



Te Hāroto Marae Redevelopment Summary Scope of Works 2024

CST Project Support Limited GST Number: 142697807

Registered Office DPA Limited, 77 Titiraupenga Street, Taupō, 3330, New Zealand



Recommended Scope of Works - Urupā Access Road

- This access is not well defined or all weather compatible and should be properly formed to allow all weather safe access especially when moving tūpāpaku to their final resting place.
- Subject to satisfactory geotechnical report and surveying, remove existing topsoil.
- Install 4-metre-wide all-weather driveway with appropriate grade metal, shape and compact to provide off road well defined driveway to urupā.
- Allow access for grazing when not in use to minimise maintenance requirements.

Recommended Scope of Works - Urupā

- Urupā Block to be included in the initial survey to accurately identify legal boundaries and state highway carriageway boundaries.
- Engage with Heritage NZ/ Archaeology Hawkes Bay- regarding Heritage requirements for the urupā.
- Consult with NZTA (Waka Kotahi)- State Highway Safety Improvements.
- Support Trustees regarding discussion with neighbouring block owners regarding potential gifting of additional area for urupā.

NOTE: Additional scope cannot be defined at this time until the above are completed



Recommended Scope of Works (Rongopai) 2024

Note: Existing Whare Tipuna roof structure is to remain as untouched as possible, allowing for fixing to new ridge beam.

- Lift Whare Tipuna in situ and re-pile to achieve improved foundations and ventilation. Investigate viability of underfloor insulation while raised.
- Remove existing mahau and replace with new concrete slab/steps including provision for accessible ramps/handrails to the eastern elevation to minimise visual impact on the marae ātea.
- Replace existing front door with a compliant emergency exit door (cannot be a sliding door).
- Remove existing maihi and carvings, refurbish, and reinstate to the new structure.
- A new roof/wall system, steel or timber portal and ridge beam is to be erected over top of the Whare Tipuna to provide necessary bracing/insulation and upgraded services in cavity. Existing historic whare secured to new structure.
- Exterior metal wall cladding, which will be removed, re-insulated and existing timber essential framing remediated as required.
- New exterior corrugated cladding to mirror original look and provide fire cell to nearby structures.
- New spouting and downpipe stormwater system to storage tanks or catch pits to deflect water away from underfloor. Or alternatively to new water tanks to the rear of the site?
- Replace the existing switchboard and all internal wiring. Include additional wall plugs and data cabling.
- Replace existing lighting and upgrade with efficient LED.
- Install smoke heat detection fire system along with emergency lighting and exit signage.
- Query the need for the additional door to comply with means of escape. If this is confirmed as essential, explore options regarding its location.
- New HVAC systems will be installed within Te Rongopai. HVAC systems type and locations minimising the visual impact of the installation both internally and exterior unit.
- New carpet and underlay throughout.

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Improved Overnight sleeping Capacity/Support for Kaumātua

Previous concept planning suggested refurbishment and relocation of the building (Urutomo) to two separate areas.

This building has no records of building consent on council property files nor Code of compliance certificate. Very significant inputs would be required to achieve requirements of building code and District Council consents and would still not meet the expectations of hapū based on feedback received. The former forestry ablution block is very decayed also and would be uneconomic to refurbish.

These buildings to be made safe and removed from site or demolished.

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Recommended Scope of Works (Overnight sleeping Capacity/Support for Kaumātua) 2024

Previous concept design made provision for a new building to the eastern side of Rongopai incorporating paepae and facilities for kaumātua. This is consistent with hapū feedback received and should be mirrored on the western side of Rongopai with an identical size building incorporating haukāinga paepae.

Kaumātua Building

- Approx 70 sqm plus 25 sqm integrated paepae.
- Concrete slab flooring to reduce FFL close to marae ātea level.
- The finished ridgeline apex must be visually lower than Rongopai.
- Kitchenette facilities for kaumātua.
- New exterior corrugated cladding to mirror original look and provide fire cell spread of fire to nearby structures.
- Exit door to rear elevation & accessible ramp.
- Smoke/heat detection fire system along with emergency lighting and exit signage.
- Storage and display area for Hineuru taonga and important artifacts etc.
- HVAC system be installed within. HVAC systems type and locations minimising the visual impact of the installation both internally and exterior unit.
- Single unisex accessible bathroom.
- Efficient led lighting throughout.
- Sufficient power outlets for phone chargers etc.
- Carpet/underlay throughout.

Note: While primary use is for kaumātua this building can double as increased sleeping capacity area during large events

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Haukāinga Support Building

- Approx 70 sqm plus 25 sqm integrated paepae.
- Concrete slab flooring to reduce FFL close to marae ātea level.
- The finished ridgeline apex must be visually lower than Rongopai.
- New exterior corrugated cladding to mirror original look and provide fire cell spread of fire to nearby structures.
- Exit door to rear elevation & accessible ramp.
- Smoke/heat detection fire system along with emergency lighting and exit signage.
- Storage areas for mattresses.
- HVAC system be installed within. HVAC systems type and locations minimising the visual impact of the installation both internally and exterior unit.
- Efficient led lighting throughout.
- Sufficient power outlets for phone chargers etc.
- Carpet/underlay throughout.

While primary use is for haukāinga this building can double as an increased sleeping capacity area during large events.

Sleeping capacity achieved:

- Rongopai = 35 no change from current
- Kaumātua= 30 sleeping
- Haukāinga= 30 Sleeping

Total sleeping capacity with new buildings increased to approximately 95 people overnight

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Recommended Scope of Works Marae Ātea

- Manuhiri/Ope Shelter - Check location aligns directly to new kaumātua room/Paepae - relocate move forward on ātea to ensure this alignment is accurate?
- Install new Waharoa to align directly to Rongopai. Ensure roof pitch is the same as Rongopai.
- Install seating inside Waharoa so that kaumatua and kuia have shelter when gathering to enter marae. Will also have lighting for safety.
- Upgrade historic bell tower under archaeologist and whānau guidance as to best location and structure.
- Install new fencing to marae ātea perimeter, consider previous concepts and hapū feedback maybe a mixture of designs and should incorporate side gates. Exact location and design to be confirmed during the design process. Fence design to consider noise, wind and visual barriers to marae ātea.
- Fencing could also consider solar lighting or similar and security camera



Recommended Scope of Works Wharekai Piriwiritua

- Any specific items of cultural significance or reusable kitchen equipment including solar power systems be carefully removed for later reuse.
- The existing building will be demolished and materials removed to a location approved by Trustees and whānau guidance.
- That a new single level Wharekai of equivalent dining space be constructed incorporating a main dining room of approx. 320 m sq. seated capacity not less than 257 occupants.
- In addition to the above new building to incorporate a full commercial kitchen designed in consultation with haukāinga and incorporating storage areas for food, crockery cutlery etc.
- New building to incorporate lean to roof overlooking marae ātea similar to current.
- New building to incorporate lean to roof area to rear incorporating food preparation/ delivery areas and cool store facilities.
- Internal area that may be set aside with partitions for office and or lounge areas which could also double as further overflow sleeping for very large events.
- Concrete slab flooring to reduce FFL close to marae ātea level.
- The finished ridgeline apex must be visually lower than Rongopai.
- Smoke/heat detection fire system along with emergency lighting and exit signage.
- The HVAC system will be installed within Piriwiritua. HVAC systems type and locations minimising the visual impact of the installation both internally and exterior units.
- Sufficient Electrical and data outlets throughout to facilitate devices.
- Efficient lighting systems throughout.
- The new building will exclude wharepaku and showers etc. These will move to new segregated wharepaku so the actual building footprint may be smaller than existing.
- Warm, dry, practical buildings with sufficient storage that is easy to clean, is of highest consideration

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Recommended Scope of Works Wharepaku & Laundry Facilities

- New segregated wharepaku/laundry building built to the southern end of new Wharekai (near neighbouring house).
- Must include accessible bathroom facilities and potentially family bathrooms with tamariki changing facilities.
- Likely on concrete slab to minimise the need for access ramps etc.
- Must include continuous flow hot water heating.
- Must include cleaners facilities and storage of cleaning equipment.
- Must include high efficiency tapware and potentially timed shower head hardware to preserve water consumption.
- Laundry room with separate entrance including storage shelving for linen etc.
- Commercial washer and dryer facilities.
- Consider a maximum occupant loading of 95 people sleeping overnight.
- Consider daytime occupancy of up to 250 people seated for daytime hui and events.
- Separate new manuhiri bathroom facility outside the marae perimeter to protect tikanga and kawa. Could potentially be two unisex toilets. Must include accessible facilities in at least one unit. It should be of robust design and consider that these will always be unlocked so will need to think about vandalism and be easy to clean. Location to be confirmed during the design process but could be located near the eastern corner of the ātea fence with a modest fence made of pōnga.
- Consider offsite or modular construction and could these be constructed before existing is decommissioned to minimise downtime for the marae.

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Recommended Scope of Works- Parking Layout

Subject to survey and favorable geotechnical report:

- Remove the topsoil to all designated parking areas.
- Install suitable hardfill aggregate to manuhiri and haukāinga parking areas, subsoil drainage if required. Shape and compact to provide hard all-weather parking and emergency service hardstand access.
- Install new porous paving to accessible designated car parking.
- Install directional signage to inform all entering marae of where to park.
- Install clear accessible parking signage.
- Install no parking signage for designated emergency service access.
- Install floodlighting for the safety of haukāinga and manuhiri.

Other Site Amenities & Considerations

- **New covered pedestrian walkway** behind new kaumātua building connecting all sleeping areas to new wharepaku. Should include safety lighting and consider slippery surfaces during winter.

- **Marae Capacity**

Infrastructure and specified systems are to be based on the capacity below noting the marae is not in use every day and, even when completed, is unlikely to not be used every day.

- ❖ Rongopai = 35 sleeping no change from current
- ❖ New Kaumātua Whare= 30 sleeping
- ❖ New Haukāinga Whare= 30 Sleeping

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Total sleeping capacity with new buildings increased to approx. 95 people overnight.

New Wharekai 250 Occupants seated (approx. 320 sq. m dining area)

Estimated frequency of use (when development completed)

- ❖ Approx 2 occasions per month overnight use.
- ❖ Approx 3-4 large daytime occasions per month. (eg 100 plus)
- ❖ Approx 3-4 small daytime occasions per month (eg Meetings)

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Addendum

We have taken a considered approach to acknowledge the past and present whānau mahi to get the Marae to where it is today.

The current redevelopment plan is a continuation of that deep connection to the marae. The plan would certainly not be successful without the engagement and participation of whānau and Trustees and listening to ideas and aspirations.

While we cannot realistically use every idea, there are some very common themes which have come through the engagement process which we have tried to incorporate into this scope of work.

The following pages are actual examples of the whānau feedback we have used to contribute to this scope of works.

It is very timely to acknowledge and thank all participants for your guidance and input.

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