

Marion Civic Centre – Draft Business Case

➤ Objectives

- To act as the catalyst for the revitalisation of the Marion Town Centre.
- To lead the development of the Marion Heritage Precinct.
- To consolidate Council’s library, information centre and administrative functions.
- To meet 100% of the New Building Standard in the timeframes required to comply with earthquake-prone building requirements.
- To increase efficient use of space and ensure Council’s buildings in Marion are fit-for-purpose for current and future needs.

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➤ Options

- Status Quo – upgrade existing buildings to minimum required standards
- Redevelop Broadway High St - Retain some/all facades (assessment) with new building(s) behind.
- New Build on Broadway/High St – demolish and rebuild

Option Assessment – High Level

	Status Quo	Retain Facade	New Build
Main Street Catalyst	X	Y	Y
Heritage Precinct Lead	X	Y	N
Consolidate Council Functions	X	Y	Y
Meet 100% NBS	Y*	Y*	Y
Future-Fit	X	Y	Y
Staff Relocation/Service Disruption	Y	X	X
Consenting (District Plan -Heritage)	No resource consent required	RC required but retention of heritage	RC required – No heritage retention – so most difficult
Other Benefits (Current Site Dev)	N	Y	Y
A. Build Cost (Rough Order)	\$9M	\$11M-\$13M	\$11M-\$12M
B. Overall Cost (Indicative)	On Par	On Par	On Par
Option Ranking (Initial)	3	1	2