



6 August 2026

Dear [REDACTED]

Local Government Official Information Request

Thank you for your request for information from Council. All requests to the Council for information are required to be considered in accordance with the Local Government Official Information and Meetings Act 1987 (LGOIMA). More information about how the Council handles LGOIMA requests can be found in the Council's LGOIMA Request Policy which is available on the Council's website [LGOIMA Request Policy: Rangitikei District Council](#)

Your initial request for information was received on 24 June 2026 and requested information about Davenport Building. As we worked with you to refine question 5 our response sent to you on 23 July 2026 only covered questions 1-4. Please now see our response to question 5 below:

Question 5:

Any reports relating to the sale, demolition, restoration, or redevelopment options
Refined to January 2020 to date of request.

Response:

Council has identified the following information within the scope of your request

Direct Links:

- [Agenda of Ordinary Council Meeting - Thursday, 29 February 2024](#) Page 45.
- [Agenda of Ordinary Council Meeting - Thursday, 28 March 2024](#) Page 102.
- [Marton-Civic-Centre-Heritage-Planning-Risk-Assessment-Final.pdf](#)

Attachment:

- Attachment 1 – Annual Plan Consultation Supporting Document – Marton Civic Centre

The following reports have also been identified, but as they were part of the Public Excluded Council meetings, the reports themselves have been withheld on the grounds that the Council or Committee meeting was closed to the public under s48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987. The subclauses for withholding are detailed in the table below.

s7(2)(a)	the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons
s7(2)(h)	the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities
s7(2)(i)	the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)

- 26 September 2024 – Section of Order Paper (Public Excluded) – Cnr High Street and Broadway Buildings

- 31 October 2024 – Order Paper (Public Excluded) – Cnr High St and Broadway Buildings
- 27 November 2025 – Order Paper (Public Excluded) – Cnr High St and Broadway Buildings
- 30 April 2025 – Order Paper (Public Excluded) – Cnr High St and Broadway Buildings
- 28 August 2025 – Order Paper (Public Excluded) – Cnr High St and Broadway Buildings
- 12 February 2026 – Order Paper (Public Excluded) – Cnr High St and Broadway Buildings

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Please note that it is our policy to proactively release our responses to official information requests, where appropriate. Our response to your request will be published shortly at [RDC Official Information - Proactive Release](#) with your personal information removed.

If you wish to discuss this decision with us, please feel free to email lgoima@rangitikei.govt.nz.

Yours sincerely,

LGOIMA Officer
Rangitikei District Council

Annual Plan Consultation Supporting Document

Marton Civic Centre



I. Better Business Case Methodology

In 2010 NZ Treasury Identified Systematic Problems with Public Sector Decision-making which included late scope changes, pet solutions looking for problems, undefined and untracked benefits, little consideration of genuine strategic alternatives, lack of stakeholder engagement, lack of supplier relationships, and millions of dollars wasted on poorly justified projects.

When the BBC was developed by NZ Treasury the following requirements were considered:

Requirement	Resulting in...
Systematic	Avoid missing or under-weighting key steps
Disciplined	Managing optimism and anchoring biases
Tests a wide range of options	Avoiding pet solutions
Evidence-based	Providing rigor to the narrative
Staged	Providing point for checking in with decision-makers
Scalable	Fit for purpose effort to avoid over-analysis
Onboards stakeholders	Early and regular engagement
Uses standard and tested tools	Assurance of best practice
Avoids surprises	Managing risks of late challenges
Avoids regret	Pre-challenged recommendations that stick

The BBC process has been designed to enable sound decisions to be made by addressing the context and drivers, defining problems, objectives and needs and at the very last step looking at and designing options.

The five cases look in detail into the following five questions:

STRATEGIC Case – Is there a compelling case for change?

ECONOMIC Case – What is the preferred solution that optimises value?

COMMERCIAL Case – Is the preferred solution attractive to suppliers (and to us)?

FINANCIAL Case – Is the preferred solution affordable? Can it be funded?

MANAGEMENT Case – Is the preferred solution achievable? Can it be delivered successfully?

Options Framework within the BBC

The options framework within the BBC aims to identify all possible options by collating all options in a “long list” which then gets reduced to a “short list”.

Demonstrating public value requires a wide range of realistic options to be appraised (“the long list”), in terms of how well they meet the spending objectives and critical success factors for the project; and then a reduced number of possible options (“the short list”) to be examined in further detail.

The “short list” must include business as usual, a realistic and achievable “do minimum” that meets essential requirements, the preferred way forward and any other options that have been carried forward. These options are subjected to cost benefit analysis, to identify the option that offers best public value to society (“the preferred option”).

The outcome of the business case process is to present the preferred option to council along with the draft business case. Council then decides on the next steps which may likely include public consultation on the preferred option and the concept designs that have been completed for the preferred option.

Potential benefits for the different parties involved are:

Council decision-makers gain the assurance that they are doing the right things (business assurance), and in the right way (programme and project assurance)

Managers can successfully deliver on their strategic plans

Officials have the tools they need to develop robust, high-quality advice to decision-makers

Stakeholders have opportunities to engage in the decision-making process.



MARTON CIVIC CENTRE OBJECTIVES

(defined through workshop process)

- 1) **MARTON'S TOWN CENTRE IS EVERYONE'S PLACE**
- 2) **TRANSFORM THE MARTON LIBRARY EXPERIENCE TO AN INVITING CENTRE FOR LEARNING AND INTERACTION**
- 3) **IMPROVE THE CUSTOMER AND STAFF USER EXPERIENCE OF RDC FACILITIES**
- 4) **INCREASE EFFICIENCY OF RDC SERVICES**

II. Short-listed options meeting the objectives

	Option M3 New build	Option M5 Heritage
Objective	Meets objective	
1) Marton's town centre is everyone's place	✓✓	✓✓
2) Transform the Marton library experience to an inviting centre for learning and interaction	✓✓	✓✓
3) Improve the customer and staff user experience of RDC facilities	✓✓	✓✓
4) Increase efficiency of RDC services	✓✓	✓✓
Risk & Cost		
Risk level of cost overruns during construction	Very High* (*Resource Consent is required for demolition)	Very High** (**Resource Consent is required due to heritage status)
Complexity Level	Very High (Complexity is high trying to receive resource consent to demolish heritage listed buildings)	Very High (Resource Consent is required for any construction work due to heritage status of the buildings)
Total project estimate	\$33,430,000	\$34,370,000

III. Financial Implications & Notes

The Long-Term Plan (LTP) 2021-31 includes a provisional total project budget of \$20,000,000 for the Marton Civic Centre.

The cost estimates for all options are high-level estimates costed by a professional independent Quantity Surveyor and have been all updated to reflect today's costings (February 2023).

The Council is also consulting on the spatial plan while the Annual Plan consultation takes part. The spatial plan sees heritage as an opportunity, stating that the redevelopment of towns improves the quality of the built environment whilst recognising and embracing local heritage.

The Marton Town Centre is currently run-down and lacking vibrancy. Commercial activities are currently spread along Broadway and to a lesser extent, Wellington Road and High Street.

Marton has the potential to become one of the region's most desirable boutique towns by leveraging off its heritage buildings as a unique point of difference. The heritage buildings reflect Marton's strong and proud identity and, if challenges associated with funding their retention are able to be overcome, their adaptive reuse represents a key asset for the Marton town centre.

Strengthening earthquake-prone buildings, supporting mixed uses and streetscape redevelopment that improves the pedestrian experience are needed to support the redevelopment of the Marton Town Centre become as heart of the community. To ensure vibrancy of the Town Centre, retail and community activities need to be concentrated in the commercial area around Broadway.

Council accepts the responsibility around the liability of the heritage buildings on the corner of Broadway and High Street which are owned by Council. Both options result in a resolution for these buildings one reaffirming heritage and the other one removing a hazard and liability from the commercial centre to support a re-vitalisation of the town centre.

Important Notes:

- For both options value engineering may be available to save some costs, for example it could be investigated if there are cost savings possible when only the façade of the building is being kept and a new purpose built building is erected behind the façade.
- Out of caution some of the costings may be a little inflated.
- There are potential offsets through grants, property sales and fundraising. However, at this point in time it is impossible to put a confident value to this.
- Both options require a resource consent and both have risks due to this requirement:
 - o A resource consent for demolition of a heritage building can take a long time and the outcome is unknown. The granting authority may require the applicant to offset the demolition of a heritage building and the process will be exposed to public notification which can lead to submissions. Council does have little influence on the process.
 - o A resource consent to make changes to a heritage listed building also carries risks around what may or may not be able to be changed, what parts of the building will have to be preserved. Council would work closely with Heritage NZ to detail the design to minimise risks.

Total Project Cost Estimates include the following:

- Contingency and cost escalation
- \$1,750,000 fitout cost (FEE, IT & AV)

IV. Short-listed options Details

Option (M1) Option (M3) New building, after demolition of buildings

Construct a new building on the corner of Broadway and High Street on the site where the Cobbler, Abraham and Williams and Davenport buildings stand currently. The new building would accommodate all RDC administrative staff that are currently at 46 High Street, a new learning and interaction centre (library) and various meeting spaces for the community.

Benefits

- Meets and exceeds all objectives
- Revitalisation of the town centre
- Purpose build construction results in highest efficiency use of the building
- Resolves liability issues around the empty corner buildings on Broadway
- Does not require temporary offices during construction

Disadvantages:

- Limited parking
- Demolition consent required (some of the buildings are heritage listed)



CONCEPT DESIGN PLANS
L0 - GROUND FLOOR PLAN



CONCEPT DESIGN PLANS
L1 - UPPER FLOOR PLAN



Option (M6) Heritage

Renovate the Cobbler, Abraham and Williams and Davenport buildings to accommodate all RDC administrative staff that are currently at 46 High Street, a new learning and interaction centre (library) and various meeting spaces for the community.

Benefits

- Meets and exceeds all objectives
- Does not require temporary offices during construction
- Revitalisation of the town centre
- Purpose build construction results in highest efficiency use of the building
- Resolves liability issues around the empty corner buildings on Broadway
- Focus on heritage

Disadvantages:

- Limited parking





Option A

First Floor

Council Offices

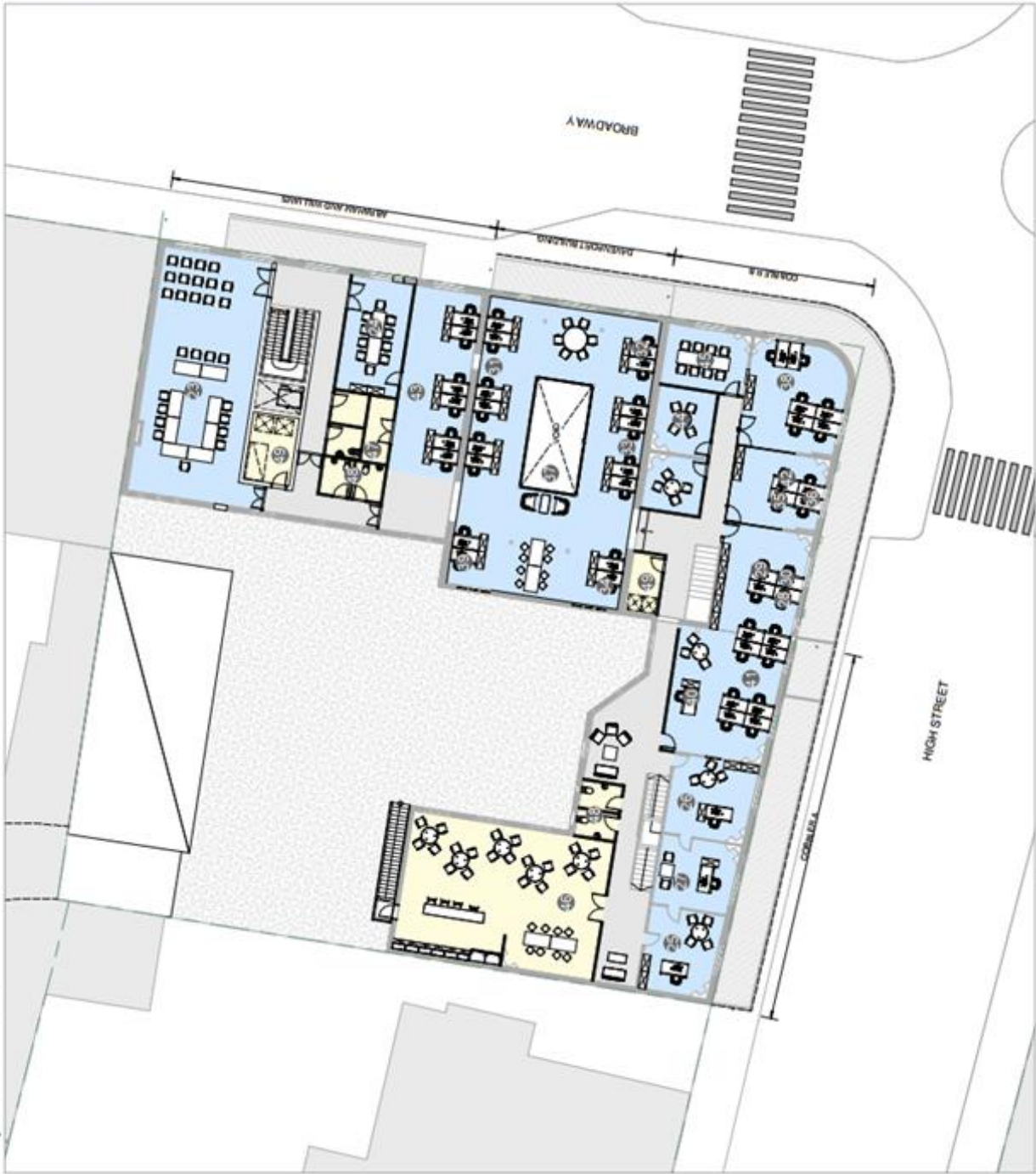
Circulation

Utilities

LEGEND

COUNCIL

- 30 Council Chamber (30-40 people)
- 31 Councillor's Lounge/ Meeting Room (15 people)
- 32 Mayor's Office (1)
- 33 CEO's Office (1)
- 34 Executive Officer's Office (1)
- 35 Comms and Customer Services Team Leader (1)
- 36 Comm & Regulatory Services Group Manager (1)
- 37 Civil Defense (EMO) (1)
- 38 Policy and Governance Group (7)
- 39 Principal Advisor - Infrastructure (1)
- 40 Roading Team (5)
- 41 Roading Manager (1)
- 42 3 Waters Manager (1)
- 43 3 Waters Staff (2)
- 44 Admin Staff (2)
- 45 Infrastructure Team - Mapping, Asset Finder, Solid Waste Manager, hot desk (6)
- 46 Strategic Property Advisor (1)
- 47 Finance and Business Support Group Manager (1)
- 48 Finance Team, Rates Administrator and HR (8)
- 49 IT & IM Services Team Leader (1)
- 50 IT & IM Services Team & GIS (6)
- 51 Meeting Room (4 people)
- 52 Meeting Room (8 people)
- 53 Team Room for 60 staff
- 54 Cleaner's Store
- 55 Staff Toilets
- 56 Plant Room





Option B

First Floor

- Council Offices
- Circulation
- Utilities

LEGEND

- COUNCIL
- 1 Council Chamber (30-40 people)
 - 2 Councilor's Lounge/ Meeting Room (15 people)
 - 3 Mayor's Office (1)
 - 4 CEO's Office (1)
 - 5 Executive Officer's Office (1)
 - 6 Comms and Customer Services Team Leader (1)
 - 7 Community & Regulatory Services Group Manager (1)
 - 8 Civil Defense (EMO) (1)
 - 9 Policy and Governance Group (7)
 - 10 Principal Advisor - Infrastructure (1)
 - 11 Roading Team (5)
 - 12 Roading Manager (1)
 - 13 3 Waters Manager (1)
 - 14 3 Waters Staff (2)
 - 15 Admin Staff (2)
 - 16 Infrastructure Team (6)
 - 17 Strategic Property Advisor (1)
 - 18 Finance and Business Support Group Manager (1)
 - 19 Finance Team, Rates Administrator and HR (8)
 - 20 IT & IM Services Team Leader (1)
 - 21 IT & IM Services Team & GIS (6)
 - 22 Meeting Room (4 people)
 - 23 Meeting Room (8 people)
 - 24 Team Room for 60 staff
 - 25 Cleaner's Store
 - 26 Staff Toilets

