

Tauranga Civic Space Options Programme Business Case – Q&As

Tauranga City Council is proposing to build a new civic administration building with surrounding open space on its Willow Street site and transform Masonic Park into a civic square. It is also proposing to set aside funding to explore the feasibility study of a museum, new library and new performance venue on the site.

Below are a list of questions and answers to help you better understand the proposals in the LTP Amendment.

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LINKS TO KEY REPORTS

The Programme Business Case is available at:

http://econtent.tauranga.govt.nz/data/bigfiles/committee_meetings/2016/june/agen_council_1june2016_dc165_openattachments_part1.pdf

The technical reports regarding the condition of the existing buildings are available at:

<http://www.tauranga.govt.nz/projects/civic-space-options/civic-space-documents.aspx>

The report detailing the key issues and project findings related to the existing buildings is available at:

http://econtent.tauranga.govt.nz/data/projects/files/civic_space/civic_space_options_project_findings.pdf

The cost summary of the remediation costs is available at:

http://econtent.tauranga.govt.nz/data/projects/files/civic_space/attachment_c_dc123.pdf

All documents related to the Civic Space Options project can be found on the Tauranga City Council website – search: Civic Space

<http://www.tauranga.govt.nz/projects/civic-space-options/civic-space-documents.aspx>

GENERAL

1. Why should I make a submission?

A- All the projects in the document are proposals only. Council will consider all your views before it makes a decision to adopt, change or reject those projects. What you say influences what Council does.

2. What is Council trying to achieve by proposing to invest all this money?

A- The community has asked Council to consider wider city objectives beyond just fixing its office; we have been talked by the community to consider (weightings for each objective are shown in brackets):

- A more active, safe and vibrant central city (45%)
- Improved value for money for the community (through more efficient council operations) (30%)
- Improved local and regional economic development (25%)

Council is not only responding to a situation created by the issues in its office buildings (i.e. toxic mould, weather tightness, building services, seismic issues). While the council accommodation crisis was the catalyst for the Civic Heart project, it is also responding to a community desire to revitalise the city centre.

3. Why is Council wanting to revitalise the city centre?

A- Local authorities play an important role in shaping the success of cities by planning for growth and change, and providing critical infrastructure. Local authorities can increase the economic vibrancy of the city centres through leadership, delivering infrastructure, regulator and planning functions, and working with the private sector and community partners.

Tauranga's city centre lacks cohesion and has poor amenity, which reduces the city's ability to attract locals, workers, visitors and business. Failing to accelerate cultural, commercial and inner city living is also compromising the city's ability to exploit major growth opportunities. The Civic Heart project provides an opportunity to create a more active, safe and vibrant city centre.

CURRENT COUNCIL ACCOMMODATION

4. What's wrong with the council buildings?

A- Four buildings make up the current council office campus. These buildings are in varying states of disrepair.

- In 2014, mould (including a toxic black mould called *Stachybotrys*) was discovered
- Significant weather tightness issues
- Moderate seismic issues in two of the four buildings
- Building services such as lifts, air conditioning, power cabling, are beyond their expected life and / or need replacing

5. Where can I found the evidence on the state of the council's buildings?

A- Independent investigators provided expert opinions on the state of the buildings. Multiple reports on the state of the buildings can be found at <http://www.tauranga.govt.nz/projects/civic-space-options/civic-space-documents.aspx>. The Council Briefing reports provide a succinct overview of the situation.

6. Where are council staff now?

A- Council staff were moved after the discovery of toxic mould. They are accommodated in parts of the council office buildings on Willow Street and temporary leased accommodation in three buildings across the city centre including the old Westpac Building at 2 Devonport Road, the old Star Building at 127 Durham Street and an upstairs office tenancy on Spring Street. There is no single leased commercial building large enough to accommodate all staff at present.

7. Why can't council staff keep on working from current locations?

A- Working from multiple office buildings is not a viable option for Council as it is not an efficient or productive work environment. Council productivity has been impacted due to the organisation operating from multiple sites, which needs to be addressed with urgency. Furthermore, the current leased buildings in which staff work are not considered long-term solution as they are of varying quality and have less than satisfactory seismic ratings.

8. On what basis has the Council decided to demolish the administrative, customer centre and chamber buildings on Willow Street?

- A- Council went through a very thorough exercise during which it considered:
- the cost of remediating the buildings at a basic level and to make them a modern environment
 - whether council staff could fit in the existing buildings in the future
 - the commercial value of the buildings after refit, and how this compared with the remediation cost
 - the risk of the building issues not being resolved through remediation and associated maintenance requirements / cost premium
 - potential alternative use for the buildings.

Please refer to pages 50-53 of the Programme Business Case for more details

http://econtent.tauranga.govt.nz/data/bigfiles/committee_meetings/2016/june/agen_council_1june2016_dc165_openattachments_part1.pdf

9. Has Council already decided to demolish the administrative, customer centre and chamber buildings on Willow Street?

A- Council decided on 27 April 2016 that (apart from the Library building which requires more analysis) remediating the existing buildings is not a cost-effective or financially viable option and that the existing buildings had no life left in them.

COUNCIL ACCOMMODATION COST: CURRENT, REMEDIATION AND NEW

10. How much is it currently costing Council to lease offices in the CBD?

A- The current cost of leasing temporary office accommodation is \$1.6 million per annum. This is in addition to the costs of operating the partly-occupied chambers, customer service and administrative buildings on 91 Willow Street.

11. How much would it cost to fix the current Council buildings?

A- Independent surveyors have estimated that the cost of remediating the four buildings at a basic level is \$28.7m. However, this does not provide Council with a modern environment. The

estimate to provide a modern working environment for Council staff is \$52.2m. In both cases, council staff could not all fit in the existing buildings in the future. Not only that, remediation is not a cost-effective or financially viable option. To remediate three of the four existing buildings would cost more than they would be worth after re-fit. The case of the library is not so clear-cut. Any work on the existing buildings do not remove the risk that the building issues are not entirely resolved. For all those reasons, Council decided on 27 April 2016 that apart from the Library building, the existing buildings had no life left in them.

12. How was the cost of the proposed civic administration building derived?

- A- The cost is “turn-key” – it includes not only a developer’s building shell, but also full internal fit-out, furniture (FF&E), IT capability and any organisational costs. This means that Council can unlock the doors and operate the civic administration functions from Day 1 of opening. The building will be functional and fit-for-purpose. The cost was derived as follows:
- Firstly, building design, specification and cost were benchmarked against local commercial buildings including the ANZ centre (for base build) and the Trustpower building (for fit-out).
 - Secondly, the concept design prepared by Warren & Mahoney (architecture) and Beca (Structural, Civic engineering concept) was fully costed by Rider Levett Bucknall.

13. What does ‘turn-key’ means?

- A- ‘Turn-key’ means that everything that is required to operate is included – all the fittings and fixtures such as office furniture, computers. Fittings and fixtures are on average 30-40% of the total build cost. This means that Council can unlock the doors and operate the civic administration functions from Day 1 of opening.

14. How does the \$64m proposed for a new civic administration building compare with other buildings around?

- A- The building is a similar size to Trustpower and the “Game Changer” building under construction on 3rd Ave and Cameron Road. The costs reported for these buildings however are typically developers shell construction costs, or a retail value of the building (being a building shell, and tenant lease commitment). The \$64m cost is a fully turn-key building and project cost.

15. Why is the operational cost so high from 2021?

- A- Once the civic administration building construction is complete, the full cost of financing and depreciation commences. This is included in the operational cost.

16. How will Council finance the cost of the civic administration building?

- A- If agreed as part of the LTP Amendment, Council will investigate the options to finance the cost of a new administrative civic building. Financing options include debt, community bonds, etc.

PROPOSED CIVIC ADMINISTRATION BUILDING

17. Why is Council looking to locate the civic administration building at 91 Willow St?

- A- There is a range of strategic, operational and property benefits from building on site, such as connection to the rest of the city centre and waterfront; well-located and easily accessible; all council operations on site. Please refer to Attachment 6 on page 123 of the Programme Business Case for more details

18. Why is Council not re-locating out of centre locations such as Tauriko or Papamoa where there is more land?

A- Council has considered this as an option. However, Council strategies and plans (such as Smart Growth, City Centre Strategy, City Plan) clearly direct Council to locate their civic facilities in the city centre. Moving council functions and staff out of the centre would negatively impact on the vibrancy of the city centre (and on the businesses located there), which is in contradiction to the objective of city centre revitalisation sought by Council.

19. Wouldn't it be cheaper to build in Tauriko, Papamoa, etc.?

A- We compared building costs across a range of locations in Tauranga and concluded that those costs are the same in the city centre as they are in other parts of the city (think building materials, labour, etc.). The difference is in land cost. Council owns the land at 91 Willow St. In other locations, Council would have to buy the land, hence adding to the overall cost of the development.

20. Is the council going to own the building? Why?

A- The decision about whether to own or lease the office accommodation (or some variation of these) has not yet been made. Once (and if) the LTP Amendment is adopted, Council will go to tender to seek the best procurement solution that balances value for money and affordability.

21. What is the difference between leasing and owning?

A- Leasing would reduce Council's upfront investment cost but may cost more in the long run. Further investigation will evaluate the relative benefits of applying different procurement opportunities or business model options.

22. What are the benefits from having a new administration building?

A- Experts have reported that other organisations that have re-developed their office and adopted an activity-based working strategy have shown significant improvements in terms of productivity, staff satisfaction and retention. We believe that a new civic administration building will improve value for money for the community – that is the second objective identified as part of the Investment Logic Map.

ACTIVITY BASED WORKING

23. What is Activity Based Working (ABW)?

A- Activity Based Working provides staff with the flexibility to undertake workplace activities in a variety of settings. One of the key principles of ABW is that all work points (desks) are shared – this differs from hot desking in that alternative work points are provided, just not in a traditional desk form. The environment is highly flexible and research indicates significant productivity improvements.

24. What does future proof office mean?

A- The size of the office is based on our projected headcount (how many concurrent people in the building) to 2034. We have completed utilisation studies to understand how we use our current environment and teamed this with future growth projections to determine what our future needs are. By adopting an Activity Based Working approach, a building of 8,170 square metres

can support up to 770 people over time. In addition, it is very flexible enabling operational and/or structural changes to take place without costly building or fit-out changes. Please refer to page 243 of Programme Business case

http://econtent.tauranga.govt.nz/data/bigfiles/committee_meetings/2016/june/agen_council_1june2016_dc165_openattachments_part1.pdf

25. Who else is doing Activity based Working?

A- It has recently been (or is being) implemented by Trustpower, Zespri, Fonterra, ASB in New Zealand, Cardinia Shire Council and Yarra Council, Macquarie Bank, Common Wealth Bank in Australia, and many other organisations further afield such as Deutsch Wageningen City Council, Google, etc.

26. What are the benefits from adopting ABW?

A- Empirical evidence shows that new office spaces can lead to healthier workplaces, fewer sick days and productivity improvements. Organisations have reported productivity gains of between 6% and 16%, reduced sick days in the range of 30-40% and reduced headaches and workplace health and safety incidents (as a measure of distraction) of 15-18%. Please refer to report by Economist firm NZIER see page 381 - attachment 11 of the Programme Business Case http://econtent.tauranga.govt.nz/data/bigfiles/committee_meetings/2016/june/agen_council_1june2016_dc165_openattachments_part1.pdf

27. How is ABW different to a traditional working environment?

A- A traditional A-grade working environment has a one person to one desk ratio and requires more floor space than and Activity Based Working environment. This approach utilises personalisation of office tools and equipment; personal desk drawers, stationery, computing, telephony, and paper document storage, replicated for all staff. In ABW, all work points are shared (no allocated seating, noting some exceptions), settings and equipment is shared.

28. Does ABW cost more or less than a traditional way of working?

A- Because Council requires a smaller floorspace if it adopts ABW (8,170sq.m compared to 12,696sq.m in case of a traditional way of working), the estimated building costs are lower (\$60m compared to \$82m - both uninflated costs - in case of a traditional way of working).

CITY CENTRE STRATEGY, ACCESS TO WATER AND OPEN SPACE NETWORK

29. What is Council's strategy for the whole of the city centre?

A- The role of the city centre has been considered through previous investigations to inform Smart Growth, the City Plan and City Centre strategy. These have established it as the primary centre of the Western Bay of Plenty sub-region. In the City Centre Strategy, the focus is on achieving the following:

- A City Centre that looks, feels and functions as the primary commercial centre of the western Bay of Plenty
- A city where more people are visiting more often and staying longer
- A commercial and cultural heart of Tauranga and the western Bay of Plenty (the civic precinct is identified as the cultural and community focus of the City Centre)

Council is currently developing a City Centre Spatial Framework that will illustrate the physical changes that are planned in the city centre to achieve the outcomes sought in the City Centre Strategy.

30. How does the project link to access to water?

A- Council is investing in tidal stairs to improve access to the water on the Strand. This project is expected to be completed by summer 2016/17. Masonic Square is proposed to be designed as a physical link between the Civic Campus and the waterfront.

31. Open space network

A- Landscape architect firm LandLab assessed current open spaces in the city centre and found that 95% is passive green spaces. LandLab's concept is for a network of spaces to provide a range of recreational and urban experiences, including an urban square on Masonic Park. Please refer to Attachment 9 on page 270 of the Programme Business Case

http://econtent.tauranga.govt.nz/data/bigfiles/committee_meetings/2016/june/agen_council_1june2016_dc165_openattachments_part1.pdf

32. Is Council investing to make the city centre more 'happening'?

A- Council has allocated an additional \$525,000 in 2016/17 towards strategic events across the city, including in the city centre. This funding is budgeted to continue in future years. In addition, the proposed LTP Amendment puts \$500,000 to 'activate' the open space when the council buildings on Willow Street are demolished.

TRANSPORT AND INFRASTRUCTURE QUESTIONS

33. Where do the bus stops go?

A- The bus stops will stay where they currently are for the next two years. The masterplan architects have recommended that they are moved when the site on Willow Street is redeveloped. It has not yet been decided where they will go - their location will be considered by a joint group made of TCC, NZ Transport Agency and Bay of Plenty Regional Council as part of the Public Transport Blueprint by the end of this calendar year.

34. Is there any plan for more buses to the city centre?

A- TCC and partners are currently reviewing the public transport network and services – the Public Transport Blueprint will be ready by the end of the year. It will guide the bus services and determine the location of a public transport facility and public toilet in the city centre

35. Will there be much more traffic in the city centre due to the development of the Civic Heart?

A- An early traffic impact assessment did not show major increase in traffic due to the works proposed. A more comprehensive traffic impact assessment is being proposed and will be ready in early 2017.

36. What other things is Council looking at doing to support the development of the city centre?

A- In addition to the work on public transport and traffic impact assessment work, Council is also looking more widely at infrastructure demand for the city centre.

PROCESS TO GET TO A LTP AMENDMENT

37. How did Council go about proposing the investment in the Long Term Plan Amendment?

- A- Council decided to use a process called the NZ Treasury's 'Better Business Case' that is routinely used by Central Government to guide its big investment decisions. It is a rigorous and robust process exploring multiple options and using evidence to guide decisions. The Programme Business Case details all the information and analysis Council considered before making a decision to consult with the public. This information also includes feedback from the community.

38. Who was the team that advised Council?

- A- A specialised project team from Council was formed for this project. The team was supported by external independent expert firms such as architectural firm Warren and Mahoney and Page Henderson Architects, landscape architects LandLab, economists New Zealand Institute of Economic Research, property advisory firm Colliers International, engineering firm Beca, property advisors The Property Group, cost surveyors RLB, funding specialists Giblin Group, BBC infrastructure experts Rationale, etc.

MASTERPLAN

39. What is a masterplan?

- A- A masterplan is a technical approach to decide how and where to locate different activities on a site. It is used when more than one decisions need to be made. For example, the University of Auckland is using a masterplan to redevelop its City Centre and Newmarket campuses. Christchurch City Council is also using masterplans to redevelop parts of the city.

40. What is a masterplan used for?

- A- A masterplan allows Council to make investment decisions in the short-term with consideration of the big picture in the future. It provides some certainty to private investors as to what council is seeking to achieve on the site.

41. Why is the civic administrative building located at the corner of Durham and Hamilton streets?

- B- Architects Warren and Mahoney have recommended this location based on design principles, functionality, public access and the lessening of shadowing impacts on the rest of the site. Please refer to Attachment 8 on page 142 of the Programme Business Case for more details http://econtent.tauranga.govt.nz/data/bigfiles/committee_meetings/2016/june/agen_council_1june2016_dc165_openattachments_part1.pdf

42. Drawings appear to show the chosen design for the buildings. Is the building going to look like that?

- A- These drawings are artist impressions rather than detailed designs. The masterplans show 'bulk location' concepts for each of the project elements. More thinking will be required to confirm those locations and the detailed designed of each building as they become funded and programmed projects.

COSTS AND IMPACTS ON RATES AND DEBT

43. How much does this investment going to impact my rates?

A- Should the new Civic Administration building and the surrounding open space be completed it will cost ratepayers around \$65 per year per household – based on a model whereby Council owns the building. The transformation of Masonic Park to a Civic Square will cost around \$3.70 per year. The Harington Street carpark will be completely funded from parking revenue across the city.

44. Why are the operating costs of the proposed new civic administration building higher than the operating costs associated with the current offices?

A- The major cost drivers are depreciation and loan interest. Depreciation is based on the value of the building, and the construction of the building will loan funded. The “old” civic offices are also smaller than the proposed new building at 6,500m² compared to 8,200m².

SCALE AND TIMING OF THE DEVELOPMENTS

45. Why is Council not proceeding with construction now?

A- Under the Local Government Act, we have an obligation to consult with our community on significant decisions. Our residents need a chance to tell us what they want for their city centre before we ‘get on and do the work’.

46. Why is Council not building all the facilities (museum, library, civic administration building, performance venue) now?

A- It is intended that the construction of these facilities be staggered over a number of years to limit the impacts on ratepayers. The decision about whether and when to build rests on factors such as community demand or needs, willingness to pay, value for money for the community and impacts on rates and debt level as well as more operational considerations (for example ensuring the central library remains operational during construction on site).

47. Why is Council prioritising a civic administration building over more community-focused facilities such as a museum or a library?

A- The council office accommodation crisis was the catalyst for the entire project. Council is currently operating from multiple sites, which is not an effective way of working. This needs to be addressed with some degree of urgency. The civic administration building is investment ready now. Council also recognises the importance of addressing the need for better amenities and facilities in the city centre but cannot afford and deliver all the projects at once. The three proposed feasibility studies open discussion with the community of the type of facilities required and how to afford them.

48. Why is Council not proposing to build a new museum, library or performance venue now or in the short term?

A- At the present time, none of these facilities are ‘investment ready’. This means we do not know enough about their function, use, size and scope, nor do we know enough about how much they would cost to build and to run. We do not have enough information yet to enable an informed consultation. This is why we need to carry a second stage of work – the feasibility studies.

49. When would Council consider building a new museum, library and performance venue?

A- This depends on the results of the feasibility studies and public support for the projects. The feasibility studies will feed into the 2018-2028 Long Term Plan which will programme all council investment over that period. The community will have a further opportunity to have their say at that time. Formal consultation will be around April 2018.

50. Why are you doing more feasibility studies?

A- The museum, library and performance venue are not yet 'investment ready'. Council needs to investigate the different options for each facility proposed in a rigorous and robust manner to ensure that residents get the best value for money and that the preferred option is affordable.

51. What comes after the feasibility studies?

A- The feasibility studies would sieve out a preferred option for a central library, a museum and the need to preserve the land for a future performance venue at 91 Willow Street. Any investment proposal would be consulted on with the community during the next Council planning and budget cycle, that is the 2018-2028 Long Term Plan.

MASONIC PARK

52. Why is Council considering investing in Masonic Park?

A- Council is proposing to transform Masonic Square into a civic square for the community to use in the heart of the city. The square would also provide a connection between the waterfront and the Civic Heart.

53. What are the benefits from having a civic square in the city?

A- There is substantial evidence in the international literature that people spend more time in quality open space and that open space positively impacts on adjoining properties and businesses. Please refer to NZIER report on page 383 of the Programme Business Case http://econtent.tauranga.govt.nz/data/bigfiles/committee_meetings/2016/june/agen_council_1june2016_dc165_openattachments_part1.pdf

54. Don't we have enough open space as it is on the waterfront?

A- 95 per cent of the existing open space in the city centre is passive green spaces. What is proposed here is different. We are proposing to create a more urban experience, a place to congregate and celebrate.

55. What will happen to the historic remains of the bakery on the square?

A- Once Council has made a decision on investing in Masonic Park a more detailed design phase will be started. During design the final look of the park will be developed, including the future look of the bakery remains.

56. Is Masonic Park the right size?

A- It is a similar size to successful civic squares elsewhere, such as in Wellington. It can accommodate a large number of people and links to other public spaces such as Willow Street and The Strand to be used for larger celebrations and gatherings.

LIBRARY

57. Is Council going to demolish the library building?

A- The future of the library building is not yet known. Options will be investigated during the feasibility study. Any council proposal for the library will be the topic of another community consultation.

58. Are there any issues with the current library building?

A- The library building suffers from weather tightness and building services issues that need remediating in the short-term. In addition, the library is too small to accommodate community groups and other events at present. The feasibility study will look at options to provide a future proof solution for Tauranga central library. Link to decision tree

59. How does Tauranga Central Library compare with other central libraries?

A- Tauranga has similar library services as in other cities. However, Tauranga Central Library has dated building interior layout, is too small to accommodate much people-based activity, lacks main street access, with entry via a covered arcade and shows decline in numbers of visitors and borrowers.

60. What are the options for the central library?

A- The options vary from a basic remediation of the building, a remediation and future proof building to a new community hub library.

61. What are the benefits of having a new central library?

A- Libraries improve learning opportunities. Economist firm NZIER reported that new libraries have been shown to dramatically improve library usage and positively contribute to urban regeneration. Please refer to Attachment 11 on page 344 of the Programme Business Case for more details

http://econtent.tauranga.govt.nz/data/bigfiles/committee_meetings/2016/june/agen_council_1june2016_dc165_openattachments_part1.pdf

MUSEUM

62. Why is Council considering investing in a museum?

A- Tauranga is the only city of its size without a museum in New Zealand. A museum at 91 Willow Street would showcase Tauranga's history and be an inter-active interpretation centre for Tauranga's historic landmarks.

63. What are the benefits of a museum for Tauranga?

A- Economist firm NZIER identified a range of potential benefits from developing a museum:

- Would allow Tauranga to showcase its heritage collection and host touring exhibitions
- Would contribute to increased foot traffic in the civic heart and assist in increasing the economic vibrancy of the centre
- Could attract international and domestic visitors to visit the civic precinct and surrounding areas
- Could provide a focus point to showcase the significant Maori and maritime history in the area and be the starting point of interpretative tours of key historical landmarks around Tauranga.

Economic analysis indicated that the benefits for Tauranga to have a museum exceeded its costs. Please refer to Attachment 11 on page 344 of the Programme Business Case for more details http://econtent.tauranga.govt.nz/data/bigfiles/committee_meetings/2016/june/agen_council_1june2016_dc165_openattachments_part1.pdf

64. Why do we need to have yet another discussion on the museum?

- A- The feasibility study would build on and refresh the information already in existence and re-open a dialogue with the community on their willingness to support a museum.

PERFORMANCE VENUE

65. Why is Council considering investing in a new performance venue?

- A- Baycourt, as a 577 seat lyrical theatre and is considered small for a city of the size of Tauranga. Tauranga has the lowest number of arts performance seats amongst NZ cities of similar size. As a consequence, residents are missing out on national and international shows and events. A multi-use performance venue would offer a 1,000 to 1,200 seat venue for performances and could also cater for large scale conferences, conventions and exhibitions.

66. Why is Council looking at “preserving space for” rather than building a new performance venue?

- A- Council does not believe building a performance venue to be affordable in the short-term, due to other investment priorities, notably the need to accommodate council staff and provide council services to the community. However, Council is aware that Tauranga has fewer art performance seats than other cities of comparable size. The masterplans developed for the project show that a potential performance venue would sit where the central library is currently located. Given the future of the library is uncertain (due to building issues – see other Q&A), there is an urgency to decide whether the site should be preserved, rebuilt on or disposed of.

67. Does Tauranga need a new performance venue?

- A- We know that Tauranga residents currently miss out on national and international shows and events because Baycourt is too small. However, we do not understand the market for arts performance and conferences / conventions enough to assess whether and when a new performance venue may be required. This would be addressed as part of the proposed feasibility study.

68. Can't larger performances be hosted in the ASB Stadium / Arena?

- A- The ASB Stadium or Arena is often not suitable for arts performances (such as the NZ Ballet) because of poor acoustics and the cost associated with setting a stage. The ASB Arena can accommodate large performances such as rock concerts however.

69. What are the plans for Baycourt?

- B- There is no intention to remove or modify Baycourt at present.

HARINGTON PARKING BUILDING

70. How many car parks would be provided in Harington parking building?

A- 556 off street car parks will be provided, which would replace car parking spaces lost elsewhere in the city centre (e.g. CBD Tertiary Campus site, waterfront, Masonic park, library).

71. Will there be provision for cycle parking?

A- Yes, there is a plan for a high-quality cycle hub – a place where you can park bikes and charge your electric bikes.

72. When will Harington parking building be operational?

A- The new 556 off street car parks will be available from 2018.

73. Could a private developer invest in the car parking instead of council?

A- The current pricing regime is unable to support alternative operating models such as private sector provision. The cost of the car park development is fully funded from revenues derived from both on-street and off-street car parking charges. Nonetheless, in isolated cases, private sector parking investment can and will occur.

74. How many car parks will be added to Elizabeth Street?

A- The additional floor in the Elizabeth Street car park adds 119 spaces and will open in July 2016.

IMPACTS OF CONSTRUCTION ON THE CITY CENTRE

75. What will replace the three council buildings that are going to be demolished on Willow St?

A- Before Council determines whether to replace these buildings with other uses (see feasibility studies), a temporary open space will be established on the site. The open space will be developed to encourage active and passive use. We will start to see more events and activities in the space. Funding has been allocated to resource this activity. This has become a standard practice with new urban spaces.

76. What happens to the public toilets on Masonic Park?

A- The toilet block will be removed in 2018 and utilised on another park site. Alternative toilets will be built as part of the Harington parking building. There are also public toilets in several locations in the city centre, including the Strand, and in public facilities such as the library, parking buildings and art gallery. The need for additional public toilets will be assessed when the location of the bus stops is known.

77. When are the buildings on Willow Street to be demolished?

A- The date has not yet been set. It is likely to happen within the next two to three years, depending on whether the remaining council services and staff can be re-housed elsewhere and the level of demolition required to facilitate construction activities on the site. A consolidated demolition plan will be developed once the Long Term Plan Amendment decision has been made. It will ensure a consolidated approach.

HOTEL

78. Is Council going to build a hotel?

A- No, Council is not going to build a hotel. Council has been working on attracting a hotel development in the city centre for some time and we have been approached by several developers with a proposal. Council will not invest or build a hotel but could facilitate the development. The business community has told us that having additional quality accommodation and associated meeting rooms was very important for them to continue do business here.

79. What is Council proposing to do to get a hotel on Durham Street?

A- Council has sought the delivery of a hotel on Durham Street for a number of decades. Council owns a highly desirable parcel of land at 21-41 Durham Street, which is one of the stumbling blocks to typical hotel development. Council will work with the private sector to seek that a hotel is built on the land. The extent of support will be determined through commercial negotiations.