

Outline Scope of Works

STAGE 1

1.0 Piriwiritua (Whare Kai)

- A. Construct new single level wharekai of equivalent dining space. be constructed incorporating a main dining room of approx. 320m2. Seated capacity no less than 257 occupants (existing 480m2 Including kitchen and storage area).
- B. Allow for operable walls to split the wharekai in smaller areas, keeping access to kitchen
- C. Items of cultural significance and/or reusable kitchen equipment including solar power systems to be carefully removed for later reuse/reinstated
- D. Demolish existing building and remove materials to a location approved by Trustees with whānau guidance
- E. New full commercial kitchen
- F. New lean to roof area, incorporating food preparation/ delivery areas and cool store facilities
- G. Concrete slab flooring to reduce FFL close to marae ātea level
- H. New Smoke/heat detection fire system with emergency lighting and exit signage
- I. New HVAC system
- J. New lighting system

2.0 Site & Infrastructure Works

- A. New Waharoa
- B. Fence to Atea
- C. Upgrade historic bell tower under archaeologist and whānau guidance as to best location and structure
- D. New part paving to Atea
- E. New water tanks and pump size and location to be confirm. sprinkler requirements TBC, plus standby generator
- F. New effluent system
- G. New stormwater
- H. New electrical system
- I. Reuse existing solar panels
- J. New roading & carparking trafficable in all weather conditions (Part of Stage 2 scope)

3.0 Wharepaku and Laundry Facilities

- A. New Wharepaku (toilets + showers) /laundry building - Maximum occupant loading of 95 people sleeping overnight  
Maximum 250 people daytime/event occupancy
- B. Female / Male toilets +accessible toilets
- C. Accessible + family bathrooms with changing facilities
- D. Cleaners/storage room
- E. Laundry room with commercial washer and dryer facilities
- F. New seperate manuhiri wharepaku outside marae fence.

STAGE 2

4.0 Rongopai (Tipuna Whare)

- A. Create new emergency egress to rear of building (recognising Heritage classification of building)
- B. Replace existing cladding
- C. Currently no guttering - review options for new or upgrading perimeter concrete
- D. New accessible path ramp and level entrance to rear of building (emergency and accessible only)
- E. Hood flashings to both Amo to prevent damage
- F. Flashings to top of both Maihi to prevent damage
- G. Repair & repaint to fascia/bargeboards
- H. Upgrade Fire Protection
- I. Upgrade switchboard
- J. Upgrade lighting
- K. Upgrade HVAC
- L. Seismic strengthening upgrades
- M. Reclad external roofing and wall cladding
- N. Allow for new foundations + deck



5.0 New Kaumatua Building

- A. New Building
- B. Construction to the southern side of Te Rongopai to house visitors
- C. Integrated paepae as extension to face to Atea, for Kaumatua Kau korero
- D. Approx 70 m² with integrated shelter to face Atea
- E. The finished ridgeline apex must be visually lower than Rongopai
- F. Kitchenette facilities for kaumatua
- G. New exterior corrugated cladding to mirror original look and provide fire cell spread of fire to nearby structures
- H. Exit door to rear elevation & accessible ramp
- I. Sufficient power outlets for phone chargers
- J. Storage and display area for Hineuru taonga and important artifacts etc.
- K. Single unisex accessible bathroom with shower
- L. Sleep 30 people
- M. New Smoke/heat detection fire system with emergency lighting and exit signage
- N. New HVAC system
- O. New lighting system

6.0 New Haukainga Building

- A. New Building
- B. Construction to the southern side of Te Rongopai to house visitors.
- C. Integrated paepae as extension to face to Atea
- D. Approx 70 m² with integrated shelter to face Atea
- E. The finished ridgeline apex must be visually lower than Rongopai
- F. Matress store
- G. New exterior corrugated cladding to mirror original look and provide fire cell spread of fire to nearby structures
- H. Exit door to rear elevation & accessible ramp
- I. Sufficient power outlets for phone chargers
- J. Sleep 30 people
- K. New Smoke/heat detection fire system with emergency lighting and exit signage
- L. New HVAC system
- M. New lighting system

7.0 Assumptions

- A. New Manuhiri shelter/paepae has been positioned based on whanau feedback and PM advice. 20m spacing from the haukainga building has been based on similar projects.
- B. Existing monument in Atea to remain. Protect during construction. Current location shown indicatively
- C. Suggest ramp to rear as apposed to front. Working to the level changes from ground to the support buildings will detract from the whare frontage
- D. Bore position is shown indicatively from site photos. Bore was not marked in the survey file

LEGEND

- Stage 1 - New builings
- Stage 2 - Existing
- Stage 2 - New buildings
- Canopy
- Carpark (Total = 67)
- Existing plating
- New planting

1 Proposed Ground Floor  
A102 SCAL 1 : 500  
E