

Mangawhai Civic Facilities Options Assessment

Meeting: Council Briefing
Date of meeting: 09 December 2020
Reporting officer: John Burt, Property, Procurement and Commercial Manager

Purpose/Ngā whāinga

To provide Council further information on options available for the future locations of Mangawhai Civic Facilities.

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, Dargaville. 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.

Discussion/Ngā kōrerorero

As the options for each township 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 Mangawhai options as the Dargaville report went to last month's briefing.

A & R Associates were engaged to provide a study which incorporated the wider Mangawhai strategic work already undertaken via the spatial plan and other key initiatives incorporated into the Mangawhai Community Plan. A copy of this report is appended to this report as attachment A.

A section included in the report identifies the considerations which Council should factor in when deciding on the locality of Civic Facilities in Mangawhai. This highlighted:

- Mistakes made in site selection can result can reduce the facilities potential, effectiveness and equity of service.
- Furthermore, a poor location can mean reduced access and reduced user patronage.
- The Location of a library significantly affects library use just as it does retail.

Conclusions

There are some key principles to be considered in the future location of civic facilities in Mangawhai:

- Facilities should be located where highest densities of future population growth is anticipated to be located in Mangawhai.
- There is an importance of the two-way relation between residents and businesses of Mangawhai when deciding locations of civic facilities.
- Long-term effects of possible library locations should be taken into account, as it is a major investment and commitment of public funds. Additionally, library localities should consider the surrounding demographics and overall demand for the library.

The options assessment identified 6 potential options for council to consider. The options include:

1. Do nothing (for comparison reasons)
2. Additions to the existing library at Mangawhai Village and retain use of the leased office facilities
3. Utilise the old fire station on Wood Street and purchase adjacent property for additional parking/future growth space
4. Mangawhai Heads gateway: a. Develop the land next to the Fire Station for a combined library and Council office building b. Purchase the industrial zoned vacant land opposite the museum (corner of Molesworth and Estuary Drives) for a Council building and library
5. Acquire vacant commercial land at Mangawhai Village (corner of Molesworth Drive and Moir Street) for a combined library and office building, village green and mixed use commercial or community space. Locate civil defence facility next to fire station at the Community Park and seek cooperation agreement
6. Acquire land near the estuary on Mangawhai Central retail zoned land for civic facilities and future community uses

All options are potentially feasible but for the reasons set out in the paper it is recommended that options 4-6 would provide the best outcomes.

Officers are now 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	Mangawhai Civic Facilities Options Assessment