

Kaipātiki Local Board Workshop Programme

Date of Workshop: Wednesday 5 July 2023
Time: 10.00am
Venue: Boardroom, 90 Bentley Ave, Glenfield

Time	Workshop Item	Presenter	Governance role	Proposed Outcome(s)
10.00am – 12.00pm	Customer and Community Services – Parks and Community Facilities <ul style="list-style-type: none"> Nell Fisher Reserve – BLOQX 2 Play Equipment Birkdale Hall and Kauri Kids rebuild update 	Roma Leota Project Manager (Ops), Parks and Community Facilities Sandra May Programme Manager, Parks and Community Facilities Sarah Jones Manager Area Operations, Parks and Community Facilities	<ul style="list-style-type: none"> Setting direction 	<ul style="list-style-type: none"> Define board position and feedback
12.00 – 12.45pm	Lunch			
12.45 – 1.45pm	Auckland Transport <ul style="list-style-type: none"> Harbourmaster item 	Marilyn Nicholls Elected Member Relationship Partner (North), Auckland Transport Andrew Hayton Harbourmaster, Auckland Transport	<ul style="list-style-type: none"> Keeping informed 	<ul style="list-style-type: none"> Receive update
1.45 - 2.45pm	Local Board Services	Paul Edwards Senior Local Board Advisor, Local Board Services	<ul style="list-style-type: none"> Keeping informed 	<ul style="list-style-type: none"> Receive update

Next workshop: Wednesday 26 July 2023

26-Jul-23	9.15am	9.50am	Members only time
	10.00am	11.00am	Customer and Community Services - Active Communities
	11.00am	11.10am	Break
	11.10am	12.10pm	Customer and Community Services - Connected Communities <ul style="list-style-type: none">• Community houses and centres quarterly reporting timeframes
	12.10pm	1.00pm	Lunch
	1.00pm	2.00pm	Local Board Equity of Funding
	2.00pm	3.30pm	Northcote Community Hub; operation and service provision
	3.30pm	3.35pm	Break
	3.35pm	4.35pm	Auckland Rail Programme Business Case

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.

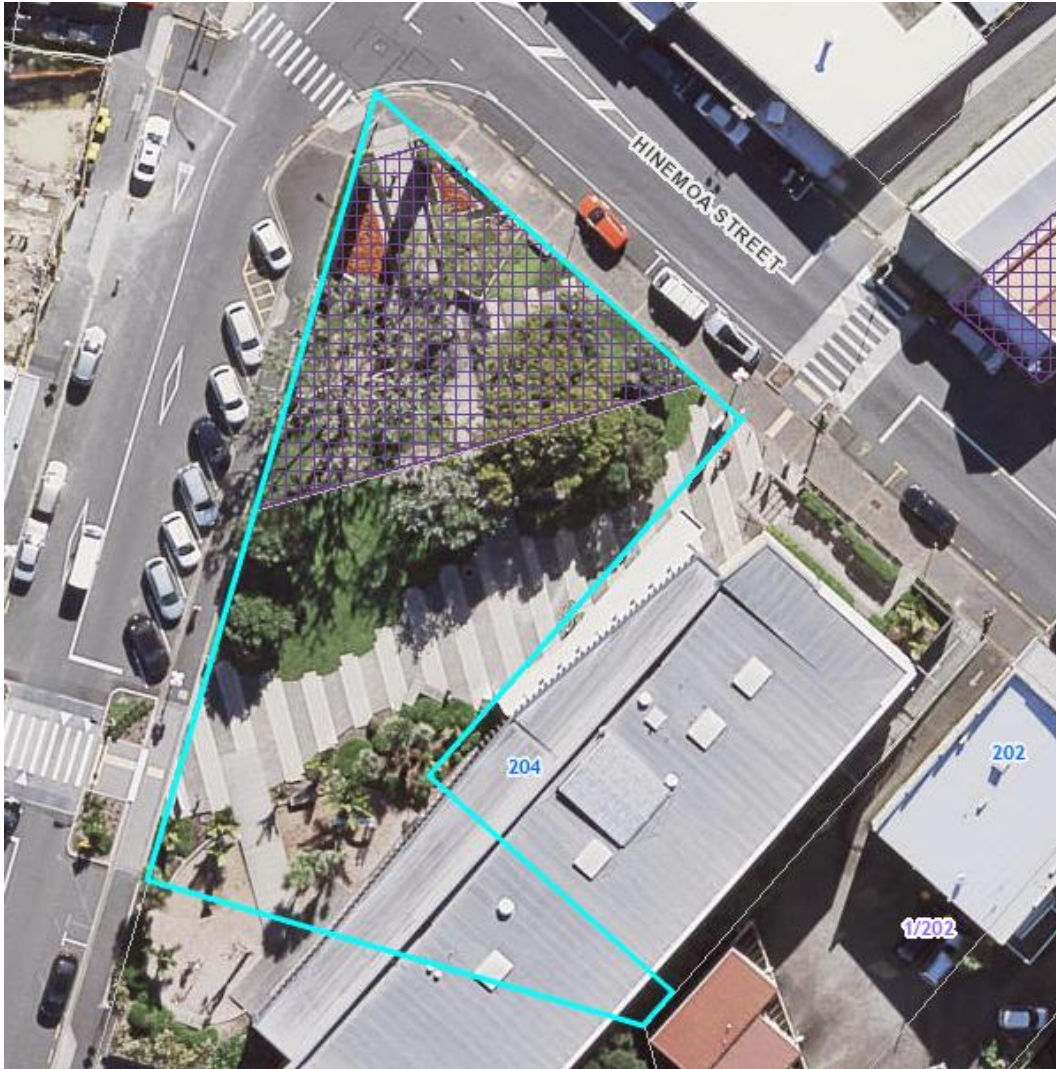
Nell Fisher Reserve – BLOQX 2 Play Equipment

05 July 2023

Roma Leota – Project Manager (Parks & Community
Facilities)



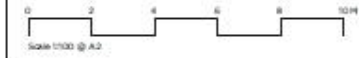
Aerial view & proposed location



Historic Heritage Overlay Extent of Place



Date: 16/10/2023
Client: Auckland Council
Drawn: S. McFarlane
Approved: T. Dyer
Issue: Final Plan Design
Project Name: Nell Fisher Reserve - Refresh



Nell Fisher Playground Renewal

Kompan Bloqx 2 information

BLOQX 2

BLX4102



Inclined panels

Physical: sense of balance when seated for breaks, and proprioception. Bone density when jumping down. Bone density is built up in youth to last the rest of your life.
Social-emotional: meeting points from where to help other children. Turn-taking and helping out are common activities on the BLOQX™.



Meeting point

Physical: sense of balance when seated for breaks on an inclined surface.
Social-emotional: socializing, turn-taking, consideration of others.



Climbing grips grid

Cognitive: logical thinking when figuring out routes and memorizing position of grips you can't see when climbing.



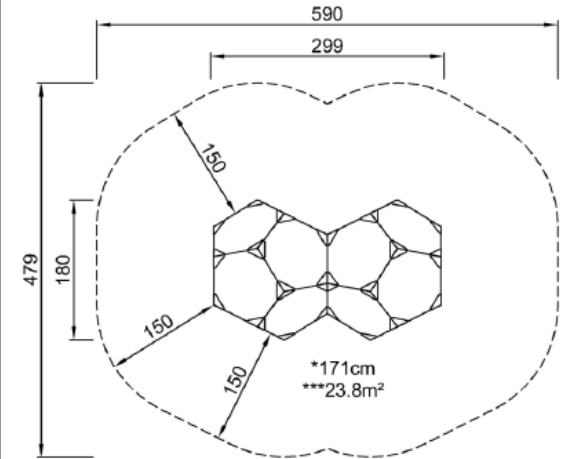
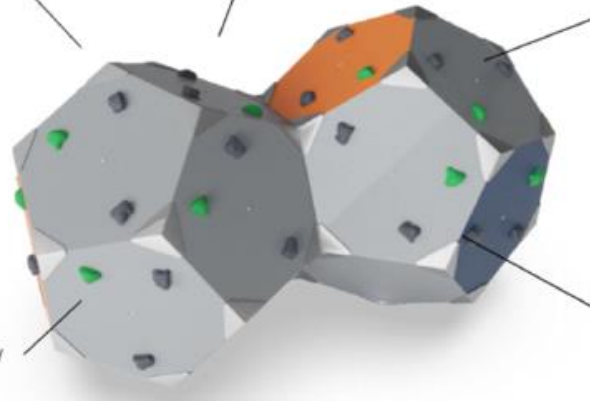
Climbing grips

Physical: dexterity and cross-body coordination, sense of space, all important in navigating the body in space. Pushing, pulling and using fingers, arms, legs and core, strengthen the muscles.



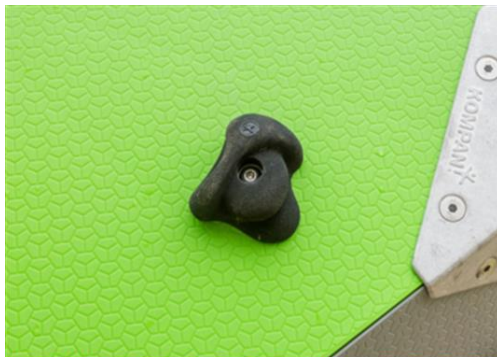
Multiple climbing blocks

Physical: develop sense of balance, proprioception and spatial awareness. Heavy duty training of arm, leg and core muscles when climbing longer. More points for strengthening bone density when jumping down.
Social-emotional: cooperation, consideration, turn-taking, risk-taking, self-confidence when self-regulating and helping others.
Cognitive: logical thinking when figuring out longer routes.



BLX410202
*171cm
**171cm
***23.8m²

Kompan Bloqx 2	
Bloqx supply & installation cost	\$38,961 (ex GST)
Dimensions: (LxWxH)	299 x 180 x 171cm
Max fall height	1.71m
Safety surfacing area	23.8m²
Features	Inclined panels, multiple climbing blocks, climbing grip grid, climbing grips, meeting point



Stakeholder feedback & constraints

Stakeholder feedback:

- Library staff are supportive of the play equipment.
- Birkenhead Business Association expressed concerns about the loss of green space for events.

Constraints:

- Historic heritage overlay will not be infringed on.
- Need tree owner approval (TOA).





Budget & costs

Budget (\$)	Bloqx 2	Other costs	Shortfall
55,000 (LDI)	38,961	21,440	- 5,400

Other costs

Item	Cost estimate (\$)
Surface preparation for Bloqx wetpour and general excavations, remove and dispose of spoil	3,650
Supply and install 25m2 of wet pour safety surfacing	9,600
Supply and install compacted base course under wetpour area	1,690
Supply and install simple timber edge for Bloqx area	1,500
Professional Services	3,500
Staff and Project Management costs	1,500
Total	21,440



Thank you

Ngā mihi

Birkdale Hall and Kauri Kids rebuild – Update

July 2023

Sandra May, Programme Manager – Community Facilities



Purpose

To provide further information on medium term renewal options in comparison to the rebuild concept design provided in 2022.

Direction required to proceed with either

- Medium-term Renewal option or
- Long-term Rebuild option.





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. The 2022 concept design was build on the this gifted narrative.





Concept Design

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

The concept design was presented in May/ June 2022

No guidance / support of the design at the time due to the significant investment, lack of funding and other local board priorities.

A request was made to provide additional information for medium term renewal options.





Medium Term Options - Renewal

New condition reports have been requested to review existing conditions and identify medium term investments to prolong the life expectancy of both buildings.

These reports also reflect the most recent renewals/ investments that were undertaken on both building in 2019/2020.





Birkdale Hall

- Building in moderate condition – with signs of deterioration and repair required
- Hall area recently refurbished/ Acoustic panels and painting
- Kitchen and toilets painted
- Building exterior cladding is worn consistent with age
- Roof covering near 'end of life'
- Cladding partially ACM sheet panels
- Brick veneer shows cracking and rust affected brick ties – Controls have been put in place as brick veneer has been identified as high risk in a seismic event.

To improve the building condition significant renewal is required including ACM cladding removal, brick veneer removal and replacement as well as roof renewal.

Renewal of these may not be economically viable.

A structural assessment would be required to identify if any additional structural work on the foundation is required in addition





Birkdale Hall

S/N	Proposed Maintenance Works – within 3 months	Cost Estimate (\$)
1	Monitor and repair cracked brick mortar joint and spalling brick veneer.	BAU
2	Seal punctured wall cladding and pipe penetration.	BAU
3	Reinstate missing gulley trap lid.	BAU
4	Replace broken wall sheet cladding ACM (asbestos containing materials).	BAU
5	Repair cracked internal wall/ceiling lining in the kitchen.	BAU
6	Repair entry door hardware (top & bottom keeper) at the ramp facing south.	BAU
7	Expired fire extinguisher needs maintenance.	BAU
8	Timber floor at entry lobby needs recoating with suitable sealers.	BAU

BAU: Business as usual – and should be picked through regular operational maintenance and Requests for Service

S/N	Proposed Renewal Works – within 3 years	Cost Estimate (\$)
1	Remove the ACM (asbestos containing materials) exterior cladding & electrical switchboard.	220,000
2	Roof covering is near 'end of life' and recommend renewals.	80,000
3	Renew kitchen cabinet and install new rangehood with ducting vented to the outside of the building.	15,000
4	Glass louvre windows is inefficient. Recommend renewing sash panel aluminium windows	50,000

Renewal Works:

High level estimates which have not incorporated scoping, professional services, margins and or project management fees.



Birkdale Hall



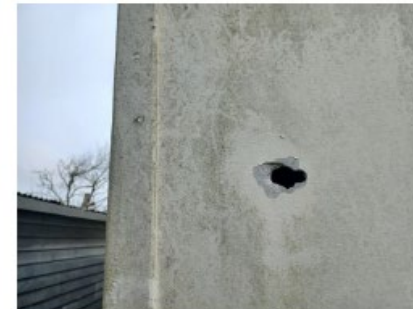
1. North elevation



2. West elevation



7. Missing gully trap cover.



8. Punctured ACM wall cladding.



3. East Elevation



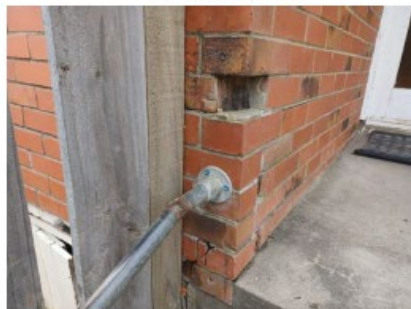
4. South Elevation



9. Rusty roof covering of toilet and kitchen area.
(Addition part of the hall).



10. Flaking paint soffit lining.



5. Damaged brick veneer.



6. Damaged ACM (asbestos containing material)
wall cladding.



11. Hall area roof covering.



12. Rusted and partially repaired roof covering.





Birkdale Hall



13. Lifting of nails to the barge flashing.



14. Loose paint on timber barge board and mould affecting gable board.



19. Malfunctioning bottom door keeper.



20. Malfunctioning top door keeper.



15. ACM (asbestos containing material) switchboard.



16. Cracked ceiling GIB board.



21. Rear views of the hall.



22. Hall ceiling showing steel portal frame.



17. Rangehood not in place.



18. Expired fire extinguisher.



23. Good condition steel portal frame.



24. Front views of the hall.





Birkdale Kauri Kids

- Building in moderate condition – with signs of deterioration and repair required
- Property was in poor condition with the recent refurbishments improving the overall condition of the building
- Improvements completed on ramp, fire exist sign, painted timber windows and aluminum bi-fold door.
- Additional work required to improve condition:
- Building is dated but consistent with age
- Building movement is evident with internal walls cracking and cracking around windows
- No insulation
- Roof and exterior wall cladding to be considered for renewal
- Exterior cladding contains asbestos

To improve the condition of the building asbestos removal, installation of insulation, exterior cladding and roof renewal would be required.





Birkdale Kauri Kids

S/N	Proposed Maintenance Works - within 3 months	Cost Estimate (\$)
1	Repair cracked ACM exterior cladding.	BAU
2	Seal wall cladding pipe penetration.	BAU
3	Proper retaining wall required to protect wall cladding and gulley trap to garden located at front of building.	BAU
4	Timber piles need to be backfilled with suitable materials.	BAU
5	Repair cracked internal wall lining caused by building movement. Current structural condition is consistent with age.	BAU

BAU: Business as usual – and should be picked through regular operational maintenance and Requests for Service

S/N	Proposed Renewal Works - within 3 years	Cost Estimate (\$)
1	Remove the ACM (asbestos containing materials).	180,000
2	Install insulation to ceiling, walls and floor.	8,000
3	Concrete tile roofing need resurfacing work. Surface coating is end of life and requires refurbishing. Mortar joints also worn and need attention.	50,000

Renewal Works:

High level estimates which have not incorporated scoping, professional services, margins and or project management fees.





Birkdale Kauri Kids



1. North elevation



2. West elevation



7. Very worn concrete tile roof cladding.



8. Poor condition concrete tile roof cladding.



3. East Elevation



4. South Elevation



9. ACM (Asbestos Containing Material) wall cladding.



10. Cracked wall cladding.



5. Renewed accessible ramp.



6. Renewed ramp timber barrier.



11. Piles not completely backfilled.



12. Garden soil level filled over cladding and gully trap.





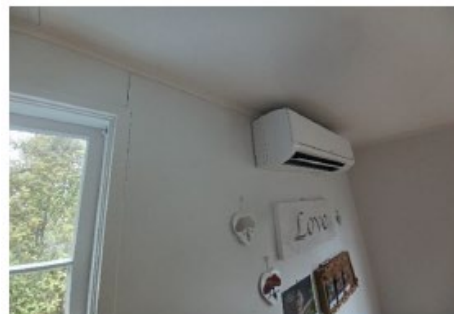
Birkdale Kauri Kids



19. Satisfactory timber trusses.



20. Roof space.



13. Heat pump.



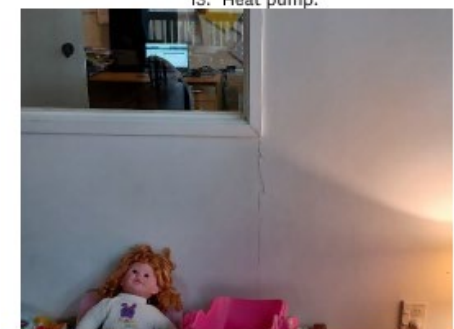
14. Smoke alarm and ceiling access hatch.



21. Views of ceiling lining in roof space. No ceiling insulation in place.



22. Unstrap hot water cylinder.



15. Cracked wall gib board.



16. Cracked wall GIB board.



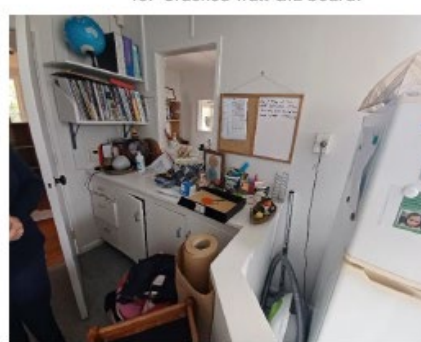
23. Exit sign and recent aluminium bifold door.



24. BWOFF – expired July 2023



17. Refurbished floor covering in toilet.



18. Satisfactory condition kitchen.





Medium Term Option - Renewal

To prolong the life expectancy of both buildings significant renewal works will need to be considered.

The total cost of investment of renewal are:

Description	Amount
Birkdale Hall	\$365,000.00
Birkdale Kauri Kids	\$238,000.00
P&G 15%	\$ 90,000.00
Margins 10%	\$ 60,000.00
Professional Services/ Project Management (15%)	\$ 90,000.00
Total Renewal Investment (High Level Estimate)	\$843,000.00
Not included: Any relocations costs or lost venue income. Replacement of play surface (not investigated by assessment)	\$ 20,000.00





Concept Design

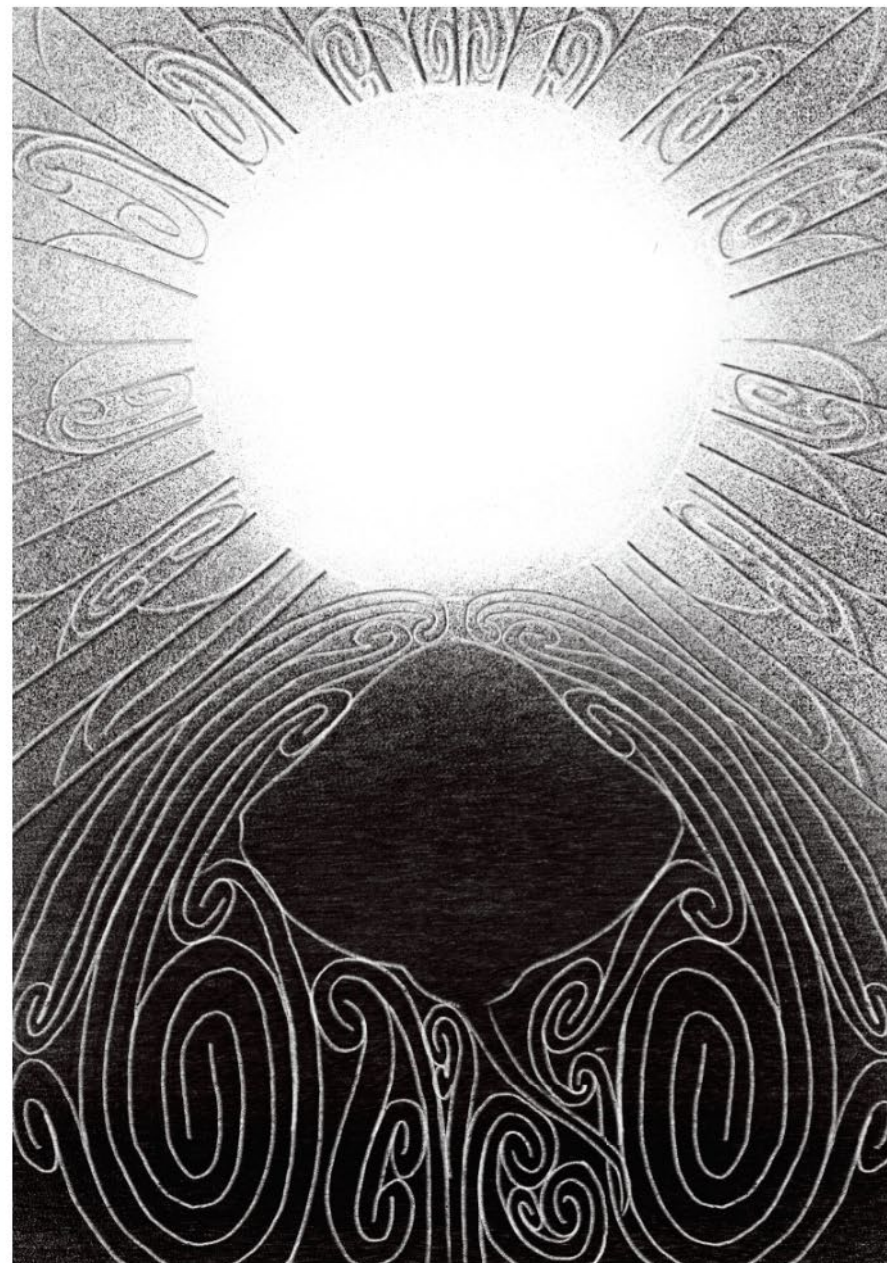
Narrative and Concept Design presented by
TOA Architects & Te Kawerau a Maki

The concept design was presented in May/ June 2022
(Recap – short version of the design)





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





LOCATION PLAN - 1:2500 SCALE @ A3

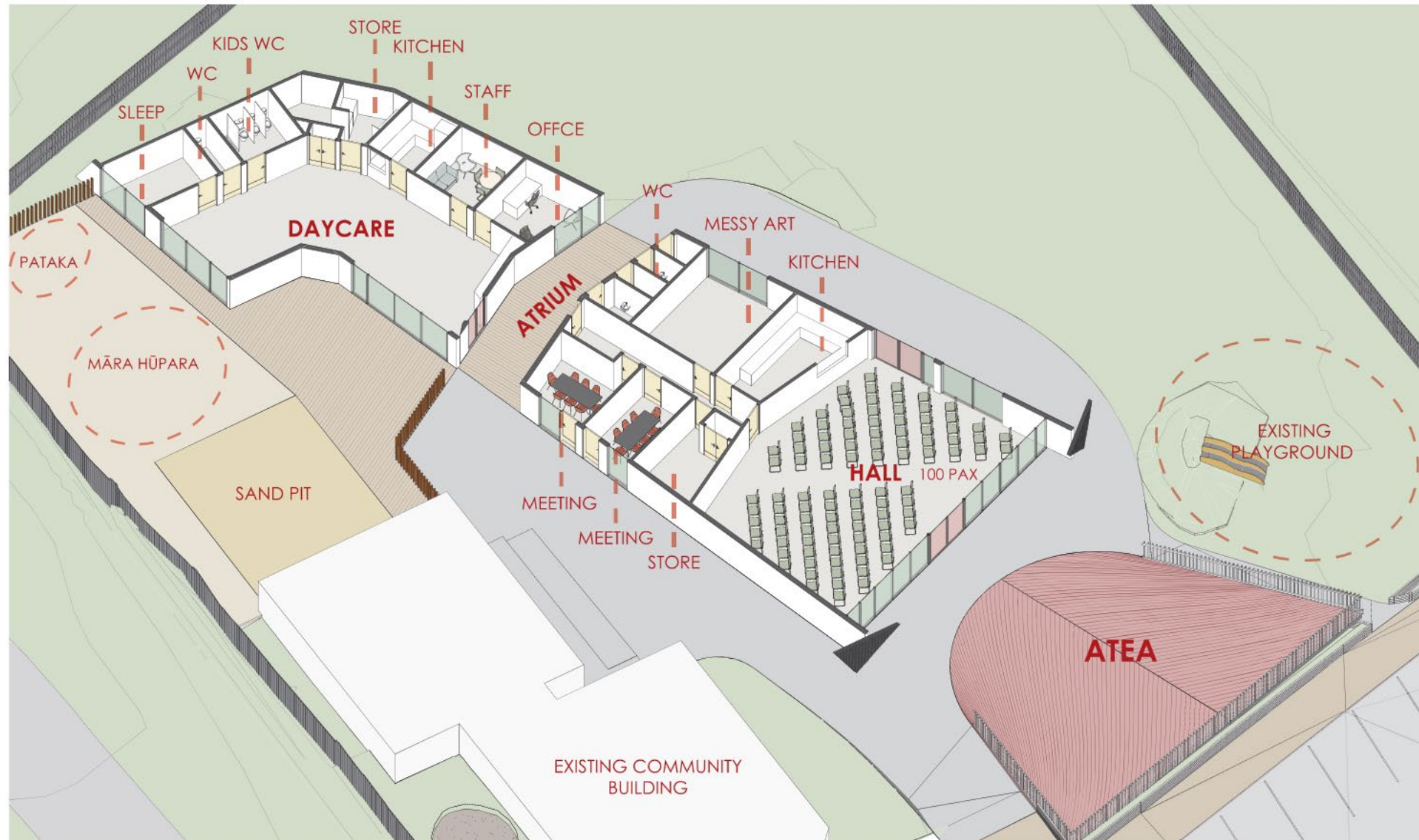




GROUND FLOOR PLAN - 1:200 SCALE @ A3

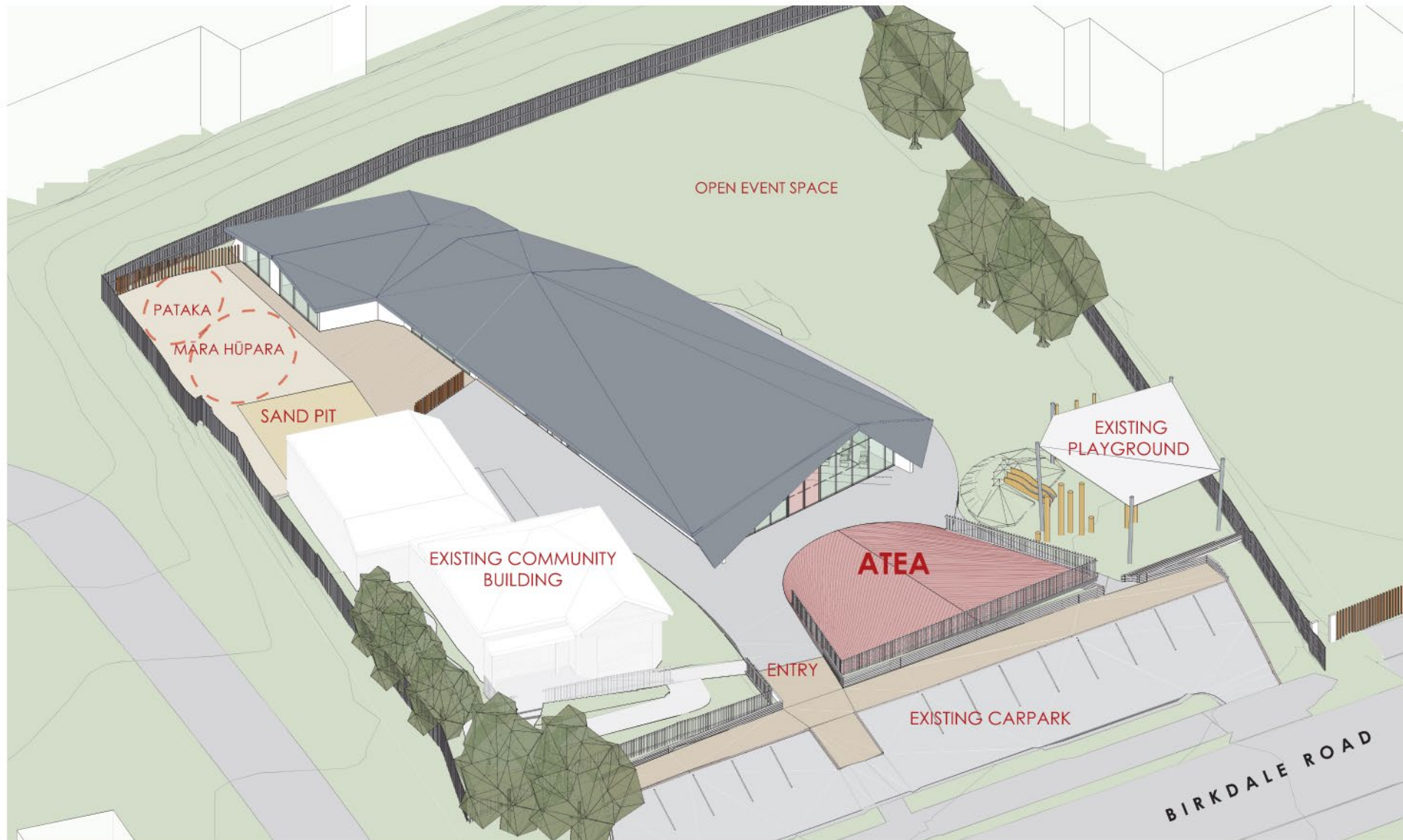


3D VIEW - FLOOR PLAN - OVERALL





3D VIEW - SITE PLAN





Cost Estimate (2022)

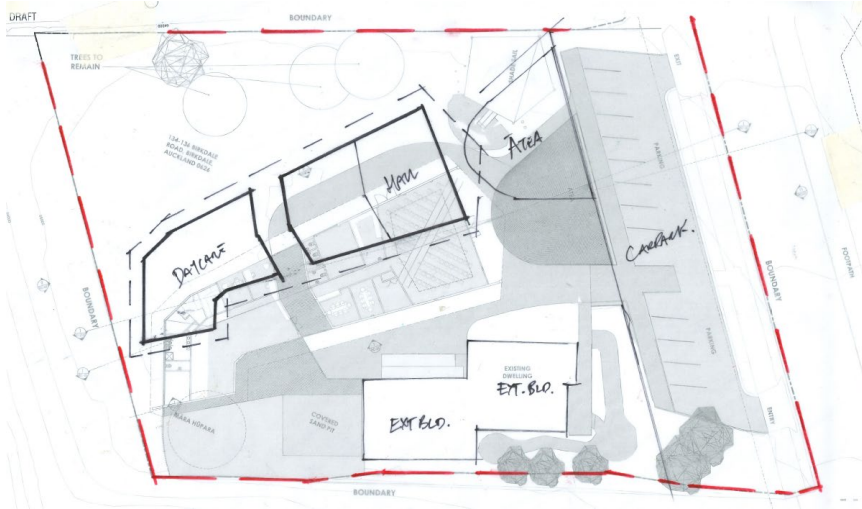
Description	Total in \$
Physical Works Total:	2,258,000
Preliminary and General (15%)	338,800
Sub Total:	2,596,800
Margins 7%	181,800
Construction Total:	2,778,600
Design/ Estimating Contingency (based on concept design) (15%)	416,800
Construction Contingency (20%)	639,100
Sub-total (rounded):	3,834,500
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. The above estimate will need to be updated with the inflation and price increases over the past 12 months.



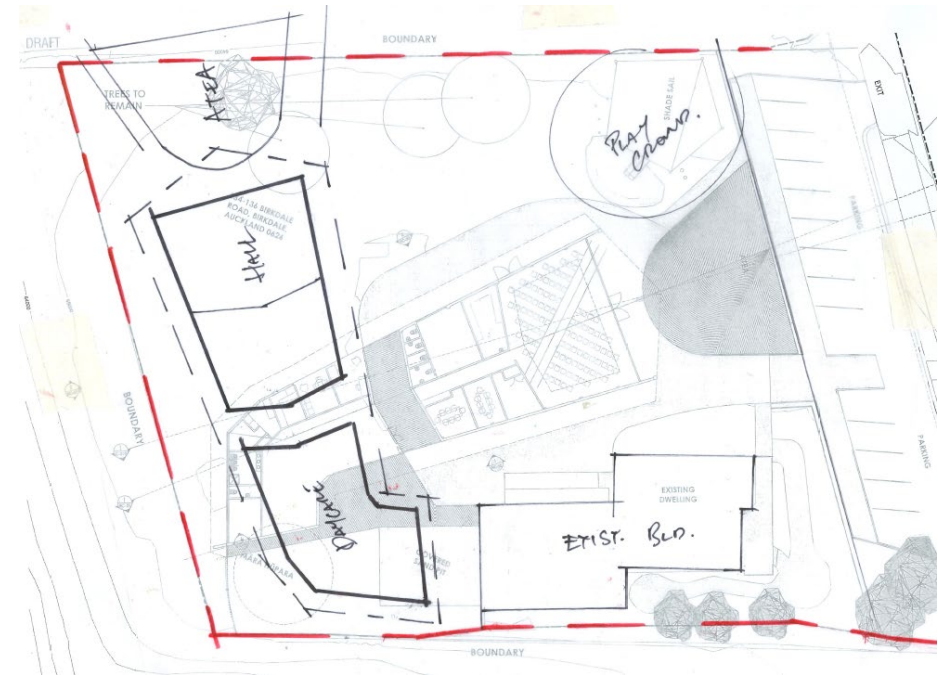
Alternative layout options - Rebuild



Option A – Relocate playground
Remove playground and relocate – Move building axis

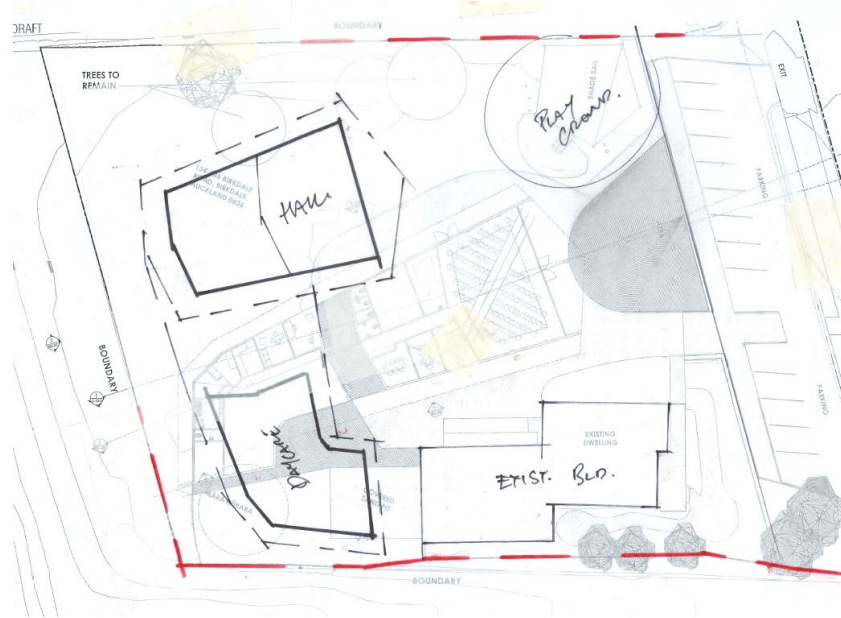
Option B – Rotate building.

This version doesn't work from the narrative/ entry or space for Atea point of view.





Alternative layout options - Rebuild



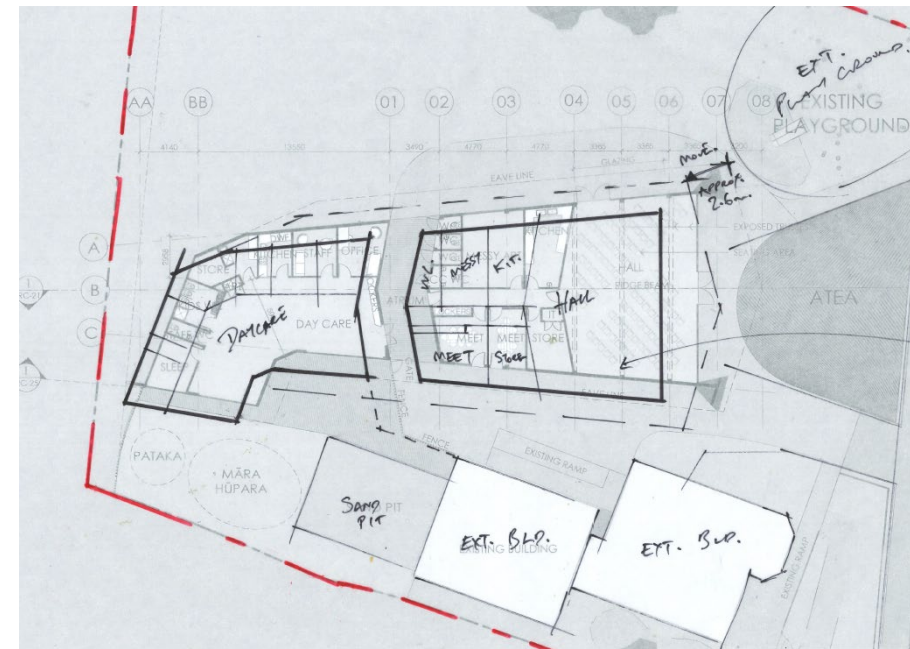
Option C – Redesign

The relationship between the buildings doesn't work and this will be essentially two separate buildings.

Option D – Shrink and Move

Shrink the main hall and drop one meeting room.

Shift the building back and inwards by approx 2.6 metres



These alternative layout options were sketched up by the Architect. These options could be explored if there was a preference for one of these options. No additional design input was sought to limited professional services fees until clear direction is provided.





Risk Adjusted Programme (RAP)

Project ID	Activity Name	Previous + Financial Years FY2021-27 Current Approved Funding
#20207 (FY22-2252)	Birkdale Kauri Kids – renew community facility	\$2,154,710.97
#17516 (FY22-2251)	Birkdale Community Hall Rebuild facility	\$2,180,040.27
	Total:	<u>\$4,334,751.24</u>

The currently approved funding still identifies a shortfall based on the overall estimate (2022) for the rebuild.

The medium-term renewal options would reduce the above funding and risk the funding capacity for the rebuild option.

The bulk of the funding has been allocated to Financial Year 2027.





Risks and mitigations

- **Stakeholder Expectation that Rebuild is proceeding**
- **Climate Change/ Sustainability**
 - ✓ Incorporation of waste minimisation and durable design (Whole of Life Costs)
- **Market Trends and Price Escalations/ Inflation**
 - ✓ Significant contingency have been added to the cost estimate
 - ✓ Estimate need to be updated to reflect most recent inflation
- **Community Engagement**
 - ✓ Collaboration with onsite Stakeholders
 - ✓ Engagement with all user groups
- **Cultural Engagement**
 - ✓ Extensive cultural involvement by TeKawerau A Maki and inclusion of narrative





Next Steps for Rebuild Option

**Direction
required by
Local board**

**Public
Consultation
Revised concept
design**

**Close the loop
on questions
and feedback**

**Business report
Formal Approval of
Design for Rebuild**





Next Steps for Renewal Option

**Direction
required by
Local board**

**Renewal Options
Professional
Service
Engagement**

**Scoping of
Renewal Works**

**Construction
Works**



Thank you

Ngā mihi

Harbourmaster

June 2023

A history of the Harbourmaster



Captain Rough, circa 1880

Portrait of Captain David Rough, first harbourmaster of Auckland, 1880s.
Sir George Grey Special Collections, Auckland Libraries, 661-62



**Captain Andrew Hayton
from 2011 ~**

What does the Harbourmaster do?



Maritime Safety!



- **Maritime Transport Act**
- **Navigable waters (12nm)**
- **3 core areas...**

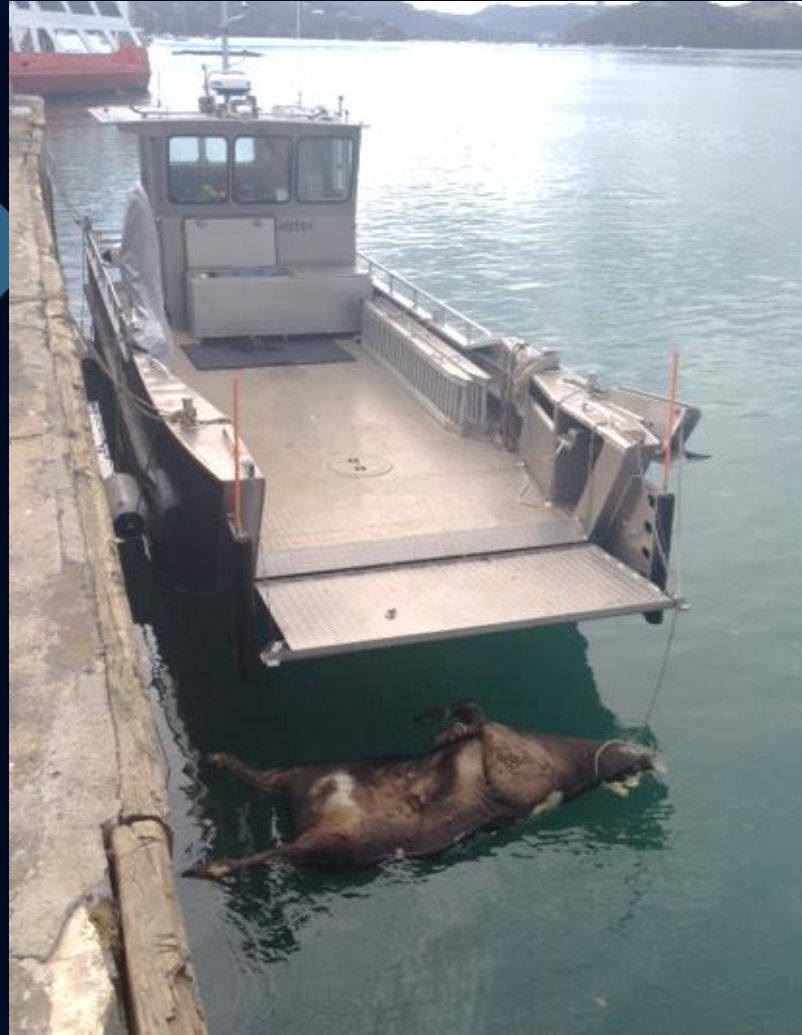
1. Navigation Bylaws



- **Speed**
- **Keep the channel clear**
- **Lifejackets**



- Navigation hazards - all shapes and forms!



• Navigation aids (fixed & electronic)

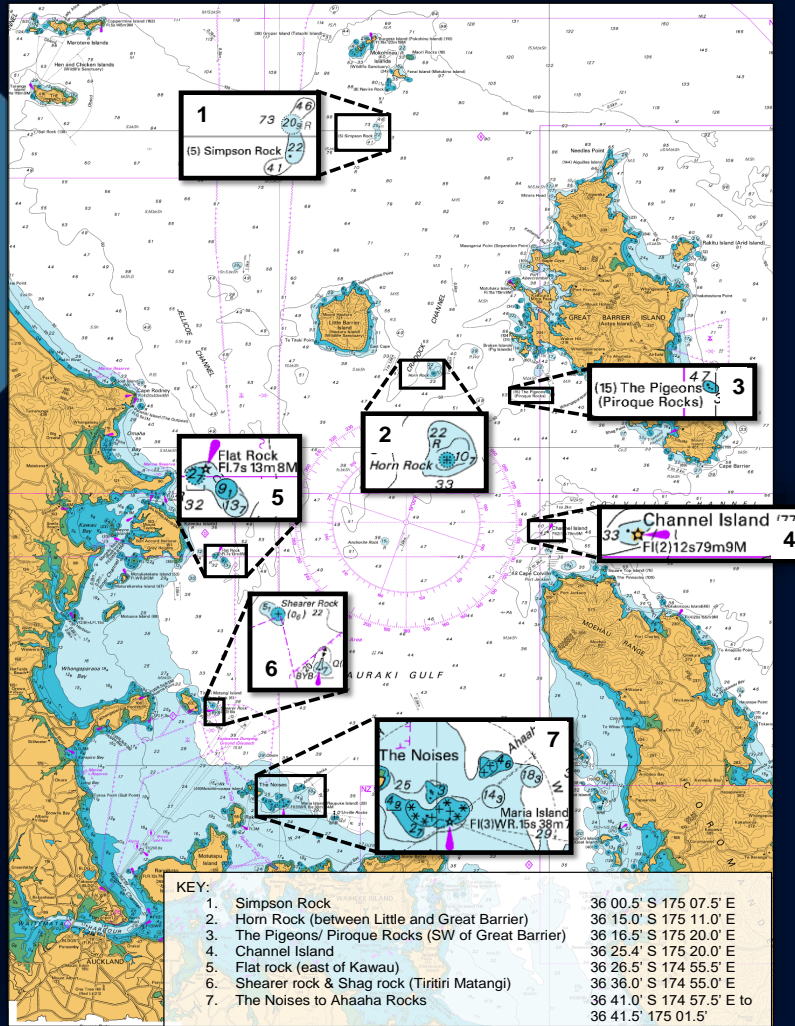


Figure 1: Potential grounding sites in the Hauraki Gulf on the approach to Auckland (LINZ chart# NZ53)

2. Moorings Management

Swing moorings



Pile moorings



??????



- **Over 80 Mooring Zones**

- **Derelict disposal**



3. Marine Oil Spill Response



- **Level of response: Tier 1, 2 or 3**

- **Booming operation**



Let's go there



Any questions?



Let's go there





Let's go there

