

The Mayor and Councillors

WAIMAKARIRI DISTRICT COUNCIL

SUPPLEMENTARY AGENDA for the meeting of the **WAIMAKARIRI DISTRICT COUNCIL** to be held in the **FUNCTION ROOM, RANGIORA TOWN HALL 303 HIGH STREET, RANGIORA** on **TUESDAY 26 JANUARY 2021, WEDNESDAY 27 JANUARY 2021 and THURSDAY 28 JANUARY 2021**, commencing at **9AM to 6PM** each day.

Sarah Nichols
GOVERNANCE MANAGER

**Recommendations in reports are not to be construed as Council policy until adopted by the Council.
The Draft Long Term Plan will be publically consulted on from Friday 5 March to Monday 12 April 2021.**

BUSINESS

1.1 Rangiora Civic Precinct – Long Term Plan – C Brown (Manager Community and Recreation and J Millward (Manager Finance and Business Support)

2 - 7

RECOMMENDATION

THAT the Council

- (a) **Receives** report No. 210119006610
- (b) **Agrees** to following provisions are made in the 2021-2031 Long Term Plan
 - i. Office Accommodation remains scheduled for FY2028 (\$18 million in 2020 dollars and unadjusted for inflation)
 - ii. Rangiora Library Extension deferred from FY2024 to FY2028 (\$7 million in 2020 dollars and unadjusted for inflation unadjusted for inflation)

(This report will be taken during consideration of the Finance and Business Support section budget).

WAIMAKARIRI DISTRICT COUNCIL

REPORT FOR DECISION

FILE NO and TRIM NO: CPR-08-023-03.03 / 210119006610

REPORT TO: Council

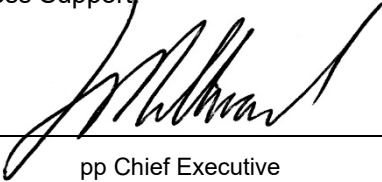
DATE OF MEETING: 26 January 2021

FROM: Chris Brown, Manager, Community and Recreation
Jeff Millward, Manager, Finance and Business Support

SUBJECT: Rangiora Civic Precinct – Long Term Plan

SIGNED BY: _____
(for Reports to Council,
Committees or Boards)

Department Manager


pp Chief Executive

1. SUMMARY

- 1.1. This report provides an overview on development of the Rangiora Civic Precinct masterplan, and makes recommendations for budget allowance in the Long Term Plan for both the Rangiora Library Extension and Office Accommodation.
- 1.2. The project has completed an initial design development phase and tested a wide range of potential scenarios for the spatial configuration of extensions to both the library and office accommodation within the Civic Precinct.
- 1.3. The Project Steering Group has endorsed the general bulk and location of the main office extension and library expansion: being located to the south of the existing building, however there remains material uncertainties which means that staff consider it unwise to advance the project further until these are clarified.
- 1.4. Options to extend the existing library building separate to the office extension have been explored. This would however limit efficiencies of resources and reduce opportunities for the civic building extension in the future. Combining both projects is more cost effective and achieves a better use of existing civic precinct space. Both projects need to be done together to allow efficient use of resources, deliver better design outcomes and avoid significant sunk costs.
- 1.5. These uncertainties relate to the future size of the organisation, particularly with the current reform proposals for divestment of the management of three waters. However drivers such as population growth and the expiry of the Farmers lease that Council will need to make decisions on office accommodation before FY2028.
- 1.6. Bearing in mind the affordability constraints on the district, this means that staff recommend that the following provisions are made in the Long Term Plan¹:
 - i. Office Accommodation remains scheduled for FY2028 (\$18 million)
 - ii. Rangiora Library Extension deferred from FY2024 to FY2028 (\$7 million)

¹ Figures quoted are \$2020

- 1.7. A more detailed review of the project and update of cost estimates will be required at the next Long Term Plan when the above uncertainties are more resolved.

2. **RECOMMENDATION**

2.1. THAT the Council:

- (a) **Receives** report No. 210119006610
- (b) **Agrees** to following provisions are made in the 2021-2031 Long Term Plan
 - i. Office Accommodation remains scheduled for FY2028 (\$18 million in 2020 dollars and unadjusted for inflation)
 - ii. Rangiora Library Extension deferred from FY2024 to FY2028 (\$7 million in 2020 dollars and unadjusted for inflation)

3. **BACKGROUND**

3.1. The Rangiora Town Centre Strategy identifies the Civic Precinct as one of the ten major projects necessary to realise the vision for the town centre and which is described in the draft Rangiora Town Centre Strategy (RTCS) as follows:

- **Revamp the Civic Precinct** which includes the Council Service Centre on High Street, Rangiora Library, green spaces and the public car park. This includes making the buildings fit for purpose by refurbishment and extension. There are also opportunities to enhance the public spaces in this precinct, such as the connectivity to Victoria Park and ensuring neighbouring activities, particularly at Percival Street and from the Council carpark create a lively, active edge with the park.

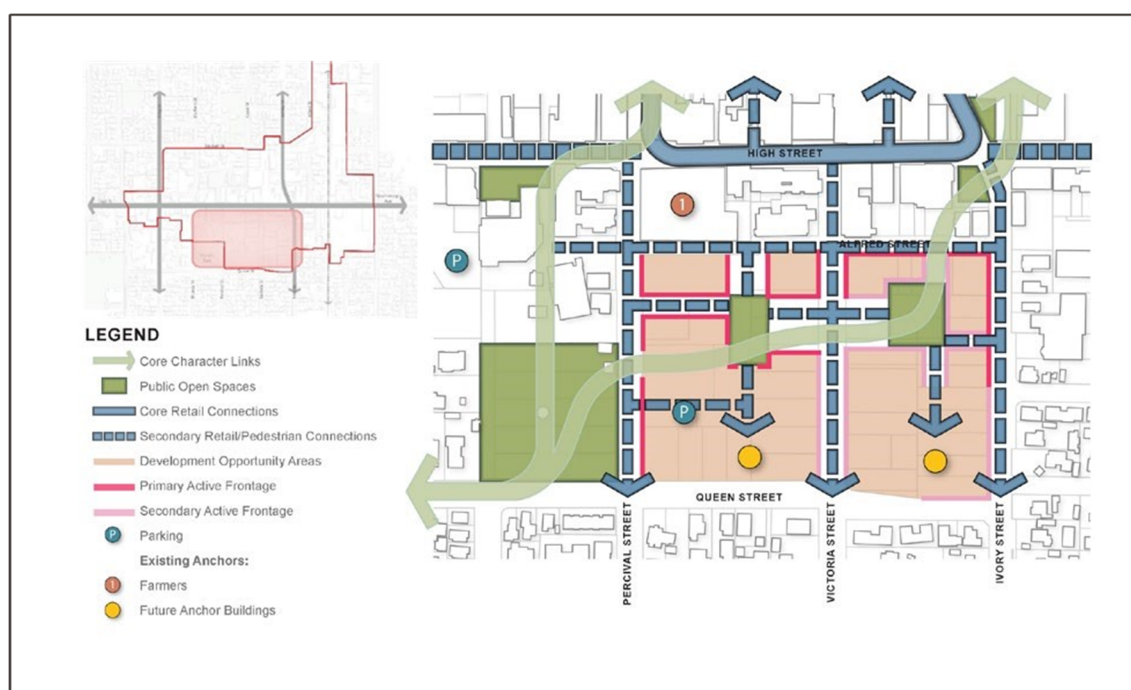


Figure 1: from Rangiora Town Centre Plan

3.2. Acknowledging the planned future extension of the Rangiora Service Centre and Library identified in the Long Term Plan and 30 year Infrastructure Strategy, the Council also resolved as follows:

- (f) **Approves** development and funding of a masterplan and supporting business case for the civic precinct that includes development of the both Library and Rangiora Service Centre extensions and associated carpark areas and landscaping following completion of the Rangiora Town Centre Strategy to support decision making for the Long Term Plan 2021/2031.
- (g) **Approves** the formation of a Steering Group for the Civic Precinct development and requests staff to prepare a draft budget and terms of reference for the Steering Group noting representation of elected member representation on the SG.

4. ISSUES AND OPTIONS

Design Development

- 4.1 Following a tender process, Athfields Architects were commissioned to prepare development scenarios and ultimately a masterplan for the Precinct. Following a series of workshops with technical staff and the Project Steering Group, Athfields have developed a range of options to consider.
- 4.2 The key challenge in determining the bulk and location of the office building is the uncertainty in the future size of the organisation. This means that a range of scenarios and staging options have been considered which trigger additional expansion when and if the size of the organisation reaches the office capacity.
- 4.3 The other major uncertainty is the plan for the library in the future. The current levels of service for library provision is 60m² per 1000 people. Based on this level of service there is no doubt that an extension to the Rangiora Library is required
- 4.4 While the population continues to grow the need to extend the library to make sure that it can provide the appropriate services to the districts residents will become even more critical. Library services are changing with the community now seeing libraries more as a community commons rather than just a space for books.
- 4.5 Libraries provide a much broader amount of services which all connect people and assist in lifelong learning. The library is part of the wider civic precinct and there are benefits in combining the library extension with the accommodation extension. These include efficiencies in resources and better use of the existing civic precinct land. Ultimately this will lead to a better outcome long term for the community.



Figure 2: Stage One

4.6 In order to bridge the gap and continue to be able to provide up to date library services a number of interim solutions have been identified. Approval for these solutions are included in a separate libraries report but include the following:

- Installation of smart shelving
- Replacement of book shelving
- Reconfiguring the returns area

4.7 A key finding from the design work is that it is not feasible to extend the library separately from the development of office accommodation without incurring significant sunk cost. Some demolition of any library extension would be required to enable the office accommodation to be built, or a whole new library constructed.



Figure 3; Stage Two

4.8 The Project Steering Group has endorsed the scenario which involve building a significant extension to the building to the south of the existing office building with development of the library in two stages as shown in the drawings to the right:

4.9 Library in existing building plus ground floor of new extension; and

4.10 Build additional office space and a new ground floor library in the place of the existing library.

4.11 What we do not know yet

- Although the work to date takes the Council a significant step towards determining the future shape of the Precinct, there remain several areas of uncertainty that means that a clear direction cannot be confirmed at this stage:
- The size of the organisation and therefore requirements for office space
- The form, size and function of the library, and hence final floor areas required; and
- The robustness of the cost estimates.

4.12 However drivers such as population growth and the expiry of the Farmers lease that Council will need to make decisions on office accommodation by FY2028. In addition, staff are aware of the affordability constraints on Council and hence the importance of managing the existing assets efficiently. For these reasons, it is proposed for the library extension to be deferred from FY2024 to align with the planned office expansion in 2018/28 LTP.

4.13 A more detailed review of the project and update of cost estimates will be required at the next Long Term Plan when the above uncertainties will be more resolved.

5. **COMMUNITY VIEWS**

5.1 Groups and Organisations

- a. Wider views outside of Council has not been sought at this stage

5.2 Wider Community

- a. The views of the wider community has not been sought at this stage.

6. **IMPLICATIONS AND RISKS**

6.1 Financial Implications

- i. Office Accommodation remains scheduled for FY2028 (\$18 million)
- ii. Rangiora library extension deferred from FY2024 to FY2028 (\$7 million)

Note: The above figures are in \$2020.

6.2 Community Implications

- The long term future of the Civic Precinct is likely to attract interest from the community. It is anticipated that robust stakeholder engagement will need to be a key part of a future stage where the master plan and long term vision is developed.

6.3 Risk Management

- The key risk identified to the successful delivery of the project is the challenge in confirming the future scope and scale of the library extension in the context of the District's Library Strategy.
- A further risk is the loss of available lease accommodation should there be further deferral of the project and the Farmers lease expires. Staff will be considering options to mitigate this risk including securing further right of renewals.

6.4 Health and Safety

- There are no health and safety implications in relation to the report.

7. **CONTEXT**

7.1 Policy

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy.

7.2 Legislation

There are no specific legislative references.

7.3 Community Outcomes

This project has the potential to contribute to the following community outcomes at a minimum:

- The accessibility of community and recreation facilities meets the changing needs of our community.
- The centres of our towns are safe, convenient and attractive places to visit and do business
- There are wide-ranging opportunities to participate in arts and cultural activities
- There are wide-ranging opportunities for people of different ages, abilities and cultures to participate in community life and recreational activities.

- There are sufficient and appropriate places where businesses are able to set up in our District.
- Mana whenua are acknowledged and respected.
- There is a wide variety of public places and spaces to meet people's needs.
- Opportunities for collaboration and partnerships are actively pursued

7.4 Delegations

This is a matter that the Council is required to consider.