

Dargaville Civic Facilities Options Assessment

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CONTENTS

1_ Strategic Case

2_ Current Situation

3. Civic Precinct Key Design Moves

4_ Options Assessment

5_ Precedents

6_ Next Steps

7_ Appendix

- Municipal Chambers Heritage Classification
- Longlist Options Assessment (separate document)
- Property Grading Matrix

Dargaville is one of Kaipara's key urban areas, and a key centre for the district's west coast. The town is rich in heritage resources and civic amenity, particularly in the centre along Hokianga Road. This latent civic precinct offers an opportunity to provide enhanced civic services within the Dargaville town centre, while emphasising Dargaville's heritage point of difference.

Two options are proposed to reconfigure the Dargaville Civic Precinct, selected from a longlist through the application of assessment criteria and critical success factors.

Option 1 sees the Kaipara District Council relocate to the new Northland Regional Council office building at the opposite corner of Station Road and Hokianga Road. The Dargaville library services are then to be relocated to a retrofitted Council office building. The Municipal Chambers are to be seismic upgraded, while the War Memorial Hall may have to be closed until funding for repairs can be sourced.

Option 2 also sees the Kaipara District Council relocate to the Northland Regional Council offices. The Northern Wairoa War Memorial Hall 1990s addition which has significant weather tightness issues is demolished and replaced with a purpose-built community hub including incorporating the Dargaville library services. The Municipal Chambers are seismic upgraded and updated on the second floor to tie into the new community hub. The existing Council office building and Dargaville Library are surplus to requirements and could be leased out or sold.

Option 2 is recommended as the preferred option as it delivers more strategic benefits including addressing the weather tightness issues in the War Memorial Hall, provides for a large community hub which could include training needs for other organisations. It would also host visitor information and a modern library which flows out to the landscaped reserve. A relocated playground and public toilet would also be incorporated within the upgrade.

1. Strategic Context

Introduction to the Dargaville Civic Facilities Options Assessment

Dargaville is one of Kaipara District's key urban centres, and will be the site of most growth around the west coast side of the District.

Kaipara is facing many opportunities in the future with government investment in water storage and the tourism infrastructure projects about to happen. This investment coupled with improved connectivity to Auckland, and availability of developable land, afford Dargaville an opportunity to exhibit itself as a diverse and vibrant community.

Dargaville is rich in historical character, with several heritage buildings clustered around the town centre. Several of these heritage buildings are currently owned by Council. These buildings coincide with a certain density of community activity around the town centre.

The idea of the 'civic precinct' is one that is well-documented and has gained traction as a means to emphasise the character of communities, while providing key services and generating positive social activity.

Council's current stock of assets within the Dargaville Civic Precinct are currently in a precarious position, however, with some of the heritage buildings needing seismic upgrades and several buildings with water tightness issues. This options assessment addresses these issues, through smart and proactive planning to develop a revitalised Dargaville civic precinct .

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.

Kaipara District

Our Vision

*Kaipara District Council has adopted the vision “**Growing a Better Kaipara**”.*

To execute its vision, a key mission and community priorities have been developed which form the foundation for Council’s planning goals.

Amongst Council’s community priorities, three are of particular relevance to the Dargaville Civic Precinct: celebrating diversity, vibrant communities, and being a trusted council.

Mission

Nurturing our people and place by inspiring a vibrant, healthy and caring community

Community Priorities

Celebrating diversity – our local heritage and culture are valued and reflected in the community

- Embrace our bi-cultural values, principles and practices
- Continue to build our Iwi and hapū relationships
- Support and develop Māori economic potential
- Support public galleries, libraries, archives and museums

Vibrant communities - Kaipara communities offer an attractive place to live and visit

- Connect our towns and communities
- Promote Kaipara as an attractive place to live and visit
- Create an accessible Kaipara
- Support key events
- Provide sufficient sports and recreation areas
- Continue to improve and upgrade Council public facilities
- Celebrate our two harbours & two coasts

A Trusted Council - An open organisation working for our community

- Operate in a business like manner
- Manage debt with a focus on a strong balance sheet
- Easy to do business with clear processes
- Consistent service delivery
- Friendly and welcoming
- Transparency in decision making and reporting
- Fair to everyone

Kaipara Key Urban Areas Spatial Plan - Dargaville

The Key Urban Areas Spatial Plan creates a framework for future development in Kaipara's key urban centres of Dargaville, Maungaturoto and Kaiwaka. The spatial plan leverages growth and development opportunities associated with the overflow of the Auckland region's growth and the latent tourism potential. Within each of these key urban areas, key moves have been developed to facilitate the wellbeing of existing and future residents. At the same time, the spatial plan enables and supports Māori organisations and other agencies in health, education and business to provide the right services at the right time.

The spatial plan for Dargaville sees that the Dargaville Town Centre is rejuvenated, focused around Hokianga Road and Normanby Street.



Live | Work | Learn

- School / Special Land Use
- Existing Residential Intensified
- New Low Density Housing
- New Medium Density Housing
- New High Density Housing
- Intensified Commercial | Mixed Use
- New Commercial | Mixed Use
- Intensified Industrial
- New Industrial
- Māori Land Parcels
- Te Houhanga Marae
- Area of Cultural Significance

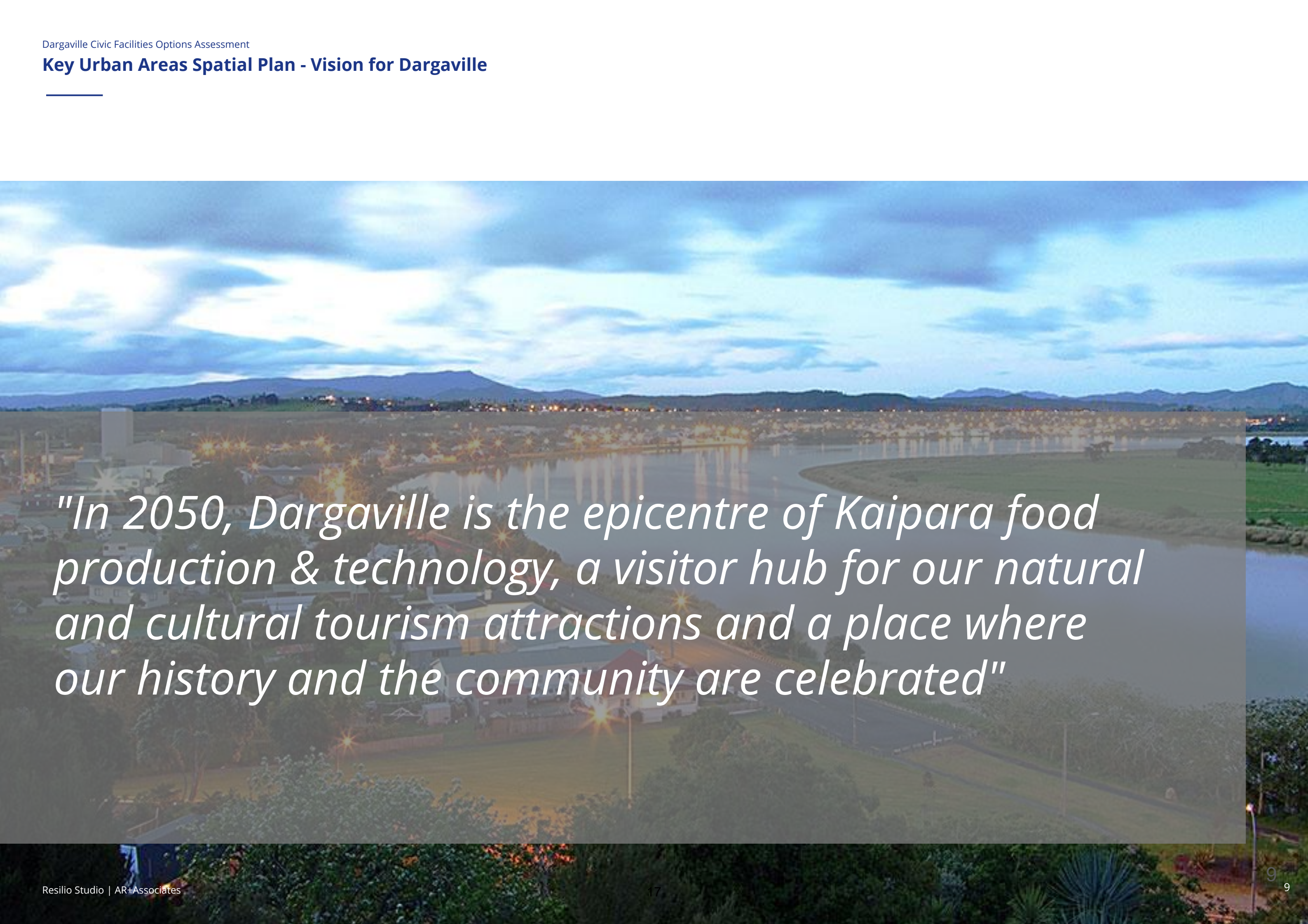
Environment | Public Space | Productive Landscapes

- Rural Land | Productive Land
- Open Space | Public Access
- Proposed Ecological Network | Riparian Buffer
- Waterways

Movement | Connectivity

- Proposed Road Connections
- Upgrade Existing Streets
- Dargaville Primary School + Selwyn Primary School
- Dargaville Intermediate + Dargaville Highschool
- Wharf
- Cycle | Walk Connections
- Possible Future Cycle | Walk Connections (Further Investigation Required)
- Airport
- Train Station
- Rail Line
- Upgrade Intersection

Key Urban Areas Spatial Plan - Vision for Dargaville

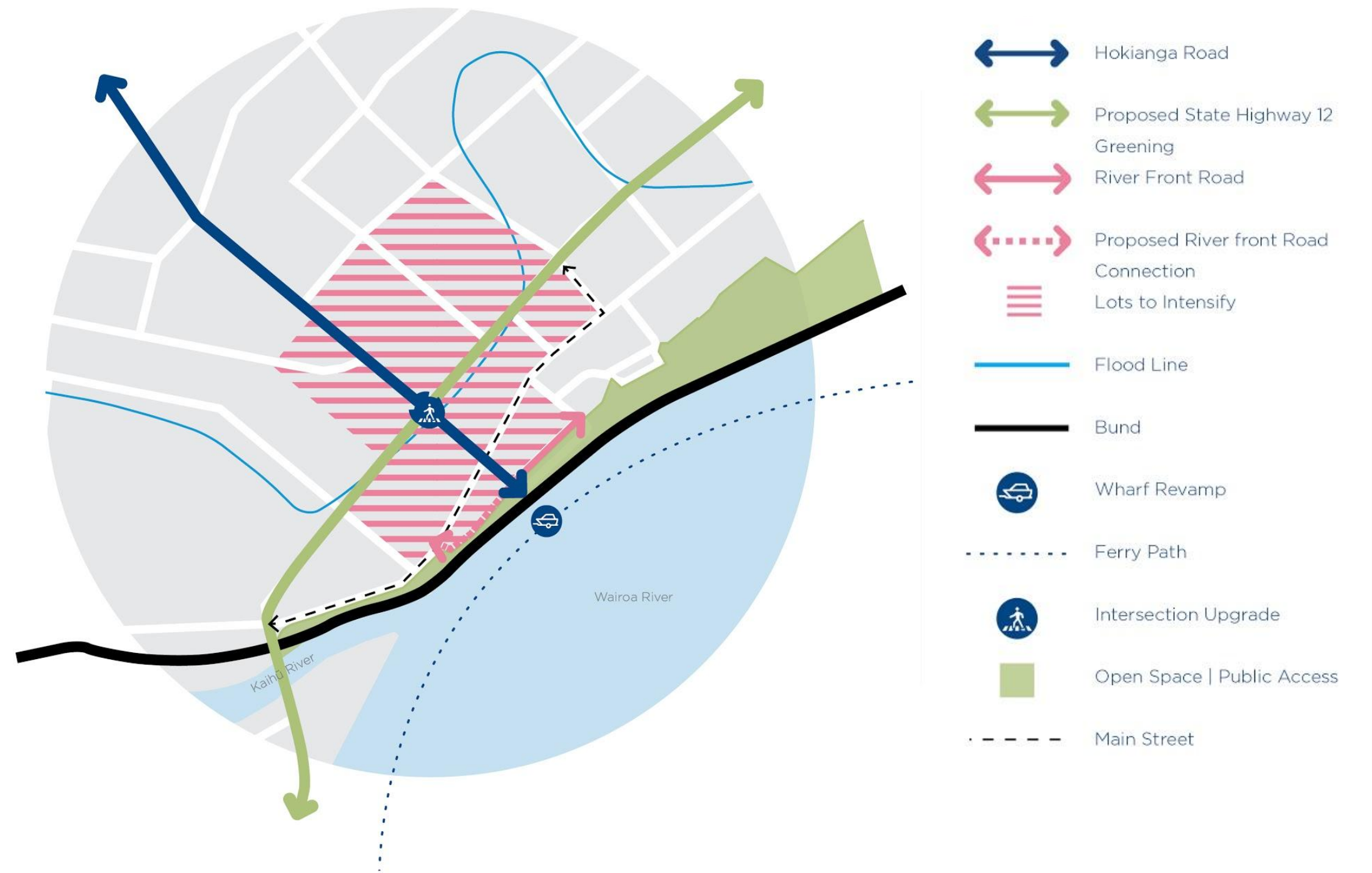
An aerial night photograph of Dargaville, New Zealand. The town is illuminated by streetlights and building lights, with the lights reflecting on a large body of water in the foreground. In the background, there are rolling hills and mountains under a cloudy night sky. The text is overlaid on the left side of the image.

"In 2050, Dargaville is the epicentre of Kaipara food production & technology, a visitor hub for our natural and cultural tourism attractions and a place where our history and the community are celebrated"

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***



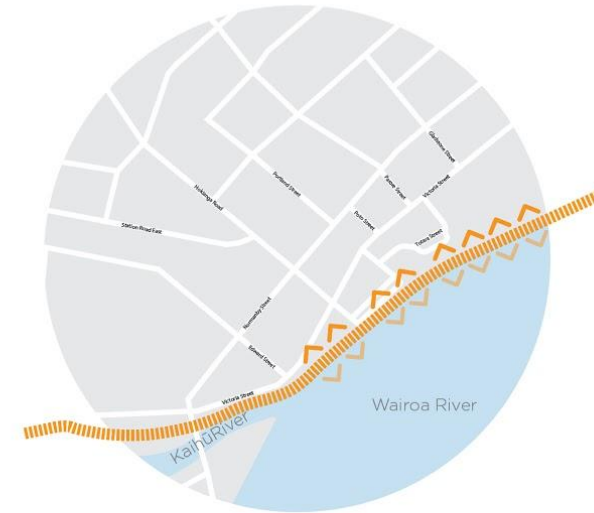
Kaipara Key Urban Areas Spatial Plan - Dargaville Town Centre Key Moves

1. **Embrace the River** - Create a new riverside street for the town to front onto
2. **Reinforce the Edge** - Increase the height of the existing bund and improve visibility and access to the wharf
3. **Retrofit the Wharf** - Create visual connections and provide all tide access
4. **Reinforce the Heart** - Focus development around the centre and create a pedestrian-friendly heart. Partner with Northland Regional Council to build a new office space and investigate repurposing of existing community facilities
5. **Celebrate Heritage** - Identify and preserve Dargaville's unique and varied built heritage
6. **Enhance Hokianga Axis** - Upgrade Hokianga Street to improve amenity, improve pedestrian safety and reinforce connection to the Wairoa River
7. **Improved Pedestrian Connection** - Upgrade the SH12/Hokianga Street intersection to slow traffic and increase vehicle and pedestrian safety
8. **Greening State Highway 12** - Transform SH12 into a tree-lined boulevard to slow traffic, improve amenity and local identity
9. **Optimise On-street Parking** - Undertake parking strategy to investigate where it would be possible to reorganise parking in the town centre

1 | Embrace the River



2 | Reinforce the Edge



3 | Retrofit the Wharf



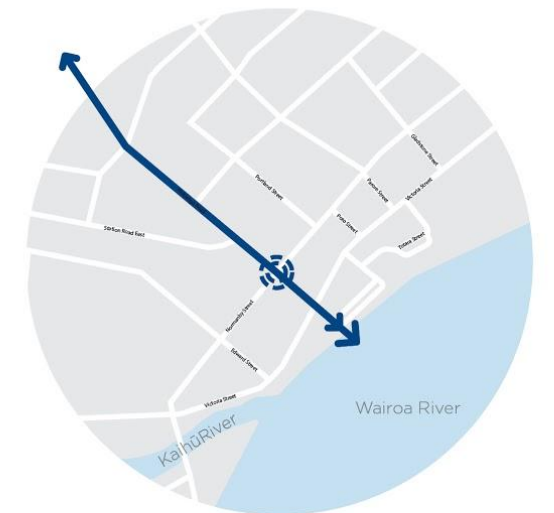
4 | Reinforce the Heart



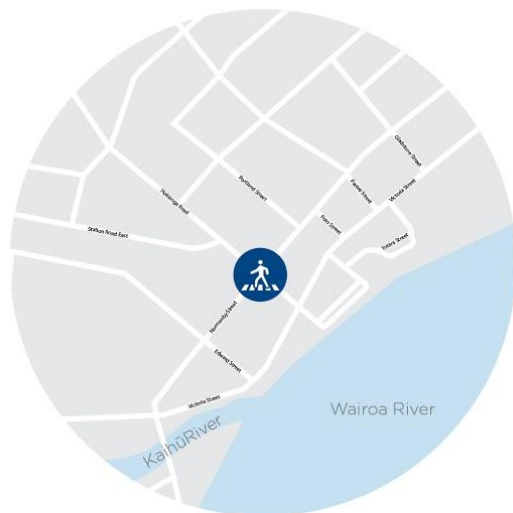
5 | Celebrate Heritage



6 | Enhance Hokianga Axis



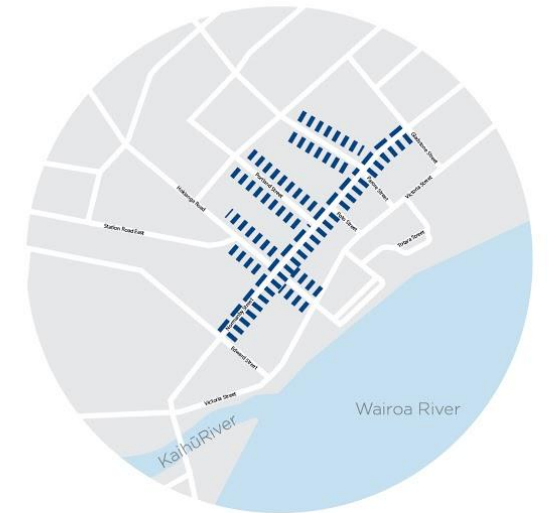
7 | Improved Pedestrian Connection



8 | Greening State Highway 12



9 | Optimise On-street Parking



Kaipara Infrastructure Strategy - Enabling Resilience in Dargaville

The Kaipara Infrastructure Strategy seeks to identify the significant infrastructure issues for Kaipara District Council over a 30-year period. This allows for the financial and implementation consequences of Council's vision, community priorities and strategies to be analysed, understood and integrated into the Long Term Plan.

The Infrastructure Strategy identifies four key programmes responses to Kaipara's infrastructure challenges, one of which is "Building Resilience Into Our Asset Network".

This map shows how infrastructure is connected through Kaipara's towns, villages and settlements. The resilience required of Council's key civic facilities including the Council offices, library and Memorial Hall all serve a larger catchment arguably through to Maungaturoto , Pouto Point, Kaihu and Tangiteroria areas.

Legend

-  Town Centre
-  Building Resilience



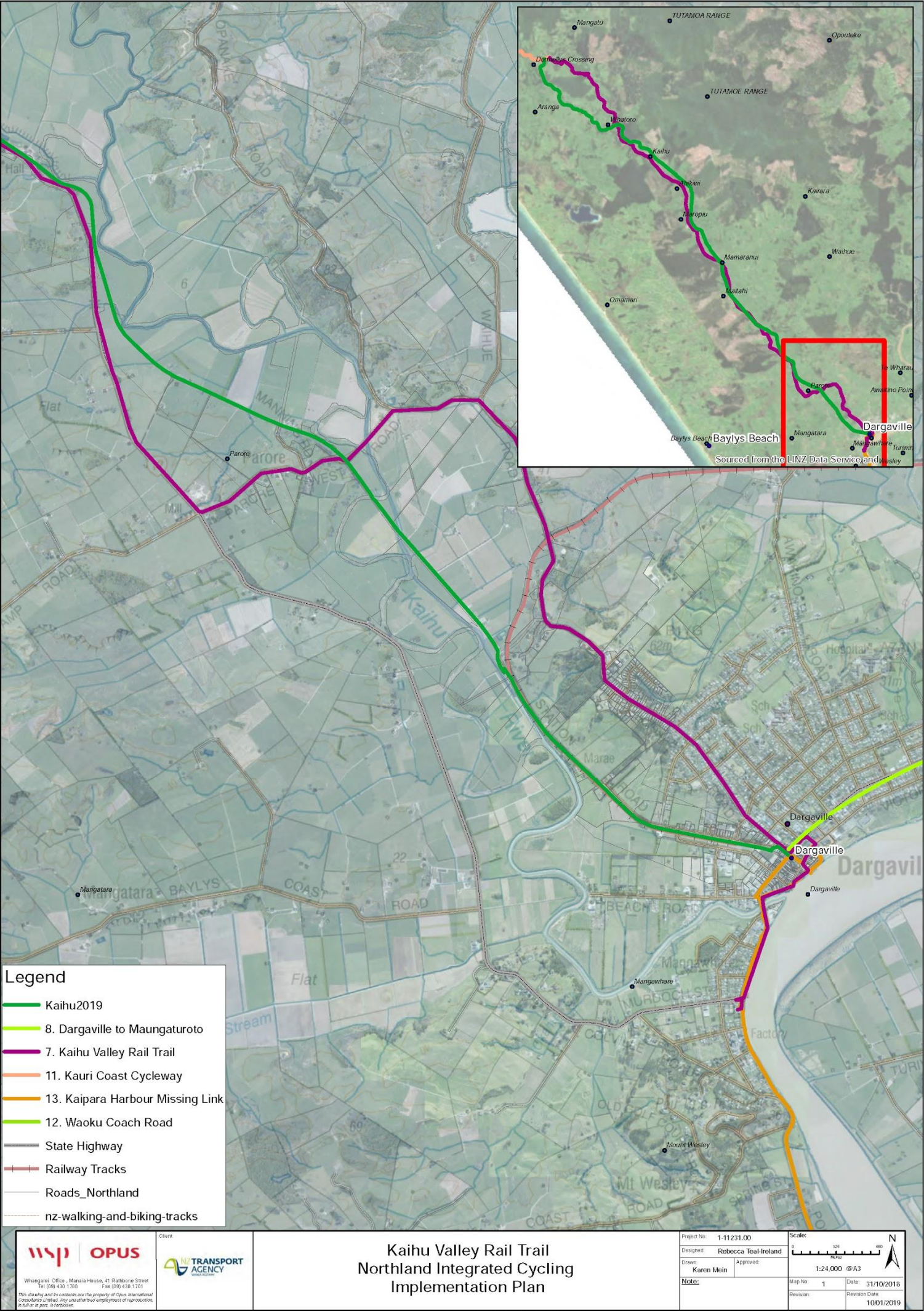
Tourism in Dargaville - Kaihu Valley Rail Trail

The Kaihu Valley Rail Trail (KVRT) is the confirmed cycle trail which spans from Waipoua Forest through to the Dargaville town centre and further on to link with Kaipara Missing Link cycle trail to Auckland. Council has been granted funding from the Provincial Growth Fund, which will deliver this multi-day trail.

Dargaville will be a key anchor for the KVRT, particularly Dargaville town centre. It will not only act as a pit stop for travellers but encourage people to visit other places of interest such as Baylys Beach and the maritime museum.

Accommodation and other hospitality providers could also benefit from increased tourism spend. Providing clean modern toilet facilities and places of additional interest for cycle travellers could also be part of the visitor experience and encourage people to stay an extra day.

Ensuring that Dargaville town centre is an attractive, pedestrian and cyclist friendly area, with a strong sense of civic and community activity, will help the town capitalise on the cycle tourism benefits from this initiative.



Tourism in Dargaville - Ancient Kauri Coast Programme

The Ancient Kauri Coast route was developed by Northland Inc in 2017 to promote travellers to seek out an alternative to the established State Highway 1 tourism route. It is the beginning 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.

The promotion of tourism activities is being developed through a District and Regional Destination Management Plan. As part of this plan, there could be opportunity for the new community hub to incorporate a tourism promotion and information portal.



2. Current Situation












Dargaville - Current Situation

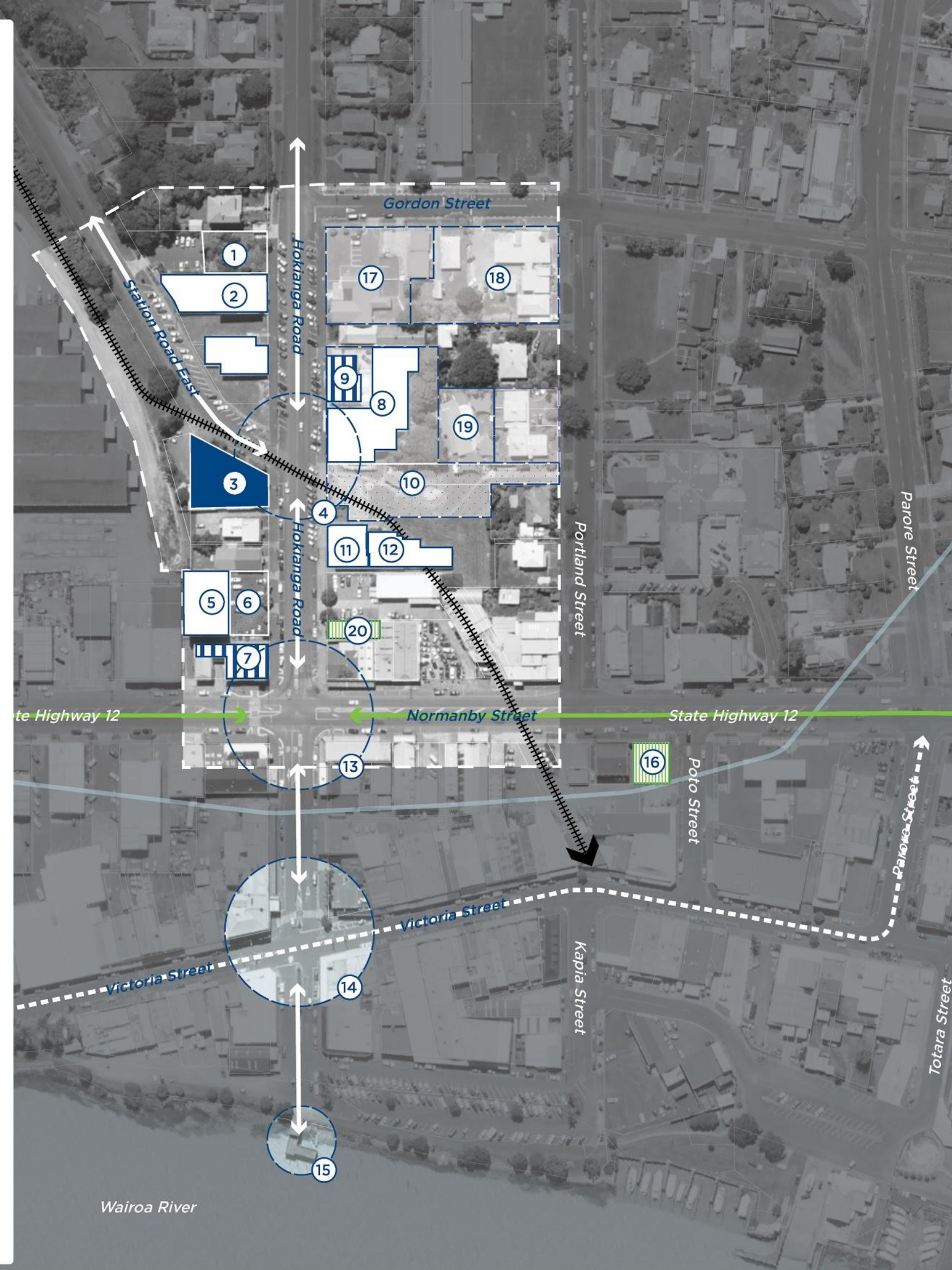
Hokianga Road has a grouping of historic local and central government buildings that forms the Civic Precinct. These include the Historic Post Office, old Telecom phone exchange, Council office building, RSA clubrooms, the heritage listed Municipal Building and Northern Wairoa War Memorial Hall. The uses of these buildings have slowly changed with some no longer civic uses. The Northland Regional Council has signed a lease agreement with Kaipara District Council to build and manage a fit for purpose office building, scheduled to open in 2021.

Just outside this block is the existing Dargaville Library and Ministry of Social Development - Work and Income offices adjacent to each other on Normanby Street (also part of State Highway 12).

Hokianga Road plays an important role of connecting the cultural and office offerings with the Dargaville main street retail and commercial area. It is an important axis and access point into the town centre, which is part of restoring the heart to Dargaville.

Legend

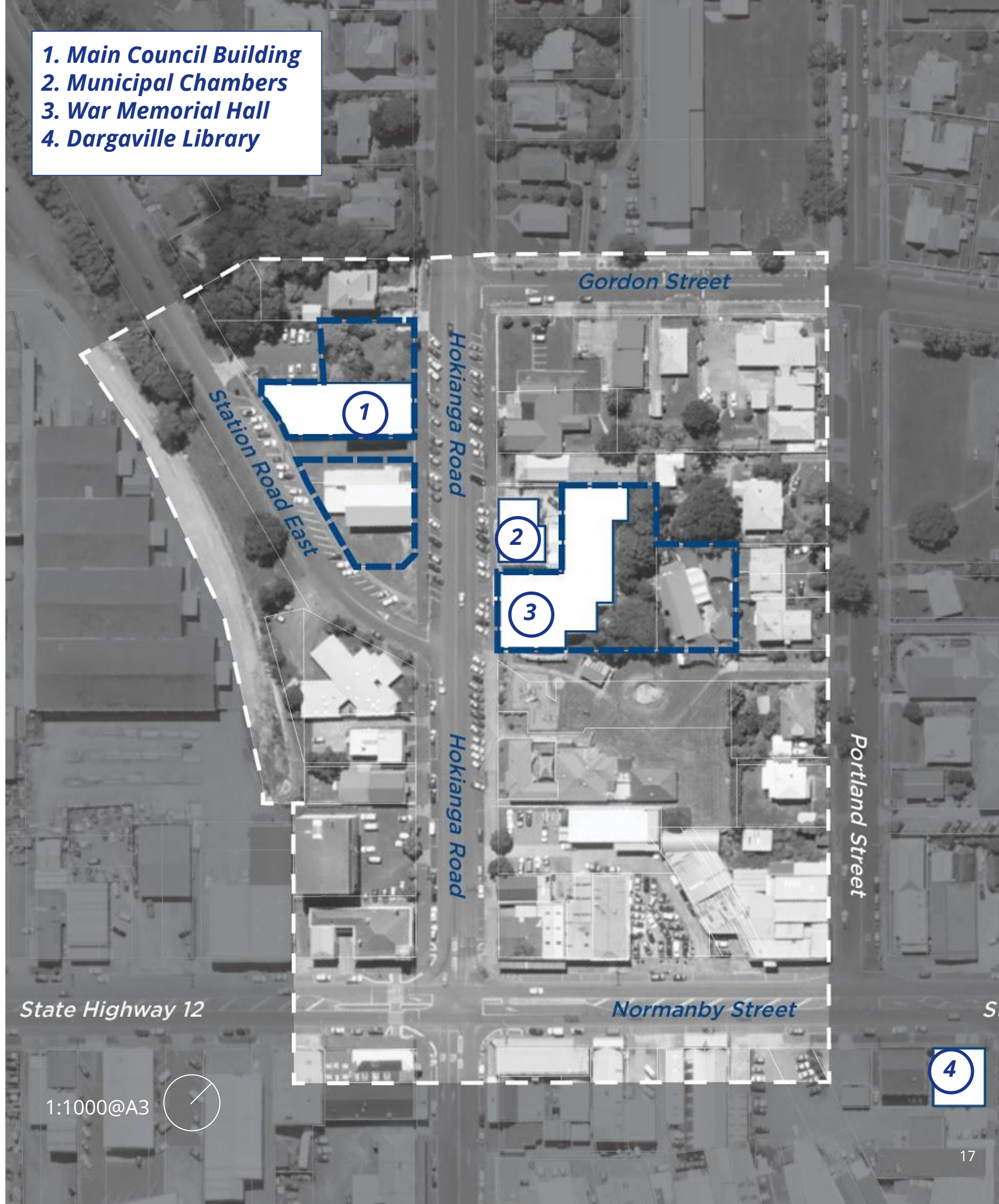
-  Civic Precinct
-  Existing Council Services / Buildings
-  Proposed Council Services / Buildings
-  Open Spaces
-  Heritage Structures
-  Character Contributing Buildings
-  Connections / Key Axis
-  Greening the State Highway
-  Current Main Street
-  Historic Rail Line (no longer visible)
-  Flood Line
- ① Small Park Bench and Grass area
- ② Kaipara District Council Office
- ③ Proposed new NRC building
- ④ Potential Intersection Upgrade
- ⑤ Chorus / Vector Building
- ⑥ Carpark | Potential Open Space
- ⑦ Old Post Office (heritage)
- ⑧ War Memorial Hall (1990's Addition)
- ⑨ Municipal Chambers + Movie Theatre
- ⑩ Play Ground | Public Toilet
- ⑪ Plunket
- ⑫ RSA
- ⑬ Planned Intersection Upgraded
- ⑭ Potential Intersection Upgrade
- ⑮ Wharf Upgrade
- ⑯ Existing Public Library
- ⑰ Department of Courts
- ⑱ Dargaville Police Station
- ⑲ Dargaville Kindergarten
- ⑳ The Lions Centre



Dargaville - Key Civic Facilities

There are four Council-operated buildings within the Dargaville town centre: the main Council building, the Municipal Chambers, the War Memorial Hall, and the Dargaville Library. The condition of these buildings range from decent to poor. Regardless of the condition of the buildings themselves, it has become evident that some of their uses have outgrown the building capacity. For example, while the library is in good condition, it is in urgent need of space for expansion. This next section summarises the key considerations, issues and condition of each of these buildings.

1. Main Council Building
2. Municipal Chambers
3. War Memorial Hall
4. Dargaville Library



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 Waioara 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

- Current Situation

What's Working?

What's Not Working?

What's Working:

- Courthouse, Police Station Council and regional Council Facilities / Presence
- Character buildings
- Functionaing Cinema bringing cultural and community value
- Northland Regional Council Investment
- Strong Axial Connection from precinct to wharf

What's Not Working:

- Isolated open space
- Building issues with key assets built in the 90s
- Oversized street with lack of pedestrian Scale
- Empty or under-utilised buildings
- Council Assets in need of investment
- Uncomfrotable relationship between Municipal building and Memorial Hall
- Busy intersections
- Unsafe School & Cycle Route (Vehicle Dominated)

Opportunities

- Open space, one of few in Dargaville
- Opportunity to celebrate Heritage and Character through investment
- Opportunity to invest in council assets
- Opportunity to create Civic Precinct

1:2000@A3



3. Civic Precinct Key Design Moves

What Makes a Civic Precinct?

Civic precincts are the focal point of civic life and act as the 'heart' of the town centre.

The civic precinct can house any number of municipal, administrative and judicial institutions as well as arts and education facilities.

The civic precinct inspires civic participation, social communication, learning, artistic and cultural endeavors.

Establishment of the civic centre/hub and civic space is an initial aspiration to regenerate the Dargaville Civic Precinct.

Civic space - a public space that welcomes people from every walk of life and accommodates a wide range of activities, from lying on the grass, to events sponsored by members of the community, to community-wide events, such as potluck dinners.

Civic place - an iconic city hall or library that symbolises the importance of a new walkable urban place to the life of the community and communicates that the place “belongs” to the entire community.

The Dargaville Civic Precinct is an important space as it houses Dargaville’s biggest employer the Kaipara District Council and the primary arts, cultural and community facility in the Northern Wairoa War Memorial Hall & Municipal Chambers. There is an opportunity to leverage these two people attractors by seeking to co-locate other compatible types of activities.

Council offices often attract professional services business to locate their premises nearby. The stock of quality offices in Dargaville is limited. There is an opportunity to bring in other service businesses that require quality offices. In addition, the lack of an identifiable cultural facility to showcase the Kaipara’s rich tangata whenua stories is another attraction that could be developed in the civic precinct.

Dargaville Civic Precinct Key Design Moves

① Invest In Council Owned Assets + Relocate the Library

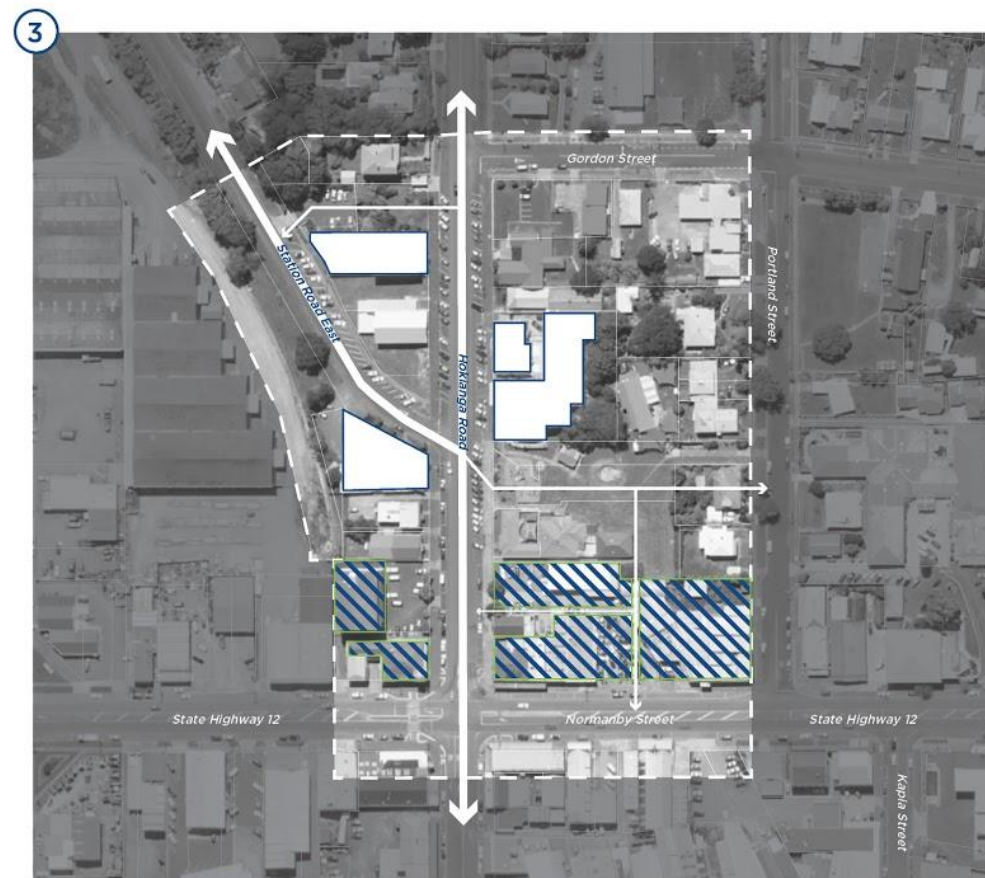
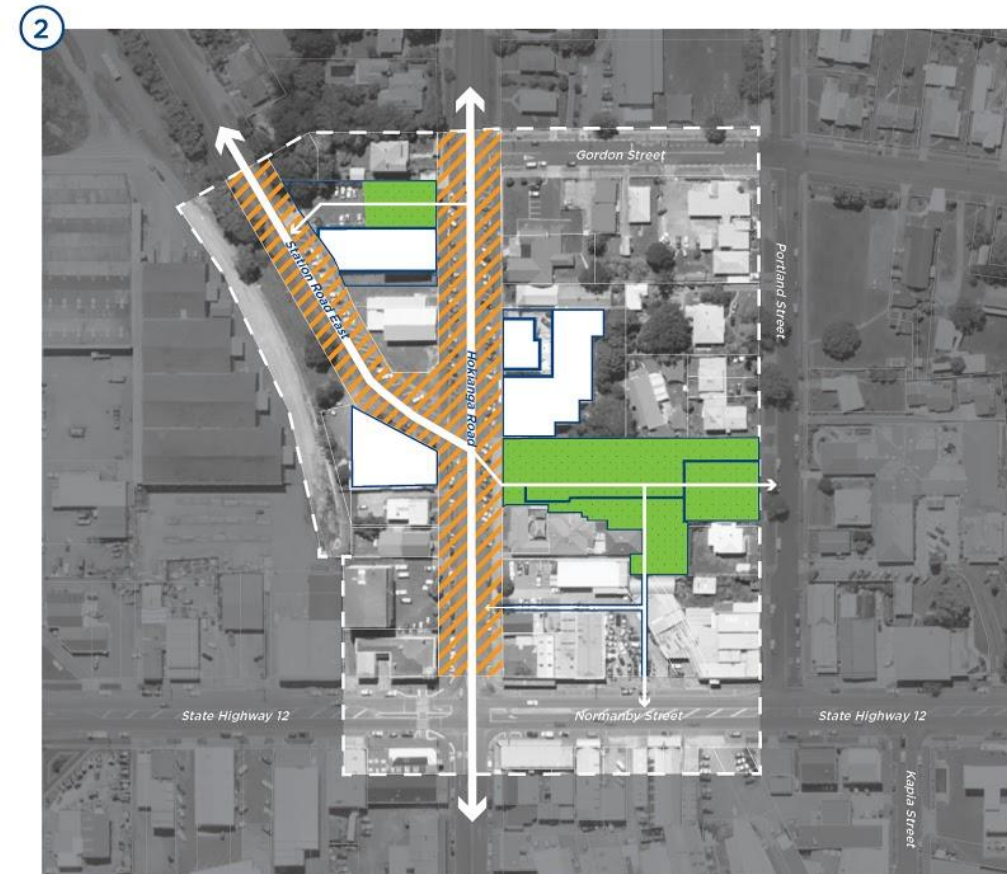
- Municipal Chambers
- Memorial Hall
- Council Offices

② Invest in public realm street upgrade + Open Space

- Create a Pedestrian and Cycle friendly hokianga road
- Upgrade intersection between Hokianga and Station Road East
- Invest in creating a central Civic Green for Dargaville
- Connected the Civic Green to its broader context Create smaller green spaces within the civic precinct

③ Stimulate Private Investment

- Build on existing civic uses, invest in key council assets and invest in public realm and open space to stimulate investment of private land holdings



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

 1 Invest in ex-council offices

 2 Invest in Municipal Chambers

 3 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

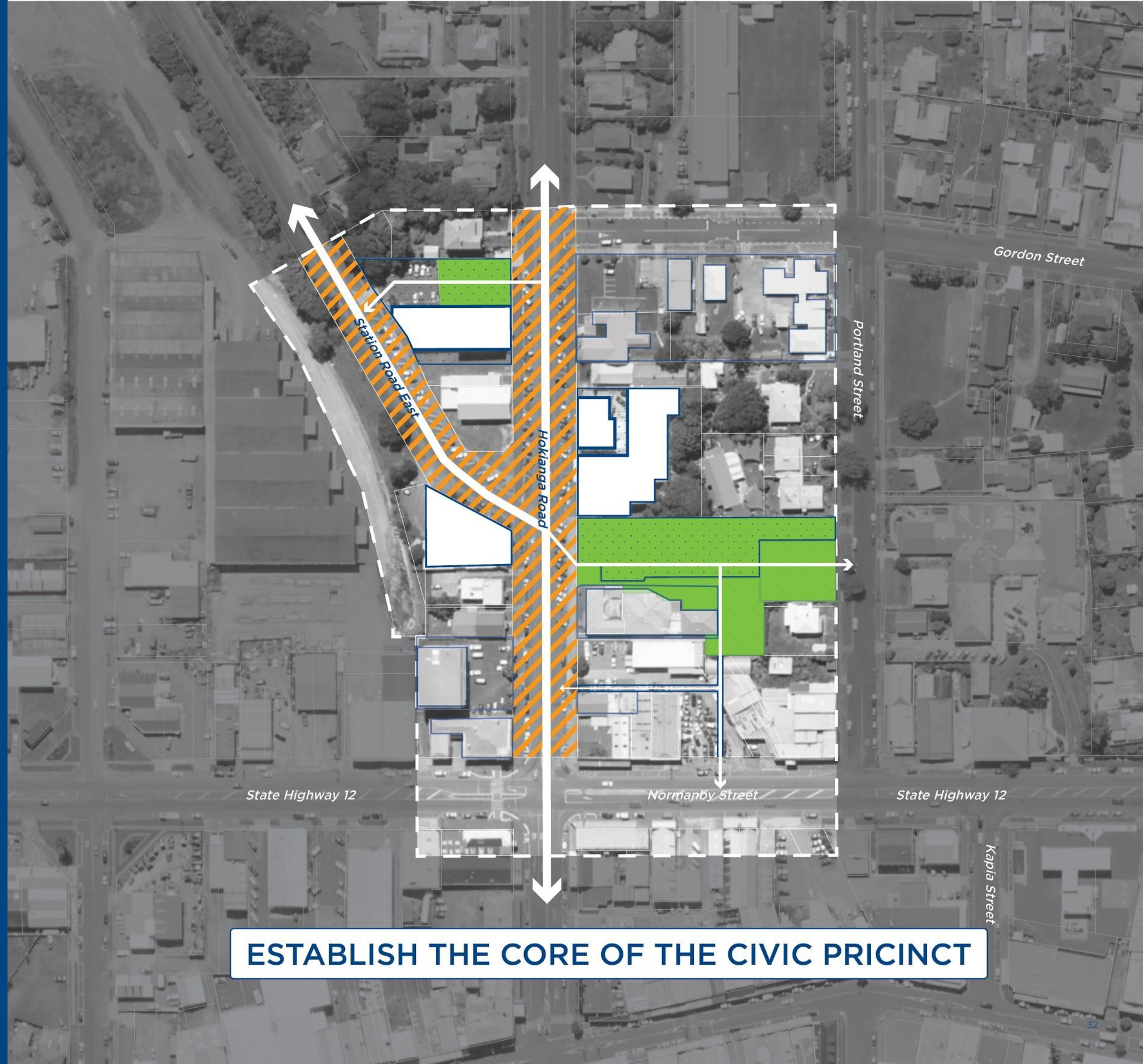
 Street Upgrade

 Park Upgrade

 Council to move to New NRC building

Invest in ex-council offices

Invest in Memorial Hall



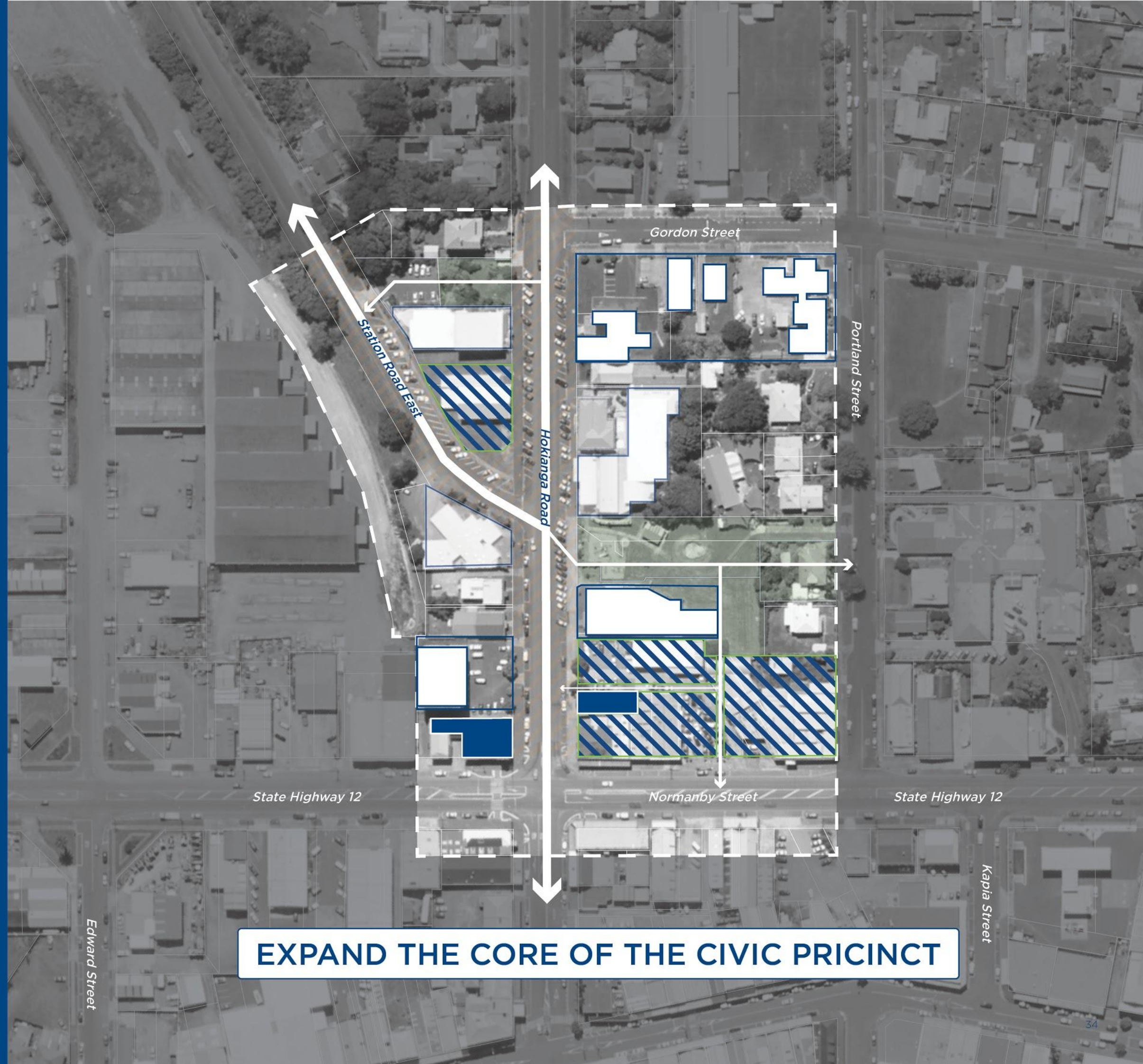
ESTABLISH THE CORE OF THE CIVIC PRICINCT

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

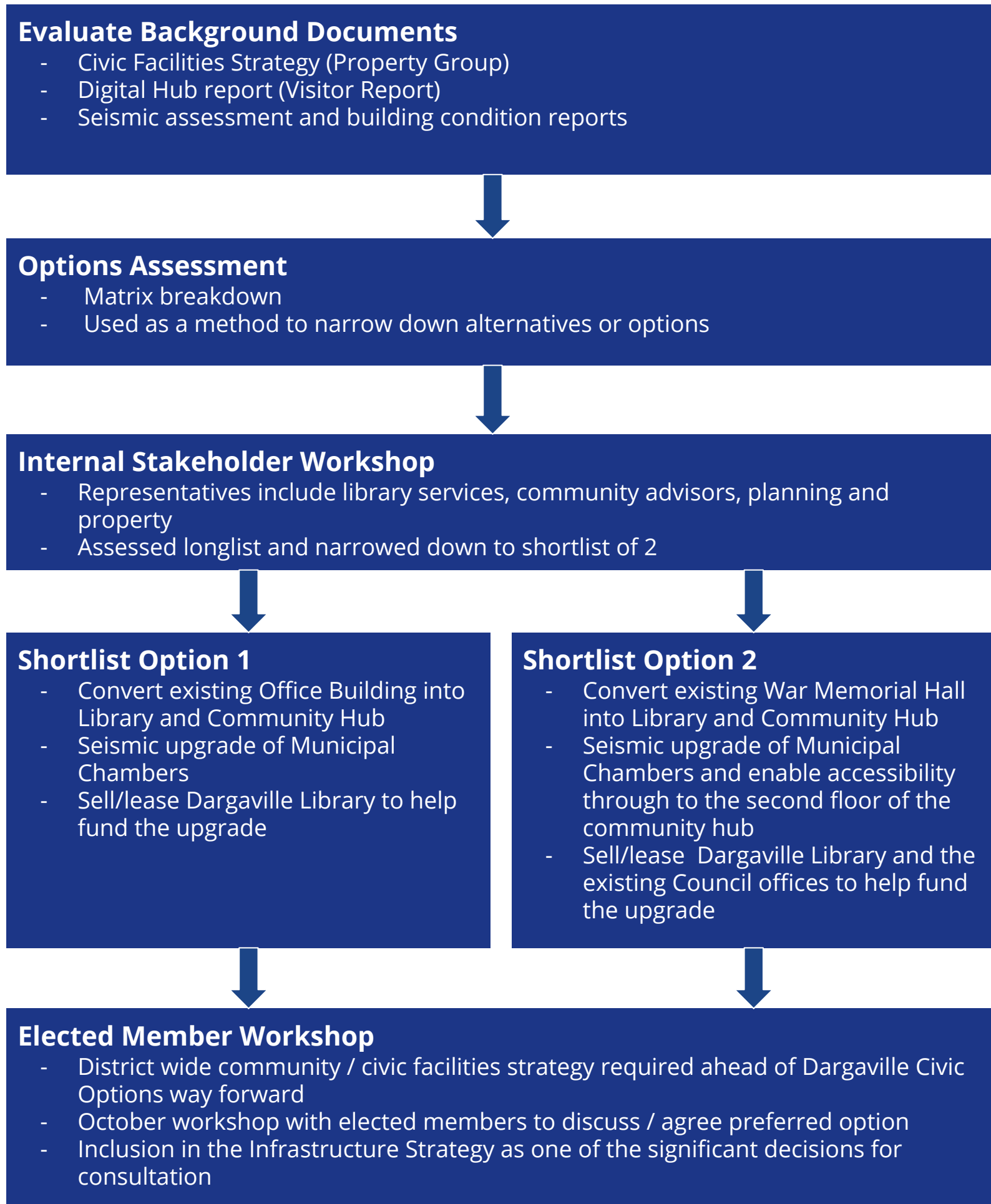


4. Options Assessment

Dargaville 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.



LOGLIST OPTIONS ASSESSMENT

The longlist assessment was carried out using a multi-criteria analysis tool to narrow down all possible options. Information about this options assessment can be found in Appendix B.

Options breakdown:

- Scope Options (What)
- Scope Options (Where)
- Service Solution Options (How)
- Service Delivery Options (Who)
- Implementation Options (When)
- Funding Options

Assessment Criteria:

- Diversity & Social Cohesion - Work towards developing a healthy, diverse and 'complete' community that allows all members to live, work, play and learn within the community as they choose.
- Integration of uses - Ensure that uses are integrated together (rather than separated) to ensure that complemented uses are co-located and the town centre can become an appealing destination that encompasses the economic and social needs of residents and visitors.
- Legibility & Accessibility - Create a network of streets, parks and civic spaces that are understandable and barrier-free environments that enhance social interaction
- Resilience + adaptation - Kaipara centres are responsive to and have strategies in place to adapt to unforeseen / unexpected events including issues relating to sea level rise, extreme weather events and changes in demographic trends.
- Revitalisation - Recognise the importance of Kaipara centres heritage, conservation and landscapes, improving function and quality of life for local residents, whilst reinforcing the towns distinctive sense of place and community.

Critical Success Factors:

- Strategic fit and business needs - Alignment with Vision, District Plan, 30yr Infra. Strategy/LTP, AMP & Regional Plans
- Potential value for money - right solution, right time at the right price
- Supplier capacity and capability - is it a sustainable arrangement (external)
- Potential affordability - are there no funding constraints
- Potential achievability - ability and skills to deliver (internal)

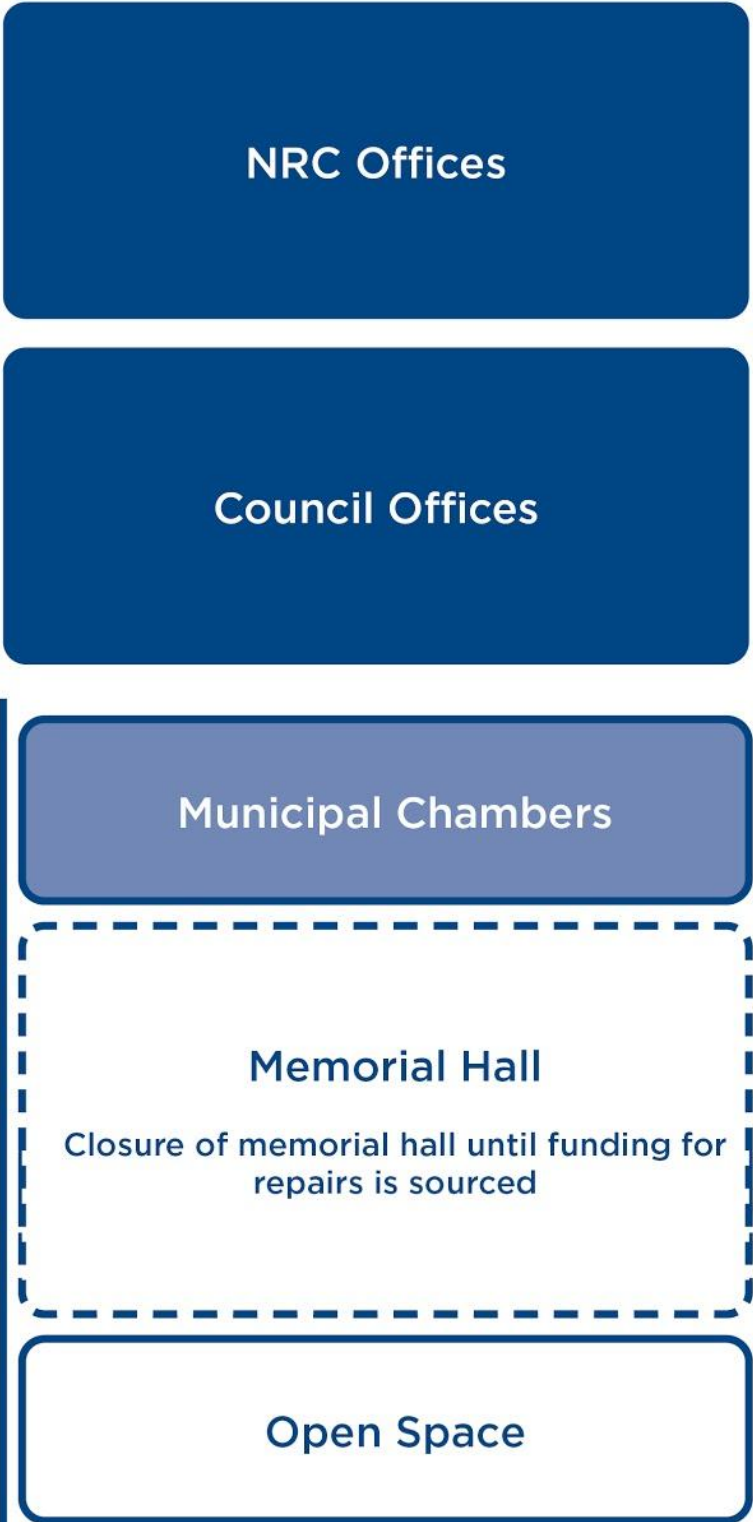
Dargaville Civic
Precinct - Option 1
Diagram

- 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

Civic Precinct Functions



Council Assets



Dargaville Civic Precinct - Option 1 Map

1a

KDC moves to new NRC building

1b

Retrofit former Council offices to accommodate library

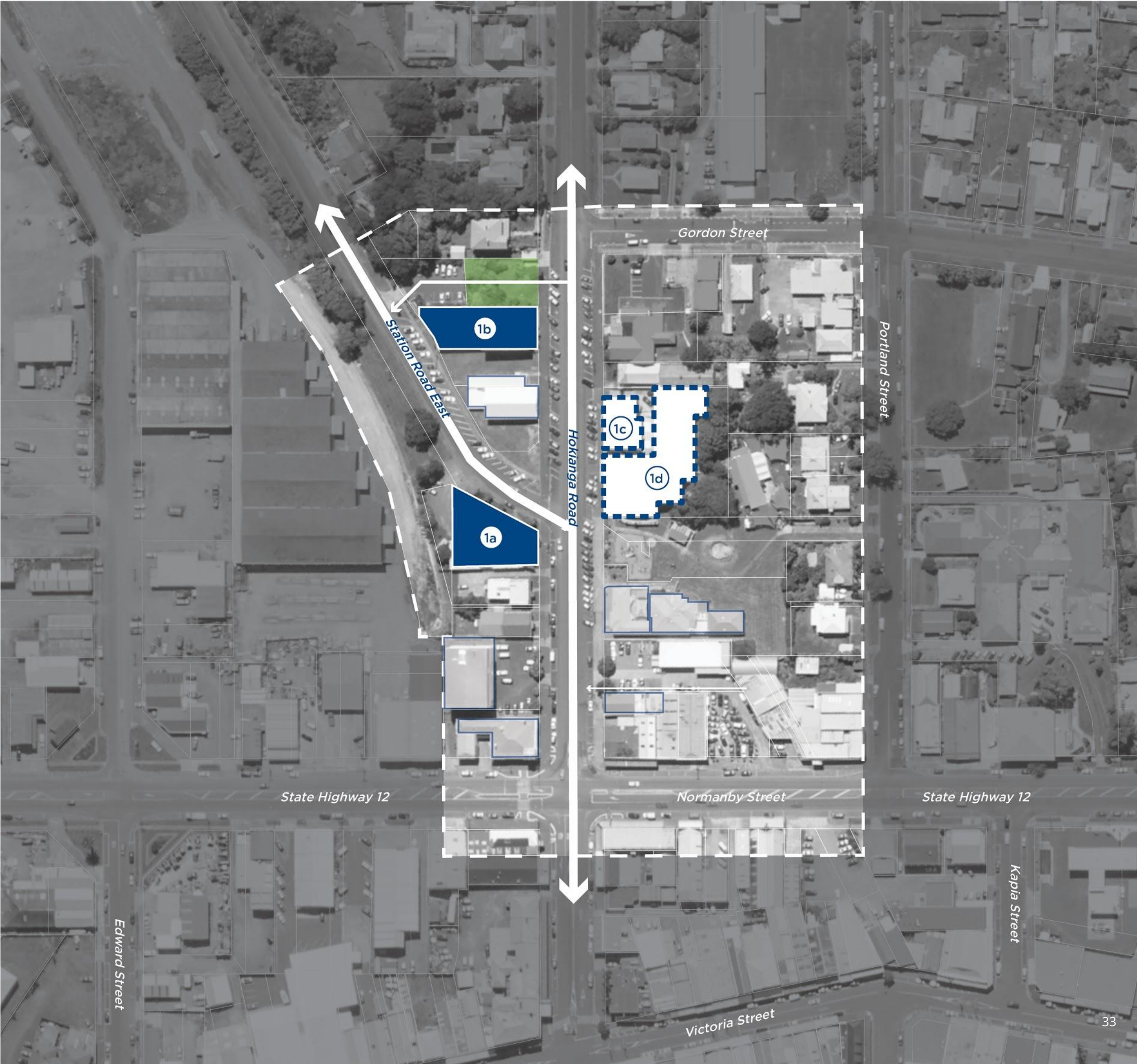
1c

Remediation of the Municipal Chambers

1d

Memorial Hall is either closed until funding for repairs can be sourced or funding is allocated within LTP

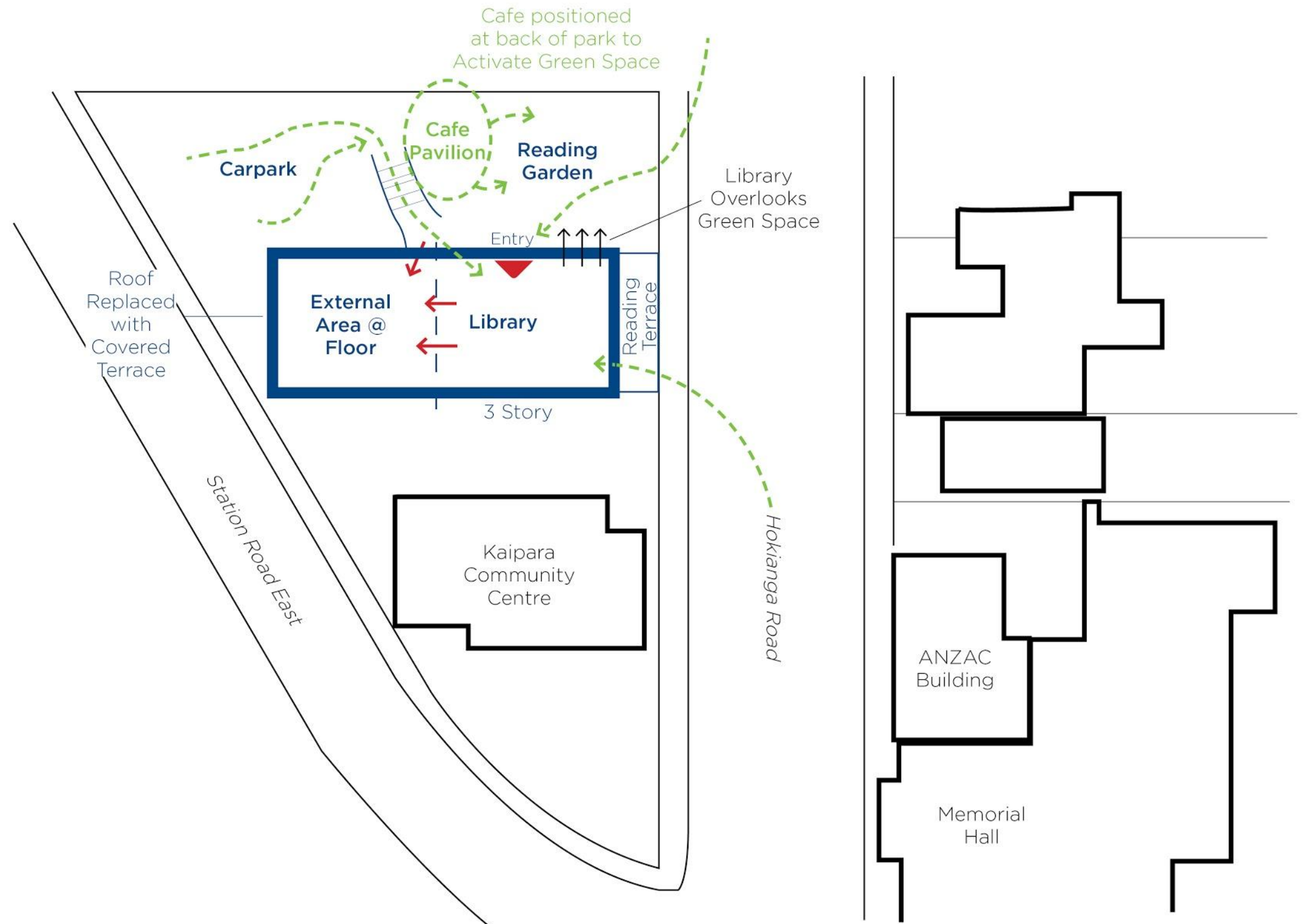
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DARGAVILLE CIVIC PRECINCT _ OVERVIEW OPTION 1

42 Hokianga
Road Retrofit

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



LIBRARY OVERVIEW Option 1_ LOWER GROUND FLOOR PLAN

Room Function - Area (m2)

Main Library Zone **194m²**

Breakout/Study Space **64m²**

Library Zone Bookshelves **120m²**

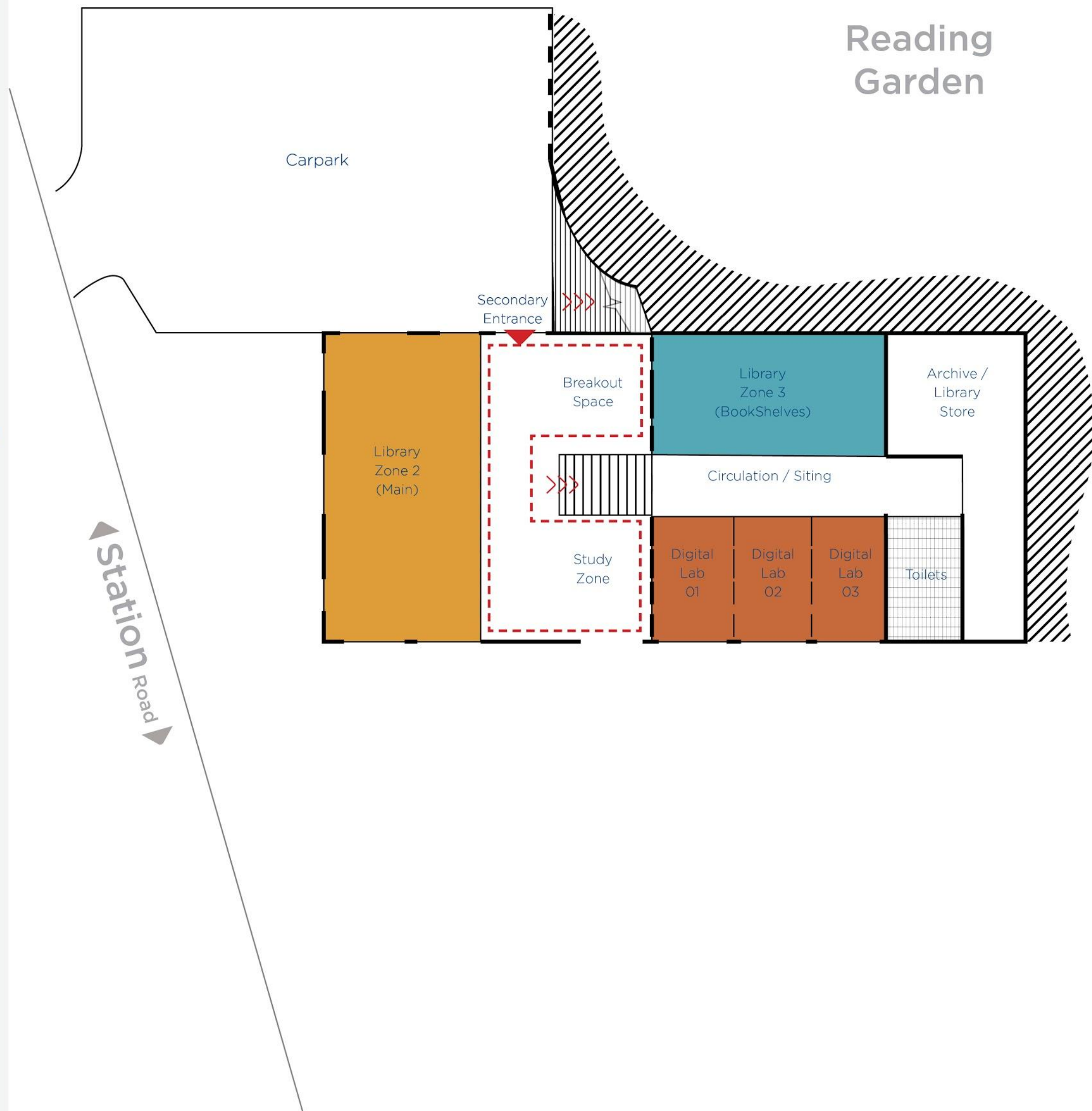
Library Labs **77m²**

Archive + Storage **95m²**

Toilets **26m²**

Total **576m²**

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 (m²)

- Reception + Lib Office **26m²**
- Upper Lib Zone **115m²**
- Com Hubs + Front Terrace **167m²**
- Cafe Pavilion **100m²**
- Toilets **25m²**
- Meeting Rm/Gathering **61m²**
- Circulation/Community Ofc **184m²**

Total **678m²**

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



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**

16% Consultants Fee **\$800K**

10% Contingency **\$600K**

TOTAL: \$6.5-8.5M + GST

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

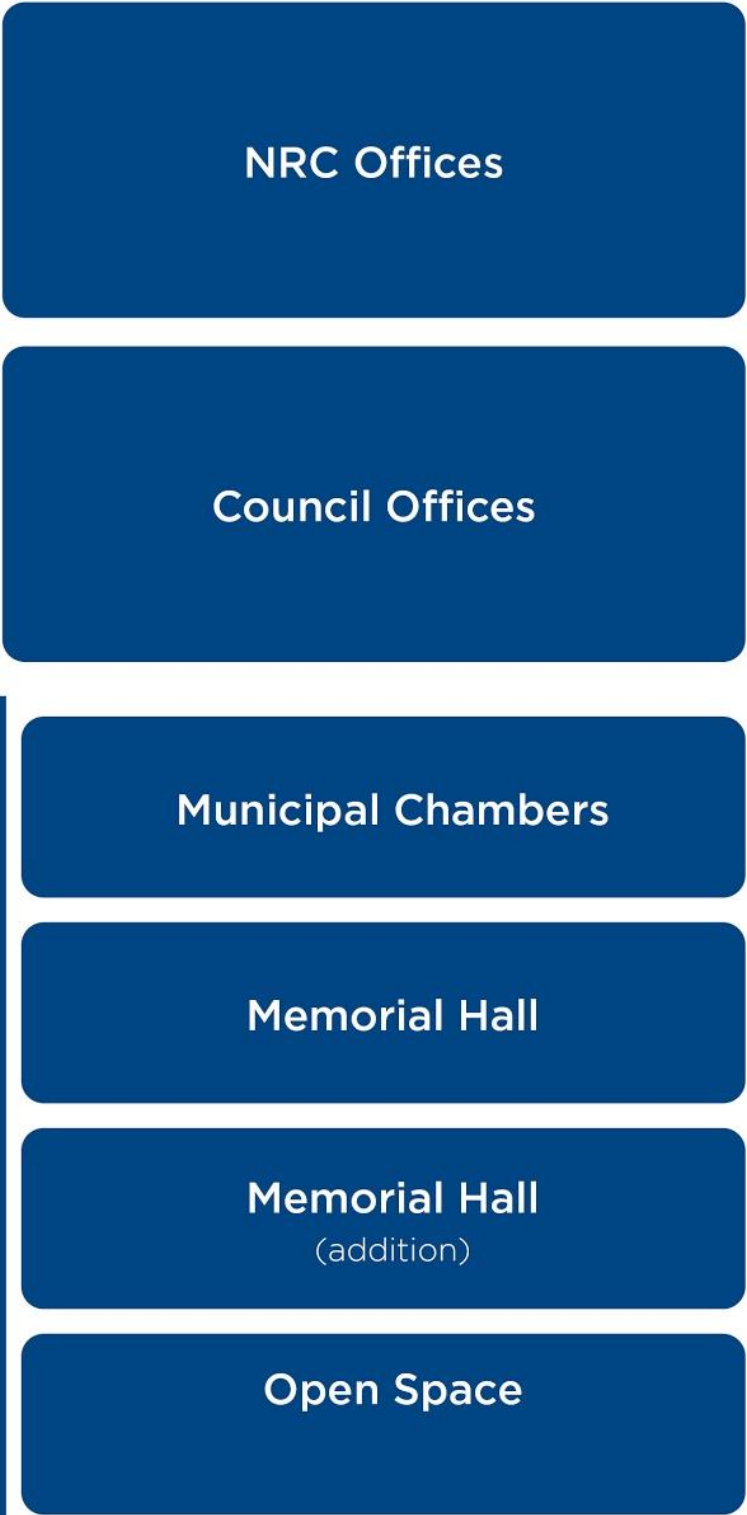
Dargaville Civic Precinct - Option 2 Diagram

- 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 Building site
- Upgrade Open Space

Civic Precinct Functions



Council Assets



Dargaville Civic Precinct - Option 2 Map

2a

KDC moves to new NRC building

2b

Old Council offices leased or sold

2c

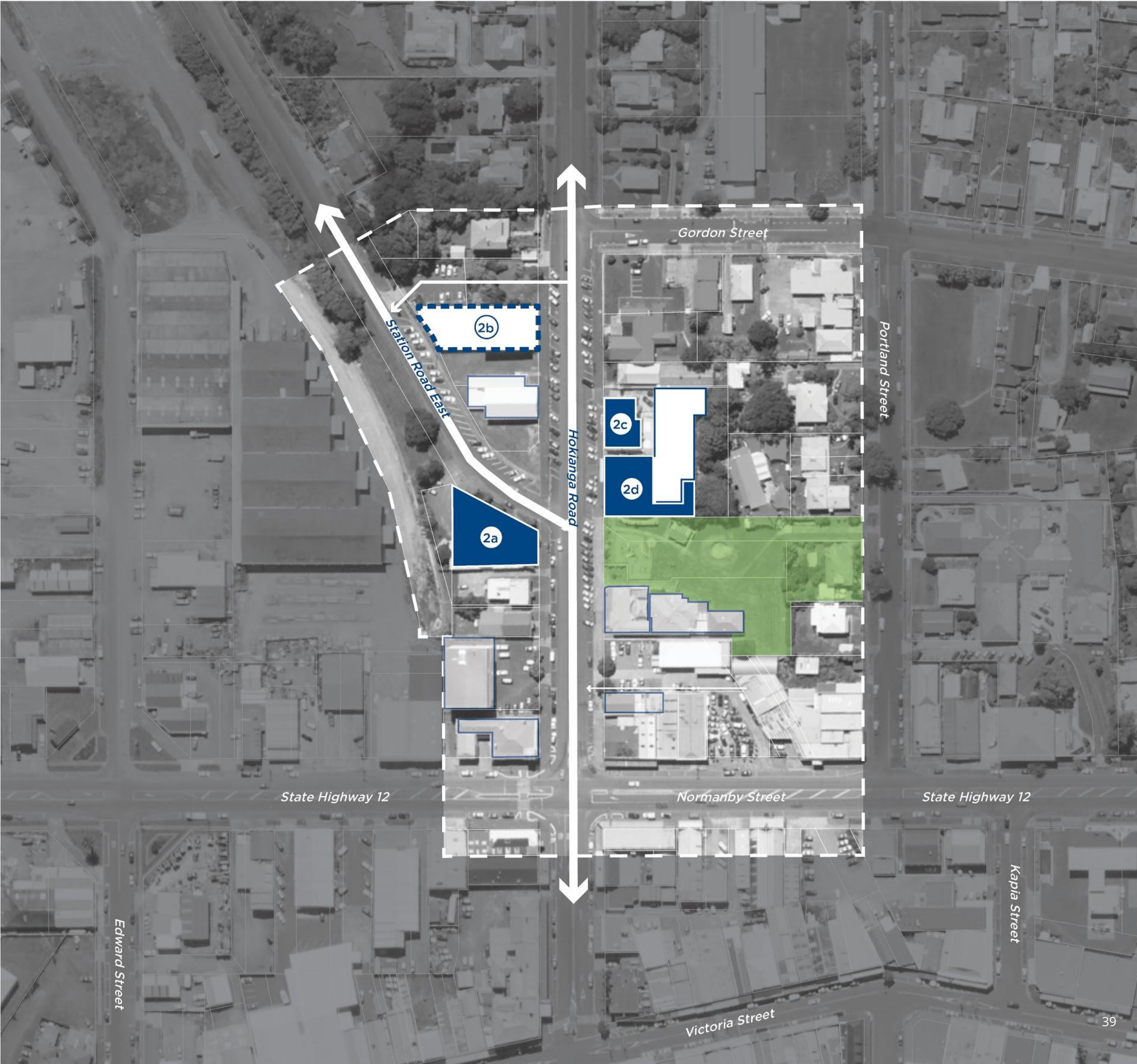
Municipal Chambers is remediated

2d

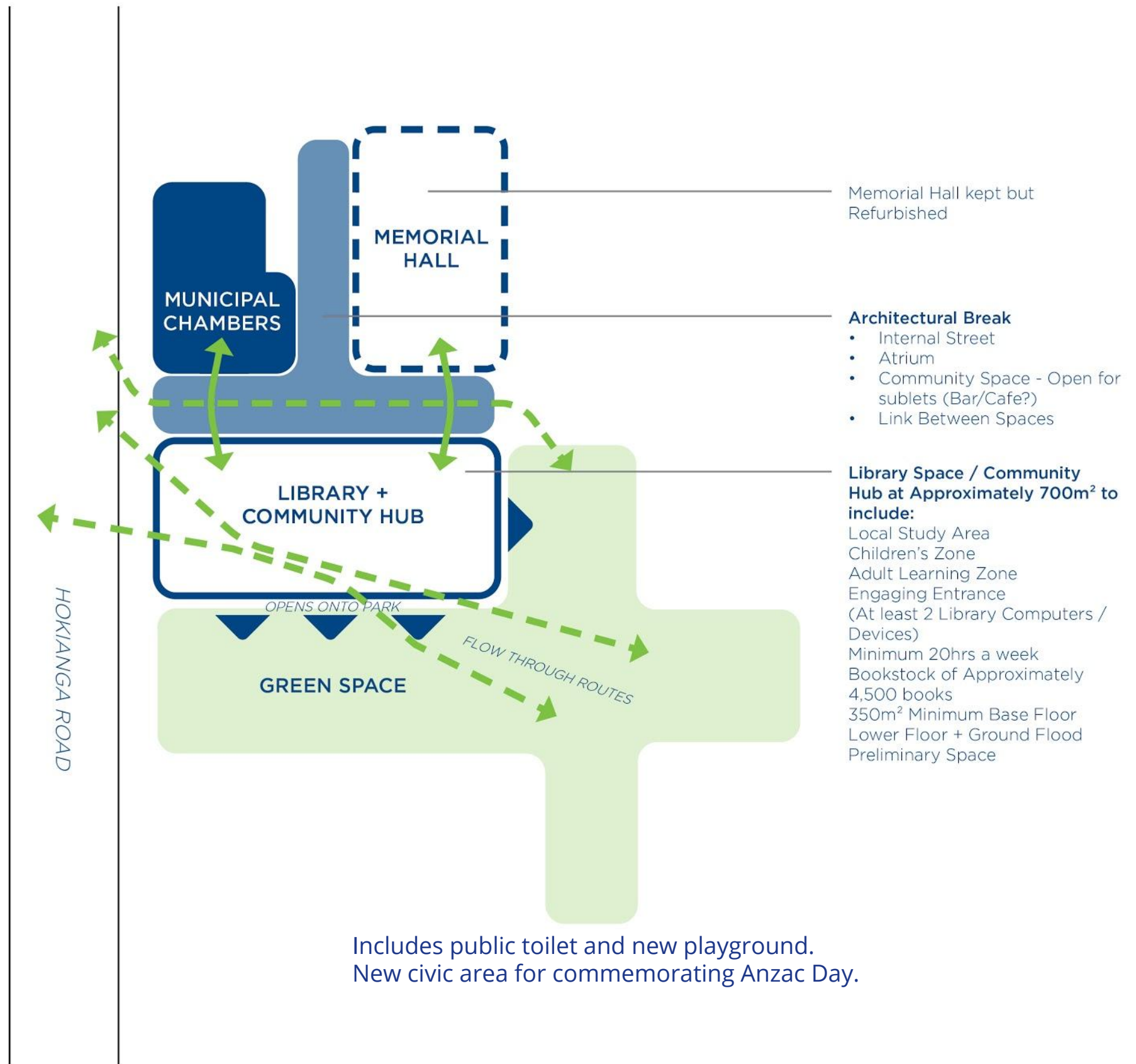
Demolish 1990s Memorial Hall addition and replace with purpose-built community hub including library and reserve redevelopment.

Lease or sell Dargaville Library

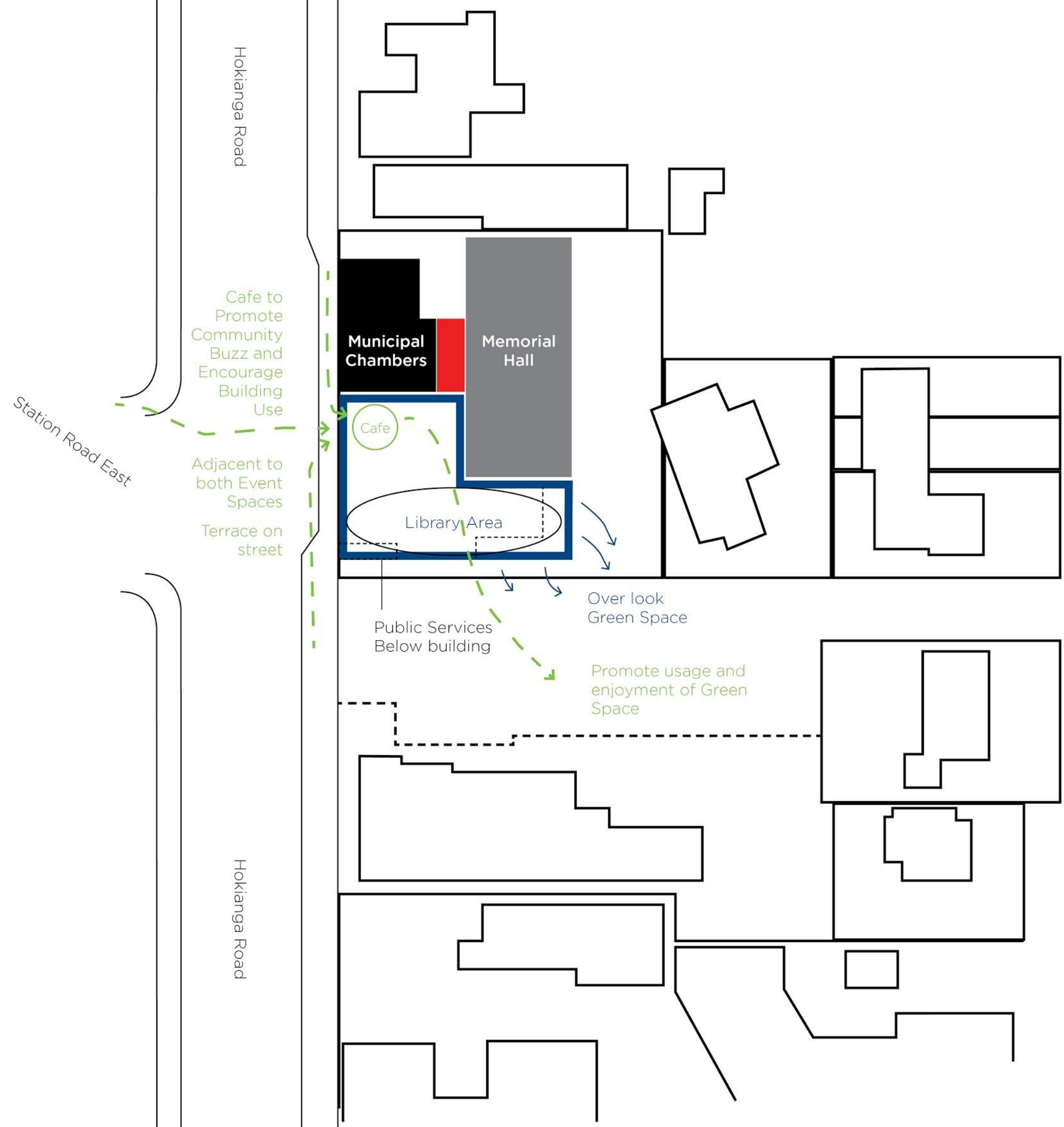
1:1500@A3



Option 2 Site Sketch - Overview + Requirements



Memorial Hall Replacement



LIBRARY OVERVIEW Option 2_ GROUND FLOOR PLAN

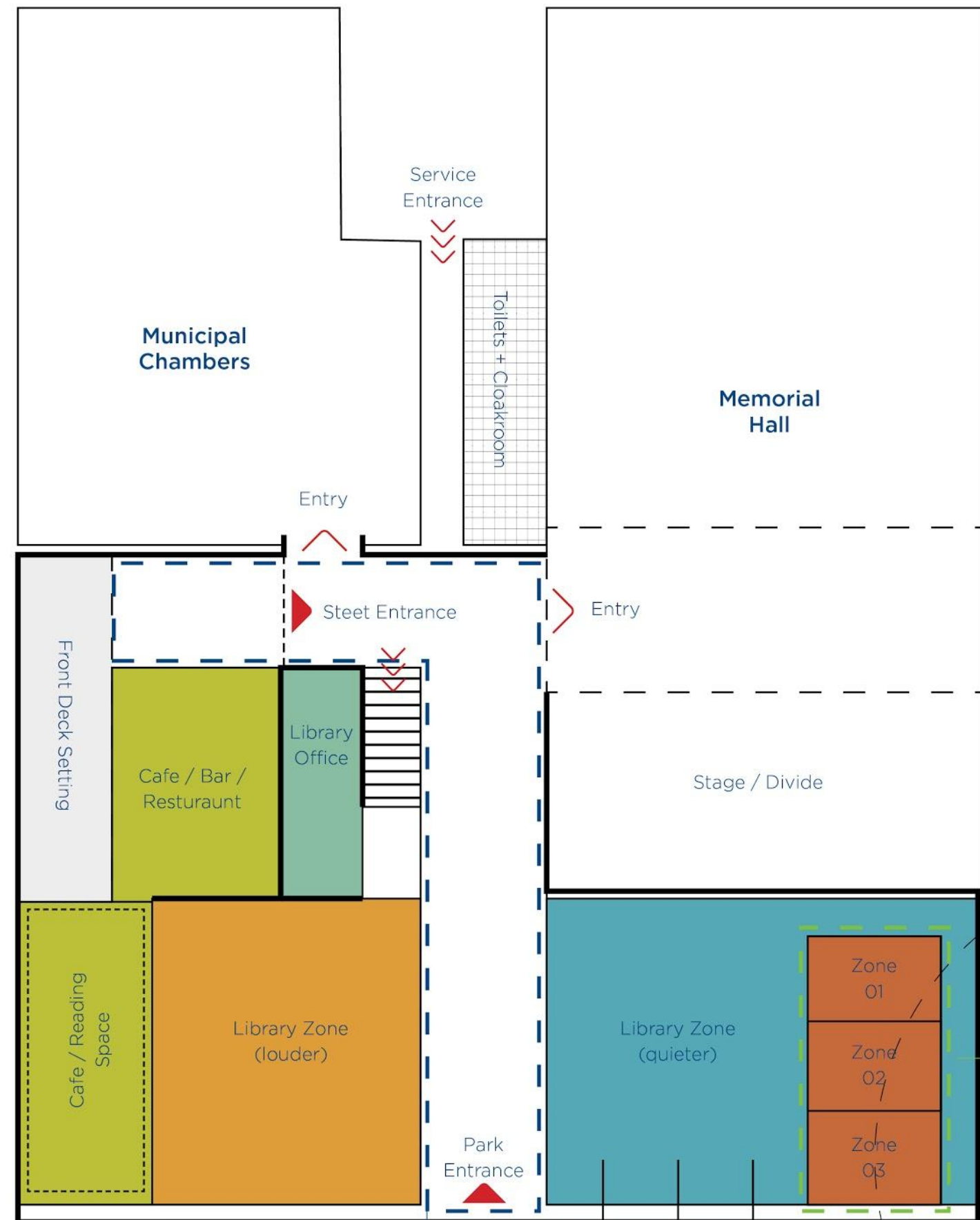
Room Function - Area (m²)

- Café **56m²**
- Library Zone (Quiet) **120m²**
- Library Zone (Loud) **110m²**
- Library Labs **72m²**
- Reading Space/Atrium **181m²**
- Library Office **26m²**
- Front Deck **51m²**
- Café Reading Space **60m²**
- Toilets and Services **60m²**

Total **736m²**

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

LIBRARY OVERVIEW

Option 2_ FIRST FLOOR PLAN

Room Function - Area (m²)

 Community Hub Offices **301m²**

 Kitchenette **20m²**

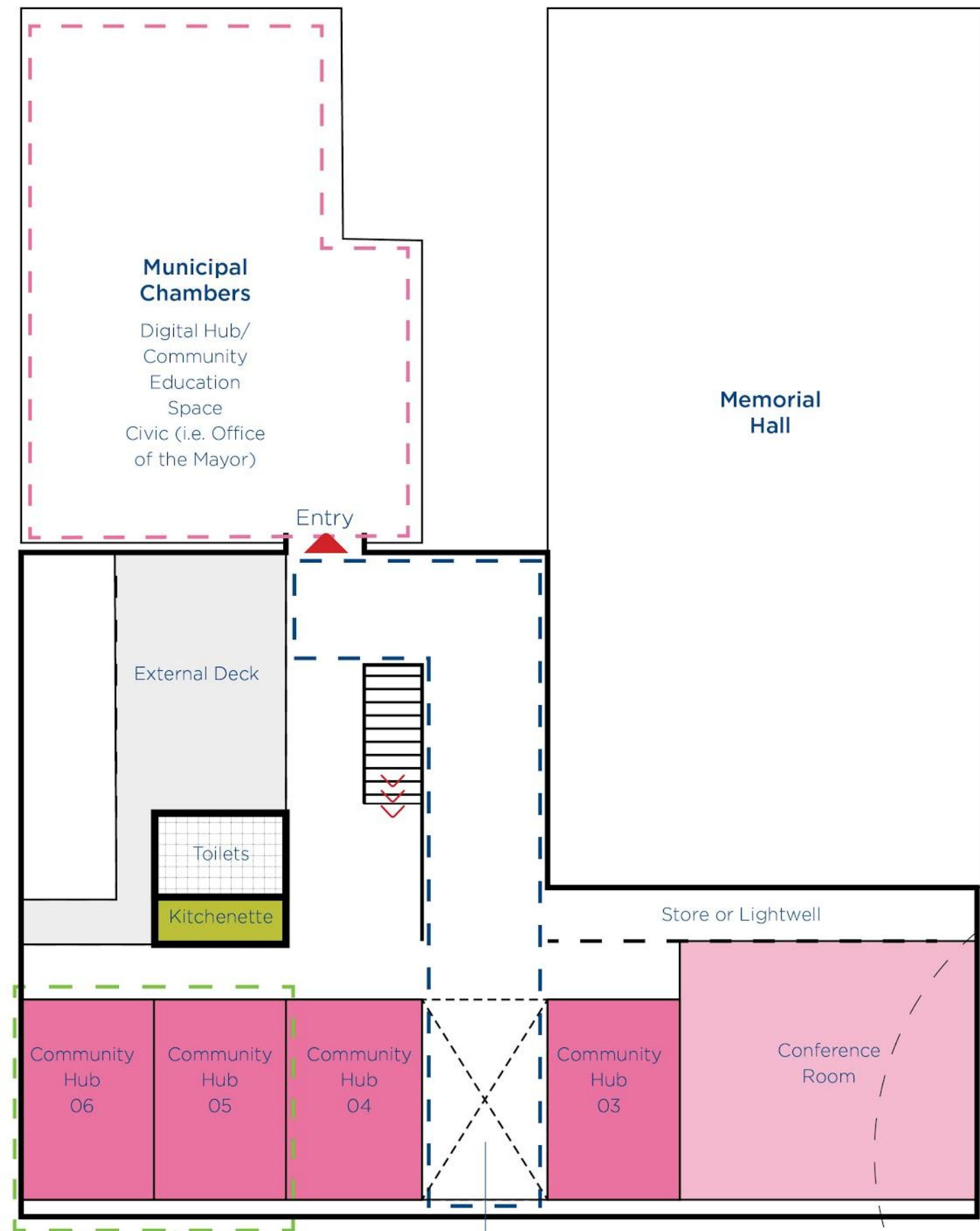
 Toilets **20m²**

 Raised Deck **70m²**

Total **411m²**

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

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 + GST

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

PREFERRED OPTION

The preferred option from the internal stakeholder workshop is option 2. This is recommended for endorsement by the elected members in October 2020.

The internal stakeholder workshop revealed the option 2 as the preferred option addresses two of the problem buildings that Council owns. The War Memorial Hall has serious water tightness issues, the Municipal Chambers is below seismic standards for public buildings and the Dargaville Library does not have the room to grow.

The creation of community hub aims to:

- remove the 1990s leaky addition
- provides a well designed modern library
- flexible spaces for community organisations
- provides an opportunity for cultural expression
- visitor information
- cafe that flows out to the street or reserve
- outdoor meeting area to commemorate ANZAC Day
- new/relocated playground
- new public toilet incorporated into the building

The preferred option in effect 'kills **three** birds with one stone'. The Council addresses the water tightness issue in the War Memorial Hall by replacing the badly designed 1990s section, the library services gets a much needed new purpose built home and the Municipal Chambers is re-purposed with the second floor refit and seismic upgrade.

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

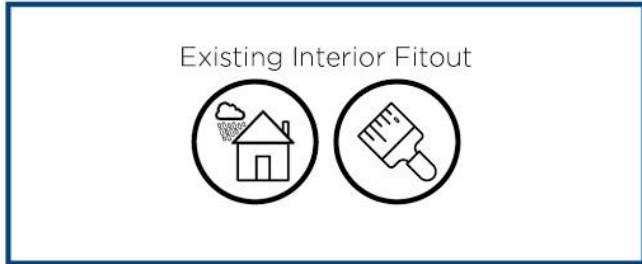
Con's

- 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

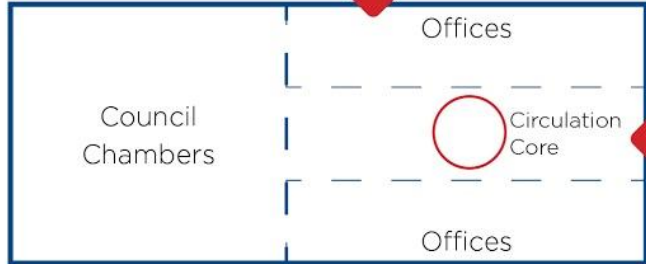
Con's

- 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

OPEX cost for retrofitting 42 Hokianga Road

Converting the existing Council offices to an upgraded office or community use will still require Council to subsidise or contribute towards the maintenance and borrowing costs.

This section looks at a scenario of holding onto the building and what Council could expect to pay and what it may receive in revenue.

This scenario assumes the following;

- Council office building is classed as B or C grade building (see Appendix C)
- Charge out rate is \$150 per square metre
- Modernising upgrade costs \$7m
- Total footprint is 1,254m²

Revenue

Council could expect to receive **\$150,480** per year if fully let out on 80% of the lettable area.

Expenses

Council overheads include borrowing costs (3%) \$210,000 + maintenance & repairs, cleaning and utilities \$81,510 (\$65 per m²) = **\$291,510** per year. (Note - insurance and depreciation not included)

Council would need to contribute **\$141,030** each year under a fully occupied scenario.

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**

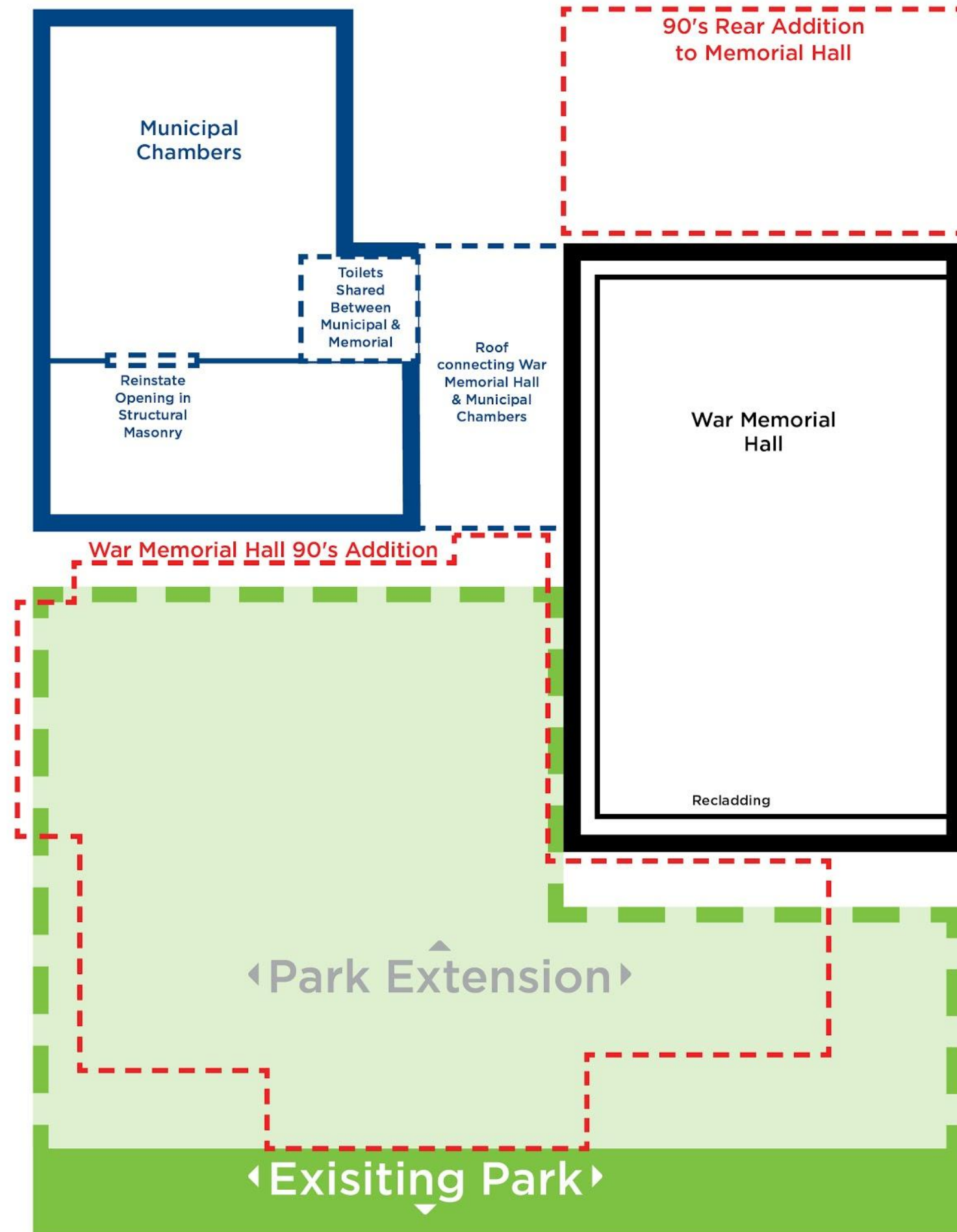
Other Alterations **\$500k-1M**

Reclading **\$1-2M**

Park Extension **\$500k**

TOTAL: \$2.8-4.6M +GST

Hokianga Road



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



Te Atatu Peninsula Library - Auckland

Services and Facilities

- Library
- Hall
- Four meeting rooms

Population

Population of Te Atatu Peninsula
- 13,344 (2018 census)
400m pedshed ~ 2442 (2013
census)

Cost to build

\$12 million in 2013



Matuku Takotako: Sumner Centre - Christchurch

Services and Facilities

- Library
- Museum
- Hall
- Two meeting rooms

Population

Population of Sumner - 3519
(2018 census)

400m pedshed - 1029

Cost to build

\$10 million in 2017



Library + Community Hub

Foreign Precedent Images

International examples of community hub and library facilities with similar floor area showcasing the flexible spaces that can be used for different community purposes.

Kreesbon Library_Germany



AREA: 860 m²



Standaertsite Park_Ghent, Belgium



AREA: 525 m²



Brael-Sous-Vitre Public Centre_France



AREA: 700 m²



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. This creates both community ownership and the ability to apply for external funding not available to Council.

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.

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



Appendices

Appendix A Municipal Chambers Heritage Classification

The Municipal Chambers are an important Council owned heritage feature of the Dargaville Civic Precinct. The summary of the District Plan rules and protection is described adjacent.

The Municipal Chambers is listed (#3859) on NZ Historic Places Trust as a historic place (Category 2). It is currently used as a council/local government building. The building was constructed between 1922-1923 and designed by Alva Bartley of Bartley & Wade.

The Kaipara District Plan maps identify the site as subject to Heritage Resource 26 (Category A) & Designation 17 (for local government purposes) as shown in **Figure 1** above. The heritage building is located on land zoned Business – Commercial as shown in **Figure 2** below. The site is located in the Future Residential and Business Growth area for Dargaville.



Figure 1 - Site Features



Figure 2 - Land Use

Appendix A Municipal Chambers Heritage Classification

Category A heritage resources are given some protection under District Plan Rules.

Works, including alterations, which are likely to adversely affect the historic character of Category A heritage resources require Resource Consent approval from Council. Category A heritage resources have been identified as requiring protection based on:

- Their status as heritage resources which are registered with the New Zealand Historic Places Trust; or
- Their recognition in the previous Kaipara District Plan as protected heritage resources

Demolition or removal is not provided for Category A buildings.

The following activities are permitted:

- Maintenance or repair where replacement materials are of original or similar material texture, form and design as the original it replaces and number of components replaced is substantially less than the existing components.
- If a development occurs in the vicinity of a Category A building, it must be 20m away from the exterior of the building or is outside of the title boundary.

Appendix B
Longlist Options
Assessment

See separate document.

Appendix C

Property Quality Grading Matrix

The following table is a classification system for buildings in urban settings provided by the Property Council of New Zealand.



Property Council of New Zealand

Quality Grading Matrix and Retail Classifications

CBD OFFICE QUALITY GRADING MATRIX

All marketable space has been assigned a quality grade. The Property Council has re-classified all buildings on its database using a new national quality grade matrix. These classifications summarise factors which influence a building's ability to attract occupants and sustain rental performance. They provide a general guide to the evaluation of space taking account of the particular characteristics of each building in relation to the market.

Please note, the Property Council produces quality grades solely to provide disaggregated office market statistics - the Property Council does not release the grades of individual buildings to the marketplace.

Grade	Size	Floorplate	Finish	Technical Services
Grade A	Generally >20,000sqm	Generally >1,000sqm, largely column free	A landmark office building located in major CBD office markets which is a pace setter in establishing rents and includes: ample natural lighting; good views/outlook; prestige lobby finish; on-site undercover parking; quality access to/from an attractive street setting; premium presentation and maintenance.	<p>State of the art technical services will typically include the following:</p> <p>Heating, Ventilation and Air-conditioning System: Multiple zones of approximately 70sqm with around 25 watts per sqm for tenant equipment. The system should also have a supplementary fresh air system, auxiliary condenser water loop for tenant use and capacity for tenant exhaust risers.</p> <p>Lifts: Waiting interval not to exceed 25 seconds, handling capacity in excess of 15% and a high quality ride with low noise. At least one dedicated goods lift.</p> <p>Power: Minimum of 25 watts per sqm load capacity. Dedicated data risers should be available.</p> <p>Lighting: High quality ultra low brightness fittings.</p> <p>Building Intelligence: High quality building automation system, 24 hr access (card key), after hours air-conditioning dial-up, energy and stand-by power management, manned control room, perimeter security, and closed circuit TV.</p> <p>Stand-by Power: Full power for all essential services and ventilation and at least 50% power for lighting and lifts.</p>
Grade B	Generally >10,000sqm	Generally >600sqm, largely column free	High quality space including: good views/outlook; quality lobby finish; on-site undercover parking; quality access to/from an attractive street setting; quality presentation and maintenance.	<p>High quality technical services will typically include the following:</p> <p>Heating, Ventilation and Air-conditioning System: Multiple zones of approximately 100sqm with around 15 watts per sqm for tenant equipment. The HVAC should have an auxiliary condenser water loop for tenant use.</p> <p>Lifts: Waiting interval not to exceed 30 seconds, handling capacity around 14-15% and a good quality ride.</p> <p>Power: Minimum of 15 watts per sqm load capacity.</p> <p>Lighting: Lower quality ultra low brightness fittings.</p> <p>Building Intelligence: Direct digital controls, 24 hour access with card key and off-site alarm monitoring, key switch after hours air-conditioning.</p> <p>Stand-by Power – Full power for essential services and full ventilation.</p>
Grade C	Any size	Any size	Good quality space with a reasonable standard of finish and maintenance. Tenant car parking facilities should be available.	<p>A basic standard of technical services that will generally include most of the following:</p> <p>Heating, Ventilation and Air-conditioning System: Comprises a reasonable system with one controllable zone per building face.</p> <p>Lifts: Waiting interval not to exceed 35 seconds, handling capacity around 13-14%.</p> <p>Power: Load capacity 10 watts per sqm.</p> <p>Lighting: Recessed prismatic fittings.</p> <p>Building Intelligence: Electronic controls, 24 hour access with key card, key switch for after hours air-conditioning.</p> <p>Stand-by Power: None.</p>