



**PALMERSTON ISLAND GOVERNMENT  
PALMERSTON ISLAND ADMINISTRATION**

**PALMERSTON ISLAND OFFICE:** Phone 37620; Fax 37621 Email; [palmerstonoffice@gmail.com](mailto:palmerstonoffice@gmail.com)

18 January 2017.

TO: CDC-MFEM, ICI, CIIC, OPM.

FROM: E.O PALMERSTON

**SUBJECT: PALMERSTON CYCLONE CENTRE.**

**GENERAL INFORMATION**

Palmerston Island Council met 18 January 2017 and considered Option 2 of the 2003 Feasibility Study and the latest 2014 concept plan from ICI. They felt that some of the assumptions in the 2003 Study are no longer applicable e.g. sourcing of sand from the beach and island for cement mixing. There was no schematic plan in the study only artist image P76. No other plan's has been submitted for Island Council consideration except the 2014 Plan from ICI.

**2014 Plan. PALMERSTON ISLAND COUNCIL COMMENTS.**

- 1) Because of the infestation of termites and borer's on the island, it is vital that only good quality treated timber be used – hard woods or other alternative materials be considered/used? Examples of treated floor plys, shadow clad cladding and timbers used on school and new health clinic already heavily infested with borer's. This is a major concern.
- 2) Because of the marine salt environment Council felt that stainless steel fastenings, bolts and straps/brackets should be used as recommended in the 2003 Study.
- 3) Engineering – specifications. Council felt a little uneasy at the current detailed specifications. Because of the height of the building they felt that the timber specified for beams, rafters (and its spacing), bearers even where strappings are specified as insufficient/undersized – larger sized /gauge timber be used. They would prefer bigger specifications for bolt size used – 20mm and more brackets. There was no indication of diagonal bracing for roof or walls or cyclone tie down rods to be used in timber wall cavity.
  - Reinforcing rods – use of galvanised rods and mesh.
  - Block work reinforcing rods use D16 or D18 as starters instead of just D12.
  - The 150x150 posts should be replaced with concrete columns – these should be at least 400x400.
  - Foundation Plan Footings – Palmerston is just a sand bank, ground is only sand – wide footings/pads essential to avoid subsidence. May need to cross link footings to columns – middle of floor.
- 4) PLAN – P3 of 10. Floor plan. P 8 of 10. Cross Section.

- Floor from ground level to be raised at least 1metre? Need to allow for steps and ramp for disabled. Steps and ramp would be required on the stair case side verandah (Front Elevation)
- TOILETS – Need to have at least 1 toilet and shower (combined) to be accessible by disabled/wheelchair. Suggest that this be downstairs. Possible solution to fit this is to shift toilet plan off centre by 925mm and have the disabled shower toilet next to the F toilet and extend the rear elevation side of the building to the full length of the building to 16600 O/ALL.
- EXTENSION TO BUILDING
- 1) Extend Rear elevation verandah from 2400 to 3600 and from 9600 to 16600 O/A .
- 2) Utilise this open space by shifting kitchen downstairs, a storeroom and emergency /health services room (this room can be used for health patients if required, at moment any inpatient to the Health Clinic is left on the Health clinic verandah decking; and/or be available for use by visiting health medical teams etc) with access to disable toilet/shower. An internal access staircase (second fire exit for upstairs) next to the office. This would mean that the whole rear elevation will be block walled off with windows. It was felt that there would be more utilisation of the kitchen downstairs for functions, etc, and easy access to gas cylinder (DG)
- 3) Extend ground floor office front elevation to 2400.
- 4) Roof – One line-level roof length of building. Is it possible to increase the gradient of the building? A prevailing view is that a steeper roof minimises lift forces? This would mean that upstairs rooms to be extended as well. Telecom Room be Communications / E O C.
- Guttering: Recommend use of 200+mm PVC storm pipes for guttering as it minimises debris infiltration into water tanks.
- 5) Windows – storm shutters?
- 6) Exterior doors – no repeats of Manihiki, warping of toilet exterior doors.

#### OTHER

- 1) WATER TANKS – Options 1) Raised Pad at One end of Building (toilet end) to site 4 x 6,000litre tank.  
As well as construct community 20,000litre tank (SRIC-CC)?
- 2) Plumbing plans? – Pump electrical / gravity feed. H2O Tanks on column?
- 3) Emergency electricity/ generator( where to locate, meets regulations(DG) – change over switch.

Council will be consulting with community in the next door or two.

Will draw (hand sketch) extension in red and label changes on plan and email on to team.

## Paul Maoate

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**From:** Tenga Mana  
**Sent:** Friday, 20 January 2017 11:51 a.m.  
**To:** Paul Maoate  
**Subject:** FW: Palm Is Cyclone Centre - 2014 Plans Is Council changes. 19Jan2017  
**Attachments:** Image190117164832.pdf; Image190117164931.pdf

FYI

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web: [www.ici.gov.ck](http://www.ici.gov.ck) | mail: [tenga.mana@cookislands.gov.ck](mailto:tenga.mana@cookislands.gov.ck)

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-----Original Message-----

From: Palmerston Admin [<mailto:exo.pamati@gmail.com>]  
Sent: Thursday, 19 January 2017 4:57 p.m.  
To: Tenga Mana  
Cc: Joseph Akaruru; Casper Mateariki; Otheniel Tangianau; Vasie Poila  
Subject: Palm Is Cyclone Centre - 2014 Plans Is Council changes. 19Jan2017

Kia Orana Tenga,

Attached is a scanned terrible hand sketch of changes to the plans by Island Council. I hope that you can follow it, combined with the notes sent earlier.

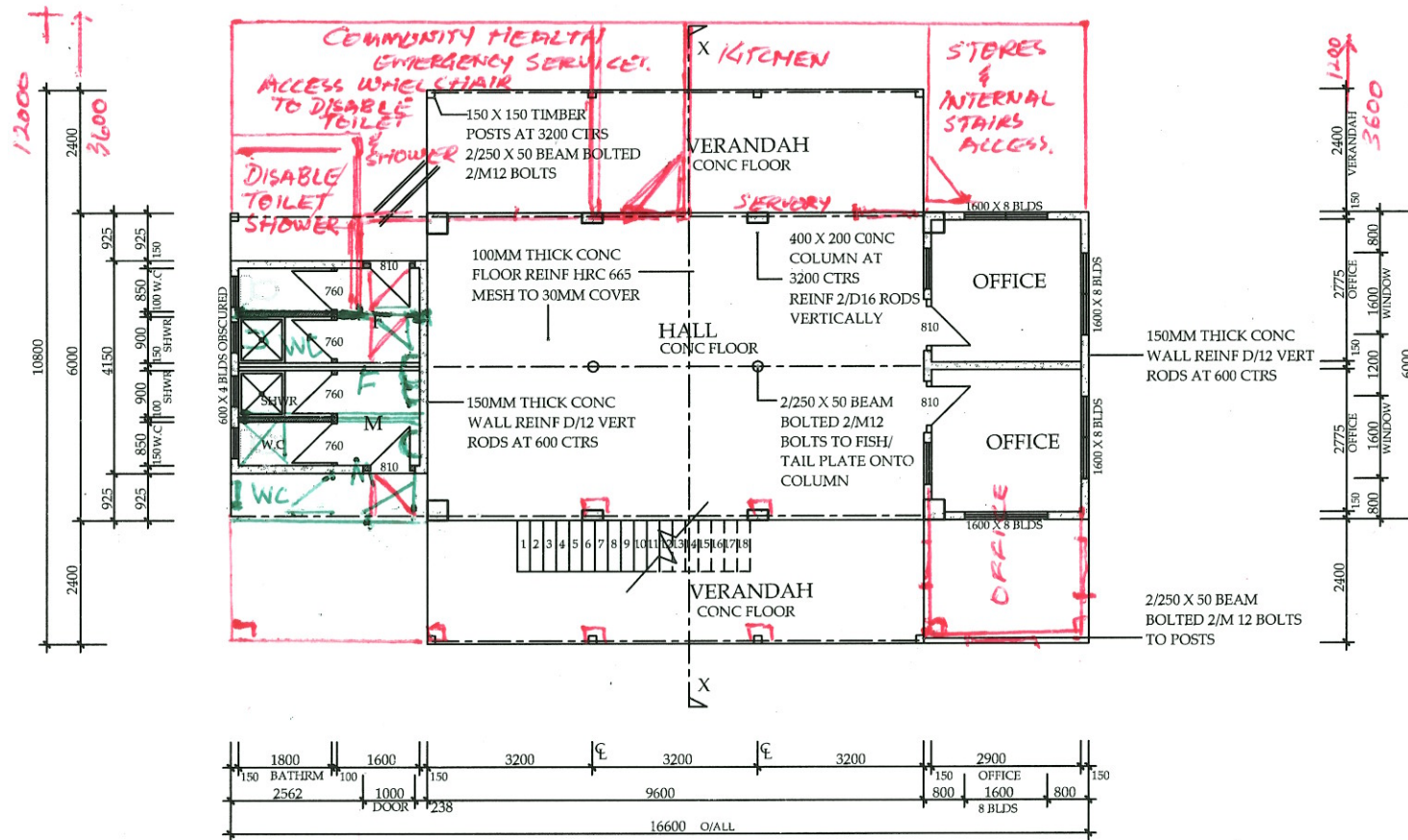
The disabled toilet and shower is a one room where you can wheel a wheel chair in. Access is through the 'Community Health Emergency Services' room. Council debated at length about our elderly people and dependents to cater for their needs (requirements for ramps and steps vs raising the floor level and their own toilet/shower) and access for them to get upstairs and /consideration to have them shelter in the emergency room instead of upstairs.

I hope it all makes sense.

Cheers

Arthur

PS - Caspar did make a revision incorporating some of these ideas, I think that was what was presented to the Infrastructure Committee in 2014 - CIIC. It may pay to have a look at it, Vasie?



**FLOOR PLAN**  
SCALE 1 : 100

REVISION	BY	APPD	DATE	NOTES

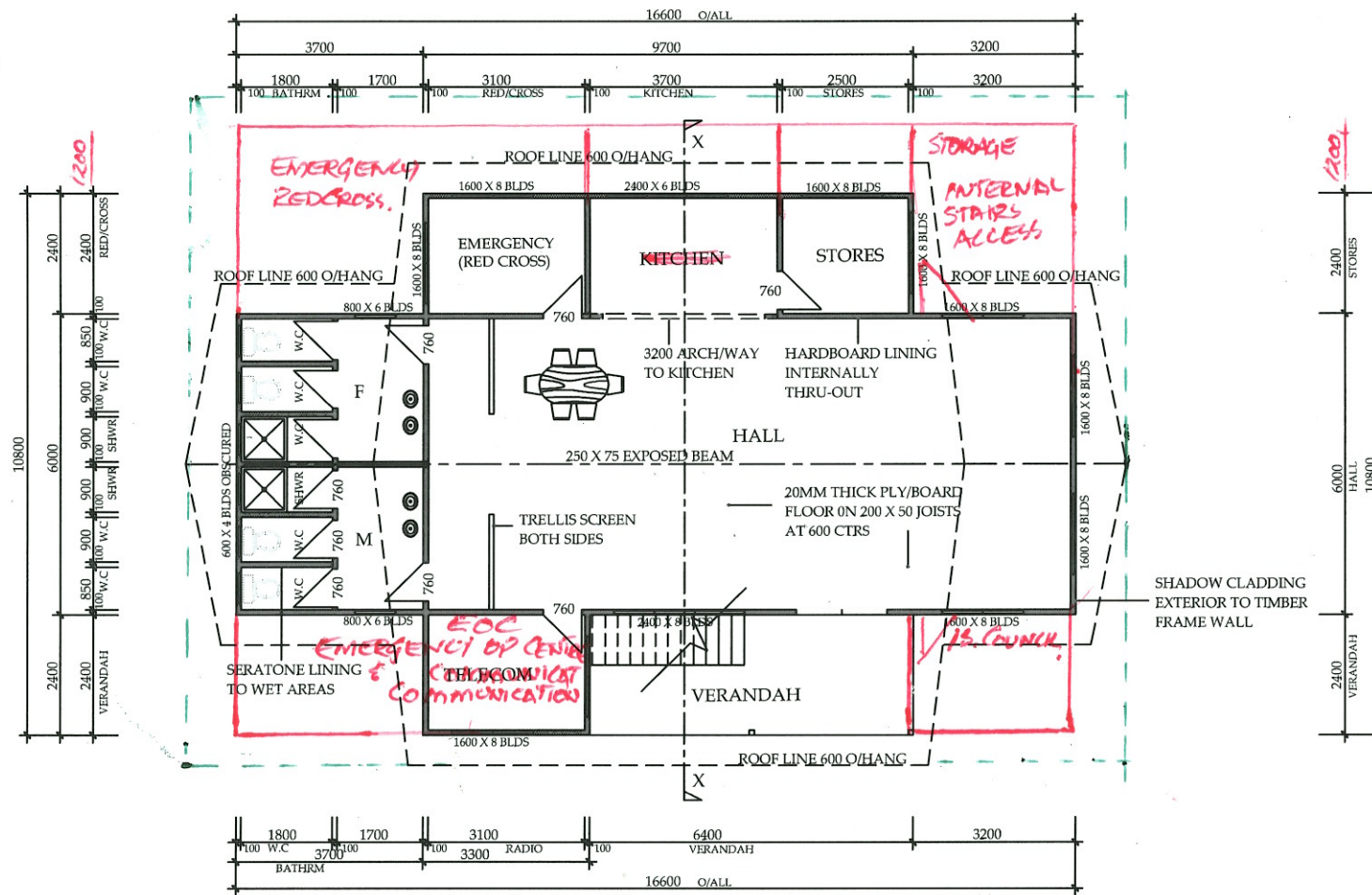


Ministry of  
Infrastructure  
& Planning


PROJECT TITLE  
**PALMESTON ISLAND  
CYCLONE CENTER**

DRAWING TITLE  
**FLOOR PLAN**

DESIGNED: MOIP	DATE: JAN 2014	CHECKED:	DATE: JAN 2014
DRAWN: MOIP	DATE: JAN 2014	APPROVED:	DATE: JAN 2014
CLIENT NAME:	SCALE: 1:100	DWG No. CD.14/01	SHT No. 3 OF 10



TOP FLOOR PLAN  
SCALE 1 : 100

REVISION	BY	DATE	NOTES	 <p>Ministry of Infrastructure &amp; Planning</p>	PROJECT TITLE	DESIGNED:	DATE:	CHECKED:	DATE:
					PALMESTON ISLAND CYCLONE CENTER	MOIP	JAN 2014		JAN 2014
					DRAWING TITLE	DRAWN:	JAN 2014	APPROVED:	JAN 2014
					TOP FLOOR PLAN	CLIENT NAME:	1:100	DWG No.	SHT No.
								CD.14/01	4 OF 10



**NOTE:****WINDOW OPENING**

- W1 - 1.6m X 1.0m (width x height)  
x2 Louver Window
- W2 - 0.8m X 0.6m (width x height)  
x1 Louver Window

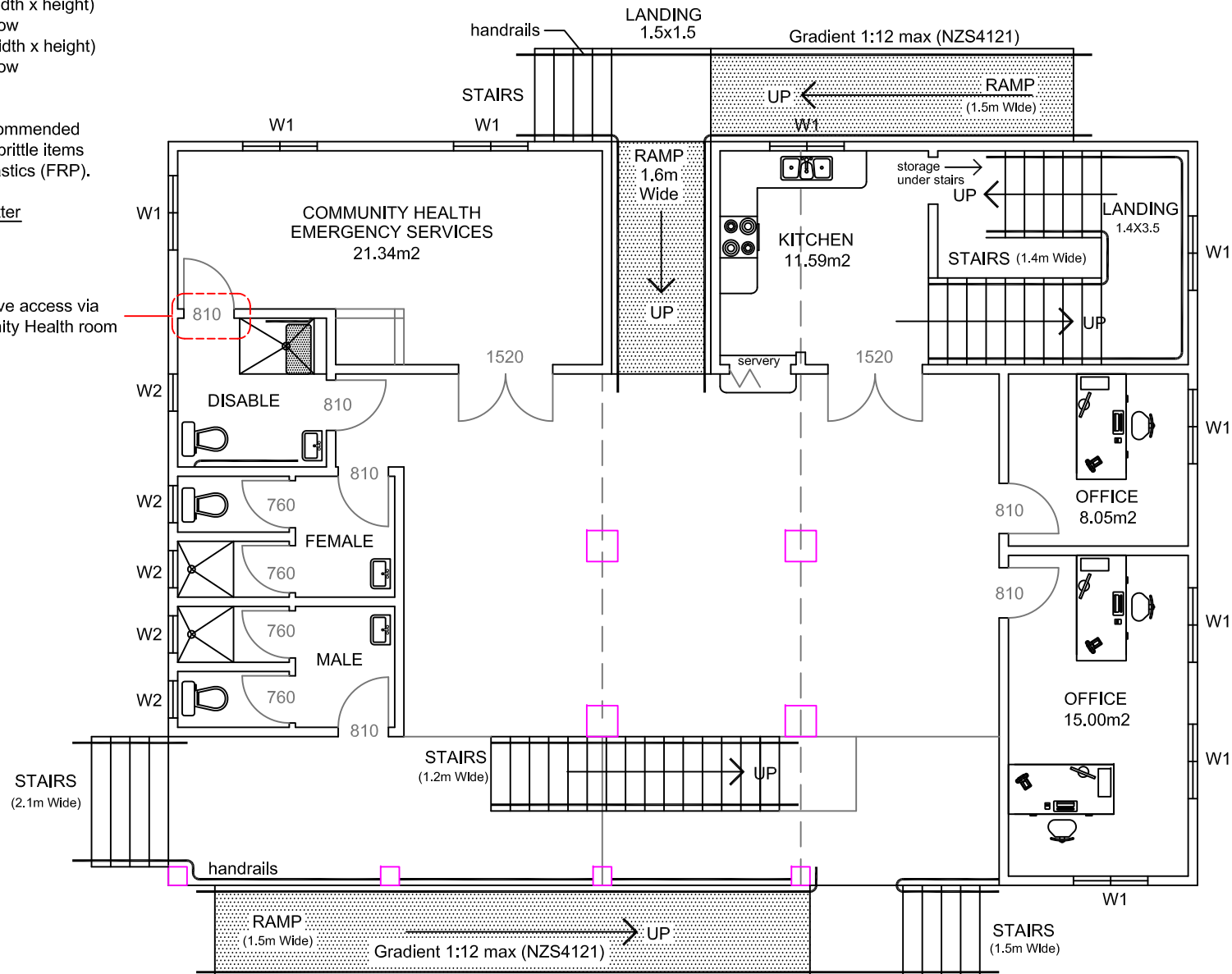
**WINDOW TYPE**


Louver type of window is recommended with non-breakable and non-brittle items made of Fiber Reinforced Plastics (FRP).

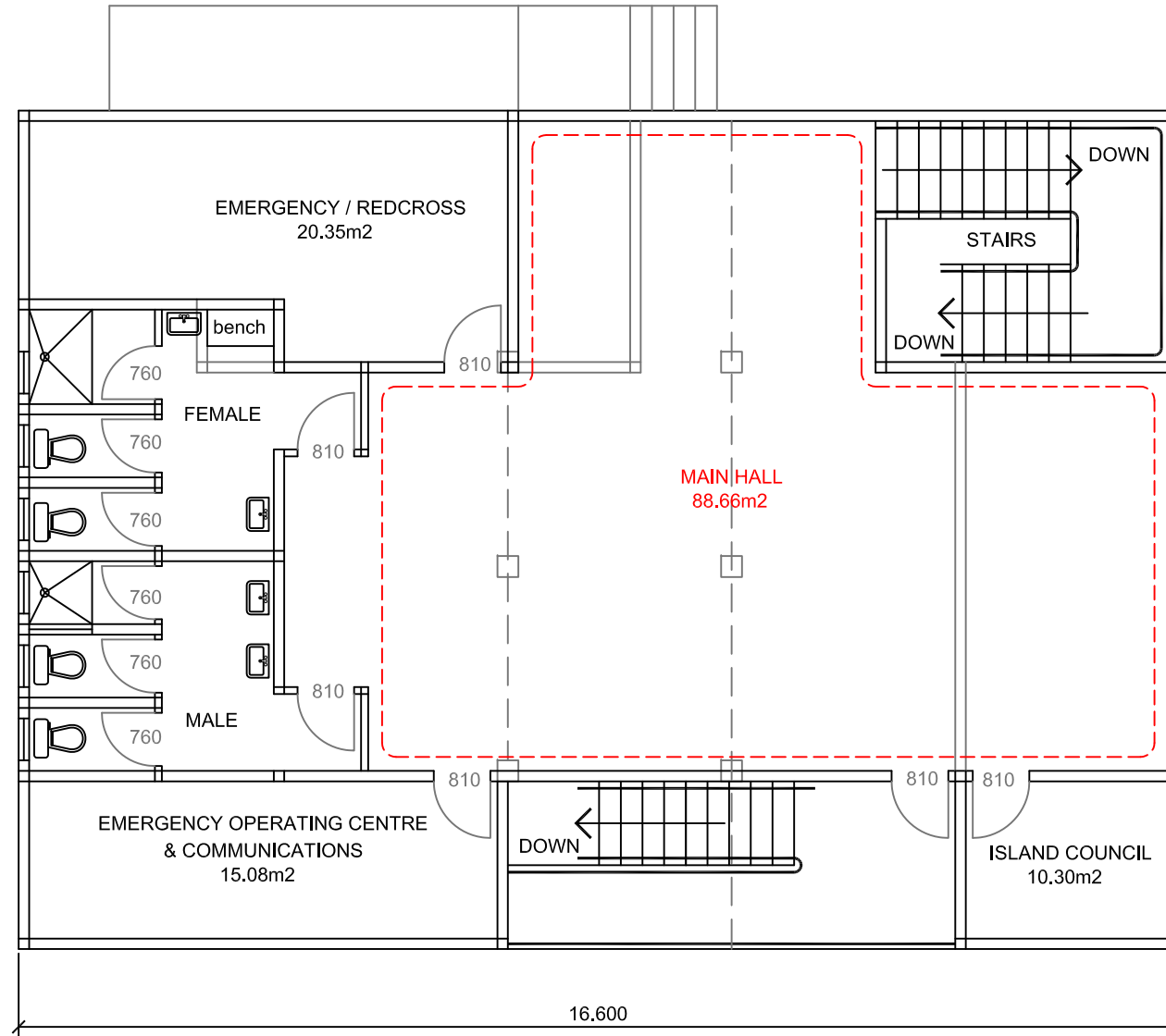
Exterior to include storm shutter (temporary or permanent)





Alternative access via  
Community Health room



REVISION	BY	APP'D	DATE	NOTES	PLANNING AND DESIGN DIVISION	PROJECT TITLE	DESIGNED	DATE	CHECKED	DATE
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				2. Verify all dimensions & levels on the site prior to commencing work			DRAWN	P.Maoate	DATE	19.01.2017
				3. All discrepancies shall be referred to the Planning and Design Division for clarification			CLIENT NAME	Palmerston Is. Govt	SCALE	1:100 (A4)
				4. All dimensions in metres unless shown otherwise		DRAWING TITLE			DRAWING No.	Drawing #
										SHEET No.
										1 of 2



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				4. All dimensions in metres unless shown otherwise		FLOOR PLAN - TOP FLOOR	Palmerston Is. Govt	1:100 (A4)	Drawing #	2 of 2