
REPORT R21341

Elma Turner Library Redevelopment Options

Purpose of Report

- 1.1 To confirm the preferred site for Elma Turner Library redevelopment and to approve negotiation with Wakatū Incorporation for a land exchange within the Riverside Precinct.

2. Summary

- 2.1 The redevelopment of Elma Turner Library has been signalled by Council in successive Long Term Plans for a number of years. This report presents two main options for its redevelopment within the Riverside Precinct:

2.1.1 A rebuilt library on the current, Council-owned site

2.1.2 A new build on the corner of Halifax Street and Trafalgar Street, on land owned by Wakatū Incorporation currently occupied by a fast food restaurant and the riverside pop-up park. This would be subject to Council and Wakatū Incorporation agreeing to exchange the land currently occupied by the library for this site.

- 2.2 Three other options which include a level of compromise are also considered: refurbishing the current building; constructing a reduced-specification library on the current site; and building in another part of the city.

- 2.3 The different options are assessed against the following criteria:

2.3.1 Fitness for purpose;

2.3.2 Sustainability and climate resilience;

2.3.3 Consistency with City Centre Programme Plan;

2.3.4 Cost; and

2.3.5 Risk.

- 2.4 Taking into account all relevant factors, officers recommend that Council negotiates with Wakatū Incorporation to exchange land in the Riverside

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Precinct to enable the construction of a new library on the corner of Halifax Street and Trafalgar Street.

3. Recommendation

That the Council

1. ***Receives the report Elma Turner Library Redevelopment Options (R21341) and its attachments (A2411462, A2478433, A2572096 and A2479330); and***
2. ***Confirms that Council's preferred option is to build a new library building on the corner of Halifax Street and Trafalgar Street, within the Riverside Precinct, subject to agreement with Wakatū Incorporation on a land exchange involving that site and the current library site; and***
3. ***Directs officers to enter into formal negotiations with Wakatū Incorporation to develop a land exchange proposal; and***
4. ***Notes that a business case will be brought to Council for final approval of the project; and***
5. ***Notes that any agreements negotiated with Wakatū Incorporation will be subject to approval of the business case and confirmation of the location and the budget for the Elma Turner Library through the Long Term Plan 2021-2031.***

4. Background

Elma Turner Library Redevelopment

- 4.1 Elma Turner Library has occupied its current site since 1989, when the main part of the existing building was converted from its former use as a car showroom. Parts of the building date from 1973. The library was extended in 2004, and an internal refurbishment took place in 2012. The total floor area is 2,455m². Council purchased the adjacent building on 23 Halifax Street (the Mediterranean Warehouse building) in 2006.

- 4.2 Council included funding in its 2009 and 2012 ten-year plans for a library extension/redevelopment. In both cases the budget sat in years five-six of the respective plans. The 2015 Long Term Plan included a placeholder budget of \$6.0 million, with project design work scheduled to begin in 2016/17. Feedback sought through the 2016/17 Annual Plan process led to Council resolving, on 11 May 2016:

THAT the existing riverside location of the Elma Turner Library be confirmed as the site for the library redevelopment in order to provide certainty on the timing for upgrade work at Civic House, and to allow for adaptive re-use of the State Advances Building

AND THAT officers report to Council on any additional budget that might be required to realise the library's potential in that location with a view to any adjustments being made during development of the 2018/28 Long Term Plan.

- 4.3 Council proposed, through the 2018-28 Long Term Plan consultation, to increase the placeholder budget to \$14.9 million to redevelop the library within the Riverside Precinct. After hearing submissions, Council resolved to:

DIRECT staff to prepare a development brief to inform a revised Business Case for the Elma Turner library re-development, taking into account wider issues involving the development of the riverside precinct, technology change and the future of libraries.

- 4.4 Council contracted Athfield Architects Limited and Irving Smith Architects to engage with the community to investigate what the community wanted in relation to a new public library. As part of the consultation, feedback was sought on a new vision for Nelson public libraries. The contractors engaged widely with library users, library staff, iwi, community groups and the general public. The outcomes from the community engagement were presented to Councillors in a workshop on 19 August 2020. The consultants' final report is attached (Attachment 1).
- 4.5 On 25 June 2020 Council agreed on a stepped approach to decision making on Civic House, the Elma Turner Library and the Climatorium. This report is the third in a series of substantive reports that, together, will inform the final options for business cases for the three projects.

Riverside Precinct Land Ownership

- 4.6 Wakatū Incorporation owns the majority of the Riverside Precinct land between Trafalgar Street and Paru Paru Road (map, Attachment 2). The current library site sits in between two blocks of Wakatū Incorporation land. Council has previously recognised the need to work with Wakatū Incorporation in order to provide good urban design outcomes for the city.
- 4.7 Wakatū Incorporation is ready to develop 16 Paru Paru Road as offices. It is keen to ensure that its longer term plans for development of the remainder of the site are consistent with, and complement, the library development.
- 4.8 Wakatū Incorporation is also considering developing a Climatorium on its land in the Riverside Precinct. Whilst construction may be a number of years away, there are potential synergies between the two developments. If Council does choose to re-build on the current site or a new build on a different site within the Riverside Precinct, then it will be important for Council to ensure its library designs are compatible with any future Climatorium. Council's options for the Climatorium are presented in a separate report on the same agenda as this report.
- 4.9 Wakatū Incorporation has prepared some concepts that show how a library and Climatorium could be co-located on its land. Attachment 3 shows an indicative plan of the layout. Iain Sheves, the Group General Manager Property and Commercial (Strategy and Risk) will attend to speak to this item.

5. Discussion

The Need for a New Library

- 5.1 The current library building consists of a mix of older buildings and extensions. The space is arranged primarily for book display and lending, with technology and limited social spaces fitted around collections. Space constraints limit the introduction of new resources, experiences and programmes. Back office space is configured according to now defunct work processes, with over a quarter of the footprint of the building (632m²) assigned to back office functions.
- 5.2 The services provided by a modern library are significantly different from those being delivered when the current library was developed. Whilst access to physical books and resources is still an important core function, contemporary libraries now include:
 - 5.2.1 Curation of the collection – rather than the traditional shelves of books spine-on, modern display techniques are used to present information and resources
 - 5.2.2 Library staff are navigators – helping people to access knowledge and information, including from digital and physical resources

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- 5.2.3 Digital technology is available, accessible and complements physical resources
- 5.2.4 Quality environments – a range of spaces that are comfortable and cater to the specific needs of multiple user groups
- 5.2.5 Space that interacts with its surroundings – how the library relates to the city, river and adjacent built landscape.
- 5.3 Whilst library staff have attempted to deliver these outcomes within the existing building, the reality is that the current buildings are not designed to deliver these outcomes now, or into the future.
- 5.4 Newer public libraries around New Zealand include the provision of meeting facilities, flexible-use spaces, cafés, community social lounge areas, physical and digital media resources, performance and exhibition spaces, and mixed-use areas for collaboration, innovation and experience.
- 5.5 The current configuration of the Elma Turner Library is constraining Council's ability to deliver on these outcomes, and to keep pace with modern "best practice" for library and information services.

Community Engagement

- 5.6 Extensive consultation was carried out between May and December 2019 by Athfield Architects and Irving Smith Architects.
- 5.7 Community groups, iwi, staff, Councillors, and the general public all had opportunities to give feedback, and 159 responses were received to an online survey.
- 5.8 The feedback consistently identified the great services that libraries are delivering in spite of the facilities. There was widespread positive feedback about the Riverside Precinct as a preferred location.
- 5.9 Iwi were keen to partner in the development process, have space for taonga to be displayed and stored, and for the building to feature Māori artwork.
- 5.10 Community engagement affirmed the following components as important and a priority:
 - The collection
 - A range of spaces, to cater for all (so not one group monopolises a space)
 - Great access and car parking
 - A welcoming space to host and engage visitors
 - A café

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- A well-serviced community room, available after hours
- Adjacency to a community hub of complementary services
- A connected Nelson archive, centred on a library heritage space
- A “sustainable” building demonstrative of Nelson’s approach to climate change
- A community building that is connected to the landscape/surroundings
- A project that maximises the opportunities of the river.

Location Options

5.11 Three location options are considered in this report:

5.11.1 The current location, within the Riverside Precinct (two new-build options or a refurbishment)

5.11.2 The site on the corner of Halifax Street and Trafalgar Street, owned by Wakatū Incorporation and currently tenanted by a fast-food restaurant

5.11.3 Another location in the city.

5.12 Council has twice confirmed that the location of a redeveloped library would be within the Riverside Precinct, and officers have progressed with location options within the Riverside Precinct. The inclusion of a new build elsewhere as a fifth option is a fall-back position if Council now determines that there is a fatal flaw in a Riverside option. Officers are of the view that there is no such fatal flaw.

5.13 If Council did decide not to proceed with a new library within the Riverside Precinct, further work would be required to develop a scope for potential sites. Further consultation with the community would be required.

Criteria for Assessment

5.14 Officers have developed the following criteria for assessment, similar to those previously used to assess options for Civic House.

5.14.1 **Fitness for purpose:** How do the proposed options contribute to Council and community expectations for a modern library? What impact does the option have on library services’ business continuity?

5.14.2 **Sustainability and climate resiliency:** How do the proposed options fit with Council’s declaration of a climate emergency? How sustainable is the option? What opportunities are there to demonstrate leadership in climate change adaptation?

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5.14.3 **Consistency with City Centre Programme Plan:** How do the proposed options contribute to Council's outcomes within the context of the City Centre Programme Plan, including the six key moves?

5.14.4 **Cost:** What are the costs of each proposed option?

5.14.5 **Risk:** What risks are associated with each option? What likelihood is there that a given option will not meet time, cost, and quality requirements and, as a result, not deliver the outcomes expected?

5.15 Each of these is described in more detail in the following section.

6. Options Assessment

Fitness for Purpose

6.1 An option which is fit for purpose should:

6.1.1 Meet size requirements to serve as a central library for the Nelson City Council population, allowing for growth

6.1.2 Be able to provide a range of indoor and outdoor flexible spaces, to deliver the functions of a modern library (paragraph 5.2)

6.1.3 Meet community expectations as elicited in the Community Engagement report (paragraph 5.10)

6.1.4 Have minimal impacts on business continuity whilst any building works are taking place.

6.2 Community feedback has identified a range of important components of a new library (see section 5.10) including a desire for a new library to maximise the opportunity of the link to the Maitai River as well as to the central city. This is achievable in both locations identified within the Riverside Precinct.

6.3 Any new build will be designed to provide a range of flexible spaces that can be used to deliver library services into the future. However, a refurbishment of the existing building is unlikely to be able to provide that range of flexibility. Scaling back the specification of a new build would also result in reduced flexibility.

6.4 Whilst, under the National Policy Statement on Urban Development 2020, a new building within the central city does not need to provide car parks (other than accessibility), current users have identified that having convenient car parking is important for their ability to access and use the library. Car parking provision is therefore proposed to be included.

6.5 Construction of a new library on the current site would significantly disrupt the delivery of library services during the construction phase. A temporary alternative library would need to be identified, and it is

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unlikely to be able to be configured in a way that would enable staff to deliver the full range of library services.

- 6.6 Construction of a new library in another location would enable Council to continue delivering services from the current location whilst the new library was being built.
- 6.7 Refurbishment of the existing building would improve the current library offering, but would not provide the range of spaces required to deliver modern library services. Significant disruption would occur during the refurbishment.
- 6.8 Construction of a new library elsewhere in the city could deliver a range of flexible spaces but would not deliver the same linkages to the River, and may not provide the same level of access or car parking as the Riverside Precinct. It would also result in further dislocation of library staff from Civic House.
- 6.9 The library options in this report do not include provision for a standalone community hub facility. However, many of the features of a community hub can be provided in a new library building. These include: a range of bookable community rooms, a small events space; out-of-hours, accessible meeting rooms, and access to printing and copying facilities. There will, however, not be any provision for permanent office space for any community group.

Sustainability and Climate Resiliency

- 6.10 On 13 May 2019, Council declared a climate emergency. As part of that declaration, Council committed to “examine how Council’s plans, policies and work programmes can address the climate emergency and ensure an emergency strategy is embedded into all future Council strategic plans.”
- 6.11 Options should demonstrate sustainability and climate resiliency through:
 - 6.11.1 The building being resilient to the impacts of climate change
 - 6.11.2 The location being resilient to the impacts of climate change
 - 6.11.3 Design features that enhance sustainability and reduce environmental impact (including energy use, construction materials used, emissions etc.)

Riverside Precinct Flooding and Inundation

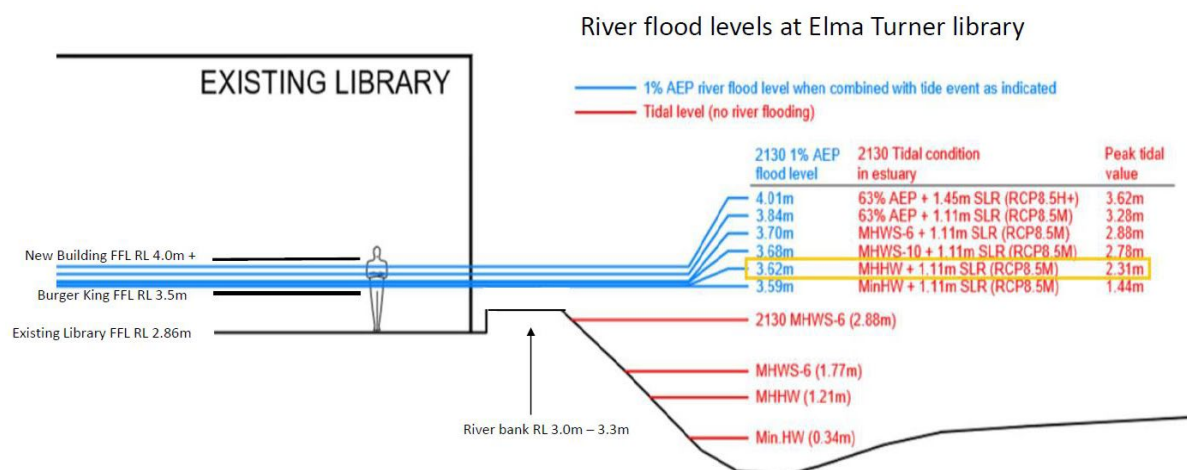
- 6.12 The Riverside Precinct, along with other parts of the city, is currently susceptible to the Maitai River flooding in an extreme 1% Annual Exceedance Probability (AEP) event. More intense rainfall events caused by climate change may increase the risk of these events.
- 6.13 The risk of tidal inundation, when high tides combine with storm surges, is also likely to increase as sea levels rise, particularly after 2100. Again,

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this risk is posed across all of the lower-lying parts of the city, and not just the Riverside Precinct. However, for this project, Council needs to determine if the risks associated with sea level rise and climate change can be managed effectively for a riverside site.

- 6.14 The current library floor level is Reduced Level (RL) 2.86m above the New Zealand Vertical Datum (NZVD2016). It is protected from river flooding by the Maitai Walkway, which is RL 3.0m.
- 6.15 Any new building in the Riverside Precinct would be built to exceed the current standard in relation to minimum ground levels for 2130. Floor levels would be designed to meet the RCP 8.5M projections (>4.0 m), with the ability to raise the floor level to RCP 8.5H+ levels in the future, if required. The design of Wakatū Incorporation's new offices within the Riverside Precinct shows how this can be achieved.
- 6.16 A refurbishment of the existing building would not have the same level of protection. Whilst floor levels could be raised from their current level (approximately 2.86 m), these would not provide the same long-term resiliency as a new build with floor level at 4.00 m.
- 6.17 Figure 1 demonstrates a variety of flood modelling scenarios for a 1% AEP river flood with different tidal conditions in 2130, with the existing library, Maitai Walkway and proposed new building levels indicated.

Figure 1: Flood modelling results for a 1% AEP river flood discharge combined with different tidal boundary conditions and sea level rise scenarios.



- 6.18 Decadal increments for projections of sea level rise, and likely inundation and flooding impacts on the Riverside Precinct site can be found in Tables 1a and 1b.
- 6.19 Modelled effects of the Representative Concentration Pathways (RCP) 8.5M and 8.5H+ climate change scenarios are shown. These scenarios are high-end baseline scenarios in which anthropogenic CO₂ emissions continue to increase until 2100. Stronger global efforts to reduce global emissions are likely to result in lower long-term impacts on sea level rise.

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- 6.20 The lowest point, on the boundary between the library car park and the adjacent supermarket car park is approximately RL 2.0m. This car park (and others in Nelson city centre) has been subject to occasional flooding during high tides/storm surges due to backflow of tidal water through the stormwater system. Council is currently investigating the use of tidal flaps to prevent this from occurring in the future. Positive results have been seen during the initial trials.
- 6.21 If sea levels continue to rise, there will come a point when a combined rainfall event and high tide will result in overtopping of the Maitai Walkway. If no mitigation works are undertaken, this is projected to be more than 80 years away. The extent of any flooding is likely to be widespread through the Wood and lower parts of the central city, including Halifax, St Vincent, Vanguard, Gloucester and Rutherford Streets. Combined, the present day rateable value of properties potentially affected by a one metre sea level rise is \$3.11 billion.
- 6.22 These events could impact on access to a library in the Riverside Precinct, as well as access to businesses and houses in the wider affected area. However, Council is yet to formally consider its city-wide response to these scenarios, and there are a number of mitigation options available, including:
- 6.22.1 Raising the levels of the Maitai River banks, for example by increasing the height of the Maitai Walkway (and the opposite bank);
 - 6.22.2 Creating flood detention dams upstream of this site to reduce river flows during a rainfall event;
 - 6.22.3 Raising the levels of adjacent roads to maintain access. Raising parts of Halifax Street/Trafalgar Street by 600-700 mm over the next 100 years would be enough to provide continued access; and
 - 6.22.4 Constructing a tidal barrage that would remove the tidal contribution to water levels.
- 6.23 Given that there is still uncertainty over what will happen to sea level in 100 years' time; that there are several practicable options available to Council to mitigate its effects; and that Council is actively considering its responses to these issues now, officers believe that general access to a new building in the Riverside Precinct can and will be maintained over the next 100 years and beyond.

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Table 1a: Decadal sea level rise, inundation and flood levels in Riverside Precinct (RCP 8.5M)

Decade	MHHW (2008- 2017 baseline) RCP 8.5M (m)	Sea level rise MfE Table10, RCP 8.5M (m)	1% AEP coastal inundation depth RCP 8.5M (T+T 2019) (m)	1% river flood RCP 8.5M (T+T 2020) (m)	63% AEP King Tide Level (2008- 2017 baseline) RCP 8.5M (m)	Number of times per year king tide 63% AEP > 3.0 m RCP 8.5M
2020	1.23	0.09	2.62	3.05	2.2	0
2030	1.29	0.15	2.68		2.26	0
2040	1.35	0.21	2.74		2.32	0
2050	1.42	0.28	2.81		2.39	0
2060	1.5	0.36	2.89		2.47	0
2070	1.59	0.45	2.98	3.44	2.56	0
2080	1.69	0.55	3.08		2.66	0
2090	1.81	0.67	3.2		2.78	0
2100	1.93	0.79	3.32		2.9	0
2110	2.07	0.93	3.46		3.04	2
2120	2.2	1.06	3.59		3.17	~12
2130	2.32	1.18	3.71	3.62	3.29	~30

Table 1b: Decadal sea level rise, inundation and flood levels in Riverside Precinct (RCP 8.5H+)

Decade	MHHW (2008- 2017 baseline) RCP 8.5M (m)	Sea level rise MfE Table 10, RCP 8.5H+ (m)	1% AEP coastal inundation depth RCP 8.5H+ (m)	63% AEP King Tide Level (2008- 2017 baseline) RCP 8.5H+ (m)	Number of times per year king tide 63% AEP > 3.0 m RCP 8.5H+
2020	1.25	0.11	2.64	2.22	0
2030	1.33	0.18	2.71	2.29	0
2040	1.41	0.27	2.8	2.38	0
2050	1.51	0.37	2.9	2.48	0
2060	1.62	0.48	3.01	2.59	0
2070	1.75	0.61	3.14	2.72	0
2080	1.90	0.75	3.28	2.86	0
2090	2.04	0.9	3.43	3.01	1
2100	2.19	1.05	3.58	3.16	~12
2110	2.34	1.2	3.73	3.31	~30
2120	2.50	1.36	3.89	3.47	~78
2130	2.66	1.52	4.05	3.63	~140

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Notes:

MHHW – Mean Higher High Water is the average highest daily tide. Decadal MHHW data are calculated by adding sea level rise (2008-17 base) to the value of MHHW between 2008 and 2017, i.e. 1.21m.

A 1% AEP event is an event that is statistically likely to occur once every hundred years.

A 63% AEP event is an event that is statistically likely to occur once every year.

Design and Sustainability

- 6.24 A new library building could demonstrate a range of resilience and sustainability features, including:
 - 6.24.1 Use of sustainable materials (e.g. timber) rather than relying on concrete
 - 6.24.2 Using design to allow for passive heating/cooling
 - 6.24.3 Considering life cycle cost when selecting materials (including potential for deconstruction/recycling)
 - 6.24.4 Incorporation of photovoltaic system to provide reduced energy costs
 - 6.24.5 Ensuring efficient use of water, energy and other resources
 - 6.24.6 Providing a healthy building for staff and library users
 - 6.24.7 Recognising, within the design, the potential impacts of climate change and sea level rise, e.g. by having the ability to raise floor levels.

Consistency with City Centre Programme Plan

- 6.25 The City Centre Programme Plan sets out the Council's strategy to achieve a step-change in the Nelson city centre. Its approach is people-focused, aiming to create a social hub where people "linger longer".
- 6.26 Six key moves for the city centre have been identified:
 - 1. Destination Nelson
 - 2. Walkable Nelson
 - 3. Blue-Green Heart
 - 4. Smart Development
 - 5. Liveable Centre, and
 - 6. Clever Business

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- 6.27 A Riverside Precinct location for a new library is consistent with each of the first five key moves. A library that relates well to its external environment and the river will become a destination within the city for tourists and residents to “linger longer”. Its proximity to the central city, to the Maitai River, the Maitai Walkway and Rutherford Park contributes to moves 2 and 3. Smart design to mitigate climate change impacts contributes to move 5. Libraries are often referred to as the “living room of a city” – a public space that people feel comfortable and safe in, contributing to the liveability of the centre.
- 6.28 The entrance from Trafalgar Street/Halifax Street corner to the Maitai River is currently unappealing, with no view shaft due to the arrangement of the existing buildings. Whilst the new pop-up park has provided improved access to the river, the corner site gives Council the opportunity to secure this for the longer term, and to make a feature of a gateway site to the central city.
- 6.29 The current library site has less potential for improved access to the Maitai River and provides less opportunity to develop a gateway to the river from the central city. Reducing the specification of a new building on that site would also reduce this potential.
- 6.30 A new building in another part of the city may contribute to some of the key moves but would require further analysis of specific locations.

Cost

- 6.31 It is assumed that for each of the site options being considered, the specification of the building will be similar (e.g. size, sustainability features etc.). Site specific factors that may vary will include:
 - 6.31.1 Cost of land purchase – the option to build elsewhere in the city would require land purchase, estimated at \$4-6 million (based on a footprint of 2,000m²). Options in the Riverside Precinct do not include this cost. There is some potential offset through the sale of the current site, but the price would likely be heavily discounted if Council signals that it is not prepared to develop on that site.
 - 6.31.2 Geotechnical – the ground conditions and site topography may affect the type and cost of any retaining walls or foundations required.
 - 6.31.3 Deconstruction costs – these are likely to be required whichever site is chosen.
 - 6.31.4 Transitional costs – these are costs associated with operating a library service during construction of a new library. These could include any lease requirements or costs associated with holding two pieces of land.
 - 6.31.5 It is expected that the costs of the land exchange would be as close to neutral as practical.

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- 6.32 High-level, rough-cost estimates have been developed for the refurbishment and the three new-build options within the Riverside Precinct. These are presented in Table 2, below. The figures are based on a library floor area of: 2,450m² (existing footprint) 3,150m² (single storey, existing site; reduced specification); 3,400m² (two storey, existing site; high specification; and 3,250m² (two storey, corner site, high specification). The corner site includes more extensive outdoor hard landscaping, including gabion steps down to the Maitai River.
- 6.33 The reduced-specification option makes several compromises in the design and fit-out to keep costs down. It does not include low-carbon construction, Green Star features, archive facility and acoustic dampening, and external hard landscaping is kept to a minimum. It also budgets less for fit-out per square metre.
- 6.34 For comparison, the Christchurch library cost approximately \$95 million (2018), and covers an area of 9,850m². A proposed new build of Wellington library had an initial budget estimate of \$167 million (2020) for a floor area of 14,000m². Wellington City Council's preferred option is a \$160-180 million high-level remediation of the existing library. Neither of these libraries are highly sustainable, low-carbon buildings.

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Table 2a: High-level, rough-estimate costs for refurbishment of existing library building and for construction of a new, reduced-specification library on the current site

	Refurbish existing building		New, reduced-specification build on existing site	
Item	Rough cost estimate	Contingency included	Rough cost estimate	Contingency included
Consultants – engagement and business case	\$100,000	-	\$100,000	-
Deconstruction of 23 Halifax Street	\$772,000	-	\$772,000	-
Deconstruction of existing library	n/a	-	\$1,450,000	40%
NCC consultancy team – engineer's rep/QS	n/a	n/a	n/a	n/a
Consultancy team/ design fees	\$2,000,000	30%	\$4,200,000	30%
Geotechnical	\$300,000	50%	\$300,000	50%
Resource consent	\$78,000	30%	\$78,000	30%
Local authority fees and consents	\$234,000	30%	\$234,000	30%
Relocation and lease	n/a		\$1,213,000	20%
Relocation only	\$180,000	20%	n/a	
Base build cost	\$11,025,000	50% on piles 30% on rest	\$18,344,000	50% on piles 30% on rest
Preliminary and generals	\$1,950,000	30%	\$1,950,000	30%
Archive facility	n/a	n/a	n/a	n/a
Acoustics	\$260,000	30%	n/a	n/a
Lift	n/a	n/a	n/a	n/a
Generator	\$62,000	30%	\$62,000	30%
Transformer	\$78,000	30%	\$78,000	30%
Soft landscaping	\$65,000	30%	\$65,000	30%
Hard landscaping	\$332,000	30%	\$332,000	30%
Gabion wall to Maitai	n/a	n/a	n/a	n/a
Fit-out	\$2,810,000	30%	\$2,877,000	30%
Transaction costs	\$180,000	20%	\$180,000	20%
Legal fees	n/a	n/a	n/a	n/a
Art wall/art work	n/a	n/a	n/a	n/a
Photovoltaics	n/a	n/a	n/a	n/a
Total	\$20,426,000		\$32,235,000	

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Table 2b: High-level, rough-estimate costs for construction of high-specification new library in the Riverside Precinct

	New, high-specification build on existing site		New, high-specification build on corner site	
Item	Rough cost estimate	Contingency included	Rough cost estimate	Contingency included
Consultants – engagement and business case	\$100,000	-	\$100,000	-
Deconstruction of 23 Halifax Street	\$772,000	-	\$772,000	-
Deconstruction of existing library	\$1,450,000	40%	N/A	-
NCC consultancy team – engineer's rep/QS	N/A	N/A	\$525,000	30%
Consultancy team/ design fees	\$4,200,000	30%	\$5,043,000	30%
Geotechnical	\$300,000	50%	\$300,000	50%
Resource consent	\$78,000	30%	\$78,000	30%
Local authority fees and consents	\$234,000	30%	\$234,000	30%
Relocation and lease	\$1,650,000	20%	N/A	
Relocation only	N/A		\$180,000	20%
Five star, green Star library, low-carbon construction	\$25,621,000	30% on rest	\$26,706,000	30% on rest
Preliminary and generals	\$1,950,000	30%	\$1,915,000	30%
Archive facility	\$390,000	30%	\$390,000	30%
Acoustics	\$260,000	30%	\$260,000	30%
Lift	\$390,000	30%	\$390,000	30%
Generator	\$62,000	30%	\$62,000	30%
Transformer	\$78,000	30%	\$78,000	30%
Soft landscaping	\$65,000	30%	\$65,000	30%
Hard landscaping	\$1,180,000	30%	\$1,789,000	30%
Gabion wall to Maitai	N/A	N/A	\$1,304,000	40%
Fit-out	\$3,900,000	30%	\$3,300,000	30%
Transaction costs	\$180,000	20%	\$300,000	30%
Legal fees	N/A	N/A	\$100,000	N/A
Art wall/art work	\$400,000	N/A	\$400,000	N/A
Photovoltaics	\$70,000	40%	\$70,000	40%
Total	\$43,330,000		\$44,361,000	

Item 8: Elma Turner Library Redevelopment Options

Risk

- 6.35 The key risks Council needs to consider for each option are:
- 6.35.1 Financial – what degree of certainty is known about the costs of the project?
 - 6.35.2 Reputational – what reaction will the community have to the project and its costs?
 - 6.35.3 Corporate – what impact will the option have on management’s ability to deliver library services now and into the future?
 - 6.35.4 Environmental – what environmental impacts does each option bring?
- 6.36 As detailed above, the construction costs for a new library in the Riverside Precinct are well understood and have appropriate levels of contingency built in to them. The cost of developing a new library elsewhere, to the same high level of sustainable design are likely to be similar although, without a detailed assessment of a particular site, there is more uncertainty about what final costs might be.
- 6.37 Refurbishing the existing library will be cheaper, but will only extend the life of the building by 20-30 years and very few additional benefits are delivered.
- 6.38 Reputational risks include negative reactions from different parts of the community to:
- 6.38.1 Not building in the Riverside Precinct which is preferred by most library users
 - 6.38.2 Building on a site likely to be affected by climate change, without demonstrating how that risk will be managed
 - 6.38.3 Further delays to a project which has been signalled to the community for some time
 - 6.38.4 Building a reduced-specification building than the community expects.
- 6.39 Corporate risks relate to the ability of staff to deliver modern library services. Library staff are making the best use of the current building, but it is limiting their ability to deliver the range of services and programmes that they would like to deliver. This impacts on staff morale, recruitment and retention. A new building on the current site would place additional strain on staff if required to relocate to temporary premises.
- 6.40 Several environmental risks are discussed in the Sustainability and Climate Resiliency section above. Much of Riverside Precinct is known to be a HAIL (Hazardous Activities and Industries List) site, meaning there will be additional processes and costs associated with soil disturbance

Item 8: Elma Turner Library Redevelopment Options

and movement. This cost is priced in to the budgets provided above. Similarly, seismic resilience is budgeted for each new building option. Some additional strengthening may be required if the refurbishment option is preferred.

- 6.41 There will also be construction-related environmental impacts from any of the building projects, including noise and run-off impacting water courses. These risks are managed through the consenting process and contractor management. These risks are widespread across Nelson.

7. Options Summary

- 7.1 Council has five options. It could decide:
- 7.1.1 To refurbish the existing building to extend its useful life; or
 - 7.1.2 To redevelop the existing site with a new, reduced-specification library; or
 - 7.1.3 To redevelop the existing site with a new, high-specification library; or
 - 7.1.4 To build a new, high-specification library in the Riverside Precinct on the corner of Halifax Street and Trafalgar Street; or
 - 7.1.5 To build a new library somewhere else in central Nelson.
- 7.2 Attachment 4 is an analysis of the options against the criteria identified in paragraph 1.3. Each criterion has been assessed on a scale of 0-5 with higher scores representing better fit with the desired outcomes.
- 7.3 The overall score for refurbishing the current building is 2.5; rebuilding with a reduced specification on the current site is 2.9; rebuilding with a high specification on the current site is 3.7; building on the corner of Halifax Street and Trafalgar Street is 4.2; and building elsewhere is 3.5, all out of a maximum score of 5.0.
- 7.4 The preferred option from this assessment is to build a new library on the corner of Halifax Street and Trafalgar Street and the site currently occupied by the pop-up park, subject to a successful land exchange negotiation with Wakatū Incorporation (Option 3).
- 7.5 A summary of advantages and risks of each option follows.

Option 1: Refurbish existing building	
Advantages	<ul style="list-style-type: none">• Lowest cost option• Community has indicated that it prefers the Riverside location• Does not require new land purchase• Gives medium-term flexibility on location

Item 8: Elma Turner Library Redevelopment Options

Risks and Disadvantages	<ul style="list-style-type: none"> • Limited improvements in physical environment and ability to provide full range of library services • Does not contribute to a cohesive Riverside Precinct • Significant impact on business continuity during refurbishment • Relatively short increase in building life expectancy • Limited environmental benefits • Risk of building inundation/flooding
Option 2: Construct new, reduced-specification library on current site	
Advantages	<ul style="list-style-type: none"> • Lower cost option • Community has indicated that it prefers the Riverside location • Does not require new land purchase • Gives medium-term flexibility on location
Risks and Disadvantages	<ul style="list-style-type: none"> • Some improvements in physical environment and ability to provide full range of library services • Significant impact on business continuity during refurbishment • Limited environmental benefits • Impact on Wakatū Incorporation ability to develop a cohesive Riverside Precinct • Risk of inundation of access roads under RCP 8.5M scenario if Council does not progress flood/inundation management options within 80 years • Compromises may not meet community expectations and will impact on ability to deliver full range of library services
Option 3: Construct new, high-specification library on current site	
Advantages	<ul style="list-style-type: none"> • Does not require new land to be purchased or a land exchange to take place • Community has indicated that it prefers the Riverside location • Likely to be the quickest new-build option
Risks and Disadvantages	<ul style="list-style-type: none"> • Significant impact on business continuity during construction

Item 8: Elma Turner Library Redevelopment Options

	<ul style="list-style-type: none"> • Impact on Wakatū Incorporation ability to develop a cohesive Riverside Precinct • Risk of inundation of access roads under RCP 8.5M scenario if Council does not progress flood/inundation management options within 80 years
Option 4: Negotiate land exchange deal with Wakatū Incorporation and construct a high-specification library on the corner of Halifax Street and Trafalgar Street	
Advantages	<ul style="list-style-type: none"> • No additional cost of land purchase • Allows Council to deliver positive urban design outcomes including access to the Maitai River • Contributes to a cohesive Riverside Precinct • Provides adjacency to Civic House and Millers Acre as Council-owned assets • Avoids negative business continuity impacts
Risks and Disadvantages	<ul style="list-style-type: none"> • Some additional timing delays to complete land exchange negotiations • Risk of inundation of access roads under RCP 8.5M scenario if Council does not progress flood/inundation management options within 80 years
Option 5: Construct library in another location in the city	
Advantages	<ul style="list-style-type: none"> • A site may be able to be acquired with less flooding and inundation risk
Risks and Disadvantages	<ul style="list-style-type: none"> • Site requirements are yet to be determined • Cost of land purchase is likely to be significant • Loses connection between library and Maitai River • Will significantly delay the construction of a new library • Large part of the community expects library to be built in Riverside Precinct • May have less foot traffic in Trafalgar Street • Impacts on landowner confidence in areas subject to the same risks as the Riverside Precinct • Construction risks associated with other sites are unknown

8. Conclusion

- 8.1 Council has previously decided that the Riverside Precinct is its preferred option for construction of a new library. Two high-specification, new-

Item 8: Elma Turner Library Redevelopment Options

build options have been identified for the Riverside Precinct. These would be resilient to the impacts of climate change and sea level rise, and are an opportunity for Council to demonstrate practical climate resiliency design approach.

- 8.2 There are several options open to Council to mitigate potential accessibility issues (projected towards the end of the buildings' economic lives – 80+ years). Decisions on these will be made by Council over the next few years, informed by the wider community flooding/inundation discussion.
- 8.3 The benefits of building on the corner site extend beyond just having a new, modern library. The design has the potential to open up connection between the central city, the Maitai River and beyond, to the Haven.

9. Next Steps

- 9.1 If the recommended option is confirmed, officers will:
 - 9.1.1 Enter into negotiations with Wakatū Incorporation to secure a proposed agreement for a land exchange;
 - 9.1.2 Consult on the proposal through the Long Term Plan 2021-31 consultation process;
 - 9.1.3 Develop the business case for a new library.

Author: Pat Dougherty, Chief Executive

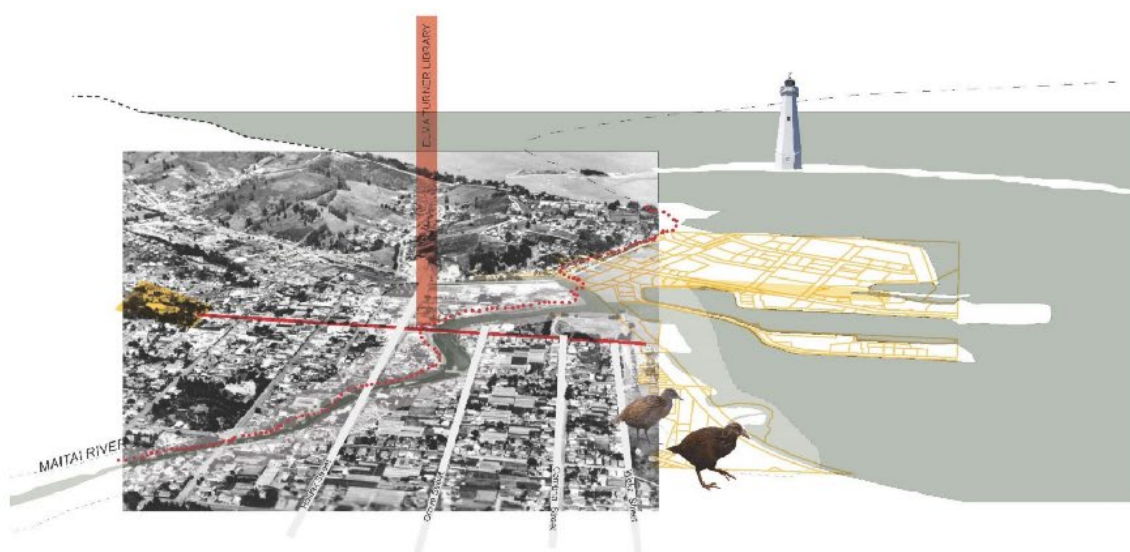
Attachments

- Attachment 1: A2411462 - Elma Turner Library Community Engagement Report 20201618
- Attachment 2: A2478433 - GIS Property - Land ownership - Riverside Precinct
- Attachment 3: A2572096 - Wakatu Incorporation - Maitahi Riverside Precinct - Halifax Street - Proposed Site Plan
- Attachment 4: A2479330 - Elma Turner Library - Options Analysis

Important considerations for decision making	
1. Fit with Purpose of Local Government	Libraries are a core function of Council and contribute to the social, economic, environmental and cultural well-being of the Nelson community in the present and for the future
2. Consistency with Community Outcomes and Council Policy	The recommendation is consistent with previous Council decisions in relation to location and scope.
3. Risk	Risks are considered in section 6.35. The recommended option has a lower financial and corporate risk than other options. The recommended option recognises that flooding and inundation is a risk to central Nelson and will be mitigated in the design of the building and potentially through wider scope adaptation measures.
4. Financial Impact	Council has identified budget for a new library in its Long Term Plan. Future costs will be identified within the strategic business case and updated within the draft Long Term Plan 2021-31.
5. Degree of Significance and Level of Engagement	This matter is of high significance because of the level of public interest in the library, its location and the cost. Further engagement will take place through the Long Term Plan process.
6. Climate Impact	The recommendation in this report is to proceed with a business case for a new library located within the Riverside Precinct. The business case will consider and make recommendations including in relation to climate impact, which will be considered by Council through its Long Term Plan 2021-31 process
7. Inclusion of Māori in the Decision Making Process	Iwi were consulted as part of the community engagement report. Wakatū Incorporation has been directly consulted in preparing this report's recommendations.
8. Delegations	Council has retained the delegation for decisions relating to the redevelopment of the Elma Turner Library.

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irving smith architects



Nelson City Council
Elma Turner Library Redevelopment
COMMUNITY ENGAGEMENT

Final Report

Version 3.1
August 2020

A2411462

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1. EXECUTIVE SUMMARY

Elma Turner Library Redevelopment
COMMUNITY ENGAGEMENT REPORT
Version 3.1
August 2020

Purpose

The purpose of this report is to document the Elma Turner Library community engagement that has been undertaken, summarise the feedback received and make recommendations on both the Nelson Libraries Draft Vision and provide an Outline Brief for a redeveloped library.

It is anticipated that this document will be utilised by Nelson City Council Officers, Library Management and Elected Officials to inform their decision making, subsequent feasibility testing & brief refinement and in turn the design of a redeveloped Elma Turner Library.

Background

The Elma Turner Library has been housed since 1990 in a former car showroom on Halifax Street. Over time it has been extended and refurbished. However, the building is tired (Building Condition investigations have not been included in this scope), its planning is unsuitable for contemporary library operations and its floorplate (approximately 2172m²) is not an adequate size for the current or projected Nelson population. Therefore it is Nelson City Council's intention under its Long-Term Plan (LTP) to redevelop the Library building and its operation.

The Nelson City Council has some core focus areas for a redeveloped library. These are:

- To ensure any proposed development of the library can reflect contemporary times
- To ensure decisions are based on the needs of a broad cross-section of the local community
- To ensure everyone has an opportunity to provide input

The purpose of the community engagement process has been to liaise with internal stakeholders, iwi partners and the community to review the draft library vision and determine an Outline Brief for what the community needs and wants from a redeveloped Elma Turner Library.

Considerations

Background considerations / assumptions have informed the community engagement:

- The community engagement has built from and been informed by background information including:
 - The Community Services Workshop on Elma Turner Library held on 28 November 2017 (A1870191)
 - Draft Strategic Business Case dated 28 November 2017 that accompanied that workshop material (A1870177)
 - Long Term Plan (2018-2028) concerning Elma Turner Library
 - Aurecon seismic study from December 2013
- For the purposes of the engagement process the team were asked to assume that the riverside site is where the redevelopment will occur, as per the decision of the Long Term Plan 2018-28.
- Nelson is a smart little city with existing facilities and institutions that complement the library and whose role should not be undermined by a library redevelopment.
- The engagement should ensure that the feedback is aspirational without being unrealistic as the project has a limited budget. This has been achieved by asking what people know works and what does not, and what is needed (as opposed to what is wanted) and what is important.

Engagement Process

Athfield Architects (AAL) and Irving Smith Architects (ISA) led the engagement process, which involved:

- Meeting with elected members, council managers, and staff to listen to their thoughts, aspirations, and expectations for the library.
- Workshops with Library staff to work through the draft Vision and listen to their thoughts, aspirations, and expectations for the library and with Mana Whenua partners (up to eight iwi groups).
- a series of public engagement forum both with formal meetings, and public drop-ins. These drop-ins were held both in the library and in a range of Nelson venues such as cafes and community halls as well as visiting community groups and schools directly.

The Nelson Public Libraries Draft Vision was presented alongside an overview of how libraries can be seen to have evolved over recent years. An underlying intent of the engagement process was to fine tune the vision and suggest brief requirements that reflect qualities that are specific to Nelson, 'Top-of-the South' and the history of Elma Turner Library.

Response

In the process numerous groups and individuals came forward and expressed interest, passion and insights around the needs for a redeveloped library. It is to the credit of the Library, Community Facilities and Capital Projects Team that the response was so extensive and comprehensive.

These groups included many with a heritage interest, various community groups, representatives of Nelson schools, youth groups and regular library visitors. Possibly the only group not well represented in the engagement (but often referred to) were tourists and visitors who often use the library.

In parallel council used online engagement to seek specific feedback on the draft Library Vision. This online format allowed the public to consider their responses in detail and over the survey period (14/06/19-30/06/2019). 159 responses were received.

Draft Library Vision

The feedback received on the draft library vision was well considered and nuanced. Subtle rephrasing and translation into Te Reo has been adopted. The principal change has been the removal of the statement "A Smart Library for a Smart Little City" as the feedback received was that this statement made people feel uncomfortable and that the statement was exclusive ("only smart people can use the library"). The revised Nelson Public Libraries Vision (Draft) that has resulted from the engagement is included in this report.

Overview of Feedback

- A. The Elma Turner Library (and NCC Libraries) are delivering great services (in spite of the facilities).
- B. The River aspect is highly valued and perceived as underutilised. There was widespread positive feedback received about the river location and the river precinct is a preferred location.
- C. Key themes for Iwi spoken to, include partnership in the process, archiving and display for Taonga and building naming (if being considered) and artwork.
- D. The project should:
 - Enable contemporary library services
 - Have an engaged and collaborative design process
 - Design a library 'of' Nelson/ Top of the South
 - Consider sustainability and sea level rise
- E. A redeveloped Elma Turner Library should 'host': Locals; Guest and visitors; and, local stories
- F. Be adjacent to other community services:
 - Community Hub facilities
 - Heritage space
- G. The engagement has affirmed the following project components as important and a priority:
 - The Collection,
 - A range of spaces, to cater for all (so not one group monopolises a space),
 - Great access and car parking,
 - A welcoming place to host and engage visitors,
 - A café,
 - A well serviced community room, available after-hours,
 - Adjacency to a community hub of complementary services,
 - A connected Nelson archive, centred on a Library heritage space,
 - A 'sustainable' building, demonstrative of Nelson's approach to climate change,
 - A community building that is connected to the landscape/ surroundings,
 - A project that maximises the opportunities of the river

Benchmarking of the library size to national comparisons and national and international design guidance indicates that a redeveloped Elma Turner library that incorporates the most important components should be between 2900 and 3535m² to adequately serve the current (2018) Nelson population. To service the anticipated 2048 Nelson population a redeveloped library should be between 3680 and 4315m².

Note that:

- All population estimates pre-date COVID-19 and if growth is more conservative due to the global pandemic then the required areas will be less.

- These areas exclude any adjacent Community Hub facilities but do include allowances for the recommended Heritage centre and Community Room.
- The existing library is approximately 2175m² and in combination with Stoke (368m²) and Nightingale (265m²) the total existing area of the Nelson libraries is approximately 2800m². The range in recommended areas stated above is 635m² which is the combined area of Nightingale and Stoke and assumes that there is no adjustment to their size.

Wider Issues

Through the engagement process a number of contextual issues were raised that will need to be resolved with feasibility testing and to advance a concept design (these issues are being addressed by Council staff and are beyond the scope of the Community Engagement). They included the following:

- Land development by neighbours
- Potential plans for Civic House
- The Council's declaration of a climate emergency
- The question of a climatorium (centre for climate change research & advocacy)
- Inner city development and City Centre Spatial Plan
- Coastal Inundation and river flooding research – impacts on sites

In addition, direction will be required at the next stage on the following:

- Environmentally Sustainable Design: Nelson City Council has no operative policy to determine sustainability benchmarks for construction projects.
- Carparking - the current site benefits from abundant carparking and feedback received indicates that it is highly valued. The extent of carparking provision will need to be determined to ensure possible sites are adequately sized.

Next Steps

To progress the project to a point where a Design team could be engaged, the following next steps to test the financial feasibility are recommended:

- Approval of the Library Vision and Outline Brief
- Develop project partnership structure with Iwi
- Resolve / Determine the 'Wider Issues'
- Testing the anticipated construction cost of the above ground portion of the building
- Testing the foundation solutions for the below ground portion of the building (this will require geotechnical, structural and civil engineering advice)
- Testing the location of the library within the riverside precinct. Options might include: refurbishment of the existing building; a new build on the current site; a new build on a neighbouring site; and /or, a new build on a greenfield site. Each location will have different constituent project cost (demolition, decant, temporary facilities etc...)
- In parallel with the above, brief refinement will inform the project feasibility and the redeveloped library's service model and operational costs.

2. BACKGROUND & ASSUMPTIONS

Elma Turner Library Redevelopment
COMMUNITY ENGAGEMENT REPORT
Version 3.1
August 2020

The Elma Turner Library

The Elma Turner Library has been housed since 1990 in a former car showroom on Halifax Street. Over time it has been extended and refurbished. However, the building is tired (building condition investigations have not been included in this work), its planning is unsuitable for contemporary library operations and its floorplate (approximately 2172m²) is not an adequate size for the current or projected Nelson population. It is Nelson City Council's intention under its Long Term Plan (LTP) 2018 -28 to redevelop the Library building and its operation.

Significant work has been done to date by Nelson Libraries and Nelson City Council with the preparation of a Draft Library Vision and allocation in the LTP 2018-28 of a project budget of \$14.9m.

The Existing Building

The current physical state of the library struggles to support the current needs for a welcoming public library and the aspirations of the Long-Term Plan. A series of lean-to additions stretch staffing such that walkie-talkies are used by staff to communicate in the space. Some of the issues noted are:

- A long and cold entrance from Halifax Street,
- Overbooked and under sized meeting spaces,
- Limited physical or visual connection to the riverfront,
- Large areas of back of house circulation,
- Poor amenities (bathrooms),
- Pressure on lounge areas during peak times,
- No direct after-hours access to hire spaces

Nelson Long Term Plan

Significant work has been done to date by Nelson Libraries and Nelson City Council with the preparation of a Draft Library Vision and allocation in the LTP of a project budget.

The Nelson Long Term Plan 2018-2028 proposed a range of community projects that promote social well-being, support vulnerable residents and build community vitality. The Elma Turner Library has been highlighted as a project the Council sought more community input on.

"Using best estimates of the scale of the project, which is currently scheduled for completion in 2022/23, a provision of \$14.9 million (inflated) for the redevelopment has been made." (LTP 2018-28)

The Public Engagement phase sought input on the communities' aspirations and needs from the Elma Turner Library and the feedback is to be considered alongside a strategic business case developed by NCC.

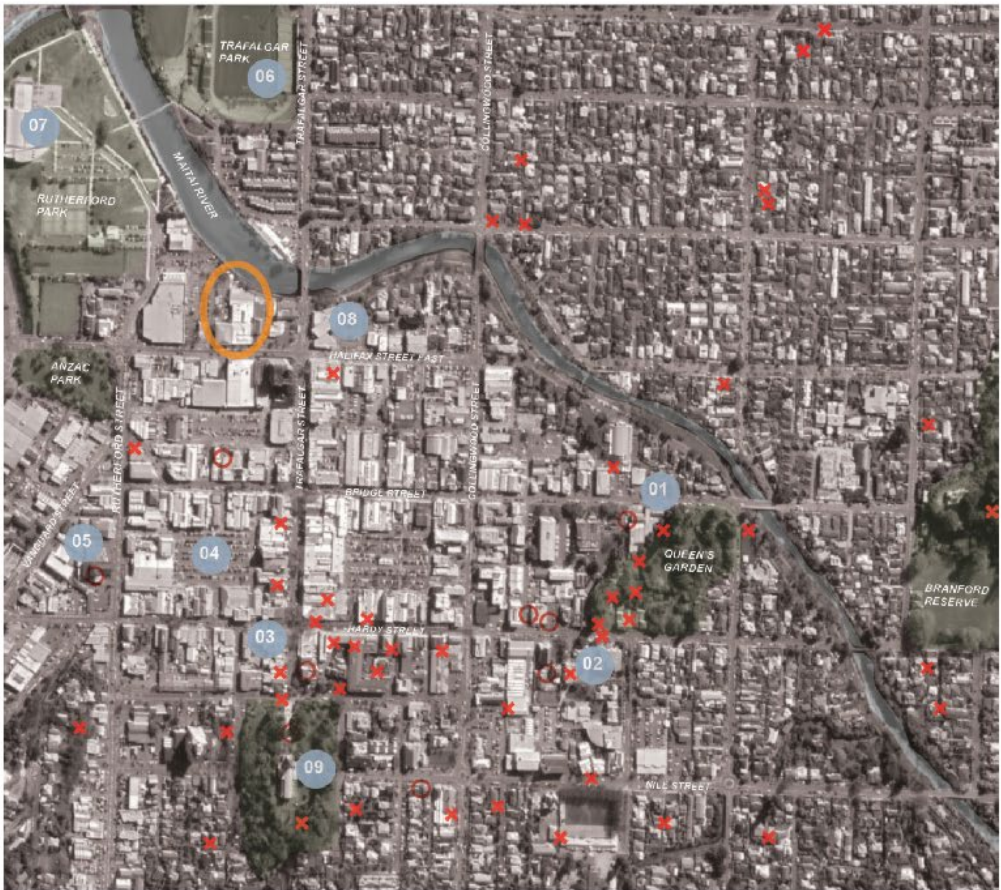
The purpose of the community engagement process has been to liaise with internal stakeholders, iwi partners and the community to review the draft library vision and determine an outline brief for what the community needs and wants from a redeveloped Elma Turner Library.



Location

Within Nelson the Stoke and Nightingale Libraries' relationship could be characterised as that of 'siblings'. Elma Turner has a role closer to a 'central' library. It is the largest (2175m²) and houses staff who manage the network and the other libraries. Regular visitors to Stoke (368m²) and Nightingale (265m²) libraries also using Elma Turner but not consistently vice versa. There is a sense of all the Nelson libraries being 'invested in each other' with close connections between the libraries, community and the staff.

Elma Turner Library has strong connections to other libraries within the Tasman District and the relationship is seen as supportive and not competitive.

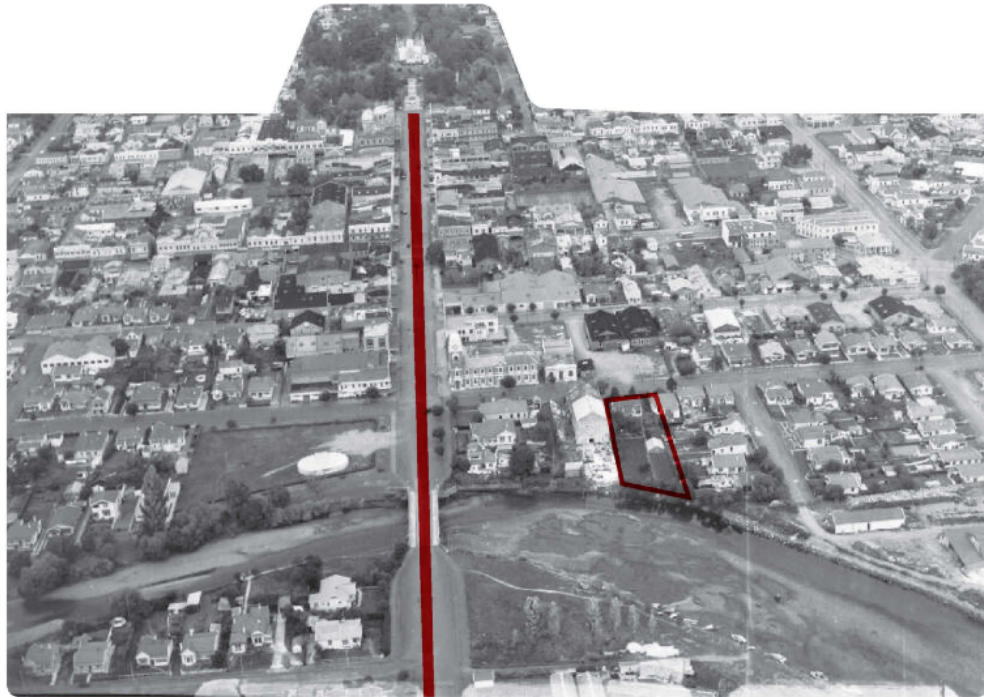


Nelson

Nelson City has many significant community institutions that provide facilities and resources that complement the library. A redeveloped library should ensure it does not undermine the role these other institutions fulfil in the city.

Location Key

- Elma Turner Library Site
 - Historic places - Category 1
 - Historic places - Category 2
- 01 Suter Art Gallery
02 Nelson Marlborough Institute of Technology
03 Nelson Provincial Museum
04 Nelson Market
05 Theatre Royal (1878)
06 Trafalgar Park
07 Trafalgar Centre
08 Visitor Information Centre
09 Nelson Cathedral



Nelson, including Trafalgar Street and Maitai River - April 1947
from the "Wires Aviation Collection, Alexander Turnbull Library"
<https://tiki.natlib.govt.nz/items?ocatalogue:720674>

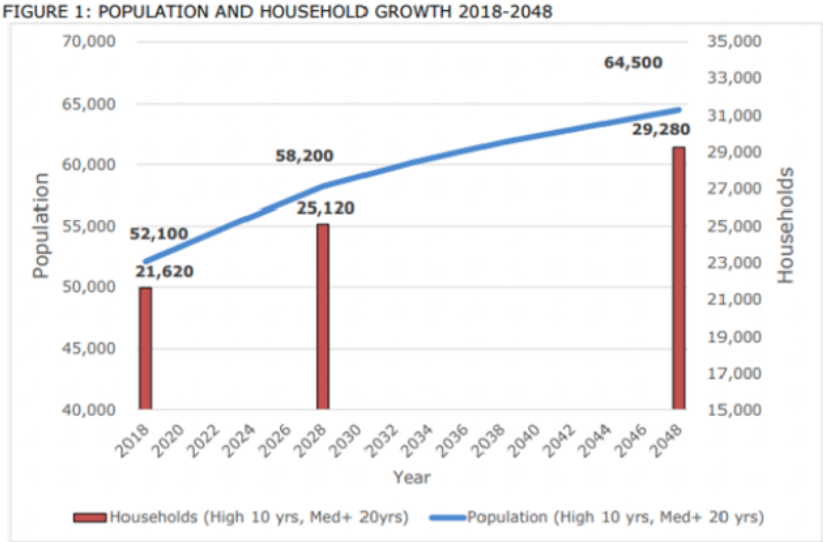
Riverside Site

The Nelson City Library has not always been in its current position. First founded on board the New Zealand Company Ship, *The Whitby* in 1841, it has since been housed in a number of land-based locations and has provided the longest continuous library service to the public in New Zealand.

The Elma Turner Library is currently located between Halifax Street and the Maitai River (highlighted in red above). This photo shows the site in relation to Nelson in 1943. At this time it was occupied by housing, subsequently replaced with light industrial buildings. The general disconnection on buildings on Halifax Street with the river remains to this day.

For the purposes of the engagement process the team were asked to assume that the riverside site is where the redevelopment will occur. A final location for a redeveloped Elma Turner Library has not yet been agreed.

The current iteration as the Elma Turner Library was opened in 1990 and named after former Nelson City Councillor Elma Turner. The transformation from a car sales yard to a library continued over the years with additions in 2005 and again in 2013.



Demographics

The engagement team was provided with demographic information (pre-COVID 19) from the Nelson Long Term Plan 2018-2028 as reference for predicting growth of the Nelson population. The projections show a reasonable growth through to 2028 which moderates over the following 20 year period. Nelson has recently experienced a general aging population. Historically an aging population would become more regular users of the community, and library facilities.

This information has further been considered with a view of Elma Turner Library’s amenity to international travelers. International travelers use the library for a number of reasons including: Historical-genealogical research, as a default Information Centre (to be politely redirected to the I-site), to catch up on reading, internet access and as a safe dry respite during inclement weather.

Climate Ethos

‘Sustainability’ was a theme raised by all parts of the community through the engagement process. It is clear that Nelsonians are proud of their climate and are aware of the impact of the community’s actions upon it. This is reflected in the Nelson City Council’s Thursday 16 May 2019 Declaration of a Climate Emergency.

The redevelopment of the Library has an opportunity to acknowledge and embrace this declaration through meeting suitable Environmental Sustainable Design (ESD) criteria that will reduce or eliminate carbon emissions from both the building’s construction and its ongoing operation.

Nelson and Tasman district are blessed with the highest sunshine hours in New Zealand (2555 hours in 2018). Whilst heavy rainfall events are common, clear sunny days are a regular occurrence through the winter months. With these conditions a redeveloped building could be designed to produce its own energy and achieve best practice sustainability targets.

Contemporary libraries

The role of libraries in communities is simultaneously enduring and responsive. There are key themes we have noted that were presented to during the engagement process (refer to appendices for presentation collateral) and are summarised as follows

COLLECTION TO CURATION

collection items are presented and displayed



Dorset Magazines



American Archive collection display board

GATEKEEPERS TO NAVIGATORS

flexible spaces that encourage a variety of uses and users to share and collaborate with librarians.



Exeter College Library craft space



Doncaster Library Mosaic workshop

DIGITAL TECHNOLOGY

hosting a variety of accessible digital technology.



Stocking Library digital offering



Photo in the Point in Glasgow

QUALITY ENVIRONMENTS

a range of quality spaces that are comfortable and cater to a variety of patrons and their specific needs.

inclusive, accessible spaces for all visitors and staff.



Turanga Library Childrens Area



INTERACTION WITH SURROUNDINGS

accessible external spaces that fold the Library into the neighbourhood



Sturmer Library outdoor event space



Piston Library external space

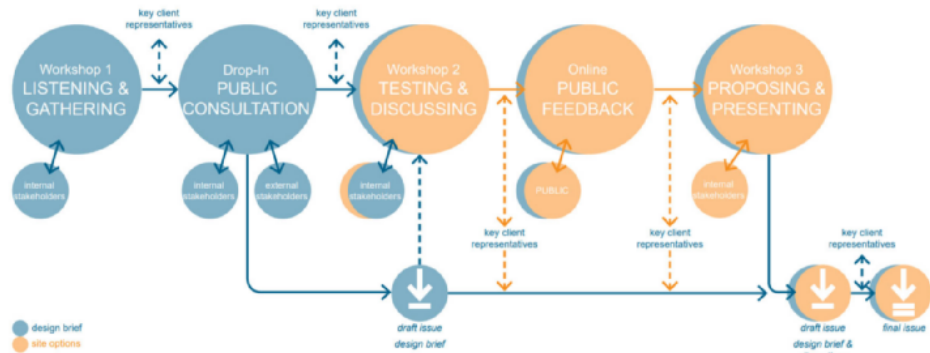
Consultation images of contemporary library themes

3. COMMUNITY ENGAGEMENT

Process

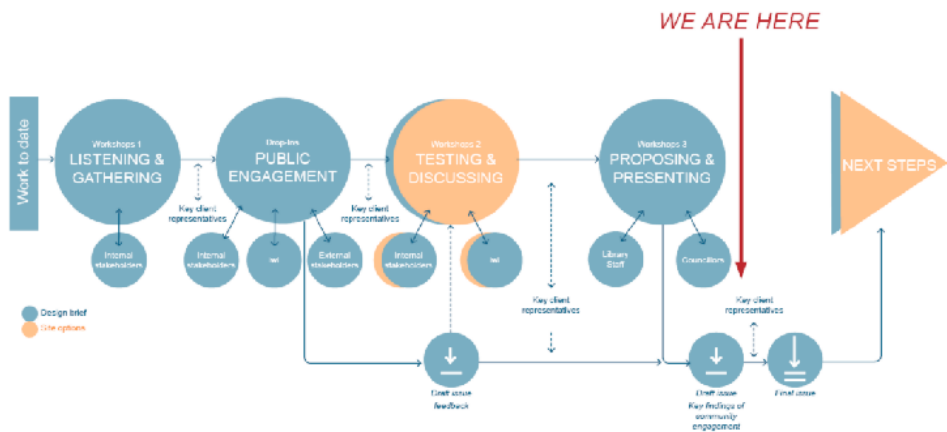
The Community engagement has been undertaken by Athfield Architects Limited (AAL) and Irving Smith Architects (ISA), supported by Nelson Libraries and Nelson City Council's Capital Projects Team.

Engagement commenced in June 2019. The process occurred through June to August and January to March 2020. The final report has been written in early June 2020. Some interruptions occurred in the process, including the Nelson Fire which delayed the commencement; Local Government Elections delaying some engagement workshops; and, Covid-19 and the Government Mandated Lockdown delaying the final concluding steps. In addition, the process has led to questions being asked of the future of the wider Riverside Precinct, which have taken time to answer and prompted the implementation of parallel processes to resolve them. Questions specifically relating to site options were not included in this particular process until further clarity was received on long term flood and sea-level issues.



Intended Engagement Process

Due to these wider issues, the online public feedback was not undertaken (this could occur once feasibility testing has been completed), and the engagement process was revised, as follows:



Revised (Actual) Engagement Process

However, although extended, the timeframe has allowed for a comprehensive engagement with the community and a robust testing and consideration of the feedback. This should enable a rapid progression to decision making and next steps.

AAL and ISA led the engagement process, which involved:

- Meeting with: elected members, council managers, and staff to listen to their thoughts, aspirations and expectations for the library.
- Workshops with Library staff to work through the draft Vision and listen to their thoughts, aspirations and expectations for the library with Mana Whenua partners (up to eight iwi groups).
- A series of public engagement forum both with formal meetings, and public drop-ins. These drop-ins were held both in the library and in a range of Nelson venues such as cafes, community halls and visiting directly to community groups and schools.

The intention was to not only listen to those who are familiar with the libraries services but also to seek out the 'missing' parts of the community: the ones that are not regular visitors or are often unheard.

The Nelson Public Libraries Draft Vision was presented alongside an overview of how libraries can be seen to have evolved over recent years. An underlying intent of the engagement process was to fine tune the vision and suggest brief requirements that reflect qualities that are specific to Nelson, Top-of-the South and the history of Elma Turner Library.



How could the Nelson community be reflected in the redeveloped Elma Turner Library?
Quantitative analysis based on number to times word appears in online feedback

Iwi, Individuals, Groups and Organisations

The following groups and organizations have been either formally or informally invited to contribute to the community engagement process for Elma Turner Library Redevelopment

Iwi

Ngāti Tama
Ngāti Kuia
Ngāti Koata
Te Ātiawa
Rangitane
Ngāti Apa
Ngāti Toa Rangatira
Ngāti Rārua

Community Groups

Provincial Museum
Ancestors Attic
Genealogical Society
Arts Council
Deaf Aotearoa
IHC Nelson
Alzheimers New Zealand
Aged Concern
Blind Citizens Nelson
Blind Foundation
Nelson Health Action Trust
Citizens Advice Bureau
Community & Whanau
Principal's Association
Friends of Elma Turner Library
Victory Community Centre
Tahunanui Community Centre
Nelson Multicultural Society
Peta Wellstead
Red Cross
Nelson Youth Council
Y-Kids
Auckland Point School
Nelson Central School
Maitai School
Hampden Street School
St Josephs School
Nelson College
Nelson English Centre
Victory Primary School
Nelson College for Girls
Nelson Intermediate School
Tahunanui School
Nelson College Preparatory School
Enner Glynn School
Nelson Christian Academy

Stoke School
Nayland Primary School
Birchwood School
Clifton Terrace School
Broadgreen Intermediate
Probus Club Nelson
National Council of Women NZ - Nelson Branch
Top of the South Writers
Elma Turner Library Writers Group
Home Education Foundation
Nelson Marina - Moorings
Literacy Aotearoa
Ministry of Social Development
Nelson Chamber of Commerce
Nelson Night Shelter

Library Staff

Sarina Barron
Nicola Harwood
Elma Turner Library Staff
Nightingale Library Staff
Stoke Library Staff
Greenmeadows Temporary Library Staff

NCC Officers

Jo Martin	Team Leader Science and Environment
Karen Lee	Sustainability Coordinator
Mark Tregurtha	Manager Strategy Planning and Administration
Lisa Gibellini	Team Leader City Development
Kirsten Gerrard	Team Leader Planning
Adrian Ramage	Manager Consents and Compliance
Jane McLeod	Manager Customer and Information Services
Matt Heale	Manager Environment
Mandy Bishop	Manager Consents and Compliance
Alastair Upton	Senior City Development Planner
Alan Gray	City Centre Development Programme Lead
Dawn Goodman	Records Support Officer
Jane Loughnan	Policy Coordinator
Shannan Carr	Records Manager
Malcolm Hughes	H&S Advisor
NCC Community Partnerships	

Engagement Meetings, Events and Workshops

The following events have been undertaken to elicit feedback on a redevelopment of Elma Turner Library and have been presented to. The third Councillors Presentation schedule for 25 March 2020 was cancelled due to COVID 19 and has been re-scheduled for August 2020.

Workshops, drop-ins, meetings and gate crashing dinner parties

Iwi

Iwi Engagement 1	14/11/2019
Ngāti Tama and Ngāti Kuia	29/11/2019

External Stakeholders

Nelson Community and Whanau Meeting	12/06/2019
Public Drop-ins 1 Deville Cafe	18/06/2019
Public Drop-ins 2 Elma Turner Library	18/06/2019
Public Drop-ins 3 Elma Turner Library	19/06/2019
Public Drop-ins 4 Elma Turner Library	19/06/2019
Greenmeadows Centre (Pop-up Library)	18/06/2019

Youth Council Presentation	28/06/2019
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Direct Meetings with:

The Provincial Museum	
Genealogical Society	
Arts Council	19/06/2019

Deaf Aotearoa, IHC Nelson, Alzheimer's New Zealand	
Aged Concern	19/06/2019

Victory Community Centre	
Meals on Friday nights	28/06/2019
NCC Focus Group for Community Partnerships	03/07/2019

Richard Brudvik-Lindner /students / Nelson College	04/07/2019
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Internal Stakeholders

Library Workshop 1 & 2	03/07/2019
Library Workshop 3 & 4	04/07/2019
Councillors Presentation 1	18/06/2019
Councillors Presentation 2	04/07/2019
Staff Workshop 1	27/05/2019
Staff Workshop 2	02/07/2019
Staff Workshop 3	06/08/2019
Staff Workshop 3	04/03/2020

Response overview

Below is a summary of the feedback from particular groups. Following this, the key themes are described in more detail. These themes can be used to form part of a briefing document for a concept design stage.



Workshop with Library Staff



NCC Councillor Workshop

Iwi Comment and Observations

Three Iwi (Ngāti Tama, Ngāti Kuia and Ngāti Koata) met with the team and Nelson City Council and provided both input and insight to their aspirations for a redeveloped library (A collated file of the feedback is held in the appendices attached).

- **Process:** Iwi groups noted the importance of being involved not only during the design process but also through the operational planning of a redeveloped library. It was noted that the library should be appealing to the young, that is, it is for them, as opposed to a 'stuffy' institution.
- **Maitai River:** The river was noted as extremely important to the Iwi groups spoken to. Can the building interact with the river more? The idea that the Maitai needs to be 'celebrated' in a redevelopment came across strongly.
- **Naming and Artwork:** Iwi groups raised the issue of the building's name. If a name-change was contemplated, they would like involvement with identifying an appropriate name for the building. The Council Kaumātua and Whaeae are a good starting point for iwi connection in terms of identifying an appropriate name. It was noted that it will be important to include Te Ohu Toi Ahurea (cultural advisors) in decision making concerning art works.
- **Archive and Taonga:** Archives are of interest to Iwi and a redeveloped library could be an opportunity to connect and share Maori knowledge. The building will be a Pātaka (storehouse) and some Iwi noted an interest in storing some Taonga at the library if the appropriate facilities were available. Interactive and digital formats were raised as good ways to tell stories and share histories at a redeveloped library.

Elma Turner Staff Feedback

Four sessions were held with current library staff along with further meetings with Sarina Barron – Manager, Libraries and Nicola Harwood – Team Leader Service Delivery. These sessions helped refine and clarify feedback received (A collated file of the feedback is held in the appendices attached).

Challenges - specific and change in the foreseeable future

- It was noted that older populations are well represented in library usage. The older demographic is expected to grow over the coming two decades. It is also foreseen that this population will be more mobile and more technology literate,
- Reduction over time of 'computers' - as the public access to personal 'devices' increases the need for the library to provide devices may reduce and their role will shift to providing good WIFI and more comfortable space,
- Dedicated children's area that support children's services and the large user numbers. A considered and proactive Young Adult / Tween offer that retains youth engagement and attendance as they grow older,
- Increase in places and spaces to interact with technology. I.e. acoustically treated lounge spaces for technology, a range of meeting spaces from booths to digitally enabled meeting rooms with large screens to 'cast' to,
- Monopolisation of space by particular groups and tension with others who are using and sharing the space,
- Entry and exit options - Entries to the library need to be positioned to ensure there are clear lines of visibility for visitors and potential users entering and exiting the library,
- Provide spaces for more community partnerships to develop



Public 'Drop in' Workshop

Public Feedback

The public presented views, ideas and opinions across a number of formats both in person and on-line. (A collated file of the feedback is held in the appendices attached). The team used qualitative analysis to identify ideas that aligned with the Library Vision and the Long-Term Plan focus areas. The significant themes identified are as below:

- The Elma Turner Library (and NCC Libraries) are delivering great services (in spite of the facilities)
- The River aspect is highly valued and perceived as underutilised
- A redeveloped Elma Turner Library should 'host' locals, guest and visitors and local stories
- The project should:
 - Enable and support contemporary library services
 - Have an engaged and collaborative design process
 - Design a library 'of' Nelson/ Top of the South
 - Consider sustainability and sea level rise

Important Components of a Redeveloped Contemporary Library

The engagement with all groups and individuals has affirmed the following components as important and a priority:

The collection

'Just books, books, books.' A strong theme was that the role of the library as a repository of information remains important. Nelson has a very high library membership. 2017 – 18 benchmarking of Nelson Libraries (including Stoke and Nightingale) against other services of similar population ('Group 2' Libraries - Tasman, Selwyn, Marlborough, Upper Hutt, and others) is as follows:

WHAT	NELSON	GROUP 2 AVERAGE	OTHER INFO
Physical visits per population	10.89	7.18	
Issues per population	15.61	9.75	Nelson Libraries are the highest in the country for this statistic – indicating a very well used collection
Active members* per population	51.1	40.46	*Members who have used card physically in the past 12 months

Much of the feedback was supportive of the collection and the job the library staff currently do. Iwi groups noted the role of storytelling and that stories are associated also with taonga. A redeveloped library is an opportunity to expand ways which visitors access information.

A range of spaces, to cater for all (so not one group monopolises a space)

The design of spaces should support areas not being overwhelmed by one particular group. A range of reading and meeting spaces should provide a continuum of scale and acoustic separation. Places that are quiet are important, as well as places to be (reasonably) noisy.

Great access and car parking

Many visitors to Elma Turner drive from areas with restricted access to public transport. Trips will not just be for a visit to the library but also include other tasks in the city. Parking provision should reflect this. The access should also support changing means of transport such as linkages to cycle lanes, car-shares and public transport.



Doklabs magazine display

A welcoming place to host and engage visitors

The entry should be welcoming and warm with space to muster. It should have the capacity for ceremony. It should orient the visitor and invite them into the library. Other community services could share this space and it could be available for secure after hours use.

A cafe

Feedback from the public consultation often asked for a cafe space. Being located near the entry it can serve as a breakout area for study groups and an amenity to host visitors and guests. The cafe should align with the civic character of the library.

A well serviced community room, available after-hours

The room should be in addition to the library's activity and meeting room which is typically booked out throughout the day. This space could have kitchenette facilities and be bookable. Cost is a factor and a barrier to use with the ideal being free, supporting a wider usage.

Adjacency to a community hub of complementary services

The notion of a 'hub' of community services was generally seen as positive. Ideas such as Citizens Advice Bureau, Youthspace, Workspace, Makerspace were raised and seen positively. The caution was noted that this should not dilute the library's core role and 'adjacency' was identified as an appropriate approach. An entry shared by an adjacent community hub and the library was seen as an opportunity.



Devonport Library AAL

A connected Nelson archive, centered on a Library heritage space

Nelson has a strong heritage community and resource. It was noted that many out of region visitors come to seek information on relatives and ancestors, with the library as the first port of call. The library is currently directing enquiries to other dispersed public and community resources in Nelson: The Council Archives, the Museum's reference collection, Genealogical Society and Ancestor's Attic. Some of these organisations operate at reduced hours or their resources are difficult to quickly access.

The team-initiated discussion between various groups to consider a coordinated approach, identifying a valuable opportunity to centre Nelson's heritage reference services in or on the library. At a basic level this could be a common database of a networked Nelson archive, giving library users visibility of the resources that the other institutions and organisations hold.

A more capital intensive, but with potentially increased benefits, would be a combined service and co-location of some of the voluntary organisations and/or Council Archive within the library – making use of the specialist environmental conditions and staff. A Library heritage space would complement and not compete with the Museum, but would improve connections and information sharing between both institutions.

A 'sustainable' building, demonstrative of Nelson's approach to climate change

Sustainability was seen as very important and this should be to a high standard and visible in the building. Given the region's high sunshine hours solar energy appears sensible but further smart design with regard to thermal mass and ventilation are also called for. Benchmarking of sustainability features with design tools (Greenstar, Living Building Challenge etc...) was raised with Council officers, but no specific recommendations have yet been made.

A community building that is connected to the landscape/ surroundings

The river front site will have at least two edge conditions: one urban with linkages and visibility to cars, pedestrians and the commercial world. The other edge to the river is a connection to more leisurely routes, places of pause and is part of an increasingly valued resource. Values which are of importance to iwi.

A project that maximises the opportunities of the river

The Matai River is a central part of Nelson city and a library located on it is a privileged position. This was well recognised by all sectors of the community engaged with. Planning should acknowledge the risks associated with the river but make careful use of the natural beauty it provides. Being tidal the range of conditions varies through the day and season. The river can be either calm and reflective or energetic. Connection to the river should be made apparent from the entry and opportunities can be provided for visitors to experience the river from the library. Sheltered exterior space could support reading areas close to the river giving visitors opportunities to enjoy the river's constantly changing condition.

Wider considerations

Through the engagement process a number of contextual issues were raised that will need to be resolved with feasibility testing and to advance a concept design. These include the following:

- Land development by neighbours
- Potential plans for Civic House
- The Council's declaration of a climate emergency
- The question of a climatorium (centre of excellence for climate change research & advocacy)
- Inner city development and City Centre Spatial Planning
- Coastal Inundation and river flooding research – impacts on sites

These issues are being addressed by Council staff.

In addition, direction will be required at the next stage on the following:

Environmentally Sustainable Design

Nelson City Council has no operative policy to determine sustainability benchmarks for construction projects.

Best practice is to consider the environment holistically from the beginning of the project. In lieu of an operating policy, a number of options could be considered:

Design Tools: Select a proprietary green tool such as GreenStar or Living Building Challenge to help provide guidelines for design. The certification process also promotes measurable outcomes and provides international recognition for sustainable design.

Benchmarking and targets: Use best practice benchmarks in the concept design brief with deliverable targets. These targets can be performance based around, water usage, air quality, energy usage and embodied carbon.

Life Cycle Analysis (LCA): LCA undertaken independently can provide an audit of embodied and life of building energy costs. This should be done at various junctures during the design process- Concept, Preliminary and Developed to ensure the project tracks to a realistic and significant goal.

Carparking

The current site benefits from abundant carparking and feedback received indicates that it is highly valued. The extent of carparking provision will need to be determined to ensure sites are adequately sized.

4. LIBRARIES VISION (DRAFT)

Elma Turner Library Redevelopment
COMMUNITY ENGAGEMENT REPORT
Version 3.1
August 2020

At all engagement events the Draft Library Vision was presented and discussed. The draft vision was also workshoped with the libraries team and iwi.

The public feedback received both online and via the drop in sessions helped fine tune the vision. The feedback received on the draft library vision was well considered and nuanced. Subtle rephrasing and translation into Te Reo has been adopted.

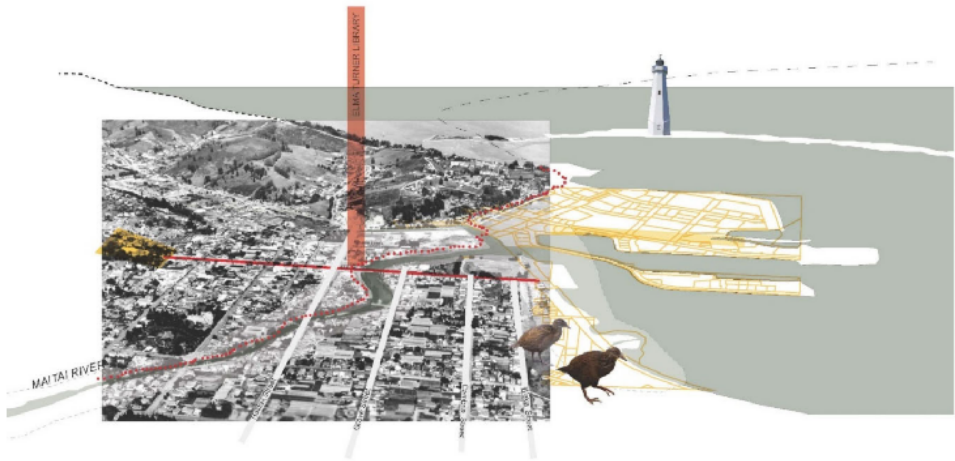
The principal change has been the removal of the statement “A Smart Library for a Smart Little City” as the feedback received was that this statement made people feel uncomfortable and that the statement was exclusive (“only smart people can use the library”). The revised Nelson Public Libraries Vision (Draft) that has resulted from the engagement is:

NELSON PUBLIC LIBRARIES VISION (DRAFT)

Nelson Public Libraries is a vibrant and well used library network which connects the people of Te Tau Ihu to knowledge, heritage and creativity by empowering life-long learning. A place of respite and enjoyment, our library system grows and adapts to the community it serves.

Four Focus Areas:

Kotahitanga	<i>Responding to our place in the world</i>
Mātauranga	<i>A place that encourages and enables growth</i>
Miharo	<i>Beyond the ordinary</i>
Manaakitanga	<i>He tangata</i>



A redeveloped Elma Turner Library can connect the city to the river - active edges that provide shelter next to the river and connects the library to the water, river walkway and the sea beyond

Kotahitanga

*Mā whero, Mā pango ka oti ai te mahi.**

1. Kotahitanga - Responding to our place in the world

- We will live up to the principals of our Treaty of Waitangi, and partner with our local iwi, to deliver on the principals of Mātauranga Māori.
- We will provide access to a world-class heritage collection, focusing on resources relevant to Te Tau Ihu.
- We welcome all visitors and new residents to our community.
- Sustainable practices within the library, promotion and education of our communities is achieved by working with partners towards the shared goal of a sustainable future.

** "With black and with red the work is completed"*

This whakatauki refers to different people or groups co-operating and partnering with each other to achieve their goals.

Mātauranga

*Ko te manu e kai ana i te miro, nōna te ngahere. Engari, ko te manu e kai ana i te mātauranga nōna te ao.**

2. Mātauranga - A place that encourages and enables growth

- The library is a community gathering point, a space for creativity, collaboration and connection with opportunities to highlight our region's accomplishments on a local and global stage.
- Our collections provide opportunities for inspiration, enjoyment and knowledge.
- We are a space of well-being and respite, where people feel welcome and safe, regardless of their age, ethnicity, gender or anything else that forms their identity.
- Lifelong learning and literacy are important functions of our library service, and will be reflected in all that we do.

** "The bird that consumes the miro berry owns the forest. The bird that consumes knowledge owns the world." - This whakatauki refers to learning in all forms including literacy and creativity.*

Miharo

Ehara taku toa i te toa takitahi, engari he toa takimano, takitini.*

3. Miharo - Beyond the ordinary

- We take our library services out to the communities we serve, through proactive and strategic outreach.
- Our online services deliver a comprehensive experience to our community beyond our opening hours and locations.
- We will identify and connect with partners to deliver collaborative services and activities to meet shared outcomes.
- We provide innovative, flexible and well-maintained spaces for imagination, learning, and relaxation.

** "Our strength does not come from ourselves alone, our strength comes from the many"*

This whakatauki acknowledges team effort. Just as it takes a village to raise a child; it takes a community to enable an individual's success. It's a good whakatauki to use when wanting to acknowledge the support of many.

Manaakitanga

Hāpaitia te ara tika pūmau ai te rangitiratanga mo ngā uri whakatipu.*

4. Manaakitanga - He tangata

- We work to achieve community trust in us, by keeping the promises we make, a responsible use of resources and a high level of professionalism at all times.
- We value and invest in our staff.
- By responding to the diverse needs of our communities, we will strengthen their place in Nelson and the world.
- Our services empower people to become active members of their community.

** "Foster the pathway of knowledge to strength, independence and growth for future generations."*

This whakatauki refers to inter-generational growth and surety.

5. APPENDICIES

The Appendices are available separately and contain, in digital format, the notes, data and minutes of all engagement events. They have been collated and compiled as follows:

- A1 Public and Community Groups
- A2 Iwi
- A3 Library Staff
- A4 Archive and Heritage
- A5 NCC Offices
- A6 Online Surveys
- A7 Benchmarking
- A8 Engagement Presentation Materials

- B1 Redeveloped Elma Turner Library Outline Brief
- B2 Redeveloped Elma Turner Library Next Steps



The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Nelson City Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented. Nelson City Council information is licensed under a Creative Commons Attribution 4.0 International license and the use of any data or map or map information downloaded must be in accordance with the terms of that license. For more information please contact us.

Land ownership – Riverside Precinct

R21341



- Proprietors of Wakatū Incorporation
- Nelson City Council
- Other

0 10 20 30 40 50 m



A2478433 September 2020

File Ref: A2478433
1:1T. Original map size A4.

Proposed Site Plan



OP2018-379
06 November 2020

SCALE 1:1000



Maitahi Riverside Precinct - Halifax Street, Nelson

A2572096

WAKATU

Item 8: Elma Turner Library Redevelopment Options: Attachment 4

Elma Turner Library – Options Assessment					
Option	Refurbish existing 2,455m ² building	Redevelop existing site with new, reduced specification 3,162m ² library	Redevelop existing site with new, high-specification 3,400m ² library	Build new, high-specification 3,200m ² library in the Riverside Precinct on the corner of Halifax and Trafalgar Streets	Build a new library somewhere else in central Nelson
Fit for purpose	A refurbishment could improve the internal layout and create more space for community. However, the space would still be too small to deliver all requirements, and a refurbishment will only add 20-30 years to the library's life.	This new build would provide a single-storey modern library space. Current parking is retained. Link to the Maitai River and a possible Climatorium is maintained. Significant impact on business is continuity. Would not provide as much additional space as other build options and may not meet community expectations for size or form.	A new build will be designed to meet the requirements of a modern, flexible library. Current parking is retained. Link to the Maitai River and a possible Climatorium is maintained. Significant impact on business is continuity.	A new build will be designed to meet the requirements of a modern, flexible library. Current parking is retained. Link to the Maitai River and a possible Climatorium is maintained. Significant impact on business is continuity.	A new build will be designed to meet the requirements of a modern, flexible library. Negligible impact on business continuity. Link to the Maitai River, any future Climatorium and proximity to Civic House will be lost. Link to outdoor environment would depend on location and neighbouring land use.
	rating	Low	Medium-High	High	Medium
	Overall score - fit for purpose	1.0	2.0	5.0	3.0
	Sustainability/climate resilience	The Riverside Precinct is in the flood plain of the Maitai River, and is likely to be more prone to inundation from 2100 onwards. Council has a limited range of options to mitigate this risk and to demonstrate sustainable building design on land subject to natural hazard.	The Riverside Precinct is in the flood plain of the Maitai River, and is likely to be more prone to inundation from 2100 onwards. Council has a range of options to mitigate this risk and to demonstrate sustainable building design on land subject to natural hazard.	The Riverside Precinct is in the flood plain of the Maitai River, and is likely to be more prone to inundation from 2100 onwards. Council has a range of options to mitigate this risk and to demonstrate sustainable building design on land subject to natural hazard.	A new build elsewhere in the city would likely be less prone to flooding and inundation.
		Medium	Medium-High	Medium-High	High
Consistency with City Centre Programme Plan	Some improvements can be made to increase building resiliency, but these would only be short-term solutions.	The library will be designed to improve its resilience for future flood events. The floor level of a new building will accommodate 1 in 100 year events in 2130, and have the ability to be raised further in the future, if required.	The library will be designed to improve its resilience for future flood events. The floor level of a new building will accommodate 1 in 100 year events in 2130, and have the ability to be raised further in the future, if required.	The library will be designed to improve its resilience for future flood events. The floor level of a new building will accommodate 1 in 100 year events in 2130, and have the ability to be raised further in the future, if required.	Designs for a different location would address any residual climate risks.
	rating	Low-Medium	Medium	Medium-High	High
	Overall score - sustainability	2.7	3.3	4.0	4.7
	Cost	The current location splits the Wakatū owned land in two and may not lead to the best long-term development opportunity for the precinct. It would contribute to bringing more people in to the Riverside Precinct area and is consistent with several key moves. Smaller footprint would provide future opportunities for surrounding spaces.	The current location splits the Wakatū owned land in two and may not lead to the best long-term development opportunity for the precinct. It would contribute to bringing more people in to the Riverside Precinct area and is consistent with several key moves.	This location allows Council to control and improve access to the Riverside Precinct and Maitai Walkway, consolidates Council ownership around the Trafalgar Street/Halifax Street intersection and allows Wakatū most flexibility to develop a cohesive Riverside Precinct. It would contribute to bringing more people into the Riverside Precinct area and, if the Climatorium is developed, is consistent with all of the key moves.	Building in a different location in the central city or adjacent may contribute to multiple long-term outcomes for the city, if the right location can be found. Council may lose the ability to control development of Riverside Precinct if it sold the current library land.
		Medium	Medium-High	High	Medium-High
Risk	Refurbishment has a lower capital cost than a new build. Some premium for retaining sustainability features. Rough cost estimate is \$20.4 million.	Construction of a new building in this location has been costed at \$32.2 million. This includes contingency for known risks, and a premium for delivering a highly sustainable, iconic building.	Construction of a new building in this location has been costed at \$44.4 million. This includes contingency for known risks, and a premium for delivering a highly sustainable, iconic building.	Construction of a new building elsewhere is subject to additional unknown risk and there will be a premium for delivering a highly sustainable building. The cost of design features relating to location is currently unknown.	Construction of a new building elsewhere is subject to additional unknown risk and there will be a premium for delivering a highly sustainable building. The cost of design features relating to location is currently unknown.
	rating	Medium	Medium-High	High	High
	Overall score - Risk	2.7	2.3	3.0	2.7
	Overall score	Medium	Low-Medium	Low-Medium	Low-Medium
		3.0	4.0	4.0	3.0
	Overall score	2.5	3.7	4.2	3.5