# KORONGATA MARAE TRUSTEES COMMITTEE DECISION PAPER

**Date:** 27 July 2018
**To:** The Marae Trustees Committee
**From:** The Marae Committee
**Subject:** Health and Safety Status of our Marae – Fix up or Re-build?

## Purpose

We love our marae and we are proud of our heritage, our culture, our customs, our traditions, our memories, our upbringing on the marae, and the history that Korongata Marae has in our hearts and minds through generations of time. It is our intention to provide this report with recommendations to preserve the values and mana of our whanau and marae for the safety, health and wellbeing of our whanau/hapu, our future generations and others who will come to the marae.

It has been brought to our attention that the marae is not 'fit for purpose' as it is deteriorating at a rapid pace. For this reason this report has been prepared for the Korongata Marae Trustee Committee to read and approve the recommendations provided.

The Marae Committee met on Wednesday 25 July 2018 and we fully endorse Option 2 in this decision paper. We now need the endorsement of the Marae Trustees to proceed accordingly. This is urgent and requires a decision from the Trustees today or as soon as possible.

## Background

1. There are concerns for the wharenui – Nukanoa and its building structure and strength.
2. The building is over 150 years old. It is natural for a building this old to weaken and deteriorate.
3. Over time the wharenui has had some little maintenance work done to help preserve its natural state and beauty. Some work has included repainting, replacing some old flooring and wall boards that had rotted away, fixing the ceiling and minor patches, and one major job was the re-roofing done around 2009-2010.
4. The crazy paving around the marae was done prior to 2000 to help beautify and enhance the marae and allow for a pathway around the marae.
5. Specifically over the past 10 years whanau members have noticed the crazy paving around the marae seeming to raise, which appears that the marae is sinking.
6. There are issues surrounding the water drainage from the spouting of the marae because when it rains, it floods outside the back entrance area of the marae. Water seems to be draining into the ground causing the ground to be soft. It does look like the marae is slowly sinking or the ground around the marae looks to be raising.
7. Recently a 'Letter of Concern' was sent to some of the Marae trustees via email. A serious health and safety incident took place while whanau were staying at the marae during a tangihanga. I, (Ruth Wong) was also privy to that letter as I was also sent the email.
8. My advice to the Trustees Chairperson Alayna Watene was for the trustees to acknowledge the letter and authorise the Marae Committee to follow up with the work to be done to avoid future incidents. Alayna was fully supportive and gave approval.
9. We believe that the incident surrounded the lack of lighting at the back entrance to the marae, the extra depth of the steps which has caused whanau to miss the steps and trip over in the past, and the uneven crazy paving which may have caused damage during the fall. (I have attached the letter as Appendix 1 to this report).

10. In response to this incident and considering the jobs to be done at the marae, it led to other concerns ie. If we fix the steps, we need to fix the crazy paving and if we fix the crazy paving we need to fix the drainage, and to fix the drainage we need to identify the illusion of the sinking marae issue.
11. On Tuesday 17th July 2018 Michelle Ferris, Shona Hopa and I (Ruth Wong) met with GEMCO Construction Limited management staff, to seek advice on work needing to be done on our marae. Initially my call to them was to discuss working on the unfinished drainage work they quoted us for back in 2017 when Ryan Watene was the Marae Committee Chairman. (I have attached that correspondence as Appendix 2. to this report).
12. What transpired from the GEMCO visit was great advice from professionals to us about the state of the marae and the maraes slow deterioration. The following is a record of their verbal advice to us, followed by our recommendations to you the Trustees.

## State of our Marae

1. It is clearly noticeable from looking at the marae from outside that the walls are bowing outward and the roof is caving inward. Because of the way the building is acting it indicates that the integrity and strength of the ridge has gone and there is a major issue.
2. It also appears that the crazy paving is raising or the marae is sinking. Either way, there is an issue surrounding water drainage and possibly ground water levels that may have caused further building issues hence the sinking illusion.
3. Basically we have two options: a) *Fix up current marae, or b) Build a new marae building*. The following is information for both options to help the Trustees make a decision.

| **Options** |
| --- |
| ***1. Fix up current marae***<br><br>We would need to engage an engineer and building consultants to give us proper reports on the status of the marae building. To do this the marae ceiling and roof will be opened to see what's going on. Because of its age there will be issues in behind. The ridge will need to be fixed and strengthened and the walls will be opened to pull them in and straighten up the structure. With today's new engineering and earthquake strengthening regulations we will more than likely need big portal frames put in to strengthen the infrastructure. The floors may also need the same infrastructure depending on what happens when the straightening takes place. The electrical work would need to be upgraded whereas at present the power box in the marae is open and the electrical system often shuts down if overloaded. If so desired we could re-carpet and re-paint. A geotechnical surveyor consultant would be engaged to test the ground site and give us information about the soil consistency and structure, to help us determine the issues surrounding groundwater level and possible building issues like slow sinking. Depending on the tests, we may discover that the ground is no longer suitable due to high water levels and slow sinking. If this is the case, we may need to move the marae from where it is to a different location on the whenua. Either way we would need to jack up the building and re-level the ground which may take truck loads of stones and earth. We would remove the crazy paving and replace with clean paving around the marae. At the end of the day we will end up with a nice straight building and very hefty bill.<br>*The cost would be phenomenal because we would need to pay for a number of consultants who would tell us what we already know. We may spend up to $600,000 to fix the marae. *This cost is a very rough estimate, not a quote.* |
| |

***2. Build a new marae building***

Currently we have enough information to go ahead and re-build. This means doing away with an engineer and the extra building consultants. We would still engage with a geotechnical surveyor consultant to test the ground site and give us information about the soil consistency and structure, to help us determine the issues surrounding groundwater level and possible building issues. We would pull down the marae and remove the crazy paving then re-level the ground as part of the new build. A whole new marae that we would design from scratch would be built and will include a new drainage system and a clean pathway around the marae. The marae design could be everything we want it to be, but at the least it would be a safe structure, warm with internal heating, clean with modern facilities, safe with an earthquake proof infrastructure and a new upgraded fire system. There would be no building issues as we would comply by all regulations. The wood workmanship inside the marae could be replicated if so desired. The windows could be double glazed and act as insulation. We could have internal heating like heat pumps. The whole building would be insulated. Our design could include an extra room on the side to house our mattresses, pillows and linen. The entrances into the marae could be Kaumatua friendly with ramps rather than steps. The lighting would be suitable. We could include in our design the back cover walkway into the dining room and also the paepae area in the front.
*The cost would be significantly less to build a new marae – around $200,000. To add on any other bells and whistles would be no problem if it is planned from the outset into the design. *This cost was a very rough estimate, not a quote.*

The Marae Committee met on Wednesday 25th July 2018 and we wholeheartedly endorse Option 2.

## Recommendations

1. "That the Korongata Marae Trustees accept the report as read and received"
2. "That the Korongata Marae Trustees endorse and approve Option 2 to build a new marae"
3. "That the Korongata Marae Trustees endorse the closure of the Marae and declare the Marae Wharenui unfit for purpose due to health and safety issues"
4. "That the Korongata Marae Trustees urgently progress the Strategic plan and appoint a sub committee to progress the **'develop of the marae'** as a priority"

** We have bookings spotted in our calendar for the rest of the year through to April 2019. If Recommendation 3. is approved then all bookings will be cancelled immediately and whanau will need to be notified at a hui a hapu or hui a tau and thereafter it will be advertised on our website and Facebook Page.*

**APPENDIX ONE**

# TE WHANAU O TE HORE & MATEKINO WAINOHU

5 July 2018

Korongata Marae Trust
Bridge Pa
Hastings

**INCIDENT REPORT**

**RE: Rear entrance of the Wharetipuna at Korongata Marae.**

On Sunday 1st July at about 4.30am a whanau member went to the toilet and fell down the steps at the rear of the wharepuni over the tangihana period of the late Vienna Jane Toheriri this week. As a result she fell on her face causing grazing and swelling of the skin in several places from her forehead to her chin. She has 1 broken front tooth and the second tooth is loose and waiting on a dentist to determine the outcome. She spent the day at A & E in Hastings and from there went back home to Hamilton to convalesce missing the Tangi of her aunty.

**CONCERN:**

1. The whanau noticed there were no lights at the rear entrance of the Wharetipuna.
2. This incident happened early hours of the morning while still dark.
3. The whanau were also advised that a 70year old kuia also fell with similar injuries at an unveiling just recently also at Korongata Marae.
4. Safety is an issue here and if there was lighting at the rear of the Wharetipuna this could have been avoided.
5. Please consider our concerns.

Ko Pauline Toheriri toku ingoa and I am the mother of the whanau member who had the accident. I write this letter with the support of my whanau whanui and would appreciate feedback on the concern.

Nga mihi
Te whanau of the late Te Hore and Matekino Wainohu

Pauline Toheriri
23 Matai Street
Tokomaru 5450
Email: toheririp@gmail.com

P. Toheriri
5/7/18.

**APPENDIX TWO**

gemco CONSTRUCTION LTD
REGISTERED MASTER BUILDERS

0800 2 GEMCO
P 06 873 8756
F 06 873 8797
13 Martin Place
PO Box 8360
Havelock North
gemcogroup.com

13th July 2017

Hastings District Council
207 Lyndon Rd East
**Hastings**

Attention: Tony McHannigan

Dear Tony

**Re: Hawkes Bay Maraes: Korongata Drainage**

We have pleasure in providing our tender of **$39,941.43 (Thirty Nine Thousand, Nine Hundred and Forty One Dollars and Forty Three Cents)** plus GST for the above work, in accordance with the schedule of quantities.

Thank you for giving us the opportunity to tender for this work and please do not hesitate to contact the undersigned if you have any queries whatsoever.

Yours sincerely
**For Gemco Construction Ltd**

Hayden Earl
**Quantity Surveyor**

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|---|---|---|---|---|---|
| Job | Korongata Marae, Bridge Pa | | | | |
| Trade | Drainage & Concrete | | | | |
| Section | | | | | |
| Item | Description & Ref | Answer | Unit | | Rate |
| | | | | | |
| | **DRAINAGE (Drainways)** | | | | - |
| | | | | | - |
| | Remove broken concrete from exisitng path and set aside for filling soak pits | 184.00 | m2 | 7.49 | 1,378.16 |
| | | | | | - |
| | Excavate over site to remove topsoil on path areas | 184.00 | m2 | 5.35 | 984.40 |
| | | | | | - |
| | Hardfill and shape path areas with Gap 65 (150 thick) | 28.00 | m3 | 63.13 | 1,767.64 |
| | | | | | - |
| | Excavate and install 600 daimeter concrete sump | 1.00 | item | 1,231.57 | 1,231.57 |
| | | | | | - |
| | Soak Pit A | | | | - |
| | | | | | - |
| | Excavate trench for 200 diameter downpipes to soak pit | 15.00 | m | 27.82 | 417.30 |
| | | | | | - |
| | Install 200 diameter PVC pipeincl bends, and soakpit (allow for sawcuts at 100 centres on the top of the soakage pit pipe) | 20.00 | m | 105.93 | 2,118.60 |
| | | | | | - |
| | Excavate topsoil until existing hardfill is discovered (1.0 x 3.0m ) | 3.00 | m2 | 57.78 | 173.34 |
| | | | | | - |
| | Excavate soak trench (1.0 x 3.0 x 1.0) install PVC pipe and wrap in filter cloth and fill wiuth exising hard fill and broken concrete) Make good top soil on completion | 3.00 | m3 | 471.87 | 1,415.61 |
| | | | | | - |
| | Soak Pit B | | | | - |
| | | | | | - |
| | Excavate trench for 200 diameter downpipes to soak pit, via sump | 22.00 | m | 33.17 | 729.74 |
| | | | | | - |
| | Install 200 diameter PVC pipe, incl bends and soakpit (allow for sawcuts at 100 centres on the top of the soakage pit pipe) | 33.00 | m | 104.86 | 3,460.38 |
| | | | | | - |
| | Excavate topsoil until existing hardfill is discovered (1.0 x 11.0m ) | 11.00 | m2 | 28.89 | 317.79 |
| | | | | | - |
| | Excavate soak trench (1.0 x 11.0 x 1.0) install PVC pipe and wrap in filter cloth and fill with exising hard fill and broken concrete) Make good top soil on completion | 11.00 | m3 | 159.43 | 1,753.73 |
| | | | | | - |
| | Soak Pit C | | | | - |
| | | | | | - |

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|---|---|---|---|---|---|
| | Excavate trench for 200 diameter downpipes to soak pit, via sump | 7.00 | m | 59.92 | 419.44 |
| | | | | | - |
| | Install 200 diameter PVC pipe, incl bends and soakpit (allow for sawcuts at 100 centres on the top of the soakage pit pipe) | 12.00 | m | 121.98 | 1,463.76 |
| | | | | | - |
| | Excavate topsoil until existing hardfill is discovered (1.0 x 5.0m ) | 5.00 | m2 | 42.80 | 214.00 |
| | | | | | - |
| | Excavate soak trench (1.0 x 5.0 x 1.0) install PVC pipe and wrap in filter cloth and fill with exising hard fill and broken concrete) Make good top soil on completion | 5.00 | m3 | 335.98 | 1,679.90 |
| | | | | | - |
| | Spread toil soil affected areas and apply grass seed to last (Qty approx.) | 475.00 | m2 | 6.42 | 3,049.50 |
| | | | | | |
| | **CONCRETE (Angus McMillian)** | | | | |
| | | | | | |
| | **20Mpa** | | | | |
| | | | | | |
| | **Angus McMillian** | 1.00 | item | 15,080.05 | 15,080.05 |
| | | | | | - |
| | Pour base adjacent to building and fall to downpipes | 36.00 | m | - | - |
| | | | | | |
| | Concrete to paths (100 thick) Broom finish | 19.00 | m3 | - | - |
| | | | | | |
| | Place and Finish | 183.00 | m2 | - | - |
| | | | | | |
| | Cure | 183.00 | m2 | - | - |
| | | | | | |
| | Pumping | 19.00 | m3 | - | - |
| | | | | | |
| | 100-200 Formwork | 67.00 | m | - | - |
| | | | | | |
| | Install 665 mesh | 183.00 | m2 | - | - |
| | | | | | |
| | **PRELIMARY & GENERAL (Gemco)** | | | | |
| | | | | | |
| | Supervison | 1.00 | item | 963.00 | 963.00 |
| | | | | | - |
| | Main Contractors Margin | 1.00 | item | 1,323.52 | 1,323.52 |
| | | | | | |
| | **TOTAL** | | | | **$ 39,941.43** |