

Attachment to Staff Report: OPTIONS considered and discounted.

The following options were considered and discounted in the formation of staff advice in relation to the rebuild of the South Library & Service Centre;

**1.1 Renovation of the Council owned distribution centre (at 54a Colombo Street).**

**Advantages**

- The existing facility could be decommissioned once the new one was operational avoiding the need to establish a temporary facility – saving \$750,000 facility costs.
- The investment increases the physical condition and capital value of a Council owned asset

**Disadvantages**

- The distribution centre is significantly smaller, only 34% of the current facility floor area. Moving to a building with reduced floor space is unlikely to provide sufficient space for the current service offering.
- A comprehensive renovation including strengthening (assessed as > NBS 38%) and fit out plus the installation of a lift would be required to make this building serviceable as a community facility.
- The current use would need to be transferred to another site.
- It is anticipated that Community expectation would be that a similar level of service would be provided at the new facility.
- Obtaining consent would take longer and cost more than remaining on the current site.

**1.2 A new site for the facility.**

**Advantages**

- The existing facility could be decommissioned once the new one was operational avoiding the need to establish a temporary facility – saving \$750,000 facility costs.

**Disadvantages**

- The existing facility is a busy community hub and well used by a number of community focused teams. The site is centrally located in the ward and has good connectivity to public transport links as well as being an attractive setting in its own right.
- Moving this facility to a new site would require extensive public consultation and may not be supported by the local community.
- Establishing a new facility on a new site is expected to take considerably longer than rebuilding on the existing site and may cost more.
- In the case that it is possible to find a suitable site, Council would still need to negotiate a sale, obtain resource consents and undertake extensive consultation with the users of the current facility and the wider public impacted by the new location.
- Resource consent would likely be required to establish a library as a Discretionary Activity with the potential for the application to be publicly notified.

- In addition to the increased cost of consenting the cost the land purchase for a new site could be an additional land cost for Council.
- Building a new facility on a new site in the area would require extensive public consultation which will increase the time and cost to achieve consent.
- The opportunity to reuse the existing slab as the base for a new raft foundation would be lost with the associated cost and carbon impacts.

### 1.3 **Private-Public Partnership.**

#### **Advantages**

- A Private-Public Partnership would have the effect of saving on capital expenditure.

#### **Disadvantages.**

- Council is not currently aware of any opportunities of this nature or precedent for this model for a library-service centre hub.
- Developing a relationship of this nature would likely add significantly to the complexity, timeframes and front-end costs of the project.
- It is anticipated that this arrangement could negatively impact community engagement and buy-in for the project.
- Private-Public Partnerships have been suggested on other library projects and a mixed-use development is just too complex when considering fire compliance, access, security, acoustics, etc. Anything higher than single storey has a cost premium in the structure, stairs and lifts and increased circulation.
- Given that the focus of a community hub like the South Library and Service Centre is the local community, we consider that Council is best placed to deliver this service.
- In addition to the time needed to form a contractual relationship it is anticipated that there would be more time required for the predesign/briefing and design phases, as well as consultation with the Community about a significantly larger building on the site and any new activity on the site (e.g. commercial or residential use)
- Future use of the existing site would be limited to what can be consented under the District Plan which zones this as residential medium density.

### 1.4 **Consider a long-term lease instead of rebuilding the South Library.**

#### **Advantages**

- Leasing would have the short-term effect of saving capital

#### **Disadvantages**

- The annual cost of commercial rent for an equivalent floor area (2462m<sup>2</sup>) would directly impact rates
- It is doubtful that a long-term lease of a suitable space in the desired location and of a suitable size to accommodate the various services and functions would be available or a cost effective option for Council.
- It is anticipated that the community would not find this option acceptable for anything more than a short-term solution.
- Resource consent would likely be required to establish a library as a Discretionary Activity with the potential for a publicly notified application.

- The placement of a community hub within a leased commercial space must be carefully considered as Council has no control over neighbouring activity which could potentially put staff and customers at risk.

1.5 **Consider downsizing the service offering at this facility and making it a smaller library & service centre**

**Advantages**

- A smaller facility could be built with the existing funds on plan saving additional capital borrowing

**Disadvantages**

- The rebuild for the limited budget would require an area reduction of approximately 30% of the current facility floor area. A facility with reduced floor space is unlikely to provide sufficient space for the current service offering.
- It is anticipated that Community expectation would be that a similar level of service would be provided at the repaired/rebuilt facility.