

Development of a Civic Facilities Strategy

Meeting: Council LTP Briefing
Date of meeting: 14 October 2020
Reporting officer: John Burt, Property, Procurement and Commercial Manager

Purpose/Ngā whāinga

To seek feedback on a discussion paper regarding the provision of civic facilities in order to develop a draft Civic Facilities Strategy and associated delivery plan.

Context/Horopaki

Civic functions in both Mangawhai and Dargaville are currently provided in a mixture of, Council owned, leased and community owned buildings. Over the last two years, Council has received several external reports, briefings and Council reports on our Civic Facilities. These include:

- October 2018 -Workshop with elected members regarding scope of The Property Group (TPG) facilities options assessment report that was requested by Council in September 2018.
- February 2019- Briefing on the contents of the TPG options assessment report for new Council offices and libraries in Dargaville and Mangawhai.
- March 2019- Report to Council regarding long term solutions to its Offices and libraries in Dargaville and Mangawhai
- May 2019- Report to Council recommending that a site at 191 Molesworth Drive be investigated for a potential Council office and Library.
- May 2019 – Report to Council recommending that space in the NRC Kaipara service centre be leased.

After consideration of the second report at its meeting of 30 May 2019, Council resolved to:

- a) Approves Kaipara District Council entering into an Agreement to Lease for 975m² of offices in the building Northland Regional Council is proposing to construct at 32 Hokianga Road, Dargaville.
- b) Delegates to the Chief Executive responsibility for negotiating the terms and conditions of the Agreement to Lease for an initial term of 15 years, subject to the lease costs being within the costs budgeted in the LTP.

In relation to the Mangawhai site investigation report, Council resolved:

- a) Approves the next step of further investigation into the feasibility of construction of new offices/library at 191 Molesworth Drive in Mangawhai Community Park and requests that the outcome of this investigation is reported to Council once completed

Subsequent to making this decision Council has received briefings on the condition of the town hall complex. These include:

1. February 2020 - Briefing on the weathertightness issues and details on the remediation options and high-level estimates of these costs.
2. September 2020 - Verbal briefing on the high levels of mould spores in the Town hall complex as a result of the buildings weathertightness defects and continued deterioration.

Discussion/Ngā kōrerorero

Council is facing several issues and constraints regarding its existing Civic facilities:

Libraries

The current Dargaville library is too small and no longer meeting community expectations so will need to be relocated to larger premises. The existing community run Mangawhai library is also inadequate and cannot meet the needs of this growing community. In both places there is a need for a longer-term solution which will provide improved, more suitable library buildings to meet customer and community needs.

Existing Council Office (42 Hokianga)

There are weathertightness and asbestos issues throughout the building which will require remediation. When making its decision to lease space in the NRC Kaipara Service centre, a number of options were considered to address the issues with the current building to and allow Council to retain a presence at the current site. However, to continue using the building in any way in the future, Council would need to spend an estimated \$3.4 - 4.5 million on repairing and modernising it.

At least \$1.5 m would need to be spent on remediation even if the building was to be leased to other organisations. The property has a current CV of \$1.17 Million.

Town Hall and Municipal Chambers (37 Hokianga)

War Memorial Hall - 37 Hokianga Road

This complex has weathertightness and asbestos issues which will require remediation. As a result of these issues, water ingress is now visible in portions of the 1999 extension and the building continues to deteriorate every time it rains and is now experiencing higher than acceptable levels of mould spores. Our Architect, Maynard Marks, estimated in Feb 2020 that the remediation will cost between \$4 - 5.5m. The lower figure relates to a like for like replacement whereas the upper figure relates to improvements to the design to eliminate fundamental flaws.

Municipal Chambers - 37 Hokianga Road

The building is defined as an earthquake prone building as it has a seismic performance of only 15% of new building standards. Seismic upgrades may therefore be required if leasing the site. Currently assessed as being in average condition, it will however require substantial expenditure on maintenance over coming years, e.g. exterior painting, replacement of floor joists. The building is currently used by the Dargaville Community Cinema, who pay a rental of \$12k per annum and Dargaville Arts who pay a peppercorn rental.

Recent Developments

While it's only been just over a year since Council made its decision to lease space in the NRC Kaipara service centre building there have been several developments, including:

1. Leasing of additional office space in Mangawhai and the subsequent refresh/redesign of the office's layout. The organisation has also embraced the move to agile/flexible working style partly as a result of the Covid lockdown.
2. We have continued to develop digital online tools and self-service functionality to enable the community to interact with Council digitally. Again, the Covid lockdown has hastened this process.
3. Consequently, it is unlikely that we need to retain any office/administration functions at 42 Hokianga road when the NRC Kaipara Service centre is completed. Originally the mayoral office was to remain at 42 Hokianga so there is still a need to identify how this function will be provided for once Council staff have relocated.

4. The work previously completed on developing options for the remediation of weather tightness issues and the recent discovery of high mould spore counts in the town hall have highlighted the very high costs that will be involved in remediating this complex.
5. The current land assembly does not allow us to create the space and civic functionality that Elected Members have noted, nor does it enable us to deliver the library services that the community have requested.

Strategy Development Process

As a result of these evolving matters, a staff workshop was held as a first step to look at the future provision of civic facilities. The purpose of the workshop was to develop a discussion paper for Council to consider and direct staff on future direction. The discussion paper is available at **Attachment A** and we are now seeking elected member feedback on its contents.

This briefing will be informed by a presentation.

Next steps/E whaiake nei

- Take initial feedback and early thoughts from Council on the future content for a Civic facilities strategy.
- Based on the feedback a draft strategy and delivery plan will be brought back to a briefing
- Report to Council seeking confirmation/approval for the developed strategy and delivery plan.

Attachments/Ngā tapiritanga

	Title
A	Discussion Paper-Developing a Civic Facilities Strategy 2020