

Ngaruawahia Community Facility - Feasibility Assessment

NGARUAWAHIA COMMUNITY FACILITIES WORKING GROUP

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Executive Summary

In 2016 Waikato District Council (WDC) undertook an overarching assessment of community facilities in the township of Ngaruawahia. This assessment built on previous work and understanding as to what investment was required in community infrastructure in the town.

Amongst the competing needs that were identified in the various studies, a location to re-house the Twin Rivers Art Centre (Twin Rivers) was highlighted. The building previously housing the Arts Centre was demolished in 2011 because of concerns around building safety. This building provided a location for the local arts community and provided a link between education, creativity and social activities. Following the demolition of the previous building, Waikato District Council expressed an intent to find a new location.

In responding to the need for a location for the Arts Centre, it was identified that greater value may be provided to the community by broadening the arts location to a community hub that provided more for the community.

In undertaking this Council-supported project, it became clear that Council-managed services such as the Ngaruawahia Library and the arts community could co-habitat to mutual benefit. In addition, there were other groups that would like to be included as potential 'tenants'.

The Steering Group (later renamed the Working Group) undertook a diligent process of identifying the needs of the community and those activities which could be located together. Building on this work, the Steering Group identified a number of sites that were then focused down to two, on which Waikato District Council Councillors have requested further investigation. These two sites are the Memorial Hall site on Galileo Street and the current Library site on Jesmond Street. It was identified during the process that the later was the preferred site.

The assessments of the sites resulted in largely similarly costs, with each being over \$5 million to develop and each having their own challenges in terms of neighbouring sites. The footprint being similar has meant comparison can be made beyond financial implications.

The final community engagement process undertaken, has presented both encouragement to the Working Group and challenges to work through. These challenges have resulted in two recommendations being developed for the proposed facility.

Purpose

This feasibility study has been developed at the request of Waikato District Council Councillors. The purpose of this feasibility study is to provide Waikato District Council Councillors with sufficient information to decide on supporting one of the two options, that are subject of this feasibility study. The feasibility study will draw together the significant quantum of work undertaken to reach this point. The information presented has resulted from community engagement, stakeholder engagement, regular working group hui, site visits, needs and demand assessment, and planning and infrastructure requirements.

This feasibility study seeks to communicate to Council decision makers the preferred option of the Working Group, which has subsequently been developed through community input. Should the Council support the preferred option, it is intended that this feasibility assessment will provide a significant amount of the information that will be required for the development of detailed design and external funding applications.

A supporting suite of concept plans have been developed to provide some visual representation of each site. These high-level drawings highlight how a building of this significance would sit on the respective sites. The drawings reflect the bulk and appropriateness of each site, including how a building of this scale would sit in the streetscape. These drawings are the starting point of the design process and should be considered conversation starters. These drawings were provided at the public open day (discussed later in this report under 'Engagement').

Background

The township of Ngaruawahia is one that is rich in cultural and artistic history. The township boasts cultural linkages through being the home of the Kiingitanga movement and Turangawaewae Marae, located on the Waikato River in central Ngaruawahia. The cultural and artistic linkages overlap through many examples located throughout the town and furthermore, provide representations of the significant natural features such as the Waikato River and Hakarimata Range.

In recognition of the artistic passion within the people of the Ngaruawahia community, the need to relocate the Twin Rivers Art Centre and the need for Waikato District Council to invest in social infrastructure, a community-led engagement process has been undertaken.

Waikato District Council engaged GMD Consultants to assist the Ngaruawahia community to understand and communicate what the community needs were in relation to community facilities and how these might complement council identified needs, such as a replacement arts centre. As an initial engagement (explained in greater detail under 'Engagement'), Gavin Donald (GMD Consultants) undertook a series of one-on-one conversations with community leaders, representatives of sports organisations, education providers and leaders at Turangawaewae Marae.

This initial engagement with the community supported those actions that led WDC to set aside funding in the Long-Term Plan for the development of an arts and community centre, and WDC has indicated that there are a number of Council owned properties that are potentially available to be utilised by a new community facility.

This initial engagement provided not only the opportunity to understand the community needs, but also the opportunity to identify those that might want to be included in the Steering Group to develop the concept of the Ngaruawahia Community Facility. The Steering Group was subsequently established to provide community input, to inform and help shape planning for community facilities in Ngaruawahia. The Steering Group first came together in early August 2016 and since then, the group has participated in a series of workshops over 12 months, facilitated by Helen Ritchie (and more recently by Bev Gatenby), to develop and progress their ideas and vision for the community facility. The Steering Group is responsible for the ideas, values and vision that have shaped the recommendations put forward to Council and this feasibility study.

The Steering Group, in developing a vision for the facility, took time in identifying what was to be provided and what it would mean for future generations. This vision for the facility, as defined by the group is:

“Connecting our communities through creativity and knowledge – a legacy for the future – uniquely Ngaruawahia”

The Steering Group also felt that it was appropriate and would be of assistance to develop a set of principles that guide the development of the community facility. These guiding principles are:

- Safe and appropriate for rangatahi
- Multifunctional and modular – flexible spaces
- Room to grow
- Central location
- Welcoming
- Accessible for all
- Connected with other creative spaces
- Environmentally sustainable
- Culturally reflective of and responsive to Ngaruawahia communities
- Tainui kawa
- Cost-efficient
- Connected with the Ngaruawahia landscape
- Light, airy, colourful, bright

The guiding principles above were developed into a set of purpose statements. These are:

- To provide a creative and knowledge facility which connects with and complements other community spaces
- To provide a creative community hub
- To provide a new library
- To provide a home for Twin Rivers Arts Centre
- To provide a facility and space for other creative, knowledge and arts groups, activities and events
- To provide a space telling the stories of Ngaruawahia.

Ngaruawahia Community Needs

The initial community engagement process undertaken sought to engage with a broad spectrum of the community. This engagement included sporting, cultural, charitable, education and arts organisations. The results of these conversations are contained below. They attempted to draw from the representatives what their organisations may require to develop in the future but also what they viewed as the most pressing needs in the community. It should also be noted that some of the needs have already been addressed by Council, including toilet and storage facilities at Ngaruawahia Football Club.

- Multi-functional venue
- Creative arts centred
- Link to cycleway

- Multimedia/performance space
- Co-located with library
- Youth- out of school activities/services
- Café/commercial potential

These needs of the Ngaruawahia community were developed from the long-list of identified needs. The list was shortened through workshops to needs that could be addressed through co-location or had natural linkages that respective users have within a potential shared facility. The long list of needs is included in Appendix A.

Opportunities

The development of a multi-purpose community centre, focused around the creative arts and a new Ngaruawahia Library, presents many opportunities for the community, beyond simply spaces for local people to create and read. Modern library and community spaces have the ability to draw the community together for opportunities to engage with each other that may not previously have been possible.

Ngaruawahia has a range of positive attributes that contribute to a range of opportunities. The cultural connections present opportunities that a creative space could build upon. The close proximity to Turangawaewae Marae and linkages to Waikato-Tainui, mean the arts community has a platform to develop exhibition and events that coincide with activities undertaken at the Marae. In addition, a gallery space that would be available to Waikato-Tainui artists would present an audience that may not typically have been available; outside those normally available at the marae. The historical and cultural connections are visually present throughout town. These markers will have additional opportunities to have their stories told at a community facility, through both an enhanced library and community arts space.

The opportunity to build on the Ngaruawahia environmental setting is also an influencing factor in this proposal. Ngaruawahia is blessed by natural spaces of significance. Of note, the Waikato River and the Hakarimata Range draw people to the area from far and wide. It is realistic to consider that the community facility will be able to develop events and exhibitions that coincide with events on and around the Waikato River and on weekends when the Hakarimata Range is also popular.

The proposal presents an opportunity for the library, the arts community and the community in general to develop a facility that will benefit from different groups locating centrally. All occupants that locate at the site will benefit from visitors, visiting different organisations that may not have been the initial purpose of their visit to the facility. It is likely that all groups will benefit from the location of a community facility like the library providing staff. Furthermore, it has been discussed that the i-site or an information centre provider could be located at the facility.

Mana whenua

Waikato-Tainui plays a significant role in the Ngaruawahia community. Beyond the large number of residents being descendants of the Tainui waka, the Ngaruawahia landscape has a number of physical reminders of the history of Waikato-Tainui in the area. It has long been considered by both Waikato-Tainui and the community in general, that Ngaruawahia is yet to optimise its potential as a cultural tourism destination. While the development of a library or arts space alone won't make Ngaruawahia a tourism destination, it is fair to assume that a community facility of this scale can assist in telling the

story of Ngaruawahia. In a local context this is already occurring at the Huntly Library, where not only traditional services are provided but also markers in history are communicated through multimedia and artistic impressions. Having the arts space in the same location will enhance and develop these important stories. The proposed gallery space will provide an alternate platform for iwi to display their art., including close linkages to the Kingitanga movement.

Demographics

The 2013 Census data has the population of Ngaruawahia being 5,127 residents. However, recent growth and development of housing stock has the current population estimated at 6,000 residents.

The population of Ngaruawahia is young in comparison to the rest of the Waikato District, with 29.1% of the population aged under 15 years of age, compared to 24% for all of the Waikato District.

The ethnic makeup of the Ngaruawahia population is also significantly different to the general ethnic makeup of the Waikato District. In the District 24.3% of people identify as Maori. In Ngaruawahia 60.5% of people identify as Maori.

The unemployment rate in Ngaruawahia is more than double that of the Waikato District as a whole, with 15.9% of Ngaruawahia residents over the age of 15 unemployed.

Statistically, Ngaruawahia faces challenges, with Ngaruawahia being represented poorly in employment and income rates. The potential community facility being considered can only provide potential to raise the opportunities for the wider Ngaruawahia community to engage with the creative community. However, these statistics were further highlighted in the engagement responses, where cost was a major issue for the community when considering the proposal.

Identified Occupants

Ngaruawahia Library

The Steering Group identified early on in the process that a number of synergies existed between the Ngaruawahia Public Library, the arts community and independent community users; and the potential for these users to co-locate. This potential for this shared space was developed first and foremost as both were looking for an appropriate location. For the library it had been identified previously that the building was no longer fit for purpose. By modern standards the library is half the size of what is needed, at 250 square metres. The current library also lacks meeting spaces and modern staff facilities. Also, there is a lack of space to enhance the IT offering.

Globally libraries have changed from traditional environments to engage with literature to community hubs that are frequented by a wide range of people to access the space, technology, community groups, heritage and collection resources. Libraries are safe and inclusive environments accessible by all and social infrastructure that is at the heart of the community. Customer expectations are increasing at a rapid rate as technology continues to improve and there is a demand for the library service (and its staff) to respond accordingly.

The Ngaruawahia Library is no longer fit for purpose and the building does not support the way customers want to interact with services. It is not large enough to comfortably hold its collection, technology services, library programmes and the thousands of users coming into the library every

month. The structure of the building does not have longevity to meet the needs of the growing community and increasing number of visitors. The space is limiting the ability to offer more programmes and tailor services to Ngaruawahia and its surrounding communities.

A new library would require approximately 500-600m² of floor space, with a preference that it supports a central hub and is easily accessible. Should this stage of the process be supported by councillors, Council staff will undertake an engagement process with the Ngaruawahia community to further understand their needs and wants for their library.

Twin Rivers Arts Centre

In 2011 the Old Farmers Building, which formerly housed the Twin Rivers Arts Centre, was in urgent need of an upgrade. The building was considered unsafe and was demolished. Since then Twin Rivers has been operating out of a building near the RSA, but has had no 'home'. It has long been recognised that culture and the arts are highly important to the Ngaruawahia community, and the community should have a facility that houses its creative and social needs.

Twin Rivers Arts Centre was previously a vibrant and all-accommodating arts facility. It had the ability to provide the majority of Ngaruawahia's arts facilities. Following the demolition, Twin Rivers has faced issues accommodating all artists for a range of reasons. Like the library, the current location leased from the RSA does not provide appropriate spaces, workshops or storage. Arts activities require plenty of space which is something the current location does not have.

Twin Rivers is managed on a part-time basis and is funded primarily by charity grants, donations and assistance from WDC. In its current location Twin Rivers Arts Centre cannot introduce new programmes or events to assist in the funding of the Centre. The Centre currently operates on a financially neutral basis, with expenses equalling income.

It should be noted that the Steering Group believe that it is appropriate that the wider Ngaruawahia Arts community, beyond Twin Rivers, have access to the facility. The group has consistently maintained this desire for the facility to be accessible to the community. An example of this is the gallery space, which could accommodate exhibitions from all community art groups and artists. It is proposed that while Twin Rivers may have a small amount of space (potentially offices and storage) which is exclusive to them, the space should be considered a genuine community space where all activities are welcomed. Further to this point, it is anticipated that all arts enthusiasts provide ongoing inputs into the development of the arts space in the facility.

The table below provides a summary of the programmes currently undertaken at the Twin Rivers Arts Centre

Creative Community Development	Art for health and wellbeing classes	Open space for creatives	Raranga classes
Whatumuku noho	Te Reo classes	School projects and classes	School holiday programmes
Youth projects	Early education centre projects	Community evening craft classes	Community art and beautification projects
Community events			

In providing the above services, Twin Rivers is connecting with all age groups and in doing so promotes inter-generational interactions through art. Directly, Twin Rivers provided services to

approximately 635 people in the last year, with more than 50% of these being school aged children, with approximately a further 2000 people engaged with Twin Rivers on an informal basis through community events and projects.

Other Community Arts Groups

Cutting Edge Textiles

Cutting Edge Textiles is a textile group that meets fortnightly at the Ngaruawahia Memorial Hall. This group has 35 financial members and draws attendees from as far away as New Plymouth and Northland.

The group has been located at the Hall since the relocation of Twin Rivers. This location provides the necessary space and open plan for the group. As for many of the groups spoken to, the collective main need from a new facility would be space and a wet room to undertake the dyeing of textiles.

The group is interested in how the management model can be developed to ensure all groups have the ability to book and use space.

Ngaruawahia Arts Collective

With a growing population, Ngaruawahia is drawing a diverse range of artists into the town. It has seen the development of the soon-to-be-named Ngaruawahia Arts Collective. This group is made up of both performers and artists who are keen on developing spaces in Ngaruawahia that can display their work and provide a community good. Whilst in its infancy, the Collective has plans to undertake public art installations and exhibitions to be enjoyed by the people of Ngaruawahia and the wider district. Initial conversations with the group have included discussions around useable space and access to the proposed community facility. The Collective don't see their needs as highly specialised in terms of facilities, but would appreciate access and the ability to use the space. The group did support the suggestion that the community would benefit from the facility having a kiln and wet room.

Community Groups

It is also anticipated that other groups may look to utilise this community facility. These could range from already existing groups to those that may form in the future. Alignment with services provided by the library may include groups for young mums, education providers or organisations like Plunket (or similar service providers) may find a home in this community facility. The open day provided an example of this which identified St Johns Youth requiring new facilities.

Commercial Café Space

The community feedback provided a consistent response, that it would be appropriate for a commercial Café to operate out of the facility. The Steering Group supported this idea as being appropriate and felt that it would attract people to the facility.

This aspect has not been fully investigated, but the Steering Group felt that a café would need to be operated independently of council and the community centre.

Further investigation on possible tenants will be required to understand if this is feasible.

Radio Tainui

Entry-level discussions have been held with Radio Tainui as to the potential of being located at the community facility. These discussions have not gone into any depth but there is likely to be synergies for the radio station with the library and community spaces. The ability to record music locally has been raised by the community and this tenant may be in the position to contribute to this. However, management at the radio station have been clear that they don't have the resources to administer and manage a community recording space at the expense of the radio station.

Additional Users

The Steering Group consider that there are a range of community groups that could utilise the facility. The Steering Group have spent a significant amount of time identifying how this facility can become a genuine community hub and provide spaces for as many groups as possible. The need for flexibility of spaces and the ability to provide for different users was seen as essential to the group. It is expected that spaces for meetings, exhibition, classes and youth could be provided for under the design parameters that will be promoted in the final design brief.

Proposal

Purpose of centre

The Steering Group's vision for the facility as stated above is *'connecting our community through creativity and knowledge – a legacy for the future – uniquely Ngaruawahia'*. The vision reflects the values and uses the group hopes to see in the new facility and how the facility will relate to the community. The purpose of the facility is to bring the people of Ngaruawahia together in a modern, friendly, safe place that encourages learning and fosters creative expression.

Early in the project the Steering Group deliberated on the facilities that should be provided. Some of the features that are considered essential to the facility are that it should be future-proofed through multifunctionality; be creative arts-centred; it should have a strong link to the cycleway; there should be multimedia/performance space; a space for youth; commercial potential; and it should be a hub for technology and congregation.

In recognising these aspirations, it became apparent that the site would need to be significant in size, as accommodating all the uses proposed could require 1000 square metres. The two preferred locations are assessed below.

Location

There are two alternative locations being investigated, these are discussed below. In identifying these two sites as the preferred sites, the group undertook an assessment which included; size of site, location and access, planning and related constraints and the positive impacts of developing the site.

Ngaruawahia Memorial Hall on Gallileo Street and the grassed area adjacent to the Great South Road

The Memorial Hall and adjoining grassed area is in a central location. The total area of the two sites is approximately 2415.9m². The vacant land behind the Memorial Hall is currently used as a park and adjoins Great South Road. In 1877 the land was endowed in aid of Town Board funds. The parcel of land is not a reserve under the Reserves Act 1977; is not subject to a Right of First Refusal; and is owned by

the Council. The endowment requires a special consultative procedure to be undertaken if the site is deemed to be surplus to Council's current and future requirements to enable its sale or exchange.

There is also a designation in place for a service lane to connect Newcastle Street and Martin Street. The service lane could provide access to the rear yards and provide sealed trade access maintained by the Council. It may also allow Great South Road and the front of the properties to be kept clear of service vehicles, improving public profile and providing better access to the retail outlets.

The District Plan Zoning that relates to the site is Business Zone. This means there is some degree of flexibility in the design of the site. The following is a summary of the most relevant planning rules that apply to the site (consistency would result in a permitted activity):

- Maximum building height is 10 metres and site coverage is 80%.
- Construction or alteration of a building in the town centre is permitted so long as the building is not setback from the road frontage and display windows are provided comprising at least 40% of the front walls.
- Buildings must be setback 7.5 metres from any zone boundary.
- A building in the Business Zone should also be conscious of daylight admission by ensuring that it does not protrude through a height control plane rising at an angle of 37 degrees, starting 2.5 metres above ground level at every point of the zone boundary.

The Parking and Access requirements to this site are:

- On-site parking and new vehicle crossings on properties with sole frontage to Jesmond Street are a discretionary activity.
- Parking, loading bays, service lanes and manoeuvring space are required to be provided for.
- The number of car parks required depends on the size of the building, but for community facilities 1 park per 35m² of Ground Floor Area is required.
- In addition, at least 1 disabled park, 1 service lane and bicycle spaces are also required.
- If the building does not involve more than 300 vehicle movements per day, it is a permitted activity.

The Library on Jesmond Street and adjoining property behind the Waipa Hotel

The Ngaruawahia Library site is located at 4 Jesmond Street and is approximately 1609.3m². This proposed site is comprised of the Library site and the grassed area directly behind the community crisis centre, which forms part of the Waipa Hotel property. If this site is chosen, the existing library building will be demolished. Separate building consents will be required for the demolition and the remediation works.

The Library site was purchased for a public work with endowment funds. If the Library site is considered surplus to Council's requirements it can be sold, and any net proceeds of sale must be specifically tagged for the purposes of a Library, and for no other purpose. In addition, the special consultative procedures in relation to the disposal of endowed land would apply. Council would also be under obligation, under Section 40 of the Public Works Act 1981, to offer the former owners the opportunity to purchase the site back at the current market value.

The District Plan Zoning that relates to the site is Business Zone. This means there is some degree of flexibility in the design of the site. The following is a summary of the most relevant planning rules that apply to the site (consistency would result in a permitted activity):

- Maximum building height is 10 metres and site coverage is 80%.
- Construction or alteration of a building in the town centre is permitted so long as the building is not setback from the road frontage and display windows are provided comprising at least 40% of the front walls.
- Buildings must be setback 7.5 metres from any zone boundary. The north-east corner of the Library site adjoins the Living Zone, so this should be taken into account or the building will be a discretionary activity.
- A building in the Business Zone should also be conscious of daylight admission by ensuring that it does not protrude through a height control plane rising at an angle of 37 degrees, starting 2.5 metres above ground level at every point of the zone boundary.

The Parking and Access requirements to this site are:

- On-site parking and new vehicle crossings on properties with sole frontage to Jesmond Street are a discretionary activity. This rule applies to the Library site.
- Parking, loading bays, service lanes and manoeuvring space are required to be provided for.
- The number of car parks required depends on the size of the building, but for community facilities 1 park per 35m² of Ground Floor Area is required.
- In addition, at least 1 disabled park, 1 service lane and bicycle spaces are also required.
- If the building does not involve more than 300 vehicle movements per day, it is a permitted activity.

In addition to the above business zone restrictions, the Library site and the vacant lot behind the Memorial Hall are also in the Verandah and Town Centre Overlay. This requires:

- Construction or alteration of a building within the Verandah Overlay is permitted as long as a verandah is attached 2.5 metres to 3.5 metres above the footpath and is at least 3 metres wide.
- It should be setback 0.5 metres from the kerb, adjoining adjacent buildings and be cantilevered from the building.
- If any of these conditions are not met, it is a discretionary activity.

Tenants / Occupants

The Steering Group considered the groups who would benefit from having space in the community facility, and following consultation with the community were able to narrow down a list of users that would be integral for the success of the facility. The following users have been identified as being complementary and would benefit from co-location, and are the desired tenants and users of the community facility.

- Twin Rivers Art Centre and other arts groups that wish to use the facility
- Ngaruawahia Public Library
- Exhibition space

- A space for Ngaruawahia youth, including access to technology
- A café provider
- Office space and meeting rooms to be publicly available
- Potentially Radio Tainui

It is envisaged that the various groups and users of the facility would be able to work collaboratively and share space and services.

Engagement Process

An initial engagement process was undertaken in December 2014, by representatives of Twin Rivers Art Centre and Waikato District Council. This engagement focused on getting feedback from the community. The community were asked if a facility was to occur what would they like to see developed and what they would like to see offered at the facility. The responses have been summarised and included in Appendix C. These responses are largely consistent with those received more recently. The respondents typically raised issues around providing an arts space, improved swimming facilities and a place that will cater for youth.

The next engagement occurred post August 2016. This saw one-on-one meetings with a full range of community groups. This feedback provided opportunities for the community to state what organisations need themselves and what they saw as pressing needs in Ngaruawahia (this information is provided in Appendix A) in general. These responses were summarised and presented to the Steering Group.

The Steering Group then summarised the responses, developed their thinking in relation to the facility, and also began to understand the potential sites that existed in Ngaruawahia. With this work undertaken, the group brought this high-level information around potential sites and users to the 2016 Ngaruawahia Christmas Event. The Steering Group occupied a stall site displaying maps and the current thinking of the Steering Group. A survey was available for the community to provide feedback at this stage. This survey focused on what the community would like to see in the facility and if it should be a new build or renovation of an existing building. The feedback is provided in Appendix B.

In December 2016, the Steering Group approached the Ngaruawahia Community Board for their backing of the project. The Community Board was pleased with the groups progress and encouraged their continued work.

In February 2017, the Steering Group presented their recommendations to the Waikato District Council Infrastructure Committee and then a full council meeting. The Councillors were very supportive of the approach taken and the level of engagement at this stage. The Councillors requested this feasibility study be undertaken and reported back to them as soon as it was ready.

Informal Community Engagement - 2017

During the months of October and November 2017 the Ngaruawahia Community Board initiated an informal engagement process to check-in with the community. Widely communicated through social media (and other communication platforms) this check-in, culminating in an open day at the Anglican Hall, provided high-level drawings that showed what a large building on the respective sites could look like. The information also provided the vision and uses for the facility that the Working Group had considered.

The open day and communication material also introduced the community to the idea that the library would form an integral part of the community facility. To some this was a new concept and is reflected in the feedback.

In addition to the material for consideration, a questionnaire was provided for the community to provide feedback into the process; this questionnaire could be filled in at the open day, completed and posted or filled in online through the council website. This questionnaire asked for feedback on the two sites being considered, support for a facility and if this type of facility was a priority for Ngaruawahia, the potential users of the facility and whether a targeted rate of up to \$100 is considered acceptable.

The following is the statistical summary of the feedback provided.

Question	Response 1	Response 2	Total Respondents
Are you? 1. Ratepayer 2. Resident	161 Ratepayer - 62%	99 Resident - 38%	260 of 274
Do you support council establishing this facility? 1. Yes 2. No	144 Yes - 54%	123 No - 46%	267 of 274
Do you feel this type of facility is a priority for Ngaruawahia? 1. No 2. Yes	144 No - 53%	124 Yes - 47%	265 of 274
Which of the following would you use or visit? 1. Café 2. New library 3. Twin Rivers Community Arts Centre 4. Gallery Space 5. Community Facilities 6. Community meeting facilities 7. Other	Café – 138 / 63% Library – 133 / 61% T Rivers – 103 / 47% Gallery – 100 / 46% Community Facilities – 93 / 43% Community Meeting – 91 / 42% Other – 34 / 16%		218 of 274
Are you involved with any community groups which may use the facility?	176 No - 71%	71 Yes - 29%	191 of 274

1. No 2. Yes			
What is your most preferred site for the new facility? 1. Current library with additional land purchase. 2. Memorial Hall site with new facility built around existing hall. 3. Memorial Hall site with a new build.	Current library – 106 / 55% Memorial Hall existing - 50 / 26%	Memorial Hall new build – 35 / 18%	191 of 274
What is your second most preferred site? 1. Memorial hall with new facility built around the existing hall. 2. Memorial hall site with a new build. 3. Current library with new build.	Memorial Hall existing – 62 / 39% Memorial Hall new build – 53 / 33%	Current Library – 46 / 29%	161 of 274
Would you be prepared to pay a targeted rate of up to \$100? 1. No 2. Yes	187 No - 72%	72 Yes - 28%	259 of 274

In addition to the statistical information provided by the questionnaire, respondents were also able to provide supporting comments for each of their responses. The comments provided were extensive and are summarised below:

- The community are generally supportive of redeveloping the library.
- The community strongly preferred the existing library site for the proposal.
- The community are divided in relation to the potential users of the facility beyond the library.
- The community referenced the cost of developing such a facility and are strongly opposed to an additional targeted rate.

- Some of the community question the value of providing arts specific space over other community facilities.
- Many respondents reference the number of vacant buildings that could be re-used.

Summary of feedback from engagement processes

The feedback has provided a lot for the Working Group to consider. A number of the issues raised deal with specifics and detail that will be dealt with further into the process. The significant amount of feedback provided against the financial issues relating to the town, have required the Working Group to seriously consider the way in which the project progresses.

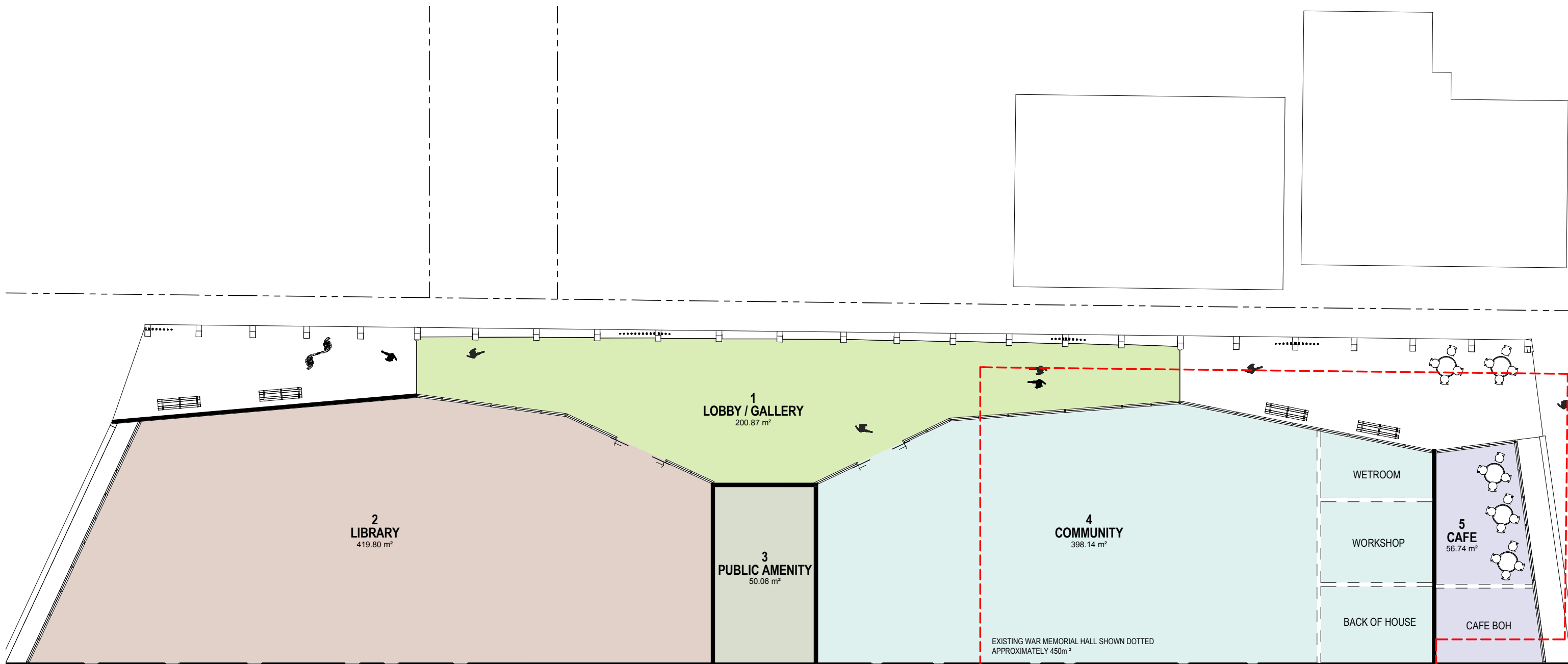
The feedback received through the most recent engagement (2017) has meant that the Working Group have considered an amendment to their recommendations to the Ngaruawahia Community Board and ultimately WDC. In recognising the competing demands of the town and the district, the Working Group have proposed an alternate staged option that will allow for further consideration of uses that could be accommodated at the proposed facility.

High Level Drawings

The following drawings provide a high-level indication of what is possible at the identified sites. It should be reinforced that these provide no indication of design detail, simply the scale of the building in the street scene and the amount of floor area that is currently being proposed by users.

Each set of drawings attempts to maximise each unique site, both of which gave different constraints but also have unique strengths.

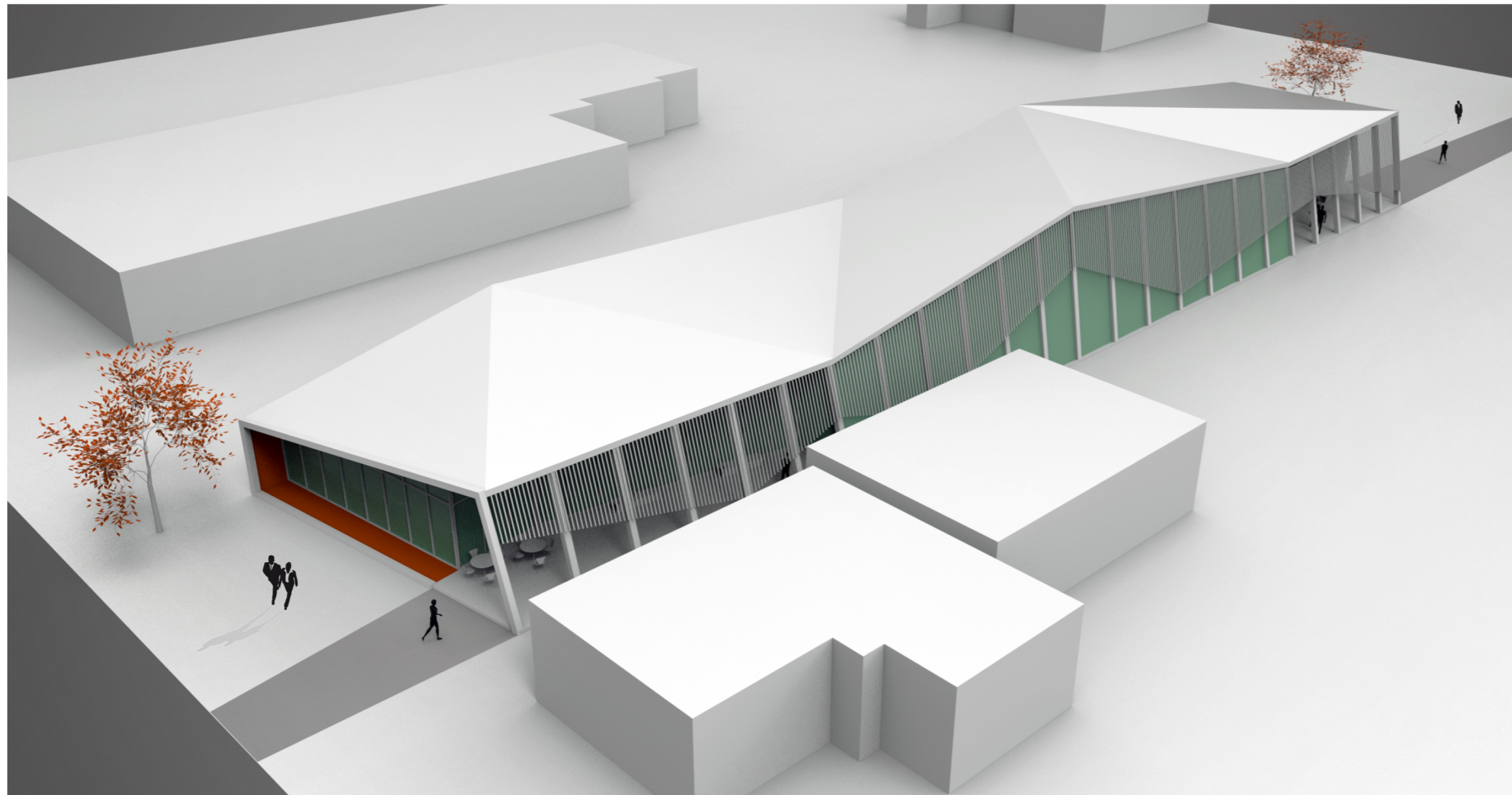
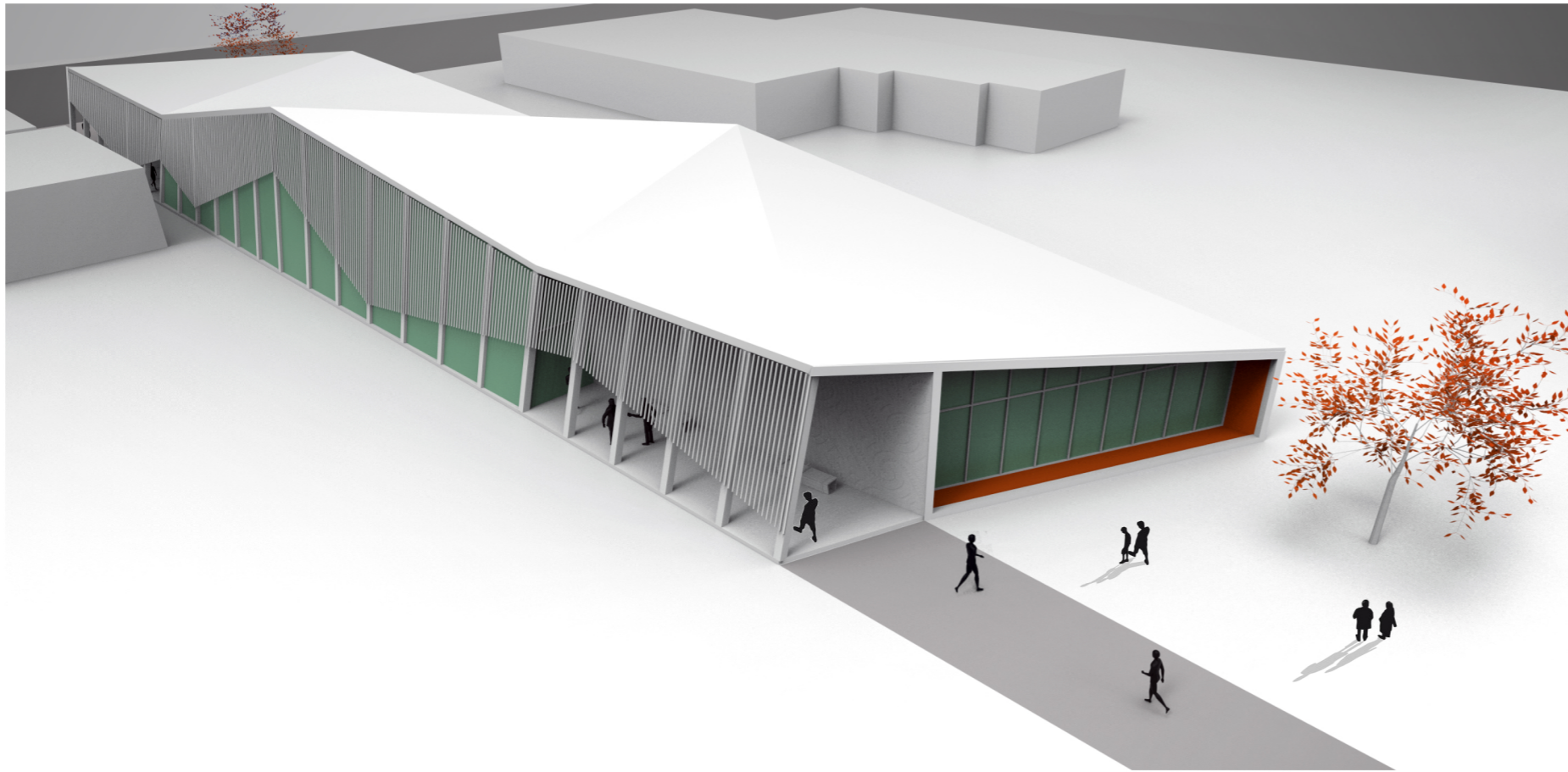




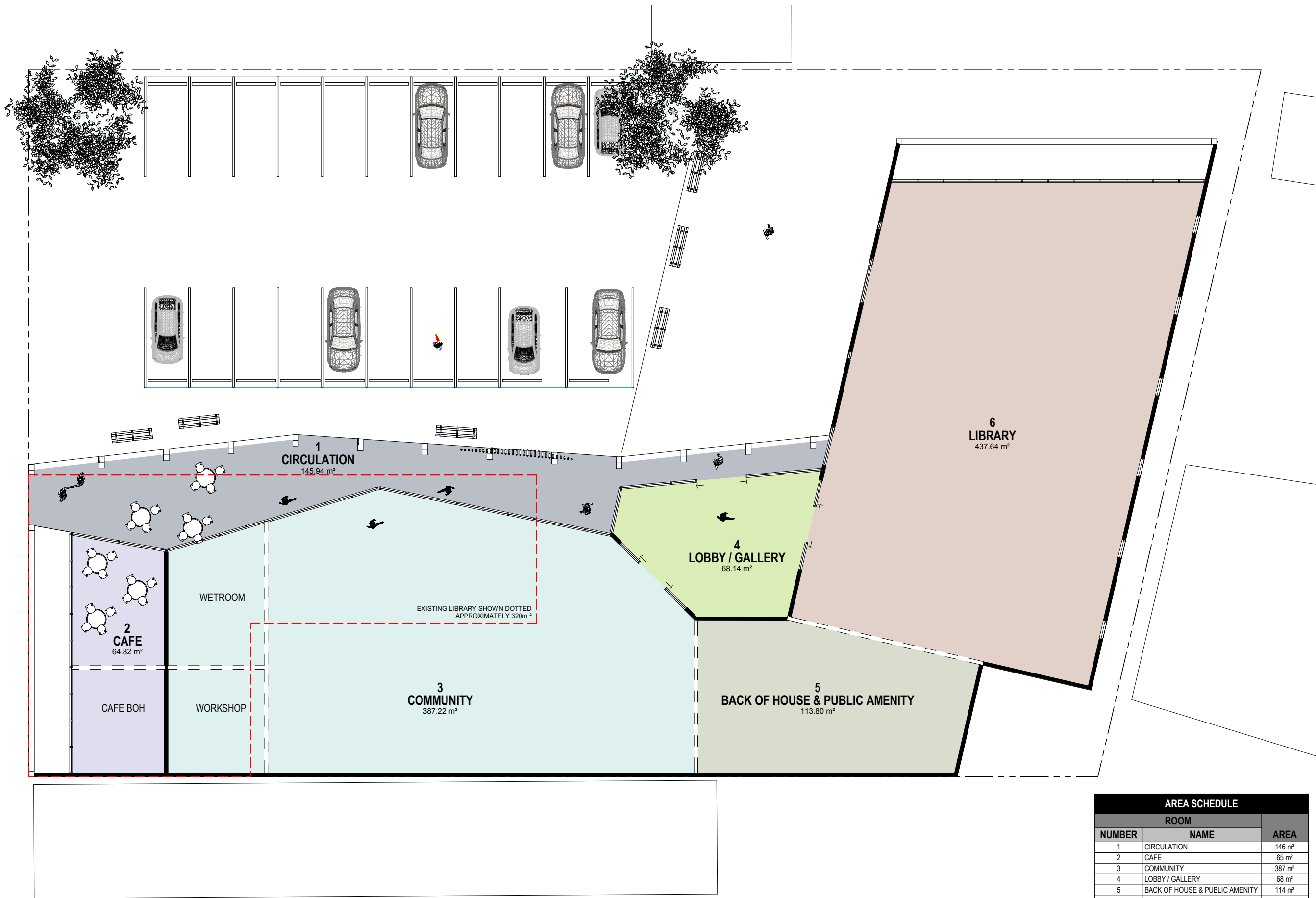
AREA SCHEDULE		
NUMBER	ROOM NAME	AREA
1	LOBBY / GALLERY	201 m ²
2	LIBRARY	420 m ²
3	PUBLIC AMENITY	50 m ²
4	COMMUNITY	398 m ²
5	CAFE	57 m ²
		1126 m ²

OPTION 1 - PROPOSED CONCEPT LAYOUT
AR-A03

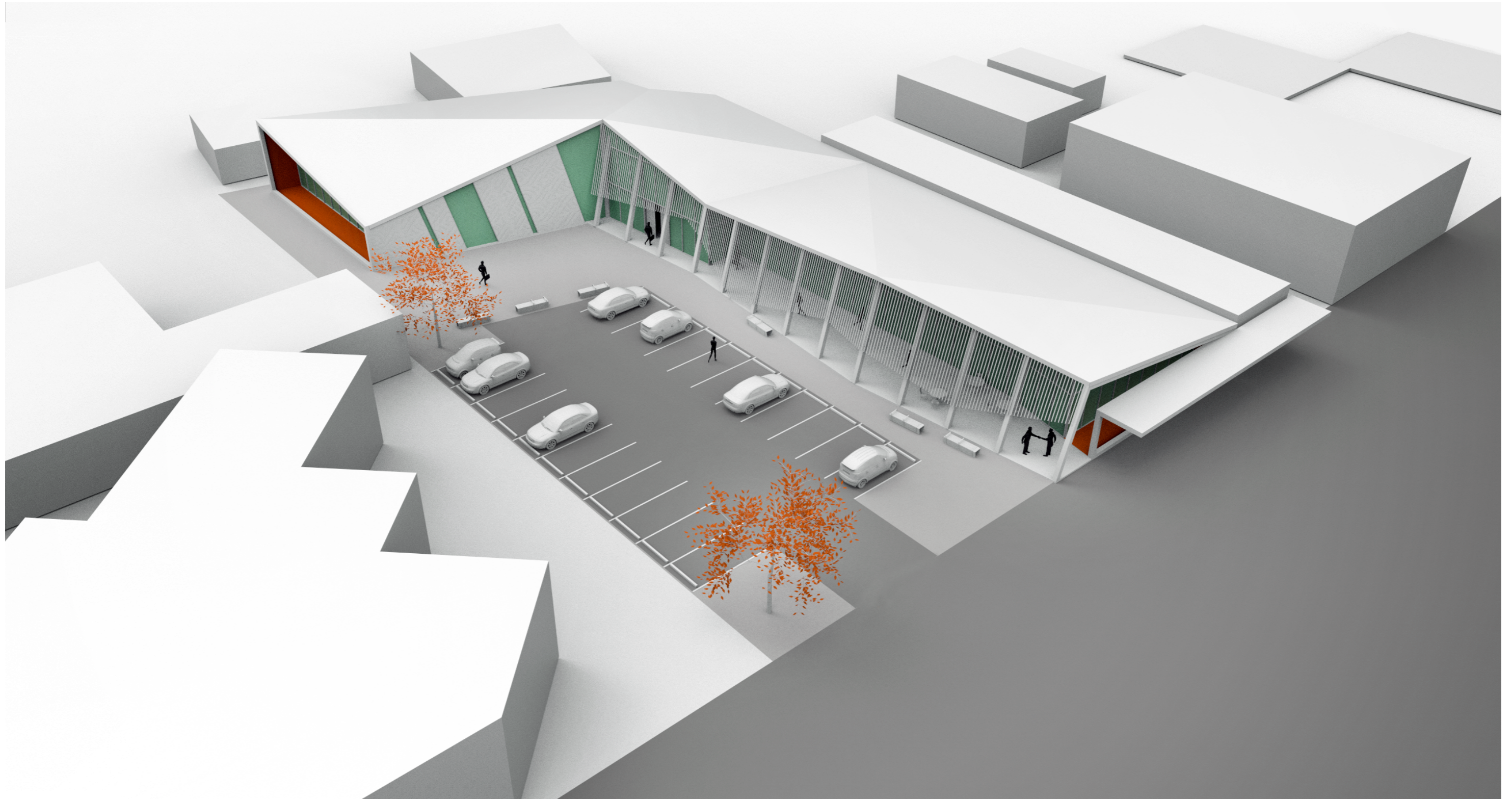
FOR INFORMATION
NOT FOR CONSTRUCTION







AREA SCHEDULE		
ROOM		
NUMBER	NAME	AREA
1	CIRCULATION	146 m ²
2	CAFE	65 m ²
3	COMMUNITY	387 m ²
4	LOBBY / GALLERY	68 m ²
5	BACK OF HOUSE & PUBLIC AMENITY	114 m ²
6	LIBRARY	438 m ²
		1218 m ²





Costs

The following high-level costings are to provide a guide to Councillors as to the potential costs that would be incurred at each site. Again, it should be remembered that these are a high level and will be influenced by a range of factors.

War Memorial Hall Site - Gallileo Street = \$5,400,000

This figure includes Design and Consent Fees of \$576,100 and a Contingency of \$708,900.

Existing Library Site - Jesmond Street = \$5,500,000

This figure includes Design and Consent Fees of \$585,900 and a Contingency of \$729,100.

A full breakdown of costs is provided in Appendix B, these costings show what is included in the costing provided, and potentially more importantly the exclusions from the cost. It is not possible to reduce the number of exclusions until greater detail and understanding of what is included at detail design stage.

Preferred Site

The locations chosen to be further investigated will both add to the setting and vibrancy of the area.

The central location of the existing Library site on Jesmond Street presents an opportunity to make enhancements in the town centre of Ngaruawahia. The central location of the existing library site would provide for significant improvements in the visual amenity of the street scene of the area. The re-development of the community facility would bring needed additional activity to an area that is characterised currently by empty or dated retail shops and vacant lots attached to the Waipa Hotel. Furthermore, developing at this end of a gateway to the town, initial visitor impressions will be improved through a vibrant site that looks modern and active.

The alternate option of the Memorial Hall site would also enhance that setting. This location, while currently having a high occupancy rate, could be improved through the development of the large Hall site. A busy and active space will serve many of the community through the location being in close proximity to the supermarket, medical centre, day care and the community house. Should the site be developed for the community facility, this part of Ngaruawahia will become a central hub for the community. The convenience of so many services being located in close proximity is likely to result in increased patronage of the community facility.

However, it is considered that there may be an opportunity lost in locating at the Hall site. Investment is required in the main shopping area of Ngaruawahia and the development of a new community facility including a library, arts centre / community space and potentially a commercial café, represents a potential trigger for further investment in this area of Ngaruawahia. The library site and its connections to the Waipa Hotel reflect a historical connection to previous generations of Ngaruawahia, which could be built upon through the development of the community facility.

The Working Group has identified the existing Library site on Jesmond Street as their preferred site. This recommendation is based on the potential of each site, community feedback and the relatively similar costs to develop.

Management Structures

The Working Group has discussed regularly how any proposed community facility would be managed, both within the group and with council staff. Whilst the Working Group are committed to the benefits of a community-run facility, they understand that there are significant benefits from having a partnership with council (and potentially commercial users).

The Working Group through ongoing discussion have committed to a management structure, that the physical buildings need to be owned by council. This makes sense to the group as council have more than 50 percent of the proposed floor area through the library and the shared spaces. This will require library staff to manage their work environment like all other community facilities, an added bonus to community users that locate or use the space is the shared costs with council.

Whilst ownership is a discussion that all have clarity on, how the space will be managed in general, minus the library space, still needs more work. Some discussion has been had as to the formation of a management committee that would oversee the general use and contribute to the direction of uses. These management issues have not been finalised, but it is considered more appropriate for these discussions to be undertaken when facilities and users are confirmed.

Funding

The Steering Group understand that the scale of the project and the associated costs are concerning for the community. This project has been timed to target the Long Term Plan (LTP) process at council and as result understand that there is a number of competing projects. The community facility has had \$1.6 million dollars put aside as targeted funding in previous LTP processes and is hopeful that this is in addition to the monies council will require to re-develop the Ngaruawahia Library component of the community facility.

It is the intent of the Working Group that the community will not need to pay a targeted rate for this community facility. The Working Group has had strong indication from community funders that the non-council services aspect of the community facility will be looked upon favourably for funding. These funders, both regional and national funders, have a shared opinion that Ngaruawahia has both untapped potential and has been under invested historically.

The Working Group are supportive of council looking to sell properties in town that they own and are not used. The Working Group understand that council are developing a strategic land purchase policy which will address land disposal. The Working Group have discussed this potential way of raising funds and reference the previous Twin Rivers Art Centre site as land that could be sold.

Conclusions

The Working Group have diligently worked through the various challenges of providing a community facility for the Ngaruawahia Community. The potential of such facility to change the setting of Ngaruawahia and lives of the community is significant.

Throughout the process it has been considered that the library and the community spaces proposed will work well together. Post the final round of engagement, some doubt now exists as to those users that should be located or accommodated at the facility. Generally, no feedback was provided to say any users should not be there, but additional groups such as St Johns Youth have been raised. This doesn't present an obstacle to the proposal, but potential to include more groups. As a result, the Working Group have prepared two recommendations in this Feasibility Study; which provides for an 'all in' approach or one that is staged that will allow for further development of the community users and management structures. The Working Group are very clear that they do not want to see the library development constrained or slowed down by the need to further engage with the community at this stage. As a result, this staged approach should give full confidence to the Ngaruawahia Community Board and council itself that the facility provides what Ngaruawahia needs.

The overwhelming message provided around costings, is the Ngaruawahia residents don't want to pay additional targeted rates, as it would be unaffordable for many. The need for a community facility such as this was communicated clearly but not at a cost to the ratepayer. As a result, the Working Group are very clear that this project will be developed in partnership, where funding will be provided through the council LTP process and external sources that see the value in investing in Ngaruawahia.

The recommendations of the Working Group reflect an understanding by the group, that there are competing projects worthy of WDC support.

Recommendations

The Working Group have developed two recommendations, that they believe could equally serve the Ngaruawahia community.

Option 1

Commit the necessary funds to undertake the Ngaruawahia Community Facility Project including the Ngaruawahia Library in this Long-Term Plan. This will include the purchase of part or all of the Waipa Hotel Site. Identifying funds that are individually allocated to the library and community facility to enable external funders to be approached for the non-council services aspects of the project.

Option 2

Provide for the necessary funds to develop the Library at the Waipa Hotel site, including the purchase of part or all of the site in this Long-Term Plan. Also, allow for the necessary funds to provide the ongoing development of the community space but staging this funding which allows for a further 12 months of community engagement (led by the Ngaruawahia Community Board) to confirm all potential users. The Working Group request that the full funds necessary are set aside over multiple years to ensure the project continues to progress.

It is seen as a priority of the Working Group, that the development of the Library is not held back the time required to provide further detail to support the community aspect of the facility.

Appendix A – Identified Existing Facilities & Long List of Needs

Assets identified from Needs Assessment

- Soccer clubrooms (want to develop existing changing rooms, storage area and public toilets. Would like extra fields and an artificial surface)
- Christian Youth Camp - ability to accommodate a large number of people
- RSA clubrooms- suggestion of a smaller area
- Lots of church halls
- Town Hall
- High school gym and hall
- Swimming pool
- Sports rooms- golf, soccer, rugby, bowls, rugby league (maintenance needs)
- Bowls club- upgraded kitchen that can cater for functions; have a large multipurpose facility and want others to use it; issues with licensing.
- Community Care and Crisis Centre
- Cycleway
- Boxing club- want more people and tournament facilities, but would need a bigger venue.
- Primary school hall- can hold 250 people
- Turangawaewae Marae
- Community House

Long List of Needs (common themes underlined)

- Plunket- office x 2, consult room x 1, meeting space, teaching kitchen
- Youth- games/activities/table tennis, support multimedia space
- Multi-functional venue
- Creative/arts centred
- Central location
- Hub --> link to cycleway?
- Multimedia/IT hub
- Function centre (real need?)
- Café/commercial potential
- Upgraded swimming facilities
- Multipurpose recreational facility
- After school activities/services
- Schooling that keeps kids local
- Upgrade Patterson Park- redevelop fields, seating, shelter (in a woeful state)
- Library- dated, not fit for purpose.

Appendix B – Full Costings of Both Sites.

Ngaruawahia Library and Community Facility

Ngaruawahia Library Options Concept Estimates

Prepared for Waikato District Council

By Beca Limited (Beca)

17 October 2017

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SCOPE OF DOCUMENT

Preparation of a two Concept Cost Estimates on the supplied Beca architectural design

PURPOSE OF DOCUMENT

To inform Waikato District Council of likely budget requirements for current design information

NOTES TO ACCOMPANY ESTIMATE



We have reconciled the current against our December cost advice and note the differences below

December 16 900m ²	\$4,500,000
• High stud (8m in areas) triggering additional steel, glazing	+\$400 – 500k per option
• Additional 100 – 150m ² of floor area	+\$500 – \$800k per option
• Escalation between December 2016 and October 2017	+\$150k per option
Adjusted to October 2017	\$5,800,000

Revision History

Revision N ^o	Prepared By	Description	Date
A	Leah Gartner	Galileo Road and Jesmond Road Concept Estimates	17/10/2017

DOCUMENT ACCEPTANCE

Action	Name	Signed	Date
Documents checked	Leah Gartner Senior Cost Manager		17/10/2017
Approved for issue	Adrian Jones Project Director		17/10/2017

SUMMARY



Project: WDC Ngaruawahia Library	Details: 1. Concept Estimate
Building: Ngaruawahia Library and Community Facility	

Code	Description	Quantity	Unit	Rate	Subtotal
Waikato District Council - Ngaruawahia Library and Community Centre Oct 17					
A	Galileo Street (Option 1)	1,003	m2	4,104.00	4,115,000
	Design fees & consents (14%)	4,115,000	%	0.14	576,100
	Contingency allowance (15%)	4,691,100	%	0.15	708,900
	TOTAL GALILEO ST OPTION 1	1,003	m2	5,386.00	5,400,000
B	Jesmond Street (Option 2)	1,043	m2	4,014.00	4,185,000
	Design fees & consents (14%)	4,185,000	%	0.14	585,900
	Contingency allowance (15%)	4,770,900	%	0.15	729,100
	TOTAL JESMOND ST OPTION 2	1,043	m2	5,276.00	5,500,000
	Items specifically excluded:				
	GST				
	Cafe fit-out				
	Works to adjacent buildings / structures				
	Glazed ceilings				
	BMS system				
	Wifi				
	Active AV equipment				
	Decanting				
	FF&E				
	Escalation				
	Major civil works (needs to be investigated)				
	Upgrade of existing services infrastructure not otherwise noted				
	Removal of contaminated material				
	Staging				
	PA system				

SUMMARY



Project: WDC Ngaruawahia Library	Details: 1. Concept Estimate
Building: Ngaruawahia Library and Community Facility	

Code	Description	Quantity	Unit	Rate	Subtotal
	Internal client costs				
	BMS				
	Documents:				
	<u>The following documents have been used in the preparation of this estimate:</u>				
	Beca Architectural Concept Oct 17 Options 1 & 2				

Estimate Detail



Project: WDC Ngaruawahia Library	Details: 1.Concept Estimate
Building: Ngaruawahia Library and Community Facility	

Code	Description	Quantity	Unit	Rate	Total
1	Galileo Street (Option 1)				
	Galileo Street (Option 1)				
	Site Preparation				26,250
	Demolish existing memorial building	175	m2	150.00	26,250
	Substructure				351,954
	Concrete pad footings	26	No	1,200.00	31,200
	Strip footing (1m x 500mm)	183	m	630.00	115,227
	150mm thick concrete slab complete	1,003	m2	205.00	205,527
	Frame				169,395
	250UB portal frame	12,498	kg	6.00	74,988
	Steel posts to verandah in between steel portals	2,261	kg	6.00	13,566
	Connections etc to last	2,214	kg	10.00	22,139
	Primary / Secondary allowance not covered above (based on 25kg/m2)	8,092	kg	6.00	48,552
	Paint finish to frame (assume 30% to portals)	203	m2	50.00	10,150
	Structural Walls				165,600
	150mm thick precast concrete walls with clear seal	552	m2	300.00	165,600
	Roof				331,728
	Coloursteel type roof complete	1,342	m2	185.00	248,242
	Soffit complete	340	m2	160.00	54,400
	Steel fascia and gutters complete	191	m	100.00	19,060
	Allowance for downpipes, RWBs etc.	1,003	m2	10.00	10,026

Estimate Detail



Project: WDC Ngaruawahia Library	Details: 1.Concept Estimate
Building: Ngaruawahia Library and Community Facility	

Code	Description	Quantity	Unit	Rate	Total
1	Galileo Street (Option 1)				
	(Continued)				
	Exterior Walls and Exterior Finishes				150,600
	Timber screening complete to circulation space (battens @ 150crs)	255	m2	490.00	124,950
	Timber weatherboard feature 'cubby' to ends	90	m2	285.00	25,650
	Windows and Exterior Doors				449,500
	Commercial suite exterior glazing system complete	518	m2	750.00	388,500
	Automatic double sliding doors complete	3	No	15,000.00	45,000
	Allowance for exterior doors not shown	4	No	4,000.00	16,000
	Interior Walls				109,100
	Glazed partitions / entry lobby (assumed average 6m high)	65	m2	800.00	52,000
	New interior partition complete (assumed average 4m high)	255	m2	180.00	45,900
	Toilet partitions complete	7	No	1,600.00	11,200
	Interior Doors				16,000
	New single door complete	8	No	2,000.00	16,000
	Floor Finishes				92,428
	Floor preparation	1,003	m2	10.00	10,026
	Standard carpet tiles	852	m2	65.00	55,372
	Standard non-slip vinyl	104	m2	85.00	8,856
	EV for polished concrete with non-slip coating to lobby	39	m2	35.00	1,348
	Matwell to entrances (assume at each main entrance)	8	m2	850.00	6,800
	Allowance for pattern matching	1,003	m2	5.00	5,013
	Allowance for division bars	1,003	m2	5.00	5,013

Estimate Detail



Project: WDC Ngaruawahia Library	Details: 1.Concept Estimate
Building: Ngaruawahia Library and Community Facility	

Code	Description	Quantity	Unit	Rate	Total
1	Galileo Street (Option 1)				
	(Continued)				
	Wall Finishes				92,620
	Strapping and lining to precast concrete	552	m2	45.00	24,840
	Allowance for Autex to 25% of interior walls to library and community spaces	47	m2	150.00	7,050
	Allowance for fire treatment	1,003	m2	15.00	15,039
	Allowance for acoustic treatment	1,003	m2	25.00	25,065
	Allowance for wall vinyl to wet areas	106	m2	100.00	10,600
	Allowance for minor special features	1,003	m2	10.00	10,026
	Ceiling Finishes				106,083
	Grid and tile ceiling	899	m2	65.00	58,435
	EV for acoustic tiles to library area	423	m2	30.00	12,685
	Gib ceiling to wet areas	104	m2	95.00	9,898
	Allowance for bulkheads	1,003	m2	20.00	20,052
	Allowance for access hatches	1,003	m2	5.00	5,013
	Fittings and Fixtures				100,259
	Fittings and fixtures allowance (e.g. reception desk, minor fixed shelving, vanities, small kitchenette and the like)	1,003	m2	100.00	100,259
	Sanitary Plumbing				85,220
	Sanitary plumbing allowance	1,003	m2	85.00	85,220
	Heating and Ventilation Services				387,000
	VRV refrigerant heat pump system	1,003	m2	355.00	355,919
	Ventilation systems i.e. toilet extract, cafe extract	1,003	m2	25.00	25,065
	Electrical for mechanical allowance	1,003	m2	6.00	6,016

Estimate Detail



Project: WDC Ngaruawahia Library	Details: 1.Concept Estimate
Building: Ngaruawahia Library and Community Facility	

Code	Description	Quantity	Unit	Rate	Total
1	Galileo Street (Option 1)				
	(Continued)				
	Fire Services				35,091
	Fire protection allowance. Excludes sprinklers	1,003	m2	35.00	35,091
	Electrical Services				158,396
	Mains and submains allowance	1,003	m2	35.00	35,091
	General lighting allowance	1,003	m2	75.00	75,194
	Lighting controls	1,003	m2	25.00	25,065
	Small power, earthing and bonding	1,003	m2	18.00	18,047
	Feature lighting allowance	1	Item	5,000.00	5,000
	Special Services				80,142
	Data / comms allowance	1,003	m2	30.00	30,078
	CCTV / security allowance	1,003	m2	25.00	25,065
	Audio / visual allowance	1	Item	25,000.00	25,000
	Drainage				20,000
	Drainage allowance	1	Item	20,000.00	20,000
	External Works				105,000
	100mm thick exterior concrete slab complete	340	m2	180.00	61,201
	Hard landscaping allowance	1	Item	37,500.00	37,500
	Soft landscaping allowance	1	Item	15,000.00	15,000
	Fixed exterior furniture allowance	1	Item	20,000.00	20,000
	Standard timber fence along 1 x side	130	m	250.00	32,500

Estimate Detail



Project: WDC Ngaruawahia Library	Details: 1.Concept Estimate
Building: Ngaruawahia Library and Community Facility	

Code	Description	Quantity	Unit	Rate	Total
1	Galileo Street (Option 1)				
	(Continued)				
	Sundries				307,415
	Signage allowance	1,003	m2	35.00	35,091
	Design development allowance (5%)	3,093,567	Item	0.05	154,678
	Sundries allowance (3%)	3,283,336	Item	0.03	98,500
	BWIC (2.5%)	765,849	Item	0.03	19,146
	Preliminary and General				408,118
	Main Contractor's Preliminary and General (12%)	3,400,982	Item	0.12	408,118
	Margins				305,900
	Main Contractor's Margin (8%)	3,809,100	Item	0.08	304,728
	Rounding	1	Item	1,172.00	1,172
	Subtotal - Construction estimate				4,115,000

Estimate Detail



Project: WDC Ngaruawahia Library	Details: 1.Concept Estimate
Building: Ngaruawahia Library and Community Facility	

Code	Description	Quantity	Unit	Rate	Total
2	Jesmond Street (Option 2)				
	<u>Jesmond St (Option 2)</u>				
	Site Preparation				26,250
	Demolish existing library building	150	m2	150.00	22,500
	Demolish existing canopy and yard	75	m2	50.00	3,750
	Substructure				361,349
	Concrete pad footings	24	No	1,200.00	28,800
	Strip footing (1m x 500mm)	189	m	630.00	118,837
	150mm thick concrete slab complete	1,043	m2	205.00	213,713
	Frame				172,514
	250UB portal frame	9,876	kg	6.00	59,256
	Steel posts to verandah in between steel portals	2,261	kg	6.00	13,566
	Connections etc to last	1,821	kg	10.00	18,206
	Primary / Secondary allowance not covered above (based on 25kg/m2)	12,106	kg	6.00	72,636
	Paint finish to frame (assume 30% to portals)	177	m2	50.00	8,850
	Structural Walls				141,300
	150mm thick precast concrete walls with clear seal	471	m2	300.00	141,300
	EV for patterned finish to library wall	70	m2	50.00	3,500
	Roof				297,923
	Coloursteel type roof complete	1,262	m2	185.00	233,435
	Soffit complete	220	m2	160.00	35,200
	Steel fascia and gutters complete	189	m	100.00	18,863
	Allowance for downpipes, RWBs etc.	1,043	m2	10.00	10,425

Estimate Detail



Project: WDC Ngaruawahia Library	Details: 1.Concept Estimate
Building: Ngaruawahia Library and Community Facility	

Code	Description	Quantity	Unit	Rate	Total
2	Jesmond Street (Option 2) (Continued)				
	Exterior Walls and Exterior Finishes				145,719
	Timber screening complete to circulation space (battens @ 150crs)	178	m2	490.00	87,294
	Timber weatherboard feature 'cubby' to ends	205	m2	285.00	58,425
	Windows and Exterior Doors				420,250
	Commercial suite exterior glazing system complete	479	m2	750.00	359,250
	Automatic double sliding doors complete	3	No	15,000.00	45,000
	Allowance for exterior doors not shown	4	No	4,000.00	16,000
	Interior Walls				133,460
	Glazed partitions / entry lobby (assumed average 6m high)	86	m2	800.00	68,800
	New interior partition complete (assumed average 6m high)	297	m2	180.00	53,460
	Toilet partitions complete	7	No	1,600.00	11,200
	Interior Doors				12,000
	New single door complete	6	No	2,000.00	12,000
	Floor Finishes				95,769
	Floor preparation	1,043	m2	10.00	10,425
	Standard carpet tiles	832	m2	65.00	54,055
	Standard non-slip vinyl	139	m2	85.00	11,835
	EV for polished concrete / non-slip coating to lobby	64	m2	35.00	2,228
	Matwell to entrances (assume at each main entrance)	8	m2	850.00	6,800
	Allowance for pattern matching	1,043	m2	5.00	5,213
	Allowance for division bars	1,043	m2	5.00	5,213

Estimate Detail



Project: WDC Ngaruawahia Library	Details: 1.Concept Estimate
Building: Ngaruawahia Library and Community Facility	

Code	Description	Quantity	Unit	Rate	Total
2	Jesmond Street (Option 2)				
	(Continued)				
	Wall Finishes				97,821
	Strapping and lining to precast concrete	471	m2	45.00	21,195
	Allowance for Autex to 25% of interior walls to library and community spaces	56	m2	150.00	8,400
	Allowance for fire treatment	1,043	m2	15.00	15,638
	Allowance for acoustic treatment	1,043	m2	25.00	26,063
	Allowance for wall vinyl to wet areas	161	m2	100.00	16,100
	Allowance for minor special features	1,043	m2	10.00	10,425
	Ceiling Finishes				111,140
	Grid and tile ceiling	904	m2	65.00	58,760
	EV for acoustic tiles to library area	436	m2	30.00	13,090
	Gib ceiling to wet areas	139	m2	95.00	13,227
	Allowance for bulkheads	1,043	m2	20.00	20,850
	Allowance for access hatches	1,043	m2	5.00	5,213
	Fittings and Fixtures				104,252
	Fittings and fixtures allowance (e.g. reception desk, minor fixed shelving, vanities, small kitchenette and the like)	1,043	m2	100.00	104,252
	Sanitary Plumbing				88,614
	Sanitary plumbing allowance	1,043	m2	85.00	88,614
	Heating and Ventilation Services				402,413
	VRV refrigerant heat pump system	1,043	m2	355.00	370,095
	Ventilation systems i.e. toilet extract, cafe extract	1,043	m2	25.00	26,063
	Electrical for mechanical allowance	1,043	m2	6.00	6,255

Estimate Detail



Project: WDC Ngaruawahia Library	Details: 1.Concept Estimate
Building: Ngaruawahia Library and Community Facility	

Code	Description	Quantity	Unit	Rate	Total
2	Jesmond Street (Option 2)				
	(Continued)				
	Fire Services				36,488
	Fire protection allowance. Excludes sprinklers	1,043	m2	35.00	36,488
	Electrical Services				164,506
	Mains and submains allowance	1,043	m2	35.00	36,488
	General lighting allowance	1,043	m2	75.00	78,189
	Lighting controls	1,043	m2	25.00	26,063
	Small power, earthing and bonding	1,043	m2	18.00	18,765
	Feature lighting allowance	1	Item	5,000.00	5,000
	Special Services				82,339
	Data / comms allowance	1,043	m2	30.00	31,276
	CCTV / security allowance	1,043	m2	25.00	26,063
	Audio / visual allowance	1	Item	25,000.00	25,000
	Drainage				20,000
	Drainage allowance	1	Item	20,000.00	20,000
	External Works				224,417
	100mm thick exterior concrete slab complete	220	m2	180.00	39,600
	Hard landscaping allowance	1	Item	30,000.00	30,000
	Soft landscaping allowance	1	Item	15,000.00	15,000
	Fixed exterior furniture allowance	1	Item	30,000.00	30,000
	Standard timber fence along 1 x side	70	m	250.00	17,500
	Asphalt carpark	563	m2	160.00	90,032
	Kerb / channel complete	84	m	90.00	7,565
	Wheel stops	20	No	150.00	3,000

Estimate Detail



Project: WDC Ngaruawahia Library	Details: 1.Concept Estimate
Building: Ngaruawahia Library and Community Facility	

Code	Description	Quantity	Unit	Rate	Total
2	Jesmond Street (Option 2)				
	(Continued)				
	Road marking	132	m	10.00	1,320
	Vehicle crossing	1	Item	5,000.00	5,000
	3.8m high steel canopy with coloursteel roof complete	1	Item	25,000.00	25,000
	Sundries				279,161
	Design development allowance (5%)	3,181,622	Item	0.05	159,081
	Sundries allowance (3%)	3,340,703	Item	0.03	100,221
	BWIC (2.5%)	794,359	Item	0.03	19,859
	Preliminary and General				415,294
	Main Contractor's Preliminary and General (12%)	3,460,783	Item	0.12	415,294
	Margins				308,923
	Main Contractor's Margin (8%)	3,876,077	Item	0.08	310,086
	Rounding	1	Item	-1,163.00	-1,163
	Subtotal - Construction estimate				4,185,000

Appendix C – Consultation Summary from Point Engagement

Community- Do you support the idea of a multi-purpose community facility in Ngaruawahia?	Why/Why not?	If yes, what would you like to see included in a centre?
<p>Yes (37)</p>	<ul style="list-style-type: none"> • A community facility would be great for our people of Ngaruawahia • To reflect or show case Ngaruawahia’s history, heritage and environment • Provide a way for shy people to share their creativeness • To help promote Ngaruawahia • Another surveyed stated it is a good idea and would help promote the community • Another surveyed stated it supports our community • Provide a vehicle for the community to collaborate/interact and share skills and ideas • Tourist centres bring people back into the township. Let people see what attractions are on offer. 	<ul style="list-style-type: none"> • Class, exhibitions • New premise • Art classes for all kinds. To bring people together • Art gallery • Information centre • Upmarket gifts/ locally crafted. • Museum • Tech support • Function room and kitchen up to 250 people. Not the library put it on the old town hall site. • People can come around and share ideas and put it to paper or canvas. Places around town where art can be displayed. • A variety of things

	<ul style="list-style-type: none"> • A place for the community to use all year around e.g community, school and sport events. A place for the whanau to go. • A good idea to have a multi-purpose community in our own community. It is time to build a new building that everyone can use. • Something that would be beneficial to people in town as well as attracting people out of town • It is a good way for people to work together as a community • An area of building available for the whole community to hire for small fees with time/day slots. • This community is growing and there is no such place in Ngaruawahia. Both the War memorial and Anglican Church are dated. • To create a central meeting place for the people of the community available at all times. • Mahi atu kit e ani kaa. Let the home fires burn bright • Because we need more positive events to be able to have a healthy community • A place for people of all ages to share skills to meet together to support and have guidance 	<ul style="list-style-type: none"> • Music • Dance studio, art studio, craft, sporting facility • Promoting local artists musicians • Food, culture of all ethnic groups and kingitanga. Waitangi celebrations, golf, walk ways • Indoor pools. Stages for local events. Social support centres • Table tennis, volley ball, painting, art and craft, youth at risk, basic, cooking, murals, knitting, chest, farming, road safety. • Gift shops/souvenirs • Café • Cultural centre • Community area • Mentoring programmes/ life skills, budgeting • Cake decorating and floral art • Opportunity for cheap fitness classes, counselling, parenting classes
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	<ul style="list-style-type: none"> • As we are a multi-purpose town • Share the talent of the people in Ngaruawahia • It is a great idea as it gets our kids and families involved • Entertainment • To promote community spirit and foster budding talent • Good local resource • Put us on the map • It will bring the community together and tourism • Need more places/events to bring people together • Art Centre needs a permanent home • Because Ngaruawahia has some hidden talent that may not otherwise get exposure. A good community project. • Because we have not got one • It gives the community a huge change to take ownership and make us proud to be a part of. 	<ul style="list-style-type: none"> • It would need to be multi-functional. A conference/ reception area producing opportunity for performing arts. It could even provide a place to display our art and history • Learning facility, movie theatre, functions • Kitchen facility, sleeping and play areas • Mixed media • More of the art sector promotion. Youth activities. Cooking classes promoting healthy eating • Aerobics, Zumba, multi-purpose space for clubs, scouts, St Johns and creative space • A small theatre, gallery etc. A place for workshops/ classes etc • To have the twin rivers centre work closely with the community house, police and turangawaewae marae groups • Computer arts • Physical activities. Team sport, Mediation centre. Learning. • Library
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	<ul style="list-style-type: none"> • For a variety of community driven activities 	<ul style="list-style-type: none"> • Pottery, visiting tutors, sculpture, weaving, sewing, knitting, old crafts • Painting projects for the community • Local show case for talent and spoken work • More advertising of events/courses • Somewhere to get married • Function room. Not the library. This should stay where it is. It is a Waikato District Council responsibility. A good site would be the memorial hall site which could be added too.
No (1)	<ul style="list-style-type: none"> • I believe in individual facilities for community groups 	
Youth- Do you support the idea of a multi-purpose community facility in Ngaruawahia?	Why/Why not?	If yes, what would you like to see included in a centre?
Yes (18)	<ul style="list-style-type: none"> • It's a great idea as it gets our kids and families involved • It would benefit the local community to rebuild our whanau and friends creatively • Help the community to grow therefore benefiting everyone • It will benefit the community and youth, and bring everyone together 	<ul style="list-style-type: none"> • Youth art and alternative art. Cost free for budding artists • Library, arts and craft centre, a dance academy as a lot of the kids in the community are into that and will get them to utilise their talents • Children's groups for weekend/after school classes. Night classes, friendship meetings/gatherings

	<ul style="list-style-type: none"> • Ideal to have one central place where the community as a whole can come together as one • Good for Ngaruawahia • Community and youth focus • Can inspire youth that there is more art than graffiti. Positive environment to keep youth out of trouble • Utilise the skills and talents of the locals • Provide a purpose and meaning in people’s lives • Positive hangout for youth • Good for the tamariki • To get youth off the streets • We currently require a safe venue equipped for youth groups. Safe use • Ngaruawahia lacks good facilities. Something needed for youth and all ages • Kids/youth involved in act, gives them something to do • Will be more alive and attract a larger interest group. Cover wider age groups, wider creativity 	<ul style="list-style-type: none"> • Recreation centre for youth (youth activities). A hall/ venue to book for functions • Community games and events. Something like the community house that you can go for fun. Enjoy the day and community and stay out of trouble. • Community store and cinema. • Youth unitive. • Youth programmes, indoor and outdoor events • I would like one table for each painting kind with a family portrait with a youth section • Yes, a lot more creative stuff than art • Youth drop in, child minding, advice, education, skills training • Holiday programmes for youth • Anything creative. Growing plants, beautifying the town. For all ages, youth programmes • Benefit kids! For the community • Good space for tamariki
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	<ul style="list-style-type: none"> • To keep youth off the streets. Keep them busy • To give the youth of Ngaruawahia a way to express themselves creatively. Young and old • For our youth, especially because they need support and guidance from the community facility. Where they can participate in all community initiatives undertaken by the whole town. • For our rangatahi, give them something to do to use their time productively. Get them off the streets, out of trouble, get them socialising with others • More for troubled youth and sports or fitness. Areas for elderly as well • So all our younger cousins don't get into any of the old habits 	<ul style="list-style-type: none"> • Youth centre, games and activities to keep them occupied • Halls and break off areas and internet • Youth facilities, all age facility, group for young mothers, crafts pottery, quilting, card making • Youth stations/ art activities. • Bridge courses, Te Reo Maori, youth support and alternative education • More multimedia, clay work and media arts • Recording studio and indoor gaming area • A place where the young can hang out rather than wander around the town bored. A facility for sports/tea coffee/ run by them. • Dance and recording studio, self defence, community services, field courts, internet study, hang out area. • Hot water swimming pool • Anything to do with the young so they keep out of trouble and drive down a brighter road.
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		<ul style="list-style-type: none"> • Holiday programmes, teen art and unknown artists
Maori- Do you support the idea of a multi-purpose community	Why/Why not?	If yes, what would you like to see included in a centre?
Yes (27)	<ul style="list-style-type: none"> • To nurture te taha wainia! Of our ranagtahi and nga tangata katoa. Many avenues to happiness and success through the arts. Essential to life. • Promote our culture and town • For the community to have something to have and to do • I believe a multipurpose facility will create a whanaungatanga (relationships) within the community. Bringing all whanau together. Positive space for youth as well • Arts centre goof for Ngaruawahia • It will help the extended community and our next generation (Tamariki's) • My interest is more Maori because a lot of us need to be educated in this area • Anything that promoted Nga in a culturally responsive way is good • Anything to support Whanau 	<ul style="list-style-type: none"> • Art, Maori arts, shop, dance, studio, drama, ta moko, caring • Maori craft • Movie theatre • Move for our tamariki, raranga and events. • Something that will keep the community committed to kapahaka, Maori courses etc • Work shop on weaving, carving, painting. This will be great if Huntly is included or able to run events • Variety of activities to support all ages, budgeting advice, winz, ird support to whanau • Anything and everything, weaving, abstract art classes • Cultural heritage, hall, conference facility that can seat 150+ Use the current memorial hall and extend. Utilise land to main road. • History of Nga point. Shops and flour mill

	<ul style="list-style-type: none"> • Because this would be good for whanau and the community • Community does not have a facility for all • Historical, rich history, Waikato River, old paa site • It is a place where we can express our own creativity • Keep our Rangatahi and whanau busy. Enjoyment and bring out hidden talents • I would like to see more of Maori arts exhibitions • To share community art and enrich our culture • Maori art centre 	<ul style="list-style-type: none"> • Raranga class • Raranga, basic weaving, Maori art and music, list of workshops, bi cultural • Affordable art classes, raranaga short classes • Rangatahi, Maori arts, theatre, thoughts and life style added to arts. Bring back the respect and trust to our kingitanga and rangatahi.
Elderly- Do you support the idea of a multi purpose community facility in Ngaruawahia?	Why/ Why not?	If yes, what would you like to see included in a centre?
Yes (2)	<ul style="list-style-type: none"> • A great need for young and old 	<ul style="list-style-type: none"> • Crafts for the elderly • Learn older forgotten crafts and art