

## Ideas to re-use the Ex MMR Building Structure at Avarua Harbour

(the steel construction, the concrete underneath and the roof are stable)



Sorry for spraypainting the building. It was a moment I needed to find out if i can survive doing those things from a graduated engineer point of view. Spraypainting without asking before will not happen again. - Promised.

Avarua Harbour / Spraypainter rescued building



The steel construction is fine. We are talking about 6 steelframes that are cantilevered properly in concrete. - The roof they carry is not young, but it survived more than three hurricanes already. So we will keep it serving.



The Steel construction marks up an area of 9 x 19 meters. The later on added wooden structures in the front we do not need any longer. - But the parking slots between the building and the creek still make sense.



The question of how much money is needed to re-use the building is strongly connected to what kind of purposes it has to serve now :  
I anticipate the amount of money between 35 and 45 thousand NZD.

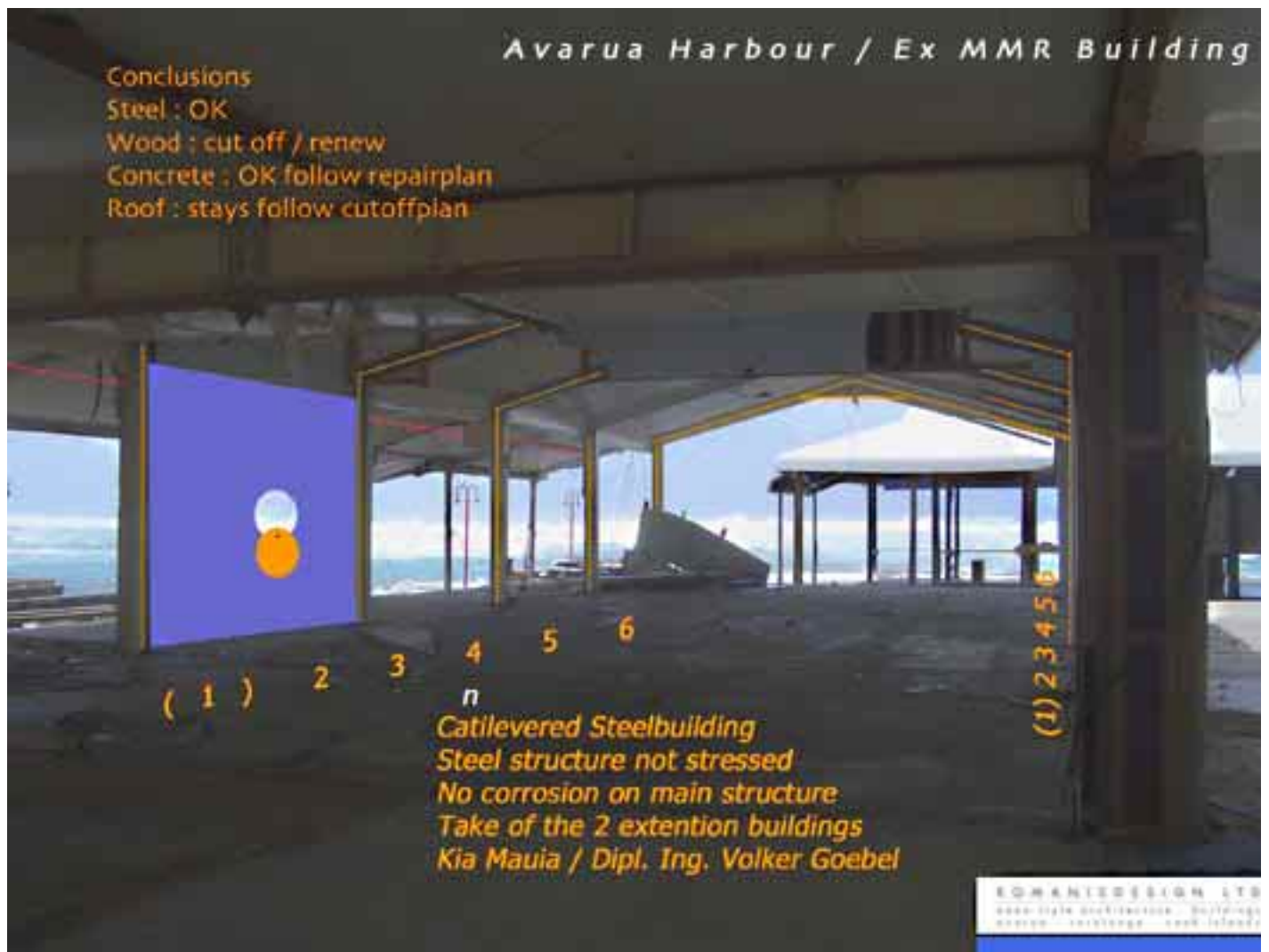


1. An investor leases the ground and the building for a reasonable price. He is interested in having a pleasure harbour location for his business. - The new investor develops his own ideas then ...

2. As it is an old government property on government ground we also have the opportunity to use it as an office space for government staff. We are talking about  $9 \times 19 = 171$  sqm roomspace. In this roomspace we can house approx. 6 to 8 working desks.

3. The architect's personal proposal is to make it an information center like the tourists have one already. - The new one will be for the Cook Islanders. Information center 86 sqm and Develop-

ment Exhibition Hall 85 sqm. The CI people are hungry to get some information about the government, the use of money and all building and development plans that are on the table.



Basicly there should be brickwalls with windows between the steelframes and some topsoil and grass as a friendly "heat insulation layer" of the roof. The steel structure can carry a lot more weight than a sheetmetalroof. But we should only use the 171 sqm for the heat insulation layer of 0,5 meters topsoil etc.

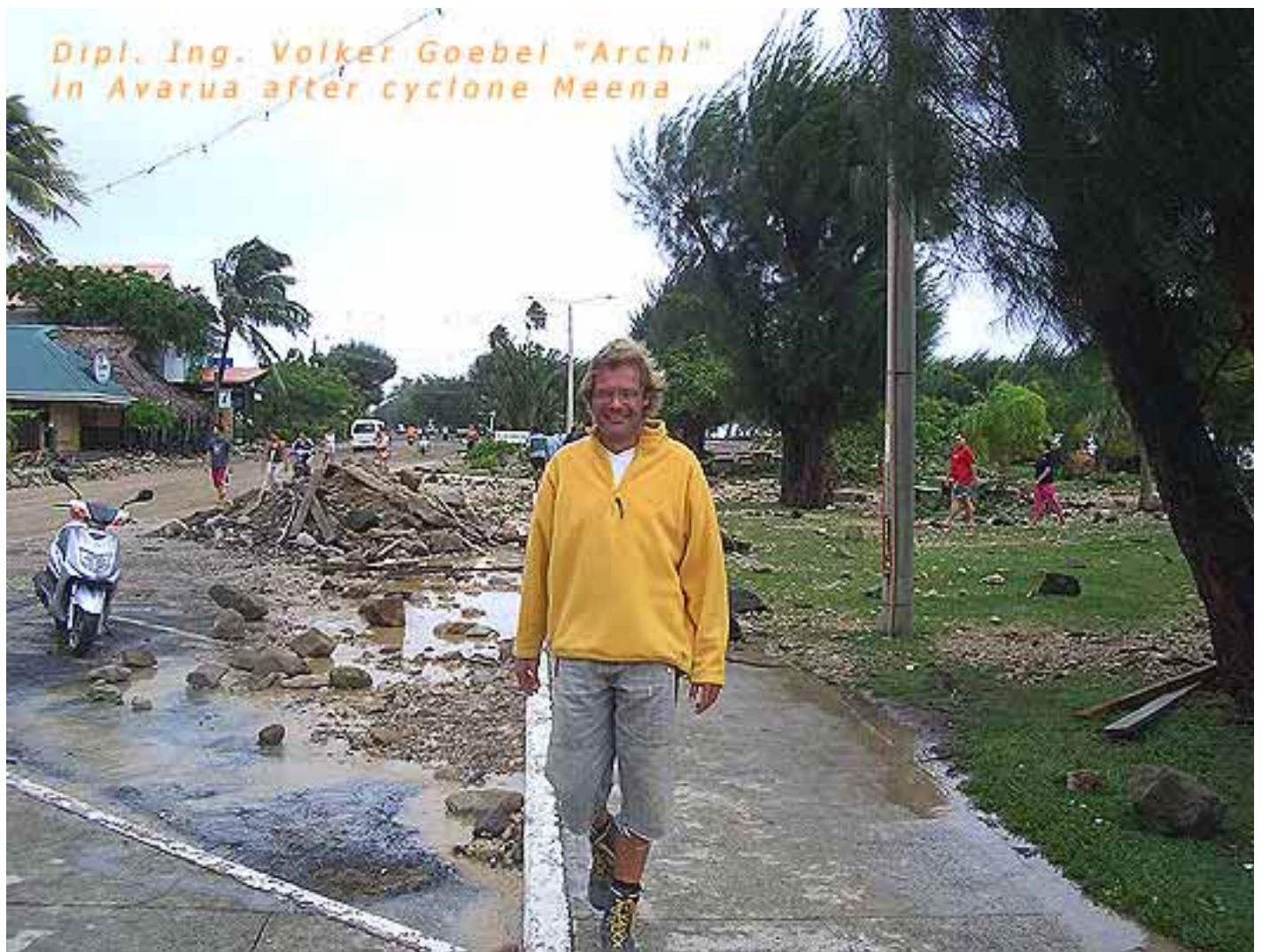
Avarua Harbour / Ex MMR Building



There are already two entrances given. They only need proper doors. As the water and power system has to be installed newly i anticipate the upcoming costs in the area between 35.000,- and 45.000,- NZDollar. (Before developing technical plans ;-)



The atmosphere, the building is sited in, can't be any better. It is right in the heart of Avarua Harbour. - The architects also call it the "pleasure harbour". And the young locals still call it "the wharf". There is food and drinks provided in the pleasure harbour. There is too much parking on gravel and too little green elements, but we are looking forward to install a "1 meter inox jumping platform" for the kids and create an atmosphere where locals and tourists find good pleasure. - Please think about these nice proposals ...



So far for the "First Idea's Situation" on March the 03 rd / 2005

"Archi" is a graduated building engineer and master of steel industry from germany. - His real name is " Volker Goebel "

I am leaving the island for a couple of month but you can offer me an affordable wages package and a lifetime permit to stay on the island and i'll come back to work for you ...

Dipl. Ing. Volker Goebel for Romanisdesign Ltd. Avarua

Kia Manuia

*Avarua Harbour / Plesure Harbour*





Avarua Pleasure Harbour