



Kaipara te Oranganui

**KAIPARA  
DISTRICT**

Two Oceans Two Harbours

# Long Term Plan

November schedule update for the LTP 2021/2031



# Schedule

## Phase three and four

### Phase three –Mid 2020

#### April

- Prepare engagement strategy ✓
- Activity review (Session 1)✓
- LoS review/ Performance Measures ✓
- Infrastructure Strategy ✓
- Policy review ✓
  - Ratings
  - Revenue and Financing
  - Significance and Engagement

#### May

- Maori contribution to decision making ✓
- Strategic Assets ✓
- Revenue and Financing Policy ✓
- Growth Assumptions ✓
- ~~Engagement concepts –Deferred June~~
- ~~Remission Policies –Deferred Aug~~
- ~~Financial Strategy –Deferred July~~

#### June

- Asset Management Plans (AMPs) including priorities✓
- S&E Policy ✓
- Climate Change ✓
- Engagement concepts ✓

### Phase four – Late 2020

#### July

- Activity profiles (Session 2) ✓
- Infrastructure projects / AMPs ✓
- Financial Strategy ✓
- Treasury policy ✓ *(Seen by ARF – Proposed adoption at August Meeting)*
- ~~Remissions Policies ✓ (Deferred to September)~~
- ~~Significant Forecasting Assumptions ✓ (Deferred to October)~~

#### August

- Council workshop – Direction and priorities (New)
- ~~Draft Infrastructure strategy ✓ (Deferred to September)~~
- ~~Activity Profiles (Session 3 –additional) ✓ (Deferred to September)~~

# Schedule

## Phase three and four

### September

- Activity Profiles (Session 4 -additional) ✓
- AMPs/ Infrastructure Strategy ✓
- ~~Financial Strategy—Final~~ *(Deferred to October)*
- ~~Revenue and Financial Policy—Final~~ *(Deferred)*
- ~~Remissions Policies~~ *(Deferred to October)*
- Comms update ✓
- Climate change ✓

### October

- CD concepts ✓
- Financial forecasts ✓
- Rating – How we rate ✓
- Remissions policies ✓
- Civic Building Strategy ✓
- CDEM ✓

### November

- Financial Contributions (moved from July)
- Significant Forecasting Assumptions
- Dargaville Precinct
- Financial Strategy
- R&F Policy
- Pre engagement results and consultation dates
- Infrastructure Strategy update
- Water storage options
- Financial Strategy
- Financials V2
- Significance and Engagement policy for adoption (Council Meeting)

### December

- CD concepts and draft
- DC Policy (moved from Sept)
- QV

## Phase five –Early 2021

### January

- Audit CD and source documents

### February

- Draft CD
- Review financial forecasts and statements
- Adopt source documents (Council Meeting)
- Adopt CD for consultation (Council Meeting)

### March

- Formal public consultation

### April

- Submissions and Hearings
- Issues and Options papers - briefing

## Phase six –Mid 2021

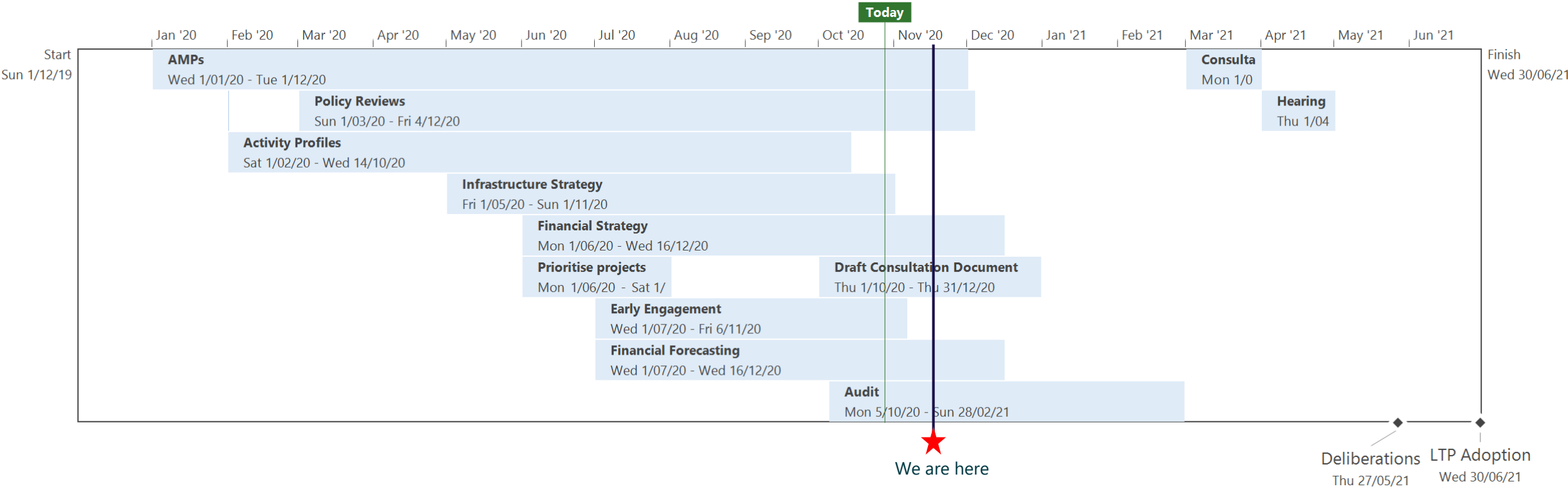
### May

- Review budgets and update from consultation
- Deliberation Meeting
- Audit

### June

- Final LTP adopted (Council Meeting)

# Timeline





# Source Documents

Documents	Reviewed
Infrastructure Strategy	Y
Financial Strategy	November
AMPs	Y
Activity Profiles	Y
R&F Policy	Y
Remissions Policy	Y
Treasury Policy	Y - Adopted
S&E Policy	Y
Significant Forecasting Assumptions	November
FIS and Prospective Financial Statements	February
DC Policy	December
FC Policy	November



# Any Questions?

Long Term Plan Schedule 2021/2031





# Thank You

Michaela Borich



+64 94391196



[mborich@kaipara.govt.nz](mailto:mborich@kaipara.govt.nz)



Kaipara District Council



# Dargaville Civic Facilities Options Assessment Elected Member Presentation

Rev 1 | October | 2020





# 1. Strategic Context

---

## **Purpose of Dargaville Civic Facilities Options Assessment**

---

**The purpose of the Dargaville Civic Facilities Options Assessment is to articulate a clear strategy on how Council can invest in its Dargaville civic assets to help realise the Dargaville spatial plan vision and Council's community priorities.**

**In a way that strikes a balance between being future looking, is fit for purpose and provides value for money over the longer-term.**

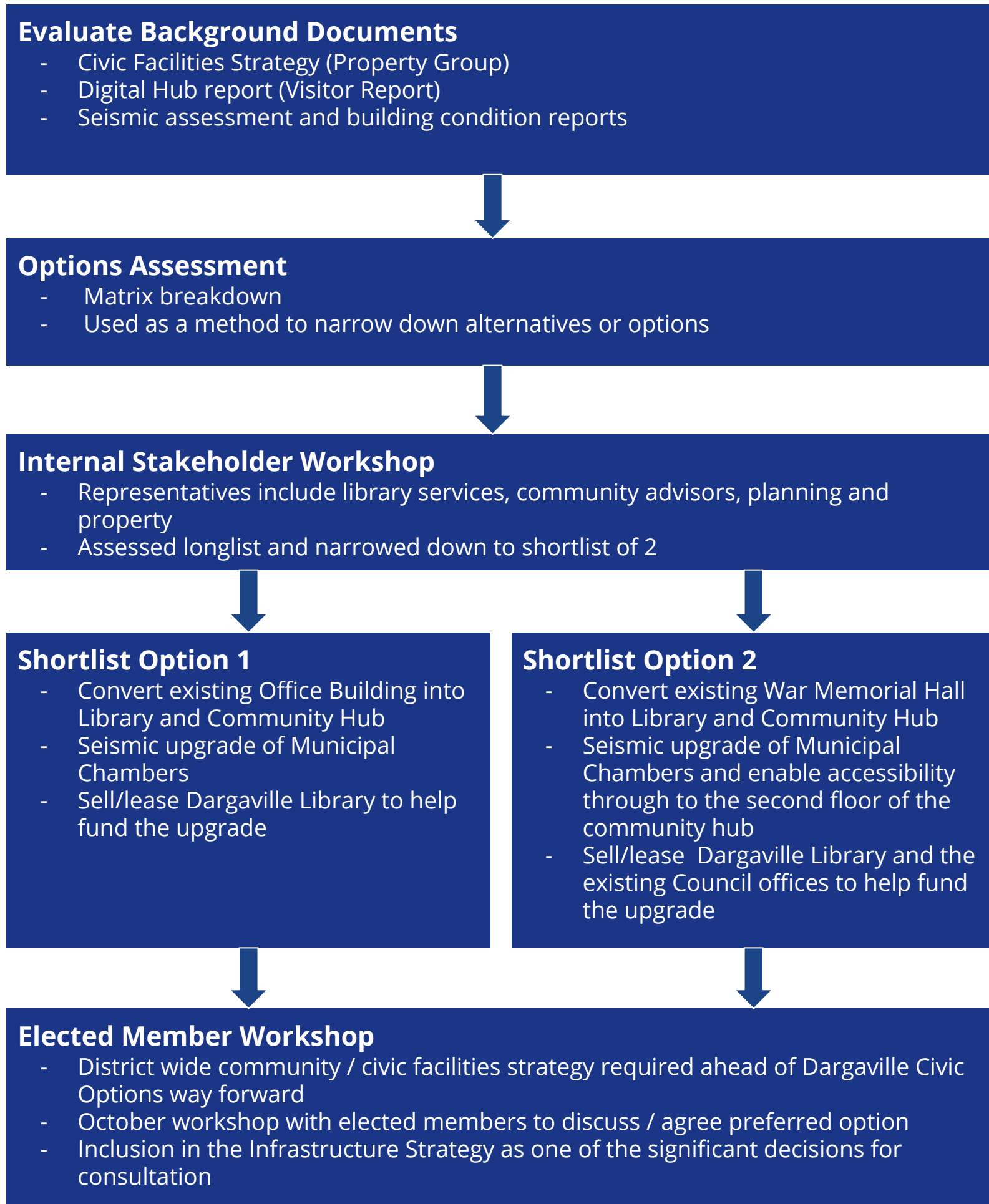
**So that the community in particular the existing lease holders, community groups and customers have a base to enjoy and participate in civic and cultural activities.**



## Dargaville Summary of Options Process

*The steps taken for undertaking this options assessment are broken up into the adjacent flowchart.*

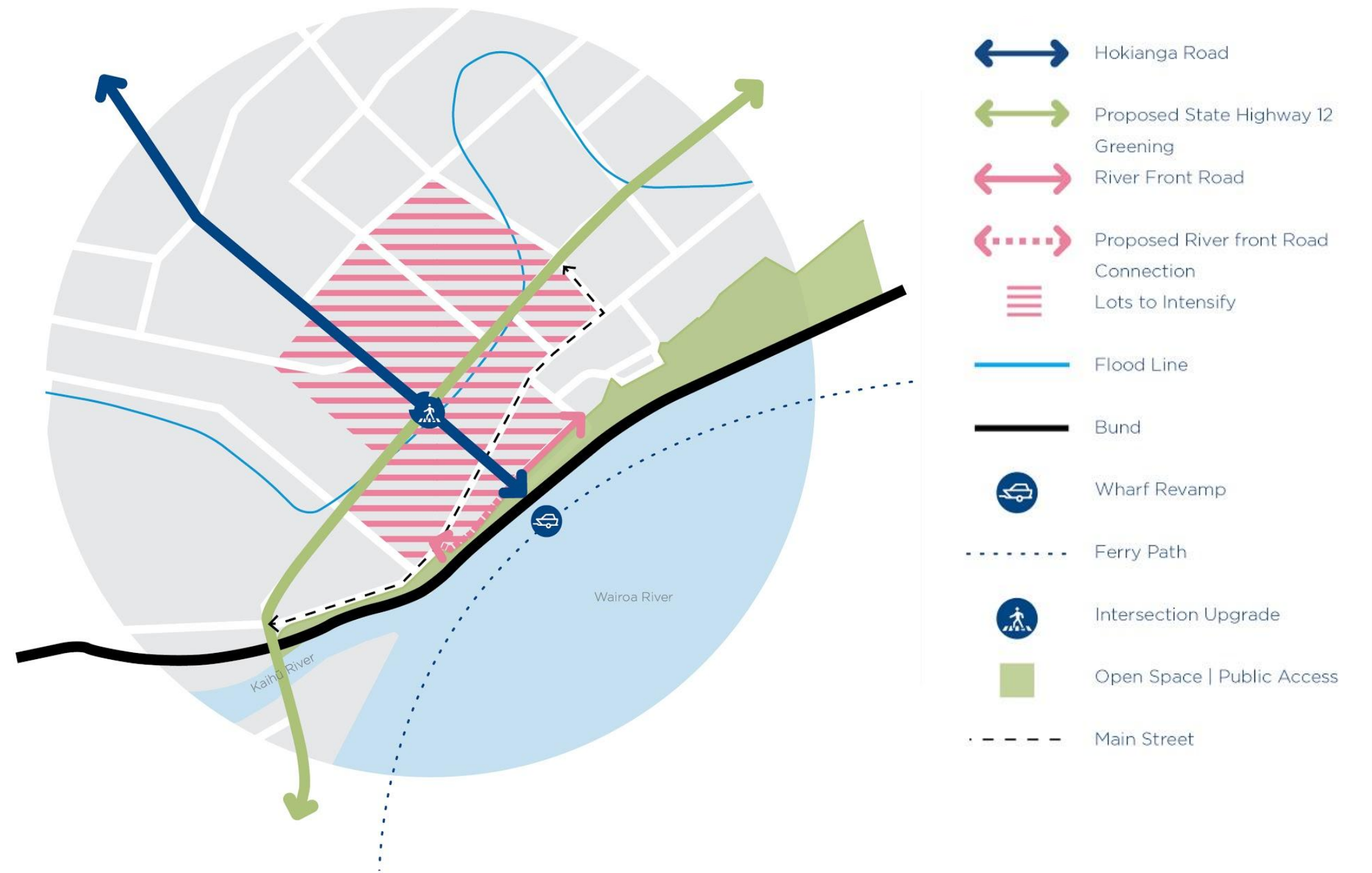
*An understanding of the buildings and previous feasibility studies was carried out initially. Some of the information was then utilised in development of the draft multi criteria analysis. This was then tested at an internal stakeholder workshop where five shortlist options were evaluated. Three options were discounted due to cost or did not meet critical success factors. Two shortlist options were chosen for progressing into indicative designs to understand fully the pros and cons.*



## Kaipara Key Urban Areas Spatial Plan - Dargaville Town Centre Key Moves Overview

*The key moves proposed for Dargaville Town Centre involve:*

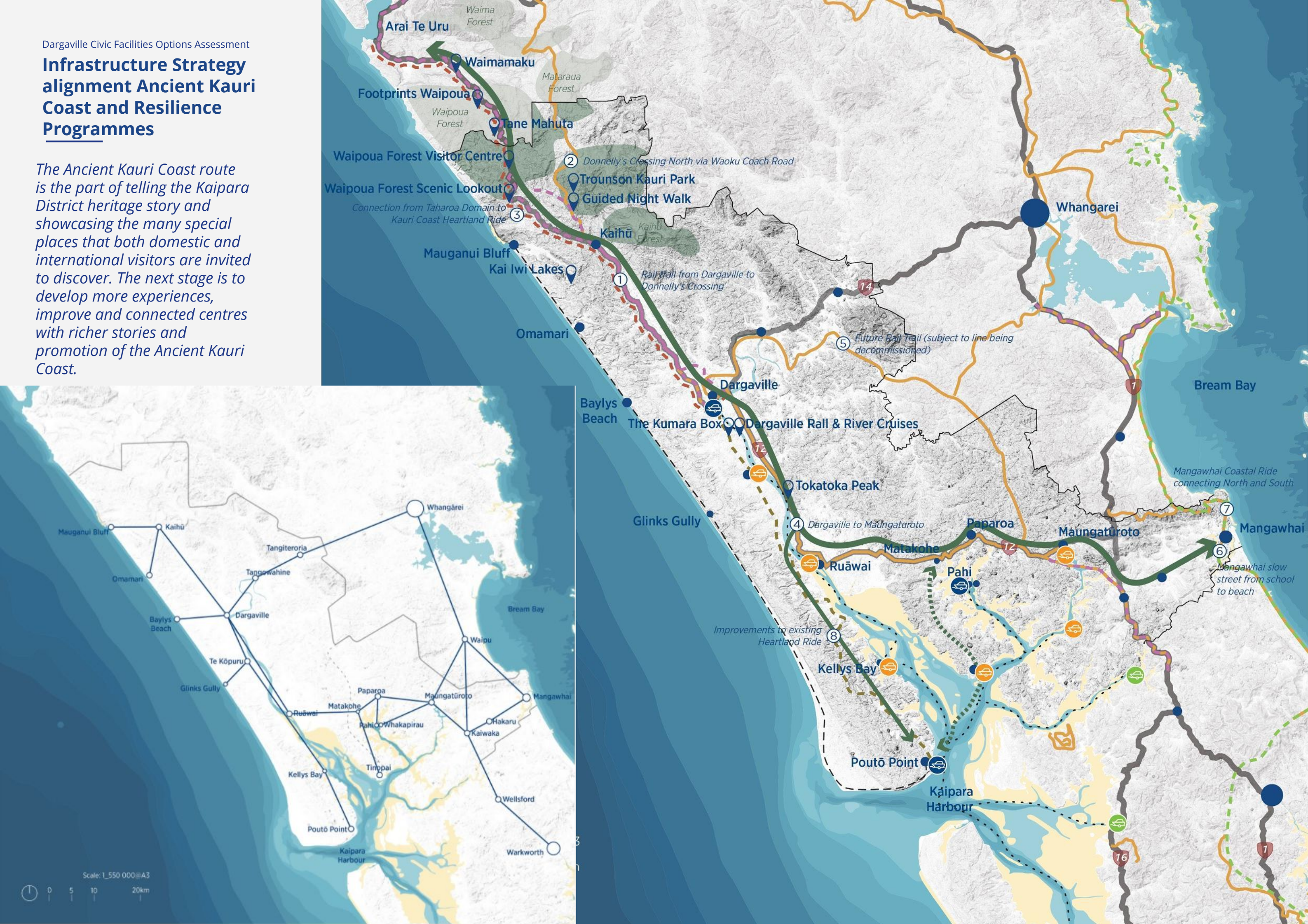
1. *Development of a revitalised and accessible public open space alongside the river to bring a new positive focus on the Wairoa River, providing the people of Dargaville further opportunity to engage and enjoy the river environment and embrace it as a unique element of their town centre*
2. *The creation of new pedestrian-focused streets that are safe and easy to navigate and enjoyable public spaces to be in*
3. **Upgrading and expanding development around Hokianga Road creating a more intensified commercial / civic area in Dargaville that also utilises and highlights Dargaville's unique built heritage**





# Infrastructure Strategy alignment Ancient Kauri Coast and Resilience Programmes

The Ancient Kauri Coast route is the part of telling the Kaipara District heritage story and showcasing the many special places that both domestic and international visitors are invited to discover. The next stage is to develop more experiences, improve and connected centres with richer stories and promotion of the Ancient Kauri Coast.





## 2. Civic Precinct Key Design Moves

## Dargaville Civic Precinct Key Design Move 1

- Invest In Municipal Chambers
- Invest In Memorial Hall
- Invest In Council Offices
- Relocate the Library to either the old council offices OR a purpose built Community Hub

Investment Range:  
**\$12.13 - 13M**

 Council to move to New NRC building

 Invest in ex-council offices

 Invest in Municipal Chambers

 Invest in Memorial Hall

**INVEST IN COUNCIL OWNED ASSETS + RELOCATE THE LIBRARY**





## Dargaville Civic Precinct Key Design Move 3 10 Years

- Restore/Remediate/Reappropriate Council Assets
- Develop Public Realm Laneways and facades
- Extend Open Space / Reserve
- Create Laneway Connections Between Reserve and Normanby
- Develop Streetscape to fit new Public realm needs

Investment Range:

**\$5 - 8M**

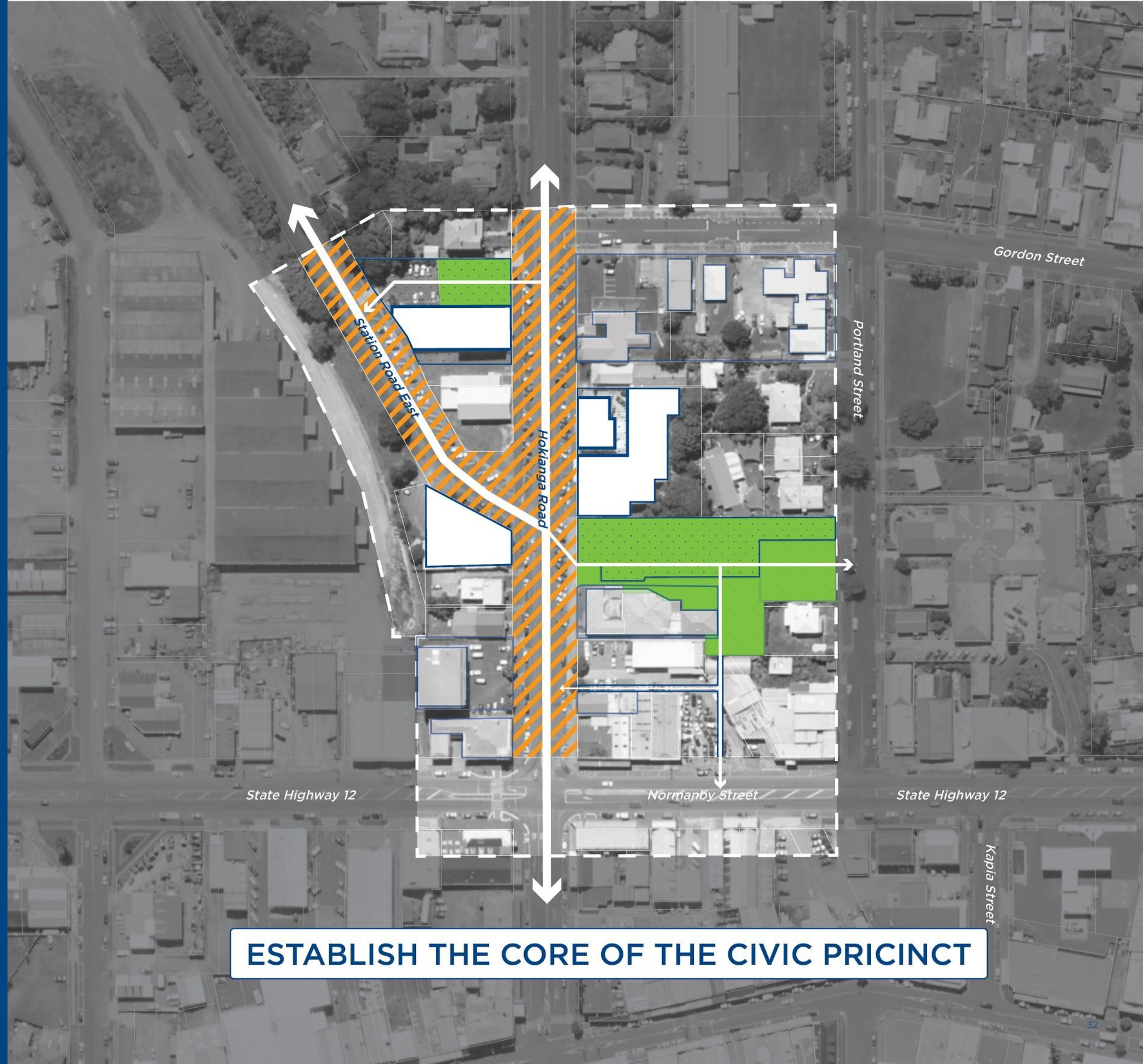
 Street Upgrade

 Park Upgrade

 Council to move to New NRC building

Invest in ex-council offices

Invest in Memorial Hall



**ESTABLISH THE CORE OF THE CIVIC PRICINCT**

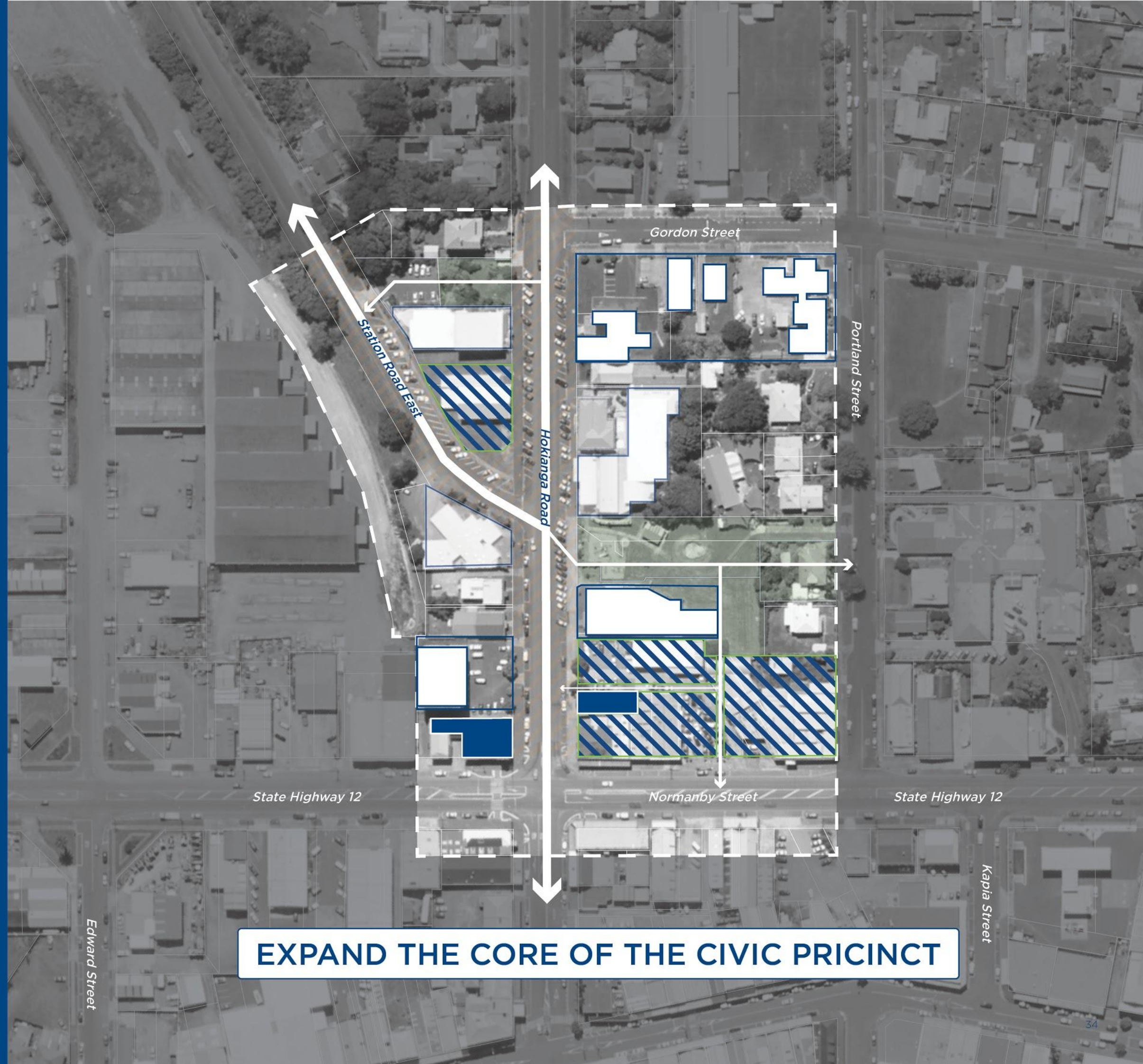


## Dargaville Civic Precinct Potential 10-30 years

- Redevelop / Rejuvenate / Repurpose Police and Court Structures
- Redevelop / Rejuvenate / Repurpose RSA and Plunket Buildings
- Stimulate Private Development
- Develop and lease Chorus / Vector Building for alternate use
- Restore and lease Heritage Post Office

Investment Range:  
**\$3 - 10M**

-  Stimulate Private Investment
-  Emphasis put on Character / Heritage Buildings
-  Key Buildings for Consideration - Old Post Office and Lions Centre





# 4. Options Assessment



## Dargaville

### - Key Civic Facilities

#### Main Council Building

*The Council office building is an 1950s era building, comprised of three floors and an 1990s addition.*

#### 1. Main Council Building

42 Hokianga Road

##### Key Considerations & Issues:

- Kaipara District Council is moving out of this building in 2021
- Weather tightness issues with 1990s addition
- Access issues between floors if alternative use is public
- Retrofit for alternative use - Library, External Lease, Public Space

##### Condition report

- 55%NBS (IL2) Grade C Old Section
- 100%NBS (IL2) Grade A New Section
- Weather tightness issues need to be addressed

##### Cost for Remediation:

\$1-1.5m + GST

##### Plus Additional Cost for Upgrade:

\$6.5 - 8.5m + GST





## Dargaville

### - Key Civic Facilities

#### Municipal Chambers

*The Municipal Chambers are a Heritage NZ listed building from 1923. It is currently leased to an arts trust and utilised as an art gallery space, with no permanent use on the second floor.*

## 2. Municipal Chambers

37 Hokianga Road

### Key Considerations & Issues:

- Seismic upgrades required
- Uncomfortable connection to War Memorial Building
- Retrofit for alternative use - second floor has large footprint & views to river

### Condition report

- Less than 33%NBS
- Seismic upgrade would move assessment to 67%NBS

### Cost for Remediation:

\$500-600k + GST

### Plus Additional Cost for Upgrade:

\$200-400k + GST





## Dargaville

### - Key Civic Facilities

#### Northern Waiora War Memorial Hall

*The War Memorial Hall houses the foyer of the movie theatre, Citizens Advice Bureau, commercial kitchen, large foyer space and conference room in the 1990s addition. It also has the original 1950s hall contained within it that is used for large community events and theatre shows.*

### 3. War Memorial Hall

39 Hokianga Road

#### Key Considerations & Issues:

- Weather tightness issues from 90s addition could be a health and safety issue (i.e. back mould spores)
- Not fit for purpose - cold & leaky
- Ongoing maintenance cost
- Unknown cost/extent of repairs
- Building detracts from character in the area
- Building is difficult to heat and limited in its uses

#### Condition report

- Full reclad required to address water egress issues in 1990s addition
- Replacement of some worn out sections in 1950s War Memorial section

#### Cost for Remediation:

\$5m + GST

OR

#### Cost for Upgrade:

\$10-12m + GST





## Dargaville

### - Key Civic Facilities

#### Dargaville Library

*Ex North Auckland Electric Power Board office building, constructed circa 1940s era. Library running out of space for staff & customers. Not suitable for wheelchair users. Limited areas for computer uses and training.*

#### 4. Dargaville Library

71 Normanby Street

##### Key Considerations & Issues:

- Space not fit for purpose & does not comply with NZ library standards for population size
- Disjointed from Civic Precinct
- Heritage contribution to local area
- Opportunity for alternative use - Cafe or offices

##### Building condition:

- 46%NBS, Grade C
- Good condition with regular maintenance carried out

##### Cost for Remediation:

\$150,000 + GST

##### Plus Additional Cost for Small Upgrade:

\$300-500k + GST

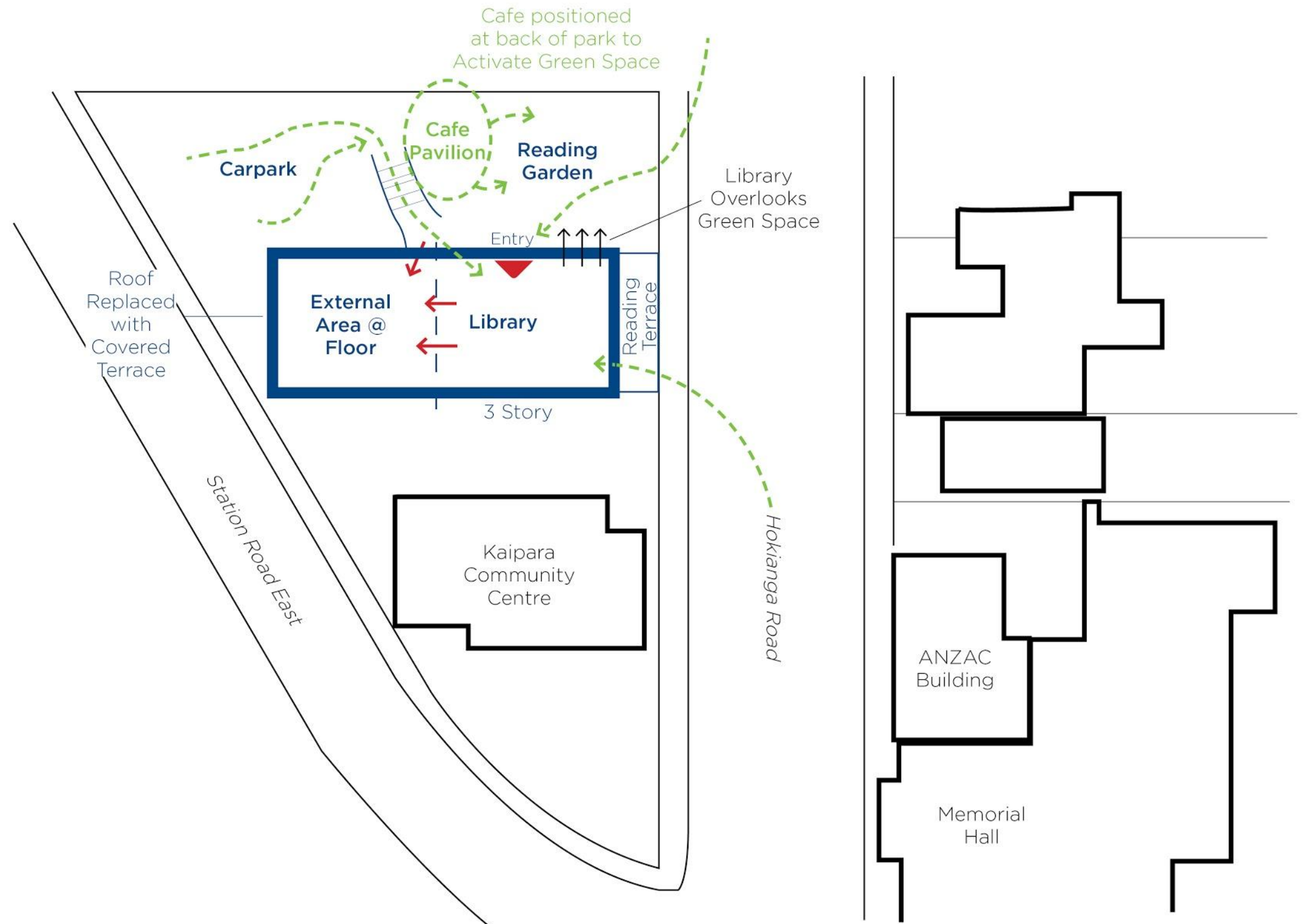




## DARGAVILLE CIVIC PRECINCT \_ OVERVIEW OPTION 1

42 Hokianga  
Road Retrofit

Reusing the existing Council  
office building as a library  
and community space.



## Dargaville Civic Precinct OPTION 1 COSTING

### High Level Costs:

Remediation **\$1-3M**

Additional Building **\$1.5M**

Services Infrastructure **\$300K**

Fitout **\$1.2M**

Landscaping **\$500K**

Sustainability Features **\$600K**

Consultants **\$1M**

Contingency **\$10K**

**TOTAL: \$6.5-8.5M**

*Note: High level costings have been worked out to round figures using square metre rates from the mpm projects Dargaville community hub feasibility study. 6% has been added to account for inflation and high level figures have been rounded up. Costings provided are high level and indicative.*

## Civic Precinct Functions

**Council Offices  
NRC Offices**

**New Library**

### Community Hub

No Designated Home for these Functions:

Community Groups  
Arts Centre  
Community Hubs  
Cinema  
Cafe

### Other Existing Functions

Plunket  
Courts  
RSA  
Police

## Council Assets

**NRC Offices**

**Council Offices**

**Municipal Chambers**

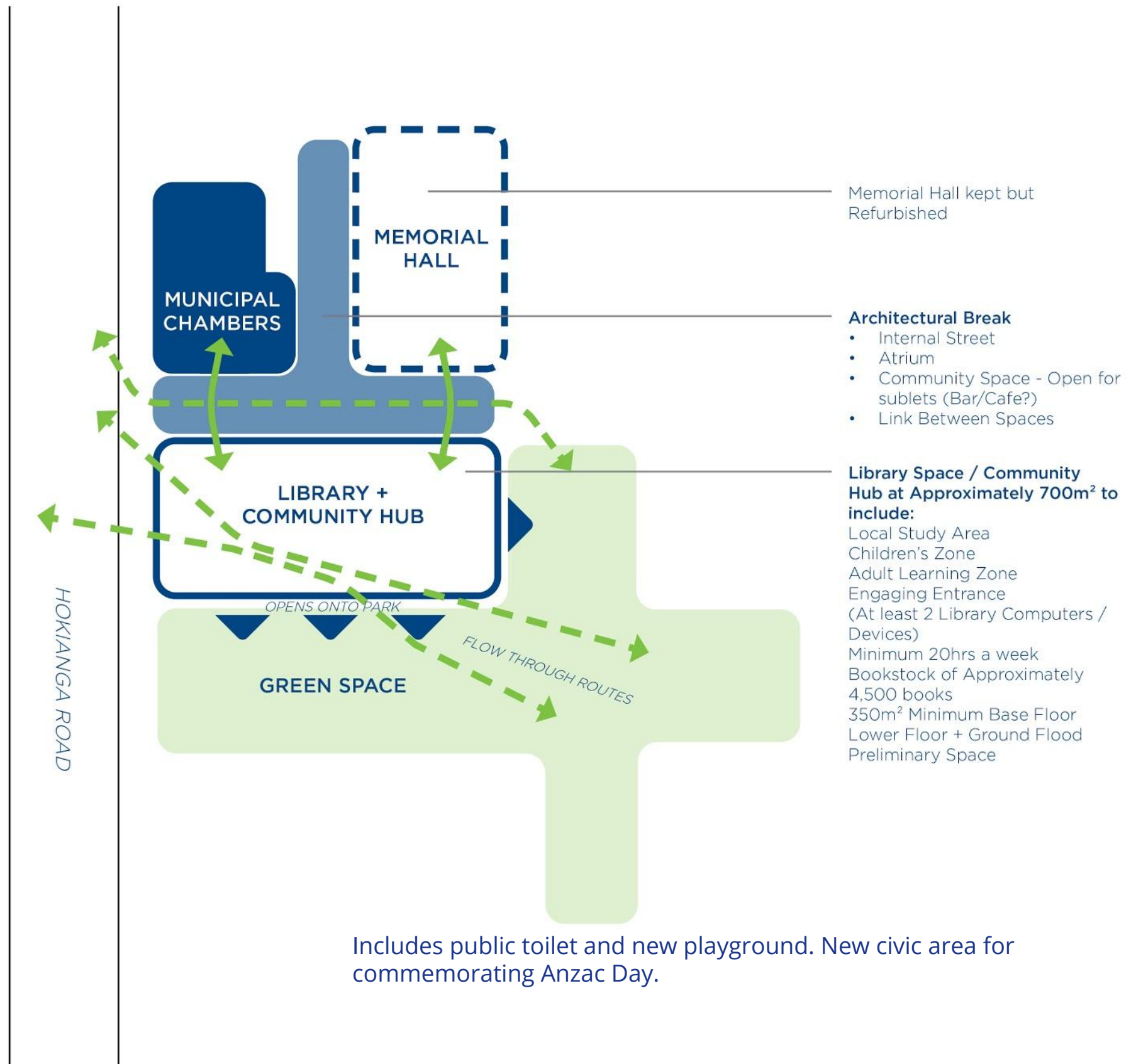
### Memorial Hall

Closure of memorial hall until funding for repairs is sourced

**Open Space**



## Option 2 Site Sketch - Overview + Requirements



Dargaville  
Civic Precinct  
OPTION 2 COSTING

High Level Costs:

Demolition \$400K

Additional Building \$5.165M

Services Infrastructure \$700K

Fitout \$1.2M

Landscaping \$500K

Sustainability Features \$1M

16% Consultants Fee \$1.43M

= \$10.4\*.1M

10% Contingency \$1.03M

**TOTAL: \$11.43M**

*Note: High level costings have been worked out to round figures using square metre rates from the mpm projects Dargaville community hub feasibility study. 6% has been added to account for inflation and high level figures have been rounded up. Costings provided are high level and indicative.*

Civic Precinct Functions

Council Offices  
NRC Offices

Community Hub + Library

Library  
Community Groups  
Arts Centre  
Community Hubs  
Cinema  
Cafe

Other Existing Functions

Plunket  
Courts  
RSA  
Police

Council Assets

NRC Offices

Council Offices

Municipal Chambers

Memorial Hall

Memorial Hall  
(addition)

Open Space



# 6. Next Steps

---

# Dargaville Funding the Preferred Option

*The adjacent one page flowchart is guide to how Council could enable a group to spearhead the funding and design processes needed to secure a new community hub for Dargaville and the wider west Kaipara catchment.*

*The recommendation is to establish a charitable trust similar to the Dargaville Sportville and swimming pool community led projects to enable external sources of funding to be applied for and empower community ownership.*

*It will require considerable funding from Council, government and large community funding organisations.*

## CREATION OF FUNDRAISING GROUP TO SPEARHEAD FUNDING

Representatives from:

- Friends of the Library
- Dargaville Arts Group
- Dargaville Movie Theatre
- Dargaville Development Board
- RSA
- Mana whenua
- Young people's rep
- KDC Community Advisor (to assist with funding applications)

## FUNDING BREAKDOWN

- Community Facilities Lotteries Fund (\$1m)
- Lottery Heritage and Environment grant (\$250k)
- Tourism Infrastructure Fund - public toilet component (\$175k)
- Ministry of Youth Development(\$500K)
- Provincial Growth Fund (\$3m)
- KDC Partnership Funding (\$5m)
- Foundation North (\$1m)
- Other funding applications and local fundraising (\$1.5m)
- Development Contributions

## MUNICIPAL BUILDING UPGRADE-\$450+\$200K

Seismic and structural upgrade. Provide improvements to heating and fit out for meeting facilities.

## NEW COMMUNITY HUB - \$12M

Replace 90s additions with new hub that includes library, meeting and training rooms, commercial cafe, courtyard with ANZAC commemoration, external public toilet and relocated playground.

## OPERATING STRUCTURE

New trust would be established with some members of the fundraising group (including one Council representative) to govern the operation of the joint facility. Each Trustee would contribute to the cost of the operation & renewals programme (based on ability to pay). User agreements would be encouraged with other agencies and leaseholders to utilise the facilities and reduce the overall cost of operation. Overall marketing and promotion would be encouraged especially in the wider Kaipara west catchment. Council would lease specific spaces such as the War Memorial Hall and new library.



# Appendices

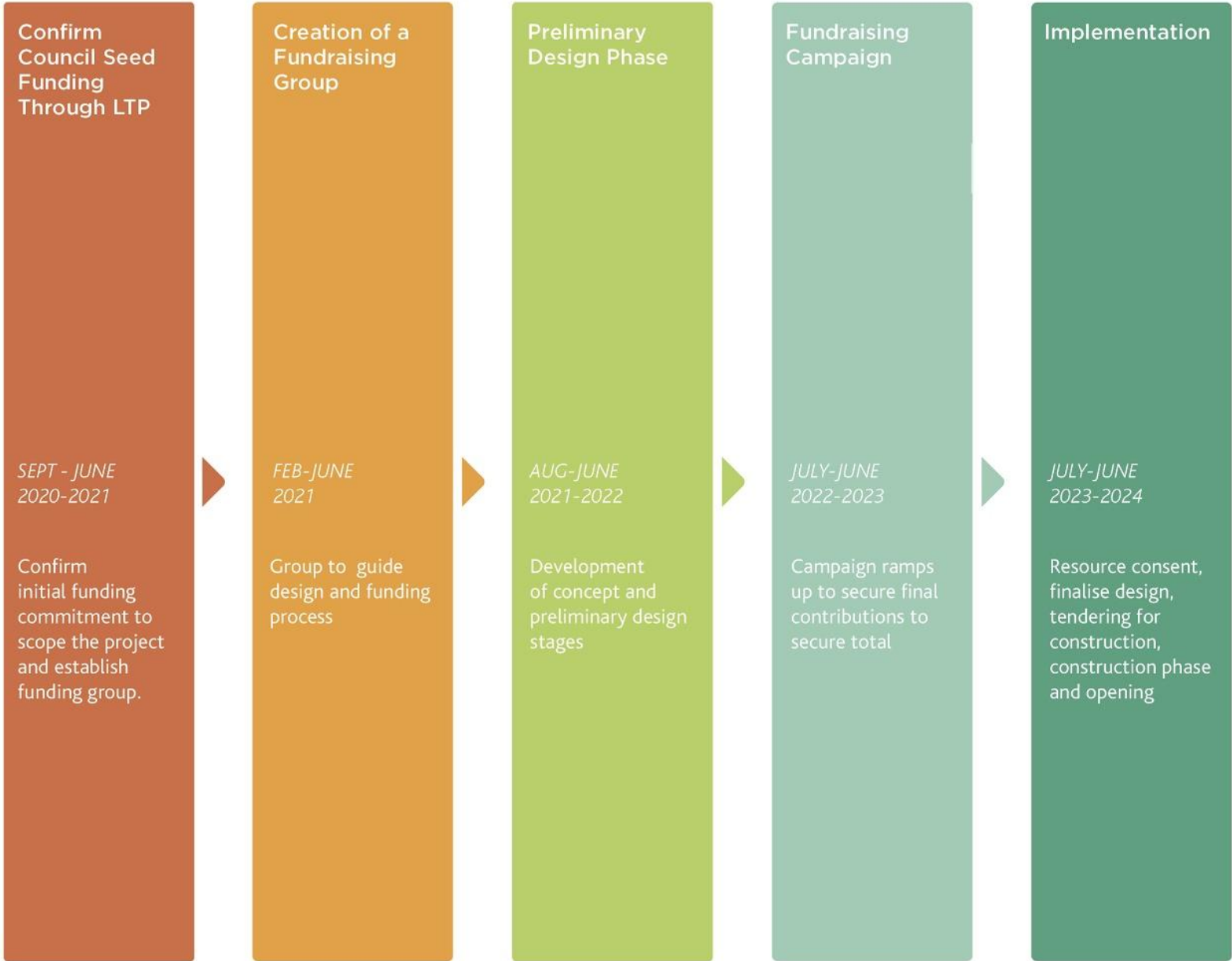


# Dargaville Potential Timeline for Implementation

*The indicative timeframe for undertaking a project of this size and securing the necessary funding at key stages is outlined adjacent. This could be fast tracked depending on availability of funding.*

*The next immediate steps are to agree the preferred option, consult on the significant decision within the LTP, establish a fundraising group and agree on a functional brief with the group.*

## INDICATIVE TIME-LINE





# 5. Precedents

---

## Te Ahu Centre - Kaitaia

### Services and Facilities

- Library
- Museum
- Cinema
- Hall
- i-SITE visitor information centre
- Council customer services
- Cafe
- Meeting rooms

### Population

Kaitaia - 5871 (2018 census)  
400m pedshed ~ 624 (2013 census)

### Cost to build

\$14.8 million in 2011





## LIBRARY OVERVIEW Option 1\_ LOWER GROUND FLOOR PLAN

### Room Function - Area (m2)

- Main Library Zone **194m<sup>2</sup>**
- Breakout/Study Space **64m<sup>2</sup>**
- Library Zone Bookshelves **120m<sup>2</sup>**
- Library Labs **77m<sup>2</sup>**
- Archive + Storage **95m<sup>2</sup>**
- Toilets **26m<sup>2</sup>**
- Total 576m<sup>2</sup>**

*Note: The functional brief informing spaces provided, layout and floor areas in this concept is indicative. It is anticipated that a full functional brief will be established with project partners and key stakeholders as part of the design phase for any chosen option.*



## LIBRARY OVERVIEW Option 1\_ UPPER GROUND + FIRST FLOOR PLAN

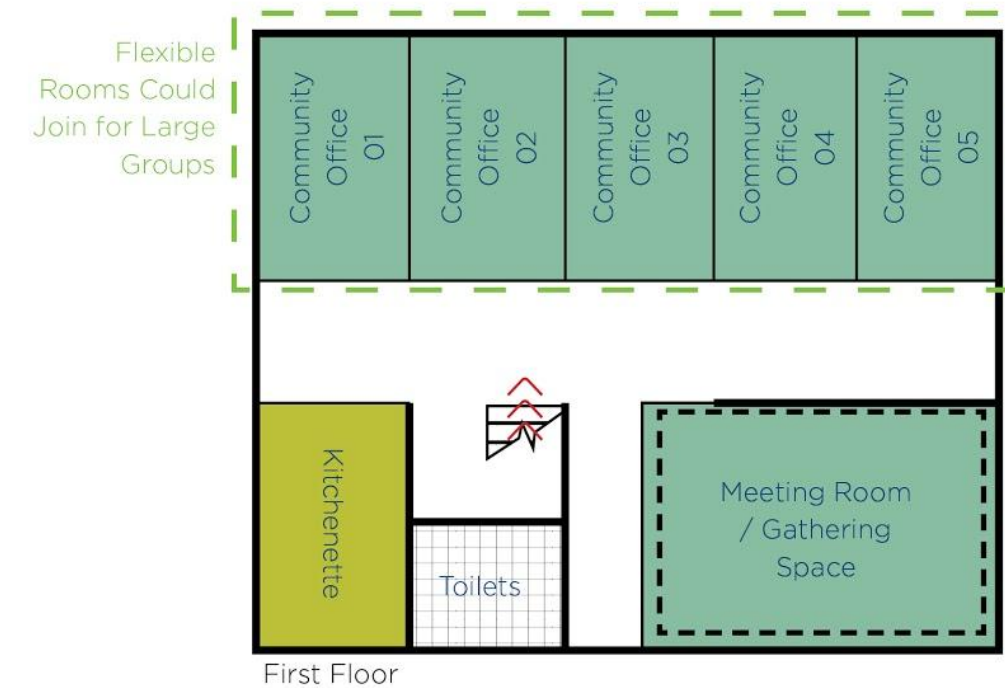
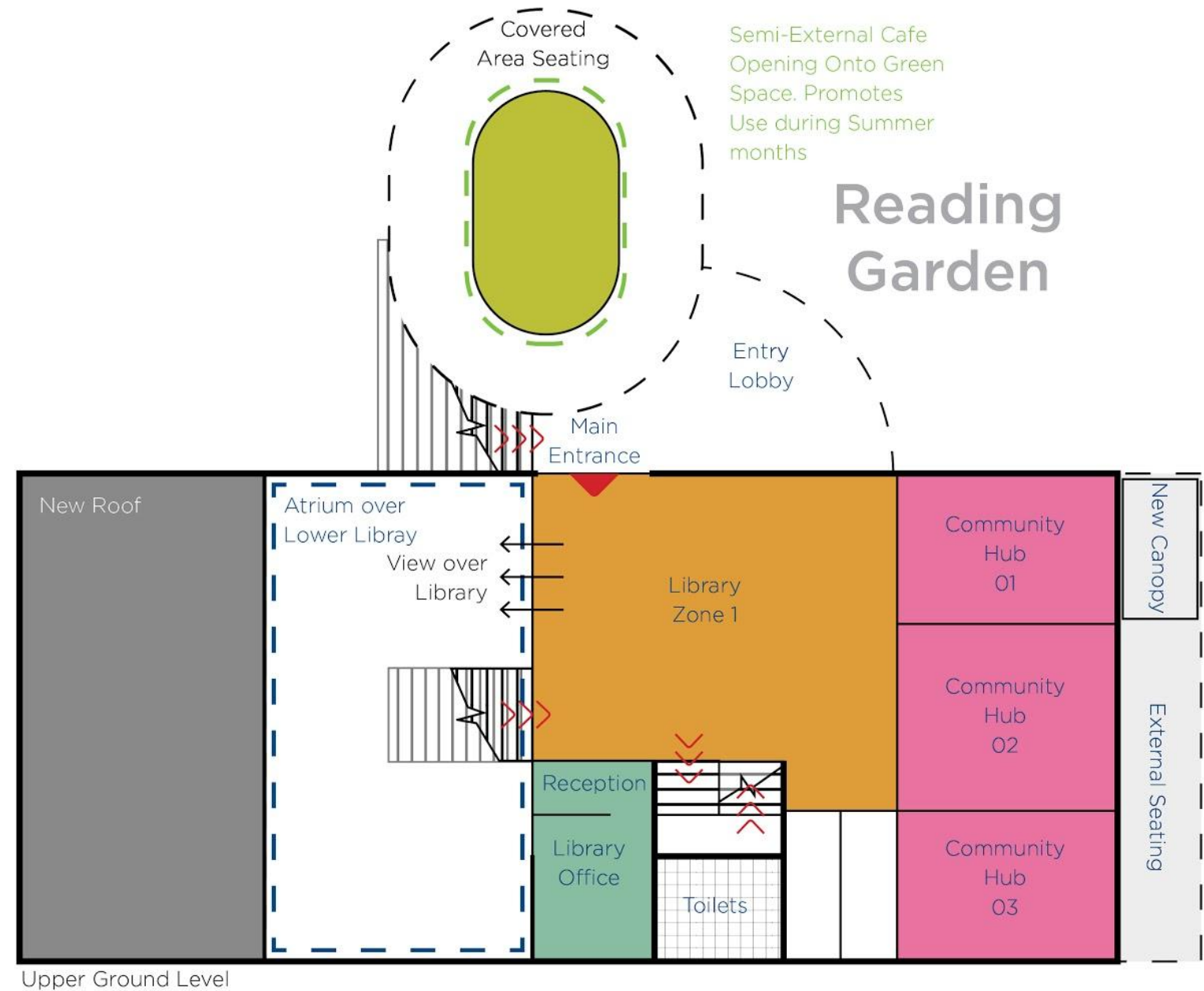
### Room Function - Area (m<sup>2</sup>)

- Reception + Lib Office **26m<sup>2</sup>**
- Upper Lib Zone **115m<sup>2</sup>**
- Com Hubs + Front Terrace **167m<sup>2</sup>**
- Cafe Pavilion **100m<sup>2</sup>**
- Toilets **25m<sup>2</sup>**
- Meeting Rm/Gathering **61m<sup>2</sup>**
- Circulation/Community Ofc **184m<sup>2</sup>**

Total **678m<sup>2</sup>**

*Note: The functional brief informing spaces provided, layout and floor areas in this concept is indicative. It is anticipated that a full functional brief will be established with project partners and key stakeholders as part of the design phase for any chosen option.*

Station Road



Hokianga Road



## LIBRARY OVERVIEW Option 2\_ GROUND FLOOR PLAN

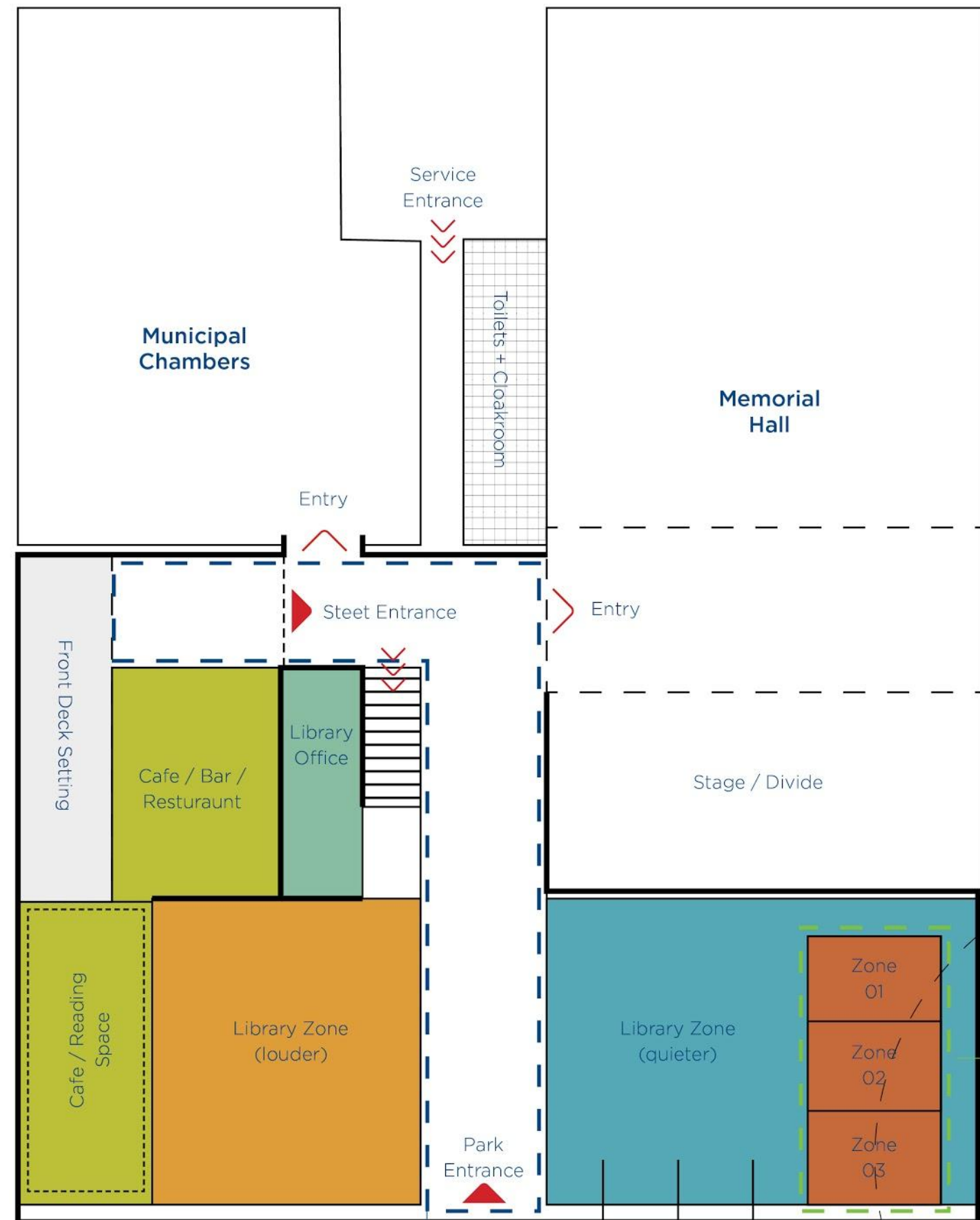
### Room Function - Area (m<sup>2</sup>)

- Café **56m<sup>2</sup>**
- Library Zone (Quiet) **120m<sup>2</sup>**
- Library Zone (Loud) **110m<sup>2</sup>**
- Library Labs **72m<sup>2</sup>**
- Reading Space/Atrium **181m<sup>2</sup>**
- Library Office **26m<sup>2</sup>**
- Front Deck **51m<sup>2</sup>**
- Café Reading Space **60m<sup>2</sup>**
- Toilets and Services **60m<sup>2</sup>**

Total **736m<sup>2</sup>**

*Note: The functional brief informing spaces provided, layout and floor areas in this concept is indicative. It is anticipated that a full functional brief will be established with project partners and key stakeholders as part of the design phase for any chosen option.*

Hokianga Road



Reading 'Street'  
Internal Link from  
Street to Park

View out to Green  
Space

**PARK**

Scale 1:200 @A3

- Private, Quiet Spaces
- Enclosed Computer Labs

## LIBRARY OVERVIEW Option 2\_ FIRST FLOOR PLAN

### Room Function - Area (m<sup>2</sup>)

 Community Hub Offices **301m<sup>2</sup>**

 Kitchenette **20m<sup>2</sup>**

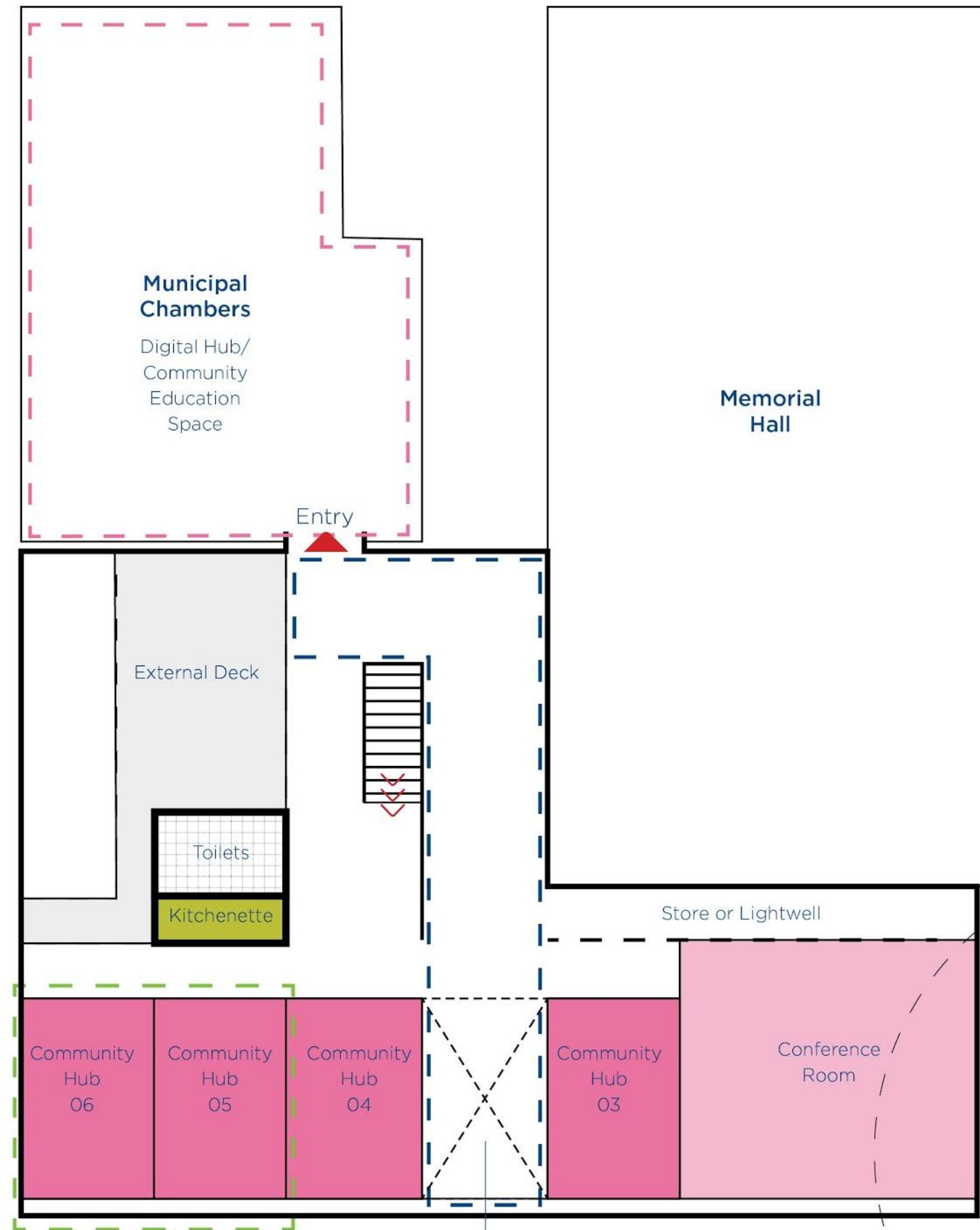
 Toilets **20m<sup>2</sup>**

 Raised Deck **70m<sup>2</sup>**

Total **411m<sup>2</sup>**

*Note: The functional brief informing spaces provided, layout and floor areas in this concept is indicative. It is anticipated that a full functional brief will be established with project partners and key stakeholders as part of the design phase for any chosen option.*

Hokianga Road



- Could be either one or two rooms.
- Flexible for scale of community group

Void above double Height Atrium

◀PARK▶

Scale 1:200 @A3



42 Hokianga Road

1. Mothball & Sell Off

- 42 Hokianga is sold with funds used to supplement development of other assets

2. Simple Fitout

- Retain existing interior layout
- Upgrade is focused on remediation works only

3. Extensive Fitout

- Refresh of interior layout for commercial / council use
- Remediation works to resolve building issues
- Reclad to refresh architectural style

1. Mothball & Sell Off



Pro's

- Funds available to support other development
- Council released from ownership of building that could become unsafe to inhabit

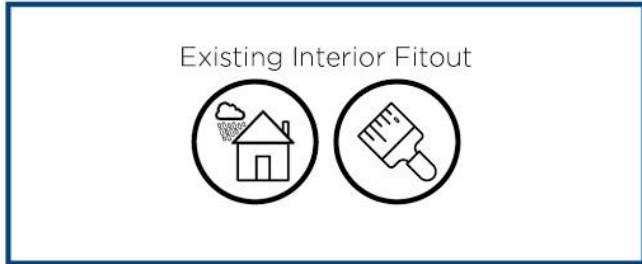
Con's

- Loss of 42 Hokianga Road from council assets
- Building unlikely to bring much return based on known existing issues.

Revenue

\$0.5-1M

2. Simple Fitout



Pro's

- Cheaper cost to achieve functional building
- 42 Hokianga retained in council ownership

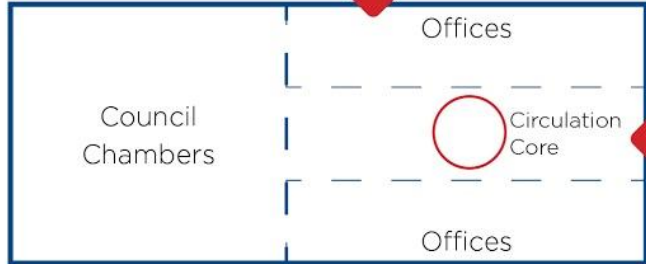
Con's

- Interior is old and not fit for purpose for many uses
- Accessibility + compliance issues for commercial Tenants

Cost

\$2-3M

3. Extensive Fitout



Pro's

- Suitable for commercial tenants
- 42 Hokianga retained in council ownership
- New commercial space for Civic Precinct

Con's

- More expensive to renovate
- renovation cost vs. return on asset may not stack up

Cost

\$3-5M

## Option 4 Removal of 1990's addition to the War Memorial Hall + Upgrade of Municipal Chambers

### Function/Usage Locations

- Seismic Upgrade
- Removal
- Recladding
- Park Existing
- Park Extension

### High Level Costs:

Demolition **\$400k**

Seismic Upgrade **\$400-500K**

Other Alterations **\$500k-1M**

Reclading **\$1-2M**

Park Extension **\$500k**

**TOTAL: \$2.8-4.6M +GST**

Hokianga Road

