



Kaipara te Oranganui

**KAIPARA
DISTRICT**

Two Oceans Two Harbours

Long Term Plan

December 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

- Dargaville Precinct ✓
- Pre engagement results and consultation dates ✓
- Infrastructure Strategy update
- Water storage options ✓
- Financials V2 ✓
- Significance and Engagement policy for adoption (Council Meeting) ✓

December

- CD draft and engagement information
- DC Policy (moved from Sept)
- FC Policy
- QV
- Remissions policies
- R&F Policy
- Financial Strategy
- Mangawhai buildings
- Activity profile update
- Significant Forecasting Assumptions

Phase five –Early 2021

January

- Audit CD, finances and source documents

February

- Draft CD
- Review financial forecasts and statements
- Review source documents
- 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

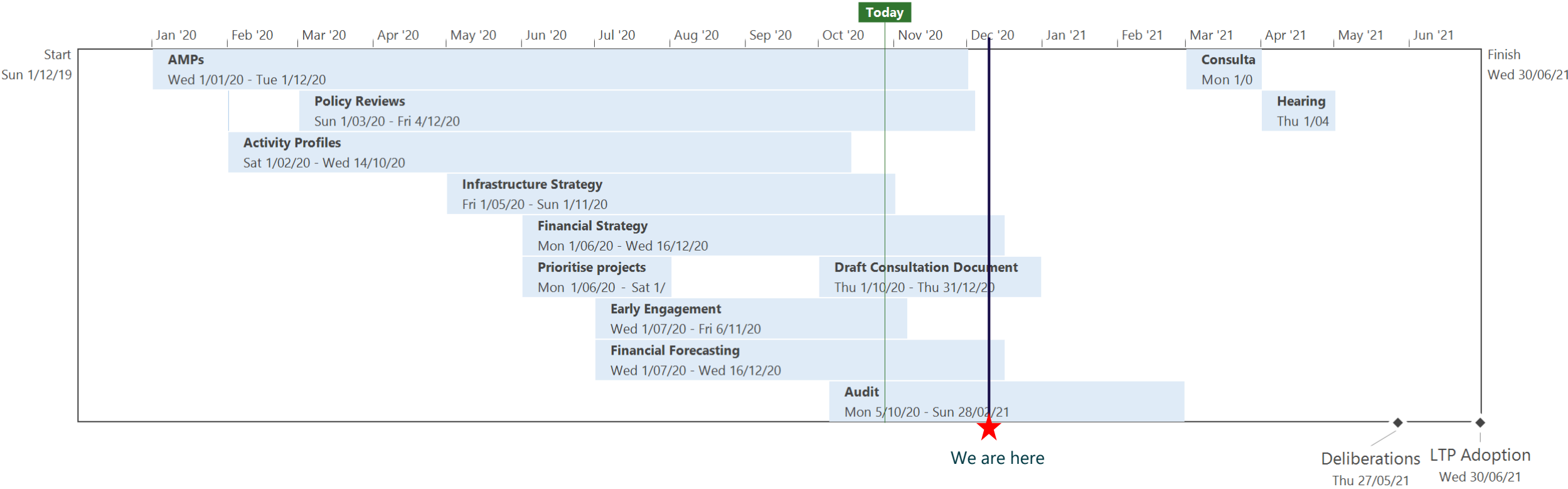
May

- 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	December
AMPs	Y
Activity Profiles	Y
R&F Policy	Y
Remissions Policy	Y
Treasury Policy	Y - Adopted
S&E Policy	Y
Significant Forecasting Assumptions	December
FIS and Prospective Financial Statements	February
DC Policy	December
FC Policy	December
Environmental scan	Y



Any Questions?

Long Term Plan Schedule 2021/2031



Thank You

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Kaipara District Council



Mangawhai Civic Facilities Options Assessment

Rev 1 | December | 2020



1_ Strategic Context

1_ Strategic Context - Purpose of the Options Assessment

The purpose of the Mangawhai Civic Facilities Options Assessment is to investigate options on how Council can plan and invest in future Mangawhai civic assets to help realise the Mangawhai Spatial Plan vision and Council's community priorities.

In a way that strikes a balance between being fit for purpose, promotes placemaking, and provides value for money over the longer-term

So that the existing and future growing community can have a base to enjoy and participate in civic and cultural activities.

1_ Strategic Context - Introduction

The Mangawhai Community Plan, Plan Change 78 (Mangawhai Central) and draft Mangawhai Spatial Plan all indicate that community / civic facilities are needed as the population moves from a 5,031 resident population to 12,715 people over the next 30 years (under a medium-high growth scenario).

- The existing community run library, an annex building next to the Mangawhai Hall has limited space, media capabilities and hours available for the growing Mangawhai community.
- The Council offices lease will last for another two years, with the ability to extend the lease period. Council has a customer-facing service centre with several functions including rates, resource and building management, infrastructure and shared space for other personnel.
- More social service providers wish to establish bases in the area but there is limited supply of community spaces. A recent meeting with Council community advisors and social services providers proposed a hub concept for social service providers into the future.
- The Civic Buildings Strategy (2019) undertaken by The Property Group indicated that the Council should invest in their own facilities for both council offices and a library facility.
- The Mangawhai Central resource consent for establishing a supermarket and retail precinct has been granted as of May 2020. There are also several strategic pieces of land in Mangawhai Village, Molesworth Drive and Mangawhai Central that could be candidates for accommodating Council civic facilities.
- Previous cost estimate for a civic building of 2,395m² in November 2019 was \$8,157,063. Commercial land rates in Mangawhai range around the \$800-834m² mark.

1_ Strategic Context - Introduction

Table 1 to the right shows population growth in Mangawhai from 2013 to 2019, as well as population projections for 2051. Population projections are based on Infometrics’ Population Projections October 2020 for Kaipara for a medium-high projection.

Table 1. Population Growth in Mangawhai					
Statistical Area 2 (Census 2018)	Population (2013)	Population (2018)	Population (2019)	Projected Population (2051)	Population change (2019-2051)
Mangawhai	507	936	1,060	2,828	1,768
Mangawhai Heads	1,239	1,995	2,184	4,675	2,490
Mangawhai Rural	1,398	2,100	2,298	5,215	2,917
Total	3,144	5,031	5,542	12,718	7,175

Table 2. Staff Increase Projections and Office Floor Area Requirements						
Location	Current Office FTEs	Medium Projected FTEs	Net Workstation Area at 13m² per Person (Future FTEs)	Gross Area Including Approximate 30% Provision for Ancillary Areas	Current Floor Areas	Additional Office Areas Required to Accommodate Medium Term Growth
Mangawhai	48	102	1,326m²	1,724m²	564m²	1,160m²

1_ Strategic Context - Mangawhai Spatial Plan

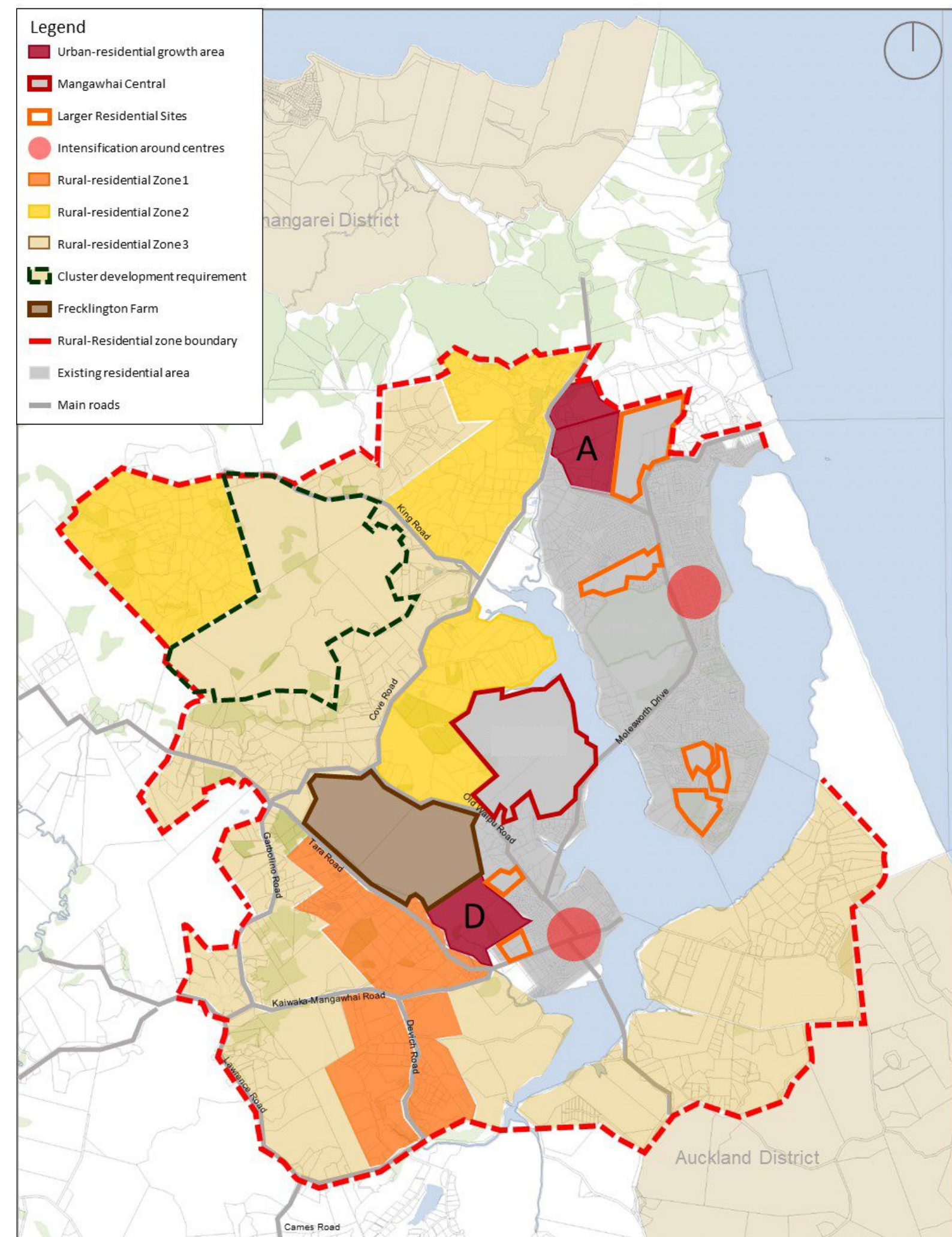
The adjacent map shows the preferred option (Option 6) for residential development according to the Mangawhai Spatial Plan.

The Mangawhai Spatial Plan identifies the area around the centres at Mangawhai Village and Mangawhai Heads as areas for residential intensification. However, Wood Street is subject to constraints and therefore has limited capacity for residential intensification apart from the Council flats located north of the Wood Street Shopping Centre.

The Spatial Plan recommends that existing residential zoned areas that are already developed be maintained at a similar character and intensity, apart from the ability to provide for minor dwellings.

Meanwhile, new urban residential growth is provided for on the outskirts of Mangawhai Village along Tara Road, and the northern end of Mangawhai Heads along Mangawhai Heads Road and Cove Road.

Mangawhai Central is identified as the preferred location for higher density housing.



1_ Strategic Context - Tsunami and Sea Level Rise

Mangawhai's location along the East Coast means that Council must consider the risk of a tsunami in the development of civic facilities. Modelling of tsunami risk conducted by NIWA in 2010 provides indications as to where future development is most appropriate.

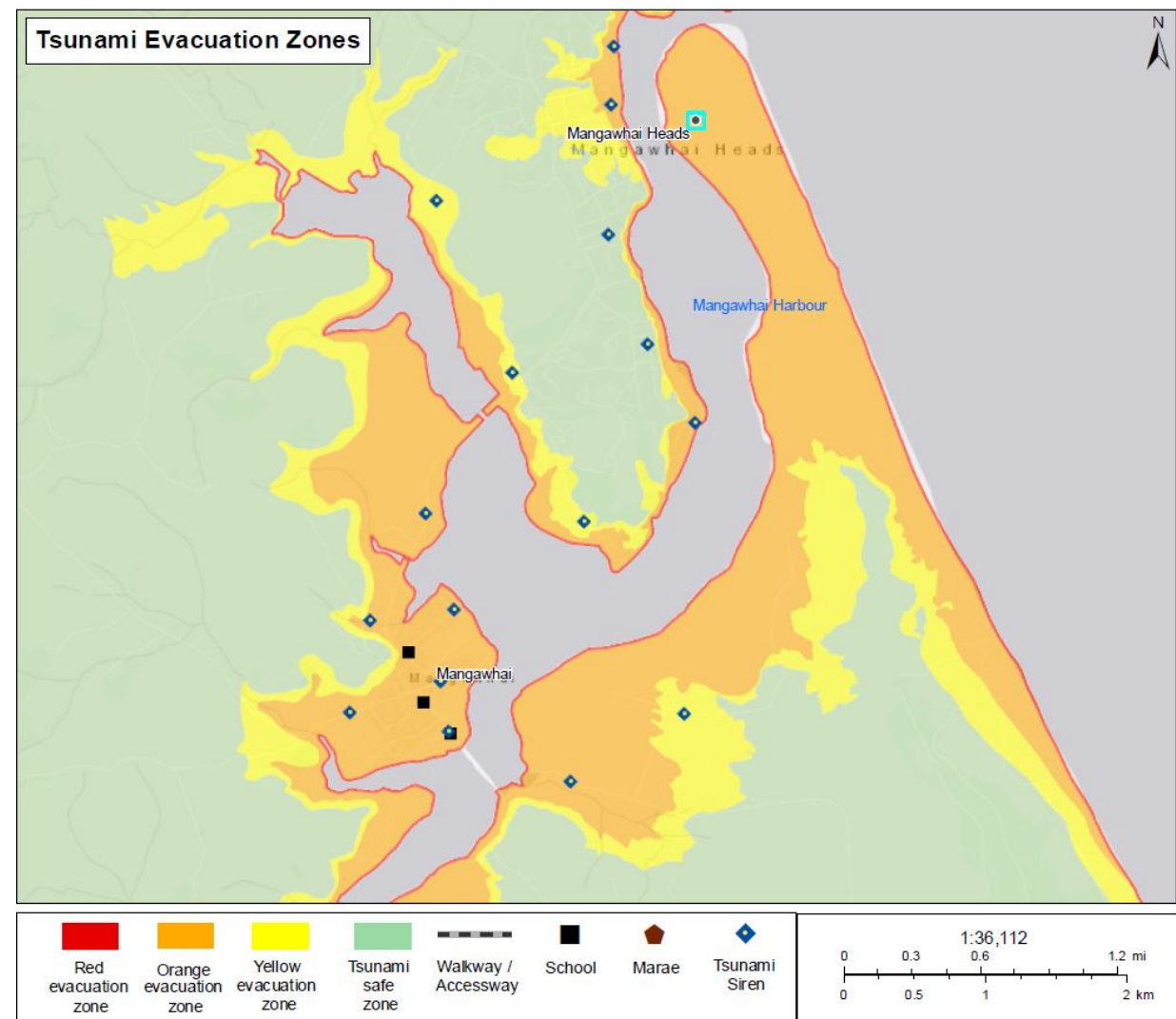
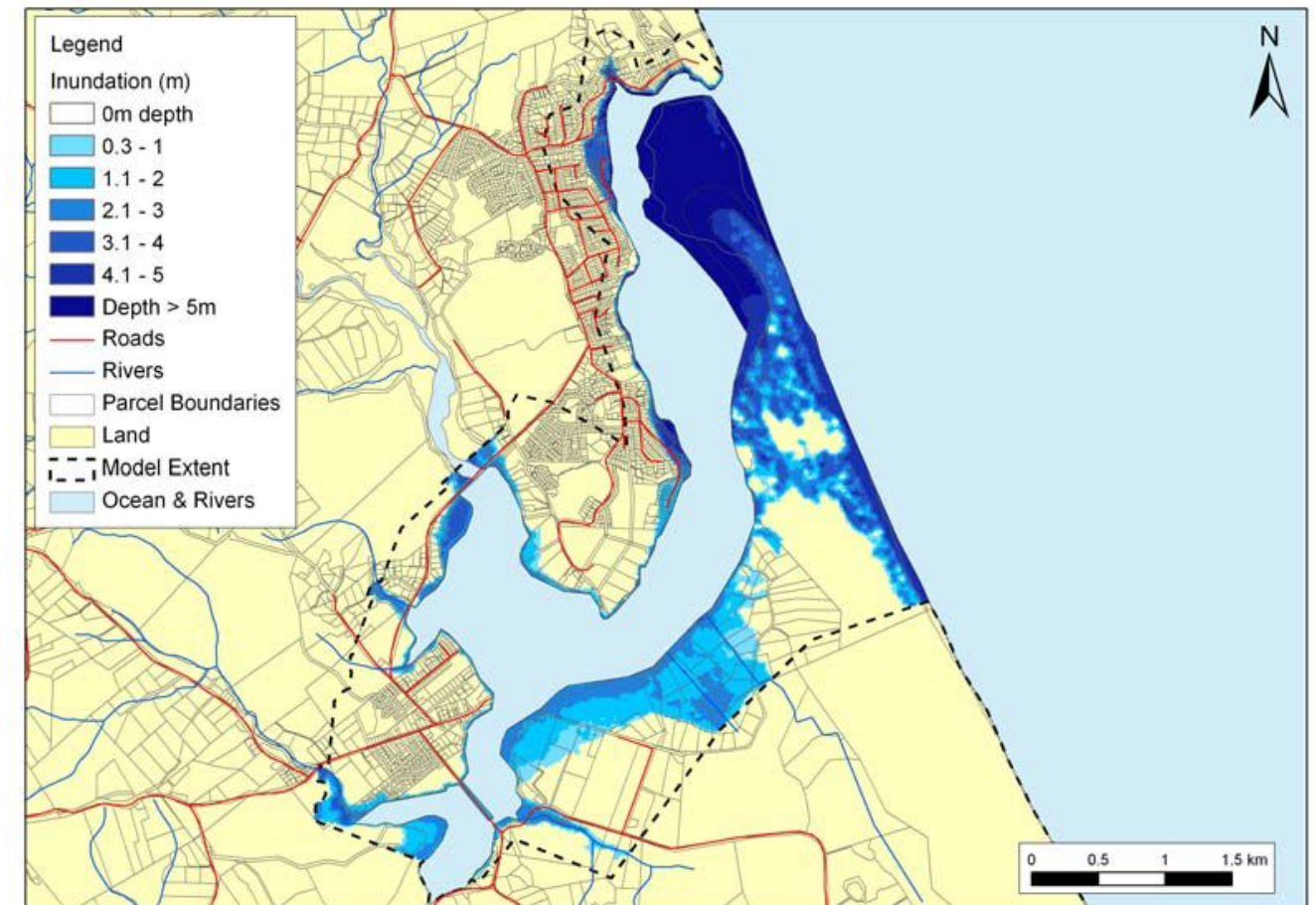
Northland regional and district councils have recently modelled impacts on 1.5m sea level rise. This information is currently being peer reviewed and mitigation strategies prepared on how each Council might manage potential impacts. A revised tsunami modelling exercise to update the 2010 model based on sea level rise assumptions will need to be considered and could influence the final location or design of a civic facility in Mangawhai.

Modelling conducted by NIWA shows that significant inundation is predicted over the beach and into the township near the estuary mouth. Extensive inundation is also predicted on the low-lying land to the south of the estuary. The NIWA maps have been used to manage appropriate RMA development levels.

The NIWA and GNS Science analysis are showing slightly different results for the Mangawhai area for different purposes. The GNS Science modelling is primarily for informing civil defence planning / preparedness.

Design of buildings, parking and structures should incorporate the tsunami risk. This could entail:

- design in such a way to allow for evacuation to the roof of the buildings
- early warning systems such as sirens are installed
- clearly providing for evacuation routes are suitably marked.



3_ Options Assessment

3_ Options Assessment - Mangawhai Civic Facilities - Assessment Criteria

Office Accommodation

- Are fit-for-purpose for Council's operational needs
- Help provide an environment to attract and retain staff
- Improves the ability to have shared, short-term workspaces (hot-desking) where staff work regularly between two offices
- Improve the current dispersed nature of Council's offices - which currently pose health and safety implications due to extensive travel for Council staff

Council Libraries

- Are fit-for-purpose for Council's operational needs
- Address the gap for and combat deprivation in the community
- Improves community cohesion through hubbing and multipurpose facilities and programmes
- Improves community accessibility to knowledge centres

Assessment Criteria:

1. Investment Objectives - relevant spatial plan key moves (facilities that meet growing needs and contribute to business attraction), community priorities and strategic objectives
2. Risk Considerations - political, environmental, social, community perceptions, technical, safety impacts (incl tsunami and natural hazards), financial impacts, legal and achievability
3. Business Needs - accessible to all and encourages alternative travel modes, enhances economic development opportunities, boosts social inclusion and participation, builds resilient communities and clustering of other community activities
4. Dependencies - commercial development opportunities and attractiveness to external funders

Context Map



3_ Options Assessment - Mangawhai Civic Facilities - Option 2 - Additions to Existing Library

Options 2 - Discounted

Description - Additions to the existing library at the village and keep using the leased office facilities

Pros

- Low cost solution for medium term
- No land acquisition
- Close to primary school, village amenities and other community uses

Cons

- Limited space to develop (at Hall site)
- Limited car parking at Hall site
- Site constraints with historic hall and busy intersection point
- Limited lease space in existing building



3_ Options Assessment - Mangawhai Civic Facilities - Option 3 - Utilise Old Fire Station

Option 3 - Discounted

Description - Utilise the old fire station site off Wood Street and purchase adjacent property for more parking/future growth space

Pros

- Medium cost solution for the medium term
- Supports Wood Street retail and close to other community uses
- Services the North Mangawhai community well

Cons

- Limited space to develop further other than for expected needs
- Wood street shops are a constrained traffic and parking environment
- Multiple story office building may not be appropriate for this neighbourhood centre
- Is not centrally located so south and central Mangawhai communities are more likely to drive rather than walking and cycling



3_ Options Assessment - Mangawhai Civic Facilities - Option 4a - Mangawhai Heads gateway

Options 4a - Shortlist (less ambitious)

Description - develop the land next to the Fire Station for a combined library and Council office

Pros

- Medium cost solution for the medium term
- Close to emergency services for Civil Defence response
- More centrally located than Wood Street option
- Close to other community activities in the Mangawhai Community Park
- Outside the coastal inundation and tsunami risk evacuation zone

Cons

- Limited space to develop further without cluttering community park
- Office building is not compatible with overall vision and objectives of the community park
- Molesworth Drive is a busy road to the main surf beach. It would therefore need to be calmed considerably for walking and cycling to be encouraged to the facilities



View from Street



View from Street



3_ Options Assessment - Mangawhai Civic Facilities - Option 4b - Mangawhai Heads Gateway

Option 4b - Shortlist (less ambitious)

Description - acquire the industrial zoned vacant land opposite the museum (corner of Molesworth and Estuary Drives) for a Council building & library plus additional community uses.

Pros

- Higher cost solution for the medium-long term growth
- More centrally located than other Mangawhai Heads options
- Could be developed alongside a mixed use commercial or community offer
- Outside the coastal inundation and tsunami risk evacuation zone

Cons

- Office buildings are not envisioned within a industrial zoning so maybe a difficult consent approval or future plan change within District Plan review
- Limited benefits for other businesses located nearby and could be seen to be outside the main commercial centres of the Village, Central and Woods Street.
- Molesworth Drive is a busy road to the main surf beach. It would therefore need to be calmed considerably for walking and cycling to be encouraged to the facilities



Option 4b
Mangawhai Heads
Gateway
Bulk & Location
High level
concept



3_ Options Assessment - Mangawhai Civic Facilities - Option 5a & 5b - Acquire Land at Mangawhai Village

Option 5a & 5b - Shortlist (ambitious)

Description - acquire vacant commercial land at Mangawhai Village for a combined library and office building, village green and mixed use commercial or community space. Locate civil defence facility next to fire station and seek cooperation agreement.

Pros

- High cost solution for the long term growth
- Close to other community and education uses
- Services the new Mangawhai Central and Cove Road rural residential growth communities
- Provides a secure anchor office building for the Village
- Could be developed alongside a mixed use commercial, community or open space offering

Cons

- Within the tsunami risk evacuation zone (could be a building that withstands a tsunami and is able to be used in the response)
- 5a owned by Mangawhai Central developers (5b option is not owned by these developers)
- Higher cost to purchase as in a commercial zone



Option 5a
Mangawhai Village
Bulk & Location
High level
concept



Option 5b
Mangawhai Village
Bulk & Location
High level
concept
(back up option)



3_ Mangawhai Civic Facilities - Option 6 - Acquire Land at Mangawhai Central

Option 6 (more ambitious)

Description - acquire land near the estuary on Mangawhai Central retail zoned land for civic facilities and future community purposes.

Pros

- High cost solution for the long term growth
- Close to future Mangawhai Central community and possible secondary education site
- Introduces diversity into the Central town centre with anchor office building to compliment the retail offerings
- Could be developed alongside a mixed use commercial, community or open space activities

Cons

- Within the tsunami risk evacuation zone (could be a building that withstands a tsunami and is able to be used in the response)
- Higher cost to purchase as in a commercial zone
- Community may not be comfortable with Council acquiring land in a controversial development



Option 6 Mangawhai
Central Bulk &
Location high
level concept



Scale: 1_500 @ A3



Mangawhai Central
Proposed Location

KEY

(A)

Library (Ground floor)

(B)

KDC Office (Ground floor)

(C)

Carparking

(D)

Public Space

(E)

Other offices (first floor)

4_Discussion

4_ Next Steps

The following is a series of steps that Council could consider for firming up the options around the civic offices and library land, planning and future development.

1. Agree on a location that best fits the strategic needs for the community and the organisation's future growth / aspirations
2. Undertake property due diligence and high level consenting analysis on the development risks
3. Begin confidential property negotiations on the acquisition / development of the land
4. Negotiate the first buyer option for the property or development agreement
5. Include land acquisition / development agreement costs within the 2021-2031 Long Term Plan
6. Organise a funding strategy to assist with raising the necessary funding including development contributions, external funding providers and other fundraising mechanisms
7. Undertake concept design and community consultation to gather community feedback
8. Seek resource consent and final funding commitments
9. Construct building and transition from existing sites into new premises
10. Arrange opening event and blessing

It should be noted that Council does not need to commit significant development funds for these facilities in the short term. The staging of this can occur in a period that best fits with other Council investment priorities.

Currently available in the existing site	Not currently available
<ul style="list-style-type: none"> Approximately 1000 members Free wi-fi Funding is from a council grant for operational costs and the collection of books, etc. Reliance on volunteers Access to a toilet is through the hall next door High level of foot traffic including school families Limited operating hours Access to books from Dargaville Library Weekly visits from the library team and support from manager 	<ul style="list-style-type: none"> Space for activities or increased supply Publicly accessed computers Holiday programmes or groups (e.g. story time for young families/ wriggle and rhyme) Specialist librarians e.g. youth Public access toilets Full-time Operating hours
Going Forward (positive options)	Challenge or negative impact/risk
<p>Village Location</p> <ul style="list-style-type: none"> Library facility in the Village may be possible to build earlier than a larger shared council/community facility. Village location retains a hub in the village. Gives it “cred”. Close location to the primary school – high use from families with children. Potential to offer more activities/learning space that could be used during and after school. 	<ul style="list-style-type: none"> Stand- alone, with some space for meeting rooms or upstairs but no cross-over of council staff e.g. joint reception/customer services.
<p>Mangawhai Central location</p> <ul style="list-style-type: none"> Could offer a larger facility and more parking. Shared facility with multiple users 	<ul style="list-style-type: none"> Distance for people to travel – increasing in car use for both Village and Heads based members. Length of time to be funded/built or exact location
<p>Mangawhai Community Park</p> <ul style="list-style-type: none"> Option to be near the Museum would make sense – information services and foot traffic. 	<ul style="list-style-type: none"> Not seen as a strong contender if at the other end of the park. Distance from school and Village users – reliance on cars.
<p>Would like to have access to:</p> <ul style="list-style-type: none"> Option for outdoor space would be good (deck area) Exhibition Space Computers in the main area Meeting room(s) (Wellsford Library set up is seen as a good model) Toy library Space (co-located) Happy with the library becoming council run and staffed. Would like to retain some role for volunteers Public accessible printing 	

Mangawhai Heads Gateway + Community Park - Form and Function Map

The adjacent future development plan for the Mangawhai Community Park that comes from the management plan (refer to KDC website)



Figure 10. Mangawhai Community Park future development plan