

A new building for the Ministry of Marine Resources (workflow like in a beehive - " the beehive ")

(Small fact sheet by the architects after 6th development step. Building proposal is published twice)

Location : Cook Islands, Rarotonga, Avarua, Avatiu Harbour (where the Ex, Ex Location has been)

On the MMR waterfront site (**approx. 982 sqm**) that is located between main road and harbourbassin.

By using the MMR and O.M.I.A. site the latest siteplan occupies 1.942 sqm for the enlarged building.

Purposes : Selling fishing rights. - 99 % of the Cook Islands is water. - The Pacific Ocean.

That is a surface of approx. 2,25 mio sqkm to surveil. There is Tuna, Marlin and Wahoo inside.

"Perhaps the O.M.I.A. gets an office in the new building to develop the 14 Outer Cook Islands."

It will be a "multipurpose building" that contains the following internal / external divisions :

Public Roof :

- **Public Roof Spaces = 2** (Good views for all Cook Islanders and Tourists) / realized = 554,38 sqm

Second Floor :

- **Minister of Marine Resources = 1** (office space) / realized = ~~15,91 sqm~~ 19,63 sqm (on 2 nd)

- **Head of Ministry (Secretary) Ian Bertram = 1** (office space) / realized = ~~16,80 sqm~~ 20,52 sqm on (2 nd)

- **Legaloffice / Lawyer =** (office space) / realized = ~~16,80 sqm~~ 19,64 sqm (on 2 nd)

- **Conference room for 16 persons** plus 12 visitors / realized = ~~82,89 sqm~~ 93,62 sqm (on 2 nd)

- **Toilets / Showers** on 2 nd storie / realized = ~~16,8 sqm~~ 19,64 sqm (on 2 nd) (only for Men. Women are on 1 st)

- **GPS / Serverroom** (a lockable VMS = Vessel Monitoring System secure room) / realized = 16,29 sqm (on 2 nd)

- **Salesoffice (Offshore fishing rights)** / realized = ~~30,62 sqm~~ 35,41 sqm (on 2 nd)

- **Salesoffice (Inshore fishing rights)** / realized = ~~31,45 sqm~~ 37,27 sqm (on 2 nd)

- **Corridor / Stairs** on 2 nd storie / realized = ~~124,31 sqm~~ 126,18 sqm (on 2 nd) including a small balcony

- **Installshaft** / realized = 0,71 sqm (on 2 nd)

Total = ~~351,87 sqm~~ 388,91 sqm on second floor (2 nd floor won 10,78 %)

First Floor

- **Cientoffices (area 71 / 72) = 2** (office space) / realized = ~~16,36 + 15,53~~ 20,05 + 19,20 sqm (on 1 st)

- **Staffroom / Kitchen** / realized = ~~22,39 sqm~~ 23,75 sqm (on 1 st) includes small balcony

- **Toilets / Showers** on 1 st storie / realized = ~~16,36 sqm~~ 19,17 sqm (on 1 st) (designed for women !)

- **Account staff = 3** (they need office space) / realized = ~~39,71 sqm~~ 46,29 sqm (on 1 st)

- **Maritime Training Center (area 62)** / realized = ~~39,71 sqm~~ 44,47 sqm (on 1 st)

- **Operations Team (area 61) = 3** (they need also office space) / realized = ~~40,52 sqm~~ 44,47 sqm (on 1 st)
- **Laboratory** (the only room with tiled floor and tiled walls) / realized = ~~40,44 sqm~~ 46,29 sqm (on 1 st)
- **Corridor / Stairs** on 1 st storie / realized = ~~124,31 sqm~~ 123,25 sqm (on 1 st) including a small balcony
- **Installshaft** / realized = 0,67 sqm (on 2 nd)

Total = ~~352,45 sqm~~ 387,61 sqm on second floor (1st floor won 9,98 %)

Ground Floor

- **Entrance area under roof** = / realized = ~~45,30 sqm~~ 17,09 sqm (ground floor level)
- **Stairs to enter the building** = / realized = 19,00 sqm (ground floor level)
- **Wheelchairramp** = / realized = 22,70 sqm (ground floor level)
- **Entrance- and waitinghall with Frontdeskstaff = 1** / realized = ~~69,92 sqm~~ 74,67 sqm (ground floor level)
- **Corridor** = / realized = 8,28 sqm (ground floor level)
- **Library / Maps with staff = 1** (needs multiuseable walls) / realized = ~~52,08 sqm~~ 58,58 sqm (ground floor level)
- **Storagerooms 1 and 2** for : Scuba Tanks, Fabs, Floats, Redams) / realized = ~~45,92 sqm~~ + ~~15,92 sqm~~
19,55 sqm and 18,71 sqm = 38,26 sqm (ground floor level)
- **Storage and Roughworkarea** for : Scuba Tanks, Fabs, Floats, Redams) / realized = ~~409,75 sqm~~? 80,36 sqm (g. fl. l.)
- **Delivery Platform / Workarea** = / realized = ~~43,82 sqm~~ 47,24 sqm (ground floor level / takes on lorries and vans)
- **Area 51 - Fish and ship shop kitchen = staff 3** / realized = ~~50,06 sqm~~ 57,06 sqm (ground floor level)
- **Area 52 - Fish and ship shop sales = staff 2** / realized = ~~25,97 sqm~~ 23,64 sqm (ground floor level)
- **Outdoor verandahs with stairs to sit on** (half concrete, half with sittingwoodcover) ~~32,52 sqm~~ 8,67 + 28,67 sqm
- **Installshaft** / realized = 0,63 sqm (on 2 nd)

Total = ~~401,19 sqm~~ 484,85 sqm on ground floor level (ground floor has won 20,85 %)

Overall squaremeters that the building proposal provides between the walls :

~~4.106 sqm~~ now after enlarging the inner room spaces = 1.261.37 sqm total !

(the building has won 14,04 %) (these numbers doesn't include the public roof)

Special technical requirements :

- 3 phase wiring 240 V / 400 V
- Internet connection ISDN 168 kbit / sec today (and later 2 Mbit / sec by ADSL)
- Modern telephone system ISDN (already installed on the island)
- Tiled floor and tiled walls in the laboratory
- A lot of cheap carpentry furniture and heaps of used office furniture
- Cable tunnels to operate many computers (fixed in hiphight of an average islander women)
- Acces / slipway to the pacific ocean waters by the harbourbassin (MMR operates a trimaran boat) (given)

- Secure room (VMS) for the server (lockable, where the GPS receiver creates pictures and logfiles)

People in charge :

- Ian Bertram (secretary / acting head of Ministry of Marine Resources)
- Tupou Faireka (elected CI minister for MMR and Justice)
- Arthur Pickering (Owner of the fish and ships shop that stays on the location / also on buildingsite)
- The architect Romani Katoa of ROMANISDESIGN LTD. at TJ's Building / Avarua
- The architect Volker Goebel (aka Archi) living / working at / from Sokala Villas / Muri Beach
- and a big thank you - meitaki maata - to all the people involved who supported this planning phase especially Gerard, Ulamila, Charles, Lawrance and Susanne Broecker in Germany. - Thank you.

International relations :

Minister Tom Marsters found 1.2 Mio Euros in Brussel. We should spend a part of it on good cement from where it is affordable to produce a good liquid concrete here ...

Divers needs : The divers need the slipways for their business very much !

They want to use toilets and showers in the new building. They are very afraid of losing parkingspace for their trucks and trailers in front of the slipway.

The MMR is in charge for all kind of maritime businesses - including diving.

We provided them safe stairs to operate their business with a railing ...

It will be funny to have tourists in rubbersuits looking like penguins in the first and second storie for the toilets. There they find out that the roof is open to the public within office hours. Frontdesk checks all visitors. Social Control.

The question if the existing site is big enough, and if the new government building got enough space around for parkings, deliverys and other purposes is answered now. There is a big question mark if the "shed" of the OMIA is a good neighbour. Especially after they have been washed out by the cyloners and only a steelstructure is left over. This question can only be discussed with the OMIA, the Port Authority and the MMR on one table. The MMR will have to prove the need to get a bigger site for their new ministry. From the architects point of view the building can be shifted some meters towards Avarua and lifted up one meter onto a platform with a wall 0,5 high that faces the ocean. There should be a ramp for wheelchairdrivers to reach the counter in the entrance hall for not making the same mistakes as the courthouse architects.

But the decision for a lift up to the roof would make the building too expensive.

Archi does not know if he will be granted the time to complete planning ...

We are on both sites now. The environment is developed. The building is enlarged to offer the OMIA an office to care for the 14 Outer Cook Islands.

So far for the "Knowledge Situation" 21 st June 2005

Grad. Eng. V. Goebel aka Archi (for Romanisdesign Ltd. ?)