

## Council Briefing Agenda

**Date:** Wednesday, 28 February, 2024

**Time:** 9:00 am

**Location:** Civic Centre, Te Iwitahi, 9 Rust Avenue

**Elected Members:** His Worship the Mayor Vince Cocurullo  
Cr Gavin Benney  
Cr Nicholas Connop  
Cr Ken Couper  
Cr Jayne Golightly  
Cr Phil Halse  
Cr Deborah Harding  
Cr Patrick Holmes  
Cr Scott McKenzie  
Cr Marie Olsen  
Cr Carol Peters  
Cr Simon Reid  
Cr Phoenix Ruka  
Cr Paul Yovich

For any queries regarding this meeting please contact the Whangarei District Council on (09) 430-4200.

1. **Apologies / Kore Tae Mai**
2. **Reports / Ngā Ripōata**
  - 2.1 Hikurangi Business Association Proposal for 7A King Street  
Hikurangi 3
3. **Closure of Meeting / Te katinga o te Hui**

## 2.1 Hikurangi Business Association Proposal: Old BNZ Building, 7A King Street, Hikurangi

<b>Meeting:</b>	Council Briefing
<b>Date of meeting:</b>	28 February 2024
<b>Reporting officer:</b>	Jacki Cooper (Manager – Community Development)

### 1 Purpose / Te Kaupapa

For Hikurangi Business Association to present and receive feedback on its proposal to have the ex WDC customer services building (locally known as the Old BNZ Building) located at 7A King Street Hikurangi, gifted to the community.

### 2 Background / Horopaki

The Old BNZ Building is situated at 7A King Street, Hikurangi (Part Lot 23 DP 18252) and is listed as a scheduled Group B built heritage item in the District Plan.

The building was established in its current location on King Street in Hikurangi in 1910, by the Bank of New Zealand. Costing 285 pounds to construct, it was made from Kauri and Rimu heart timber and was constructed by a builder in Whangarei. In 1985 the bank was closed and gifted to the Hikurangi Town Council. After the Hikurangi Town Council amalgamated with the Whangarei District Council it was used as a customer services centre.

When the building was no longer required for Council purposes, it became a community building and used by the local community for a variety of meetings and activities. Healthy Hikurangi and Revive Hikurangi held their monthly meetings in this building and the Hikurangi Māori Wardens also used the facility for their monthly meetings. It has also been used as a facility hosting community sewing classes.

Due to the lack of ongoing maintenance to the building over several years, the building is no longer suitable for any type of use and has become dilapidated. The entire building needs attention, internally and externally, including its structural components.

In 2023 the Hikurangi Community Coordinator liaised with Council on a proposal for Hikurangi Friendship House Charitable Trust to take over ownership and management of the building. With Hikurangi Friendship House's heritage building requiring significant renovation and restoration, they are no longer able to progress the Old BNZ Building proposal.

Community groups with an interest in the proposal agreed to Hikurangi Business Association picking up the proposal and progressing it, as HBA is better positioned to take ownership of the building and restore it for community use.

### 3 Discussion / Whakawhiti kōrero

Hikurangi Business Association has developed a proposal for Council's consideration. The proposal meets two needs in the community – the restoration of a heritage building and

(once the restoration is completed) increased availability of community space that can be used by local community groups and businesses.

To progress the proposed restoration, HBA are seeking to secure the acquisition of the building so that they can submit a funding application to the second round of Lotteries Environment and Heritage (LEH) fund.

The proposal includes:

- An executive summary outlining why the association wants to acquire the building.
- Background and history of the building
- A project overview detailing how the building could be used to benefit the wider community
- A development plan/SWOT analysis of the project
- Project requirements outlining the restoration's scope of works
- Staged approach details outlining the project timeline and how the project intends to be funded.

Council is committed to providing community buildings in the District as a means of enabling thriving and vibrant communities. Securing the acquisition of the Old BNZ Building would enable the Hikurangi Business Association to submit various external funding applications to larger fund holders for the restoration of the building. The HBA may also apply to Council for contestable funding where appropriate, with any applications assessed on merit. Once restored the building will provide a space that community groups and local businesses alike can utilise, contributing to Council achieving its Community Outcomes.

The property that the Old BNZ Building is situated on is owned by WDC's Community Development Department. The site is 369m<sup>2</sup> (more or less) with the building located at the front of the lot. The building backs on to two pensioner housing units that allocated at the rear of the lot.

Council has been provided with copies of support letters from the Hikurangi Civil Defence committee, Hikurangi Friendship House Charitable Trust, Momentum Health, Hikurangi Historical Museum and Hikurangi Māori Wardens. Letters of support have also been obtained from Council's pensioner housing tenants (as the most affected parties).

## **Considerations**

### **Pensioner Housing Review**

The site that the Old BNZ Building is situated on has two pensioner housing units at the rear of the section. Council is currently undertaking an investigation into future development and delivery options for its Pensioner Housing portfolio. Findings and recommendations from the investigation are due to be submitted to Council in April 2024. It is possible that any recommendations that council might wish to undertake regarding the site for the purposes of pensioner housing may be delayed if a ground lease for the Old BNZ Building is in place.

### **District Plan constraints**

The building is listed as a Group B scheduled heritage item and the site is zoned as Settlement Zone Residential in the District Plan. Demolition, destruction, or relocation (on-site or off-site) of a scheduled Group B built heritage item is classed as a Discretionary Activity. Any development or construction undertaken on the site will be subject to this rule as well as Council's usual planning and building consent processes for which the owner will be required to pay all associated costs.

### **Financial implications**

There would be no financial implications from selling the building to the Hikurangi Business Association. The property is owned by the WDC Community Development Department and there is currently no budget attached to the repairs and maintenance of the BNZ Building. Community Development are not seeking any LTP funds for future upgrades to the building which is expected to cost upwards of \$100,000.00.

### **External Funding**

Although the Lottery Grants Board funding rounds for 2024/25 have not yet been set, there are usually two LEH funding rounds per financial year. The next funding round would be expected to open in June 2024. The timing of Council's decision will have an impact on when HBA is able to progress their proposal with external funders.

### **Legal advice**

Council has consulted its solicitor who has advised that there are no known constraints to gifting the building. There are no known constraints to issuing a ground lease unless the term is expected to exceed 35 years.

### **Council's Property Policy**

Council's property policy allows for the sale of its heritage buildings to external parties on the proviso that adequate safeguards (covenants) are in place to protect its heritage value. The policy also allows for the provision of income from commercial activities to offset the costs of providing a space for community purposes.

### **Hikurangi Placemaking Plan**

One of the key outcomes sought through the Hikurangi Placemaking Plan is the preservation and enhancement of Hikurangi's built heritage and natural character. Supporting a community led restoration of the BNZ building by transferring ownership to a community organisation would align with this outcome.

### **Public interest**

It is anticipated that the proposed gifting of the building to the HBA will generate a significant amount of interest in the Hikurangi community, which may have an impact on public perception.

## **4 Attachments / Ngā Tāpiritanga**

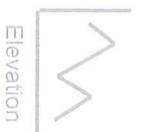
Attachment 1 – GIS map of 7A King Street, Hikurangi (Part Lot 23 DP 18252)

Attachment 2 – Hikurangi Business Association Proposal for 7A King Street, Hikurangi

Attachment 3 – Letters in support of Hikurangi Business Association's proposal to Council



# Property



LINZ Record of Title



Details

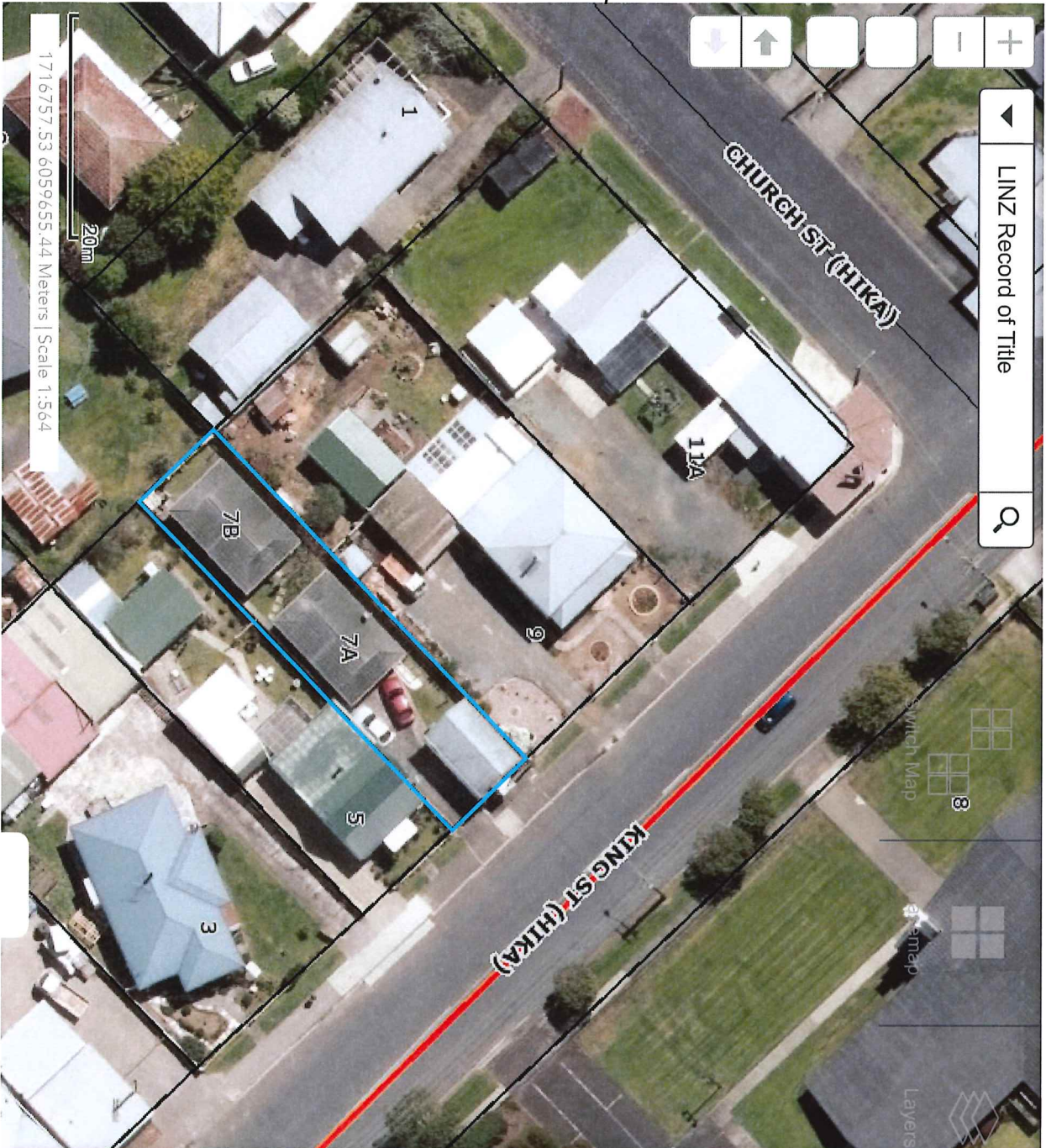
(1 of 1)

[Clear](#)

[Zoom to](#)

**Land Parcel: Part Lot 23 DP 18252**

LINZ Parcel ID	4703017
Legal Description	Part Lot 23 DP 18252
Affected Surveys	DP 18252
Parcel Intent	DCDB
Topology Type	Primary
Statutory Actions	
Land District	North Auckland
Titles	NA414/201
Survey Area m2	369
Calculated Area m2	368
Calculated Area Hectares	0.0368
Survey Area Hectares	0.0369



1716757.53 6059655.44 Meters | Scale 1:564

20m





# PROJECT BUSINESS PLAN

**Hikurangi BNZ/WDC Building Renovation**

**Version 2, November 2023**

**[admin@hikurangi.co.nz](mailto:admin@hikurangi.co.nz)**



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## Executive Summary

The Hikurangi Village is made up of many historic buildings, some of which over the years have deteriorated significantly and require a lot of work to bring them back up to a safe and healthy standard. One of these buildings is located along King Street and is owned by WDC. Local community groups and residents have come together with expressions of interest in saving this building and reinstating it back to a building that can be of use to local community groups for the benefit of all the community.

The building in discussion, referred to as “the BNZ building”, is sought after by the community to be gifted to the community so it can be restored and revitalised. The following document outlines the Hikurangi Business Association’s plan for restoration and use of the building.

## Background and History

The building in discussion was established in its current location on King Street in Hikurangi in 1910, by the Bank of New Zealand. Costing 285 pounds to construct, it was made from kauri and rimu heart and was constructed by a builder in Whangarei. In 1985 the bank was closed and the building was gifted to the Hikurangi Town Council who maintained ownership. When the Hikurangi Town Council amalgamated with the Whangarei District Council, the Hikurangi Town Council eventually closed, but the building ownership has only recently been legally rectified to show the owners as the Whangarei District Council.

After it was not in use by the bank and then the council, it was used by the local community for a variety of meetings and small classes. Healthy Hikurangi and Revive held their monthly meetings in this building and the Hikurangi Maori Wardens also used the facility for their monthly meetings. It has also been used as a facility hosting community sewing classes.

Due to the condition of the building and the lack of ongoing maintenance, all aspects of the building became unhealthy and is no longer suitable for use. With mould issues inside, electrical wiring issues, and the obvious need for repiling, the entire building needs attention and repairing/replacement of structural features.

The community has recently engaged with the council and requested the building be restored so it can once again be utilised by the community. A proposal has been presented from WDC to Friendship House Charitable Trust to take over the ownership/management of the building and plan was put in place for them to do so in 2023. However, with one of their own heritage buildings now becoming vacant and requiring large amounts of renovations, restoring, and funding, it has been agreed within the local community groups that the Hikurangi Business Association is better positioned to take over ownership of the building and to restore it for community use.

The goal is for the community to renovate and upgrade the “BNZ building” back to a standard where it can again be used by local community groups in a way that meets the community’s needs. There are ideas in place of what the building can be utilised for, with the primary ideas being outlined in the overview below.

## Project Overview

There are multiple ideas in mind by the members of the Hikurangi Business Association for the ongoing use of this building if it is to be repurposed. The ideas will work hand-in-hand together so the building will be used regularly. The ideas are:

1. The Hikurangi Maori Wardens wish to start using the building again as their base within the Hikurangi village. When they were no longer able to use the building a few years ago, they had to move their base to nearby suburb of Whakapara and this has somewhat removed their visibility from within the Hikurangi village. They wish to return to the village on a permanent basis. This would mean one of the areas within the building would be set up as a round table meeting setting;
2. As the Hikurangi Business Association has good knowledge and experience of business needs in Hikurangi, the members are in agreeance that there is a need for a office space where individuals from various career types could hire the facility and have internet/printing access at hand. This would work in a way similar to a “hot desk” and would allow a space for private meetings (for example: for real estate agents, for medical practitioners, for government departments etc where privacy is required) of which there is currently no space available for such administration and privacy needs in Hikurangi;
3. We have plenty of locals who are self employed in their own businesses who do not have a shop or other base where they can operate their business in the public eye. Examples of such businesses include: product makers who do not have a space where public can come and see their products first hand, real estate agents who have nowhere to display their local listings, businesses such as machinery contractors that do not require having a shop space but have the need for advertising and are keen to utilise showcase areas, etc. An idea for this space is to every so often (say once a month) offer it (possibly over weekends) as a “showcase space” for small local businesses who could use the building as a place to showcase their products or services via an open day etc. This would benefit local businesses to be more visible within the community and could help local residents find products or services that they may need to use, in the local environment where they can “support local”;
4. There are some locals within Hikurangi who have previously run a community food bank and are interested in starting another one up in the village as well as a free store, in these times where lots of people are struggling with the rise in living costs. There is a group in Ruawai called Mauri Ora who have been providing food supplies to Hikurangi in small doses for a few months now and are keen to establish a permanent arrangement for ongoing food distribution to the Hikurangi community. Between Mauri Ora providing food, and the locals who are willing and keen to operate a food bank and a free store (where people can swap clothes, household

items, blankets, etc) this would be an opportunity for the building to be used as a “pop-up” space for when food or other supplies become available to be distributed amongst the community to support those in need;

5. Hikurangi Friendship House is working on bringing a community shuttle to the village and it has been agreed that if the BNZ Building was to go back to community use, that it would be a good base for the shuttle to operate from. With it being within walking distance from where most of the retirement units reside, as well as having ample parking and sufficient space for seating, it is the perfect facility to operate such a service from;
6. The local civil defence team which has recently been set up is seeking a venue they can utilise as a meeting base and also as a facility to store equipment ready for a civil defence emergency. In an evacuation a meeting space needs to become quickly available for the coordinators to meet and make plans for evacuations and other emergency responses required. The BNZ building has adequate storage space and will make a suitable meeting space for the civil defence team.

The ideas above will be the primary uses for the building, however it is also worthy of noting that the building would feature in the developing “Heritage Trail” that the Hikurangi Historical Museum is working on. Please see the note below from the museum on the inclusion on this building within their plans:

*“The Hikurangi Historical Museum is engaged with recording and sharing of the history of our community. We envision an independent walking (and driving) trail/tour, which can be undertaken to learn more about the Hikurangi community. For this the places/sites of significance will be indicated on a paper/printed brochure for those without devices. But otherwise, this heritage trail can be undertaken supplemented by a specially devised google map tour accessed on a device. We see all aspects of our history as important - since it is this diversity that gives a true sense of what creates a community: such as social, cultural, agricultural, economic, industrial, and environmental factors. The Hikurangi Historical Museum is working with the community to record their stories. The former BNZ building situated at 7 King Street, will be a very important part of this tour. Not only is it an interesting historic building but it is also testament to the independence of the Hikurangi township and its economic history”.*

## Development Plan

We hope to develop this building into a community use building that will serve the village for generations to come.

<b>Strengths</b>	<b>Weaknesses</b>
<ul style="list-style-type: none"> <li>• Community group collaboration to seek resolution</li> <li>• Providing a hub for the Maori Wardens within the village</li> <li>• Keeping a much loved historic asset</li> <li>• Keeping within the goal of upgrading heritage buildings to develop the heritage trail</li> <li>• Community facility managed and used by local not-for-profit groups that provide supplies/services to the community</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of income to fully renovate the building in a short time frame</li> <li>• Consistent access</li> <li>• Health and safety hazards in the short term</li> <li>• Amount of work required to restore</li> </ul>
<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"> <li>• To add other initiatives that are able to utilise the building</li> <li>• To provide a meeting space for other small groups needing a base</li> <li>• To highlight and promote the concept of the heritage trail</li> <li>• To promote the history of the building to residents and locals</li> <li>• To offer a space to benefit smaller local businesses</li> <li>• To offer further support to entities working within our district at irregular times and for short periods</li> </ul>	<ul style="list-style-type: none"> <li>• WDC not wanting to restore building</li> <li>• Concept of building being relocated</li> <li>• Access to water/power</li> <li>• Health and safety hazards in the interim</li> </ul>

## Project Requirements

Areas	Requirements	Tradesman	Quote	Extra Requirement/Prep
RENOVATIONS				
Electrical	Replace power points, check all other electrical are safe	Steve/Positively Wired	\$1,370.80	Nil
Joinery	Replacement of window sills	Neil/Baxters NZ	Incl in cladding quote	Nil
Roofing	Replace screws and fix rust where required	Jethro/JHS Painting	\$1,745.70	Waterblast (donated by Blastaway Guys)
Painting (exterior)	Full sand and repaint incl all windows and doors	Jethro/JHS Painting	\$7,923.50	Waterblast (donated by Blastaway Guys)
Painting (interior)	Full sand and repaint all windows and doors	Jethro/JHS Painting	\$4,427.50	Nil
Re-pile	Full repile	Chris/Total Repile	\$23,000	Fencing, builder to attach final nail plates
Floor	Replace bearers if required	Unknown	Unknown	Bearer timber
Plumbing & drainage	Replace kitchen and bathroom plumbing, replace kitchen sink, replace bathroom vanity	Cory/SureFlo Plumbing	\$6,844.26	Lifting for access (to be done during repiling)
Windows/doors	Replace broken glass in front window	Unknown	Unknown	Nil
Cladding	Replace weatherboards	Neil/Baxters NZ	\$48,975	Replace internal timber framing if



	on front			required
<b>SERVICES</b>				
Meeting space	Set up one room with table and chairs			
Food bank	Storage area (shelving) set up with space for upright fridge/freezer			
Free store	Storage area for larger equipment			
Hot desk	Basic office equipment and internet connection			
<b>EQUIPMENT REQUIRED</b>				
Power	Mains connected with power points & light in each room			
Water	Connected and accessible from single sink in one room, water connection to bathroom.			
Table & chairs	Extendable dining table and chairs for meeting space and packing table			
Fridge Freezer	Free standing unit for storage of frozen/chilled			

	foods			
Shelving	Timber for extensive shelving in storage rooms			
Internet	Public wifi connection			
Desk	Single person desk			
Printer/Copier	Colour wireless printer with copy count			

## Staged Approach Details

STAGE 1			
Task	Cost	Proposed Funder	Proposed Timeframe
Repiling	\$23,000	Private through Fundable	Autumn 2024
Plumbing	\$6,844.26	Private through Fundable	Autumn 2024
Flooring (if required)	Unknown	Sponsorship/donations/fundraising	Autumn 2024
Electrical	\$1,370.80	Private through Fundable	Autumn 2024
Desk/copier	Unknown	Sponsorship/donations/fundraising	Autumn 2024
<b>TOTAL COST:</b>	<b>\$31,215.06</b>		
<b>BUILDING USABLE AT THE END OF STAGE 1</b>			
MAORI WARDENS MEETINGS, CIVIL DEFENCE MEETINGS, HOT DESK BEGINS HERE			
STAGE 2			
Task	Cost	Proposed Funder	Proposed Timeframe
Roofing	\$1,745.70	Private through Fundable	Spring 2024
Joinery	incl in below	Private through Fundable	Spring 2024
Cladding	\$48,975.00	Private through Fundable	Spring 2024
Exterior Painting	\$7,923.50	Private through Fundable	Spring 2024
<b>TOTAL COST:</b>	<b>\$58,644.20</b>		
HERITAGE TRAIL USAGE, SHUTTLE BEGINS HERE			
STAGE 3			
Task	Cost	Proposed Funder	Proposed Timeframe
Interior Painting	\$4,427.50	Private through Fundable	Autumn 2025
Window Replacement	Unknown	Private through Fundable	Autumn 2025

Tables and Chairs	Unknown	Sponsorship/donations/fundraising	Autumn 2025
<b>TOTAL COST:</b>	<b>\$4427.50</b>		
PUBLIC MEETING SPACE, BUSINESS SHOWCASE BEGINS HERE			
STAGE 4			
<b>Task</b>	<b>Cost</b>	<b>Proposed Funder</b>	<b>Proposed Timeframe</b>
Fridge/Freezer	Unknown	Sponsorship/donations/fundraising	Spring 2025
Shelving	Unknown	Sponsorship/donations/fundraising	Spring 2025
FREE STORE/SOCIAL SUPERMARKET BEGINS HERE			

To Whom It May Concern,

The Hikurangi Civil Defence committee has just been reestablished after about an 8 year gap where there was no active committee in place. We have recently reviewed the emergency plan for the village and found that it has significantly changed since the last plan was published in 2014.

As our committee is committed to ensuring our community is cared for in the case of an emergency and/or evacuation, we need to maintain quarterly meetings and have a space to store our emergency equipment such as generators, first aid equipment, and other emergency supplies.

Therefore our committee fully supports the proposal put forward by the HBA to retain the BNZ building in central Hikurangi for community use, and we would like to express our interest in using it as a base for our committee and community based emergency supplies.

Kind Regards  
Cory Haslam  
Hikurangi Civil Defence Chairman.



**Hikurangi  
Friendship House  
Charitable Trust**

10 A King Street,  
Hikurangi,  
Whangarei 0114  
Office 09 4338 452  
[friendship@hikurangi.co.nz](mailto:friendship@hikurangi.co.nz)  
[library@hikurangi.co.nz](mailto:library@hikurangi.co.nz)  
Library 09 4338 773

To Whangarei District Council

9/1/2024

I am writing to give Friendship House Charitable Trusts support for the gifting of the BNZ building to the Hikurangi Business Association.

The original plan was for the BNZ building to be gifted to Friendship House to restore for community use. This is not feasible for Friendship House to achieve at this stage as the accommodation portion of the library is now vacant and we aim to restore the library building. This will take up all our available resources, therefore we fully support the Hikurangi Business Association proposal to restore the BNZ building and make it available for community use.

We feel that preserving the BNZ building in its current location is important as the Hikurangi community has a strong focus on our history and preserving the heritage feel of our village.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Paul Cook". The signature is fluid and cursive, with a long horizontal stroke at the end.

Paul Cook (Chairperson for Friendship House Charitable Trust)

Good Afternoon Sharleen,

I'm writing to express Momentum Health's full support for the Hikurangi Business Association's initiative to have the old BNZ Building on King Street gifted by the Whangarei District Council for community use.

As an advocate for community health and well-being, I am keenly aware of the impact that a project of this nature can have on Hikurangi. The proposed multifaceted use of the building aligns closely with our ethos at Momentum Health, where we strive to support initiatives that enhance community health and cohesion.

The restoration and repurposing of the BNZ Building present a unique opportunity to address various community needs. The building's proposed potential uses – as a base for the Maori Wardens, the Community Shuttle, and the Hikurangi Civil Defence team, a showcase space for local businesses, a hot desk for professionals, a node in the Hikurangi Heritage Trail, or a venue for essential services like a pop-up food bank – are commendable. Any combination of these services will play a crucial role in building a resilient and interconnected community.

Furthermore, the vision to restore the building for heritage preservation not only honours Hikurangi's past but also provides a tangible symbol of community strength and unity.

Momentum Health recognises the urgency of securing funding and the necessary support for this project. We are particularly supportive of the proposed use of the building for pop-up services, which can offer invaluable assistance in times of need, as evidenced during the Covid-19 pandemic, where we required a base to conduct our operations from. We provided over 600 people with food and medical supplies during the pandemic and these all needed to be stored somewhere, and accessible to our team of volunteers doing the packaging and deliveries. The proposed space could greatly benefit initiatives like Hikurangi Care which is a new initiative being developed based around expanding holistic health care, providing a local hub for delivering comprehensive wrap-around services to our community. The BNZ building could possibly provide an administrative base where doctors, nurses, or other health professionals could conduct the administrative activities.

We, therefore, wholeheartedly support the Hikurangi Business Association's efforts in this endeavour and are eager to see the positive changes this project will bring to our community. Please feel free to include this letter as part of your application to the Whangarei District Council, and we look forward to the successful realization of this significant community project.

Kind regards,  
Ben Gray  
Occupational Health Physiotherapist, Momentum Health  
Co-founder, Provida  
Hikurangi Community Advocate

Hikurangi, 28/12/2023

## **Letter of Support**

### **Re: Gifting the old BNZ Building in Hikurangi to the Hikurangi Business Association**

To whom it may concern

The Hikurangi Historical Museum would like to support the attempt of the Hikurangi Business Association (HBA) to get the old BNZ Building in 7 King Street gifted to them from the Whangārei District Council. We also see the urgent need to restore this iconic building for future generations before it is too late. We are glad to see that the HBA is taking on this task.

Hikurangi has a rich history and our historic buildings are an essential part of our visible heritage. If we lose these old buildings, our village will lose its unique character, and an important asset for the future to provide the people of Hikurangi with a connection to its history. People from other parts of New Zealand and international tourists come to places like Hikurangi because they are looking for unique and authentic experiences. Original historic buildings play a vital role in this.

The Hikurangi Historical Museum is working on the creation of a heritage trail through our village. This will give visitors an opportunity to learn more about Hikurangi and its unique history, whilst encouraging local tourism. Historic buildings will be central to its success, particularly the BNZ Building which is one of Hikurangi's most iconic buildings. Once the trail is established, we plan to have a plaque located in front of the BNZ Building which will provide



Hikurangi Historical Museum • 1 Alfred Street • Hikurangi 0114 • hikurangi.museum@gmail.com

information about this particular building, including a QR-code so people will be able to look at historic photos and listen to stories from the past.

Last but not least, we also support the idea to open the restored BNZ Building for use by community groups. These groups are run by volunteers and need a permanent place to do their important work from. The old BNZ Building situated in the center of Hikurangi, nearby the library would be a perfect location.

If you have further questions, please contact us.

Kind regards,



(Thorsten Hoppe – Chairperson Hikurangi Museum)



To the Whangarei District Council,

On behalf of the Hikurangi Maori Wardens I would like to present this letter of support for the proposal put forward of WDC gifting the old BNZ building in Hikurangi to HBA for community use.

In the past we have used this building as our monthly meeting space. However it was deemed unusable by WDC and we have had to hold out meetings outside of the Hikurangi village in nearby Whakapara for a number of years now. If this building was restored, we would be wanting to use it as our meeting space again.

We have worked closely with the HBA in the last couple of years and can understand their need for such a space to be established in Hikurangi.

In 2021 we worked in partnership with the HBA to establish a Hikurangi Covid Response Team and we were the primary deliverers for food, medical supplies, RAT's, and prescriptions to Hikurangi based residents, both within the village and in the wider district. Through this initiative we strengthened our relationship with Mauri Ora, which is a food provider based in Ruawai who donates food for the needy. They provided us with a large volume of fresh foods that we were able to distribute within the community to those families and individuals who were isolating with covid19. The Mauri Ora founder has discussed with us their interest in establishing a permanent food service in our area, similar to a food bank or social supermarket. We have not progressed these discussions as to date we do not have an adequate facility for this to take place.

We also strengthened our connections with Ngati Hine health trust and Kia Ora Ngati Wai who provided us with a range of supplies to support unwell people, including RAT tests, masks, pain relief medicines, hydration supplies, oximeters, and Whanau Ora boxes. These items also needed to be stored and there was also potential during the pandemic to offer a space for drop-in RAT testing and vaccinations had our community had an appropriate facility to utilize.

Overall we see the huge benefit this building could once again contribute to our community and we would not like to see it removed or destroyed. It is an important part of our community's history and believe it can be an important part of our community's future.

Nga Mihi,  
Maryann Vogt.





Thursday 1<sup>st</sup> February 2024

To the Tenant at 7 King Street,

The Hikurangi Business Association has put a proposal in to the Whangarei District Council to have the building located at 7a King Street, known as 'the old BNZ building', to be gifted to the HBA to be fully restored for community use.

The goal is to have community based operations taking place within the building, and to fully restore the building back to its heritage nature. Some of the ideas for uses for the building include:

- A business 'hot desk' space where professionals can lease the space for short hours to use as office space for their private business, this may include public agency leases such as councils or government departments;
- A base for the soon-to-start Hikurangi Shuttle Service;
- A base for the operating Hikurangi Civil Defence Committee;
- A base for the Hikurangi Maori Wardens to use as their primary meeting space;
- A 'show case' space for lease to businesses who do not have shop space in Hikurangi but operate a business in Hikurangi and want to show the public what they sell or what services they offer, by way of drop-in days;
- A pop-up facility that can provide food or other well-being products when these are provided to the Hikurangi community but need somewhere to be stored and to be given out to the public from.

As an immediately affected resident of the proposal, we are seeking your support to present to council for these initiatives to proceed. If you are happy to support the proposal details as suggested above, please fill in the following:

NAME: E.M.H. PERKINS SIGN: [Signature]  
 ADDRESS: 7A KING ST DATE: 1/2/24



**Hikurangi Business Association**  
**1 King Street, Hikurangi**  
**Email: admin@hikurangi.co.nz**  
**www.hikurangi.co.nz**

Thursday 1<sup>st</sup> February 2024

To the Tenant at 7 King Street,

The Hikurangi Business Association has put a proposal in to the Whangarei District Council to have the building located at 7a King Street, known as 'the old BNZ building', to be gifted to the HBA to be fully restored for community use.

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As an immediately affected resident of the proposal, we are seeking your support to present to council for these initiatives to proceed. If you are happy to support the proposal details as suggested above, please fill in the following:

NAME: Dee Ruben SIGN: Dee Ruben

ADDRESS: 76 King St. DATE: \_\_\_\_\_