



**NAPIER**  
CITY COUNCIL  
*Te Kaunihera o Ahuriri*

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# EXTRAORDINARY MEETING OF COUNCIL

## Open Agenda

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Meeting Date: Wednesday 22 November 2017

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Time: 3pm

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Venue: East Coast Lab  
Aquarium,  
Marine Parade, Napier

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Council Members The Mayor (In the Chair), Councillors Boag, Brosnan, Dallimore, Hague, Jeffery, McGrath, Price, Tapine, Taylor, White, Wise and Wright

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Officer Responsible Chief Executive, Wayne Jack

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Administrator Governance Team

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**Next Council Meeting**  
**Wednesday 20 December 2017**

# ORDER OF BUSINESS

## Apologies

Nil

## Conflicts of interest

## Public forum

## Announcements by the Mayor

## Announcements by the management

## Local Government Act 2002

The Council resolves, in terms of Section 82 (3) of the Local Government Act 2002, that the principles set out in that section have been observed in such manner that the Napier City Council consider, in its discretion, is appropriate to make decisions on the recommendations set out in this agenda (including the Public Excluded section).

## Hearing of submissions

3.05pm	Susan Wylie, Friends of the Library
3.15pm	Quest Napier
3.25pm	Mark Rodgers
3.35pm	Judith Mills
3.45pm	Neil Barber (or other Art Deco Masonic Hotel representative)
3.55pm	Guy Natusch

## New reports

1	Civic Building Site Optimisation.....	3
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## Deliberations

<b>Public excluded</b> .....	108
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# NEW REPORTS

## 1. CIVIC BUILDING SITE OPTIMISATION

<b>Type of Report:</b>	<i>Operational and Procedural</i>
<b>Legal Reference:</b>	<i>Local Government Act 2002</i>
<b>Document ID:</b>	<i>399789</i>
<b>Reporting Officer/s &amp; Unit:</b>	<i>Fleur Lincoln, Strategic Planning Lead</i>

### 1.1 Purpose of Report

The report provides an analysis of submissions received on the Statement of Proposal that will enable Council to divest, whether by way of sale or long-term lease, the site on which the Civic Administration Building is currently located (Site A) to a private developer for commercial development, should it wish to do so. The report also outlines the recommendation to Council on the proposal put forward by the Statement of Proposal, taking into account the views expressed in these submissions.

### Officer's Recommendation

- a. That Council receive and hear the submissions on the Civic Administration Site Optimisation Statement of Proposal.
- b. That based solely on the written submissions and other feedback received to date (13/11/2017), officers recommend the adoption of the Civic Administration Site Optimisation Statement of Proposal as notified.

### MAYOR'S/CHAIRPERSON'S RECOMMENDATION

That the Council resolve that the officer's recommendation be adopted.

### 1.2 Background Summary

In June 2017, Council received the results of a detailed seismic assessment of the Civic Administration Building and the Library Building. This assessment showed that the Civic Administration Building achieved a building seismic rating of 10% new building standard (NBS) and the Library Building 15% NBS, making both buildings earthquake-prone.

Soon after, Council began the process of searching for alternative temporary accommodation for Council offices and the Napier Library, and carrying out investigative work on options for the strengthening and/or rebuilding of buildings that would house the Council offices, and potentially the Library on a permanent basis. Spatial analysis showed that the Council offices, Council Chambers, customer services, and a new Library could be accommodated within approximately half of the current site (the half occupied by the Library Building).

The site on which the Civic Administration Building is currently located could potentially be divested for commercial development, which would avoid the costs of strengthening and refurbishing both buildings, and enable Council staff to be accommodated within the one extended building. Additional benefits would include amenity and urban design improvements to the site and streetscape, and potential economic spinoff from any commercial development and activity locating on Site A.

A Statement of Proposal was prepared under section 83 of the Local Government Act 2002 that presented the following proposal:

**Napier City Council will have the option to divest, either by long-term lease or sale, the site on which the Civic Administration Building is currently located (Site A) to a private developer for commercial development.**



The Statement of Proposal was notified on the 4<sup>th</sup> October 2017. Submissions closed at midday on the 3<sup>rd</sup> of November 2017. A Summary of Submissions is attached as Attachment A, with copies of the full submissions provided as Attachment F to this report.

### 1.3 Submissions Analysis

A total of 50 submissions were received by the 3<sup>rd</sup> November 2017. 28 submissions were in support of the proposal, 19 were opposed to the proposal, and 3 expressed a neutral stance or did not indicate a preference. A summary of submissions is provided in Attachment A.

Reasons stated for supporting the proposal included:

- Leasing the site for commercial use would ensure there is a regular income being earned by Council, and therefore the community.
- The proposal is an efficient use of ratepayer money.

- The usual District Plan controls and consent process will ensure any new build is appropriate.
- The redevelopment would allow Council officers to be accommodated within modern workspaces, with a fit for purpose council Chamber.
- The south edge of Napier is under-utilised and this development would enliven this part of the CBD.
- The proposal would enable Council to reinvest resources into core services.
- The redevelopment of Hastings Street south is very progressive.
- Staff will be able to be accommodated within the one building.
- An international-brand hotel on this site would bring tour companies to Napier, would provide employment, and increase spending in the CBD.
- A 4 to 4+ star hotel combined with retail businesses would bring vibrancy to this part of town.
- An international brand hotel may introduce new business and raise the profile of Napier as a destination.
- A hotel on the site would relieve the accommodation shortage in the city.
- A new standalone library could be sited elsewhere, which could include redevelopment of surrounds, improved provision for other activities, and better access to parking, and would increase vibrancy to another part of the city.

Reasons stated for opposing the proposal include:

- The concern that Council will sell off the site for commercial use before knowing where the new library will be located.
- Insufficient information available by which to make a decision on the future of the sites.
- Site A should be retained in Council, and therefore public, ownership.
- There is limited control over the design for any new building.
- Site A is elevated and on a prominent site, and should be reserved for civic purposes, and potentially a safe point during a tsunami.
- The Civic Administration Building be strengthened and retained.
- The loss of the open space outside the front of the Library.
- The need for sites containing Civic functions to be generous with regards to landscaping, forecourts, and parking, and that consolidating Council onto half the site would likely impact on these needs.
- The need for second and third opinions on the seismic issues with the buildings, and ability to strengthen these buildings before making a final decision.
- The desire to retain a full Napier library facility and service, at its current location.
- Concern that Council is looking at alternative sites for the library, or that it will remain in its temporary location permanently.
- The opportunity to expand the Library onto Site A to realise the potential of the Library to be a community hub.

Other concerns raised by submitters who agreed with the proposal or expressed a neutral stance included:

- A preference to long-term lease of the site as opposed to outright sale.
- No reason to locate the City Council within the CBD.
- Concern that Council has lost sight of its core functions and is more interested in catering to tourists needs.
- Concern about the future design of any new building to ensure it is attractive and appropriate to its context (no more than 3 storeys high).

- Due diligence is important to avoid ad hoc or short-term decisions being made
- Opposition to the use of Clive and Memorial Squares for the siting of any future library.
- A reduction in the size and services of the library permanently.
- Concern about using the MTG for a library and the commitment of the NCC to arts.
- A need to ensure there is adequate parking for library users.
- The new library must stay on its present site.
- Shuttle of bus services must be provided to patrons wishing to use the library in its temporary home.

A number of the concerns and/or comments raised above are in relation to decisions related but not directly associated with the decision being sought by this Statement of Proposal. The feedback received will however, contribute to the future stages of this project.

### Other Engagement

A public meeting was held on the 10<sup>th</sup> October 2017, and attended by approximately 75 people (not including Councillors or staff). Due to the meeting being early in the engagement process, the audience were predominantly asking questions with a focus on the Library. Feedback received was mixed, with both positive and negative comments received. A copy of the meeting notes are provided in Attachment C.

A further meeting was held on the 1<sup>st</sup> November 2017 to an audience of 26 invited business owners. Again, a number of questions were raised, however feedback received was generally positive. A copy of the meeting notes are provided in Attachment D.

James Rowe, Economic Development Manager carried out several interviews with 30 key business, iwi and community leaders as part of Napier City Council's Napier-specific Economic Development Strategy. Each was specifically asked about their thoughts on the proposal, with all respondents recognising the benefits of an internationally-branded hotel on the site. All but one supported the proposal. A copy of James Rowe's memo summarising this feedback is attached as Attachment E.

### Officer's Response to Matters Raised

These are attached as Attachment B.

## **1.4 Significance and Consultation**

The Civic Administration and Library Buildings are identified in Council's Significance Policy as Strategic Assets. The land on which they are sited is not. Napier City Council's Significance and Engagement Policy identifies a set of criteria for determining whether a matter, issues, decision or proposal has 'significance'. The involvement of a strategic asset is one such criteria, and Council therefore deemed it appropriate to consult with the public using the special consultative procedure under section 83 of the Local Government Act 2002.

## **1.5 Options**

The options available to Council are as follows:

1. Adopt the proposal put forward in the Statement of Proposal - Napier City Council will have the option to divest, either by long-term lease or sale, the site on which the Civic Administration Building is currently located (Site A) to a private developer for commercial development.
2. Reject the proposal put forward in the Statement of Proposal.

### 1.6 Development of Preferred Option

Specialist expertise sought for the Civic Building Optimisation Business Case have shown that Council administrative functions, including the Library could fit within a redeveloped Site B that includes the existing Library Building; that divestment of Site A for commercial use would provide economic benefits to the city; and that an international-brand 4 to 4.5 star hotel on this site would be a viable option. Additionally, the urban design/city vibrancy benefits for consolidating civic functions on Site B and releasing Site A for commercial redevelopment could be significant.

Adopting this proposal enables Council the option to divest this site, it doesn't require that the site be divested. This gives the council the flexibility to optimise the site in terms of being able to fully accommodate civic and library council functions while enabling a commercial investment to locate on the Eastern part of the site. The final form of any commercial activity is a future decision to be made in response to negotiations between Council and potential commercial operators. Adopting this proposal also does not make a decision on whether divestment would take the form of a long-term lease or sale. Council are working on detailed options and costings, with any future decisions being subject to further financial analysis.

Overall the majority of submissions and informal feedback received on the proposal were in support. Although a variety of concerns were raised most can either be mitigated or addressed through appropriate design, or are to be addressed at a future stage of this project (i.e. the final form of the civic building and library). What is more, none of the concerns point to an alternative scenario that better optimises the Civic Buildings and library site.

### 1.7 Attachments

- A Summary of Submissions.pdf [↓](#)
- B Officers reponse to matters raised.pdf [↓](#)
- C Public meeting notes.pdf [↓](#)
- D Business meeting notes.pdf [↓](#)
- E NEDS interview responses.pdf [↓](#)
- F Submissions Received.pdf [↓](#)

**SUMMARY OF SUBMISSIONS**

Submission No.	Submitters Name	Agree/Disagree with Proposal?	Wishes to be heard?	Submission Points
1	Warwick Lynch	Agree	No	The submitter would prefer NCC to divest site by long-term lease, as opposed to selling the site.
2	Kay Morris Matthews	Agree	No	The submitter believes that housing Council staff in one building is the ideal solution. There are advantages to having a 'one-stop shop' customer service centre close to, or sharing an access with the library.
3	Richard Matthews	Agree	No	The submitter sees no reason for Council to be located within the CBD. The submitter is strongly opposed to housing a new library in Clive and Memorial Squares.
4	Stephanie Parnell	Agree	No	The submitter is strongly opposed to the siting of a new library within the Memorial Square area.
5	Deanna Byrne	Agree	No	The submitter has expressed concern about the new permanent library being smaller in size than its current size.
6	Carol Dacey	Disagree	No	The submitter has expressed concern that although Council has advised that there is sufficient space on Site B for Council offices and a library, alternative locations for the library are being explored. The submitter has requested that Council not sell Site A until it is clear what the requirements for the new library are and whether it can fit on the current site. The submitter is strongly opposed to the siting of a new library within the Clive Square area. The submitter has expressed concern that the temporary location for the library will become its permanent home.
7	Anne Gascoigne	Agree	No	The submitter has expressed concern that the new library services may be reduced significantly even in its new permanent home.



				<p>The submitter has expressed concerns about Council's commitment to the museum and arts, and for using the MTG facility for another use.</p> <p>The submitter has the opinion that should the NCC building be sold, the funds raised be used to address the building compliance issues of the library, and potentially for making the library larger.</p> <p>The submitters is strongly opposed to the siting of the new library at Clive and Memorial Square.</p>
8	Pam Wuts	Agree	No	<p>The submitter has the opinion that the site should not be sold, and that it should be leased so that ratepayers can continue to get a return on the site.</p>
9	Claire Donkin	Agree/Neutral	No	<p>Although the submitter has ticked 'yes' on the submission form, their comments indicate that their opinion on the matter put forward by the proposal is neutral.</p> <p>The submitter has expressed concerns in relation to the primary functions of Council, and has highlighted the contribution of the city library to the community.</p> <p>The submitter has expressed concern that the research functions of the library will be located off-site and with limited availability while it is in its temporary home.</p> <p>The submitter has expressed concern that the library services will be downgraded when it moves to its permanent home, and that the entrance to the library will be shared with that of the Council.</p> <p>The submitter is opposed to the siting of a new library within the Clive/Memorial Square area.</p> <p>The submitter has expressed concern as to the design of any future building in terms of its/their contribution to the amenity and character of the city.</p>

10	Maggie Hughes	Agree	No	<p>The submitter believes that the use of Site A for visitor accommodation would relieve the shortage of accommodation, while also providing employment and contributing financially to Napier.</p> <p>The submitter supports siting a new library in the Clive Square area. The submitter would like to see the new Council building also house retail stores and space for other business occupancy.</p>
11	Mark Donnelly	Agree	No	<p>The submitter believes that the civic building site is best suited for a 4 to 4+ star hotel with a mixture of food and retail businesses on the ground floor, similar the new hotel in Havelock North.</p> <p>The submitter believes the Council offices should be housed on the library site and the new library should be located at Clive Square, with the two parks combined as one. Provision for the weekly market should be made along with retention of the war memorial statue, and the Women's Rest building upgraded and retained.</p>
12	Betty Smith	Neutral	No	<p>The submitters has expressed concern that there be sufficient car parking available for library users.</p>
13	Jeanette Elgie	Agree	No	<p>The submitters has expressed concern that the new commercial building erected on the civic administration building site be restricted to three floors, or a height no greater than the current Council building.</p>
14	Helen Bedyne	Disagree	No	<p>The submitter has requested that Council retain a full Napier library facility and service.</p>
15	Christine Packer	Agree	No	<p>The submitter believes Site A should be leased and not sold, and supports any proposal for the site to be used for an international-brand hotel.</p> <p>The submitter requests that the new Library remains on its current site, either in a new building or as a strengthened and refurbished</p>

				<p>building, and supports the idea that it share the same building as Council.</p> <p>The submitter is opposed to the siting of a library at Clive and Memorial Squares.</p> <p>The submitter has requested that a shuttle service take library patrons from the current library site to the temporary library site.</p>
16	Jeremy Dunningham	Agree	No	<p>The submitter states that it would be pointless spending money on the civic administration building if this work would not significantly increase the earthquake rating.</p> <p>The submitter believes the best option is to release the site to the private sector – the usual consent process will ensure any new build is appropriate.</p> <p>The submitter has questioned whether strengthening the current library would be enough to provide the services the community needs.</p> <p>The submitter has stated that his preference would be to build a standalone library located centrally where it can bring vibrancy to the area.</p> <p>The submitter has proposed a new location for a new library – adjacent to the i-site on the current Par 2 golf course site.</p> <p>The submitter has asked that proper due diligence is carried out before making decisions.</p>
17	Anthony Johnston	Agree	No	<p>The submitter supports the proposal, however believes that the entire Civic site should be sold to a private developers, with a new Council building being built at the NCC depot in Onekawa.</p> <p>The submitter believes that the new commercial development should be a combination of multi-floor apartments and two ground floors of commercial spaces. The submitter believes this will revitalize the inner city and make it safer at night.</p>

				The submitter believes that NCC should not be an investor as this is not core NCC business.
18	Dorothy Pilkington	Agree	No	<p>The submitter believes that if both sites are no longer needed for Council then it would be irresponsible not to divest of one of the sites.</p> <p>The submitter has expressed concern that the temporary Library would be accommodated within a much smaller site with truncated library services for an estimated 3 years.</p> <p>The submitter is concerned that the risk assessment has identified a reputational risk and that the mitigation for this risk is to seek legal and consultation specialist advice on the process of consultation.</p>
19	Robin & Margaret Gwynn	Agree	No	<p>The submitter has expressed concerns that the occupancy rate expectations might be too high for a hotel and that there needs to be consultation with existing motel and hotel owners to establish more realistic figures.</p> <p>The submitter has requested reassurance that the Library can be accommodated on Site B with a redeveloped Council office building, and that the new library will have sufficient space for all its collections, facilities and services, and with room for expansion.</p>
20	Linda Mellor	Agree	No	<p>The submitter supports the proposal to consolidate Council services onto half the site as it is a sensible use of resources and will enliven the south edge of the city.</p> <p>The submitter hopes that the library is able to retain its present spaces and access through a refurbishment of the building.</p> <p>The submitter agrees that staff need to be housed in modern workplaces and that a fit for purpose Council chamber where the city can be promoted is desperately needed. The submitter has offered the idea that the top floor of the library building could be</p>

				modernized to incorporate the chamber, outdoor social spaces and with views across the city and bay.
21	Rev. Rosemary Russell	Neutral	No	<p>The submitter has provided an explanation that the library in its current location is easy to access with its proximity to the bus station, and the CBD.</p> <p>The submitter has requested that the library remain in its current location and that the necessary earthquake strengthening is completed quickly.</p>
22	Susan Wylie, Friends of the Library Inc	Disagree	Yes	<p>The submitter has requested that whatever the decision for Site A, that the library is returned to its current location as quickly as possible. The submitter believes it does not need to take 3-5 years to carry out the necessary works.</p> <p>The submitter states that the library is fit for purpose, and that the Friends do not wish to see the service or facility downgraded or reduced in size.</p> <p>The submitter notes that although some service desks may be accommodated within the ground floor, the library requires sufficient space for the range of activities it houses.</p> <p>The submitter questions the timing of the consultation and raises some suspicion that the future of the library is pre-determined.</p> <p>The submitter is of the opinion that Council is 'putting the cart before the horse' – that is, there are no options being presented for the library, with no costings.</p>
23	Caroline Lampp, WIT	Agree	No	<p>The submitter has stated that any change to the Library should not result in a reduction in space, and that it should be able to retain all its current collections, including the Robson Collection, as well as providing adequate space for visitors.</p>

				The submitter states that it would be good for the library to have good spaces for community groups to have meetings etc, and that it may be advantageous to have a new library.
24	Maxwell Burns	Agree	No	The submitters states that Clive Square would be a good location for a new library. The submitter states that a good standard of hotel is needed.
25	Sam MacDonald	Agree	No	The submitter states that tourism is a big part of the Napier CBD's future and that there is a lack of high quality, short-term accommodation. The submitter states that a combination of mixed retail and accommodation would stimulate the southern end of the CBD. The submitter believes that the proposal would allow NCC to reinvest resources into core services.
26	Graeme Dickey	Agree	No	No notes provided.
27	Theresa McLean	Disagree	No	No notes provided.
28	Zoe Barnes Napier City Business Inc	Agree	No	The submitters represents 400 businesses who are members of the Napier City Business Inc. The submitter supports the proposal to divest the Civic Building site to commercial development. The submitters believes the area is under-utilised, and the development of this area will enliven the southern edge of the CBD and bring vibrancy to an area currently lacking energy. The submitter welcomes discussions as to the future of this site and looks forward to seeing plans.
29	Quest Napier	Agree (with conditions)	Yes	The submitters believes that Council should lease the site for commercial development and not be involved in business and building ownership – as a way of not taking on any risk associated with this venture.

				The submitter believes a lease arrangement is preferred and would provide Council with a revenue stream.
30	Mrs Robin Marriage	Disagree	No	The submitter believes Council should retain ownership of the Civic site and rebuild the Civic Administration building. The submitter believes Council should rebuild and strengthen the Library building, retaining the library in its current location. The submitter strongly disapproves of any plan to accommodate a new library within Clive and Memorial Squares. The submitter states that as an Art Deco guide, she knows how much people value the art deco features of this space, and has asked that Council repair the Louis Hay Women's Rest building. The submitter does not understand how Site A could appeal to hotel providers, and has suggested the former Napier Hospital site as a viable alternative.
31	Lisa Caro	Disagree	No	The submitter believes Council should clear the site and rebuild. The submitter believes that it would be short-sighted of Council to sell the land.
32	Neil Watts	Disagree	No	The submitter believes Council should retain ownership of the land and demolish and rebuild the library and Council buildings. The submitter believes that it would be short-sighted of Council to sell the land.
33	Graham Bell	Agree	No	The submitter has noted that Napier is rapidly approaching the need for a high end international hotel, with tourism visibly growing, particularly in napier. The submitter has noted that the expansion of the airport, the desirable image of the city, walkability of the city, and restaurant offerings contribute to this.

34	John Goudie	Agree	No	<p>The submitter has stated that he does not agree to the library being located at Clive and Memorial Squares, and that his preferred location is the Vautier Street carpark.</p> <p>The submitter has asked Council to consider if a small portion of the civic site could be retained and used for recreational purposes by local workers and shoppers.</p> <p>The submitter has requested that the Munroe Street railway land could be properly developed as a carpark to resolve carparking issues.</p>
35	Elaine Bland	Disagree	No	<p>The submitter does not agree with the proposal.</p> <p>The reasons given for this stance is that the Council building is on a hill with some prominence that is easy to see and access.</p> <p>The submitter considers that the sites elevated position would be a safe point during a tsunami.</p> <p>The submitter is concerned that Council has stated that the building is no longer required, while the museum has insufficient space for galleries and storage, and suggests a building swap with other buildings in the city.</p>
36	Joan Cockburn	Agree	No	<p>The submitter strongly supports consolidating Council staff into the Library building and keeping the Library where it currently is.</p> <p>The submitter strongly disagrees with a new library located at Clive and Memorial Squares, and asks that the strengthening of the Women's Rest be attended to as soon as possible.</p>
37	Mark Rodgers	Disagree	Yes	<p>The submitter opposes the proposal because although the seismic assessment assesses the Civic Administration Building as earthquake prone, it does not recommend demolition.</p> <p>The submitter believes the Council Chambers are unsatisfactory and could be removed or replaced, thereby enhancing the stability of the building.</p>



				The submitter is concerned that Council appear to have not commissioned any reports to uncover the costs for remediation, and therefore the proposal is not justified.
38	Judith Mills	Disagree	Yes	<p>The submitter states that it appears the Library building can be sufficiently strengthened to meet the required standard – this is the option the submitter favours.</p> <p>The submitter’s preference is that the Civic Administration building is strengthened. However if Council decides to demolish this building, then the submitter has suggested the space could remain an open space available for functions.</p> <p>The submitter has requested that the open space outside the current Library be retained.</p> <p>The submitter does not favour the commercial use of Site A due to insufficient controls being in place relating to the design of the building.</p>
39	Denzil Duncan	Disagree	No	<p>The submitter states that Council is incurring considerable costs in relocating and refurbishing temporary offices and spaces for both the Council and Library.</p> <p>The submitter believes that minor remedial work would enable the library building to continue to be used without the need to temporarily relocate out of it.</p> <p>The submitter is unhappy that the Library will be relocated to another site temporarily.</p> <p>The submitter believes that the future of the Civic Administration Building does not need to impede on the use of the Library.</p> <p>The submitter believes that Council offices could only be accommodated within the Library building by retaining the new 1.5sqm per person space allocation and by reducing the size of the Library to 550sqm.</p>

				<p>The submitter is concerned about the reduction in available books at the Library and that 55,000 books will be made available 'on call'. The submitter has requested that the Library return to its custom-built premises as soon as possible, and that Council consider the wisdom of losing the Civic Building to build a 5 star hotel.</p>
40	Sue Macdonald	Disagree	No	<p>The submitter has expressed concern that the proposal would compromise the Library in relation to a new multi-story hotel overshadowing the outdoor/indoor amenities of the Library. The submitter believes the Library is not living up to its potential as a hub for the community, and is too small. The submitter believes the demolition of the Civic Administration Building is a good opportunity to expand the size and offerings of the Library. The submitter supports the use of the Library building for both the Library and the Council offices, with no other tenants in this building. The submitter is concerned that Council is using this situation as an opportunity to consider alternative sites for the Library, and that taking up to 5 years in which to make a decision on this matter is too long. The submitter supports bringing the building up to code, and has stated that its current location is accessible.</p>
41	Neil Barber	Agree	Yes Could be Craig Hay or John Dick	<p>The submitter supports the proposal as the potential addition of a globally recognised hotel brand brings its own benefits and may introduce new business and raise the profile of Napier as a destination through global distribution and marketing. The submitter believes there is latent demand for hotel accommodation in Napier, particularly over the busy summer period, and with the addition of newly enhanced conference facilities. The submitter believes that the winter low-season should be less evident with a new inflow of corporate conference business in the city.</p>

				The submitter believes the addition of a new hotel would bring benefits to the current food and beverage offerings.
42	Allison Franklin	Disagree	No	The submitter has indicated that their preferred location for a standalone Library is in the Vautier Street carpark, so that there is sufficient carparking but within a close proximity to the CBD. Council would then be accommodated within the Library building. The submitter hopes that Council does not take this as an opportunity to downsize the Library. Planning should forecast out 20-30 years and allow for growth.
43	Marie Baggett	Agree (conditional)	No	The submitter has requested that a 2 <sup>nd</sup> and 3 <sup>rd</sup> engineering assessment should be sought before a final decision is made on the future of the Library and Civic Administration Buildings. The submitter believes the library must be located within the CBD for those who travel there via bus, and for more mature residents. The submitter has highlighted the need for accessible car parking, and is concerned that only 1 accessible car park is provided at the temporary Library location, the MTG.
44	Eric Baggett	Disagree	No	The submitter has expressed doubts as to the difficulty in strengthening the Civic Administration Building, citing the former Post Office Building as a building that has been brought up to code. The submitter has stated that the Civic Administration Building and the Library building should both be strengthened and stay as is, and has also stated that the Library should stay at its present location for ease of access.
45	Guy Natusch	Disagree	Yes	The submitter has stated that sites used for Civic buildings should be generous – with sufficient space for parking, forecourts, and landscaping – rather than just large enough. The submitter has stated that without Site A, Site B is inadequate – both in the short and long-term.

				<p>The submitter has stated that the Civic Administration and Library Buildings are good examples of architecture of their time and should be refurbished to meet changing needs, while keeping their architectural integrity intact.</p> <p>The submitter has requested that the Library roof garden be reinstated to fulfill its original function environmentally, while also contributing toward insulating the Library from summer heat and providing a landscaped outlook and recreation from the upper floors of the Library.</p> <p>The submitter has requested that a 2<sup>nd</sup> and 3<sup>rd</sup> opinion on the structural strength be acquired before making a final decision.</p>
46	Sylvia Low	Disagree	No	<p>The submitter has stated that the Library on its present site has become a community space, with the area outside well used. Any extension of the building into this space would ruin the use of this space.</p> <p>The Submitter questions why Council is considering alternative sites for the Library if all activities can fit within the current site/building.</p>

47	Mr JJD Low	Disagree	No	<p>The submitter has stated that the integrity of the present Library should be preserved and not compromised by proposals to combine with the Council service desks.</p> <p>The submitter has stated that the Library is as important to the community as swimming pools, sports stadia and visitor drawcard projects, and is visited and used by more citizens than other council-maintained facilities.</p>
48	Patricia Nick	Not indicated	No	<p>The submitter has requested that the Library be returned to its present site as it is accessible and has good parking and a nice roof garden.</p> <p>The submitter has suggested that the perfect location for an international brand, high quality hotel is the present Quality Inn hotel which fronts both Marine Parade and Hastings Street. The submitter has suggested that Council and the owner of the building (Mr Rodney Green) work together to enhance the city.</p>

49	Cherry Metz	Disagree	No	<p>The submitter does not agree with the divestment of Site A as there has been no decision made on the permanent site for the Library. The submitter states that a hotel and/or commercial use of Site A could increase vehicle congestion in the city centre, and that the city is already poorly served by car parking.</p> <p>The submitter believes the Library on its current site is of great value to the citizens of Napier who are often seen enjoying the amenity of the outdoor area.</p>
50	C. Hardie Individual submission and representative of Citizens Advice Bureau	Disagree	No	<p>The submitter believes that a considerable amount more information is required in order to make a decision on the future of Site A and B, and that the information provided has not been convincing. The submitter has expressed concern about the downsizing/decommissioning of Council facilities.</p> <p>The submitter has requested that the Citizens Advice Bureau should be at the centre of any new complex, and that the idea of using Memorial Square has some merit.</p> <p>The submitter has requested that Council keep them informed at all times.</p>

**Officer's Response to Matters Raised****1. Predicted visitor accommodation occupation rates are questionable**

Napier City Council employed the services of Horwath HTL, the world's leading hotel, tourism and leisure consultants, to prepare a hotel market supply and demand, and hotel feasibility study for a proposed new hotel in Napier. As specialists in this field, Horwath HTL have applied best practice methodology for determining present visitor accommodation supply and demand, and predicted demand. Horwath HTL then determined the feasibility of a specific type and scale of hotel located on Site A, again using best practice methodology.

In addition, each hotel company that responded to the expression of interest have undertaken their own feasibility assessment, with a number wishing to proceed further.

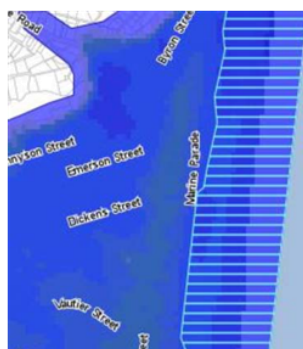
**2. The decision on the future of the civic administration building site being made before Library options and project costings identified**

The decision being sought will enable Council to divest Site A for commercial development, should it wish to do so. The final decision on whether Council will divest Site A will be dependent on further information received relating to the ease and cost of seismic strengthening, and on negotiations with commercial developers.

Options relating to the future of the Library will be considered in a future stage and will come from the Library Strategy, which will consider the form and function of Napier's future Library, before assessing the various location options.

**3. The civic administration building site is prominent and raised, and could be a place of safety during a tsunami**

The Civic Administration Building has been artificially raised above street level. As can be seen in the tsunami inundation map below, the site will be inundated by water during a tsunami created by a near source earthquake, along with much of the CBD and inland suburban areas, regardless of the elevated position of the civic administration building. There is a possibility that the new building could be a vertical tsunami evacuation point, however this building would need to be sufficiently tall enough and built to tsunami-resistant construction. This is a matter that could be explored further with a new owner of this site.



**4. A second or third opinion on the seismic strength and ability to strengthen should be requested before making a final decision**

The seismic assessment report prepared by Strata Group has been peer reviewed by Aurecon. The approach taken was according to current best practice and Aurecon confirm that the rating for the building was in line with the assessment carried out.

**5. How will Council be able to control the design of any new building on Site A?**

The District Plan sets the maximum building height and setback on this site. If the building exceeds these permitted standards then a resource consent would be required, whereby a Council Planner would assess the effects of the proposal on the environment. If the effects are considered more than minor, then the resource consent may be publicly notified, and the public will have the opportunity to make a submission.

Council also offer design advice free of charge at a pre-application stage, and this will be encouraged for any development of the site.

Divestment negotiations with any potential commercial developer will involve discussions relating to design concepts and process.

**6. Civic buildings should have ample space surrounding them to accommodate functions, landscaping and public space. Consolidating all Council activities on Site B will not provide for this.**

Spatial analysis has shown that Council administration, the Council Chambers, and the Library can be accommodated on Site B with new extensions to the front of the building. The new extensions would need to extend into some of the space currently available outside the Library. The spatial analysis is conceptual only and does not provide any detailed design of the spaces so that they accommodate functions etc. Landscaping would be considered as part of the detailed design. There is potential to extend the scope of this project to Civic Court, which is dated and needs revamping. This could further provide space for recreation and amenity.



It is also noted that internal spaces could provide sufficient space for functions and amenity, as well as a number of other Council buildings such as the Conference Centre and MTG.

**7. The length of time Council and the Library will be in temporary accommodation is too long.**

The estimated time that Council and the Library will be accommodated within temporary premises is approximately 3 years. This should allow time for the Library Strategy to be completed (approx. 12 months), for Library site options to be considered, for designs to be prepared and considered, contracts tendered, and construction period. This also provides sufficient time for consideration of options for the strengthening and refurbishment of the Library Building, design, and construction to be completed. The estimated timeframe is subject to the development of detailed design and the development programme.

**8. Minor changes to the buildings would reduce the seismic risk, enabling the Library Building to be occupied by Council officers and the Library, thereby reducing the cost of temporary accommodation. Why can't the Civic Administration Building be easily strengthened?**

Advice has been received from structural engineers that seismic remediation work will be extremely disruptive for a considerable duration, and that it would be better for Council workers, customers, and builders if the buildings were vacated.

With regards to the Civic Administration Building, the primary points of weakness are floor slab to column connections, internal central columns, and perimeter frame intermediate columns, which are all difficult to access and strengthen to a level acceptable for a public building of this nature, with significant cost. The key point here is that we do not need two buildings.

**9. Council offices and a Library can only fit on Site B if the space per person is reduced to a smaller ratio, and if the Library is down-sized.**

The spatial analysis that was commissioned to ensure Council administrative functions and the Library could fit on Site B has been prepared on the basis of reduction in the amount of floor space (approx. 2100 metres square) from the existing Library space (approx. 3000 metres square) to recognise the efficiencies that can be achieved in a fit for purpose design and flexible use of spaces. The office space shown for Council administration staff is based on a larger per person space ratio than is currently provided in the temporary accommodation.

**10. Why are Council considering alternative sites for the Library if they know it can be accommodated within the existing site? I am not happy with x/y/z option for the location of the Library.**

The work that has to be carried out to consolidate all Council administration on Site B, to strengthen and refurbish the Library building and Library, and the work being carried out on the Library Strategy to consider what form and

function the Library of the future will have, is the perfect opportunity to consider whether the current site meets the needs of the Library users and leverages the greatest benefits for the city.

The current site is only one of the sites that will be considered for the future Library. A future stage of this project will consider and consult on all of the site options for the future Library, and may include additional sites not currently being considered.

**11. Napier City Council shouldn't be involved in taking risks associated with running a commercial business.**

The proposal being consulted on is the divestment of Site A, whether by way of long-term lease or sale. Council will assess all risks to the community if any partnership evolves with the future use of the site. Decisions relating to divestment and partnership arrangements are decisions of Council.

**12. Both buildings are good examples of architecture of their time and should be refurbished to meet modern needs whilst maintaining their architectural integrity.**

The Civic Administration Building has been assessed as 10% NBS, and initial advice from structural engineers is that remediation to a level acceptable to a public building of this use would be very difficult to achieve. In addition, considerable work would be needed to refurbish the building to meet modern standards and modes of operation. Council do not consider that the Civic Administration Building has sufficient architectural merit to warrant its preservation.

Although seismic engineers have indicated that strengthening the Library Building may be more achievable, work on the exterior spandrels is likely to be required to ensure the buildings structural integrity. Structural and architectural changes required will be further explored during the detailed design phase. Council's position is that structural integrity takes precedence over architectural preservation, particularly given these values have not been widely recognised.

**13. The lease of Site A is preferable to the sale of the site.**

A decision on whether Site A could be leased-out or sold is a matter for negotiation with commercial developers. A cost benefit analysis will be undertaken to decide whether to sell or lease the site.

**14. The permanent Library should maintain the same space, services, and amenities as the current Library.**

A Library Strategy is currently being prepared that will determine the present and future needs of the community and how the Library could deliver these. This process will involve a significant amount of community engagement and there will be many chances to provide input into this process.

**Project Trifecta and Temporary Move Public Meeting****10 October, 5.30 to 7.30pm****Approx. 75 people (not including staff or Councillors) in attendance**Questions Asked and Topics DiscussedEarthquake-prone assessment

- How do the experts come up with the % earthquake proneness?
- General questions around the earthquake prone assessment method.
- Can the part that has been assessed the lowest percentage be easily fixed?
- How long does Council have to remedy the earthquake proneness?

Temporary accommodation

- Can you stay in the 3 temporary buildings permanently?
- Why is the MTG space being used for the library not being used for the MTG?
- What about access and parking for the temporary library? What are you doing to find out what the needs of the library and its customers are and how will you provide for these in its temporary location?
- How can you fit all of the library services and stock into a space that is much smaller?
- Will the library remain in its temporary home on a permanent basis?
- What is being done to make sure access to library services is as good as it can be during this time?
- What happens to the librarians?
- Will there be a library on wheels?
- How will you make art more available to the public during this time eg removing two of the art galleries?
- Have you considered a sculptural walk in the city?
- General discussion around how the MTG is much better than it used to be – lots of praise for Laura
- What's happened to the archive? How will I access this?
- Will the library and the MTG collaborate on projects?

Permanent library services & use of Civic Site

- Will the library go back to its current location?
- Is it cheaper to fix the existing building than to demolish and build a new one?
- Will you reduce the number of books available at the library when it returns to its permanent home?
- Can the sale of the land cover the costs of the development or will there be a rates increase?
- What is the value of the site you want to abandon?
- Could the site be used for carparking?
- What benefits will a hotel in this location provide to the city of Napier?
- Instead of building a new hotel, why don't you encourage people to rent out their spare rooms?
- Will you be selling or leasing out the site?

- Is there a possibility of putting something in Lower Emerson Street to bring some more life to this area?
- Lots of discussion about the impact on city green space and heritage if a new library is placed in Clive Square.
- Where did the figures in the hotel demand report come from? They seem over-inflated.
- Is it wise to put a high-class hotel next to the Court House?

Library Strategy

- Will you be getting rid of books?
- Who will be writing the strategy?
- When is the strategy going to start?
- How do people get involved in the library strategy?
- Do you have the order right? Should we identify a site for the library first before deciding what's going to go in it?

**Napier Business Meeting**  
**Project Trifecta**  
**1 November 2017, 5.30pm**  
**Napier Conference Centre**

26 attendees  
2 Councillors  
10 staff

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Questions/Comments

1. Is there room in the new library for the Robson collection?  
Yes
2. Why not stay in the 3 temporary accommodation sites?
  - There is a massive reductions in the space available in temporary accommodation and maintaining this is a permanent situation is not feasible
  - Staff across 3 sites is not good for team dynamics and work efficiencies
  - Council is paying substantial lease fees
  - Council owns the building
3. What can we use Site A for? What is feasible?  
Commercial use. Whether this be retail, office or hotel. A hotel is the most feasible and provides the great economic benefit to the city.
4. Could serviced apartments be an options for the site?  
Council is not playing an investors role and determining the exact make-up of uses for the site. However some hotels have indicated in their EOI that they may include a small percentage of serviced apartments.
5. Concern expressed about the image of the library in its current site that shows people in the street. Concerns about people taking over the city and making it harder to enter and move around the city by car.  
There is change happening in city centres across the world, particularly with the retail sector. We need to do what we can to improve vibrancy. A hotel option would result in a good flow of people moving through the city centre at all times of the day. Richard's team is currently working on a parking strategy.
6. How long will you be in short-term accommodation?  
Council's lease agreements are for 3 years. Addressing the issues will take time. We need to complete the library strategy before making any decisions on the library services or location.
7. Questions around the seismic assessment – the percentage given is based on the weakest part of the building. Would it be relatively easy to strengthen the building?

It is the central columns of the Civic Building that are the weakest. These are difficult to get to and strengthen to the extent needed.

8. Option 2 for the Library – Can we have a multi-story building with carparking as well as a library on the Vautier Street site?  
Yes this is possible, though this site is not the most desirable in terms of the library's impact on making the CBD a vibrant place.
9. How are we going to pay for all of this?  
The Civic Building development should be cost neutral. Costs associated with the rest of the project are yet to be determined and will be consulted on as part of the LTP.
10. Why was the seismic assessment result such a surprise for NCC?  
There was a review of the building standards and assessment methods in late 2016. Prior to carrying out refurbishment on the building, an assessment was carried out using the new standards and methods. This found that the building was in fact earthquake prone.
11. Where did you get your figures from for the hotel occupancy?  
Council engaged Horwath, a specialist in this field, to undertake an assessment on the feasibility of a hotel of this type. In addition, those hotels who have provided an EOI have undertaken their own assessments and believe the proposal is feasible.
12. Are Council concerned about the type of hotel and customers for this site?  
Yes, Council has requested EOI from only international-brand hotels achieving a high standard. The idea is to bring more international visitors who are members of loyalty programmes.
13. What is the cost of demolition of the Civic Building?  
Approximately \$900k
14. International hotels take their profits off-shore. Can we ensure that profits are kept in Napier?  
Council are talking to hotels that are internationally-branded but are franchises, and therefore more likely to keep profits within the country.
15. Renting is becoming more common. Perhaps the Council of the future won't need to own the space?  
Renting long term is expensive and not a good use of rate payers money. There is less flexibility in how Council manages and develops a site that is rented. Libraries need a lot of space and are becoming more community hubs than just a place to rent books.
16. Are there any plans to change Herschell Street to allow buses to park here?  
Richard's team is looking at accessibility of the temp library and this includes bus parking. There's still work to be done and the team will talk to HBRC as well as tourist providers.

17. Book drop off areas – need to be close to the bus stop.  
Yes, we are looking to talk to HBRC about a book drop off spot.
18. A library in Clive and Memorial Square is an excellent idea. It would bring much needed vibrancy to that part of the city.
19. Some questions about the staging of decisions.  
Stage 1 – SoP, Civic Site. Stage 2 – library strategy.

### Memorandum

To: Fleur Lincoln  
 From: James Rowe  
 Date: 3 November 2017

Subject: Stakeholder support for proposed hotel development

Council is in the process of developing a Napier specific Economic Development Strategy which will align with the Matariki REDS and City Vision strategies. Approximately thirty key business, Iwi and community leaders were interviewed to date. Each leader was asked a series of questions about Council's role in economic development, the future of the city and most importantly, what Council should do to ensure continued growth and prosperity.

The leaders interviewed expressed strong support for Council's economic and community development programmes. The Marine Parade developments and the increase in the number and quality of events were universally endorsed. There was also consensus support for the commercial development of the existing administration building site. The interviewees acknowledged that a new hotel would revitalise the southern end of the CBD.

All participants were asked specifically about their views on the civic site optimisation proposal. Every person interviewed expressed genuine support for the hotel option. Everyone recognised the importance of and benefits from an internationally branded hotel in Napier. One person, however, supported the hotel proposal but expressed concerns that hotel development was not Council's core business.

The leaders interviewed are as follows:

Dennis Draeger (Business coach)
Ben Deller (consultant)
Simon Griggs (Accountant + co-working space owner)
Zoe Barnes (NCBI)
Dan Browne (Indelible)
Jonathan Sibley (EIT)
Shane Gorst (Art Deco Trust)
Dean Prebble (investor)
Simon Tremain (real estate)
Rebekah Dinwoodie (EIT)
Linda Walsh (Taradale Marketing)
Ailne Bradley (U Share)
Hamish White (NOW)



Alasdair McLeod (Chair Napier Port + consultant)
Wayne Walford (CEO Chamber of Commerce)
David Trim (consultant + President Chamber of Commerce)
Judy Steiner (Mortgagelink)
Tony Porter (Chair airport)
Ray McKimm (Big Save)
Stuart Nash MP
Shayne Walker, GM Maungaharuru-Tangitu Trust
James Palmer, HBRC
Annie Dundas (HB Tourism)
Robert Darroch (FPG)
Sean Bevin- Economic Solutions
Carolyn Neville (BHB)

**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Wednesday, 11 October 2017 13:26  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#5]

Name \* Warwick Lynch

Who are you submitting as? \* Individual

Postal Address \*   
[Redacted]

Daytime Contact Phone \* [Redacted]

Email Address \* [Redacted]

OUR PROPOSAL: To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \* Yes

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No

I wish to speak at the Hearing (please tick): \*

Type Submission or attach below I agree that Site A should be used for commercial use.  
  
I would prefer that Napier City Council divest Site A by Long-Term Lease, rather than sell the site outright.  
  
By Leasing Site A, there should be the advantage of an income stream going forward, and the Napier City Council retains some control over any future use of the site.



**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Wednesday, 11 October 2017 18:03  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#6]

Name \* Kay Morris Matthews

Who are you submitting as? \* Individual

Postal Address \* 

Daytime Contact Phone \* 

Email Address \* 

OUR PROPOSAL: To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \* Yes

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No

I wish to speak at the Hearing (please tick): \*

Type Submission or attach below  
The NCC Civic Administration site might just as well be used for commercial use as long as the staff can be adequately accommodated elsewhere. Ideally, keeping the staff together in one building such as the refurbished current library building makes sense but as in other centres in NZ and overseas, there may be a case for keeping the oft used customer service sections (building consents/rates) part of/close to a shared flat access entry with the refurbished library. Having a 'one stop shop' in a historically familiar locale keeps it simple for citizens.




**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Wednesday, 11 October 2017 19:36  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#7]

Name \* Richard Matthews

Who are you submitting as?  
\* Individual

Postal Address   
\* [Redacted]

Daytime [Redacted]

Contact Phone  
\*

Email Address [Redacted]  
\*

OUR PROPOSAL: Yes

To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No

**I wish to speak  
at the Hearing  
(please tick): \***

**Type Submission or attach below**

I see no reason why a City Council should be accommodated in the CBD.

The Council Chambers are only infrequently used in the daytime and having office space occupy prime commercial property is a waste.

I think the council should be moved to an area such as Onekawa or Ahuriri where parking might be easier.

I am implacably opposed to the butchery of Clive Square as a suitable site. This idea must be dismissed urgently. Frankly I would rather the council was re-accomodated in an existing but unutilised building eg an unused church of which there are a growing number. The historic and beautiful Clive Square area must not be seen as a possible site.

**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Friday, 13 October 2017 16:16  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#8]

Name \* stephanie parnell

Who are you submitting as? \* Individual

Postal Address \*   
[Redacted]

Daytime Contact Phone \* [Redacted]

Email Address \* [Redacted]

OUR PROPOSAL: To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \* Yes

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No

I wish to speak at the Hearing (please tick): \*

Type Submission or attach below I wish to state that I am not at all happy with the intention of using the Memorial Square as the site for the library . Our cenotaph is there , do we just forget the reason for the square's being , you have made one mistake re our remembering our fallen please do not make another .




## Fleur Lincoln

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Sunday, 15 October 2017 13:10  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#9]

**Name \*** Deanna Byrne

**Who are you submitting as?** Individual  
\*

**Postal Address \*** 

**Daytime Contact Phone \*** 

**Email Address \*** 

**OUR PROPOSAL:** Yes

To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*

**If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017)** No

**I wish to speak  
at the Hearing  
(please tick): \***

**Type Submission or attach below**

The only issue I have is that you still need room for the library. If you decide to allow site A as commercial use. You must still have room and space for the same size library as we currently have. As a member of the library I am happy to move into a smaller space now, but in no way do I want this to be the future if the library. My concern is later you will say that we have been using a smaller library for past three years and there is no need for a larger one.

Pop up libraries, or order books online is not a library. I do not want my kids to loose that only thing that is free in this community

Regards

Deanna Byrne



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**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Wednesday, 18 October 2017 14:30  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#10]

Name \* Carol Dacey

Who are you submitting as?  
\* Individual

Postal Address   
\* [Redacted]

Daytime [Redacted]

Contact Phone  
\*

Email Address [Redacted]  
\*

OUR No

**PROPOSAL:**  
To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No

**I wish to speak  
at the Hearing  
(please tick): \***

**Type Submission or attach below**

I don't agree with the proposal because although the council says there is room for the council and the library to both be on the present library site, at the same time they are talking about where to build a new library.

I am totally against the new library being sited in the centre of Clive Square where it will be both historically and visually wrong.

With the library about to move to part of the museum, I worry that in a year or two council will say

"Let's leave the library there" and we won't have to buy more land for the new library.

Don't sell off the site where the present council is until you know what requirements will be needed and if necessary the library could go on the present council site.


**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Wednesday, 18 October 2017 16:22  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#11]

Name \* Anne Gascoigne

Who are you submitting as? Individual  
\*

Postal Address   
\* [Redacted]  
[Redacted]  
[Redacted]

Daytime [Redacted]  
Contact Phone [Redacted]  
\*

Email Address [Redacted]  
\*

OUR PROPOSAL: Yes

To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No

**I wish to speak  
at the Hearing  
(please tick): \***

**Type Submission or attach below**

Concerned that a lack of interest in what we as ratepayers - ie those who fund the Council - wish is becoming the normal rather than a one off error. Napier library seems to be in danger of being reduced significantly even when finally relocated to wherever that might be. Libraries are vital public services and must never be reduced or taken away.

Concerned about using Museum and Art Gallery for other purposes. NCC shows no interest in the Arts and this is unfair on those of us who don't want yet more cycle tracks, skateboard parks etc. Three years ago NCC publicly stated that all MTG Collection must be stored on site. Now they say it mustn't. It's indicative that what a council says can fit what they wish for their own purposes rather than what we as ratepayers who fund this wish.

If NCC building is to be sold off then that should fund the costs associated with making the library building compliant and perhaps bigger so that the library can return to its current space and the council offices housed above. The Library should not be moved to Clive Sq or Memorial Sq.

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### Fleur Lincoln

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Thursday, 19 October 2017 12:34  
**To:** Fleur Lincoln  
**Subject:** Doc 398010 Council Buildings' Submissions [#12]

Name \* Pam Wuts

Who are you submitting as? \* Individual

Postal Address \*   
[Redacted]

Daytime Contact Phone \* [Redacted]

Email Address \* [Redacted]

OUR PROPOSAL: To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \* Yes

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No

I wish to speak at the Hearing (please tick): \*

Type Submission or attach below I don't think the site should be sold. It should be leased so we, the rate payers, continue to get a return on the site. It's not a good idea to sell off the council's assets. Once gone you'll never get it back again! It's like "selling off the family silver." It's the long term plan we need to focus on.


**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Sunday, 22 October 2017 16:03  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#14]

Name \* Claire Donkin

Who are you submitting as?  
\* Individual

Postal Address \* 

Daytime 

Contact Phone \* 

Email Address \* 

OUR PROPOSAL: Yes

To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No

**I wish to speak  
at the Hearing  
(please tick): \***

**Type Submission or attach below**

I have no definite opinion on whether the Council building site should or should not be disposed of.

I am disturbed that I have to answer yes or no to your proposal. It is like the meeting to discuss the resiting of the eternal flame and roll of honour, where only 3 proposals were to be discussed. I personally consider that something in the forecourt of the building would be far more appropriate.

I have opinions on the future of the library.

I attended the public meeting held on 10 October 2017.

It is my view that the council has lost sight of what should be its primary function - to provide amenities for Napier citizens - such as water, sewage, roads, rubbish disposal, and facilities such as the library. The council seems to be more concerned about catering for the tourist, and even though tourism is vital to the economy of the city, it should not be promoted at the expense of facilities for Napier citizens. I am surprised that the person who seems to be in charge of tourism promotion, Sally Jackson, seems to be in control of the reorganisation of council buildings. I understand that the proposal is for an international brand hotel to be built on the current council site, but that should be the extent of her involvement.

The library is of no interest to tourists - it is a facility for the local population, and is used by a large number of people on a weekly basis. It has far more relevance to the people of Napier than an enlarged aquarium. A library should be a hub for a number of community activities. I work in Hastings, and am in Hastings library at least once a week. Every time I am there, it is alive with the number of people using it, either at the bookshelves, sitting at the tables scattered amongst the shelves, on the computers, or meeting in groups doing a variety of activities. I have a friend living in Levin, where the library has a large recreation area for young people. This library regularly holds small concerts for local musicians on Sunday afternoons. I have been to a small conference held in this library, and we used a number of small rooms which were available for such an event. My friend also attends classes such as yoga at the library. The research areas of the library are also important. They may not be in constant use by a large number of people, but they are important for those who need these facilities. I believe that while the library is located in the museum, these will be located offsite, and only available by appointment in the mornings, which makes them inaccessible for working people.

I am disturbed that the library facility may be downgraded from what it is at present. I do not believe that the council administration and the library should share the same space. At the public meeting, at least 2 members of the public asked if the new library will be as big or bigger than the existing one, and the replies were vague, suggesting that it would depend on what was actually considered suitable at the time. I suggest that the library needs to be at least as big as the current one, and the council should look at utilising it in a better community way. I am disturbed at the suggestion that the entrance to the library may also be the entrance for council services. It suggests that the library is of minor significance.

I think the suggestion that the library could be sited in the Clive Square/Memorial Square area is most inappropriate. This is a cultural heritage area, and the council has already proved that it has no understanding of those values with the debacle over the War Memorial Conference Centre.

My final suggestion is that if the council decide to build new buildings, they do not employ the same design team that did the alterations to the War Memorial. They have turned that building into something with no style or character.




**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Monday, 23 October 2017 19:39  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#15]

Name \* Maggie Hughes

Who are you submitting as?  
\* Individual

Postal Address   
\* [Redacted]

Daytime [Redacted]

Contact Phone  
\*

Email Address [Redacted]  
\*

OUR PROPOSAL: Yes

To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No



**I wish to speak  
at the Hearing  
(please tick): \***

**Type Submission or attach below**

I think that if the council building is pulled down therefore allowing for an accommodation hotel to be built, would not only help to relieve the shortage of accommodation but also provide employment and bring money into Napier.

I would support building a new library in Clive square which would enhance that part of Napier.

I would also like the new council building to house retail stores as well as council staff and space for other business occupancy, therefore funding the council expenses.

I'm excited about the continued development of the Hastings St south area, I think its very progressive.

11

**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Monday, 23 October 2017 19:39  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#16]

Name \* Mark Donnelly

Who are you submitting as? \* Individual

Postal Address \*  
[Redacted]

Daytime Contact Phone \* [Redacted]

Email Address \* [Redacted]

OUR PROPOSAL: To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \* Yes

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No

I wish to speak at the Hearing (please tick): \*

Type Submission or attach below  
The civic building site is best suited for a 4 to 4+ star hotel. The ground floor would best be made up of a mixture of food and retail businesses along the lines of the new hotel in Havelock North. This would bring a new vibrancy to this part of town. The area would also benefit from more parking.

The council would be housed on the existing library site and the library would be best located in Clive square with the 2 parks merged as one. Continued provision for a weekend market should be made with retention of the war memorial statue. The womens rest should be upgraded in a different form and retained.

✓

**Fleur Lincoln**

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**From:** Betty Smith [REDACTED]  
**Sent:** Thursday, 12 October 2017 09:42  
**To:** Fleur Lincoln  
**Subject:** Re: Civic building proposal

Dear Fleur, Thank you for your reply.

My details are; Betty Smith, [REDACTED].

I'm not sure about commercial activity on half the site of a Council site. If, as I proposed, the existing building would house both council administration and the library, I would have thought that the building would be fully occupied. Perhaps you meant the site where the existing council administration is. If so, it doesn't matter about commercial use as long as there is sufficient parking available for library users.

I do not wish to present my submission personally.

Regards, Betty

**From:** Fleur Lincoln  
**Sent:** Thursday, October 12, 2017 9:27 AM  
**To:** [REDACTED]  
**Subject:** Civic building proposal

Hi there

Thank you for your email to council's customer service.

I know this is annoying, but because we are following a legislated consultation process, I was wondering if you would be able to provide me with a few more details if you'd like your comments to be counted as a submission??

I will need the following from you:

- Your name
- Your address
- Whether you agree with Council allowing commercial activity on half their site
- Whether you wish to present your submission at a hearing on the 22 November

Thanks so much. If you'd rather not provide me with this information, I can capture your comment as 'informal comments'.

Kind regards

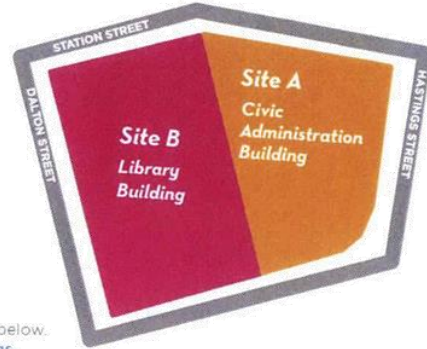
**Fleur Lincoln**  
STRATEGIC PLANNING LEAD  
Napier City Council, Private Bag 6010, Napier 4142  
t [REDACTED] / ext [REDACTED] www.napier.govt.nz



24 OCT 2017

# HAVE YOUR SAY

## on the Napier City Council Civic Buildings' future



To make a submission complete this form and mail it to the address provided below.  
Or complete it online at [www.napier.govt.nz](http://www.napier.govt.nz) keyword search #CouncilBuildings.

<b>Applicant Details:</b>	
Name: (Mr, Mrs, Ms, Miss)	Jeanette Elgie
Organisation:	
Title/Position:	
Postal Address:	[REDACTED]
Daytime Contact Phone:	
Email Address:	[REDACTED]
<p><b>OUR PROPOSAL:</b> To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	
<p><b>Submissions will be considered at a meeting on Wednesday 22 November.</b></p> <p>I wish to speak at the hearing: (please tick) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p><b>Summary of Submission:</b></p> <p>I hope that the <sup>commercial</sup> building which is finally erected does not have more than 3 Floors or a <del>large</del> height no greater than the current council building.</p> <p>Any building higher than this would become an eyesore.</p> <p>Keep our CBD Beautiful, not a monostrosity of concrete Towers.</p>	

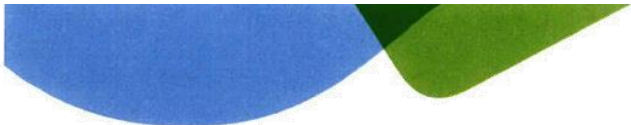
Please complete this form and attach a more detailed submission if you wish. All submissions must be in writing.

- You may speak in support of your submission. Please include a DAYTIME phone number for us to arrange a time.
- You do not have to attend this meeting.
- Your submission will be included in the agenda for the meeting which is available to the public.

Return to:  
FREEPOST 172273, Council Buildings,  
Napier City Council, Private Bag 6010,  
Napier, 4142.

All responses must be received by noon Friday 3 November 2017.



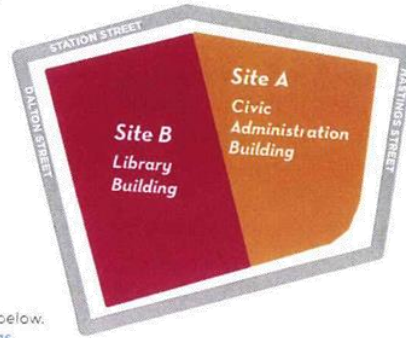


19 OCT 2017

19 OCT 2017

# HAVE YOUR SAY

## on the Napier City Council Civic Buildings' future



To make a submission complete this form and mail it to the address provided below.  
Or complete it online at [www.napier.govt.nz](http://www.napier.govt.nz) keyword search #CouncilBuildings.

<b>Applicant Details:</b>	
Name: (Mr, Mrs, Ms, Miss)	<i>Helen Bedyr</i>
Organisation:	
Title/Position:	<i>Teacher</i>
Postal Address:	[REDACTED]
Daytime Contact Phone:	[REDACTED]
Email Address:	[REDACTED]
<p><b>OUR PROPOSAL:</b> To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree?</p> <p>Yes    No    <input checked="" type="checkbox"/></p>	
<p><b>Submissions will be considered at a meeting on Wednesday 22 November.</b></p> <p>I wish to speak at the hearing: (please tick)    Yes    No    <input checked="" type="checkbox"/></p>	
<b>Summary of Submission:</b>	
<p><i>Please retain a full Napier Library facility and service. Significant reduction in size is not in the community's best interest now and into the future.</i></p> <p><i>Both the Napier and Tairāhema Libraries are valued highly and appreciated.</i></p>	
<p><i>Helen Bedyr.</i></p>	

Please complete this form and attach a more detailed submission if you wish. All submissions must be in writing.

- You may speak in support of your submission. Please include a DAYTIME phone number for us to arrange a time.
- You do not have to attend this meeting.
- Your submission will be included in the agenda for the meeting which is available to the public.

Return to:  
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Napier City Council, Private Bag 6010,  
Napier, 4142.

All responses must be received by noon Friday 3 November 2017.






**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Thursday, 26 October 2017 12:38  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#18]

Name \* Christine Packer

Who are you submitting as? Individual  
\*

Postal Address   
\* [Redacted]

Daytime [Redacted]

Contact Phone [Redacted]  
\*

Email Address [Redacted]  
\*

OUR PROPOSAL: Yes

To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No

**I wish to speak  
at the Hearing  
(please tick): \***

**Type Submission or attach below**

I am in agreement with the LEASE of the present Civic Centre site for commercial purposes. I do not support the sale of this important site as it would limit the Council's powers to control any future use of the site.

I support the idea of a hotel belonging to one of the well known brands as it would bring in tour companies who are familiar with that product.

The library must stay on its present site and priority must be given to getting it back there as soon as possible.

I agree with the suggestion that the library and the Council operations share the same building whether it is a strengthening of the present structure or a new purpose built one.

On no account must Clive Square and Memorial Square be used as a site for a new library. They are an integral part of Napier's heritage and must remain so for future generations.

It is imperative that some form of transport e.g. a shuttlebus, is available to take library users, who patronise the public bus service, from the old building to the Museum .

Note that I use the term MUSEUM which I find more sensible and informative than M.T.G.

~




**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Friday, 27 October 2017 15:28  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#19]

Name \* Jeremy Dunningham

Who are you submitting as?  
\* Individual

Postal Address \*   
  


Daytime 

Contact Phone \* 

Email Address \* 

OUR PROPOSAL: Yes

To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No



**I wish to speak  
at the Hearing  
(please tick): \***

**Type Submission or attach below**

\* It seems pointless to spend ratepayer money on rebuilding the current administration building when it has the earthquake rating that it does

\*Best use of the site would be to release it to the private sector for their development under the usual consents system, ensuring that any such development fits in with the character of the area consonant with the fact that it is highly valued land.

\*This now brings up the question of the future of the Library building, which also languishes under an earthquake safety rating that is less than satisfactory.

\*If analysis demonstrates that it is worth repairing and refurbishing, is it then going to be satisfactory, and large enough for all central council activities, plus those which might be seen by the community as important to be centrally based, such as The Citizens Advice Bureau, and other similar organisations? This includes planning for the future needs of the council, and the possible increase in size as the city enlarges.

\*It seems important to do this due diligence to avoid any short-term, ad-hoc arrangements which may appeal because of budgetary constraints, but in the longer term lead to more "crisis management" situations which don't suit either council staff or the community it serves.

\*My preference would be for a new, stand-alone library and community hub facility centrally based in a part of town which might benefit from the extra foot traffic and sense of liveliness. The other option is to amalgamate the Library with the current I-Site, using the space currently taken by the minigolf complex, an eyesore and scarcely appropriate activity on prime waterfront land. That would blend in nicely with the War Memorial building, and be the envy of any library in the country!

\*Libraries are such an important part of any active, involved city, and they deserve the best planning and resources available. Despite the on-going advances in electronic media, libraries remain, and will remain, major central engagement points for lively cities.

l l

**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Saturday, 28 October 2017 12:10  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#20]

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Name \* Anthony Johnston

Who are you submitting as? \* Individual

Postal Address \*  


Daytime Contact Phone \*  


Email Address \*  


OUR PROPOSAL: To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \* Yes

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No

I wish to speak at the Hearing (please tick): \*

Attach a File  
 submission\_from\_anthony\_johnston\_...d.docx  
12.80 KB · DOCX

11

Submission from Anthony Johnston [REDACTED]

The land under the Council and the Library should be sold to a private developer to build a combination of multi-floor Apartments and the ground two floors to be commercial spaces.

This would revitalise the inner city and make it a safer place at night.

NCC should not be an investor in the above. This is NOT core business!

NCC Council to build new offices over in the area of NCC Works dept. in Onekawa Industrial Area.



**Fleur Lincoln**


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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Sunday, 29 October 2017 11:13  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#22]

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Name \*** Dorothy Pilkington

**Who are you submitting as? \*** Individual

**Postal Address \*** 

**Daytime Contact Phone \*** 

**Email Address \*** 

**OUR PROPOSAL:** Yes

To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22

November  
2017)

**I wish to speak  
at the Hearing  
(please tick): \***

**Type Submission or attach below**

If the Council no longer needs the space provided in the two buildings, then it would be irresponsible not to divest one of them. I fully support this project.

However, I am horrified at the prospect of Napier's public library services being so truncated for an estimated 3 years. I do not support the current proposal to accommodate the library in 500 square metres allocated in the MTG.

I also note in the proposal document the recommended course of action to mitigate any lack of support by the public for this project. The section reads:

Reputation – image

The public may not approve of the process being undertaken (eg insufficient consultation of feedback mechanism) or the decision being made

Mitigation: Seek legal opinion on consultation meeting legal requirements.

Seek advice and input from qualified consultation specialists.

In my view, neither the fact that consultation has met legal requirements nor the input of a qualified consultation specialist would be a positive response to the public not endorsing a Council proposal. I would not feel that it was worth my making a submission on any project if those were the only responses that Council would be making to a negative reception of a proposal.

( )

**Fleur Lincoln**


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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Sunday, 29 October 2017 15:03  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#23]

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Name \* Robin and Margaret Gwynn

Who are you submitting as? Individual  
\*

Postal Address   
\*  
[Redacted]  
[Redacted]  
[Redacted]

Daytime [Redacted]  
Contact Phone  
\*

Email Address [Redacted]  
\*

OUR Yes

**PROPOSAL:**  
To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22

November  
2017)

**I wish to speak  
at the Hearing  
(please tick): \***

**Type Submission or attach below**

We have two concerns about the proposal to allow Site A to be used for commercial purposes :

- 1) The Statement of Proposal recommends that Site A becomes an hotel. Concern was expressed at the public meeting that occupancy expectations were far too high. There needs to be consultation with existing hotel and motel owners to establish more realistic figures.
- 2) If the City Council moves all staff and facilities on to Site B, we would like to be reassured that the library will have adequate space for its current collections and facilities, together with room for expansion.

Robin and Margaret Gwynn




**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Monday, 30 October 2017 17:35  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#24]

Name \* Linda Mellor

Who are you submitting as? Individual  
\*

Postal Address   
\* [Redacted]

Daytime [Redacted]

Contact Phone  
\*

Email Address [Redacted]  
\*

OUR PROPOSAL: Yes

To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No



**I wish to speak  
at the Hearing  
(please tick): \***

**Type Submission or attach below**

Dear Sirs,

As a 30 year ratepayer and long term library professional I write in support of the proposal to consolidate Napier City Council services into the library building. I think that this is a sensible use of resources and will enliven the Station St area of the city.

However I hope that the library services, as one of the most heavily used services in this city, retain their present spaces and access. If the recent refurbishment of the building is not retained as a library that will be a waste of taxpayer's money. I am pleased to see in the proposals that the plan is to add to the building for public access to other services and to keep the library on the ground floor.

I agree that council staff need spaces planned for modern services and that a fit for purpose council chamber where the city can be promoted is desperately needed. Perhaps the top floor of the library building could be modernized to incorporate the chamber, outdoor social spaces and with views across the city and bay.

Respectfully submitted,

Linda M.Mellor

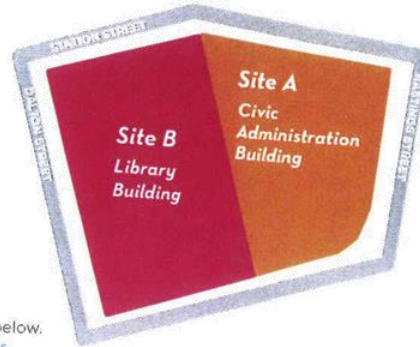
B.A., Dip.Information & Library Studies,

Associate, Library Association of New Zealand.

01 NOV 2017

# HAVE YOUR SAY

## on the Napier City Council Civic Buildings' future



To make a submission complete this form and mail it to the address provided below. Or complete it online at [www.napier.govt.nz](http://www.napier.govt.nz) keyword search #CouncilBuildings.

**Applicant Details:**

Name: (Mr, Mrs, Ms, Miss) *Ms. Rosemary Russell*

Organisation:

Title/Position: *Minister of Religion - (retired)*

Postal Address: [REDACTED]

Daytime Contact Phone: [REDACTED]

Email Address: [REDACTED]

**OUR PROPOSAL:** To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree?  
 Yes  No

Submissions will be considered at a meeting on Wednesday 22 November.

I wish to speak at the hearing: (please tick) Yes  No

**Summary of Submission:** *Re future of Napier Library, Site B.*

*As a senior citizen who can no longer drive a car, the library is an important part of my life. My eyesight is deteriorating but there are plenty of large-print books which are easy to access. Thanks to the proximity of the local bus centre, I can enjoy browsing and borrowing books while I wait for my bus just around the corner.*

*The library building is so well placed in Napier. It is in a more central position than most cities are able to provide and it is enhanced by its surroundings outside - a great setting. Keep the library where it is, once the necessary earthquake renovations are completed, as soon as possible.*

Please complete this form and attach a more detailed submission if you wish. All submissions must be in writing.

- You may speak in support of your submission. Please include a DAYTIME phone number for us to arrange a time.
- You do not have to attend this meeting.
- Your submission will be included in the agenda for the meeting which is available to the public.

Return to:  
FREEPOST 172273, Council Buildings,  
Napier City Council, Private Bag 6010,  
Napier, 4142.

All responses must be received by noon Friday 3 November 2017.



**NAPIER**  
CITY COUNCIL  
*Te Kauhthera o Ahuriri*



**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Wednesday, 1 November 2017 19:00  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#25]

Name \* Susan Wylie

Who are you submitting as? Organisation  
\*

Name of Organisation Friends of Napier Library Inc

Title/Position Secretary

Postal Address \* 

Daytime Contact Phone \* 

Email Address \* 

OUR PROPOSAL: No

To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on

Wednesday 22  
November  
2017)

I wish to speak  
at the Hearing  
(please tick): \*

**Type Submission or attach below**

On behalf of Friends of Napier Library Inc

Our preference is, whatever decision is made for Site A, for the library to be returned to its current location and at the same size, and as quickly as possible. We do not believe it needs to take 3-5 years to mend the Library Tower and refit it for Council offices.

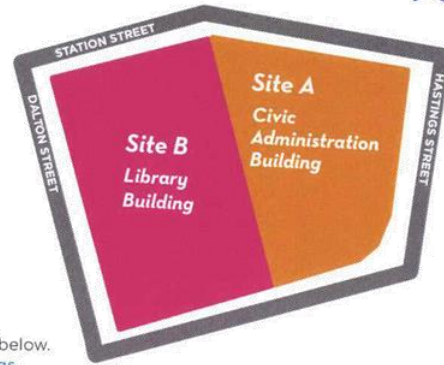
The current library building was purpose built and is the first purpose built library the city has had. We do not want to see this considerable community asset downgraded. The library has some of the highest usage of any council facility and the library structure is strong and constructed to take the weight of books and shelving.

If the decision is made to move all staff into the Library building, we do not want to see any loss of floor space for the library. Although some service desks may appear on the ground floor, the library needs space for the range of activities it houses - quiet study and reading spaces, busy activity spaces, backroom processing and storage, and room for people.

The timing of this consultation makes it difficult for us to believe that the consultation on the future of the library is not predetermined. There are currently no options for a new library, nor any costings for rebuilds - we consider a cart is being put before a horse.

# HAVE YOUR SAY

## on the Napier City Council Civic Buildings' future



To make a submission complete this form and mail it to the address provided below.  
Or complete it online at [www.napier.govt.nz](http://www.napier.govt.nz) keyword search #CouncilBuildings.

**Applicant Details:**

Name: (Mr/Mrs, Ms, Miss)	Caroline Langps
Organisation:	W.I.T.
Title/Position:	General Manager
Postal Address:	[REDACTED]
Daytime Contact Phone:	[REDACTED]
Email Address:	[REDACTED]

**OUR PROPOSAL:** To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree?  
 Yes  No

Submissions will be considered at a meeting on Wednesday 22 November.

I wish to speak at the hearing: (please tick) Yes  No

**Summary of Submission:**

I would hope that any change to the use of the library building would not mean that the library would lose any space - the library needs to be able to house its current collections - including the Robson Collection - displaying them well and to provide space for visitors to the library to sit, relax and read in comfortable surroundings.

It would be good for the library to have good spaces for community groups to have meetings, seminars etc. Maybe a new library

Please complete this form and attach a more detailed submission if you wish. All submissions must be in writing.

- You may speak in support of your submission. Please include a DAYTIME phone number for us to arrange a time.
- You do not have to attend this meeting.
- Your submission will be included in the agenda for the meeting which is available to the public.

would be good!

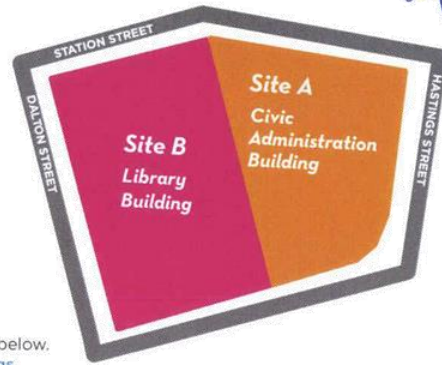
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All responses must be received by noon Friday 3 November 2017.



# HAVE YOUR SAY

## on the Napier City Council Civic Buildings' future



To make a submission complete this form and mail it to the address provided below.  
Or complete it online at [www.napier.govt.nz](http://www.napier.govt.nz) keyword search #CouncilBuildings.

<b>Applicant Details:</b>	
Name: (Mr, Mrs, Ms, Miss)	MAXWELL BURNS
Organisation:	OWNER CHAMPION TRAVEL CO. NZ
Title/Position:	DIRECTOR CHAMPION TRAVEL
Postal Address:	[REDACTED]
Daytime Contact Phone:	[REDACTED]
Email Address:	[REDACTED]
<p><b>OUR PROPOSAL:</b> To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	
<p><b>Submissions will be considered at a meeting on Wednesday 22 November.</b></p> <p>I wish to speak at the hearing: (please tick) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p><b>Summary of Submission:</b></p> <p>1. CLIVE SQUARE GOOD SITE FOR LIBRARY</p> <p>2. GOOD STANDARD HOTEL NEEDED</p>	

Please complete this form and attach a more detailed submission if you wish. All submissions must be in writing.

- You may speak in support of your submission. Please include a DAYTIME phone number for us to arrange a time.
- You do not have to attend this meeting.
- Your submission will be included in the agenda for the meeting which is available to the public.

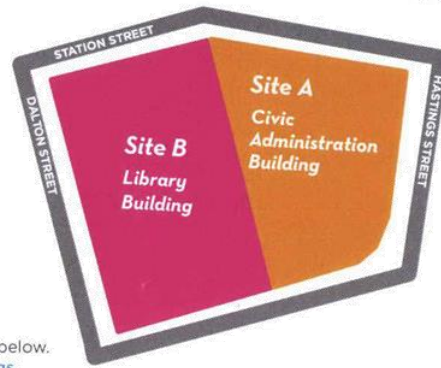
Return to:  
FREEPOST 172273, Council Buildings,  
Napier City Council, Private Bag 6010,  
Napier, 4142.

All responses must be received by noon Friday 3 November 2017.



# HAVE YOUR SAY

## on the Napier City Council Civic Buildings' future



To make a submission complete this form and mail it to the address provided below.  
Or complete it online at [www.napier.govt.nz](http://www.napier.govt.nz) keyword search #CouncilBuildings.

<b>Applicant Details:</b>	
Name: (Mr, Mrs, Ms, Miss)	Sam MacDonald
Organisation:	Bayleys
Title/Position:	Commercial Leasing / Selling
Postal Address:	[REDACTED]
Daytime Contact Phone:	[REDACTED]
Email Address:	[REDACTED]
<p><b>OUR PROPOSAL:</b> To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	

Submissions will be considered at a meeting on Wednesday 22 November.

I wish to speak at the hearing: (please tick) Yes  No

**Summary of Submission:**

- Tourism a huge part of the Napier CBD future
- Lack of high quality, short term accommodation
- Mixed Retail, Accommodation would stimulate southern end of CBD
- Would allow NCC to reinvest resources into core services.

Please complete this form and attach a more detailed submission if you wish. All submissions must be in writing.

- You may speak in support of your submission. Please include a DAYTIME phone number for us to arrange a time.
- You do not have to attend this meeting.
- Your submission will be included in the agenda for the meeting which is available to the public.

Return to:  
FREEPOST 172273, Council Buildings,  
Napier City Council, Private Bag 6010,  
Napier, 4142.

All responses must be received by noon Friday 3 November 2017.







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**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Thursday, 2 November 2017 11:10  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#26]

Name \* Theresa Mclean

Who are you submitting as? \* Individual

Postal Address \* 

Daytime Contact Phone \* 

Email Address \* 

OUR PROPOSAL: To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \* No

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No

I wish to speak at the Hearing (please tick): \*

■




25

**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Thursday, 2 November 2017 12:10  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#27]

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Name \*** Zoe Barnes  
**Who are you submitting as? \*** Organisation  
**Name of Organisation** Napier City Business Inc  
**Title/Position** Manager  
**Postal Address \***   
**Daytime Contact Phone \***   
**Email Address \*** 

**OUR PROPOSAL: To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*** Yes

**If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017)** No

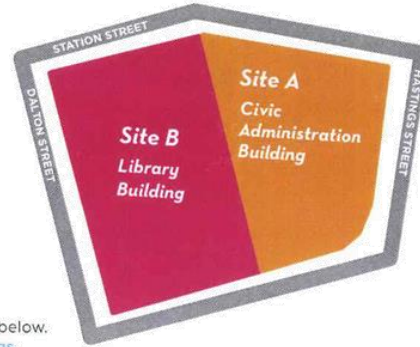
**I wish to speak at the Hearing (please tick): \***

**Type Submission or attach below**

I make this submission on behalf of the 400 businesses that are members of Napier City Business Inc.  
We firmly support the proposal to divest of the Civic Building site and open that space to commercial development.  
We believe that area is currently under-utilised, and the development of this area will enliven the southern edge of the CBD area, bookend the city and bring vibrancy in to an area currently lacking considerable energy.  
We welcome discussion as to what might go in to that area and look forward to moving forward with these exciting plans.

# HAVE YOUR SAY

## on the Napier City Council Civic Buildings' future



To make a submission complete this form and mail it to the address provided below.  
Or complete it online at [www.napier.govt.nz](http://www.napier.govt.nz) keyword search #CouncilBuildings.

<b>Applicant Details:</b>	
Name: (Mr, Mrs, Ms, Miss)	
Organisation:	Quest Napier
Title/Position:	Franchise Director
Postal Address:	[REDACTED]
Daytime Contact Phone:	[REDACTED]
Email Address:	[REDACTED]
<b>OUR PROPOSAL:</b> To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree?	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	- but with conditions

**Submissions will be considered at a meeting on Wednesday 22 November.**

I wish to speak at the hearing: (please tick) Yes  No

**Summary of Submission:**

I understand that the Civic Building is considered no longer safe and is required to be demolished. However, I do feel that the Council should not move away from its core business and move into the realm of business and building ownership. The ideal use of the Civic Building site would be to lease it out to a developer to construct the new building and work with the new tenant. I do not think the Napier ratepayers should be the ones to take on this considerable risk. A land lease arrangement would provide the Council with

Please complete this form and attach a more detailed submission if you wish. All submissions must be in writing. *the revenue stream it requires.*

- You may speak in support of your submission. Please include a DAYTIME phone number for us to arrange a time.
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- Your submission will be included in the agenda for the meeting which is available to the public.

Return to:  
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Napier City Council, Private Bag 6010,  
Napier, 4142.

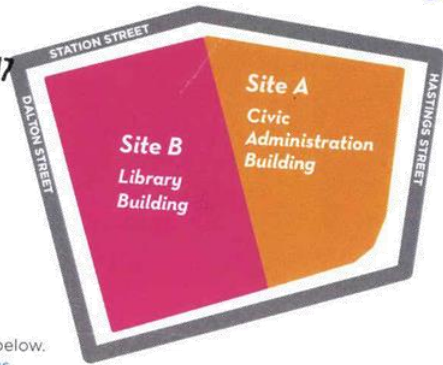
All responses must be received by noon Friday 3 November 2017.



# HAVE YOUR SAY

## on the Napier City Council Civic Buildings' future

01 NOV 2017



To make a submission complete this form and mail it to the address provided below.  
Or complete it online at [www.napier.govt.nz](http://www.napier.govt.nz) keyword search #CouncilBuildings.

<b>Applicant Details:</b>	
Name: (Mr, Mrs, Ms, Miss)	MRS ROBIN MARRIAGE
Organisation:	-
Title/Position:	-
Postal Address:	[REDACTED]
Daytime Contact Phone:	[REDACTED]
Email Address:	[REDACTED]
<p><b>OUR PROPOSAL:</b> To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	

Submissions will be considered at a meeting on Wednesday 22 November.

I wish to speak at the hearing: (please tick) Yes  No

**Summary of Submission:** I think the NCC should retain the ownership of the land Site A + use it to rebuild the Civic Administration there. It could then strengthen the library building, as this an ideal spot for the library. I strongly disapprove of the plan to place the Library in Memorial Square + Olive Square. These historic places are our heritage + charm - I was an Art Deco Guide for 17 years + know people enjoy our city with its Art Deco feature. Please repair the Louis Hay Women Rest Building, so the community can use it again.

I fail to see Site A as suitable for a Hotel. No outlook - A new upmarket hotel should be built where the hospital was - this site looks like a bembate of the moment. - Robin Marriage

Please complete this form and attach a more detailed submission if you wish. All submissions must be in writing.

- You may speak in support of your submission. Please include a DAYTIME phone number for us to arrange a time.
- You do not have to attend this meeting.
- Your submission will be included in the agenda for the meeting which is available to the public.

Return to:  
FREEPOST 172273, Council Buildings,  
Napier City Council, Private Bag 6010,  
Napier, 4142.




All responses must be received by noon Friday 3 November 2017.



**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Thursday, 2 November 2017 13:20  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#29]

Name \* Lisa Caro  
Who are you submitting as? \* Individual  
Postal Address \*   
Daytime Contact Phone \*   
Email Address \* 

OUR PROPOSAL: To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \* No

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No




I wish to speak at the Hearing (please tick): \*

Type Submission or attach below I believe the council should clear the site and re build. The council is short sighted in selling the land.

**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Thursday, 2 November 2017 13:23  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#30]

**Name \*** Neil Watts  
**Who are you submitting as? \*** Individual  
**Postal Address \***   
**Daytime Contact Phone \***   
**Email Address \*** 

**OUR PROPOSAL: To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*** No

**If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017)** No

**I wish to speak at the Hearing (please tick): \***

**Type Submission or attach below** I believe the council should retain ownership of the land demolish and re build new library and council buildings.  
It is short sighted of council to sell this land




### Fleur Lincoln

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Thursday, 2 November 2017 14:25  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#31]

Name \* Graham Bell

Who are you submitting as? Individual  
\*

Postal Address   
\*  
[Redacted]

Daytime [Redacted]  
Contact Phone [Redacted]  
\*

Email Address [Redacted]  
\*

OUR PROPOSAL: Yes

To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No

**I wish to speak  
at the Hearing  
(please tick): \***

**Type Submission or attach below**

Napier is rapidly approaching the need for another high end Internationally branded hotel.

Tourism is visibly growing in the city and we come in contact with many visitors who want to stay in Napier but the wider offering in vine yard accommodation,Porters Boutique hotel in HN and other high end accommodation through out HB, are offering quality alternatives.

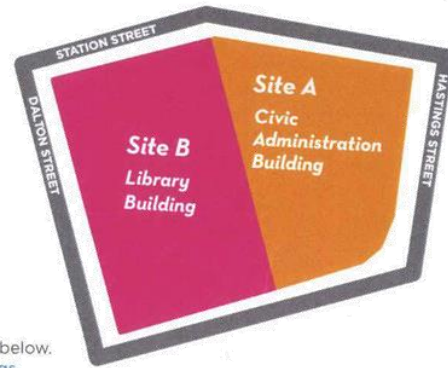
With the expansion of the Hawkes Bay airport and the desirable image of our city, our Nationally recognised cafe and restaurant offerings, the walkability of our CBD, all help contribute to this need.

In my opinion, this would be a game changer for this unique city of Napier.



# HAVE YOUR SAY

## on the Napier City Council Civic Buildings' future



To make a submission complete this form and mail it to the address provided below. Or complete it online at [www.napier.govt.nz](http://www.napier.govt.nz) keyword search #CouncilBuildings.

<b>Applicant Details:</b>	
Name: (Mr, Ms, Mx)	JOHN GOULDIE
Organisation:	
Title/Position:	RATE PAYER
Postal Address:	[REDACTED]
Daytime Contact Phone:	[REDACTED]
Email Address:	[REDACTED]
<p><b>OUR PROPOSAL:</b> To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	

Submissions will be considered at a meeting on Wednesday 22 November.

I wish to speak at the hearing: (please tick) Yes  No

**Summary of Submission:**

1. NO TO A LIBRARY BUILDING BETWEEN CLIVE AND MEMORIAL SQUARES.
2. YES TO BUILDING A LIBRARY IN VAUTLER ST CARPARK.
3. CONSIDER IF SOME OF LAND OUT OF A DEMOLISHED ADMIN BUILDING (CIVIC) BE LAID OUT AS A SMALL RECREATIONAL AREA FOR USE OF LOCAL WORKERS AND TOP OF TOWN SHOPPERS, BUT LEAVING ENOUGH LAND FOR COMMERCIAL USE eg HOTEL SITE.
4. FOR CAR PARKING ISSUES TIDY UP & MARK OUT CAR SPACES ON THE UNTIDY RAILWAY LAND ADJOINING MUNROE STREET.

Please complete this form and attach a more detailed submission if you wish. All submissions must be in writing.

- You may speak in support of your submission. Please include a DAYTIME phone number for us to arrange a time.
- You do not have to attend this meeting.
- Your submission will be included in the agenda for the meeting which is available to the public.

Return to:  
FREEPOST 172273, Council Buildings,  
Napier City Council, Private Bag 6010,  
Napier, 4142.

All responses must be received by noon Friday 3 November 2017.






**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Thursday, 2 November 2017 15:03  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#28]

Name \* Elaine Bland

Who are you submitting as? Individual  
\*

Postal Address   
\*  
[Redacted]

Daytime [Redacted]

Contact Phone  
\*

Email Address [Redacted]  
\*

OUR PROPOSAL: No

To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No

**I wish to speak  
at the Hearing  
(please tick): \***

**Type Submission or attach below**

I do not agree with the site on which the Civic Administration Building is on to be used for Commercial use.

- The building is on a raised hill so has some prominence in Napier's skyline in other words it has a importance that it - commands all it surveys. That it is where the functioning Council and Council staff reside and should be -easy to get to and see.

-As it is above the rest of the buildings around the area in the case of a tsunami striking it has a advantage that it could be the last to not get flooded.

-My problem is that the Council say that the Civic Building is no longer needed. Yet we have the Museum that has not enough space for its exhibits or storage yet you dont need this building? .There could be a swap in buildings around but keep in the separate areas.

- As the Civic building is potentially a earthquake risk do a re build of this building as fixing it up is usually not as good as a re build but keep it beside the library as it as it is a lovely Civic Area. But think ahead of all Council Civic buildings and to have enough room for the next 100 years with out building more or adding to existing buildings on the ratepayers expense.

~ ~


**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Thursday, 2 November 2017 15:14  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#32]

Name \* Joan Cockburn

Who are you submitting as? \* Individual

Postal Address \* 

Daytime Contact Phone \* 

Email Address \* 

OUR PROPOSAL: To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \* Yes

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No

I wish to speak at the Hearing (please tick): \*

Type Submission or attach below I strongly support moving the Civic Administration into the present Library building and keeping the Library situated where it is at this present time. Under no circumstances should Clive Square and Memorial Square be altered for a library or anything else BUT the Women's Rest at Memorial Square should be attended to as soon as possible.  
Thank you.

31


**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Thursday, 2 November 2017 19:58  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#33]

Name \* Mark Rodgers

Who are you submitting as? Individual  
\*

Postal Address   
\*  
[Redacted]  
[Redacted]  
[Redacted]

Daytime Contact Phone [Redacted]  
\*

Email Address [Redacted]  
\*

OUR PROPOSAL: No

To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) Yes

**I wish to speak  
at the Hearing  
(please tick): \***

**Type Submission or attach below**

I oppose the proposal. The proposal is based on information about the earthquake performance of the Civic Administration but the report does not imply the building should be demolished. The Council Chambers are unsatisfactory and could be removed or replaced. Either action would enhance the stability of the building in an earthquake by providing the opportunity to address the asymmetric aspects of the overall structure. The Executive staff do not appear to have commissioned any reports to get actual costs for remediation, and so I submit that the proposal is not justified because not all options have been considered.

38


**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Thursday, 2 November 2017 20:51  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#34]

Name \* Judith Mills

Who are you submitting as? Individual  
\*

Postal Address   
\*  
[Redacted]  
[Redacted]  
[Redacted]

Daytime [Redacted]

Contact Phone [Redacted]  
\*

Email Address [Redacted]  
\*

OUR No

**PROPOSAL:**  
To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) Yes

**I wish to speak  
at the Hearing  
(please tick): \***

**Type Submission or attach below**

The Library: It appears that the Library building can be sufficiently strengthened to meet the required standard and I favour this option.

The Civic Administration building: I would prefer that the necessary strengthening is done here also. At least the ground is considered suitable! If Council decide to move out, I think it is really important to retain the existing open space outside the Library, not fill it with Council offices. There are a number of empty buildings in the CBD which presumably have been strengthened and one of these may be adapted for Council use. However, if Council decide to occupy the whole of site B then the existing site A should be left open. It could be an attractive space for powhiri and official functions, similar to that outside the Hastings Opera House.

I do NOT favour the commercial use of the present Council site, as there are insufficient controls over design. We do not want high-rise buildings in that part of town.

It is worth noting that while existing buildings are assessed for risk in comparison with a new building, it was actually new buildings which collapsed in the Christchurch earthquake.



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### Fleur Lincoln

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Thursday, 2 November 2017 23:40  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#35]

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Name \* Denzil Duncan

Who are you submitting as? \* Individual

Postal Address \* 

Daytime Contact Phone \* 

Email Address \* 


OUR PROPOSAL: To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \* No

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22 November 2017) No

I wish to speak at the Hearing (please tick): \*

Type Submission or attach below Refer attached file.

Attach a File

 [ncc\\_civic\\_building.pdf](#) 136.77 KB · PDF

## SUBMISSION:

The Future of Napier City's Civic Buildings

While at first glance it appears to make sense to take the opportunity provided by the current earthquake-prone categorisation of both Council Buildings, to reconsider their future use before commencing strengthening work. In fact, it is not...

In so doing the Council is incurring considerable costs in relocating and refurbishing temporary offices/spaces for both Council and library functions.

The seismic report on the Library building is not as dire as the 15% NBS rating suggests:

- The primary structural elements within the building are considered robust and the reduced seismic rating is governed by the connections between these primary elements. A strong case can be made to progress to seismic upgrades concept design sufficient to determine construction costs. Napier City Council would need to confirm a minimum threshold or seismic rating, bearing in mind the New Zealand Society of Earthquake Engineering recommends a minimum strengthening level of 67%NBS (IL3).
- We recommend the removal or temporary propping of the link bridge.
- We recommend immediate short term remedial works on both sets of stairs involving the release of the ground floor stringer connection. This would be followed up by longer term solutions involving upgrading the stringer to beam connections
- We would also recommend a more in-depth survey of the spandrel panels to assess the condition of the mechanical fixings.
- Conduct a survey of the non-structural items.

It is clear that the removal of the link bridge between the Civic Administration Building and the Library Building and remedial work on the stairs would enable the building to continue to be utilised for its principle purpose – as a library - while other issues are assessed.

Based on this report, as a ratepayer and library user, I am unhappy that the library is to be moved out of this building – for either 3-5 years (to the much-reduced space being made available in the MTG, to the detriment of their exhibition and archival space) or permanently, so that the Civic Administration functions can take over the library building as a whole.

A decision on the future of the Civic Administration Building is a separate issue. It does not need to impede on the use of the library. The NCC planning department could return to their offices in the library building and other space vacated by the IRD could be utilised temporarily by other departments of Council.

The costs associated with the re-location of NCC offices would be dramatically reduced while the Council undertook their regulatory requirement to consult with their ratepayers on how to proceed.

Instead the Council is embarking on an exercise that is detrimental to the future of Napier's library and all it represents to the City, and simultaneously having a flagrant disregard for the cultural and educational well-being of the community.

The Napier City Council no longer has a reputation of being open and transparent in its dealings with its ratepayers as recent debacles over the War Memorial Conference Centre and the Velodrome project have clearly indicated.

The suggestion that the Civic Administration and library functions could potentially relocate into the single Site B, indicated in the "Optimisation Business Case" is laughable. It could only be achieved by keeping Council staff to their new per-person relocation space of 1.5 sqm and by the library continuing to function from a space equivalent to that which it has been downgraded to in the MTG, viz. 550sqm (down from its current 1800 sqm).

The use of “retrievable storage” for 55,000 of the library’s post-cull 80,000 books is an insult to Napier ratepayers. Only 25,000 will be available off the shelves – the remainder must be requested! This arrangement could only be thought up by someone who does not use or understand the nature or joy of libraries.

Understandably after 5 years of operating the library like this the Council will be able to say that the “retrievable books” are surplus to requirements and dispose of them as well!

My plea to Council is to avoid the trap of degrading the library!

Return it to its custom-built premises as soon as possible and take time to consider the wisdom of losing the Civic Building to yet another unrealistic utopian plan that sees Napier build a 5-star hotel when most wealthy tourists opt for cruises and the remainder are happily seduced into up-market Air B&Bs...

Submitted by:

Denzil Duncan  
2 November 2017

**Fleur Lincoln**


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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Friday, 3 November 2017 08:29  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#36]

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Name \* Sue Macdonald

Who are you submitting as? Individual  
\*

Postal Address   
\*  
[Redacted]  
[Redacted]  
[Redacted]

Daytime [Redacted]

Contact Phone  
\*

Email Address [Redacted]  
\*

OUR No

**PROPOSAL:**  
To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*

If you wish to speak at the Hearing we will contact you to arrange a time. (The hearings will be held on Wednesday 22

November  
2017)

**I wish to speak  
at the Hearing  
(please tick): \***

**Type Submission or attach below**

My concern is that the Library will be compromised by this proposal. Having the civic site available for sale for your preference of a multi story Hotel, will overshadow the outdoor /indoor amenities of the Library (ie the service areas of a hotel will be open to view from the NCC administration building/library if you choose to go back on that site). I believe the library is not living up to its potential as a hub for the community. It is too small Your preference of demolition of the now civic building would be a excellent opportunity to increase the foot print of the library and take it into the future. Levin library is a good example of multi use space that is an asset to the community. I support the idea of using the whole Library building for administration and Library. The other tenants at present are enjoying a central CBD site at the expense of Library facilities and a community (ratepayer) facility. I believe that you are using this opportunity to look at other sites for the library and could take up to 5 years! Far far too long. I support getting the library building up to code as soon as possible, council have indicated that this can be done realitively easily, and proper library services are resumed in a reasonable time frame. The current site of the library is a very easy accessible site to all users (Being on the main bus routes.) Please ensure that the Library is first and foremost priority for any development of these sites.

Thank You  
Sue Macdonald

51

**Fleur Lincoln**

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**From:** Website Request - Submission Napier Council Buildings <no-reply@wufoo.com>  
**Sent:** Friday, 3 November 2017 10:29  
**To:** Fleur Lincoln  
**Subject:** Council Buildings' Submissions [#37]

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Name \* Neil Barber

Who are you submitting as? Organisation  
\*

Name of Organisation Art Deco Masonic Hotel

Title/Position Director

Postal Address \*  
[Redacted]  
[Redacted]  
[Redacted]

Daytime Contact Phone \*  
[Redacted]

Email Address \*  
[Redacted]

OUR PROPOSAL: Yes

To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree? \*

If you wish to speak at the Hearing we will contact you to arrange Yes

a time. (The  
hearings will  
be held on  
Wednesday 22  
November  
2017)

I wish to speak  
at the Hearing  
(please tick): \*

**Type Submission or attach below**

In regards to the proposed hotel for the existing council buildings, we support the proposal. The addition of a globally recognised hotel brand generally brings its own benefits and may introduce new business to the area and also helps to raise the profile of a destination through global distribution and marketing. We believe that there is already latent demand for hotel accommodation in Napier, especially over the busier summer season and with the addition of newly enhanced conference facilities, the normal winter downturn should be less evident with the inflow of corporate conference business to the city.

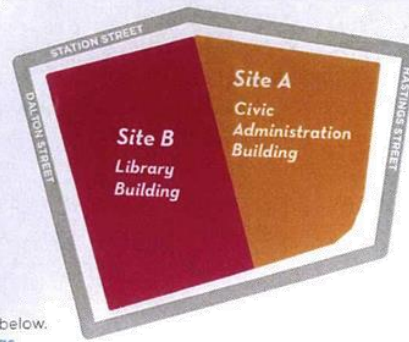
In summary we support the proposal of the addition of a hotel at the current council buildings location and also agree that the planned focus on an accommodation only facility would be most suited to benefit the surrounding current food and beverage offerings in Napier.

Either I, fellow Director Craig Hay or our General Manager John Dick would be happy to speak to this submission if this would assist.

Neil Barber

# HAVE YOUR SAY

## on the Napier City Council Civic Buildings' future



To make a submission complete this form and mail it to the address provided below.  
Or complete it online at [www.napier.govt.nz](http://www.napier.govt.nz) keyword search #CouncilBuildings.

<b>Applicant Details:</b>	
Name: (Mr, Mrs, Ms, Miss)	Allison Franklin.
Organisation:	
Title/Position:	
Postal Address:	[REDACTED]
Daytime Contact Phone:	[REDACTED]
Email Address:	[REDACTED]
<p><b>OUR PROPOSAL:</b> To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree?</p> <p>Yes <input type="radio"/> No <input checked="" type="radio"/></p>	

Submissions will be considered at a meeting on Wednesday 22 November.

I wish to speak at the hearing: (please tick) Yes  No

**Summary of Submission:**

My preference is for a new 'stand alone' library on the car parks behind the Regional Council Building. This would allow some parking for disabled and short time users and still be close to the CBD. The Council would then be able to occupy the whole of the 'Library Building'. My hope is that the Council do not take this as an opportunity to downgrade the library. Planning should be now for the next 20-30 years of growth of the district. Because we have the EIT + several High Schools it is necessary for a good library for research. P.T.O

Please complete this form and attach a more detailed submission if you wish. All submissions must be in writing.

- You may speak in support of your submission. Please include a DAYTIME phone number for us to arrange a time.
- You do not have to attend this meeting.
- Your submission will be included in the agenda for the meeting which is available to the public.

Return to:  
FREEPOST 172273, Council Buildings,  
Napier City Council, Private Bag 6010,  
Napier, 4142.

All responses must be received by noon Friday 3 November 2017.



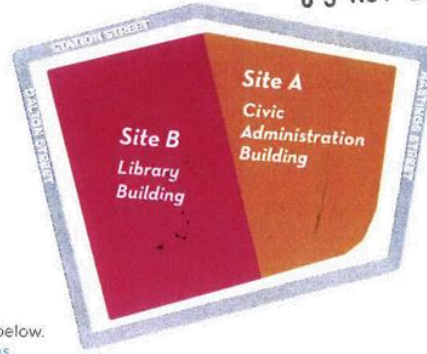


Though much is available 'on line' the use of books should not be overlooked.

03 NOV 2017 4

# HAVE YOUR SAY

## on the Napier City Council Civic Buildings' future



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**Applicant Details:**

Name: (Mr, Mrs, Ms, Miss)  Mrs Marie Baggett

Organisation:

Title/Position: Retired

Postal Address: [REDACTED]

Daytime Contact Phone: [REDACTED]

Email Address:

**OUR PROPOSAL:** To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree?

YES ~~NO~~ on condition Site B - library building is maintained-ground floor library.

Submissions will be considered at a meeting on Wednesday 22 November.

I wish to speak at the hearing: (please tick) Yes  No

**Summary of Submission:**

It is felt a 2nd & 3rd Engineering decision should be sought before any final decision is made to abandon <sup>site A</sup> Site B as a Library & City Council Building.

The library is an essential in the centre of the CBD for those who must use buses & the more mature citizens. Also necessary are the mobility car parks for those disabled, for CBD & library.

In meantime - use of MTG for library must have more than 1 mobility car parks, as at present, preferably present 3 or more - as well out of Central City for those unable to walk any distance.

Please complete this form and attach a more detailed submission if you wish. All submissions must be in writing.

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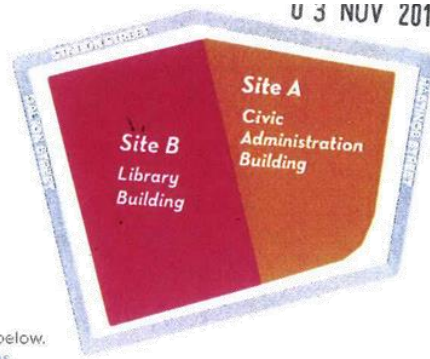
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U 3 NOV 2017

# HAVE YOUR SAY

## on the Napier City Council Civic Buildings' future



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**Applicant Details:**

Name: (Mr, Mrs, Ms, Miss) **ERIC BAGGETT**

Organisation:

Title/Position: **RETIRED**

Postal Address: [REDACTED]

Daytime Contact Phone: [REDACTED]

Email Address: [REDACTED]

**OUR PROPOSAL:** To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree?  
 Yes    No

Submissions will be considered at a meeting on Wednesday 22 November.

I wish to speak at the hearing: (please tick)    Yes    No

**Summary of Submission:**

If you can make the old Napier Post Office earthquake resistant to present day standards, surely you can bring a relatively new building (Civic Building) up to standard with additional strengthening without burdening rate payers with increased rates. The Civic building should be where it is with easy access to all members of the Community. What part of the building is failing present day standards and cannot be economically rectified? The Library must be maintained on the present site for those who use buses and Handicapped and mature citizens.

Please complete this form and attach a more detailed submission if you wish. All submissions must be in writing.

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# HAVE YOUR SAY

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**Applicant Details:**

Name: (Mr, Mrs, Ms, Miss) *Guy Kingdon NSATUSCH MAJZM DSC FRII(Arch)*

Organisation: *architect rtd architectural heritage advisor*

Title/Position: *Self employed*

Postal Address: [REDACTED]

Daytime Contact Phone: [REDACTED]

Email Address: [REDACTED]

**OUR PROPOSAL:** To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree?

Yes  No

Submissions will be considered at a meeting on Wednesday 22 November.

I wish to speak at the hearing: (please tick) Yes  No

**Summary of Submission:**

*Refs to attached sheet-*

[Empty lines for additional text]

Please complete this form and attach a more detailed submission if you wish. All submissions must be in writing.

- You may speak in support of your submission. Please include a DAYTIME phone number for us to arrange a time.
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## NAPIER CITY COUNCIL

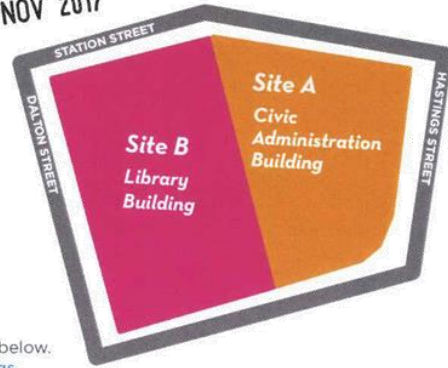
## Civic Buildings' future &amp; site proposal

1. Sites for Civic Buildings should always be generous - never just big enough!  
There must be space for parking, forecourts, landscaping.  
The Civic centre whether old or new must be appropriate for the city.
2. Site B without site A is inadequate - in the short term and a backward step for the long term.
3. The present 1960's (Administration) & 1980's (Library + admin) are good examples of architecture of their time and should be altered to meet changing needs but with their architectural integrity preserved.
4. The roof garden over the library should be reinstated to fulfill its original function environmentally and at the same time to contribute towards insulating the library from summer heat and providing a landscaped outlook from the upper floors as well as a recreation area.
5. Both the 1960's & 1980's buildings have been undamaged from "Moderate Earthquakes" in terms of the 2004 Act, yet the Engineering Assessment show both structures requiring significant strengthening to meet today's standards.  
The cost and recommended procedures are such that before proceeding further it would seem prudent to incur the expense + further delay for second or even third opinions for both the engineering & architectural assessments + proposals.

prepared by -  F.A.S.T.A. #1  
3/11/2017



03 NOV 2017



# HAVE YOUR SAY

## on the Napier City Council Civic Buildings' future

To make a submission complete this form and mail it to the address provided below.  
Or complete it online at [www.napier.govt.nz](http://www.napier.govt.nz) keyword search #CouncilBuildings.

<b>Applicant Details:</b>	
Name: (Mr, Mrs, Ms, Miss)	SYLVIA LOW
Organisation:	
Title/Position:	
Postal Address:	[REDACTED]
Daytime Contact Phone:	[REDACTED]
Email Address:	[REDACTED]
<p><b>OUR PROPOSAL:</b> To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree?</p> <p>Yes <input type="radio"/> No <input checked="" type="radio"/></p>	

**Submissions will be considered at a meeting on Wednesday 22 November.**

I wish to speak at the hearing: (please tick) Yes  No

**Summary of Submission:**

The library on its present site has become a community space. The area outside is much used and would be ruined by an extension to the existing building.  
If all the council activities can fit into one building why is there talk of building a new library somewhere else?

Please complete this form and attach a more detailed submission if you wish. All submissions must be in writing.

- You may speak in support of your submission. Please include a DAYTIME phone number for us to arrange a time.
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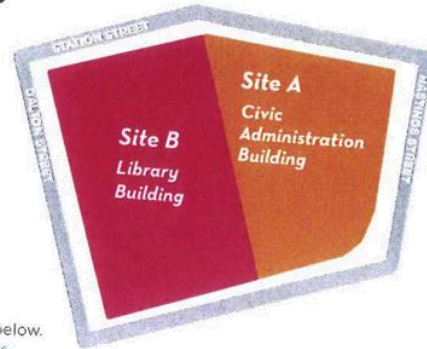
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Napier, 4142.

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# HAVE YOUR SAY

## on the Napier City Council Civic Buildings' future



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**Applicant Details:**

Name: (Mr, Mrs, Ms, Miss) *MR J.J.D. LOW*

Organisation:

Title/Position:

Postal Address: [REDACTED]

Daytime Contact Phone: [REDACTED]

Email Address: [REDACTED]

**OUR PROPOSAL:** To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree?

Yes  No

Submissions will be considered at a meeting on Wednesday 22 November.

I wish to speak at the hearing: (please tick) Yes  No

**Summary of Submission:**

*THE INTEGRITY OF THE PRESENT LIBRARY SHOULD BE PRESERVED AND NOT BE COMPROMISED BY PROPOSALS OF A CATCH-ALL COUNCIL ENQUIRY, SOCIAL SERVICE AND REVENUE COLLECTION CENTRE. THE LIBRARY IS EVERY BIT AS IMPORTANT TO THE NAPIER COMMUNITY AS MULTI-MILLION DOLLAR SWIMMING POOLS, SPORTS STADIA AND VISITOR DRAWCARD PROJECTS. THE LIBRARY IS VISITED AND USED BY MORE CITIZENS THAN ANY OTHER COUNCIL MAINTAINED FACILITY. IT IS USED SEVEN DAYS A WEEK, FIFTY-TWO WEEKS OF THE YEAR EXCEPT FOR PUBLIC HOLIDAYS MORE THAN CAN BE SAID OF THE COUNCIL CHAMBER, COUNCIL COMMITTEE ROOMS AND THE C.E.O'S SUITE.*

Please complete this form and attach a more detailed submission if you wish. All submissions must be in writing.

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3rd Nov. 17.

Dear Mayor &amp; Councillors

Regarding the future use of the  
Napier City Council Buildings.

I would like to see the library  
returned to its present site. It is very  
accessible, parking is good and  
the present lay out with its roof  
garden is excellent.

Regarding the suggestion the  
Council Buildings could become a  
Hotel. The perfect site for a  
4 Star, 5 story Hotel for Napier  
is the Quality Inn, 311 Marine  
Parade. A lovely setting over-  
looking the sea & the present  
building goes right through to  
Hastings St. I believe Rodney  
Green owns the building but surely  
the Council & Mr. Green could  
work together to enhance the City.

Regards Patricia Dick



06 NOV 2017

# HAVE YOUR SAY

## on the Napier City Council Civic Buildings' future



To make a submission complete this form and mail it to the address provided below.  
Or complete it online at [www.napier.govt.nz](http://www.napier.govt.nz) keyword search #CouncilBuildings.

**Applicant Details:**

Name: (~~Mr~~ Mrs, Ms, Miss) CHERRY METZ

Organisation: Private submission.

Title/Position:

Postal Address: [REDACTED]

Daytime Contact Phone: [REDACTED]

Email Address: [REDACTED]

**OUR PROPOSAL:** To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree?

Yes  No

Submissions will be considered at a meeting on Wednesday 22 November.

I wish to speak at the hearing: (please tick) Yes  No

**Summary of Submission:**

As there is no positive statement about where the library would eventually be sited I do not agree to site A being no longer needed for Council.

A hotel and/or commercial use of site A can only increase vehicle congestion in city centre especially a city which is already poorly served for ~~private~~ <sup>public</sup> parking. The library on its present site is of cultural, social and practical value to the citizens who are observed enjoying the amenity and attractive outdoor area.

Please complete this form and attach a more detailed submission if you wish. All submissions must be in writing.

- You may speak in support of your submission. Please include a DAYTIME phone number for us to arrange a time.
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P.T.O.

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Napier, 4142.

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**NAPIER**  
CITY COUNCIL  
Te Kōwhiri o Ahuriri

41

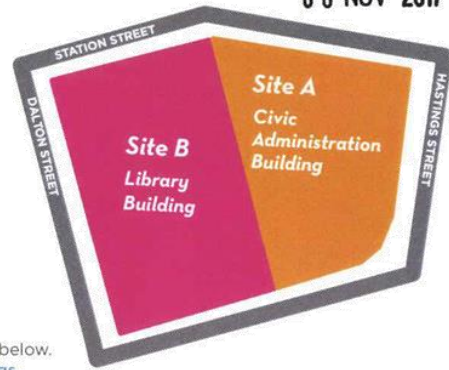
This Statement of Proposal is lacking consideration for the citizens of Napier and environs who currently enjoy the library accessibility and to have Council offices in the city centre area also.

C.R. Meib.  
—



# HAVE YOUR SAY

## on the Napier City Council Civic Buildings' future



00 NOV 2017

To make a submission complete this form and mail it to the address provided below.  
Or complete it online at [www.napier.govt.nz](http://www.napier.govt.nz) keyword search #CouncilBuildings.

<b>Applicant Details:</b>	
Name: (Mr, Mrs/Ms) Miss) <input checked="" type="radio"/>	C. Hardie
Organisation:	Myself plus Citizens Advice Bureau
Title/Position:	
Postal Address:	[REDACTED]
Daytime Contact Phone:	[REDACTED]
Email Address:	[REDACTED]
<b>OUR PROPOSAL:</b> To allow Site A (where the Civic Administration Building now sits) to be used for commercial use as it is no longer needed for Council purposes. Do you agree?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Not until I/we get more details.

**Submissions will be considered at a meeting on Wednesday 22 November.**

I wish to speak at the hearing: (please tick) Yes  No

**Summary of Submission:**

\* We need a lot more information; NCC proposal to fit everything into Site B sounds good but we only have your word for it. I saw the pretty pictures at the public meeting but nothing more convincing.

\* There is more than enough to worry about with the downgrading of the library - what's with all this decommissioning!

\* Also - CAB needs to be at the centre of a new complex.

\* The idea of using Memorial Square has merit - use the abandoned rooms and build UP.

\* Keep us all informed at all times; your record over the last 2-3 years is not good. 31/10/17

Please complete this form and attach a more detailed submission if you wish. All submissions must be in writing.

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# PUBLIC EXCLUDED ITEMS

That the public be excluded from the following parts of the proceedings of this meeting, namely:

## Agenda Items

1. Project Trifecta

The general subject of each matter to be considered while the public was excluded, the reasons for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution were as follows:

General subject of each matter to be considered.	Reason for passing this resolution in relation to each matter.	Ground(s) under section 48(1) to the passing of this resolution.
	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of the information is necessary to:	48(1)(a) That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist:

## Agenda Items

1. Project Trifecta	<p>7(2)(h) Enable the local authority to carry out, without prejudice or disadvantage, commercial activities</p> <p>7(2)(i) Enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>48(1)A That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist:</p> <p>(i) Where the local authority is named or specified in Schedule 1 of this Act, under Section 6 or 7 (except 7(2)(f)(i)) of the Local Government Official Information and Meetings Act 1987.</p>
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