

Barry Brickell Memorial stage update and out of cycle budget request

TO	Coromandel-Colville Community Board
FROM	Ross Ashby - Project Manager
DATE	19 March 2018
SUBJECT	Barry Brickell Memorial stage update and out of cycle budget request

1 Purpose of Report

The purpose of this report is to request an out of cycle budget approval and to provide an update on the Barry Brickell Memorial Stage Project covering:

- Project Scope
- Updated Project Estimate
- Endorsement to lodge resource consent
- Estimated project timeline

2 Background

The Coromandel Colville Community Board included a budget in the 2015-2025 Long Term Plan of \$41,981 for the Barry Brickell Memorial Performance Stage Project. This was an estimate based on the project concept.

Detailed design and costings have now been undertaken. The following is the project scope:

- 6m diameter concrete performance stage, sitting 0.72m above ground level, located at the north eastern corner of Hauraki Reserve.
- 5 Galvanised steel powder coated poles of same length supporting a shade sail. The Shade sail will be attached to the poles at various heights to give the sail an interesting elevation, with the rear pole attachment lower at the back of the stage.
- The stage is located on TCDC owned recreation reserve 230 Kapanga Road, with recreation Passive Zone and Historic Heritage Area zone as identified in the District Plan.
- The stage will have the ability to plug performance equipment in for events. It will also have remote control LED lighting inlaid into the floor. Power will be metered and drawn from Hauraki House.
- Resource consent is required because the shade sail and poles are over 1.5m height) to be built within the historic heritage overlay zone.
- Heritage New Zealand support the development, as the effects on the heritage building of Hauraki House are minor.

3 Issue

The detailed design and cost estimates for the current project scope exceed the project budget by \$55,229 without, and \$60,397 including spot lighting.

4 Discussion

The project scope has been refined in consultation with:

- The Coromandel-Colville Community Board
- The Driving Creek Railway Trust
- Rob Architects
- Llandem Consulting Engineers

- Coromandel Electrical
- Hauraki House Committee
- Heritage New Zealand
- Dave Williams - Patukirikiri Iwi
- Awnings and Covers Ltd
- Williams Landscaping Ltd

The updated Project Budget estimate is as follows:

Item	Description	Total
1	Preliminary and General	
1.1	Design/Consultation	\$9,500
1.2	Resource Consent Application Processing Fees	\$1,700
1.3	Independent Commissioner	\$1,500*
1.4	Heritage Assessment	\$2,670
1.5	Test Dig	\$300
2	Stage	
2.1	Shade Canopy and Poles	\$10,177
2.2	Concrete Stage (Includes Labour)	\$50,000**
2.3	Electrical <ul style="list-style-type: none"> • Includes power box, Led lights, remote • Spot lights 	\$8,046 (\$5,168)
3	Project Management	
3.1	Internal	\$1,282
3.2	Construction	\$3,198
	Total	\$88,373
4	Contingency 10%	\$8,837
5	Total	\$97,210.3 or (with spot lights) \$102,378
6	Budget	\$41,981
8	<i>Difference</i>	\$55,229.3 Or <i>(with spot lights) \$60,397</i>
<p>* Cost Share commissioner with Coromandel hall. ** This is a provisional sum based on estimate from local contractors, final construction cost will depend on tender process; however estimate is on the conservative side. Note also 10% project contingency.</p>		

The scope has been refined by the community as the project progressed through to detailed design stage, in order to achieve the project objectives, as a high quality usable community asset. It is therefore suggested that the Board recommend to Council to approve the use of Coromandel-Colville's retained earnings to match project budget estimates. At the time of writing, Coromandel-Colville's retained earnings are approximately \$200,000.

The resource consent has been compiled and is ready for lodgement with an estimated timeline as follows:

- Resource Consent outcome April 2018;
- Construction May-June 2018

Suggested Resolution(s)

That the Coromandel-Colville Community Board:

1. Receives the 'Barry Brickell Memorial stage update and out of cycle budget request'

report, dated 19 March 2018.

2. Approves the scope of the Barry Brickell Memorial Stage project as set out in the report to the Coromandel-Colville Community Board meeting held on 10th April 2018.
3. Approves lodgement of the resource consent for the project, subject to Council approval.
4. Recommends to the Thames-Coromandel District Council that it approves out of cycle budget from the Coromandel-Colville's retained earnings of \$55,229 to fund the budget shortfall.

or

5. Recommends to the Thames-Coromandel District Council that it approves out of cycle budget from the Coromandel-Colville's retained earnings of \$60,397 to fund the budget shortfall.

References-Tabled/Agenda Attachments

Attachment A *Detailed Stage Design and Location*

Attachment A



1 Site Aerial
CD1 Scale: 1:500

SEC 24 BLK VI COROMANDEL SD

Recreation Passive Zone.
Historic Heritage Area.
Defended Flood Area.

The stage is considered as a Public Amenity.

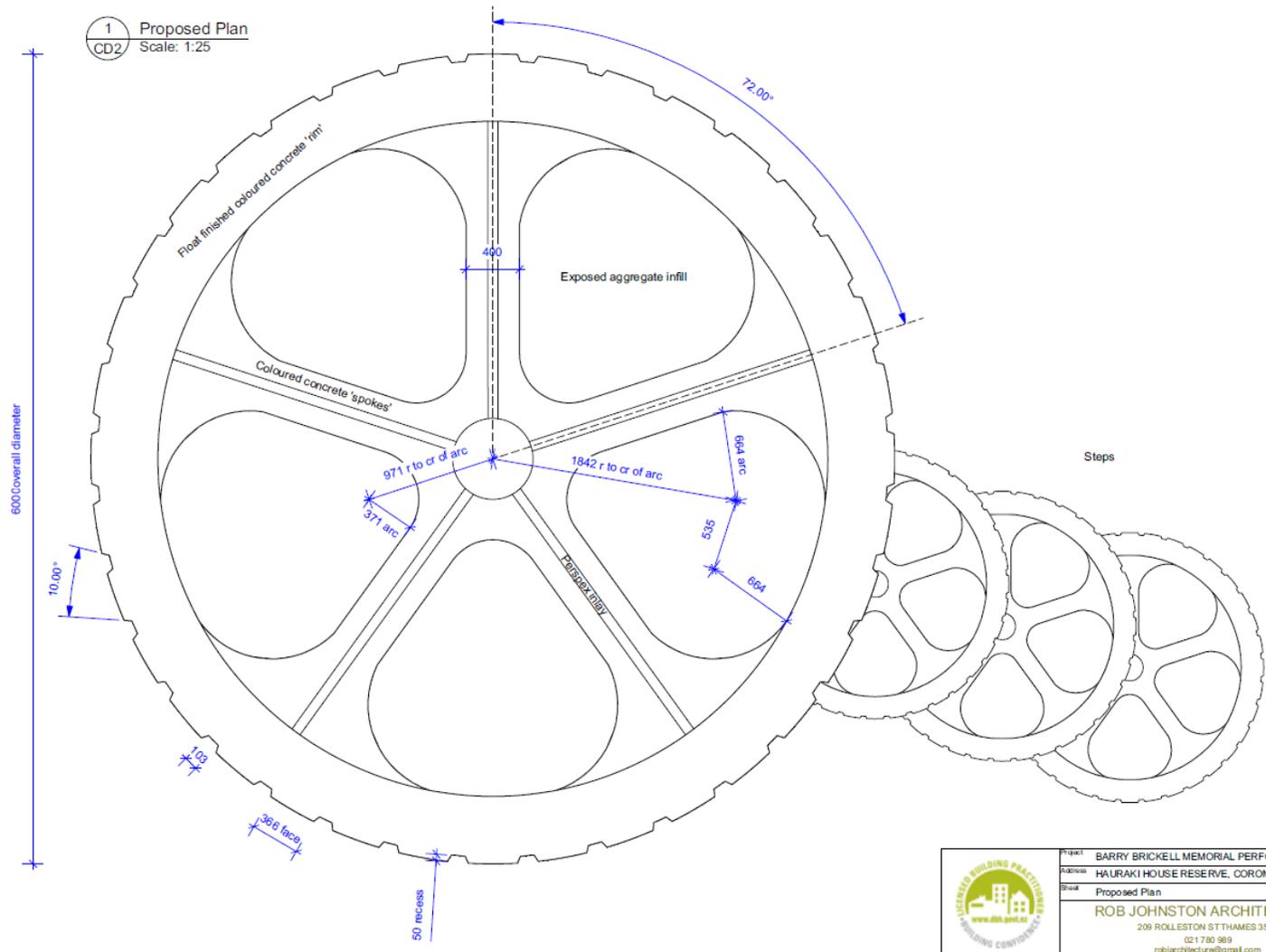
It is a Permitted Activity if it is in compliance with:
5m yard and other yards, excluding public amenities.
6m maximum building height.
3m maximum height of public amenities in the front yard.
2m/45 recession planes.
15% maximum allowable cover.

The canopy and poles to support the canopy are considered to be a building as per the definition as they are structure > 1.5m high.

Section 31 Historic Heritage Overlay applies.
S31.6 R10 - new buildings are a Discretionary Activity.



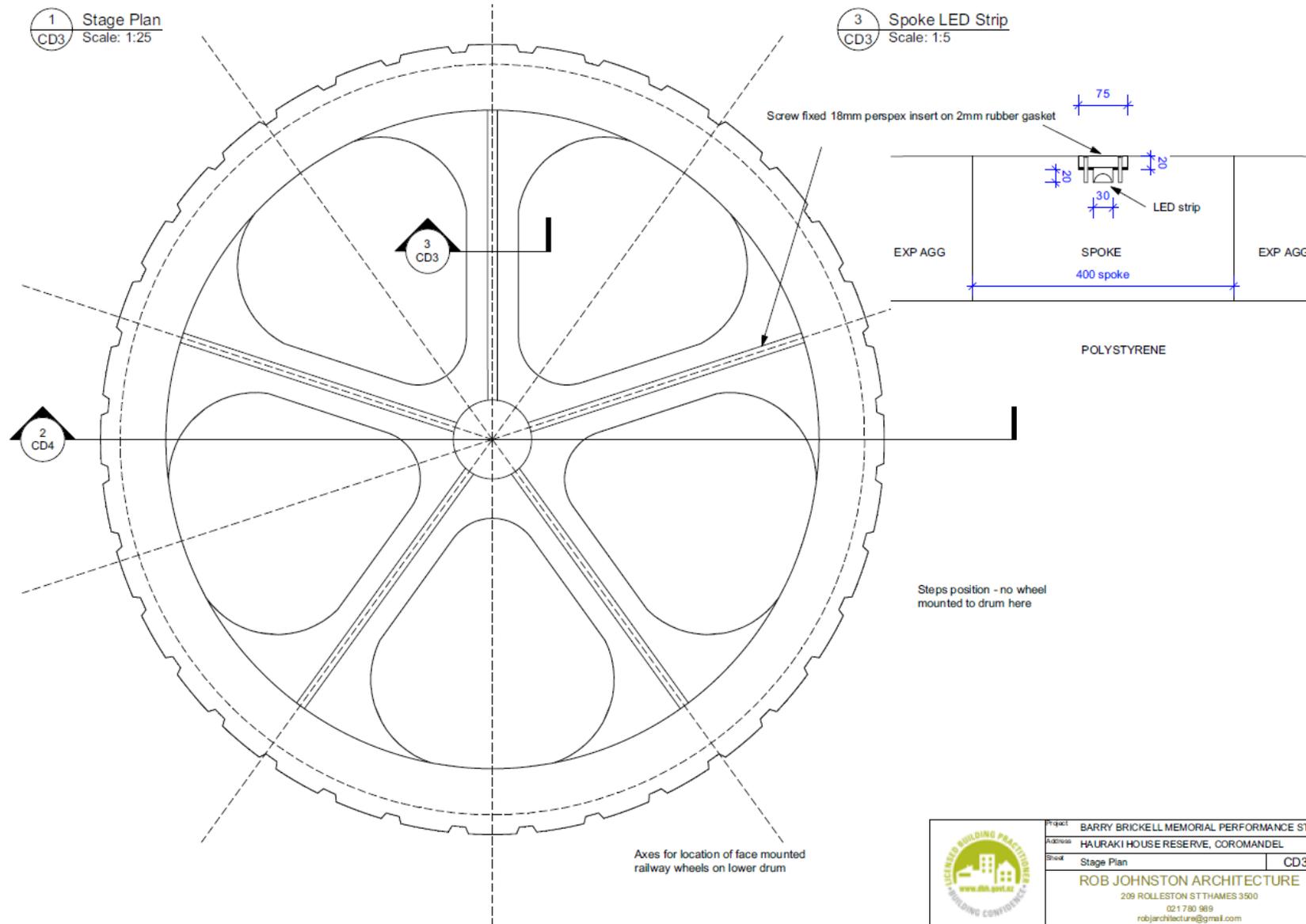
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	Address	HAURAKI HOUSE RESERVE, COROMANDEL	
	Sheet	Site Plan	CD1
	ROB JOHNSTON ARCHITECTURE 209 ROLLESTON ST THAMES 3500 021 780 9189 robjarchitecture@gmail.com		



	Project	BARRY BRICKELL MEMORIAL PERFORMANCE STAGE	
	Address	HAURAKI HOUSE RESERVE, COROMANDEL	
	Block	Proposed Plan	CD2
	ROB JOHNSTON ARCHITECTURE 209 ROLLESTON ST THAMES 3500 021 780 989 robjarchitecture@gmail.com		

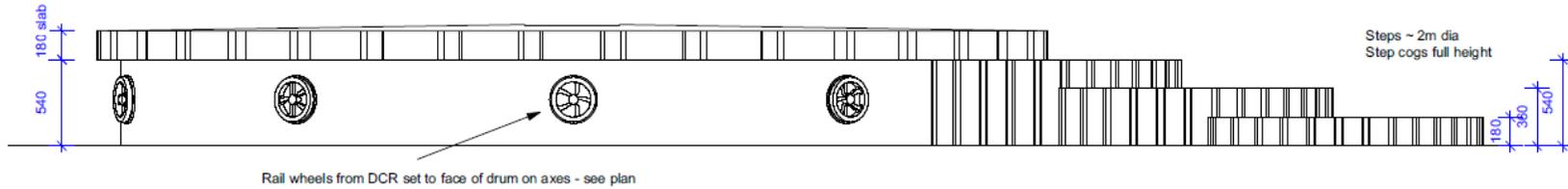
1 Stage Plan
CD3 Scale: 1:25

3 Spoke LED Strip
CD3 Scale: 1:5

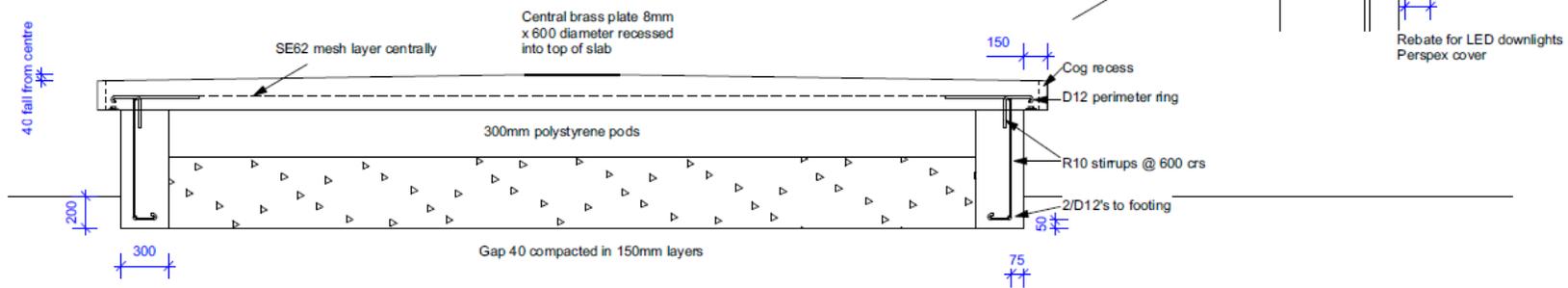


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	Address	HAURAKI HOUSE RESERVE, COROMANDEL	
	Sheet	Stage Plan	CD3
	ROB JOHNSTON ARCHITECTURE 209 ROLLESTON ST THAMES 3500 021 780 989 robjarchitecture@gmail.com		

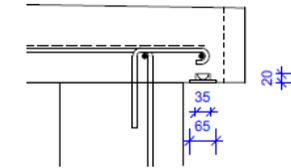
1 Elevation
CD4 Scale: 1:25



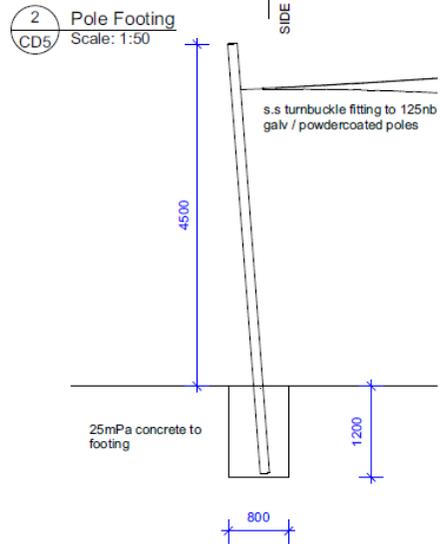
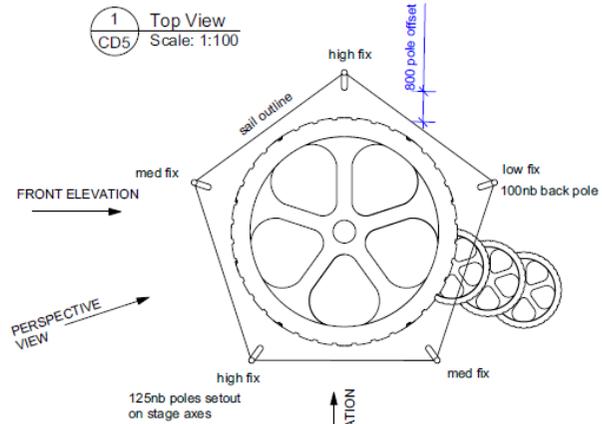
2 Section
CD4 Scale: 1:25



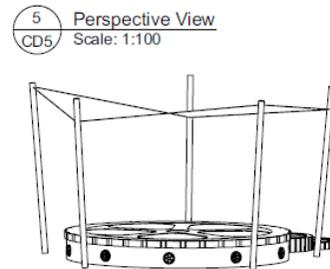
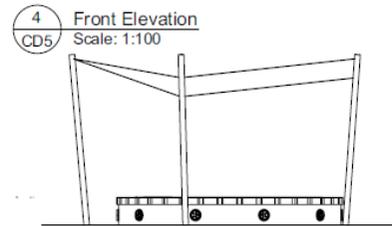
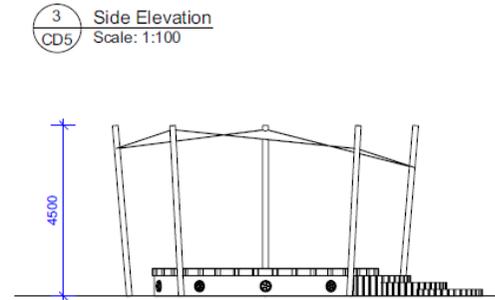
3 Edge Section
CD4 Scale: 1:10



	Project	BARRY BRICKELL MEMORIAL PERFORMANCE STAGE	
	Address	HAURAKI HOUSE RESERVE, COROMANDEL	
	Sheet	Elevation and Section	CD4
ROB JOHNSTON ARCHITECTURE 209 ROLLESTON ST THAMES 3500 021 790 989 robjarchitecture@gmail.com			



Sail fixing points at different heights (high, med, low) impart multidirectional twist to sail



	Project	BARRY BRICKELL MEMORIAL PERFORMANCE STAGE	
	Address	HAURAKI HOUSE RESERVE, COROMANDEL	
	Sheet	Sail and Poles	CD5
	ROB JOHNSTON ARCHITECTURE 209 ROLLESTON ST THAMES 3500 021 730 9389 robjarchitecture@gmail.com		