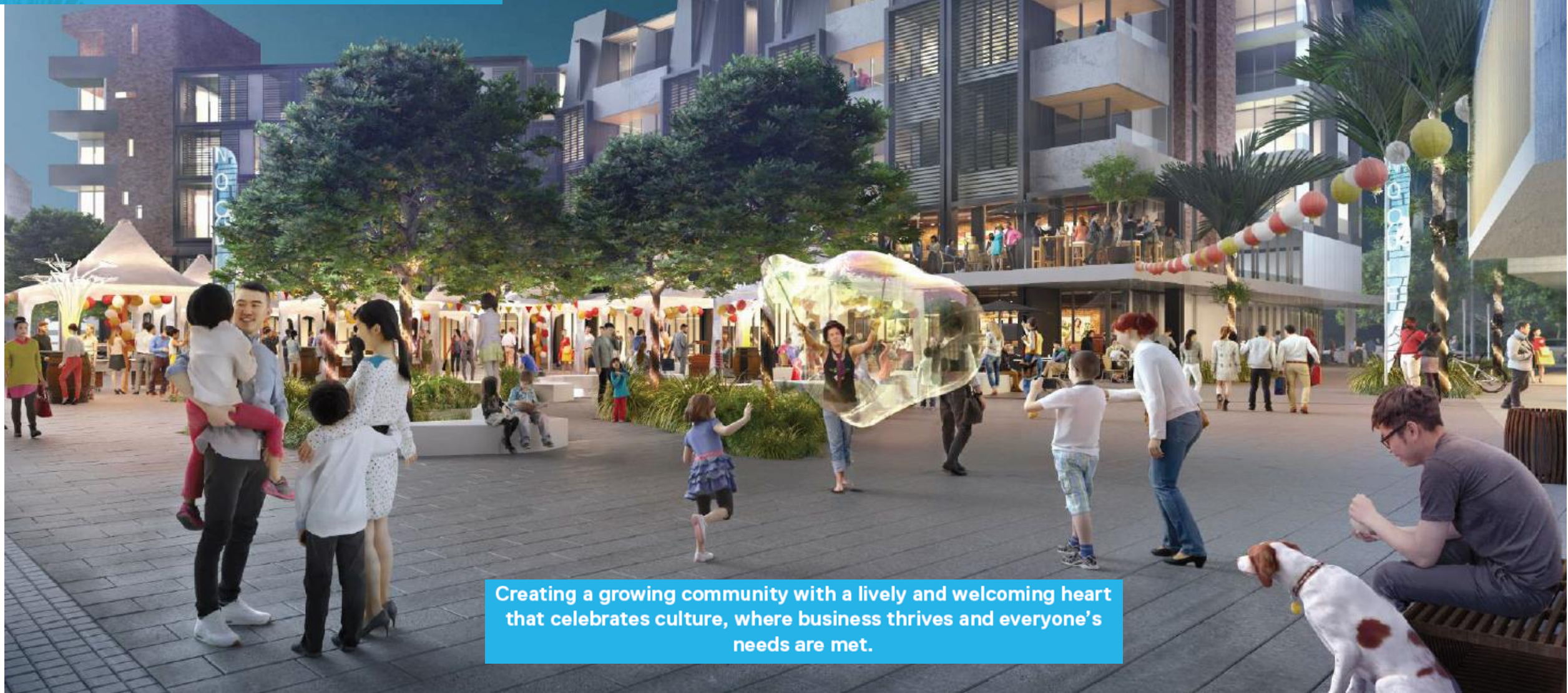


Te Ara Awataha future stage: Cadness Reserve

- Current stage: Concept design
- Expected completion date: June 2025
- Dependencies: Community Facilities Hub design



Unlock Northcote



Creating a growing community with a lively and welcoming heart that celebrates culture, where business thrives and everyone's needs are met.

Masterplan



Essential outcomes



1. Outward facing & inviting



2. A legible street network



3. Green & sustainable



4. A sunny, sheltered town square



5. Community and library hub



6. Facilitates multiple modes of transport



7. Flexibility to provide car parking options



8. A food culture destination



9. An active retail & commercial environment



10. Apartment-led residential

Development strategy

- 2.6ha developable land
- Create central block serviced by main roads (Eke Panuku build roads)
- Pedestrian connections from Lake and College roads to Pearn Place
- Create town square and retain Pearn Pl as public spaces
- Supermarkets to be included
- 700+ apartments
- Para Kore and Green Star Communities

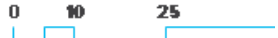


Design

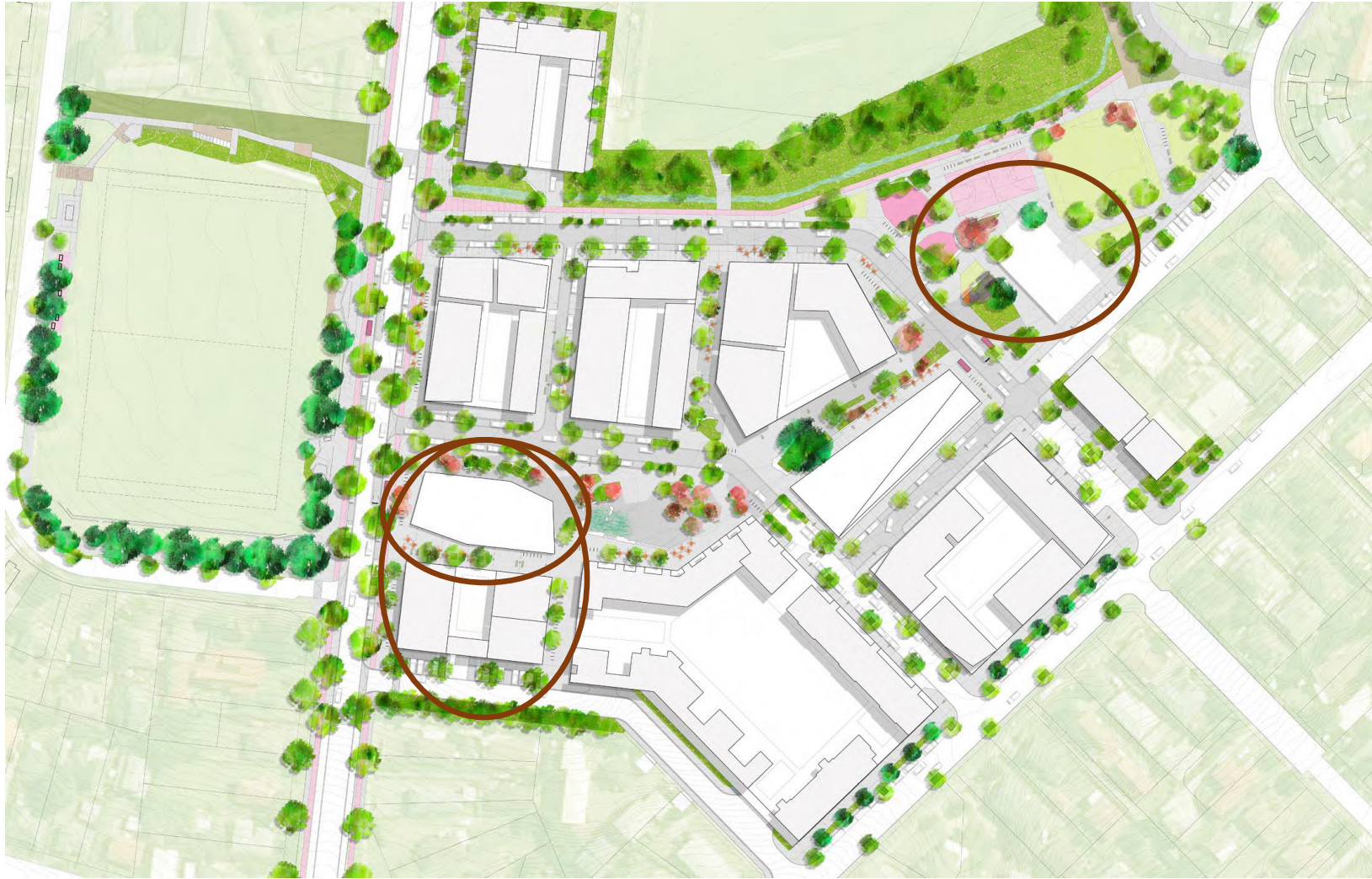


LEGEND

- Main retail street and pedestrian connections
- Cross block connections (Indicative only)
- Primary active frontage - retail and commercial (car or loading entries are not permitted)
- Secondary active frontage - retail and commercial or other uses (car or loading entries are permitted)
- Significant tree
- Landmark Buildings - Mitchell Building
- Architecturally defined corner feature
- Town Square
- Northcote superblock sale area



Community Facilities options



Northern Pathway, Westhaven to Akoranga

Kaipātiki Local Board

Wednesday, 23 June 2021



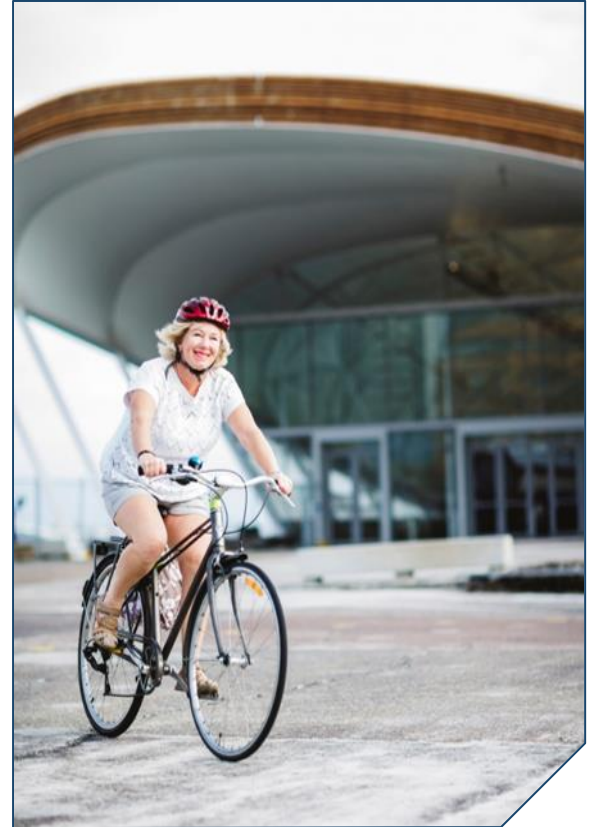
Introductions

Northern Pathway

- At today's meeting
 - Norman Collier, Project Director
 - Hugh Milliken, Alliance Director
 - Briony Hill, Communication and Engagement Manager

Agenda

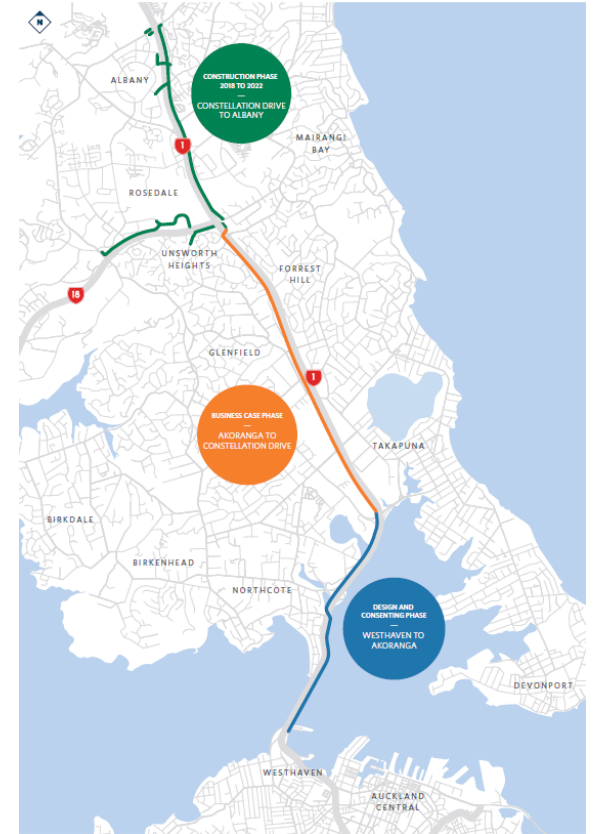
- Northern Pathway overview
- Westhaven to Akoranga overview
- Stakeholder and community engagement
- Next steps



Project overview

Northern Pathway

- Westhaven to Akoranga
- Akoranga to Constellation Drive
- Constellation Drive to Albany (as part of the Northern Corridor Improvements project).



Connecting Auckland

Providing the missing link



Project benefits

Northern Pathway, Westhaven to Akoranga

- **Safeguards the integrity of the existing bridge** - a key part of the transport network
- Provides people with real **choice** and significantly **improves climate** outcomes
- Enhanced network **resilience** for all users crossing the Waitematā Harbour
- **Unlocks investment** already made and planned for in the network
- **Increases access** and provides **health** and **wellbeing** benefits.
- **Provides over 175 jobs** in the infrastructure industry during its construction



Alliance partners

Owner Participants (OP)



Northern Pathway

New Zealand
Upgrade
Programme



Non-Owner Participants (NOP)



FREYSSINET

in partnership with iwi

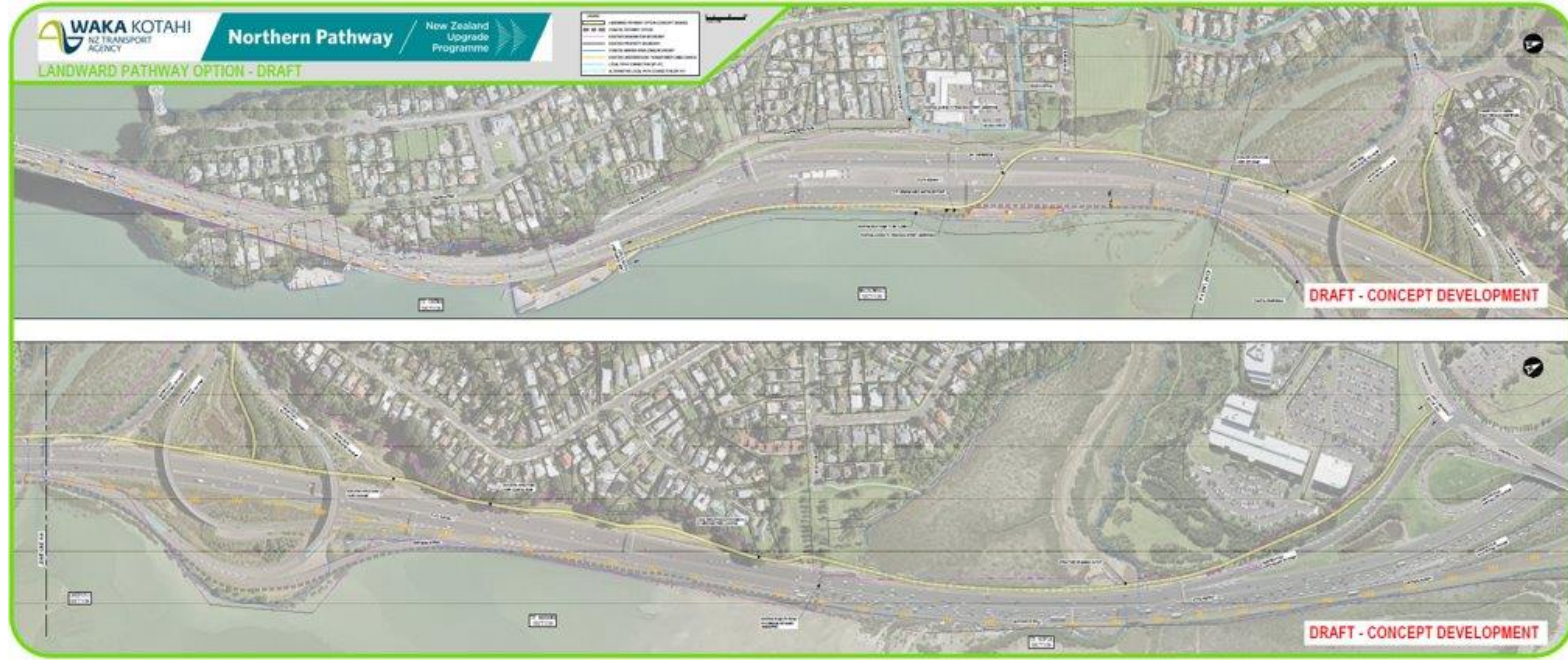
Te Ara Pae Moana (Bridge Component)

Westhaven to Akoranga



Landward component

Westhaven to Akoranga



Engagement approach

Westhaven to Akoranga

- **On-going:** Engagement with project partners
- **June-October:** Local board, elected member and stakeholder engagement
- **September-December:** Wider community information on design and approvals process

Timeline and next steps

Westhaven to Akoranga

Timeline

- Start the process to secure approvals late in 2021, using the COVID-19 Recovery (Fast-track Consenting) Act
- The soonest construction could begin is mid-2022, subject to the approval process
- It is expected to take about four to five years to complete construction

Next steps

- Continued design development - bridge's structural and architectural form and features to support a great user experience
- Continued collaboration with our iwi partners honouring the importance of the harbour and the whenua on either side
- Continued engagement with stakeholders and communities who will use the pathway for decades to come



Questions