

Dargaville Civic Precinct Options Assessment

Meeting: Council LTP Briefing
Date of meeting: 11 November 2020
Reporting officer: John Burt, Property, Procurement and Commercial Manager

Purpose/Ngā whāinga

To provide Council further information on options available for the development of a Dargaville civic precinct on Hokianga road and the estimated costs of each of these options for inclusion in the LTP.

Context/Horopaki

At the October LTP briefing Council received a discussion paper on the development on a district wide civic facilities strategy. The discussion paper outlined the challenges facing Council in providing appropriate Civic facilities and detailed the significant issues and potential costs facing Council in relation to its existing Civic buildings on Hokianga Road.

After discussions on the report, Councillors requested further information on several specific options and their costs. The requests related to options for Civic facilities in both Dargaville and Mangawhai.

At last month's discussion on the development of Civic Facilities Strategy there was direction from Council that:

- We continue to operate across community sites
- Don't require dedicated Mayoral office / Councillor space
- No mid-Kaipara location needed
- Demolition of the 1990's town Hall extension, or buildings with weather tightness issues, was the preferred option.

Discussion/Ngā kōrerorero

As the options for each location differs and has different drivers and considerations, Officers have split the response to Council's request into two workstreams, one for Dargaville and one for Mangawhai. This report is on the Dargaville options and the Mangawhai report is planned to come to next month's briefing.

In relation to Dargaville Civic Facilities, Council requested the following information:

War Memorial Hall/Municipal Building Complex

- Set out the cost of demolition / land sale vs remediation of 90s development.
- Identify cost / viability of using the Municipal building for Mayoral office and small meeting room.
- Want reassurance that there is Trust potential to develop the site.
- Cost of taking the Licence back from the current users.

Existing Council offices Hokianga Road

- Confirm demand / options / cost of remediation to lease the upstairs of the offices. What changes would we need to make to ensure they compliant for other agencies.
- Cost of transferring back to Council Chambers vs cost of library use

Dargaville Civic Precinct Feasibility Study

A & R Associates were engaged to provide an feasibility study which incorporated the wider Dargaville strategic work already undertaken via the spatial plan and other key design initiatives for Hokianga Road such those funded by NZTA and or PGF (Hokianga Street Upgrade and Kaihu Trail etc).

A copy of this report is appended to this report as attachment A.

A summary of the options and associated costs are as follows:

Dargaville Civic Precinct - Option 1

- Seismic upgrade of the Municipal Chambers
- Relocate library to old office building with internal upgrade / fit out and leaky building fix
- Retrofit existing Council offices for business organisations / Northtec / Government agency
- Fix leaky War Memorial Building and small upgrades of conference room and main foyer area
- Council Move to Northland Regional Council building

Cost Estimate \$6.5 – 8.5 Million

Dargaville Civic Precinct - Option 2

- Seismic upgrade of Municipal Chambers
- Lease / sell old Council Offices & existing library buildings
- Demolish 1990 Memorial Hall addition
- Build new Community Hub with Library on existing War Memorial addition site
- Upgrade Open Space

Cost Estimate \$11.43 Million

Dargaville Civic Precinct - Option 3

- Seismic upgrade of Municipal Chambers
- Relocate library to old office building with internal upgrade / fit out and leaky building fix
- Demolish 1990 Memorial Hall addition
- Refurbish the 1950's War Memorial town Hall (would need recladding)
- Upgrade Open Space between/around Municipal Building and war Memorial Hall

Cost Estimate \$TBC Million

Officers are seeking direction from Council on a preferred option to include in the LTP consultation document.

Next steps/E whaiake nei

Council to consult with the Community on its preferred option through the LTP process.

Attachments/Ngā tapiritanga

| | Title |
|---|---|
| A | Dargaville Civic Precinct Feasibility Study |