

The Colville Project Trust

ARCHITECTURAL/ENGINEERING DESIGN SERVICES

PROGRAMME

*Project : Design of the Wellbeing and Education Centre and Land
Management Plan of The Colville Project*

Purpose:

This program intends to give a detailed description of The Colville Project Trust's aspirations, needs, requirements and concept design. The starting point of this programme has been developed by Beca in 2019 in a concept plan.

Reference Key:

TCP means **The Colville Project**

TCPT means **The Colville Project Trust**

The Owner means **The Colville Project Trust**

The Client means **The Colville Project Trust**

Tenderers means **the team, the candidate, the applicant of this tender**

The Clinic means **an area** of the Wellbeing and Education Centre that is designed to be used by a range of health and wellbeing professionals

Communities means **the wider TCP communities** (e.g. people of the Northern Coromandel Peninsula, Iwi, service providers, other users and stakeholders)

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1. INTRODUCTION

The Colville Project is an innovative community led project which responds to community needs and aspirations.

VISION

The Northern Coromandel Peninsula is a thriving place to live, work and play across your lifespan.

PURPOSE

Ensure the ongoing wellbeing of the Northern Coromandel Peninsula community to support a strong circular economy.

VALUES

Innovation and Responsiveness:

We embrace open-minded solutions and engage with new opportunities

Sustainable Environments:

We have positive and enduring social, economic and ecological impact

Community Focused:

We build authentic relationships with our local and wider communities

Integrity:

Our actions are ethical, transparent, and align with Te Tiriti o Waitangi.

Alongside with the above values the following are vital for TCPT:

- The design fits within a permaculture framework.
- The development phases utilise local skills and knowledge and provide opportunities to grow local employment.
- TCP development experience contributes meaningfully to collective understandings about such developments, which may include testing new ways of looking at things and involving research programmes.
- TCP can be seen as a model for other small rural communities.

PROJECT STAGES

The project has four proposed stages:

 <p>Stage 1 Wellbeing & Education Centre</p>	 <p>Stage 2 Accommodation options for the elderly and those needing supported living/care; and for visiting professionals and students</p>	 <p>Stage 3 Youth recreational facilities and skills training</p>	 <p>Stage 4 Housing for families wanting to live and work in the area</p>
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SCOPE OF THE TENDER

Our community has advised of their wish that the construction of the Wellbeing and Education Centre is the first stage to be progressed. This centre is designed to house current available services and allow for the expansion of these including providing opportunity for other services and enabling opportunities for collaboration.

This tender includes in its scope:

- i. an overall land management plan for the property, incorporating allowances for all four stages of the project (see above) as sketches.
- ii. the preliminary design of the Wellbeing and Education Centre as defined in the existing Beca concept plan. (see further information below).

Land Management Plan

It is the wish of TCPT that the resource consent process include broad site planning for the total project development.

This should include consideration of the housing/accommodation options reflected in the four-stages, but not reflected in the Beca concept plan. TCPT would like to see consideration of the number and location of these facilities, up to 10 'units' (mainly targeting families wanting to live and work in the area and those working permanently on site).

TCPT also requires consideration of the proposed recreation areas (e.g. walking tracks, community gardens and orchards, bike track).

A further facility not mentioned in any of the stages, is the existing Colville Harbour Care Nursery, operated by Colville Junction/CSSC. It is envisaged that this nursery will relocate to the TCP site, which will allow for growth of the nursery. It is envisaged that the nursery will be an important resource for the revegetation of the property/landscaping.

TCPT recognises from their informal conversation with Iwi representatives, that there may be sites of cultural significance/sensitivity that may need to be considered in the development of the Land Management Plan. Tenderers need to be aware that their proposed Land Management Plan is subject to changes following consultation with Iwi.

Incorporating all four stages into the land management plan will support a streamlined, efficient and forward-thinking resource application process and allow for development of the next stages in future years.

Wellbeing and Education Centre

In variation from the four stages of the project as defined by TCPT, the Beca concept design defines the Wellbeing and Education Centre as including:

1. 'Spaces' for health professionals
2. "Video conference"/media space, education learning/workshop spaces and office areas
3. A 'Community House' (multifunctional overnight sleep spaces, shared "Kitchen" and "laundry" areas)
4. A "Community Building" (Library, Opportunity shop, services...)
5. Other flexible accommodation units (Stage 2 of TCP)
6. Storage
7. Technical Zone
8. Possible Community Garden
9. Possible Nursery (CHC)

WELL BEING AND EDUCATION CENTER =



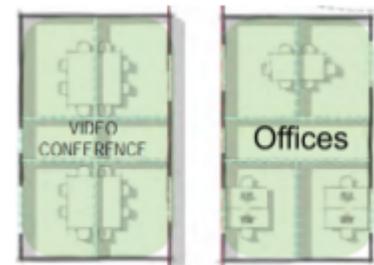
These areas are the minimum required. This tender doesn't limit the scope of the Wellbeing and Education Centre. Tenderers can propose other uses that fit with the TCP aspirations and that may be seen to be missing in the concept design.

It is noted that existing concept design is an interpretation of the first stage of the project's needs and aspirations. The way that the facilities are displayed in the concept design (eg: creating separated buildings for different purposes) is one option amongst others. Tenderers are able to present another interpretation of it.

Further consideration should be given to the provision of storage, a technical zone, maintenance buildings, and community garden space/s. See also: 4 Key Concepts, Facility Spatial Aspirations (below).

On the Beca concept plan, there is an area called "The Clinic" which suggests a targeted medical centre. However, the aim of this facility is that it's flexible in its use and will provide space for a variety of service providers at any one time (eg: counsellors, masseuse, doctors, nurses, paramedics, rural nursing, osteopath, acupuncture and other health professionals).

The spaces shown in green on the concept map are designed to be flexible in use, with some areas being used permanently by social providers and community development providers including Colville Junction/CSSC who will be a permanent tenant. Other areas will be flexible and able to be used by community, educational providers



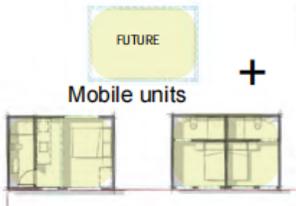
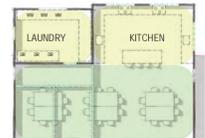
(for courses), and other services/business. The size of the space needs to be flexible (eg: retractable walls).

The video conference centre has been designed for educational purposes and will be available for bigger gatherings/hui. It is desired that the space is flexible so that it can be used as smaller private meeting/education/break-out spaces, and also be able to be used as a large open space for bigger groups/hui. With this in mind, it may also be able to accommodate marae-style sleeping.



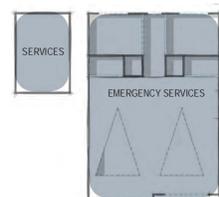
The yellow area is called ‘housing’ but is not residential. It represents a flexible place to stay overnight for staff, that could be utilised by trainees/students, visiting professionals, those needing respite or palliative care and their carers (this is not a defined list).

Adjacent to this area, the plan shows a laundry and kitchen area. In this concept design both the laundry and kitchen areas are designed as community spaces that can be utilized by people staying in any of the different accommodation options, as well as by the professionals and other services providers on-site.

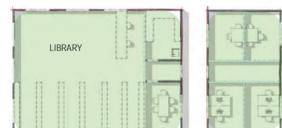


The concept plan also shows some smaller freestanding accommodation units. These units are designed to be flexible in their use (e.g. used by but not limited to students, visiting professionals, groups attending hui, persons no longer able to live in their own home but who do not require supported living); and flexible in their location (e.g. can be shifted to other positions on or off site, as needed). Although these units provide for bathroom facilities within the units themselves in the current concept design, the current plan does not provide for kitchen facilities, which are provided as part of the ‘Community House’ (see above).

The concept plan also shows emergency service facilities in grey. This could be used by St John. The site plan will need to allow for the location of this space, but the design for this building is not required as it will be designed by St John themselves and will be contingent on their needs.

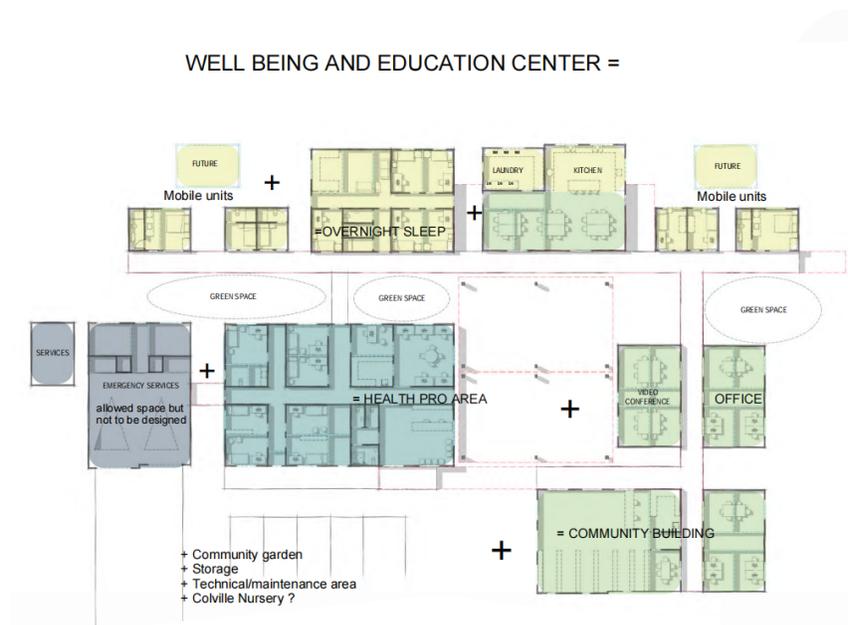


The “Library” is a generic term to show the need of a community space to create a sense of belonging (eg: mediatheque, media center, fab lab, gathering/information space, repair place, third place). Colville Junction



hosts an opportunity shop, and allowance will need to be made in the design space.

Storage is an important part of the project and is not adequately represented in the current plan. Storage will need to be incorporated into all areas including but not limited to the health professional area, the community service providers, the “library” area, and the kitchen area. Allowance will also need to be made for a building maintenance area and could possibly include storage for tools for a community garden.



2. THE NORTHERN COROMANDEL COMMUNITIES



Whitestar shearing shed



Whale stranding - December 28 2009



Colville Connection



Frequent road closures due to weather



Colville General Store



Population

The beneficiaries of The Colville Project are the residents and ratepayers from the Northern Coromandel Peninsula communities of Papa Aroha on the west coast north to Cape Colville and south east to Tuatēawa, inclusive.

The area has a permanent population of 1300 people, and this rises by 15,000 or more from November to April with the influx of summer visitors. The area has an aged population due to both the aging of the long-time residents and the number of people retiring to the area; with the bulk of the population aged 60 years upwards. Although there has been an increase in young families returning to the area, this movement is limited due to a shortage of accommodation options.

The area is one of high deprivation, being rated 9-10 out of 10 on the social deprivation NZ index (ehinz.ac.nz). However there are a number of highly skilled community members (e.g. architects, engineers, ecologists), particularly amongst the retired population.

Main industries include ecology and conservation; wellbeing, community development and other service provision; retail and hospitality; tourism; farming; fishing; the arts; trades; and other areas of self-employment.

Isolation

The Northern Coromandel Peninsula is a large geographic area, which is essentially a land-island due to its limited access and position at the end of the Coromandel Peninsula. Its small and diverse communities are separated by distances heightened by factors of geography and poor roading. Most of the roading is metalled, and can be regularly closed due to slips, flooding and/or roadworks.

Colville is the centre for this region, and is home to the Colville General Store, Colville Community Health Centre, Colville Junction (community development and services), Colville School, Colville Bay Preschool, Colville Postal Delivery Centre, Colville Hall, St John, Colville Rural Fire Station, Colville SawMill, two of the regions café/restaurants, and a retail clothing and goods store.

TCP's communities are rural and isolated, with some communities travelling up to an hour to reach Colville itself. Travelling to Coromandel township can mean up to a three hour round trip. Travel to other services within the Waikato such as hospitals can mean a round trip of up to six hours (Thames) or eight hours (Hamilton).

Access to resources is very limited. The communitys' location and isolation mean they are more vulnerable during times of emergencies, weather events, and outbreaks (e.g. Covid pandemic).

Engagement

The Colville Project is a community-led project, responding to community needs and aspirations. Community consultation and engagement have been crucial elements in the development of TCP, and our communities have both been on-board since 2016, and remain strongly engaged with The Colville Project.



As a community led project, TCP has a strong commitment to utilising the strengths of our communities including through the operation of Advisory Groups to inform project development.

3. THE COLVILLE PROJECT TRUST

Trustees:

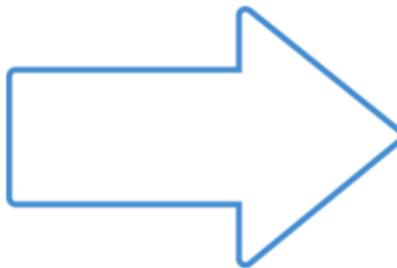
Bronwyn Blair
Jo Herbert
Frederick Church
Kate Armstrong

With:
Janet Palmer
Nicole Brighthouse

Supported by:
Anne Mountjoy, Administration

4. BACKGROUND

The Colville Project (TCP) (originally The Colville Community Facilities Project), is focused on the communities of the far Northern Coromandel Peninsula and was formed in response to community need in 2016, by founding partners Colville Community Health Trust (CCHT) and Colville Social Service Collective (CSSC- now called 'Colville Junction').



Our 2017 Feasibility Study (completed by Momentum Research and Evaluation LTD), confirmed The Colville Project as a feasible solution to our communities' identified demographic and isolation needs.

Community consultation has formed a core element of the project's ongoing development and design from the project's conception, and has always had a high rate of engagement. Initial consultations indicated how increasing centralisation of services has negatively impacted on our

small rural communities, and demonstrated strong community support for the project. Further consultation has established that our communities see the building of the proposed Wellbeing and Education Centre as the preferred first stage of the project.

5. SITE



Location

The project site is located at 89 Wharf Road, RD4, Coromandel, 3584, New Zealand. The community purchased this 35 hectare property in January 2022, to provide a dedicated home for the Project.

Situated 1.4 km north-west of Colville Village and near to the Colville Sawmill, the site is a coastal and rural area with moderately sloping hillsides.

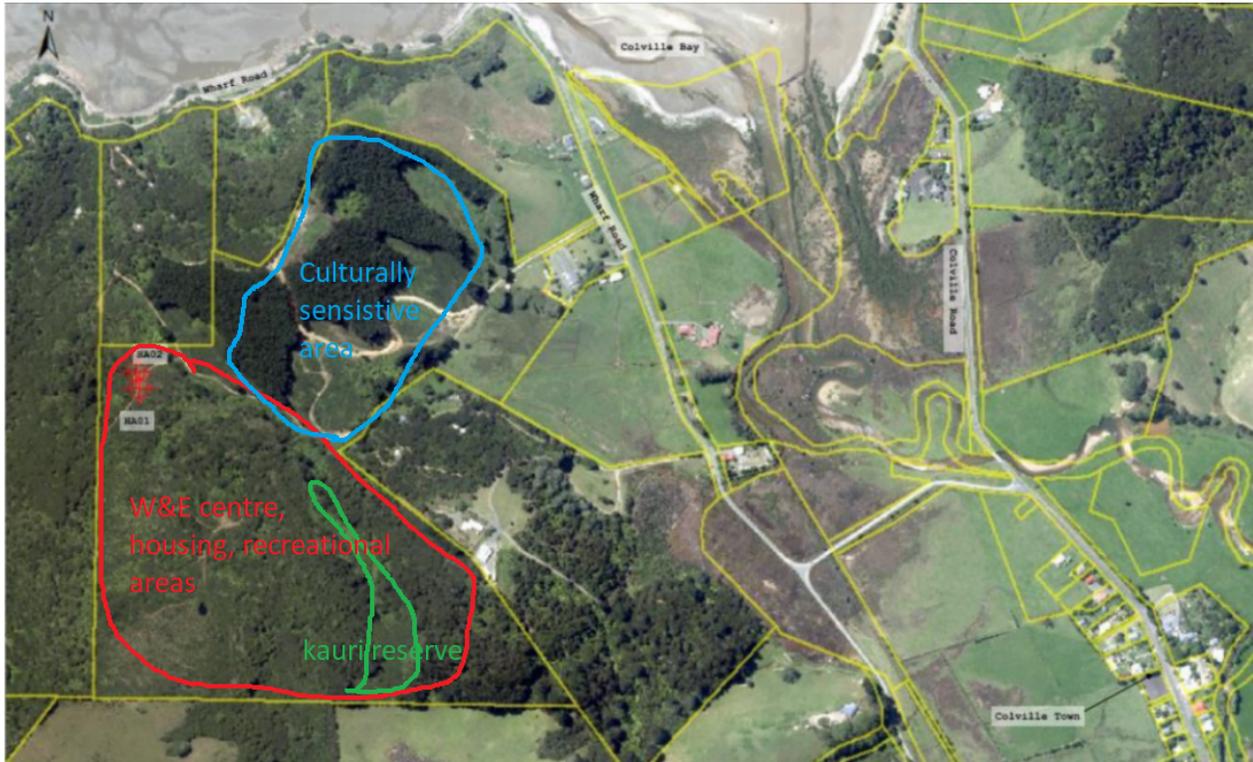
Being outside the recognised flood and tsunami zones, the site can accommodate the project vision now and into the future.

In addition, with Colville Village situated in a recognised flood and tsunami zone, this site provides a possible future opportunity in response to climate change for residents of Colville Village.

See LIM report for more planning information.

The Land Management Plan will include the four stages of TCP and consider the whole site. It will also need to indicate the culturally sensitive areas whose potential development will

follow in consultation with iwi; areas of native kauri reserve; area for the Colville Harbour Care nursery; and be cognisant of responsibilities under the Emissions Trading Scheme.



The contour is likely to play a large Part in determining the overall form. See more info here.
<https://data.linz.govt.nz/layer/50768-nz-contours-topo-150k/>

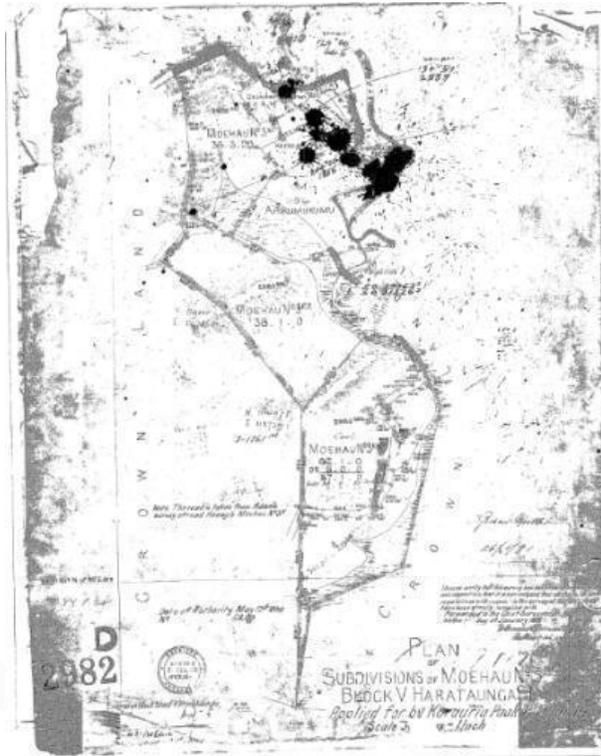
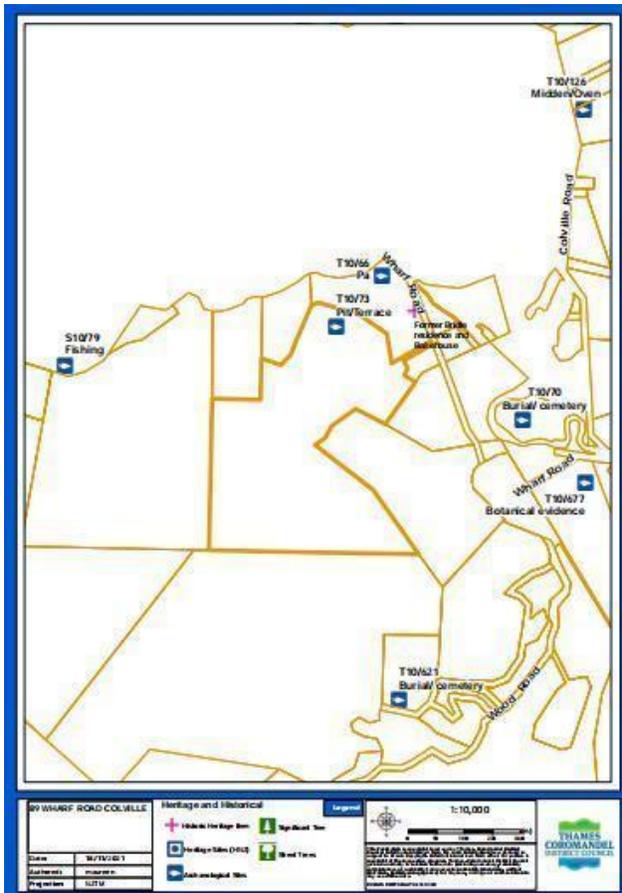


Heritage, culture and resources

The land includes some high interest bush areas, and an area of regenerating kauri.

The property is registered under the Emission Trading Scheme, which allows the Owner to deforest 2 hectares of trees every 5 years, contingent on replanting and attaining particular levels of successful regrowth.

The property has some cultural heritage significance, being one of the properties overlapping a Pā site. Engagement with Iwi is essential, and TCP aspires to formalise the Project's relationship with tangata whenua.



For more information and clearer pictures see [LIM report](#).

Water and Geotechnical report

There is water on site in the form of a creek. This is the current water source for neighbouring properties and it is not envisaged that this would be the water source for TCP, although it may be used by the Colville Harbour Care Nursery (which will likely relocate to the TCP site but is currently sited on a neighbouring property and therefore currently uses this supply).

Investigations undertaken by Beca in 2021 comprised two hand augers and in-situ shear vane testing. Their factual report details the data gathered during the geotechnical ground investigation.

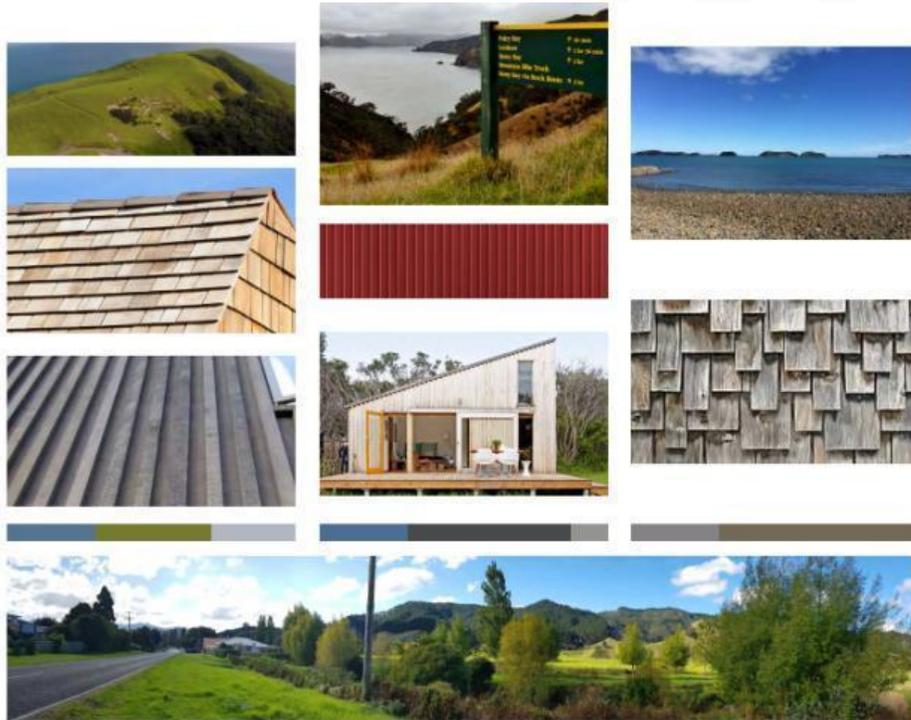
The report states that the site area is underlain by Kuaotunu Subgroup (Mcu) dated between 10.9 and 18.5 million years. It is mainly represented by basaltic andesite, andesite and dacite (volcanic lavas) and pyroclastic (volcanic eruption ejecta) as part of Coromandel Volcanic Zone. Lowland areas are characterised by fluvial deposits (Q1a) which are up to 14,000 years old and comprise

sand, silt mud and clay with local gravel and peat beds. The basement rocks in the area comprise greywacke of the Manaia Hill Group (Jm) which is between 42 and 159 million years old.

For more information see [Geotechnical report annexed.](#)



Landscape and materiality



6. LOCAL RESOURCES

- Pine trees on site (with ETS restrictions)
- Regenerating native bush

- Culturally significant areas including Pā site (resources in term of public and Iwi interest)
- Colville Sawmill (including sawdust)
- Local experts (in a range of areas including but not limited to Iwi representatives, energy efficiency, waste management, water management, architecture, building, ‘alternative’ energies, permaculture)
- TCP Advisory Groups (also see above)
- Community members seeking learning and employment (TCPT would like to create opportunities to develop skills in the area through the project)
- Alternative local materials, and construction methods (sawdust, lime, clay, straw...)

7. KEY CONCEPTS

Understanding the past



Cape Colville from air by Whites Aviation, March 4 1959



Geological Survey, 1907



Frasers sawmill, Tiki, Coromandel



Granite Quarry at Waitohi from air by Whites Aviation, March 4 1959



Kauri Milling in Colville in 1898



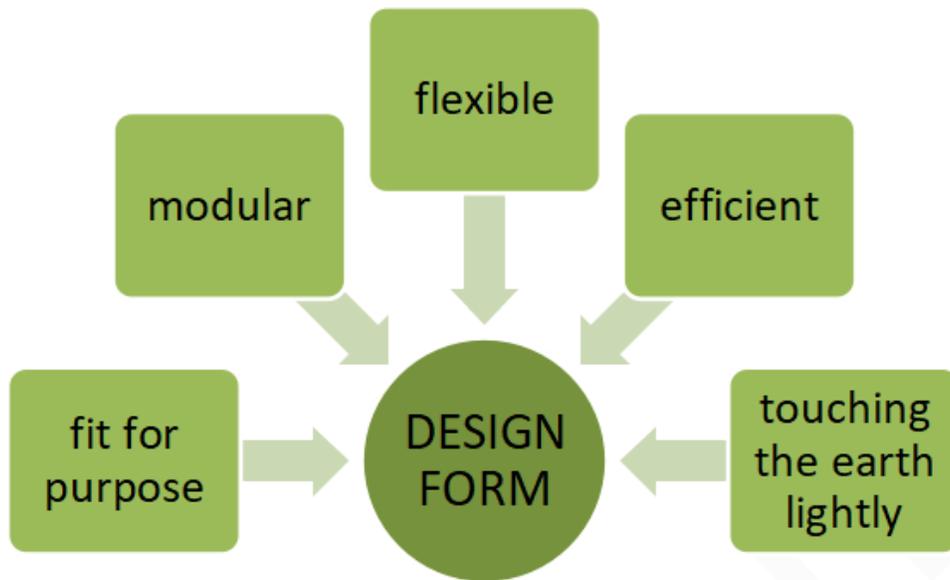
Kauri Clearing



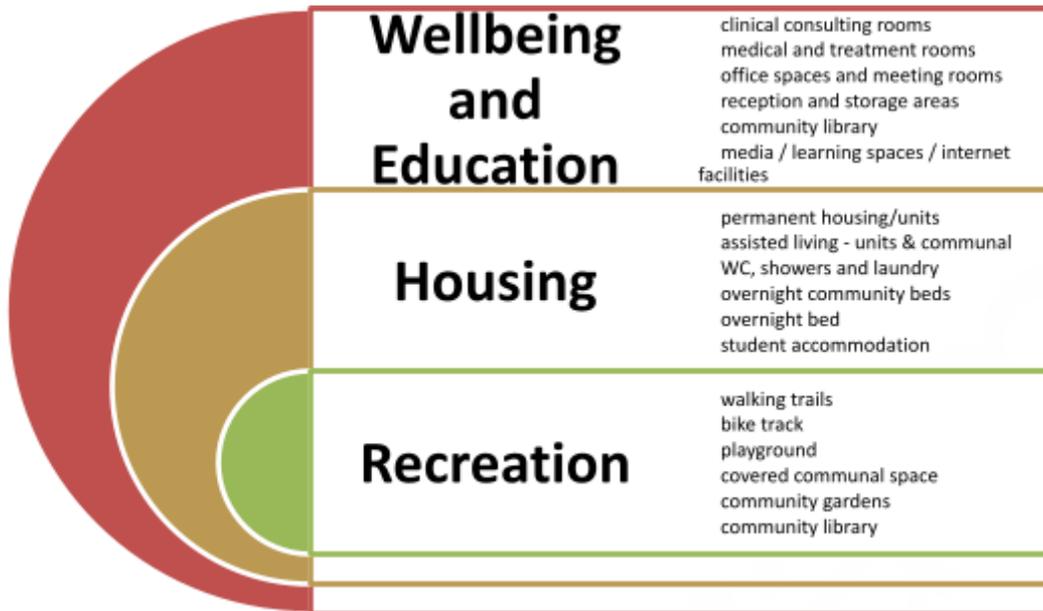
Coromandel Bush Camps

Requirements

The Colville Project is based on these requirements:



Facility Spatial Aspirations



8. CONCEPT PLAN

Following considerable consultation, a concept plan was developed with Beca in 2019.

The teams are allowed to propose any changes in the existing concept plan and programme that they think relevant and that could improve the project taking into account the aspirations and values of TCPT. For any change the teams will explain their recommendations to The Colville Project Trust and/or its representatives.

The current concept plan is one interpretation of the needs and aspirations of the Wellbeing and Education Centre. The Tenderers can be inspired by it or present something totally different if they think it would be more adapted to the project.

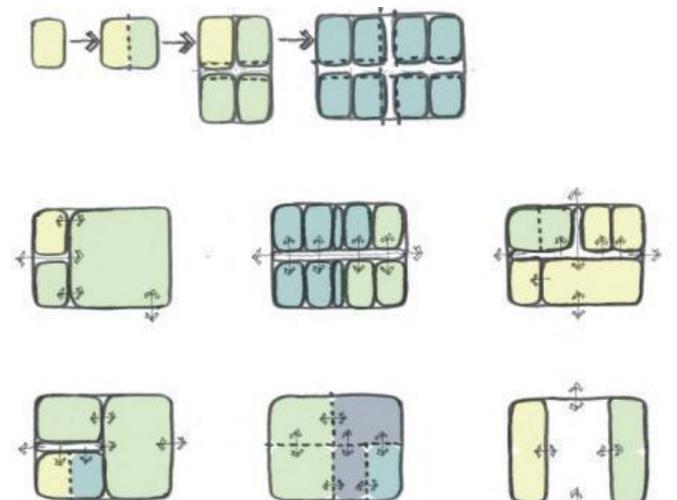
TABLE OF SURFACE

Tenderers are allowed to propose any changes in this program that they think relevant and that could improve the project taking into account the values of TCPT. This table of surfaces is a starting point of reflection for the architect to evaluate the scale of need. This table comes from the Concept Design.

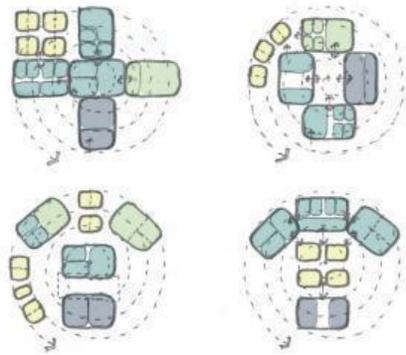
Item Description	Estimated Footprint / Approximation (m2)
Clinic	265.00
Video Conference	53.71
Conference 1	53.71
Conference 2	53.71
Library	122.32
Unit 1	22.68
Unit 2	22.51
Office	22.59
Twin Unit	22.72
Kitchen/Laundry	123.18
Housing	120.88
Emergency Services	123.04
Shelter	234.42
Covered Footpaths	231.82
External Works	-
Temporary Generator	-
Alternative energy production	-
Security in energy production	-
Allowance for Major Earthworks/Retaining	-
Water management	-
Waste management	-
Surface of regenerative bush	-
Roading	-
TOTAL	35 Hectares land, around 1472 sqm to build or less if the areas can be combined or dual purpose

SPATIAL CONNECTIONS

These diagrams show how a typical 10 sqm space can be duplicated to create different options for a building floor plate in terms of modular design. The building envelope can then be divided in many ways to provide maximum flexibility. The advantage



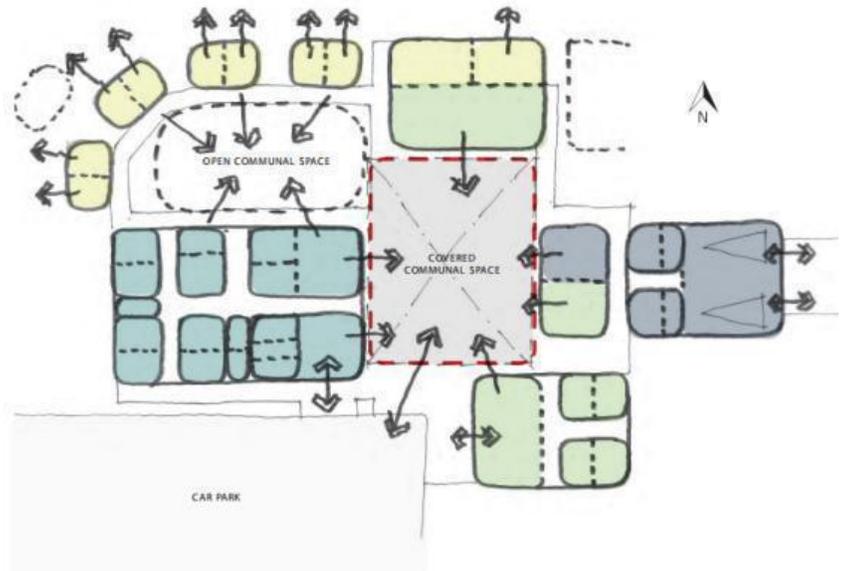
of this approach is that a space or combination can be modified to be larger or smaller depending on activity over time.



A series of high level combinations were looked at in order to determine an arrangement methodology that could be used for the beginning of a generic design on a generic site. This can then inform how the buildings may grow overtime.



This high-level spatial arrangement shows how various spaces / buildings might relate to one another. This also shows the linking of communal exterior spaces in between.



See more information in the [Concept Design Options Report \(Beca, 2019\)](#).

9. STAKEHOLDERS

TCP stakeholders include the following:

The residents, ratepayers, visitors and service users within the geographic area from Papa Aroha in the south-west, north to Port Jackson and Port Charles, and down to and including Tuatēawa in the south-east.

Colville Community Health Trust

Colville Junction

Coromandel Colville Community Board
Iwi (Tangata Whenua)

Thames Coromandel District Council
St John

Colville Community Health Centre

Colville Rural Fire Service / FENZ

Colville Harbour Care Nursery

Colville General Store

Colville Cooperative Society

Colville Postal Delivery Centre

Colville Cafe

Hereford and the Pickle Café

Colville Sawmill

Property neighbours (including Colville Bay Motel)

Farmers

Youth

The elderly, including those who can't live at home or with care needs

Young families

Colville Youth Sailing Academy

Colville School

Colville Bay Preschool

TCP Advisory Groups

Health professionals and students, (including rural nursing, and trainee doctors)

Waikato District Health Board

Hauraki PHO

Local natural ecosystems

Funders and Supporters

Department of Conservation

Other local businesses and community groups

Other service providers funded to support the Northern Coromandel Peninsula communities



Other potential service providers for the Northern Coromandel Peninsula communities

10. TCP ADVISORY GROUPS

The Colville Project is a community led project, and as such aspires to work closely with its communities and utilise their skills and strengths. The successful applicant will be expected to work in collaboration with the relevant TCP Advisory Groups. These groups are advisors to The Colville Project Trustees.

The Trust is currently establishing such Advisory Groups. The following list provides an example of what could be included.

A.	User view
A.1	Wellbeing and Education Centre design/content
	Architecture/ facilities design / connections / needs
	Elder Housing
	Youth facilities
B.	Technical view
B.1	Sustainability
B.1.1	Energy, Alternative Power
B.1.2	Waters
B.1.3	Air
B.1.4	Resources and Materials
B.1.5	Building Waste
B.1.6	Waste management
B.1.7	Consideration of the climate - environmental crisis - global issues - emergency
B.1.8	Biodiversity
B.1.9	Well-being in and out of the facilities
B.1.10	Urban and social integration
B.1.11	Innovation & artificial intelligence
B.1.12	Nuisance and pollution
B.1.13	Cultural Heritage
B.1.14	Certification?
C.	Project peripherals/outskirts

C.1	Fundraising
C.2	Event Management
C.3	Social Media & Marketing

11. TECHNICAL REQUIREMENTS

National NZ standards

The Colville Project will be built under the latest national standard or above. The studies and construction will comply with the NZ building code and fits with the other rules and regulations to provide greater confidence in the building performance system. Acceptable Solutions, Verification Methods, updates and technical guidance by Building Code clause can be used.



Alternative solutions are acceptable. They can include a material, component or construction method that differs completely or partially from those described in the Acceptable Solutions and Verification Methods. It can be a minor variation from an Acceptable Solution and Verification Method, or a radically different design and construction approach.

The Wellbeing and Education Centre will follow all the regulations around buildings open to the public.

Technical perspectives

The Tenderers should consider:

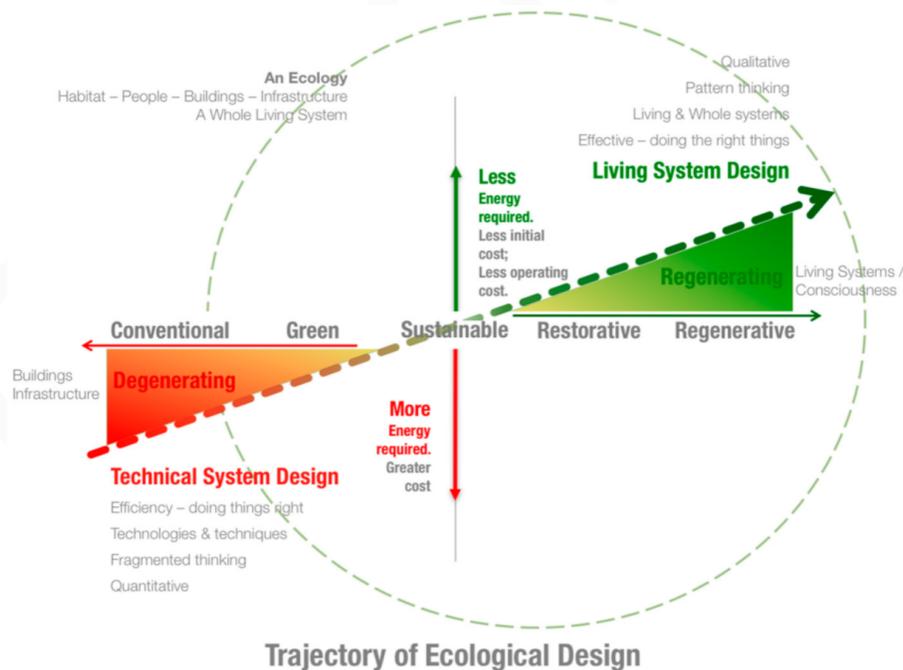
In addition to the customary construction-related disciplines (to do with architectural design, structural engineering, heating, ventilation, power systems, sanitation, fluid distribution and lifting equipment), The Colville Project will be drawing on a host of other, specific disciplines:

- urban planning, landscaping and heritage;
- acoustics (soundproofing, reverberation, natural acoustics and room acoustics);
- air and water quality;
- wellbeing, comfort (climatic, visual, olfactory and noise-related), accessibility, ergonomics and health);
- security;

- facility commissioning, operation and maintenance;
- networking of technical facilities;
- water and air regeneration;
- nuisances and pollution (greenhouse gases, air, water, soil, light and noise)
- use and sustainable production of energy;
- bioclimatism
- biodiversity (fauna and flora);
- cost analysis, planning and methods;
- life cycle analysis, forecasting models, certification;
- circular, social and inclusive economy;
- etc.

The Colville Project aspires to be exemplary from an environmental perspective. Environmental Friendliness is a central concept for the entire project.

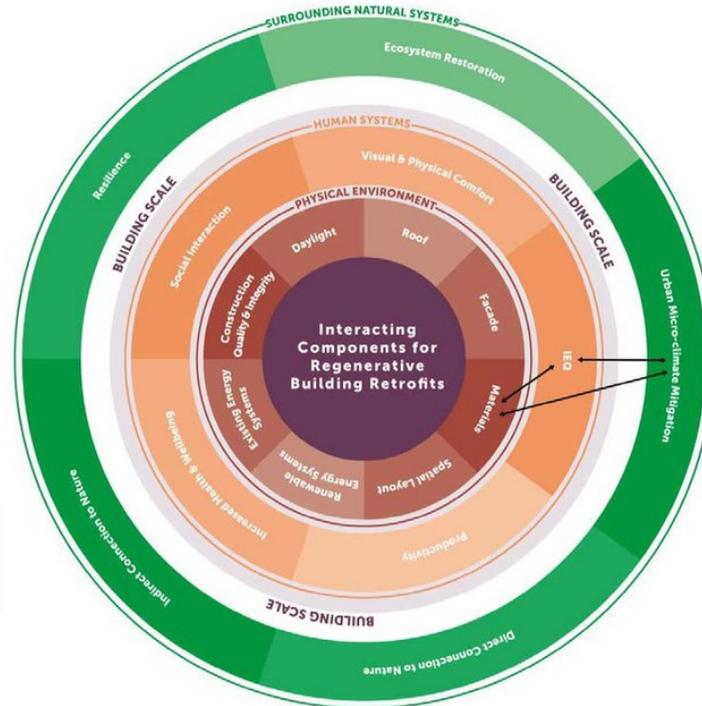
The prospective project will regenerate the environment around it. Its construction will be regarded as having a positive impact on the environment and on communities with regard both to energy and to air quality and local biodiversity.



Throughout its life the buildings will apply the principles of the circular economy (longer useful life, product repurposing, recycling, capitalising on local know-how, maximum reuse of materials ex-situ / in-situ, soil decontamination, reuse of inert materials, reuse of excavated soil, retaining hierarchy of soil strata, prioritising short production and supply circuits, etc.).

The buildings' design should be based on bioclimatic design principles as regards adapting to geographical circumstances, solar orientation, exposure to wind, weather resistance, external and internal comfort, climate neutrality, maximum use of sunlight, making use of the topography for siting the building, etc.

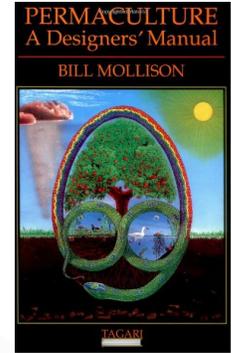
The prospective building should re-forging links between the urban and the natural, in particular between Colville Village and the land. This will be determined by those links and by the form of the building, bringing more life to the site.



It is considered important to reduce all 'procs'-related consumption (IT, room facilities, kitchen, water, energy, waste etc.) and not only comfort-related consumption.

Design should work to trigger a change in habits - address/anticipate as far as possible (in collaboration with prospective users) all avenues for reducing environmental impact by attempting to incorporate, at the design stage, opportunities for future 'changes in habits' as regards the activities carried out in the building, i.e. working methods, mobility, telepresence, rational use of resources, etc.

Reference: Bill Mollison, Permaculture - A Designer Manual (Chapter 14 in particular)



Certifications

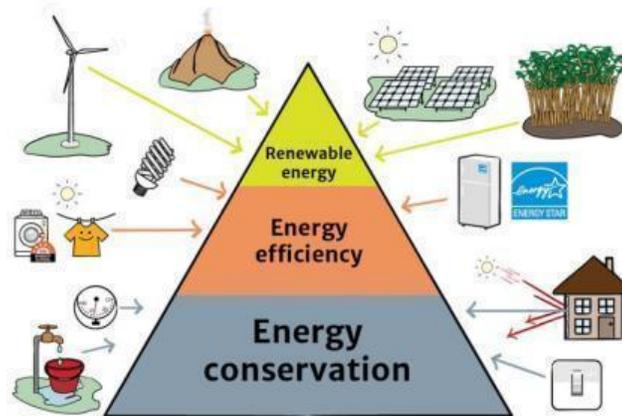
Tenderers could propose an environmental certification (like DGNB, BREEAM, LEED, WELL or other) to attest to the quality of the building.

The project needs to achieve an equivalent of 5 stars rated under NZ Green Building Council certification. This means that even if TCP does not engage in the official process of an environmental certification, the quality of the project will be at least corresponding to a 5 stars NZGBC building.



Energy efficiency

- The best level of energy efficiency should be achieved. The temperature inside the buildings will be kept at any time during the year between 18°C and 26°C. This will allow the minimum of running cost on a 20 years basis. Energy efficiency is understood as reducing the need of energy from the conception, using the energy rationally, and producing or using the maximum amount of renewable energy.
- Energy efficiency is not the only criteria of the environmental sustainability and will be considered along with wellbeing, life cycle analysis, carbon emission, local context, water, waste and so on.
- The performance of the building will be measurable (eg: International Performance Measurement and Verification Protocol IPMVP / CMVP).



Building conception

The Colville Project will favour natural based solutions, and be inspired by bio-climatism.

The Colville Project Trust considered two different constructive processes to prepare this programme: prefabricated cabins and/or building from scratch on site.

These considerations are not limiting the Tenderers vision and there may be other possibilities. The Owner is open to different options that would fit the purpose and the values of The Colville Project.

Material, resources and waste

The Colville Project will need to take into account the possibility of using reused, recycled and upcycled material.

In the 2022 context of material shortage, it is essential that the teams study **alternative building materials, and construction methods**. Opportunities exist to use local resources (e.g. sawdust, lime, clay, straw) and should be considered as an important part of the circular economy.

In addition:

- The Colville Project wants to be part of the circular economy. Waste should be minimised.
- The waste from the building site will provide local resources.
- The “DE-constructibility” or “reversibility” of the building will be a key aspect of the design.
- An inventory of the used material will be established. (See Building As Bank Material or “Passport of materials”, Trace & Track by BIM etc)

- Flexibility is a major priority to avoid future waste, and includes flexibility of use, and modularity; and standardisation in the building process and materials to reduce long term waste and support the maintainability of the building.

Three waters

- Reduce consumption, reuse where possible,
- Different levels of potability for different usages.

Social Innovation and local resources

- The Colville Project is a community led project. The Colville Project is looking at experiencing social innovation. This means that TCP requires the tenderers to explore opportunities to involve the local human and material resources. This project embraces opportunities that create local work for potential apprentices, local builders and industries.
- The team will work in tight collaboration with the TCP Advisory Groups.

Biodiversity

- The site will require an inventory further along the process and the natural environment and ecosystem will be preserved or restored.
- Much local knowledge and many skills will be accessible through the Biodiversity Advisory Group.

Design for all, e.g. utilising the principles of Life Time design

- Easily accessible for people of all types of (dis)abilities.
- Inclusiveness
- Openness
- Intergenerational solidarity
- Elderly friendly
- Child and family friendly

Wellbeing

- Quality of spaces
- Natural light will be always preferred
- Air quality, acoustics should be considered
- Comfort: individual needs, social needs, health

- Safety security will be enhanced
- Nourishment (a key aspect in permaculture is the availability of fruits and vegetables and nutritional transparency, encouraging the creation of food environments where the healthiest choice is the easiest choice)
- TCP will promote movement (physical activity and active living) and discourage sedentary behaviours through environmental design strategies, programs and policies
- TCP will work to lower VOC exposure
- Contemplation of the landscape and surrounding nature will be considered, quality of views will be considered
- TCP will be a “third places” (see also social integration)
- Mental wellbeing (promotes mental health for cognitive and emotional wellbeing)

Technology accessibility

Technology will be chosen carefully favouring installations that are straightforward to operate and run (open source). Technology is used rationally and to improve efficiency (in maintenance, in access to health care). Low Tech systems are preferred.

The Colville Project intends to increase our whole community’s wellbeing and resilience by providing access to reliable internet that enables community access to support remotely , including access to a wide range of services, educational and training opportunities and more..

Mobility

- Access will be carefully chosen
- Soft transport will be preferred
- Re-forge urban, environmental and social links (vegetation, mobility, biotope)

Short-term impacts

- Building design occurs in consultation with and/or consideration of prospective users, neighbours and authorities in order to establish a shared and balanced conceptual basis
- Construction site should be exemplary (visit-able, participatory, reduced footprint, limited pollution and waste production, but also educational and interesting)

Long-term impacts

- Modularity, evolution and flexibility in order to cope with technological and social changes and developments

- Intelligent and modular utilisation geared to different needs and events
- Future-proof design for maximum resilience / design for change (in connection with climate change, changes to legislation and changes in purpose for particular areas). The structure of the building must be stable, resistant, flexible and modular in order to allow adaptation in the future plus new usages

Exchange and sharing with the communities

- Co-sharing: sharing information via an open database, involving a participatory and educational approach that will make it possible, a posteriori, to replicate good examples and innovations
- It can contribute to others' learning. We welcome the opportunity for students, universities, and research centres to be involved in the project.
- Forging links - social links (through consultation and communication), urban planning links and eco-links
- Make provision for urban and social amenities in order to improve quality of life in the area

12. Information from Thames Coromandel District Council

The following information is from a conversation with a representative of the Thames Coromandel District Council planning team:

1. Resource Consent

1.1 Proposed TCP activity is not provided for in the zone in which the site is located, which is rural and coastal (coastal zoning comes with a requirement to protect the natural character of the land, and mitigate visual effects)

1.2 Resource consent will be necessary. This will consider (but is not limited to) aspects such as:

- Access via both Wharf Road and from Wharf Rd on the site itself
- Building design
- Noise from the activity
- Geotech matters (including waste water management and provision of power and phone services)
- Effects for neighbours and wider public
- Historical / cultural significance/aspects of site

2. Effects on Neighbours

- 2.1 If TCP gets signed documentation from all immediate neighbours saying that they agree with the proposed land use, then TCDC will not need to look at the effects on the immediate neighbours as a part of the resource consent process.
- 2.2 'Immediate neighbours' is defined as the land owners (not the residents)
- 2.3 Assessing the effects on the immediate neighbours adds to the cost of the resource consent. It also means a hearing headed by an independent decision-maker.
- 2.4 Visual effects: make sure to fully explain/justify that visual effects to neighbours and regards coastal zoning are reduced because of the physical situation of the site for development (i.e. it is in the bottom of a 'bowl' and not visible to other parties or from Colville Bay)
- 2.5 Noise effects: make sure to fully explain/justify that noise effects to neighbours and regards coastal zoning are reduced because of the physical situation of the site for development and the location of the buildings on the immediate neighbouring properties. (NOTE: access via Wharf Road and via the property driveway will still need considering and discussing in terms of effects on the neighbours).

3. Traffic Assessment:

- 3.1 There will need to be a Traffic Assessment for Wharf Road (relates to feeding traffic in and out of the property onto Wharf Rd and in and out from Wharf Road onto the main road).
- 3.2 This will need to be carried out by a specialised consultant.
- 3.3 This assessment will consider:
 - traffic numbers (current (TCDC has), proposed)
 - a consideration of the current accident record (held by TCDC)
 - consideration of width of the driveway and any parking bays on the driveway
 - parking on site
 - views from the driveway (in terms of traffic entering and exiting onto Wharf Road from the site, and from Wharf Road onto Colville Rd)

4. Consultation

- 4.1 TCP have engaged in informal consultation with Tangata Whenua (Ngati Tama-te-Rā) prior to land purchase
- 4.2 TCP are committed to ongoing relationship with Iwi, including but not limited to consultation
- 4.3 TCDC indicated that having a signed statement from Iwi that they approve of the proposed land use would mean that the Resource Consent would not need to investigate this matter

- 4.4 TCP should also contact Heritage NZ and discuss the proposal with them
- 4.5 Having a signed statement from Heritage NZ that they approve of the proposed land use would mean that the Resource Consent would not need to investigate this matter
- 4.6 TCDC suggested that other Iwi might need consulting with, and has provided contact details for Frank Thorne, TCDC's Iwi Liaison Officer

5. Archaeological Survey

- 5.1 The website 'Archsite' as well as the TCDC site can be used to research culturally and heritage sensitive sites
- 5.2 Working with Iwi is essential and talking with Heritage NZ will be key. Getting approval for the proposed activity will mitigate time and costs in the process.
- 5.3 It was noted that the site proposed for development is already an *altered or modified* site, as it has been logged and roads have been made there. In addition, TCP has had some informal consultation with tangata whenua and intend to work closely with them in terms of their own aspirations for the culturally sensitive site recorded on the property. Because of this TCDC may not require an archaeological survey; but rather may 'tag' the consent with a defined process that TCP would need to follow should anything significant be unearthed during development.

6. Resource Consent Costs

- 6.1 Fixed initial deposit for a non-complying resource consent
- 6.2 The cost for the initial deposit would increase if the process needs to be notified and/or if a hearing is required.

7. Development Costs

- 7.1 Development Costs are set for all developments.
- 7.2 The cost depends on the development and takes individual aspects of the development into account.

8. Building Consents

- 8.1 Re-moveable units/proposed building configuration: when TCP is more certain about how this will look, TCP should arrange a meeting with the building consent team to discuss it.
- 8.2 Corine Hamlin – Manager Building Unit – Corinne.hamlin@tcdc.govt.nz

9. Other:

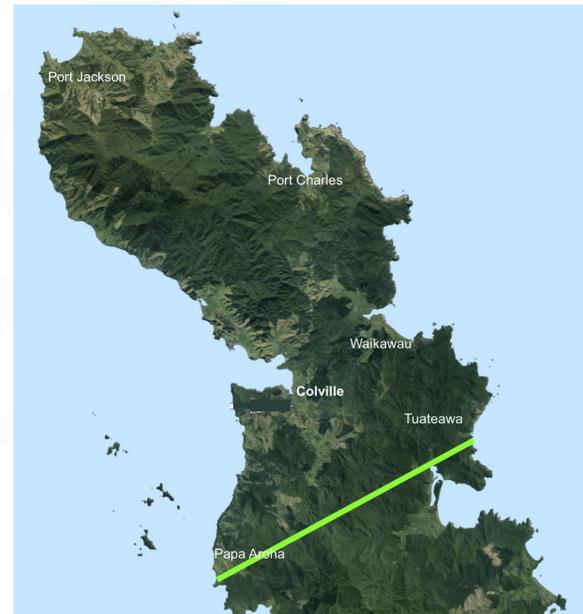
- 9.1 TCP should keep the weeds on the proposed site of development down/under control. (If any manuka, kanuka or other native vegetation establishes then this could mean further costs and considerations under the resource consent.)
- 9.2 Once TCP has prepared a draft of the resource consent application, we can email this to Katy Dimmendaal and she will look over it for us before we lodge it.
- 9.3 TCP can look at the Coromandel Independent Living Trust (CILT) (Coromandel Hub) resource consent application online to get an idea of the process, using Consent Tracker on the TCDC website.
<https://www.tcdc.govt.nz/Our-Services/Online-services/Consent-Tracker/> Fill out the fields: Search type (application number); application number (406); application year (2019); application type (Resource Management Act).
- 9.4 TCP could contact CILT and ask what they paid for different assessments to gain an idea (e.g. traffic assessment).
- 9.5 After purchasing the land, TCP could contact the TCDC Mayor and CEO, and speak to the Coromandel Colville Community Board to ascertain what help they can give (if any).
- 9.6 Mayor Sandra Goudie – Sandra.goudie@tcdc.govt.nz
- 9.7 Rob Williams – Chief Executive – rob.williams@tcdc.govt.nz
- 9.8 Margaret Harrison – Community Manager Coromandel – margaret.harrison@tcdc.govt.nz
- 9.9 It is possible to ask for a 10 year timeframe to carry out the consented works. TCP could apply for several stages at once, but have the grace of a ten year period to complete the work. This would work to save cost and time. At the end of the time period, TCP could then apply for an extension of time if necessary. It is likely that this would then be under a new RMA.

10. Completing Application for Resource Consent

- 10.1 TCP should provide TCDC with what we think is the 'minimum' information necessary. (If this proves enough/ suitable, then TCDC may not require more).
- 10.2 This will include (but not be limited to) the following:
 - Geotech report
 - Information regards consultation with Iwi and Heritage NZ and any notices of approval (if appropriate)
 - Information regards consultation with immediate neighbours and any notices of approval (if appropriate)
 - Demonstration that the development does not have negative effects in terms of its zoning (e.g. show it can keep the zoning's 'open-space' character)
 - Demonstration that visual and noise effects are reduced because of the layout of the site and location of neighbouring houses.

- Demonstration about how units can be moved (and why). (Provide several plans of the site to show how they might be put together, indicating permanent and semi-permanent aspects).
- Good photos/plans about how it would look (to save money in terms of necessitating a 'visual assessment', the consultant should be able to overlay design information/pictures onto photographs of the site to show how it would look).

13. SUPPORTERS



The communities of the Northern Coromandel Peninsula and beyond

