



# Pihi Kaha – Whangārei Hospital redevelopment

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# Pihi Kaha – Whangārei Hospital redevelopment

## Whangārei Hospital

- ▶ Facilities are not fit-for-purpose, not culturally appropriate and overcrowded, which is compromising clinical care
- ▶ Patient flow is compromised, there are frequent bed blocks, as well as illogical and fragmented siting of services
- ▶ Assets are in an advanced state of deterioration with high risk of failure
- ▶ Opportunity to deliver modern, fit-for-purpose facilities that enhance service delivery and clinical outcomes
- ▶ A transformational opportunity for patients, whanāu and the community in Whangārei and Northland





# Pihi Kaha – Whangārei Hospital redevelopment

## Site location and conditions

- ▶ Site is approximately 18.6 hectares in total and divided by Hospital Road
- ▶ Will utilise the large amount of development area available between Hospital Road and West End Avenue
- ▶ Currently occupied by on-grade staff parking and several smaller ambulatory and staff accommodation buildings
- ▶ Whangarei sits on the doorstep of Auckland and is approximately two hours north via State Highway 1



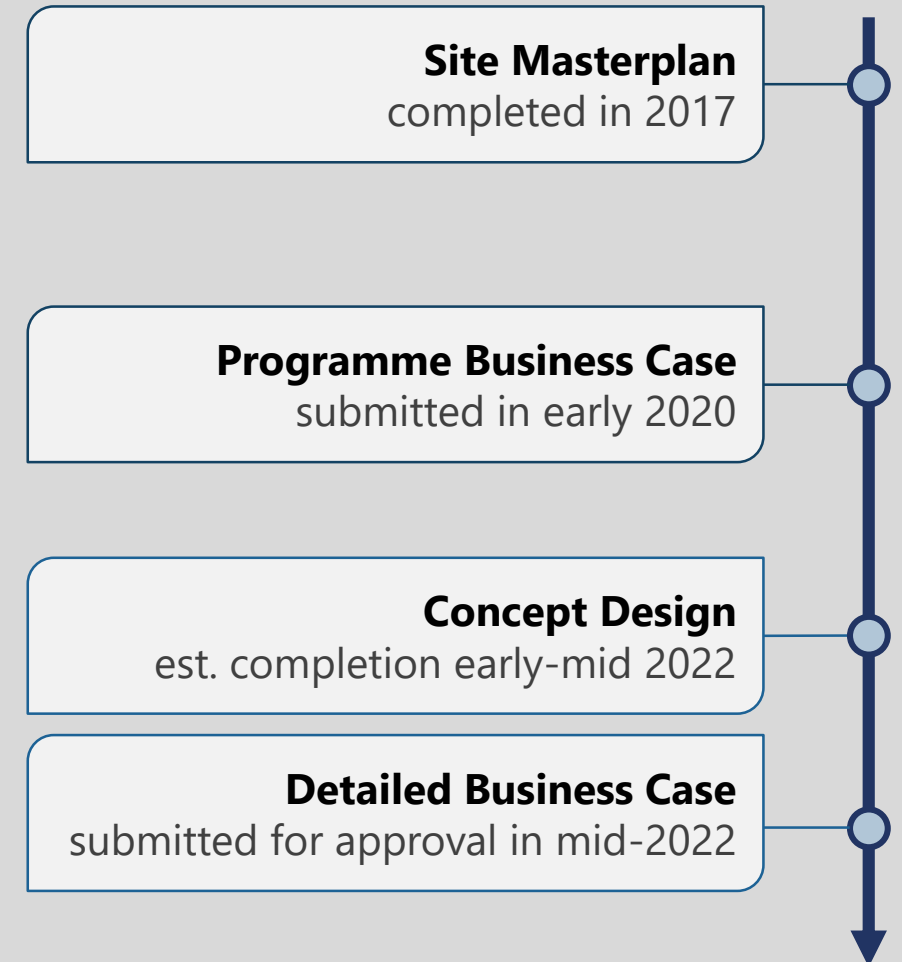
# Pihi Kaha – Whangārei Hospital redevelopment

## Design status

- ▶ Klein Architects and Beca have supported development of the site masterplan, which was completed in 2017
- ▶ Klein are progressing the development of the Site Master Plan and concept design for the Acute Services Building and Ward Tower Stage 1
- ▶ Development of the preliminary design and subsequent design phases will commence once the DBC is approved, which is expected in the second half of 2022
- ▶ Preliminary and subsequent design phases will be procured separately to the current design contracts



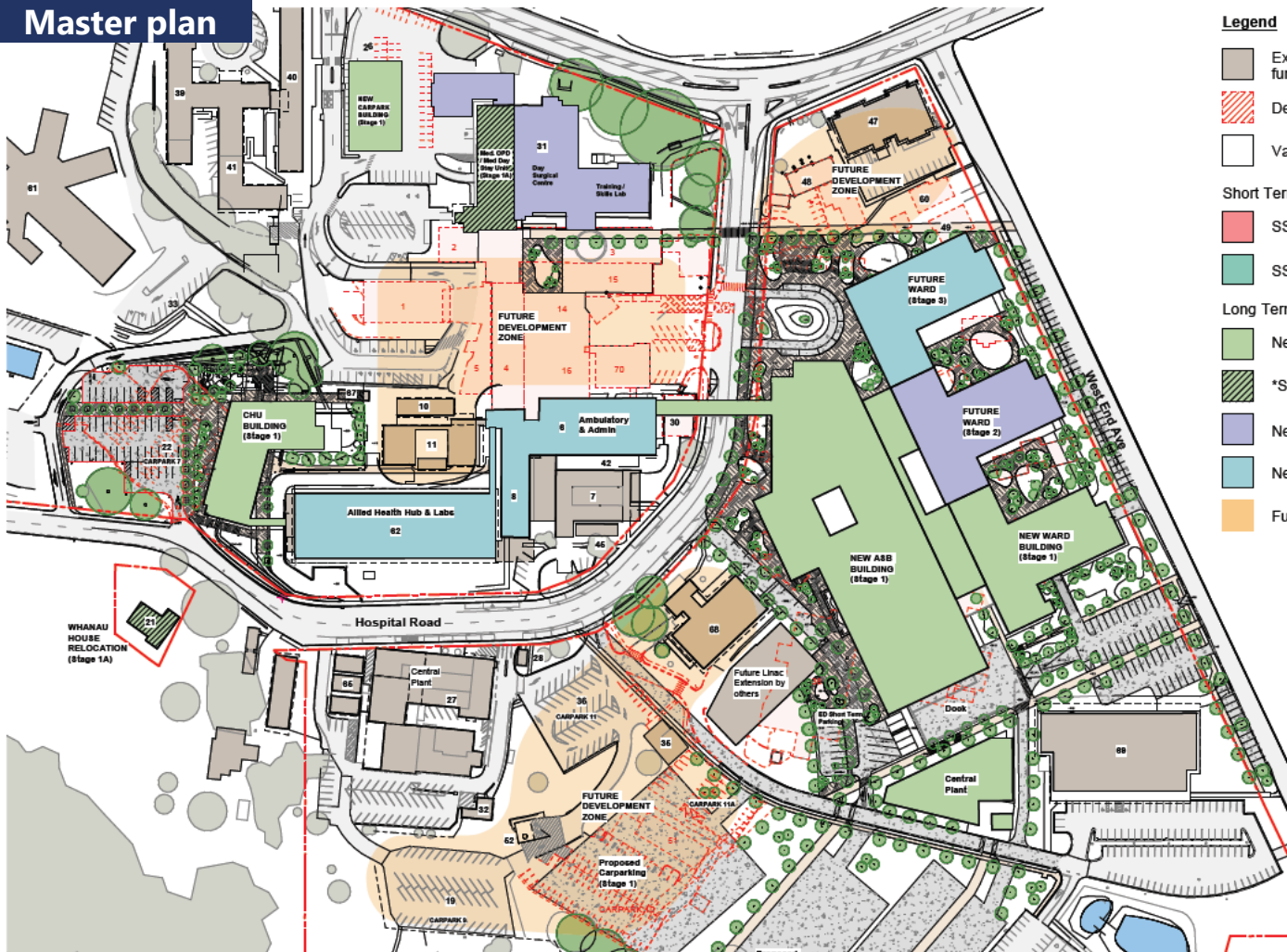
### KEY MILESTONES





# Pihi Kaha – Whangārei Hospital redevelopment Site master plan

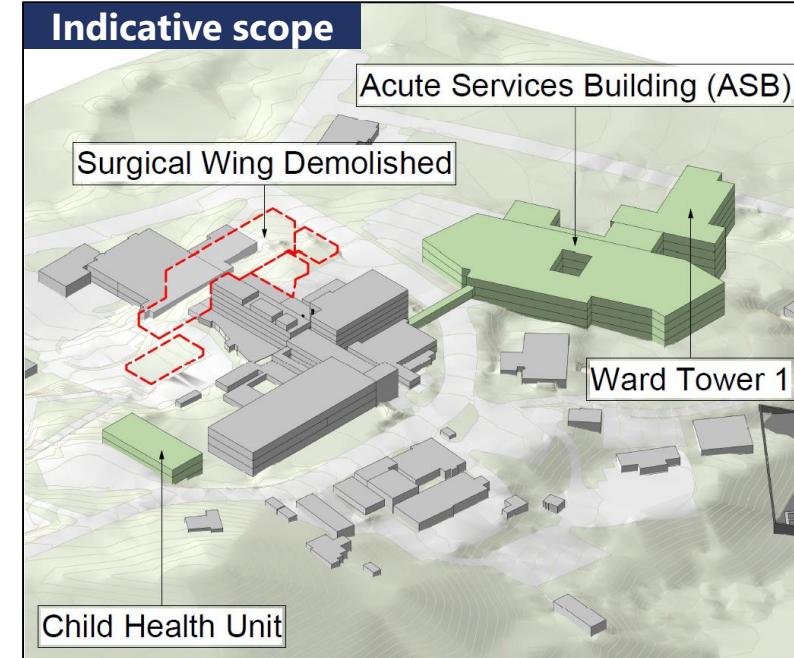
## Master plan



### Legend

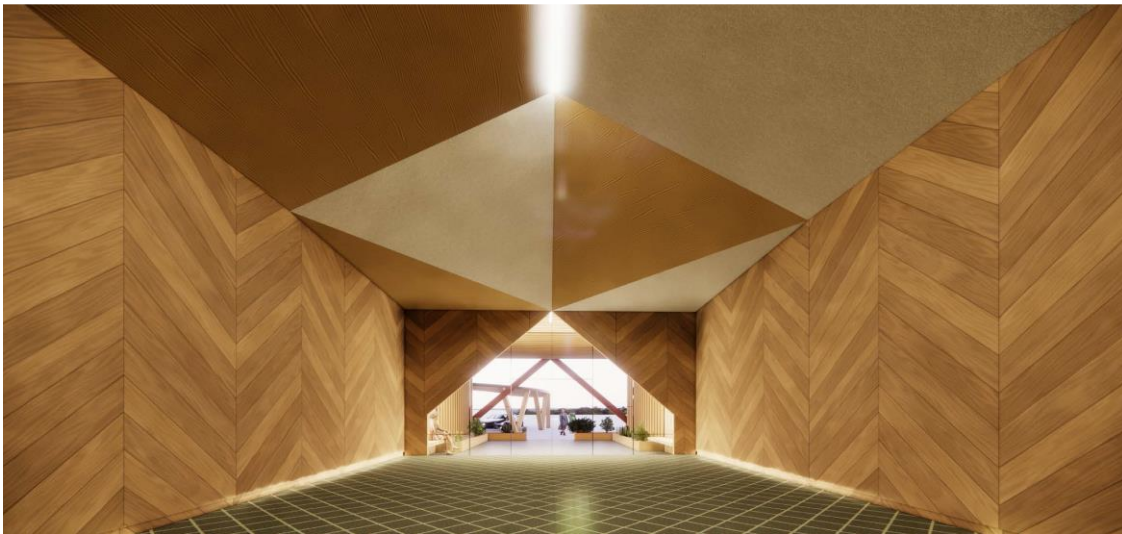
- Existing Building and its current function to remain
  - Demolished Building
  - Vacated Building
- Short Term Projects
- SSBC1(Completed)
  - SSBC2 (Underway)
- Long Term Projects
- New Whangarei Hospital - Stage 1
  - \*Stage 1A - Optional
  - New Whangarei Hospital - Stage 2
  - New Whangarei Hospital - Stage 3
  - Future Projects

## Indicative scope





# Project Pihi Kaha – Whangārei Hospital redevelopment Indicative scope – Stage 1

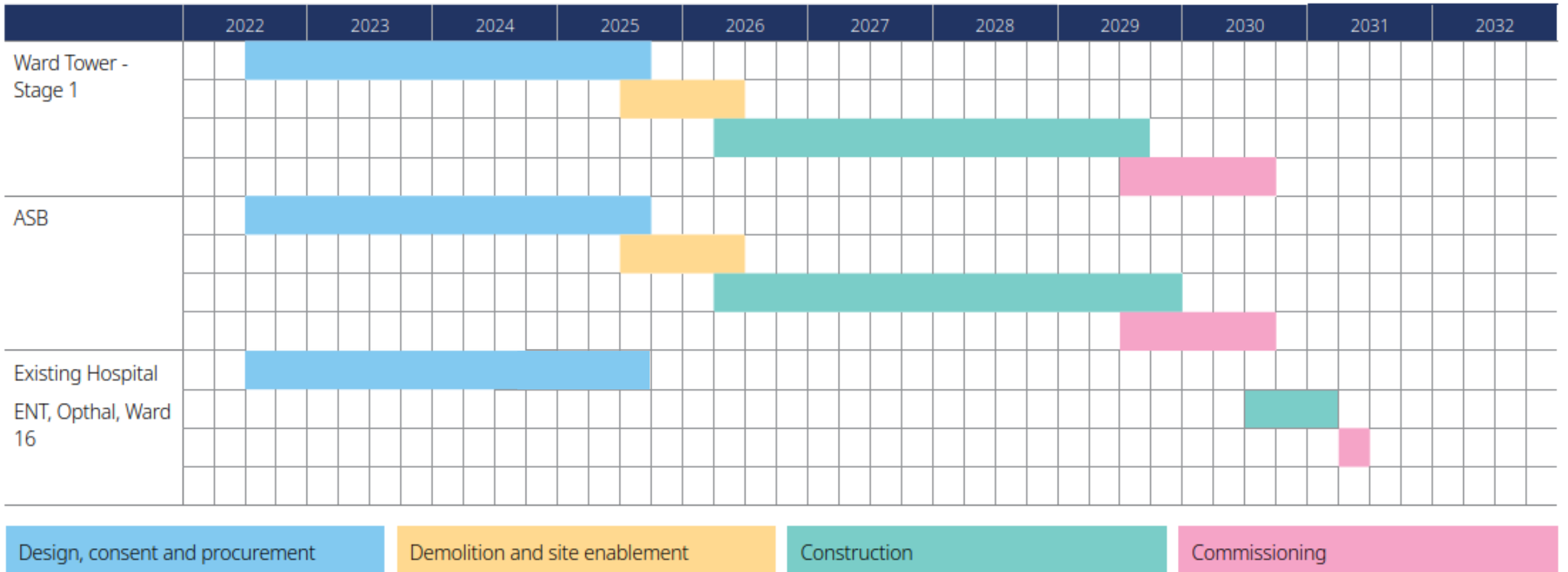


# Indicative scope

- ▶ Indicative work packages are provided alongside, with Stage 1 expected to include circa 38,500 m<sup>2</sup> new build area
- ▶ Ward Tower will house the 4 x 32 bed Medical/Surgical wards and an Acute Assessment Unit
- ▶ Five-storey ASB will be co-located and house critical health services and other clinical and non-clinical support services
- ▶ Significant elements built to seismic Importance Level 4 standard and 5 Green Star certification
- ▶ Focus on modern, culturally inclusive, energy efficient building techniques and materials

Stage 1	
Enabling Works (Various times)	Ward Tower – Stage 1 (2022 – 2030)
<ul style="list-style-type: none"> <li>• Decanting and demolition, site clearance</li> <li>• Build new roads and additional carparking</li> <li>• Enabling works including civil, services relocations</li> </ul>	<ul style="list-style-type: none"> <li>• Design and construct shell, then fitout</li> <li>• Additional infrastructure required for building</li> </ul>
Acute Services Building (2022 – 2030)	Existing Hospital (2022 – 2032)
<ul style="list-style-type: none"> <li>• Design and construct shell, then fitout</li> <li>• Additional infrastructure required for building</li> </ul>	<ul style="list-style-type: none"> <li>• Relocate Ear, Nose &amp; Throat, Cardiology and Ophthalmology</li> <li>• Replacement of the Child Health Unit and Whānau House</li> <li>• Demolish the Surgical Wing of the existing main block</li> </ul>

# Pihi Kaha – Whangārei Hospital redevelopment Indicative programme



*Timelines are subject to change and will be influenced by the procurement and packaging approaches adopted*



## Packaging and procurement

- ▶ Initial thinking on potential packages of works is as follows:
  - Enabling works
  - Ward Tower – Stage 1
  - Acute Services Building
  - Existing hospital
- ▶ Interested in the market's view on packaging to achieve an optimal programme for delivery
- ▶ Also interested in views on the preferred procurement model(s) for delivery

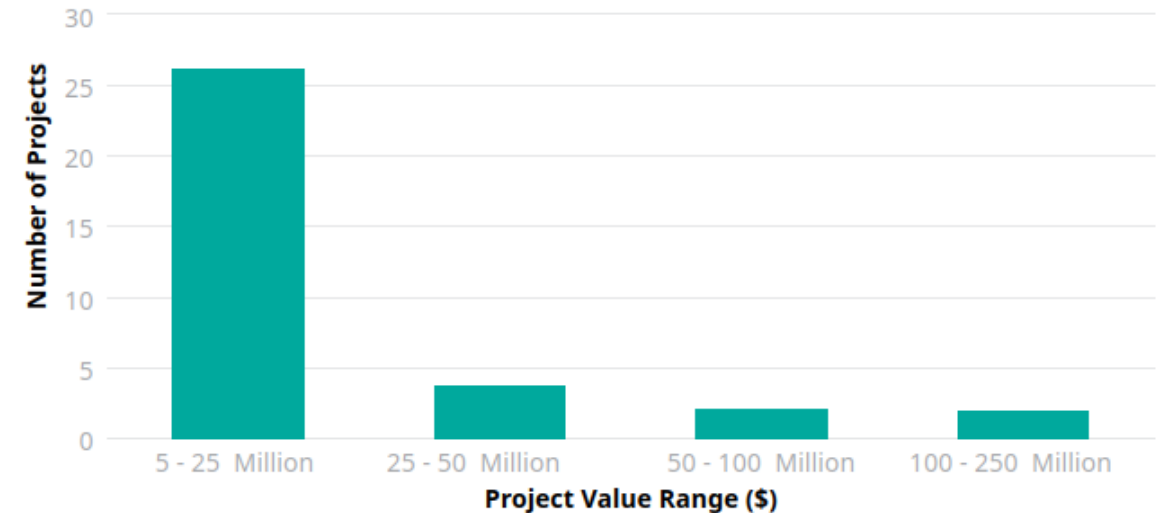


# Regional pipeline for Northland

## Te Waihanga New Zealand Infrastructure Commission

- ▶ Approximately \$1.0bn of planned Government and government owned capital investment will take place in the region to 2035\*
- ▶ Key regional projects\* include:
  - **Various Waka Kotahi projects**  
(c.\$200m, est. completion 2028)
  - **North Auckland Rail Line upgrade**  
(c.\$110m, est. completion 2022)
  - **Redevelopment of Whangārei Boys' High School**  
(c.\$50-100m, est. completion 2022)
  - **Upgrade of clinical services**  
(c.\$150m, est. completion 2023-26)

Number of Regional Projects by Value



\* Based on projects submitted to Te Waihanga for inclusion in the infrastructure pipeline as at January 2022



# CCG – Northland Programme 2022



## Industry briefings

Open forum presentations



## Learning

Training ... procurement,  
LEAN



## Social events

Informal and social



## Future engagement

Client and supplier  
engagement to gain  
knowledge, additional  
insights and feedback