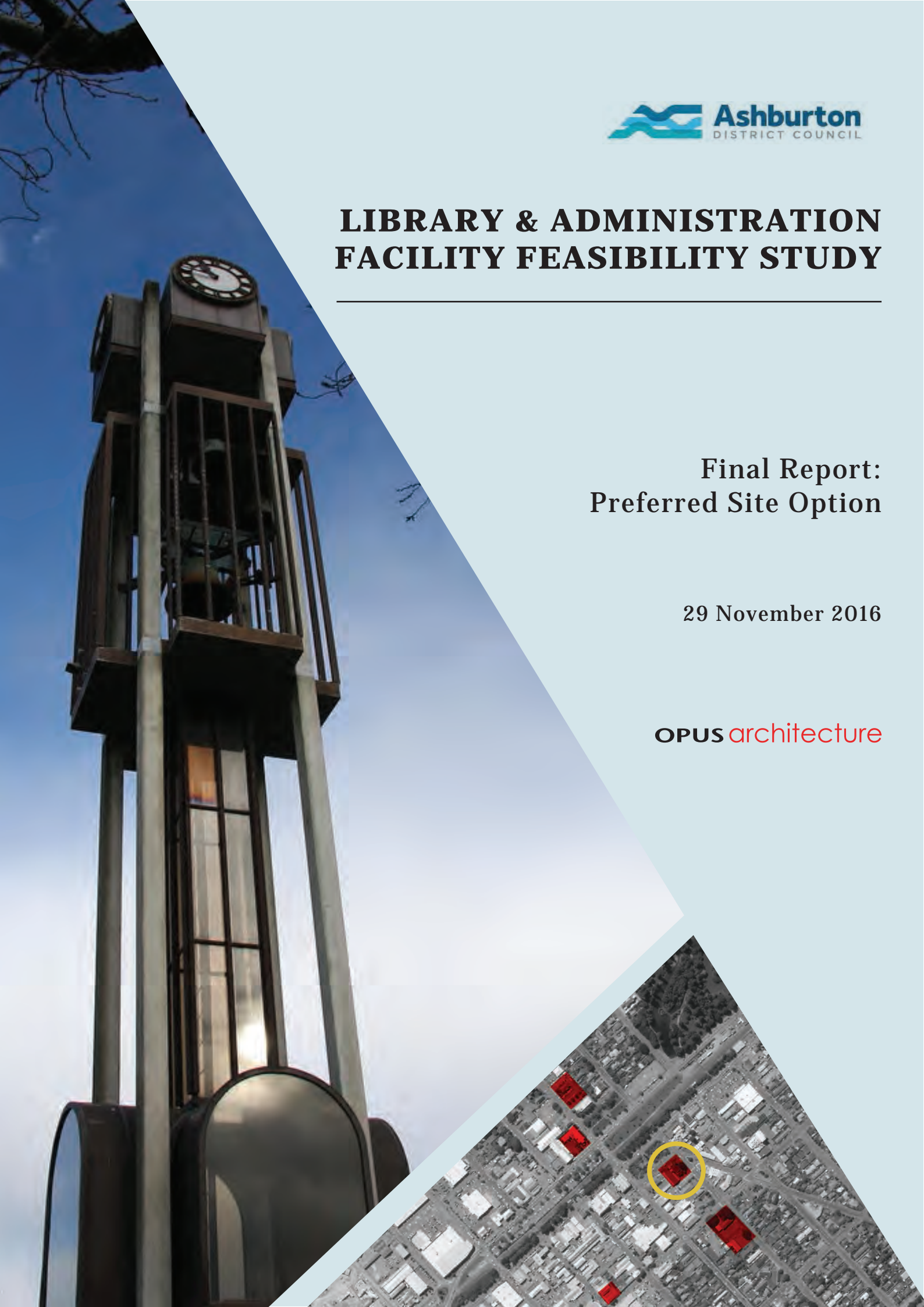


LIBRARY & ADMINISTRATION FACILITY FEASIBILITY STUDY

**Final Report:
Preferred Site Option**

29 November 2016

OPUS architecture



Ashburton District Council

Library & Administration Facility Feasibility Study

Final Report: Preferred Site Option

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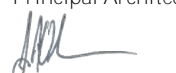
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1 Executive Summary

Opus Architecture have been commissioned by Ashburton District Council [ADC] to undertake a Feasibility Study to determine a **Preferred Site Location** and **Building Configuration** for the proposed ADC Administration and Library Facility.

This Feasibility Report is to be read in conjunction with the previous Library & Administration Facility Feasibility Study: Summary Report, dated 04 May 2016, which detailed the **Needs Analysis & Project Feasibility** information, and the process followed to arrive at the **Selected Short-List Site Options**.

This commission has followed **an agreed methodology and delivery process** which included the gathering of all relevant information and **a robust analysis of this information**, confirmation of an agreed **Consultation Plan** approach, a Phase[1] **Community Consultation** engagement to obtain the views of the local residents and confirm that all potential site options were given the opportunity to be considered, the confirmation of **Critical Success Factors** for the project, the confirmation of **Site Evaluation Criteria**, a **Site Evaluation Matrix** and Scored Weightings for site attributes, to properly assess and rank potential Long-List Site Options and establish the recommended Selected Short-List Site Options. This process has been **completely transparent** from the outset so that ADC and the Ashburton Community can clearly understand how the recommended Selected Short-List Site Options were arrived at. This information is documented in the Summary Report, dated 04 May 2016, which is **publically available** on the ADC website.

On receipt of ADC acceptance and endorsement of the recommendations made in the Summary Report a more **detailed analysis was undertaken on the Selected Short-List Options** involving condition assessments on the Existing Buildings, Structural Engineers Reports, and **Cost Estimates prepared by an independent Registered Quantity Surveyor**. The requested outcome from this process was for Opus Architecture to recommend a **Preferred Site Option** for consideration by ADC and the Ashburton Community. A second Consultation Plan was agreed for the next round of community engagement which also addressed issues and concerns raised relating to the earlier Phase [1] consultation process. The **Phase [2] Consultation Results** are included in section [3.0].

The Phase [2] Consultation Results **did not endorse the Preferred Site Option** recommended by Opus Architecture. The results did however identify a number of key community priorities, including the need for the site to be **close to the CBD**, the need to provide **safe, healthy and structurally resilient buildings**, and the need to provide **on-site public car-parking**. There was some criticism from the community that the Phase [1] and Phase [2] Community Engagement timeframe was insufficient. The consultation process extended over an [8] month period and every effort has been made to

inform the community, engage with them, encourage participation in the process, and obtain their feedback. Community feedback, for the purposes of this report, was just **one of many of considerations** used to establish the best site option for these ADC facilities.

The survey results, and face-to-face community group meetings, indicate to us that there is still some misunderstanding regarding the **heritage status** of some older buildings. Regardless of the heritage status, there is a very strong **emotive attachment** to these buildings by some sections of the community. Other areas that appeared to be unclear to the community in consultation were the **issues associated with strengthening of the existing ADC buildings**, how the cost estimates for each site option were arrived at, and the potential long term benefits the preferred site option provides for both ADC and the community. The urban design opportunities to revitalise and reinvigorate the town centre, through the preferred site option, appeared to be not fully understood by some community members. This report includes a **summary of the cost estimates** prepared by WT Partnership Ltd and a more **detailed cost breakdown** for each site option to demonstrate how these costs were established. These **Cost Estimates are based on all the information currently available at this time**, provide comprehensive assessments of all potential costs associated with the delivery of the project, and will be subject to further refinement during the design stages of the project [Refer Appendix 10].

In community consultation, community members communicated a perception that retention, strengthening, and adaptation of the existing seismically damaged ADC owned buildings will provide significant cost benefits. To provide further information and clarification on that particular concern, an updated **Architectural Summary Report** [Refer section 2.0] has been prepared which consolidates the information previously provided to ADC in earlier reports. The cost estimate information provided confirms that **re-use of these existing buildings will cost more, and there will be design compromises associated with operational efficiency, functionality and seismic performance**. Disruption to the continuity of ADC services, and the repair costs to reinstate these buildings following a large seismic event, will also be higher.

The **best value option** for the replacement of ADC Library & Administration Facilities, is not just the initial capital cost. Although acknowledging this is still a critical consideration for the Ashburton Community, and particularly the rate payers, the cost difference between all of the Selected Short-List Options is arguably not significant. When the potential costs are considered over the life of the building then **new purpose-designed, lightweight and structurally resilient buildings, that also incorporate sustainable design features to reduce energy consumption, water consumption, and operational costs, offer the best long-term value**. The improved functionality and operational efficiency of purpose-designed buildings will potentially enable the current briefed areas to be reduced during the design stages, resulting in cost reductions to the current Cost Estimates. A further compelling consideration is the reduced building damage, repair costs and disruption to ADC operations following a large seismic event. Non-cost attributes, such as the potential to stimulate other development opportunities within the Town Centre, are

impossible to put a dollar value on at this stage but they nevertheless offer significant economic and social value.

Both community consultation phases completed to date **indicated strong community support for a combined or co-located Administration and Library Facility on the same site due to perceived cost savings and greater operational efficiencies.**

The best practice research and expertise also confirm this view. This report advises that separate buildings on separate sites will involve additional costs.

Opus Architecture supports the proposed Preferred Site as the best site option available to ADC as a result of the Selected Short-list Site Options evaluation process. We reiterate the fact that **any of the short-listed sites could be made to work.** The overall costs associated with each option are similar and the final considerations that determined the Preferred Site Option particularly relate to the non-cost attributes. It is important to acknowledge **the three most preferred short-list options identified in the Phase [2] Community Consultation engagement results still have some issues that need to be resolved:-**

*Site 04: Eastfield Block Development:-

Additional costs associated with the provision of on-site car-parking and the associated feature Civic Square; risks associated with adjacent old buildings affecting site accessibility and operations following a large seismic event; and uncertainty as to when or if the remainder of the proposed Eastfield Block Development will ever proceed.

*Site 01: Existing ADC Site:- [Baring Square West]

Additional costs associated with temporary relocation during construction; available space within the community to temporarily accommodate the ADC facilities; reduced site profile and ability to influence the regeneration of the town centre and CBD.

Site 03B: Preferred Site Option:-[Baring Square East]

Emotive attachment to existing Old County Building and Methodist Church by some sections of the community; and uncertainty regarding the timeframe and eventual ADC acquisition of the existing Methodist Church property.

Development of the Preferred Site Option is **still contingent upon the Methodist Church ultimately deciding to vacate and dispose of their existing property adjoining Baring Square East, and ADC being able to acquire it.** The Methodist Church are currently working through a robust due diligence process in order to make a final decision on their site. This process has been on-going for several months and the expectation is that **a final decision is imminent** although a firm date for this decision is still not confirmed. A close dialogue has been maintained with the Methodist Church Property Committee representative throughout the Selected Short-List Evaluation process and they

have confirmed that the Parish is inclined for the property to remain in consideration as a potential redevelopment option for the ADC Library & Administration Facility.

Regardless of which site option ADC decide to proceed with, **on-site public car-parking should be considered** in addition to ADC vehicles and **on street public parking in the immediate vicinity** of the facility. Short-term public car-parking provided on the street frontages, possibility with a 1.0 hour maximum duration, will prevent these parks being commandeered by ADC Staff. Provision should be made for **dedicated ADC Staff parking in close proximity to the site**. With respect to the recommended Preferred Site Option our suggestion would be to provide this Staff Carpark and/or Secure Fleet Vehicle Carpark on part of the Cass Street/Cameron Street Site [Short-List Site 02].

Based on all of the information gathered to date, for the reasons previously provided in the Selected Short-List evaluation recommendation, and bearing in mind that the community feedback is only one of a number of complex factors that need to be considered by ADC for the successful delivery of the project, Opus Architecture is still strongly of the view that the Site 03B [Baring Square East] **offers the most potential** for the proposed new Administration & Library Facility. The site **best meets the requirements briefed** by ADC, it provides an **opportunity to meet all of the agreed Critical Success Factors**, offers the **most flexibility** for a number of building solutions to be considered for the site during the design stages of the project, has **a known and established urban context** in Baring Square that the new civic facilities can relate to, it is a **safe and easily accessible site** that will not be compromised in a civil defence emergency, and its alignment with the potential future town centre enhancements proposed at this stage means it **offers the most benefits for the long term future of Ashburton and the community**.

ADC ultimately need to make **a sound commercial decision** which best meets their functional and operational requirements, considers the best interests of the Ashburton Community, and considers the social, economic and aesthetic benefits that this Administration & Library Facility could offer for revitalising and reinvigorating the Town Centre.











Site 03: Option B - Preferred Option

A new combined Administration & Library Building constructed on the Methodist Church Site / Old County Building Site on Baring Square

In terms of the evaluation criteria this site option offers the most potential to not only meet the functional and operational requirements but also aligns better with other potential ADC projects intended to revitalise, reinvigorate, and enhance the existing town centre. With the Administration Building & Library both relating to Baring Square the combined development forms a strong, completed and activated edge to this important civic space. The orientation and outlook to Baring Square provides good accessibility and visibility for the community and it is well positioned with respect to existing main vehicle routes. It is in close proximity to other community services, support services,

retail and business areas within the CBD and will encourage complementary new developments in the immediate vicinity. The demolition of the Old County Building removes uncertainty over its future use, more high profile relationship with Baring Square, increased screened on-site car-parking capacity, the ability to provide dual access from both Havelock Street and Cameron Street, the fact that the surrounding urban context is established and known, and the design flexibility the site offers, mean it is more favoured than Option [A]. Subject to ADC ultimately being able to acquire the existing Methodist Church site this is the recommended **Preferred Site Option**.

Legend

-  Site Boundary
-  Proposed Library Building
-  Proposed Administration Building
-  Potential On-site Car Parking (approx. 65 spaces)
-  Exterior Public Space
-  Shared Surface Treatment
-  Proposed Pedestrian Access to site
-  Proposed Vehicle Access to site
-  Existing Heritage Building to be retained
-  Existing former County Building

Proposed Library Building:

Nominal GFA = 1080m²
Single Storey Structure.


Proposed Administration Building:

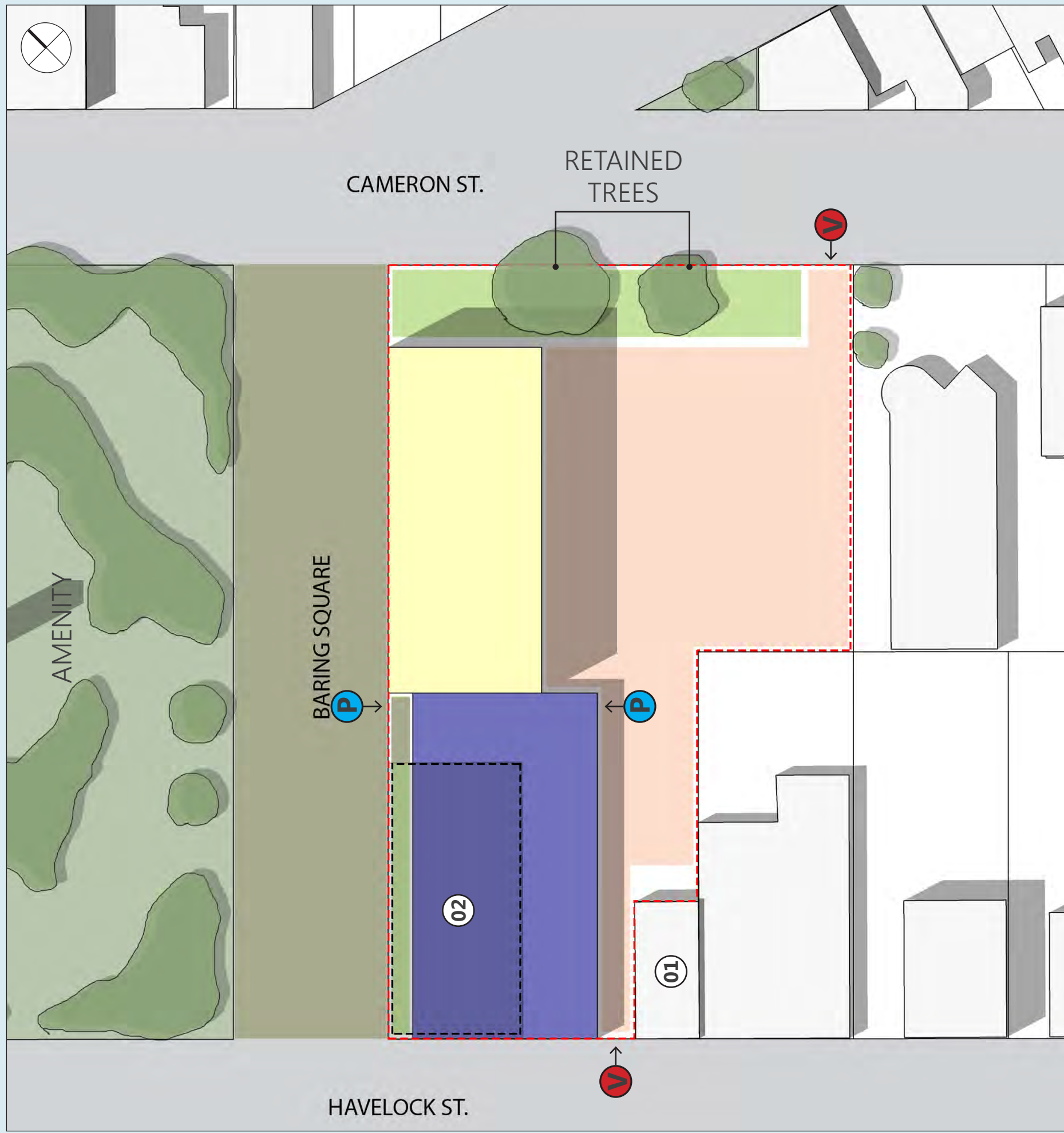
(Incorporated Shared Facilities + Public Spaces)

Nominal GFA = 2700m²
3-Storey Structure.








These bulk forms are not to be interpreted as building designs.

Evaluation Criteria




-  Indicates a Positive Attribute
-  Indicates a Negative Attribute




Evaluation Criteria

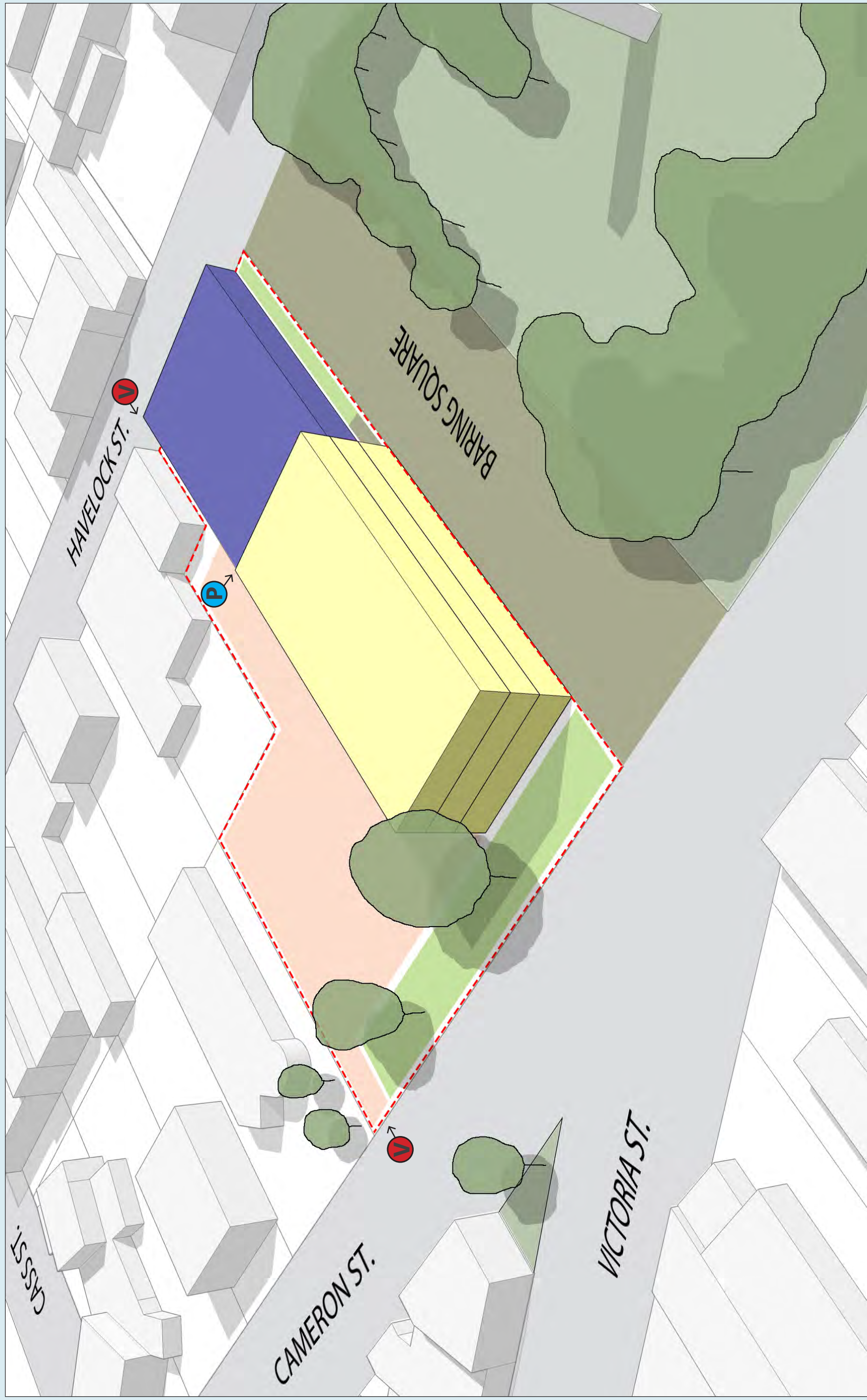
-  Meets the present and future needs of the community in a convenient and accessible location close to the CBD:
-  Located on land that is currently owned by ADC.
-  Located on land that can be obtained that is readily available for redevelopment.
-  Sufficient size to accommodate the facilities, future expansion needs and associated exterior spaces requested.
-  Capable of accommodating a Combined Administration & Library Facility or a Separate Library Facility and a Separate Administration Facility on the same site.
-  Opportunity to meet the requested 5-Greenstar rating with an environmentally sustainable solution that incorporates modern technology and design to reduce ongoing maintenance and operating costs throughout the life of the facility.
-  Compatible with activities on adjacent sites.

Meets the statutory obligations of ADC to provide safe, healthy and structurally resilient environments for both occupants and visitors:

-  New building structures and existing retained buildings to comply with the latest standards and code requirements [Structure, Accessibility, Fire Protection, Safety in Design, HVAC and Acoustics].
-  The land does not pose any insurmountable planning, traffic, contamination, archaeological, geotechnical or structural constraints.
-  Opportunity to incorporate CPTED principles in the treatment of the onsite exterior spaces, street frontages and broader urban context [Crime Prevention Through Environmental Design].

Potential for providing on-site car parking and proximity to public car parking:



-  Site has capacity to accommodate Disabled Persons Parking, Mobility Scooters, Bicycles, Visitors Parking.
-  Site has capacity to accommodate Service Vehicles and ADC Fleet Vehicles.








 Additional Public Parking available on street frontages.






 Close proximity to Public Car Parking Facilities.

Cost Considerations:


-  No temporary relocation costs during construction works required.
-  No demolition of existing buildings required.
-  No land purchase required.
-  Development costs can be offset by the sale of surplus ADC land.

Urban Design Considerations:

-  Helps to develop a strong community sense of place whilst preserving culture and heritage.
-  Helps create an accessible and vibrant CBD.
-  Helps encourage private investment in the CBD.
-  Helps achieve better integration of existing features within the CBD.
-  Helps promote identity and a gateway role for the civic building within the CBD.

-  Helps strengthen existing movement corridors and promote connected quality open space within the CBD.
-  Helps achieve better proximity to other community services, support services, retail and business areas within the CBD.
-  Helps encourage easier walkability and accessibility within the CBD.
-  Helps address the problem of the existing infrastructure barriers of the railway corridor and the state highway disconnecting the civic buildings from the CBD.
-  Helps make a contribution to the public realm by providing an associated civic amenity space or enhancing an existing civic space within the CBD.

Totals

 **25**  **2**

2 Architectural Summary Report

2.1 Strengthening to NBS requirements verses designing to meet specific building performance requirements:

One of the questions that was raised a number of times at the Ashburton Citizen's Association Meetings on 21st April 2016 and 18th September 2016, and by others during the community consultation process, was why can't ADC simply strengthen their existing Administration & Library Buildings.?

Summarised below are the key points ADC and the Community need to be aware of. The intention of these comments is to better explain the other issues involved and move the discussions away from just the focus on structural strengthening and upgrading, which is often not always clearly understood.

- 1.0 ADC has a mandatory legal requirement **to address the current "earthquake prone" status of the** existing Administration and Library buildings under both the new Health & Safety at Work Act (which came into effect on 4th April 2016) and the Civil Defence Emergency Management Act. Action needs to be taken to protect both the occupants of these buildings and any visitors/users entering these buildings.
- 2.0 Strengthening the existing buildings is only part of the solution. The National Building Standards [NBS] are still based on the minimum requirements to be met and are primarily focussed on protecting the life of the building occupants. They do not fully protect the building assets that ADC and the Community are investing heavily in. Apart from the fact the design life for an upgraded building will be less than that of a new building, the costs associated with any seismic strengthening will be insignificant compared to the associated costs if the building sustains significant damage.
- 3.0 Should the upgraded buildings be substantially damaged following an earthquake event, the associated impacts and costs incurred by ADC could include the following:-
 - Temporary relocation costs associated with vacating the buildings to enable repairs to be made. [Based on the experience of Christchurch this often involved the construction of costly temporary buildings due to the fact undamaged buildings were not available to relocate to.].
 - Costs to repair the damage caused to the buildings.
 - The insurance excess the building owner is required to pay for each event.
 - Significant disruptions to ADC functions and operations, including potential costs.
 - Inconvenience for the Ashburton community due to disrupted continuity of services and access to community facilities.

Based on the experience and learnings from the recent Canterbury earthquake events these costs could be substantial. [i.e. CCC were unable to use their Civic Building and were forced to use the Art Gallery as an alternative base for civil defence operations. There were substantial costs associated with repairing the Civic Building before they could re-occupy it. NZ Police have spent \$30 million on a temporary Police Station. Orion have spent \$30 million on a temporary building. The Central Library was damaged beyond repair and several Community Library Buildings required substantial repair costs.]

The associated costs incurred, and associated impacts, could be repeated every time there is another sizeable earthquake event. A major earthquake event on the Alpine Fault is still highly likely based on the known geological history of this fault line and could happen at any time. The more recent earthquake events impacting Kaikoura, Waiau, Seddon and Wellington, are poignant reminders that we live in a highly active seismic zone and it is not a question of if future earthquake events might occur but when. We are also no longer designing buildings to cope with a single one off event but several repeat events. With this knowledge ADC need to be prepared and take action to reduce damage, disruption and future costs.

- 4.0 The recommended approach now is to not just consider the minimum NBS requirements and life safety, but to focus on the level of building performance the building owner considers most appropriate for protecting the continuity of their operations as well as the financial investment they have made in upgrading existing facilities or building new. This process involves assessing both the risks and the cost associated with mitigating these risks.
- 5.0 Most new buildings constructed in the post - earthquake period have focussed on resilient building structures. These are typically lightweight structures which are deliberately designed to move in a seismic event in order to reduce the forces on the building and reduce the extent of any damage. If the buildings can still be fully occupied and operational after an event this is the most cost effective scenario. These light weight structures include lightweight steel frames with absorbent bracing systems, post-tensioned laminated timber structures, and post-tensioned pre-cast concrete structures. Base-isolation is also an option although the additional costs associated with this need to be evaluated against the benefits gained for individual projects. Light weight structures also allow foundations costs to be reduced significantly.
- 6.0 One question that needs to be addressed by ADC is how you envisage operating following a natural hazard event. [*Note: This could be an earthquake, a flood, a snow storm or other.] Typically during these events a close interface and communications will be/could be required between ADC/Civil Defence/NZ Police/NZ Fire Service/NZ Defence Force/ St Johns Ambulance Service/Medical Centres and Hospitals.

The Importance Level 4 [IL4] rating required for Civil Defence Operations is not only related to the building structure. The building also needs to be both accessible and operational. It therefore requires functioning building services (power, HVAC, plumbing and drainage, security), as well as IT/data communications. The sites chosen for these essential civic buildings is therefore crucial.

- It needs to be in a location where the facility itself and/or the site is not compromised by damaged buildings and infrastructure surrounding it.(ie Adjacent buildings collapsing and blocking access to/from the site; Damaged roads preventing access to/from the site.).
- Whilst Fleet vehicles could be located off –site, they need to be located in an area that is similarly not compromised by damaged buildings and infrastructure preventing access to/and from the parking site and to/from the parking site and the Administration Building.
- A lot of additional space is consumed during a Civil Defence Emergency both internationally and around the buildings as emergency response teams and associated vehicles are brought in. [Baring Square for example could be commandeered for this purpose – no risk of falling buildings, plenty of space directly adjacent to the Administration Building, and multiple access routes in and out]. One of the benefits of co-locating and connecting the Library to the Administration Building is that the Library offers a large ,unencumbered floor plate that could be commandeered for use by Emergency Response Teams

- Space needs to be allowed for a Mobile Generators to be brought in on a truck that can be plugged into the building; Water Tankers that can be plugged into the building to maintain essential water supplies for Plumbing, Drainage & HVAC Services; Sewage Tankers that can be connected to the building via a valve in the sewer line so that toilets within the building can remain fully operational.

7.0 Whilst the above comments seem to advocate for new resilient buildings , as opposed to structurally upgrading and modifying the existing buildings, the questions that need to be considered by ADC and the Ashburton community include the following: -

- Do you expect to be able to contact ADC and receive assistance during a Civil Defence Emergency?
- Do you expect the community facilities to be operational and available following a natural hazard?
- Given the ADC and the Community [Rate Payers] are investing heavily in these facilities what do you consider is the best option for reducing risks, reducing potential future damage and reducing on-going costs associated with maintaining these facilities.?

2.2 Condition assessments on existing Administration & Library

The following comments summarise the issues, concerns, and problems highlighted with the Existing Library & Administration Buildings.

[A] Library:

1.0 Strengthening the existing building is only part of the solution. This strengthening will not protect the fabric of the building from damage. Following a significant seismic event there will be disruptions to services while the building is vacated for repairs as well as costs to repair the damage itself. While strengthening the existing Library building to a lesser NBS level of 67% may be a cost effective solution, it is only an interim solution and over the life of the building the costs of maintaining this asset, protecting the asset from damage, and maintaining continuity of service for the community, is most likely to involve significantly higher costs for ADC and the Ashburton Community.

The recommended minimum NBS requirements for a Community Facility like the Library is 67% of the current code. Ideally the building should be strengthened to 100%. It is important to understand however that the NBS requirements are under continuous review so 100% today might not meet the code in future. There is also the option of strengthening the building in excess of the current code [ie130% NBS]. Each option has significantly different cost implications. The scope of the strengthening works will also determine the extent of works required to the existing internal and external building fabric –i.e. fabric that needs to be replaced in order to incorporate the strengthening.

Given the numbers of visitors to the Existing Library on a daily basis, which averages 600 + people when pro-rated against the 160,000 yearly visitors, the health and safety of both the permanent staff occupants and visitors should be a high priority for ADC.

In the consultations with the community and library staff we have been advised that the building **has also experienced problems with “leaks” for a number of years. The potential damage caused** by these leaks to the structural integrity and fabric of the building cannot be determined until the building is opened up. The existing building is therefore likely to require major redevelopment in **addition to just strengthening and there are “cost risks” associated with these** unknowns.

The existing building will need to be completely vacated and the Library relocated to a temporary location whilst the redevelopment works are undertaken. Costs incurred will include modifying the temporary accommodation to suit the library function, relocation to the temporary location, and relocation back to the redeveloped building.

2.0 The Existing Library is a two storey building built in 1967 with a footprint of approximately 1300m². Temporary earthquake repairs (bracing on external walls) were incorporated in 2012 and this repair consent work expires in December 2017. The building is currently rated 34% NBS – (note less than 33% NBS is considered dangerous and earthquake prone.). There are currently no on-site parking facilities or exterior open spaces associated with this building. The space provision within the existing building is generally adequate but there have been a number of historical changes in operational requirements, especially related to electronic information and media access.

3.0 The Existing Library Building is already **49 years old** and arguably near the end of its design life (required by the NZBC) of 50 years.

4.0 The following comments from the Ashburton Library Manager highlight the scope of the associated refurbishment works involved in upgrading the existing building to an acceptable standard. The potential costs associated with this work are additional to the seismic strengthening work and have been factored into the cost estimates prepared by the Quantity Surveyor for retention, adaptation and modification of the Existing Library Building. Allowances have also been made to replace building fabric and existing building services in order to achieve the sustainable design benefits of reducing energy consumption and reducing ongoing operating costs over the life of the building, that would be offered by a new building.

- There are some leaks around skylights and some parts of the flat roof. This building has leaked since construction.
- Single-glazed windows. Higher heating and cooling costs.
- Air conditioning needs constant attention from electricians to keep it running. A future system should be more user-friendly, so it can be adjusted by Council maintenance staff.
- Pillars around the desk areas hide customers from staff. They also make the shelving layout less flexible, as it make sense to run shelves to incorporate pillars.
- No staff showers.
- **Cold, smelly staff toilets, 50% of which now can't be used as they leak.**
- Need more public seating areas, with desks or other surfaces for laptops/electronic devices.
- Lack of parking for public.
- Building still shakes when trucks pass.
- Lift not big enough, (planned 1967 as a service lift shaft) and gets stuck between floors occasionally.
- Automatic main doors not reliable, despite repeated fixing.

- Strip lighting alongside windows is supposed to be light-sensitive, **but doesn't now** respond to light, and just stays off most of the time
- Would be good to have some undercover space outside the main doors, for people waiting for us to open, or using public Wifi after hours.
- Lighting around the outside front of the building would be safer if brighter.
- Taps in public toilets **don't switch off automatically.**
- No area that can be reserved/shut off for events/activities.
- Having only one ground floor door (other than fire exits) means that deliveries coming in, including bulk cleaning supplies, and rubbish going out, is often on public view. There is no suitable secondary exit, and few places for storage, none on the ground floor. Rubbish (discarded newspapers, boxes of books for recycling, and so forth) is currently stored in the stairwell when awaiting collection.
- More storage area is needed for things like display materials, supplementary shelving, tables and seating.
- Because of the internal configuration, some areas are constrained as to space e.g., it **may be better to have the young adults' area near the children's library, but space** does not allow this.
- **Children's library could do with a secure play area for toddlers.** It is a fairly short sprint to the main doors for a determined infant.

[B] Administration Building:

1.0 The Existing Building (built in 1971) is three storeys with each floor having a GFA of approximately 700m². [Nominal total GFA = 2100m²]. Business growth and consequential staff increases has rendered the physical space inadequate to accommodate all ADC functions. The Council Chambers are currently temporarily relocated to the ADC owned Art Gallery and Museum.

2.0 The existing building does not meet the required IL4 rating for the emergency management function under the Civil Defence Emergency Management Act.

The building has been subject to a Detailed Engineering Evaluation which has confirmed a rating of 24% NBS for an IL4 Building being used as a Civil Defence HQ. If the Civil Defence HQ is relocated to another IL4 Building then the existing building can be rated as 34% NBS for a IL3 Building. Less than 33%NBS is considered dangerous and earthquake prone. It is currently recommended that the existing building be strengthened to 67% NBS as the minimum but in order to provide a like for like comparison with an equivalent new building the cost estimates prepared by the Quantity Surveyor are based strengthening to 100% NBS for an IL4 building.

Strengthening the existing building is only part of the solution. This strengthening will not protect the fabric of the building from damage. Following a significant seismic event there will be disruptions to services while the building is vacated for repairs as well as costs to repair the damage itself. While strengthening the existing Administration building to a lesser NBS level of 67% may be a cost effective solution, it is only an interim solution and over the life of the building the costs of maintaining this asset, protecting the asset from damage, and maintaining continuity of service for the community, is most likely to involve significantly higher costs for ADC and the Ashburton Community.

The recommended minimum NBS requirements for a Community Facility like the Administration Building is 67% of the current code. Ideally the building should be strengthened to 100%. It is important to understand however that the NBS requirements are under continuous review so 100% today might not meet the code in future. There is also the option of strengthening

the building in excess of the current code [ie130% NBS]. Each option has significantly different cost implications. The scope of the strengthening works will also determine the extent of works required to the existing internal and external building fabric –i.e. fabric that needs to be replaced in order to incorporate the strengthening.

The existing building will need to be completely vacated and the Administration functions relocated to a temporary location whilst the redevelopment works are undertaken. Costs incurred will include modifying the temporary accommodation to suit the Administration function, relocation to the temporary location, and relocation back to the redeveloped building. This option also assumes there is sufficient available space within Ashburton to accommodate the relocated ADC Administration for the anticipated 18 month duration of the construction works.

- 3.0 The Existing Administration Building is already **45 years old** and arguably near the end of its design life (required by the NZBC) of 50 years.
- 4.0 The existing site currently includes – 73 car parks, 11 garage spaces, and a secure parking compound for up to 5 pool cars, and an old villa that has previously housed up to 14 staff. There is a need for an enlarged secure parking compound to accommodate the existing ADC fleet vehicles.
- 5.0 The following comments provided by the ADC Group Manager highlight the scope of the associated refurbishment works involved in upgrading the existing building to an acceptable standard. The potential costs associated with this work are additional to the seismic strengthening work and have been factored into the cost estimates prepared by the Quantity Surveyor for retention, adaptation and modification of the Existing Administration Building. Allowances have also been made to replace building fabric and existing building services in order to achieve the sustainable design benefits of reducing energy consumption and reducing ongoing operating costs over the life of the building, that would be offered by a new building.
- Single glazed windows, broken locking mechanisms and wind blows through them. Half the windows on the top floor (West side) are cracked indicating some kind of structural issue or movement has occurred.
 - Very poor disabled access for both the general public and staff.
 - Carpet patched and in generally poor condition
 - Inflexible layout compounded by the concrete central support design. Unsuitable for civil defence operations.
 - Basement having a 24 hr pump requirement to cope with the existing ground-water level issues.
 - Air conditioning plant reaching its end of life and compounded by an office layout it was not designed for.
 - Lack of usable area, poor customer / public space on ground floor with public entrance facing the south.
 - Lift and stairs at one end of building limiting public space, and the stair area being cold, damp and leaky.
 - Having to leave building to go to the staff room.
 - Lighting and energy efficiency poor.
 - Two showers but only accessed through toilets meaning dedicated one for women and one for men. Not efficient use.
 - No power to garages.
 - Poor acoustics, especially in the staff room.

- Server Room location on middle floor not suitable. Floor loading issues exist.
- Switches for individual floors are not in secure locations and space surrounding them limits access.
- Lack of secure and suitable storage for holding IT equipment and DR tapes. (located in separate garage).
- No ability to secure tall cabinets to walls in case of an earthquake.
- Insufficient storage and ability to read large maps.
- Meeting room numbers insufficient – especially to cater for **today's modern work office** needs. (i.e. also breast feeding room & prayer room.).
- No Sick bay
- Meeting rooms offsite –no large room for staff to easily meet.
- Civil Defence location – **currently no defined location/current building doesn't meet the standard.**
- Security issues for afterhours meetings.
- No welcoming entrance – two sets of fire doors, a lift and a TV.
- Lift location not accessible for staff with limited mobility until opening hours.
- Car parking – staff use roadside carparks, that should be allocated for customers/court patrons.
- Staff safety, in terms of building design, may not be the greatest – we should incorporate any best design practice in the layout.
- Lack of spaces to showcase Council vision and performance to the public to good effect.
- Southern wall has leaked.
- ADC Teams physically located/working in silos- functionally and operationally inefficient.

2.3 Advantages /disadvantages of New Buildings verses Upgrading of Existing Building:

The following comments give a high level comparison between these redevelopment options:

NEW BUILDINGS:-

[A] Library:

Advantages:

- Designed to meet 100%NBS for an IL3 Building.
- Designed as a resilient building to reduce damage , associated repairs costs and disruption to community services following a seismic event or series of seismic events
- (50) year design life.
- Designed to consider the new Health & Safety at Work Act which became legislation in April 2016. Responsibility of the building owner to provide a safe and healthy work environment for all employees as well as a safe and healthy environment for those visiting the building.
- Designed to fully meet the requirements and aspirations of the new library brief.[Outdoor reading areas; extensive planting; extensive glazing to create a sense of calmness through natural light and external outlooks; on -site parking and so forth].
- Offers an opportunity to incorporate an international best practice design approach for modern community library facilities.
- Offers an opportunity to look at synergies and potential reductions in building areas, and costs, resulting from co-location of Administration and Library facilities on the same site.

Also potential cost savings on external site-works and landscaping associated with co-location.

- Offers an opportunity to achieve the aspirational 5 Green-star environmental standards briefed. A sustainable design solution with reduced ongoing energy and operational costs.
- No temporary relocation costs or potential disruption to operations and services. ADC can continue to operate in existing facility until new facility is built.
- Opportunity to select a site which better aligns with the key objectives of the Ashburton Town Centre Plan and the Community Outcomes & Strategic Goals of the Long Term Plan [LTP]
[A more conspicuous location, closer to town and way from busy roads].
- A more cost effective option compared to strengthening, adapting, modifying and refurbishing the Existing Library to an equivalent NBS level that also provides sustainable design benefits. [Refer section [E]].

Disadvantages:-

- More costly than modifying existing building to a lesser NBS and quality standard.
- Arguably a more sustainable approach to adapt and modify an existing building.
- Arguably a more acceptable solution to the community /rate payers.

[B] Administration Building:

Advantages:

- Designed to meet 100%NBS for an IL3 Building or IL4 Building.
- Designed as a resilient building to reduce damage, associated repairs costs and disruption to community services following a seismic event or series of seismic events.
- (50) year design life.
- Designed to consider the new Health & Safety at Work Act which become legislation in April 2016. Responsibility of building owner to provide a safe and healthy work environment for all employees as well as a safe and healthy environment for those visiting the building.
- Opportunity to incorporate international best practice design for modern office workplace environment. A better working environment has also been proven to increase staff morale and productivity.
- Designed to fully meet the requirements and aspirations of the new Administration Building brief.
- Offers an opportunity to look at synergies and potential reductions in building areas, and costs, resulting from co-location of Administration and Library facilities on the same site and consideration of modern office workplace trends. Also potential cost savings on external site-works and landscaping associated with co-location.
- Offers an opportunity to achieve the aspirational 5 Green-star environmental standards briefed. A sustainable design solution with reduced ongoing energy and operational costs.
- No temporary relocation costs or potential disruption to operations and services. ADC can continue to operate in existing facility until new facility is built.
- Opportunity to select a site which better aligns with the key objectives of the Ashburton Town Centre Plan and the Community Outcomes & Strategic Goals of the Long Term Plan [LTP]
[Every new Civic Building should also make a contribution to the Public Realm – help address an existing urban design issue or create a new civic space].

Disadvantages:

- Potentially more costly than modifying existing building to a lesser NBS standard and quality. [Refer section [E].].
- Arguably a more sustainable approach to adapt and modify an existing building.
- Arguably a more acceptable solution to the community rate payers.

EXISTING BUILDINGS (Modified):-

[A] Library:

Advantages:

- Potentially less costly than a new building if strengthened and upgraded to a lesser standard.
- Arguably a more sustainable approach to adapt and modify an existing building.
- Arguably a more acceptable solution to the community rate payers.
- Adjacent to an existing civic space [Baring Square –West]
- Close proximity to the existing ADC Civic Building, Courthouse and Museum.
- High profile site.
- Council owned land.

Disadvantages:

- The existing Library Building is currently rated 34% NBS for an IL3 Building. Less than 33% NBS is considered dangerous and earthquake prone.[* Note: Our recommendation, and that of the New Zealand Society for Earthquake Engineering Inc, is the building is strengthened to at least 67% NBS. These cost could be substantial and if strengthened to 100% NBS they will be higher again.]
- Upgraded building will sustain more damage following a seismic event or series of seismic events resulting in potentially substantial insurance costs, repair costs, temporary relocation costs, and disruptions to the continuity of community services.
- Design life of upgraded building less than (50) years.
- Currently no on-site parking facilities or exterior open spaces (although it is immediately adjacent to Baring Square West).
- On busy road corner (Havelock Street and State Highway 1).
- Will incur temporary relocation costs and reinstatement costs which could be substantial.
- Potential disruption to operations and services.
- Design opportunities potentially constrained by the limitations of the existing site and building. [i.e. Not all briefed requirements met – outdoor courtyard and reading areas?]
- Lost opportunity to look at synergies and potential reductions in building areas, and costs, resulting from co-location of Administration and Library facilities on the same site.
- Existing site does not fully align with the key objectives of the Ashburton Town Centre Plan and the Community Outcomes & Strategic Goals of the Long Term Plan [LTP]

[B] Administration Building:

Advantages:

- Potentially less costly than a new building if modified to a lesser NBS standard and quality.

- Arguably a more sustainable approach to adapt and modify an existing building.
- Arguably a more acceptable solution to the community rate payers.
- Convenient and easy access for those using vehicles.
- Adjacent to an existing civic space [Baring Square –West]
- Close proximity to ADC Library Building, Courthouse and Museum.
- High profile site.
- Large spacious site capable of incorporating new civic space on the north side.

Disadvantages:

- The existing Civic Building is currently rated 34% NBS for an IL3 Building and 24% NBS for an IL4 Building. Less than 33% NBS is considered dangerous and earthquake prone.[* Note: Our recommendation, and that of the New Zealand Society for Earthquake Engineering Inc., is the building is strengthened to at least 67% NBS. Strengthening costs could be substantial and if strengthened to 100% NBS they will be higher again.]
- Upgraded building will sustain more damage following a seismic event or series of seismic events resulting in potentially substantial insurance costs, repair costs, temporary relocation costs, and disruptions to the continuity of community services.
- Design life of upgraded building less than (50) years.
- Will incur temporary relocation costs and reinstatement costs which could be substantial.
- Potential disruption to operations and services.
- Lost opportunity to look at synergies and potential reductions in building areas, and costs, resulting from co-location of Administration and Library facilities on the same site.
- Existing site does not fully align with the key objectives of the Ashburton Town Centre Plan and the Community Outcomes & Strategic Goals of the Long Term Plan [LTP]

2.4 International best practice precedents:

The following comments are based on international best practice precedents and are intended to be considered in conjunction with the feedback from the community consultation process on the proposed Administration and Library Facilities. These comments help inform the type of site and facilities that will best meet the needs of the community both now and in future.

NEW COMMUNITY LIBRARY FACILITIES:

- Library should be designed to meet the changing needs of library users.
- Library should be considered as a thriving community hub. It should be a vibrant space in the community.
- Traditional methods of library organisation could be re
- considered in favour of retail design and merchandising for inspiration.[i.e. Books grouped by areas of interest, combining fiction and non-fiction; books displayed face out to catch the eye of browsers; staff trained in marketing and customer service techniques.]
- Library should cater for a variety of community uses and events.
- Convenience for the library customer should be the top priority.
- Library customers are extremely diverse, from elderly to school children. 70-75% of customers do not visit the library with a specific title in mind- they come browsing. The design intent should be to create a library that is welcoming and encourage users to extend their stay.
- A modern look and decor, combined with a prominent place in the heart of the city, will make the library popular with youth.

- New challenges and areas for improvement – finding a way of creating a good supply of e-books; developing more digital services (including facilities to share knowledge).
- The community library should contribute to a better image of the city and town centre .It should be considered as an important cultural organisation in the city and a facility the community can feel proud of.
- Important that a physical library has a right to exist and will not disappear by increasing digitization and the Internet in the future.
- A focus of the design should be to produce the feeling of airflow and lots of daylight. A comfortable feeling with the right temperature at all times be it winter or summer. A real ambience-a good place to see and read books.
- Ideally located in an Arts or Civic precinct with other public facilities.

MODERN WORKPLACE ENVIRONMENTS: ADMINISTRATION BUILDING:

- Traditional Cellar office configurations (typically comprising individual offices) require a minimum area of 16m² per person. Benefits- Privacy. Known Issues- hierarchical, inefficient and inflexible.
- Traditional Open Plan offices (typically with assigned desks) require a minimum area of 10m² per person. Benefits- stability and efficient. Known issues – inflexible and territorial.
- New Activity Based office configurations (typically comprising assigned work areas are now favoured for modern office environments) require a minimum area of 7m² per person. Benefits – choice, team culture, and very efficient. Known issues –uncertainty and promotes competition.
- Substantial area reductions and cost reductions can be made with a new purpose-designed Administration Building depending upon which office configuration is incorporated.

Workplace 2020: Global Industry Insights [Given the design life of new building is 50 years these factors need to be taken into consideration in the design].

- Identifying the workstation as a mixture of areas allowing different levels of privacy and not unique individual space will continue to emerge. This offers differentiated settings, ensuring users can choose based on task, mood, culture and personality.
- Flexible working will continue to grow, allowing people to work from home and supporting an increased focus on wellbeing.
- Less office real estate through less dedicated work space and further desk sharing.
- Activity Based Working [ABW] is expected to become the norm in future.
- Productivity of an ABW employee is 16% more than a regular employee- equivalent to an extra 6.4 hours per week.
- Focus on creating a physical environment that reinforces a strong team culture. People are the greatest asset an employer has, so space that promotes collaboration, wellness and provides areas to relax and take a break are seen as fundamental.
- Focus on optimising space utilisation, allowing more people to be accommodated in the same building while also providing more common areas dedicated to wellbeing.
- Technology is becoming the enabler and driver for more efficient ways of collaboration and smarter, more flexible ways of working.

SITE CONSIDERATIONS:

The building configurations represented in the Site Options Display Panels prepared for the Phase [2] Community Consultation are not are intended to be interpreted as building designs. These “bulk

and location” forms have only been incorporated to show that the sites are physically big enough to accommodate the ADC facilities briefed, and to highlight the opportunities and/or constraints associated with each site. Ultimately the final building configurations will be established during the Design Stages of the project once a confirmed decision is made on the preferred site. The eventual design solution may differ from what is currently suggested at this stage. The above said, a best practice design approach has been considering in the shape and positioning of the bulk forms on the respective sites. Specific design considerations include the following:-

- Large floor plates suitable for modern, open plan office planning, offering opportunities for greater flexibility, improved functionality, and better operational efficiency.
- A large ground floor plate for the Library Facility offering easy accessibility, maximum flexibility and space utilisation, and the opportunity for connections to be created between interior and exterior spaces.
- The general shape and proportions of the buildings, combined with lightweight resilient building structures, means shallow, cost effective foundation systems can be incorporated eliminating the need for costly deep pile foundations.
- Separating the Library component from the Administration Building component will allow for both buildings to be given a distinctive character and design treatment suitable for their respective functions and uses, whilst taking advantage of being able to share the public spaces. This approach offers greater operational and cost efficiencies by eliminating unnecessary duplications of spaces which would occur if they were completely separate buildings. This approach also allows the Library to be designed to an IL3 standard and the Administration Building to an IL4 standard.
- The buildings are typically shown located on the street frontages in order to activate and engage with the respective streetscapes, whilst also providing opportunities for the provision of exterior public spaces within the site boundaries and screened on-site car-parking behind.

2.5 Cost Estimates Summary: Retention of Existing Buildings

The following comments are intended to address the specific concerns raised with respect to the Cost Estimates prepared for the respective Site Development Options considered in the Feasibility Study process, with particular emphasis on the issues associated with the retention and re-use of Existing ADC Buildings.

More detailed Cost Breakdowns relating to the Cost Estimates outlined below are included in the Appendix [10].

***Existing Library Building:-**

- Costs to Strengthen to IL3 (\$3,164,000)and Upgrade (\$2,284,000) :-

***Total Project Cost = \$5,448,000 + GST.**

- Costs to build a New Purpose-Built Library as part of an amalgamated facility:-

***Total Project Cost = \$5,386,000 + GST.**

- Capital Value of Existing Library Building = \$1,560,000

On the basis of the above Cost Estimates retention of the Existing Library Building is the more costly option. This option will also have site location and design compromises impacting functionality and operational efficiency.

***Existing Administration Building:-**

- Costs to Strengthen to IL4 (\$2,890,000) and Upgrade (\$3,244,000) plus New Extension(\$4,242,000) :-

***Total Project Cost = \$10,376,000 + GST.**

- Costs to build a New Purpose-Built Administration Building as part of an amalgamated facility:-

***Total Project Cost = \$11,100,000 + GST.**

- Capital Value of Existing Library Building = \$1,930,000

On the basis of the above Cost Estimates, retention of the Administration Building is **comparable with a New Building**. There are however “high cost risks” associated with strengthening and upgrading and these cost could potentially end up being more than a new purpose built option. This option will also have site location and design compromises impacting functionality and operational efficiency.

*** Old County Building:-**

- Costs to Strengthen to IL3 (\$2,555,000) and Upgrade (\$1,225,000) :-

***Total Project Cost = \$3,780,000 + GST.**

- Costs to provide equivalent area as part of a New Administration Building :-

***Total Project Cost = \$2,730,000 + GST.**

- Capital Value of Existing Library Building = \$470,000

On the basis of the Cost Estimates, the costs to strengthen, upgrade and modify the former Old County Building, and reducing the area of any New Administration Building by 600m², will cost \$1,050,000 more than amalgamating this same area into a new purpose-built Administration Building. This option would also have design compromises impacting both functionality and operational efficiency.

***Summary:-**

While retention, strengthening, adaptation, upgrading and re-use of these old and seismically damaged existing buildings may have been perceived as a viable option, with significant cost benefits to ADC, based on the cost estimate information provided by the independent, professional Quantity Surveyor, who has considerable recent experience in this type of work, this approach will have no commercial benefit for ADC or any other property developer in our view.

Although the Old County Building and the Methodist Church Buildings (which are not owned by ADC) have no official heritage listing with Heritage New Zealand, or in the Ashburton District Plan, the Phase [2] Community Consultation results clearly indicated that some sections of the community **have a very strong “emotive attachment” to these buildings. This section of the community are** opposed to pulling down any more old buildings and the demolition of them by ADC (or others) will not be popular in some quarters. Our concern, as advisors to ADC, is that if it is not commercially viable to redevelop these buildings they will remain under-utilised, and/or completely empty for some time. The Cost Estimates referenced above confirm however that these buildings could be retained and potentially integrated into the ADC Administration & Library Facility provided ADC, and the community, were prepared to accept the additional costs involved and any design compromises and associated impacts on operational efficiency, functionality and seismic performance. ADC ultimately need to make a sound commercial decision which also considers the best interests of the Ashburton Community and the future opportunities for revitalising and reinvigorating the Town Centre that this project could offer.

2.6 Cost Estimates Clarifications:

- 1.0 Both Community Consultation Phases completed to date indicated strong community support for a combined or co-located Administration and Library Facility on the same site due to perceived cost savings and greater operational efficiencies. We concur with this view and advise that separate buildings on separate sites will involve additional costs.
- 2.0 All cost estimate information provided to ADC has been prepared by an independent Registered Quantity Surveyor [WT Partnership Ltd] with extensive recent experience in both Community and Civic Buildings and post -earthquake experience in the assessments of existing buildings involving strengthening, upgrading and refurbishment works. This cost information has been prepared based on all the information currently available at this time, including the **Structural Engineer’s Reports on the existing buildings and the condition** assessment information outlined in Architectural Summary Report section 2.2. These Cost estimates are still very high level and conservative, given they are being provided for budgetary planning purposes at this stage. The Cost Estimates provide comprehensive assessments of all potential costs associated with the delivery of the project. These costs will be subject to further refinement during the design stages of the project. We have every confidence in the Cost Estimates prepared by WT Partnership Ltd and this information has been passed onto ADC for consideration as we received it. (ie Un-altered)

More detailed Cost Breakdowns relating to the Cost Estimates prepared and presented on the Phase [2] Community Consultation Display Panels for the respective Selected Short-List Site Options are included in the Appendix [10].

- 3.0 The Adjusted Project Costs for each Site Option include allowances for ADC to dispose of surplus properties they currently own and use the funds from these property sales to partially offset the Total Project Costs for the ADC Library & Administration Facility. For the purposes of this commission the property valuations used are based on 30th June 2015 rates information provided by ADC. [Refer Appendix 9]. These are not the current market valuations for these properties and indicative information provided by the ADC Property Managers suggest that these valuations potentially under value the land and over value buildings, most of which are seismically compromised and/or earthquake damaged. The cost impact associated with the anticipated revenue gains from the sale of these surplus ADC properties do not impact the Estimated Total Project Costs ranking of the Site Options evaluated, since the estimated returns are based on the same property valuation information at this stage, regardless of the cost accuracy. Opus Architecture has recommended to ADC that they obtain the latest market valuations for all of the properties considered in the site evaluation process and it is understood action is being taken to obtain this information. Actual revenue returns from the sale of these surplus ADC owned properties are contingent upon there being buyers available, who are willing to pay the current market valuation prices.
- 4.0 The best value option for the replacement of ADC Library & Administration Facilities, is not just the initial capital cost. Although acknowledging this is still a critical consideration for Ashburton Community, and particularly the rate payers, the cost difference between all of the Selected Short-List Options considered is not significant. When the potential costs are considered over the life of the building then new purpose-designed, lightweight and structurally resilient buildings, that also incorporate sustainable design features to reduce energy consumption, water consumption, and operational costs, offer the best long-term value. The improved functionality and operational efficiency of purpose-designed buildings will potentially enable the current briefed areas to be reduced during the design stages, resulting in cost reductions to the current Cost Estimates. A further compelling consideration is the reduced building damage, repair costs and disruption to ADC operations following a large seismic event. Non-cost attributes, such as the potential stimulate other development opportunities within the Town Centre, are impossible to put a dollar value on at this stage but they nevertheless offer significant economic and social value.
- 5.0 Regardless of which site option ADC decide to proceed with, provision should be made for dedicated ADC Staff parking in close proximity to the site. With respect to the recommended Preferred Site Option our suggestion would be to provide this Staff Carpark and/or Secure Fleet Vehicle Carpark on part of the Cass Street/Cameron Street Site [Short-List Site 02]. There is no allowance in the current cost estimates for this off-site staff parking facility.

Ashburton District Council

**Part: (3)
Phase (2)
Consultation Results:
Executive Summary**





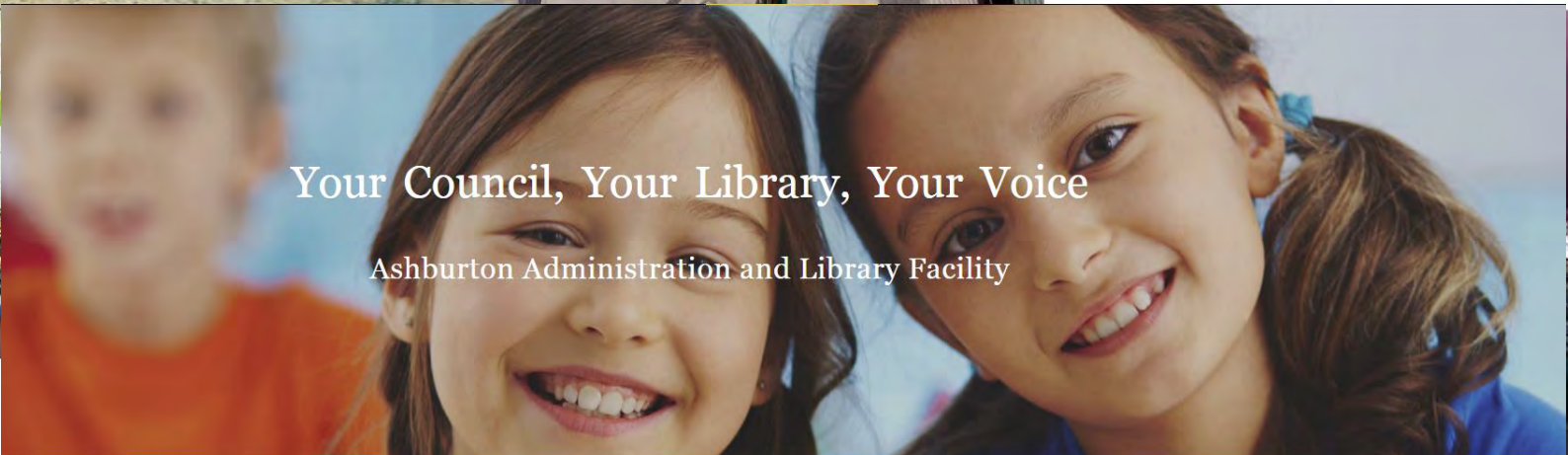
Phase Two Consultation Results

Ashburton Library and Administration Facility Feasibility Study



Your Council, Your Library, Your Voice

Ashburton Administration and Library Facility



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Ashburton Library and Administration Facility Feasibility Study – Phase Two Consultation Results

Date: 28 November 2016

Reference: 3-81046.00

Status: Final

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Phase Two – Results of Community Consultation

Executive Summary

This report provides an overview of Phase Two Consultation results for the Ashburton Library and Administration Building Feasibility Study. This phase of consultation included a range of media coverage, a public survey, Facebook page interaction and a meeting with the Ashburton Citizen's Association.

The consultation approach generated broad interest from the community with the community survey being the most significant avenue for response. 759 Surveys in total were received. Facebook comments and responses from a community meeting with the Ashburton Citizen's Association also helped form this analysis.

Overall (from the surveys received):

- 17.6% (132) of respondents **supported** the preferred Site Option.
- 82.4% (616) of respondents **did not support** the preferred Site Option.

Overall, the community prefer the following three sites in order of popularity from surveys:

- Site 04: Eastfields (270 Responses)
- Site 01A: Extension to Current Site (203 Responses)
- Preferred Site Option Site 03B: Methodist Church (132 Responses)

The key messages emerging from the consultation methods were:

- **Retain 'Old' Buildings**

Regardless of heritage value, it is clear that the Ashburton community is concerned about the demolishing of the Methodist Church and the Old County Building. Where possible, these buildings should be retained.

It is noted by some community members that the Church may be unable to be strengthened due to financial constraints, but, the Old County Building should stay standing.

- **Make a 'Destination' Library**

Whether Site 04: Eastfields, Site 01: Current Site, or the Preferred Site 03: Methodist Church is chosen, the majority of the community is looking for a vibrant, central spot to attract people and visitors to and specifically the library (combined with administration or not) is seen to be a catalyst for that change.

At Eastfields, the central point is the retail hub. At Baring Square West, the central point is near to the Art Gallery and other amenities. At Baring Square East, it is seen to provide a high profile area to gather people and revitalise shops.

Build an attractive building wherever the site is. Create interesting architectural features and a pedestrian-friendly space outside the library.

- **Parking/Accessibility**

The final decision should include a robust plan on public and council parking as well as a network of pathways and pedestrian friendly space outside of the library/administration building.

Consideration should be made for elderly and older Ashburton residents, mobility scooters and wheelchairs, families, families with small children, access for school trips, longer term parking for internet users, tourists and visitor access, cyclists, Council staff, Councillors, and Council fleet vehicles.

- **Use Council-owned Land and Buildings**

Using Council-owned land and using as many current buildings as possible is important to the community. It is seen to be less risky than relying on other buildings to be sold to offset other purchases.

It is recognised that some purchase or selling of land may be necessary, but it is also recognised that there are many empty buildings and current ADC land that is available to be used already. Some buildings were not sold as expected during the Art Gallery/Museum build, and this has created a risk-averse community.

Context

The Phase Two consultation phase followed on from the first phase. Phase One Consultation sought feedback from the community on: combined versus separate facilities; any high level style or design ideas; any preferences on areas of Ashburton to locate the library and administration building; any other ideas/ concerns from the community.

Phase Two provided a higher level of detail with shortlisted site options developed from a thorough needs analysis investigation which included consideration of the results from the first phase of consultation. Phase Two is the final phase of consultation for this project unless determined by Ashburton District Council that further consultation is required.

The Site Options available for Ashburton residents to comment on through Phase 2 consultation were:

1. **Site 01: Option A** – an extension to the existing Administration building on Havelock Street
2. **Site 01: Option B** – a new facility on the existing Havelock Street site
3. **Site 02** – a new facility on a Council owned site at Cass Street / Cameron Street
4. **Site 03: Option A** – a new facility on the Methodist Church site on Baring Square
5. **Site 03: Option B** – a new facility on the Methodist Church site / Old County Building on Baring Square
6. **Site 4** – a new facility on the Eastfield owned site on the corner of Tancred Street and Cass Street
7. **None of the options**

The full survey is available in Appendix 4.



Approved ADC short-list site and development options resulting from the needs analysis, project feasibility and community consultation work undertaken in Phase 1).

Legend

- Site 01 (A & B)
Existing Administration Building site on Havelock Street, partially occupied by existing Administration Building (owned by ADC).
- Site 02
Corner of Cass Street and Cameron Street partially occupied by community facility and used by the Polytechnic (owned by ADC).
- Site 03
Existing Methodist Church site on east side of Baring Square (not owned by ADC). Adjacent Art Gallery site (owned by ADC).
- Site 04
Eastfield Developments site on the corner of Tancred Street and Cass Street (not owned by ADC).

Key Buildings:

- (01) I-SITE Visitor Centre
- (02) Existing Library
- (03) Existing District Council Building
- (04) Ashburton Courthouse
- (05) Cenotaph
- (06) Ashburton Art Gallery & Heritage Centre
- (07) Clock Tower
- (08) Post Office
- (09) Former Art Gallery
- (10) Methodist Church
- (11) Triangle Precinct
- (12) Ashburton Trust Event Centre
- (13) Senior Citizen's Centre
- (14) Salvation Army
- (15) Ashburton Police Station
- (16) Ashburton Club & MSA
- (17) New Zealand Fire Service
- (18) St John Ambulance
- (19) Proposed Eastfields Development Site
- (20) Ashburton Domain
- (21) Retail Areas
- (22) Public Toilets
- (23) Public Carparking



Figure 1: Site Options Map with the four potential areas for a new Library/Admin Building

Consultation Approach

Consultation for the proposal was undertaken in accordance with the Phase Two Consultation Plan developed by Opus and presented to ADC on 17th August 2016. Methods were similar to the Phase One with some additional marketing tools used to encourage Ashburton residents to participate. The consultation included a media release, public questionnaire which was available in paper submission, online submission, and by touchscreen in two locations. Full methods are described below.

Phase Two of the consultation was open to the Ashburton general public from the 10th August 2016 to the 19th September 2016 giving the community a five and a half week period to review the information available and provide a response if they chose to.

Media Releases via Newspaper

The Ashburton Community were notified of the project via a media release in the Ashburton Courier on the 10th August 2016. The media release was a front page feature in the Ashburton Courier with the detailed panel information provided in full colour. A printed questionnaire form was available as a part of the newspaper article.

The media release stated that residents could also respond via an online survey through a link on the projects designated website (yourvoiceashburton.com), paper questionnaires located at information display locations, or touchscreens were also available in the same places.

The Ashburton Guardian also published an article in relation to the proposal on 10th August 2016 with a full-colour, two-page informational article.

There was a further opinion piece written by Sue Newman on 26th August 2016 in the Ashburton Guardian.

There was a media release and subsequent articles written by Eastfield Development shareholders with an outline of the proposed Eastfield site (one of the short –listed sites).

Ashburton District Council released a further media release in response to some of the questions raised by the public through editorial letters and by the Eastfield Development article.

Articles that were captured by Opus are available in Attachment 2.

Other Media

A website with a “Frequently Asked Questions” was used to provide another platform for residents to gain access to the consultation information.

A Facebook page was kept up to date on the consultation process with weekly updates focussing on each of the different short-listed sites.

Billboards were created as well as posters and extra papers printed to be made available at the consultation sites. The Billboards and consultation sites were positioned at strategic locations as identified by ADC.

Information Displays

Information displays were available at the Ashburton Library and EA Networks Centre. Consultation posters, attracting the public to the information areas, were created and printed by Ashburton District Council in liaison with Opus. Extra surveys as well as extra copies of the Ashburton Courier article with the full information provided were available at the information displays.

Touchscreens were provided at the information displays as well, as another method for filling out the questionnaire. The touchscreens were installed on 11th August 2016 and taken down on 19th September 2016.

Additional posters were left at the Rakia Mobil service station and both project posters and paper questionnaires were given to the Methven Heritage Centre Hinds on the Spot and the Udder Diary in Mayfield by Ashburton District Council.

Questionnaires

Three methods for collecting information through questionnaires were used during the consultation period.

1. There were paper leaflet questionnaires made available at drop box sites as well as through the newspaper article with the Ashburton Courier. The responses could be dropped in the drop box or submitted via post.
2. The second method was an online survey available through Survey Monkey and the consultation website (www.yourvoiceashburton.com).

3. The third method was Touchscreen responses available at Touchscreen locations at EA Networks and the Ashburton Library. All versions asked the same questions of the public to ensure the information could be analysed together.

The questions were developed by the Opus project team and Ashburton District Council. The survey is included as Appendix 4.

Communication with Key Stakeholders

Targeted emails were sent to key organisations in the District sharing the process for Phase 2 Consultation (including attaching the questionnaire) and welcoming a meeting if the group wished to connect further.

A meeting was held with the Ashburton Citizens Association.

Meeting minutes can be found in Attachment 1.

Results of Surveys

All participants involved in consultation were encouraged to use one of the questionnaire forms to provide official feedback. Between 10 August 2016 and 19 October 2016, 759 total responses to surveys were received across the various response channels as outlined above. The responses have been summarised below.

759 responses in total were received:

- 444 online surveys
- 77 touchscreen surveys
- 238 paper surveys

NOTE: Several responses appear to be using the same IP address and were received on the same day. There were 8 responses from one IP address, 11 responses from another IP address, and 27 responses from the last IP address. These responses were all in support of Eastfield Developments. There may be a simple explanation for this but it is important to note.

Findings from Questionnaires

Question 1: Do you support the preferred Site Option (Site 03B)?

Of the surveys which responded to this question:

- 17.6% (132) of respondents **supported** the preferred Site Option.
- 82.4% (616) of respondents **did not support** the preferred Site Option.
- 11 people did not indicate a response.

Q1 Do you support the Preferred Option?

Answered: 748 Skipped: 11

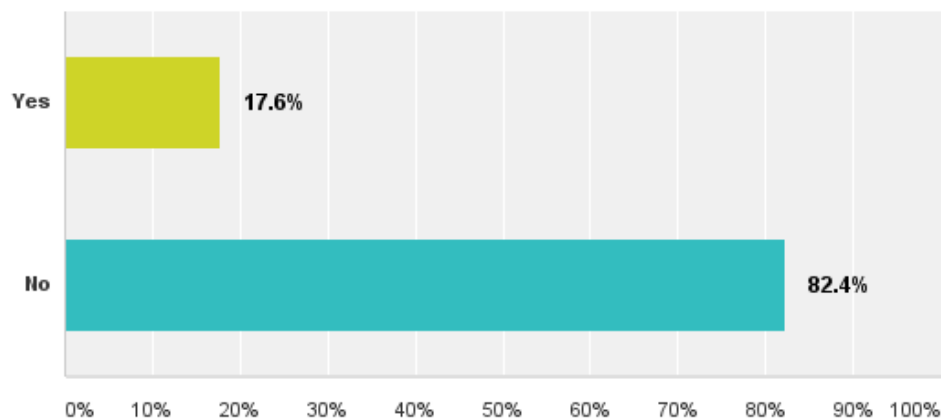


Figure 1: Bar Graph showing responses to Question One. Phase Two Consultation.

Question 2: If you support the Preferred Option, what are your reasons?

There were 215 responses to this question. 87 responses to this question were in opposition to the Preferred Option. Of the responses that supported the preferred option, they stated their reasons as follows;

- 41 mentions of available car parking
- 42 mentions of central, centralised, or centre of town
- 37 mentions of a “good” or “great” or “best” location
- 21 mentions of ‘revitalising’ or ‘profiling’ Baring Square East
- 19 mentions of access or accessibility
- 16 mentions of a ‘New’ building being positive
- 4 mention of the site being the most ‘diverse’ and ‘expansive’
- 3 mentions that it was ‘sensible’ or ‘logical’ to use this space

- 3 mentions of a high profile location or visibility
- 2 mentions that there are too many empty buildings unused
- 2 mentions of a pedestrian friendly area

Of those who do not support the preferred option, their key reasons were;

- 15 mentions of not supporting demolishing of buildings (NOTE: these respondents were not in favour of the preferred site option)
- 2 mentions that the process will be too long because of the opposition to the site

Question 3: If you do not support the Preferred Option, which Option do you prefer?

Of the surveys which responded to this question:

- 32.2% (203) of respondents supported **Site 01: Option A**
- 12.5% (79) of respondents supported **Site 01: Option B**
- 3.3% (21) of respondents supported **Site 02**
- 1.4% (9) of respondents supported **Site 03: Option A**
- 42.8% (270) of respondents supported **Site 04**
- 7.8% (49) of respondents **did not support any of the options**
- 128 people did not indicate a response, primarily due to supporting the Preferred Site Option (no need to answer this question).

Q3 If you do not support the Preferred Option, which Option do you prefer ?

Answered: 631 Skipped: 128

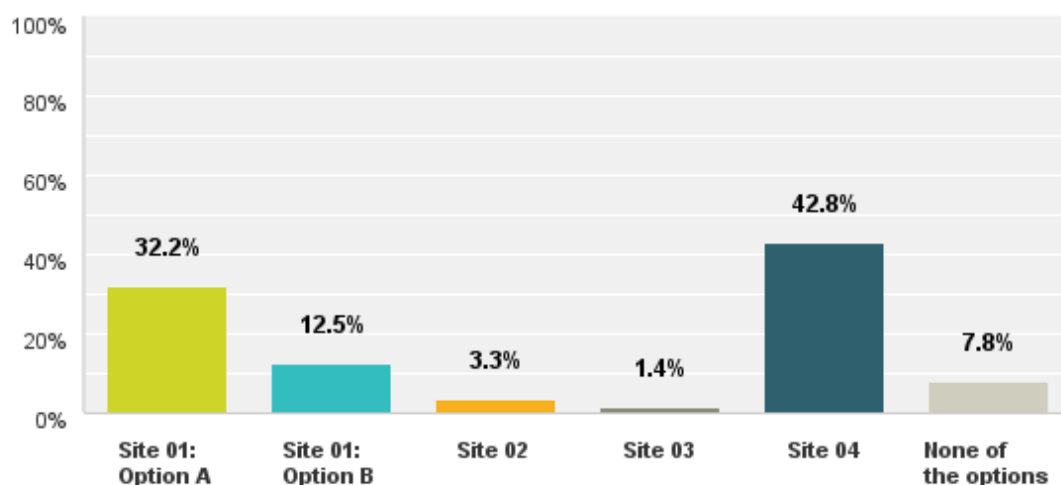


Figure 2: Percentage of respondents who supported other Site Options than the Preferred Site Option.

Question 4: Why did you select the option you did?

Site 01 Option A (203 Responses)

The primary reason for people selecting this option was that they generally prefer this location and would like to see Council utilising the current buildings and land. They felt that the other alternatives were unnecessarily occupying retail CBD space and unnecessarily removing historic buildings.

- Keep perceived historic buildings: 39
- Against facility in retail CBD: 42
- Use current buildings: 49
- Use ADC owned land: 44
- Parking/Access: 30
- Concerned with council spend: 37
- Prefer Baring Square West: 52
- Use Old County building as library: 8

Site 01 Option B (79 responses)

The primary reason for people selecting this option is a perceived cost saving in the short and long term due to a new building having less on-going costs and the current land already owned by ADC. Respondents preferred the Baring Square West location versus locating the facility in Baring Square East or in a retail area.

- Keep perceived historic buildings: 12
- Against facility in retail CBD: 8
- Use current buildings: 17
- Use ADC owned land: 14
- Parking/Access: 15
- Concerned with Council spend: 4
- Prefer Baring Square West: 30
- Use Old County building as library: 1
- Separate Buildings: 6

Site 02 (21 Responses)

Generally, respondents saw this site as an opportunity to revitalise that area. The buildings to be demolished were seen as run-down and the area flexible to be created as an open, accessible space. Access to school groups was seen as a bonus for this site.

- Keep historic buildings: 6

- Use ADC owned land: 5
- Parking/Access: 9
- Concerned with council spend: 2
- Prefer Baring Square West: 1
- Separate Buildings: 2

Site 03 Option A (9 Responses)

These respondents were in favour of the site on Baring Square East but wished to retain the Old County Building instead of demolishing a historic building.

- Keep perceived historic buildings: 5
- Against facility in retail CBD: 1

Site 03 Option B: Preferred Option (132 Responses)

The general idea for having a library/administration facility on Baring Square East was viewed as a positive central and exciting space if developed and designed well. These respondents are particularly sensitive to good urban design as well as good accessibility and parking. Some respondents wished to keep the Old County Building, but noted that the Church repairs would cost too much.

- Keep perceived historic buildings: 4
- Against facility in retail CBD: 10
- Use current buildings: 1
- Use ADC owned land: 7
- Parking/Access: 37
- Concerned with council spend: 3
- Separate Buildings: 3
- Central Location: 31
- Exciting/Revitalised Space: 35
- New Building: 7
- Less Disruption: 2

Site 04 (270 Responses)

Site 04 respondents are focused on having a centralised and vibrant CBD with retail and library facilities side by side. 3 respondents wanted only the library in the CBD with the administration building left at Baring Square West. Generally, this group was less concerned with Council spend and less focus was noted on available parking and accessibility.

- Keep perceived historic buildings: 35
- Use ADC owned land: 1
- Parking/Access: 9

- Concerned with council spend: 5
- Prefer Baring Square West: 1
- Separate Buildings: 3
- Central Location: 158
- Exciting/Revitalised Space: 46

None of the Options (49 Responses)

Many of these respondents were against the demolition of the Methodist Church and the Old County building. Most of these respondents were in favour of a slightly different configuration or plan for the library and administration facility on the same sites. 14 people were in favour of not **combining the two facilities, which is why the 'None of the Options' was selected.**

This group also includes a number of responses that do not wish to see any building or changes made to the current facilities. If strengthening is needed, then the bare minimum is to be done.

- Keep perceived historic buildings: 14
- Against facility in retail CBD: 4
- Use current buildings: 13
- Use ADC owned land: 8
- Parking/Access: 5
- Concerned with council spend: 9
- Prefer Baring Square West: 5
- Use Old County building as library: 3
- Wait for CBD to develop first: 1
- Separate Buildings: 14

Question 5: Aside from cost, rank on a scale from one to four what is the most important factor to you for this choice. (1 being the most important)

There was a relatively low statistical difference between all four options. The highest ranked factor was **'Close to CBD'** with **'Safe, healthy, structurally resilient building'** coming close after. Based on these surveys, **'Good Urban Design'** was overall the least important to Ashburton Residents.

This question was the most frequently skipped or incorrectly answered on paper surveys with 97 respondents leaving this section unanswered.

	1	2	3	4	Total	Score
Close to CBD	42.81% 283	16.64% 110	13.46% 89	27.08% 179	661	2.75
Safe, healthy, structurally resilient building	25.00% 165	30.30% 200	26.21% 173	18.48% 122	660	2.62
Public car parking provided	15.63% 103	31.11% 205	26.25% 173	27.01% 178	659	2.35
Good urban design	16.39% 108	22.00% 145	34.14% 225	27.47% 181	659	2.27

Table 2: Ranking Table showing median score for Survey Question 5.

Question 6: Do you have any other comments?

The following section provides the seven most consistently referred to themes from the open ended responses received. Their definition, relevance, and number of mentions are explained below.

Central Location

Total mentions: 189

‘Central Location’ is relative to what the survey respondent has decided is central in Ashburton. 158 responses were in support of Site 04: Eastfields and mention ‘central’, ‘centralised’, ‘CBD’ comments in reference to this site. 31 responses were in support of the Preferred Site 03 and suggest Baring Square as ‘centrally’ located.

Regardless of what version of ‘central’ the respondent chose, the response often also follows with a discussion around bringing people to one spot in Ashburton and providing vibrancy, event space, and excitement.

Keep perceived historic buildings

Total mentions: 115

The Methodist Church and Old County Building are not registered heritage buildings, however, community perception is that these buildings are of historic relevance.

Regardless of respondents preferred option, there was a strong theme of wanting to retain the perceived historic buildings (a range of buildings were mentioned). There were more mentions of this theme in responses received in favour of Site 01: Option A (39 mentions) and Site 04 (35 mentions). For example, some responses requested that the Old County building should be retained, but that the church was damaged and could be removed if necessary. The theme also showed a strong desire from the community to see the church retained.

In all mentions of keeping historic, or old buildings, the response points to a need to keep some history in Ashburton and looks to retain some of this through buildings. Therefore, the overall theme is that of retaining a historic feeling in some area of the town.

Parking/Access

Total mentions: 105

This theme is consistently referred to regardless of the option chosen in the survey. Parking was considered a key factor that will lead to the success of the facility. There were comments made on the lack of free street parking at the current library.

When parking is mentioned, the respondent also mentions accessibility. Accessibility refers to comments made around: elderly access, mobility scooters, and families, families with small children, youth and teenager safety, visitors, tourists, Council Staff, and Councillors.

It is evident that parking and accessibility is seen as a driver behind the choices of either Site 01: Option A/B (45 mentions), or Site 03: the Methodist Church site (37 mentions).

Some responses supporting Site 04: Eastfields noted that parking and accessibility for families with small children would be extremely important to the success of that site due to the proximity to busy retail shops.

Prefer Baring Square West

Total mentions: 89

Mentions of Baring Square West are mostly from responses supporting Site 01 (52 mentions in Site 01). Where Baring Square West mentions are categorised, there are mentions of the benefits of locating the library OR the administration building, OR a combined facility on Baring Square West instead of Baring Square East. Reasons for locating the facility on the West versus the East include: locating Art Gallery/Museum close to other council facilities, being close to the police station, familiarity for Ashburton residents, and ADC already owning significant land on this side.

Exciting/Revitalised Space

Total mentions: 81

There was a theme prominent in Site 04: Eastfields (46 mentions) and the Preferred Site Option 03: Option B (35 mentions) of a community desire for an exciting and revitalised space for the library and council facilities. In these responses, there are often mentions of bringing people together, new buildings, interesting architecture, and the possibility of green space and an inviting, vibrant centre of town.

Use Current Buildings

Total mentions: 80

The ‘use current building’ theme is mentioned more in the Site 01 support responses (49 mentions). Where this category is mentioned, often there is a concern about spending by Council as well.

Using current buildings is seen as less waste and less cost by the community, with some respondents making statements that they do not believe the costs they were presented with were accurate in consultation.

There is also concern from the community that there are currently many empty Council buildings and no need to build more to leave others empty. There is concern that buildings which are planned to be sold in some of the Site Options will either not be sold, or will be sold for a lower price than expected leaving the Council in deficit with a negative impact on ratepayers.

Use ADC owned Land

Total mentions: 79

Using ADC owned land is a theme across all Site responses except the Site 04: Eastfields option. Respondents mentioned using land that is already owned by ADC see this as a cost saving as well as a safe option where more variables are known.

Further, many respondents that mention land ownership believe that ADC own enough land to be able to find space for a new library or a new administration building, or both without purchasing significant other property.

Many respondents who mention land ownership are also in support of demolishing buildings to rebuild on the same site, or on a similar site, with little land purchase but new buildings.

Other site options and configurations raised by the community

There were 5 other options raised by the community where ‘none of the options’ was chosen. These options were:

Utilise the Old County Building as a Library/Council Offices

8 different respondents suggested utilising the current Old County Building in the plans. 2 respondents saw the building to be used as Council offices, reception, and meeting space overlooking Baring Square with the library built beside it on the Methodist Church land.

6 respondents suggested re-purposing the Old County Building to be a two-storey library and building the Civic Building either on the current site on Baring Square West or on Methodist Church land.

One respondent suggested:

- Sell Library site
- Acquire Methodist Church site
- Repair Methodist Church and re-purpose for café and events
- Demolish Methodist Hall and built library in its place
- Utilise the existing Old County Building for library
- Administration building is built separately on current site in Baring Square West

Timing the shift of buildings to lessen disruption costs

Building a new Civic building next to the current administration building and shifting staff into that building. Demolishing the current administration building and building a new library on that site. Then, demolish the current library and provide parking on the same land.

Separate Library is built on Baring Square East

Separate the two buildings and have the library built on Baring Square East with the Council offices built on the same site or utilising the old Library site. An overhead bridge is suggested.

Create an underground carpark for council fleet

It was suggested to:

- Use the large section of land behind council chambers for an underground car park
- Above the underground carpark, built another level for the public
- Above the public level car park, build two tiers of council offices.
- A library could be built to the west, or utilise the Old County Building

One more option here: ...

- Utilise the former art gallery and museum as council offices and meeting rooms
- Build another office block in the northern **industrial area (lot nine)** for “background staff” and have the two workplaces connected via technology
- The current council building demolished and a library built on that site
- The current library on-sold to offset the costs of the new library.
- Preserve the Methodist church

The full submission of this option, plus maps, is available in Appendix 6.

Facebook Comment Feedback

Facebook commentary was in line with the themes found through comments made in surveys: concern with Council spend, keep historic buildings, use ADC owned land and use current buildings.

There were 3 comments concerned at the level of spending from Ashburton District Council including: reviewing the staffing number, hiring less consultants, and completing less surveys.

Other comments included using the current buildings and current Council-owned land versus buying new land and new buildings. Facebook commenters were against moving the facility to the retail CBD. There were two other mentions of retaining the Methodist Church and the Old County Building.

Discussion

Of the 759 survey responses received, there were three most supported sites. The other sites provided to the community were not as well supported. There is a short summary of each of these at the end of this section.

Community Supported Site Options

The Ashburton community is in support of the following three sites:

Site 04: Eastfields (270 Survey Responses)

270 responses were received in support of Site 04.

Respondents in favour of the library and administration facility being located at Eastfields see the location being central. The library and council staff being located in **a CBD location was seen to be accessible and easy to find.**

Supporters of Site 04 see the new facility as being a part of a **vibrant, people-centred, and exciting CBD for Ashburton**. Mentions of the green space to be built, and an exciting place for Ashburton residents to congregate was supported.

There were 9 respondents who supported Eastfields but also were **concerned about car parking** and accessibility at this site.

Retaining historic buildings in Ashburton was important to this group (35 respondents). The site also **did not require demolition** of any buildings and was seen to be a **flexible site** with many options for design.

4 responses were supportive of the library being at Eastfields but with a separate administration building at Baring Square. It was noted in submissions that **less people physically visit Council offices due to online services, and therefore a central location for this facility is unnecessary**.

There were 65 mentions throughout all survey responses against Site 04. Reasons for being against this development range were:

- Administration facilities do not belong in the CBD
- CBD should be kept for other businesses and not be taken up by a large public facility
- Public money should not be put towards making private money for the developers
- Eastfield developers appear to be anxious to have facilities buy into the development and **are looking for Council to 'bail them out' which the community should not do**
- Eastfield Developers should stick to their original plan for the space.
- A car park building was not seen as suitable and there were safety/access concerns for elderly and families with small children having to walk across large parking lots to get to the library.

Site 01: Option A (203 Survey Responses)

203 responses were received in support of Site 01: Option A.

Although this Site has only 203 Survey Responses, it should be noted that Site 01 Option B also has 79 responses with similar outlooks provided in the comment section. The group of people who have responded in support to this site could be grouped together to show the general overall support of the community to see the Library and Administration building built on the same sites, or similar sites, to where they are currently located.

Support for both Option A and Option B would create 282 survey responses for Site 01, putting this option above the Eastfields respondents slightly.

This group was **concerned with Ashburton District Council spending significant sums of money** on new facilities and the cost of rates in Ashburton. Most respondents were looking to find the least expensive fix. Further, the respondents were concerned with **the level of risk of relying on building purchases** to balance out the cost of a new facility. It was preferred by this group to **use the land already owned by Council** and preferably use as much of the current buildings as possible.

Respondents did not seem to clearly understand what the 'problem' is. Some respondents appeared to believe that the reason for a rebuild was an expansion of current facilities. This provided comments around 'too many council staff' and 'building on top of current facilities'.

Supporters of Site 01: Option A were **strongly against the demolishing of ‘historic’ buildings in Ashburton, regardless of heritage value.** There were comments around keeping some of the old buildings in town for character. It was noted by respondents that **the Old County building should be retained** as it is not an earthquake damaged building.

Parking and accessibility was seen as something that could be addresses and improved with a new build. **The current public free parking was noted as insufficient.** The 15 minute car parks were not long enough for a trip to the library.

Supporters of this site thought that **the current location of Council buildings on Baring Square West is best** versus moving the facilities to Baring Square East. Comments were made that recently the Art Gallery/Museum was moved to the west side to be closer to other Council facilities. The respondents were confused why facilities were moving from one side to the other.

Some responses noted that the administration building could be extended or rebuilt on the same site, and the library land could be used for parking.

Site 03 Option B (132 Survey Responses)

132 survey respondents are in support of the Preferred Site Option.

The top reasons for supporting this option **include parking and accessibility**, utilising a **central location (town centre)**, and creating an **exciting and revitalised space.**

The supporters of this option see that parking and accessibility will be optimised in this location. The community would like to see **more long term public parking** for visitors as well as regular library goers.

The respondents see this option as providing the **central and exciting town centre** for members of the public to relax in Baring Square East by the clock tower. The site is seen to be a **high profile location** that could attract visitors from SH1. The reasons for choosing this option are similar to those chosen for Site 04: Eastfields, however, these respondents believe that Baring Square East will better provide for a vibrant town centre.

This site is also seen as a **flexible site with many design options.** Respondents in support of the Preferred Site are interested in having an **architecturally interesting design** that is a beautiful building and a focal point for the town. A **café is suggested** for the building, as well as **pedestrian friendly space** between the library and Baring Square East.

The greatest opposition to this option is not the site itself, but the destruction of the Methodist Church and the Old County building. Even where respondents are clearly aware that neither of these buildings are heritage sites, there are comments around **keep ‘old’ buildings for character.**

It is clear that some **respondents are ill-informed of the status of the Methodist Church.** It appears that some respondents believe that Opus or ADC have ‘bullied’ the Methodist Church into considered the library/administration build as an option. Although the Methodist Church was suggested to Opus through public consultation and discussions with the Church revealed they were considering selling due to earthquake damage, **the community has not successfully received this information.** It is noted by one respondent that he/she was not in favour of the Preferred Site purely because the community backlash would make the build take too long.

Less Supported Site Options

Site 03 Option A (9 Responses)

These respondents were in favour of the site on Baring Square East but wished to retain the Old County Building instead of demolishing a historic building.

Site 02 (21 Responses)

Generally, respondents saw this site as an opportunity to revitalise that area. The buildings to be demolished were seen as run-down and the area flexible to be created as an open, accessible space. Access to school groups was seen as a bonus for this site.

Site 01 Option B (79 responses)

The primary reason for people selecting this option is a perceived cost saving in the short and long term due to a new building having less on-going costs and the current land already owned by ADC. Respondents preferred the Baring Square West location versus locating the facility in Baring Square East or in a retail area.

Key Conclusions

The consultation approach generated broad interest from the community with the community survey being the most significant avenue for response. 759 Surveys in total were received. Facebook comments and responses from a community meeting **with the Ashburton Citizen's community** meeting also helped form this analysis.

Overall (from the surveys received):

- 17.6% (132) of respondents **supported** the preferred Site Option.
- 82.4% (616) of respondents **did not support** the preferred Site Option.

Overall, the community prefer the following three sites in order of popularity from surveys:

- Site 04: Eastfields (270 Responses)
- Site 01A: Extension to Current Site (203 Responses)
- Preferred Site Option Site 03B: Methodist Church (132 Responses)

The key messages emerging from the consultation methods were:

- **Retain 'Old' Buildings**

Regardless of heritage value, it is clear that the Ashburton community is concerned about the demolishing of the Methodist Church and the Old County Building. Where possible, these buildings should be retained.

It is noted by some community members that the Church may be unable to be strengthened due to financial constraints, but, the Old County Building should stay standing.

- **Make a 'Destination' Library**

Whether Site 04: Eastfields, Site 01: Current Site, or the Preferred Site 03: Methodist Church is chosen, the majority of the community is looking for a vibrant, central spot to attract people and visitors to and specifically the library (combined with administration or not) is seen to be a catalyst for that change.

At Eastfields, the central point is the retail hub. At Baring Square West, the central point is near to the Art Gallery and other amenities. At Baring Square East, it is seen to provide a high profile area to gather people and revitalise shops.

Build an attractive building wherever the site is. Create an interesting architectural features and pedestrian-friendly space outside the library.

- **Parking/Accessibility**

The final decision should include a robust plan on public and council parking as well as a network of pathways and pedestrian friendly space outside of the library/administration building.

Consideration should be made for elderly and older Ashburton residents, mobility scooters and wheelchairs, families, families with small children, access for school trips, longer term parking for internet users, tourists and visitor access, cyclists, Council staff, Councillors, and Council fleet vehicles.

- **Use Council-owned Land and Buildings**

Using Council-owned land and using as many current buildings as possible is important to the community. It is seen to be less risky than relying on other buildings to be sold to offset other purchases.

It is recognised that some purchase or selling of land may be necessary, but it is also recognised that there are many empty buildings and current ADC land that is available to be used already. Some buildings were not sold as expected during the Art Gallery/Museum build, and this has created a risk-averse community.

Ashburton District Council

Appendix: (1-7) Phase (2) Consultation Results



Contact Details

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Ashburton Library and Administration Facility Feasibility Study – Phase Two Consultation Results

Date: 28 November 2016

Reference: 3-81046.00

Status: Final

Prepared by:



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Reviewed by:

Colin Corsbie | Principal Architect

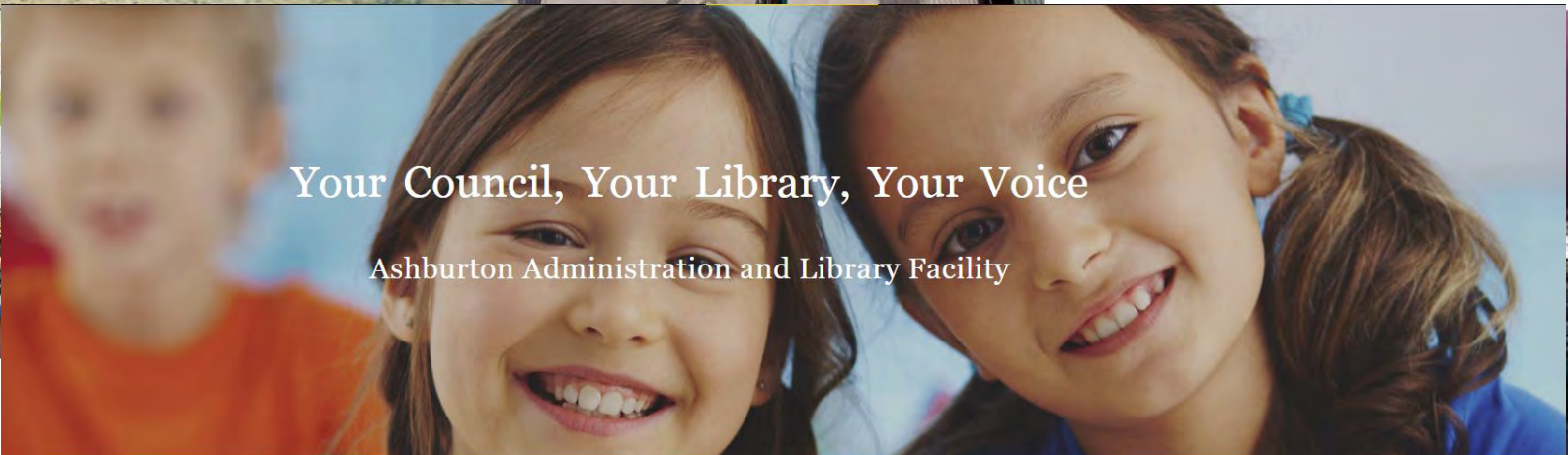


Michele Frey | Senior Consultant (Recreation)



Phase Two Consultation Results

Ashburton Library and Administration Facility Feasibility Study



Your Council, Your Library, Your Voice

Ashburton Administration and Library Facility



Appendix – (7) Phase (2) Consultation Results

Appendix 1: Summary of Meetings Held

Meeting minutes from the Ashburton Citizens Association meeting were recorded by Julian O'Sullivan of Opus and are provided below.

- Colin Corsbie provides an introduction and recaps the process to date. In his discussion he notes that Opus are to evaluate the 12 sites identified by Ashburton District Council and provide a shortlist of recommendations. Colin notes that during this stage of the commission the Methodist site was not identified as an option but that this came out of the consultation process as being a potential site.
- Noted that as part of the due diligence exercise an independent QS was engaged to provide cost information.
- noted the shortlisted options included the following:
 - Existing Site
 - Eastfield Developments Site
 - Balmoral Hall Site
 - Methodist Church Site
- discussed the QS findings at each location and cost risk associated with the options
- noted that no site offered a cost benefit over the other
- noted the facts misrepresented by the press

Questions received:

- What are the IL4 requirements
- **Can a IL4 “civil defence” building be constructed independently of the council administration building**
- Why do the Ashburton public need to consider a library and administration building when the ADC could just build a standalone Civil Defence bunker
- Why did Opus provide a preferred site option
- Why is site option 1A not the preferred option
- Did Council influence the Opus recommendation
- Has council made up its mind on the proposed site
- Why are the Library and ADC Administration building going to be co-located
- What is the cost to decant
- Why is there a requirement for onsite parking
- What is the timeframe
- Why would opus recommend an option if there was potential for that site not to be available
- Could a library be built between the County building and the Methodist Church
- Should another plan like the Boffa Miskall plan have been commissioned ahead of the site selection process
- Will there be another round of public consultation

Observations:

- The group we visited clearly distrust the council and believe they are receiving deliberately misleading information
- The group appeared not to have received the information on the second round of consultation and clearly feel they do not have the full story

Appendix 2: Photos of Phase Two Media

Ashburton Billboard

A billboard advertisement for a consultation. The background is a photograph of four children (three girls and one boy) sitting at a table in a library, looking at an open book. The billboard has a yellow curved shape on the left and a red circular shape on the right. Text is overlaid on these shapes and at the bottom.

**Your Council, Your Library,
Your Voice!**

Ashburton
Administration
and Library Facility

Feedback
closes Monday
19th September
2016

Options open for consultation, have your say: www.yourvoiceashburton.com

 **OPUS**

Ashburton Poster A3

Your Council, Your Library, Your Voice

Ashburton Administration
and Library Facility

Options are open for public consultation.
Have your say at **yourvoiceashburton.com**

OPUS architecture

Feedback
closes **Monday**
19th September
2016

Information Panels as per The Courier Article



Opus Architecture have been engaged to undertake a Feasibility Study for Ashburton District Council's Administration and Library Facilities. Both of the current facilities are considered inadequate to meet current operational needs and have been assessed as 'vulnerable prone'. The buildings cannot continue to operate long term. This project is currently in the feasibility stage and major decisions about the future of these projects are yet to be made.

To date Opus Architecture have been through the first phase of consultation. This first phase provided high level information about reasons for the project, the possible building layout options (i.e. whether combined or separate) and options regarding where it could be placed in the town. After taking into account community feedback, and a number of design considerations and success factors (noted below), four Short-listed Site Options were arrived at.

The four Short-listed Site Options have been presented for consideration as part of this phase 2 community consultation. Opus Architecture has also proposed a preferred site option within this phase of community consultation. We seek your views about the preferred option (and the other Short-listed site and layout options presented) as recommended by Opus architecture.

This consultation process is critical to the future success of the Library and Administration facilities. We want your feedback on the preferred Library and Administration Building layout and site. We invite the community to thoroughly read through the information available and provide comments.

Design Considerations and Success Factors

The following Design Considerations are critical to the success of the ADC Library & Administration Facility and will drive the Design Stages of the project once the commences:-

- Must meet the present and future needs of the Ashburton community.
- Must meet the functional and operational requirements of the building.
- Must meet the statutory obligations of ADC to provide safe, healthy and structurally sound environments, which comply with International Building Standards, for both building occupants and visitors.
- Must meet the requested 5 Greenstar rating with an environmentally sustainable solution that incorporates modern technology and design to reduce energy and resource consumption, and on-going maintenance and operating costs through the life of the building.
- Must meet latest best practice design for library and administration facilities.
- Must be delivered on time, to budget, and meet the quality and safety expectations of the community.
- Meet the wishes and expectations of the Ashburton community, is supported by the community, and the community is proud of it.

Associated Town Centre Projects

There are key projects which have been previously identified by other groups in the town, which are likely to be completed in the near future and have specific relevance to the short-listed site options. We have noted these on a separate map panel. "Potential Associated Town Centre Projects".

Building Layout

The images provided are not intended to represent design plans for the Library or the Administration Building. The images on the Short-listed Site Options Panels only show that the land is big enough to accommodate the facilities, and to highlight the opportunities and/or constraints associated with each site. These building illustrations are not to be interpreted as building designs.

- With the above said, the illustrations have incorporated the following considerations:-
- Large floor plates suitable for modern, open plan, office planning, offering opportunities for greater flexibility, improved functionality, and better operational efficiency.
- A large ground floor plate for the Library Facility, offering easy access to the community, and a separate, smaller, ground floor plate for the Administration Building, offering opportunities for connections to be created between internal and external spaces.
- The general shape and proportions of the buildings combined with highlights features building structures, modern, clean, cost effective foundation systems, can be incorporated eliminating the need for costly deep pile foundations.
- Separating the Library component from the Administration Building component will allow for both buildings to be given a distinctive character and design treatment suitable for their respective functions and uses. When the design of being able to share the public spaces. The separate design approach will also allow for the buildings to be defined by the use of spaces which would occur if they were completely separate buildings.

- The facilities are typically shown located on the street frontages in order to activate and the integrate the respective streetfronts, whilst also providing opportunities for the provision of secure public spaces, which can be used for a variety of activities, and to provide a buffer between the boundaries and potential on-site car parking behind.

Ultimately the final proposed building configurations will be established during the Design Stages of the project.

Town Centre Design Considerations

Strong alignment with the key objectives and concepts identified in the 2005 Ashburton Town Centre Concept Plan and the ADC Community Outcomes and Strategic Goals set out in the 2015 Long Term Plan (LTP), are an important consideration when determining the best site option for the ADC Library and Administration facilities.

- Helping to develop a strong community sense of place whilst preserving culture and heritage.
 - Helping to create an accessible and vibrant CBD.
 - Helping to encourage private investment in the CBD.
 - Helping to achieve better integration of existing businesses within the CBD.
 - Helping to promote identity and a gateway role for the CBD building within the CBD.
 - Helping to strengthen existing movement corridors and provide connected quality open space within the CBD.
 - Helping to achieve better proximity to other community services, support services, retail and business areas within the CBD.
 - Helping to encourage easier walkability and accessibility within the CBD.
 - Helping to address the problem of the existing infrastructure barriers of the railway corridor and the state highway disconnecting the CBD buildings from the CBD.
 - Helping to make a positive contribution to the public realm by providing an associated civic amenity space or enhancing an existing civic space within the CBD.
- Although the proposed Ashburton Town Centre Concept Plan is still to be formally adopted the aspirations and goals within the plan have strong community support:
- Creating a strong focus for social, civic, business, entertainment and living activities within the town centre.
 - Integration of new community facilities and significant projects into the town centre location where they can be mutually beneficial.

Consultation Feedback

We are seeking your feedback on the Short-listed Site Options presented. Please provide answers to the questions below. For more information on the feedback process, please visit: www.ashburton.govt.nz/consultation

- Do you support the Preferred Site Option and why?
- If you do not support the Preferred Site Option, what do you prefer and why?
- Do you have any other comments on this project?

You can provide your feedback by:

- Online Survey (Facebook page + website)
- Touch Screen Survey (Library + EA Network)
- Paper Survey (Library)

For more information on this project, the consultation process and feedback opportunities, please visit: www.ashburton.govt.nz/consultation

Building: Combined, Separate, Co-located

The Building Configuration Options are as follows:-

- A Combined Library & Administration Facility on the same site, Preferred Option
- Separate Library & Administration Buildings co-located on the same site.
- Separate Library & Administration Buildings located on different sites.

The Phase 2 Community Consultation Identified a strong preference for a combined facility on the same site due to the potential operational and cost efficiencies offered by an amalgamated facility.

Short-list Site Option Summary

SITE 01: OPTION A
An extension to the existing Administration Building to accommodate the briefed Administration & Library facilities on the Hawlock Street site.

SITE 01: OPTION B
A new combined Administration & Library Building constructed on the existing ADC Building constructed on the existing ADC owned Hawlock Street site.

SITE 02:
A new combined Administration & Library Building constructed on the existing ADC owned Cass Street/ Cannon Street site.

SITE 03: OPTION A
A new combined Administration & Library Building constructed on the Methodist Church Site at Baring Square.

SITE 03: OPTION B
A new combined Administration & Library Building constructed on the Methodist Church Site/ Old County building site on Baring Square.

SITE 04
A new combined Administration & Library Building constructed on the Eastfield owned site, located on the corner of Tarcove Street & Cass Street.

Evaluation Criteria Score - Each option was assessed against 27 evaluation criteria

✓ 18	✗ 9	✓ 18	✗ 9	✓ 22	✗ 5	✓ 25	✗ 2	✓ 25	✗ 2	✓ 24	✗ 3
Estimated Total Project Cost											
\$19,517,000+GST											
Estimated Surplus Property Sales											
\$5,410,000											
Estimated Overall Project Cost											
\$14,107,000+GST											
Estimated Total Project Cost											
\$20,450,000+GST											
Estimated Surplus Property Sales											
\$5,410,000											
Estimated Overall Project Cost											
\$15,040,000+GST											
Estimated Total Project Cost											
\$19,971,000+GST											
Estimated Surplus Property Sales											
\$7,320,000											
Estimated Overall Project Cost											
\$12,651,000+GST											
Estimated Total Project Cost											
\$20,320,000+GST											
Estimated Surplus Property Sales											
\$8,880,000											
Estimated Overall Project Cost											
\$11,440,000+GST											
Estimated Total Project Cost											
\$20,626,000+GST											
Estimated Surplus Property Sales											
\$7,880,000											
Estimated Overall Project Cost											
\$12,746,000+GST											
Estimated Total Project Cost											
\$21,760,000+GST											
Estimated Surplus Property Sales											
\$9,080,000											
Estimated Overall Project Cost											
\$12,680,000+GST											

Information Regarding Main Features of Option

- Requires temporary relocation costs
- Involves disruption ADC services
- Meets functional and operational requirements
- More disconnected from CBD
- Lesser impact on CBD redevelopment
- Least aligned with future Town Centre Plan
- Create car park spaces provided - 60
- Meets functional and operational requirements
- More disconnected from CBD
- Lesser impact on CBD redevelopment
- Least aligned with future Town Centre Plan
- Create car park spaces provided - 60
- Meets functional and operational requirements
- More disconnected from CBD
- Lesser impact on CBD redevelopment
- Least aligned with future Town Centre Plan
- Create car park spaces provided - 53
- Meets functional and operational requirements
- Compact site more restrictive
- Aligns well with future Town Centre Plan aspirations
- Unlocks use of Old County Building and site a concern
- Create car park spaces provided - 38
- Meets functional and operational requirements
- More expansive site offers great benefits and design options
- Aligns best with future Town Centre Plan aspirations
- Involves demolition and removal of Old County Building
- Surrounding urban context known
- Activates and completes a strong edge to Baring Square
- Will help encourage private investment in the CBD
- Create car park spaces provided - 65
- Surrounding urban context still to be developed
- Compact site more restrictive
- Aligns well with future Town Centre Plan aspirations
- Will help encourage private investment in the CBD
- Meets functional and operational requirements
- Site, car parking and on-going initial cost
- Create car park spaces provided - 0



Site 01: Option A

An extension to the existing Administration Building to accommodate the briefed Administration & Library facilities on the Havelock Street site.

Whilst this site option satisfies some key evaluation criteria, the potential to significantly influence the redevelopment of the town centre as a whole is somewhat diminished. The costs associated with strengthening the existing Administration Building structure to the latest seismic standards, combined with the costs of a complete refurbishment of the exterior and interior of the building, are

comparable with a new purpose built facility. This design, functionally and operational efficiency will also be heavily compromised by the constraints imposed by the existing building. Given there are no significant cost benefits associated with retaining the existing Administration Building, Option [B] is the favoured redevelopment approach for Site [1].



Evaluation Criteria	Meets the present and future needs of the community in a convenient and accessible location close to the CBD	Meets the statutory obligations of ADC to provide safe, healthy and structurally resilient environments for both occupants and visitors	Additional public parking available on street frontages, close proximity to Public Car Parking facilities.	Helps strengthen existing movement corridors and promote connected quality open space within the CBD.
✓ Meets the present and future needs of the community in a convenient and accessible location close to the CBD	✓	✓	✓	✓
✓ Located on land that is currently owned by ADC	✓	✓	✓	✓
✓ Located on land that can be obtained that is readily suitable for redevelopment	✓	✓	✓	✓
✓ Sufficient size to accommodate the activities, future expansion needs and associated visitor spaces required.	✓	✓	✓	✓
✓ Capable of accommodating a Combined Administration & Library Facility or a Separate Library Facility and a Separate Administration Facility on the same site.	✓	✓	✓	✓
✓ Opportunity to meet the required 5-star green rating with an environmentally sustainable solution that incorporates modern technology and design to reduce ongoing maintenance and operating costs throughout the life of the facility.	✓	✓	✓	✓
✓ Compatible with activities on adjacent sites.	✓	✓	✓	✓
✓ Potential for providing car-site car parking and proximity to public car parking.	✓	✓	✓	✓
✓ Site has capacity to accommodate Disabled Persons Parking, Mobility Scooters, Bicycles, Visitor Parking.	✓	✓	✓	✓
✓ Site has capacity to accommodate Service Vehicles and ADC Fleet Vehicles.	✓	✓	✓	✓
✓ Additional public parking available on street frontages, close proximity to Public Car Parking facilities.	✓	✓	✓	✓
✓ Cost Considerations:	✓	✓	✓	✓
✓ No temporary relocation costs during construction works required.	✓	✓	✓	✓
✓ No demolition of existing buildings required.	✓	✓	✓	✓
✓ No land purchases required.	✓	✓	✓	✓
✓ Development costs can be offset by the sale of surplus ADC land.	✓	✓	✓	✓
✓ Urban Design Considerations:	✓	✓	✓	✓
✓ Helps to develop a strong community sense of place whilst preserving culture and heritage.	✓	✓	✓	✓
✓ Helps create an accessible and vibrant CBD.	✓	✓	✓	✓
✓ Helps encourage private investment in the CBD.	✓	✓	✓	✓
✓ Helps active better integration of existing markets within the CBD.	✓	✓	✓	✓
✓ Helps promote identity and a gateway role for the civic building within the CBD.	✓	✓	✓	✓
✓ Helps address the problem of the existing infrastructure barriers of the gateway corridor and the state highway disconnecting the civic buildings from the CBD.	✓	✓	✓	✓
✓ Helps make a contribution to the public realm by providing an associated civic amenity space or enhancing an existing civic space within the CBD.	✓	✓	✓	✓
Totals	✓ 18	✓ 9	✓ 9	✓ 9

An extension to the existing Administration Building to accommodate the Briefed Administration & Library facilities on the Havelock Street site.



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[illegible]

COST ELEMENT	3
Land purchase costs	NOT APPLICABLE
Temporary relocation / temporary accommodation costs	492,000
LAND & PROPERTY COSTS	492,000
Demolition	54,000
Construction costs	12,210,000
Fittings, fixtures and equipment (F & E)	1,110,000
Services connections	100,000
External works	511,000
Abnormals	100,000
TOTAL CONSTRUCTION COST	14,105,000
Resource consent & building consent	98,000
Development contributions	EXCLUDED
ADC historical costs	245,000
Professional fees	1,705,000
Project contingency	2,224,000
Evaluation	600,000
TOTAL O/M COSTS	4,872,000
TOTAL PROJECT COST	\$19,517,000
Total potential surplus property sales	(5,410,000)
ESTIMATED OVERALL PROJECT COST (plus surplus property sales)	\$14,107,000
On the air parking costs	EXCLUDED

Redevelopment of the western side of Faring Square will revitalise and reinvigorate it as the "heart" of the town centre and the Aburdon community. It will encourage complementary new developments in the immediate vicinity and its high profile location directly opposite the War Memorial will promote a gateway role for the civic building, subject to some existing trees being removed to make it more visible from both Faring Square and the State Highway. Locating the facility here does not relate as well to the

associated town centre projects proposed compared to the other site options on the east side. The major urban design issue is the existing barriers of the railway corridor and the State Highway, disconnecting the civic buildings from the CBD. Its remoteness from other community services, support services, retail and business areas within the CBD means it is less favoured than the preferred site option.

Site 01: Option B

A new combined Administration & Library Building constructed on the existing ADC owned Harelock Street site.

Whilst this site option satisfies some key evaluation criteria, the potential to significantly influence the redevelopment of the town centre as a whole is somewhat diminished. Although concept plans have been proposed for physically and visually connecting Baring Square East and West, the size of the space and the distance involved may make it very challenging as a workable and integrated

civic space. Given there are no significant cost benefits associated with developing a new Administration & Library Facility on this site it is less favoured than the recommended preferred site option.

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Ashburton
COUNCIL



Evaluation Criteria

- Meets the present and future needs of the community in a convenient and accessible location close to the CBD.
- Located on land that is currently owned by ADC.
- Located on land that can be obtained that is readily available for redevelopment.
- Sufficient size to accommodate the lifetime, future expansion needs and associated external spaces required.
- Capable of accommodating a Combined Administration & Library Facility or a Separate Library Facility and a Separate Administration Facility on the same site.
- Opportunity to meet the requested 5-Greenstar rating with an environmentally sustainable solution that incorporates modern technology and design to reduce ongoing maintenance and operating costs throughout the life of the facility.
- Compatible with activities on adjacent sites.

Meets the statutory obligations of ADC to provide safe, healthy and structurally resilient environments for both occupants and visitors:

- New building structures to comply with the latest standards and code requirements (Structure, Accessibility, Fire Protection, Safety in Design, HVAC and Acoustics).
- The land does not pose any insurmountable planning, traffic, contamination, archaeological, geotechnical or structural constraints.
- Opportunity to incorporate CRTED principles in the treatment of the entire exterior space, street frontages and broader urban context (Crime Prevention Through Environmental Design).

Potential for providing on-site car parking and proximity to public car parking:

- Site has capacity to accommodate Disabled Persons Parking, Mobility Scooters, Bicycles, Velocipeds Parking.
- Site has capacity to accommodate Service Vehicles and ADC Fleet Vehicles.

Additional Public Parking available on street frontages:

- Close proximity to Public Car Parking facilities.
- Cost Considerations:**
- No temporary relocation costs during construction works required.
- No demolition of existing buildings required.
- No land purchase required.
- Development costs can be offset by the sale of surplus ADC land.
- Urban Design Considerations:**
- Helps to develop a strong community sense of place whilst preserving culture and heritage.
- Helps create an accessible and vibrant CBD.
- Helps encourage private investment in the CBD.
- Helps activate better integration of existing business within the CBD.
- Helps promote identity and a gateway role for the civic building within the CBD.

Helps strengthen existing movement corridors and promote connected quality open space within the CBD.

- Helps activate better proximity to other community services, support services, retail and business areas within the CBD.
- Helps encourage easier walkability and accessibility within the CBD.
- Helps address the problem of the existing infrastructure barriers of the railway corridor and the state highway disconnecting the CBD.
- Helps make a contribution to the public realm by providing an associated civic amenity space or enhancing an existing civic space within the CBD.

Totals
✓ 18
✗ 9

Site 01: Option B

A new combined Administration & Library Building constructed on the existing ADC owned Havelock Street site.

OPUS architecture

Ashburton

100-110 Ashburton Avenue
Ashburton, Victoria 3860
Australia
www.opusarch.com.au

Relevant Potential Associated Town Centre Projects



Estimated Overall Project Costs

COST ELEMENT	NOT APPLICABLE
Land purchase costs	
Temporary relocation / temporary accommodation costs	460,000
LAND & PROPERTY COSTS	460,000
Demolition	474,000
Construction costs	13,290,000
Fittings, fixtures and equipment (F & E)	1,110,000
Services connections	100,000
External works	611,000
Aluminiums	100,000
TOTAL CONSTRUCTION COST	16,625,000
Resource consent & building consent	105,000
Development contributions	EXCLUDED
AOC Internal costs	245,000
Professional fees	1,786,000
Project contingency	1,592,000
Erection	600,000
TOTAL ON COSTS	4,385,000
TOTAL PROJECT COST	\$20,480,000
Total potential surplus property sales	(5,410,000)
ESTIMATED OVERALL PROJECT COST (less surplus property sales)	\$15,040,000
Off site car parking costs	EXCLUDED

Urban Design

Redevelopment of the western side of Baring Square will revitalize and reintegrate it as the "heart" of the town centre and the Auburn community. It will encourage complementary new developments in the immediate vicinity and its high-profile location directly opposite the War Memorial will provide a gateway role for the civic building, subject to some siting changes being removed to make it more visible from both Baring Square and the State Highway. Locating the facility here does not relate as well to the

associated with certain projects proposed compared to the other site options on the site. The major urban design issue is the existing barriers of the railway corridor and the State Highway disconnecting the civic buildings from the CBD. Its remoteness from the other community services, support services, retail and business areas within the CBD means it is less included than the preferred site option.



This site caters most of the key evaluation criteria and aligns well with other potential ADC projects intended to revitalise, reinvigorate, and enhance the existing town centre. The existing protected trees along Cass Street means the Administration Building will need to be set back from the street edge and although this will enable the creation of a civic forecourt space in front, it will have a reduced

profile and street presence. Demolition of the existing Balmoral Hall community facility will be required. The greater distance from the existing CBD, and the significant civic opportunities offered by the potential redevelopment of East Street and Baring Square mean it is less favoured than the recommended preferred site option.



Evaluation Criteria	Meets the statutory obligations of ADC to provide safe, healthy and structurally resilient environments for both occupants and visitors:	Additional Public Parking available on street frontages. Close proximity to Public Car Parking facilities.	Helps strengthen existing movement corridors and promote connected quality open space within the CBD.
Meets the present and future needs of the community in a convenient and accessible location close to the CBD.	✓	✓	✓
Located on land that is currently owned by ADC.	✓	✓	✓
Located on land that can be obtained that is readily available for redevelopment.	✓	✓	✓
Sufficient size to accommodate the libraries, future expansion needs and associated external spaces requested.	✓	✓	✓
Capable of accommodating a Combined Administration & Library Facility or a Separate Library Facility and a Separate Administration Facility on the same site.	✓	✓	✓
Opportunity to meet the requested 5 Greenstar rating with an environmentally sustainable solution that incorporates modern technology and design to reduce ongoing maintenance and operating costs throughout the life of the facility.	✓	✓	✓
Compatible with activities on adjacent sites.	✓	✓	✓
Potential for providing on-site car parking and proximity to public car parking.	✓	✓	✓
See has capacity to accommodate Disabled Persons Parking, Mobility Scooters, Bicycles, Visitors Parking.	✓	✓	✓
See has capacity to accommodate Service Vehicles and ADC Fleet Vehicles.	✓	✓	✓
Urban Design Considerations:	✓	✓	✓
Helps to develop a strong community sense of place whilst preserving culture and heritage.	✓	✓	✓
Helps encourage private investment in the CBD.	✓	✓	✓
Helps achieve better integration of existing features within the CBD.	✓	✓	✓
Helps promote identity and a gateway role for the civic building within the CBD.	✓	✓	✓
Cost Considerations:	✓	✓	✓
No temporary recreation construction works required.	✓	✓	✓
No demolition of existing buildings required.	✓	✓	✓
No land purchase required.	✓	✓	✓
Development costs can be offset by the sale of surplus ADC land.	✓	✓	✓
Helps address the problem of the existing infrastructure burdens of the railway corridor and the state highway disconnecting the civic buildings from the CBD.	✓	✓	✓
Helps encourage easier walkability and accessibility within the CBD.	✓	✓	✓
Helps make a contribution to the public realm by providing an associated civic amenity space or enhancing an existing civic space within the CBD.	✓	✓	✓
Totals	✓ 22	✓ 5	✓ 5



Relevant Potential Associated Town Centre Projects



Estimated Overall Project Costs

COST ELEMENT	\$
Land purchase costs	NOT APPLICABLE
Temporary relocation / temporary accommodation costs	NOT APPLICABLE
LAND & PROPERTY COSTS	NOT APPLICABLE
Demolition	156,000
Construction costs	13,250,000
Fittings, fixtures and equipment (F & E)	1,110,000
Services connections	100,000
External works	849,000
Abnormals	100,000
TOTAL CONSTRUCTION COST	15,545,000
Resource consent & building consent	107,000
Development contributions	EXCLUDED
AOC Internal costs	245,000
Professional fees	1,798,000
Project contingency	3,618,000
Education	658,000
TOTAL ON-COSTS	4,426,000
TOTAL PROJECT COST	\$19,971,000
Total potential surplus property sales	7,320,000
ESTIMATED OVERALL PROJECT COST (plus surplus property sales)	\$12,651,000
Off-site car parking costs	EXCLUDED

Urban Design

Locating the facility on this site will provide good accessibility for the community and it is well positioned with respect to existing main vehicle routes. It is in close proximity to other community services, support services, retail and business areas within the CBD and will encourage complementary / new developments in the immediate vicinity. The site relates well to the associated town centre project proposed including the extension of the retail area to the northern end of Case Street and the redevelopment of the Victoria

Street "triangle shop". It addresses the major urban design issue of the existing barriers of the railway corridor and the State Highway disconnecting the city buildings from the CBD. It will however have a lower profile in this location and less connection with the CBD. The facility would be directly opposite the existing residential housing on Cameron Street which is a potential concern.

Site 03: Option A

A new combined Administration & Library Building constructed on the Methodist Church Site on Baring Square.

In terms of the evaluation criteria this option offers potential to not only meet the functional and operational requirements but also fit in better with other potential AOC projects intended to revitalize, reorganize, and enhance the existing town center. It provides good accessibility and visibility for the community and it is well positioned with respect to existing main vehicle routes. It is in close proximity to other community services, support services, retail and business areas within the CBD and will encourage

complementary new developments in the immediate vicinity. Seemingly on-site car-parking is provided with visitor car parking at Baring Square. Concerns about the potential future redevelopment and use of Old County Building and reduced prominence of the Library relative to Baring Square, mean this option is less favoured than Option [8].



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Evaluation Criteria

- Meets the present & future needs of the community in convenient and accessible location close to the CBD
 - Located on land that is currently owned by ADC
 - Located on land that can be obtained that is readily available for redevelopment.
 - Sufficient size to accommodate the business, future expansion needs and associated outdoor spaces requirement.
 - Capable of accommodating a Combined Administration & Library Facility or a Separate Library Facility and a Separate Administration Facility on the same site.
 - Opportunity to meet the anticipated 5-generation ruling with an environmentally sustainable solution that incorporates modern technology and design to reduce ongoing maintenance and operating costs throughout the life of the facility.
 - Compatible with activities on adjacent sites.
-
- Now building structures to comply with the latest standards and code requirements (Structural, Accessibility, Fire Protection, Safety in Design, HVAC and Acoustical).
 - The land does not pose any geomorphological, planning, traffic, contamination, archaeological, geotechnical or structural constraints.
 - Opportunity to incorporate CPTED principles in the treatment of the crime control spaces, street frontages and broader urban context (Crime Prevention through Environmental Design).
- Potential for providing on-site car parking and proximity to public car parking.
- Sites has capacity to accommodate Disabled Persons Parking.
 - Middleton, Scotts, Boyers, Vickers, Paving.
 - Sites has capacity to accommodate service vehicles and ADC Fleet Vehicles.

- | | | | |
|--|---|---|---|
| Additional parking available on street terraces. | ✓ | Helps strengthen existing movement corridors and promote connected quality open space within the CBD. | ✓ |
| Close proximity to Public Car Parking Facilities. | ✓ | Helps activate border proximity to other community services, support services, retail and business areas within the CBD. | ✓ |
| Cost Considerations: | ✓ | Helps encourage active walkability and accessibility within the CBD. | ✓ |
| No temporary relocation costs during construction works required. | ✓ | | ✓ |
| No demolition of existing buildings required. | ✓ | | ✓ |
| No land purchase required. | ✗ | | ✓ |
| Development cost can be offset by the sale of surplus ABC land. | ✗ | | ✓ |
| Urban Design Considerations: | ✓ | | ✓ |
| Helps to develop a strong community sense of place whilst preserving culture and heritage. | ✓ | Helps address the problem of the existing Intersect-Avenue barriers of the railway corridor and the state highway disconnecting the civic buildings from the CBD. | ✓ |
| Helps create an accessible and vibrant CBD. | ✓ | Helps make a contribution to the public realm by providing an associated civic amenity space or enhancing an existing civic space within the CBD. | ✓ |
| Helps encourage private investment in the CBD. | ✓ | | ✓ |
| Helps achieve better integration of existing features within the CBD. | ✓ | | ✓ |
| Helps promote identity and a gateway role for the civic buildings within the CBD. | ✓ | | ✓ |
| Totals | | | |

Totals	✓ 25	X 2
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Relevant Potential Associated Town Centre Projects



Estimated Overall Project Costs

COST ELEMENT	\$
Land purchase costs	920,000
Temporary relocation / temporary accommodation costs	NOT APPLICABLE
LAND & PROPERTY COSTS	920,000
Demolition	250,000
Construction costs	13,290,000
Fittings, fixtures and equipment (F & E)	1,110,000
Services connections	100,000
External works	332,000
Abnormals	100,000
TOTAL CONSTRUCTION COST	15,122,000
Resource consent & building consent	103,000
Development contributions	EXCLUDED
ADC Internal costs	245,000
Professional fees	1,733,000
Project contingency	1,560,000
Erection	637,000
TOTAL ON COSTS	4,278,000
TOTAL PROJECT COST	\$20,390,000
Total potential surplus property value	(8,880,000)
ESTIMATED OVERALL PROJECT COST (plus surplus property value)	\$11,440,000
Off site car parking costs	EXCLUDED

Urban Design

Redevelopment of the eastern side of Baring Square will revitalise and reinvigorate it as the 'heart' of the town centre and the town centre projects proposed including the redevelopment of Baring Square, redevelopment of the 'Victoria Street Triangle' and the strengthening of the 'green corridor' along East

Street. Locating the facility here will achieve better integration and proximity to other community services, support services, retail and business areas within the CBD. Its high profile location directly opposite the Clock Tower will promote a greater connection within the CBD and make a significant contribution to enhancing public space. It also addresses the major urban design issue of the existing barrier of the railway corridor and the State Highway disconnecting the civic buildings from the CBD.

Site 03: Option B - Preferred Option










A new combined Administration & Library Building constructed on the Methodist Church Site / Old County Building Site on Baring Square

In terms of the evaluation criteria the case option offers the most potential to not only meet the functional and operational requirements but also align better with other potential AADC projects intended to revitalize, reorganize, and enhance the existing town centre. With the existing Administration Building & Library both relating to Being Square the combined development forms a strong, completed and anchored edge to the town centre, the important east facade. The orientation and outlook to Being Square provides good accessibility and visibility for the community, and it is well positioned with respect to existing main vehicle routes. It is close proximity to other community services, support services,

retail and business use within the CBD and will encourage complementary new developments in the immediate vicinity. The demolition of the Old County Building removes uncertainty over its future use, more high profile relationship with Baring Square, increased commercial on-site car-parking capacity, the ability to provide safe access from both Haycock Street and Cameron Street, the fact that the surrounding urban context is established and known, and the design flexibility the site offers, mean it is more favoured than Option (A). Subject to ADOC ultimately being able to acquire the existing Methodist Church, this is the recommended Preferred Site Option.



Legend

-  State Boundary
-  Proposed Library Building
-  Proposed Administration Building
-  Potential On-site Car Parking (approx. 65 spaces)
-  Exterior Public Space
-  Sealed Surface Treatment
-  Proposed Pedestrian Access to site
-  Proposed Vehicle Access to site
-  Existing Heritage Building to be retained
-  Existing former County Building

Proposed Library Building

Normal GFA = 1000m²

Single Storey Structure

Dispersed Shared Facilities • Full

Species)

Nominal CFA = 2700 mm

3-safety structure.

Interpreted as building designs.

Evaluation Criteria

✓ indicates a Positive Attitude

Evaluation Criteria

blocks the present and future needs of the community in a driverless and accurate location close to the CBD.

✓ Located on land that is currently owned by A2C

Located on land that can be obtained that is readily available to

redevelopment.

Sufficient size to accommodate the facilities, future equipment needs and associated interior efforts required

Faculty of Accommodation & Combined Administration B

(library) Facility or a Separate library Facility and a Separate

Administration Facility on the same site.

opportunity to meet the requested 5-greenstar rating with an environmentally sustainable solution that incorporates modern

technology and design to reduce ongoing maintenance and

operating costs throughout the life of the facility. Consistent with estimates in adjacent cities

confronted with activities in organizations with-

- ✓ **Meet the regulatory obligations of AEC to provide safe, healthy and sustainable environments for both occupants and visitors**
- ✓ **Now building structures and solving related requirements to comply with the latest standards and code regulations** (Structure, Accessibility, Fire Protection, Safety in Design, HVAC, and Acoustical).
- ✓ **The land does not pose any unreasonable planning, traffic, economic, technological, geoscientific or structural constraints.**
- ✓ **Opportunity to incorporate CPTED principles in the treatment of the entire master space, street frontages and broader urban context (Crime Prevention Through Environmental Design).**
- ✓ **Potential for providing on-site or parking or proximity to public car parking.**
- ✓ **Site has capacity to accommodate Disabled Persons Parking**
- ✓ **Mobility Scooters, Bicycles, Velocipes/Pedaling**
- ✓ **Site has capacity to accommodate service vehicles and AEC Fleet vehicles.**

- ✓ Additional public parking available on street frontages.
- ✓ Close proximity to Public Car Parking Facilities.

Cost Consideration:

- ✓ No temporary relocation costs during construction works required.
- ✗ No demolition of existing buildings required.
- ✗ No land purchase required.
- ✓ Development costs can be offset by the sale of surplus ADG land.

Urban Design Considerations:

- ✓ Helps to develop a strong community sense of place whilst preserving culture and heritage.
- ✓ Helps create an accessible and vibrant CBD.
- ✓ Helps encourage private investment in the CBD.
- ✓ Helps achieve better integration of existing players within the CBD.
- ✓ Helps promote identity and a gateway role for the CBD building within the CBD.

✓	Helps strengthen existing movement corridors and promote transit use.
✓	Helps connect quality open spaces within the CBD.
✓	Helps activate border proximity to other community services, support services, retail and business areas within the CBD.
✓	Helps encourage easier walkability and accessibility within the CBD.
✓	Helps address the problem of the existing infrastructure barriers of the railway corridor and the state highway, disconnecting the CBD buildings from the CBD.
✓	Helps make a contribution to the public realm by providing an associated civic amenity space or enhancing an existing civic space within the CBD.
Totals	
✓ 25	X 2

Totals	✓ 25	✗ 2
--------	------	-----

Site 03: Option B - Preferred Option

A new combined Administration & Library Building constructed on the Methodist Church Site / Old County Building Site on Baring Square



opus architecture
Ashburton
DISTRICT COUNCIL

Relevant Potential Associated Town Centre Projects



Estimated Overall Project Costs

COST ELEMENT	
Land purchase costs	920,000
Temporary relocation / temporary accommodation costs	
LAND & PROPERTY COSTS	920,000
Demolition	350,000
Construction costs	13,250,000
Fittings, fixtures and equipment (F & E)	1,110,000
Services connections	100,000
External works	480,000
Abnormals	100,000
TOTAL CONSTRUCTION COST	15,970,000
Resource consent & building consent	100,000
Development contributions	EXCLUDED
APC Internal costs	245,000
Professional fees	1,753,000
Project contingency	1,578,000
Erection	647,000
TOTAL ON COSTS	4,327,000
TOTAL PROJECT COST	\$20,297,000
Total potential surplus property sales	(7,880,000)
ESTIMATED OVERALL PROJECT COST (less surplus property sales)	\$12,416,000
Off site car parking costs	EXCLUDED

Urban Design

Redevelopment of the southern side of Baring Square will reinforce and reinvigorate it as the "heart" of the town centre and the Adurdon community. It will encourage complementary new developments in the immediate vicinity and relate well to the associated town centre projects proposed including the redevelopment of Baring Square, redevelopment at the Victoria Street "Triangle Shop", establishing laneway connections between Harcourt and Burnett Streets, and the strengthening of the "green corridor" along East Street.

Great. Locating the facility here will achieve better integration and proximity to other community services, support services, retail and business areas within the CBD. Its high profile location directly opposite the Clock Tower will promote greater connection within the CBD and make a significant contribution to enhancing public space. It also addresses the major urban design issue of the existing barriers of the railway corridor and the State Highway disconnecting the civic buildings from the CBD.

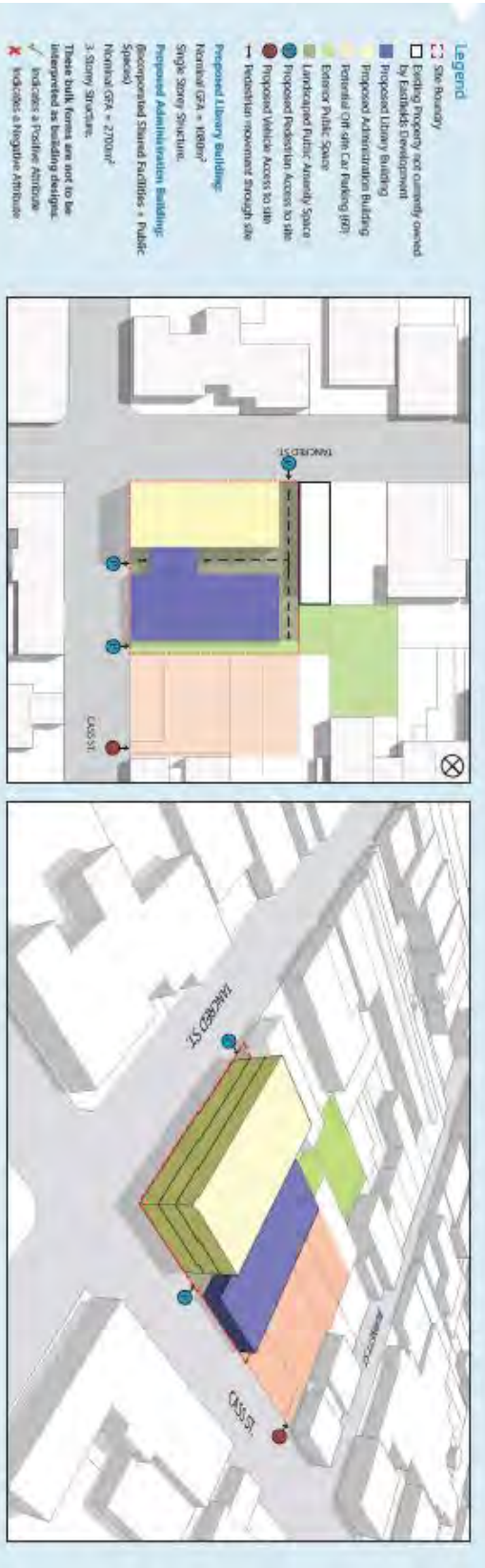
Site 04

A new combined Administration & Library Building constructed on the Eastfield owned site, located on the corner of Trenchard Street & Cass Street.

OPUS architecture Ashburton

This site satisfies most of the key evaluation criteria and fits well with other potential ADC projects intended to revitalise, reinvigorate and enhance the existing town centre. The success of the facility in this location depends upon the remainder of the Eastfield Block being completed, in particular the adjacent Central Civic Square, surrounding developments, and the on-site car parking facilities. The

greater distance from the significant opportunities offered by the potential redevelopment of East Street and Barrington Square, and the uncertainties around the remainder of the Eastfield Block development mean it is less favoured than the recommended preferred option. Should the recommended preferred option not become available however then this option would be the next preferred option.



Evaluation Criteria

Meets the present and future needs of the community in a convenient and accessible location close to the CBD.	✓	Meets the statutory obligations of ADC to provide safe, healthy and structurally resilient environments for both occupants and visitors.	✓	Additional Public Parking available on street frontages.	✓	Helps strengthen existing movement corridors and promote connected quality open space within the CBD.	✓
Located on land that is currently owned by ADC.	✓	New building structures to comply with the latest standards and code requirements (Structure, Accessibility, Fire Protection, Safety in Design, HVAC and Acoustics).	✓	Close proximity to Public Car Parking facilities.	✓	Helps achieve better proximity to other community services, support services, retail and business areas within the CBD.	✓
Located on land that can be obtained that is readily available for redevelopment.	✓	The land does not pose any insurmountable planning, traffic, communication, archaeological, geotechnical or structural constraints.	✗	No demolition of existing buildings required.	✓	Helps encourage safer walkability and accessibility within the CBD.	✓
Sufficient size to accommodate the facilities, future expansion needs and associated external spaces required.	✓	Opportunity to incorporate CPTED principles in the treatment of the onsite exterior spaces, street frontages and provide urban context (Crime Prevention Through Environmental Design).	✓	Development costs can be offset by the sale of surplus ADC land.	✓	Helps address the problem of the existing infrastructure barriers of the railway corridor and the state highway, disconnecting the civic buildings from the CBD.	✓
Capable of accommodating a Combined Administration & Library facility or a Separate Library Facility and a Separate Administration facility on the same site.	✓	Potential for providing on-site car parking and proximity to public car parking.	✓	Urban Design Considerations:	✓	Helps make a contribution to the public realm by providing an associated civic assembly space or enhancing an existing civic space within the CBD.	✓
Opportunity to meet the requested 5-Greenstar rating with an environmentally sustainable solution that incorporates modern technology and design to reduce ongoing maintenance and operating costs throughout the life of the facility.	✓	Site has capacity to accommodate Service Vehicles and ADC Fleet Vehicles.	✗	Helps to develop a strong community sense of place whilst preserving culture and heritage.	✓		
Compatible with activities on adjacent sites.	✓	Site has capacity to accommodate Disabled Persons Parking, Mobility Scooters, Bicycles, Visitor Parking.	✓	Helps encourage private investment in the CBD.	✓		
		Site has capacity to accommodate Service Vehicles and ADC Fleet Vehicles.	✗	Helps achieve better integration of existing features within the CBD.	✓		
				Helps provide identity and a gateway role for the civic building within the CBD.	✓		
						Totals	
						✓ 24	✗ 3

Site 04

A new combined Administration & Library Building constructed on the Eastfield owned site, located on the corner of Tancred Street & Cass Street.



Relevant Potential Associated Town Centre Projects



Estimated Overall Project Costs

COST ELEMENT	NOT APPLICABLE
Land purchase costs	2,250,000
Temporary relocation / temporary accommodation costs	
LAND & PROPERTY COSTS:	2,250,000
Demolition	156,000
Construction costs	13,290,000
Fittings, fixtures and equipment (F & E)	1,116,000
Services connections	100,000
External works	615,000
Abnormals	100,000
TOTAL CONSTRUCTION COST	15,115,000
Resource consent & building consent	105,000
Development contributions	EXCLUDED
AOC internal costs	245,000
Professional fees	1,789,000
Project contingency	1,592,000
Excavation	644,000
TOTAL O/H COSTS	4,335,000
TOTAL PROJECT COST	\$21,790,000
Total potential surplus property sales:	(9,980,000)
ESTIMATED OVERALL PROJECT COST (less surplus property sales)	\$12,860,000
Off-site car parking costs - on going additional cost	EXCLUDED

Urban Design

Redevelopment of the southeast corner of the Eastfield block will form a strong connection to both Farwood Street and Cass Street. Improvements to the intersection of Farwood Street and Cass Street will include widening the intersection, adding a crosswalk, and adding a new bus stop. Improvements to the intersection of Farwood Street and Cass Street will include widening the intersection, adding a crosswalk, and adding a new bus stop. Improvements to the intersection of Farwood Street and Cass Street will include widening the intersection, adding a crosswalk, and adding a new bus stop.

development being completed. The location of this facility, here will demonstrate confidence in the town centre redevelopment and its role as a catalyst for encouraging private sector investment in the CBD.

Site Options - Urban Context



Approved ADC short list site and development options resulting from the needs analysis, project feasibility and community consultation work undertaken in Phase 1I.

Legend

- Site 01, 04 & 08 Existing Administration Building site on Havelock Street, partially occupied by existing Administration Building (owned by ADCQ).
- Site 02 Corner of Cass Street and Cameron Street partially occupied by community facility and used by the Physiotherapist (owned by ADCQ).
- Site 03 Existing Methodist Church site on east side of Baring Square foot owned by ADCQ. Adjacent Art Gallery site (owned by ADCQ).
- Site 04 Eastfield Development site on the corner of Baring Street and Cass Street foot owned by ADCQ.

Key Buildings

- 01 i-STF Visitor Centre
- 02 Existing Library
- 03 Baring District Court Building
- 04 Ashburton Courthouse
- 05 Council Chambers
- 06 Ashburton Art Gallery & Heritage Centre
- 07 Clock Tower
- 08 Post Office
- 09 Former Art Gallery
- 10 Methodist Church
- 11 Triangle Precinct
- 12 Ashburton Trust Event Centre
- 13 Senior Citizens Centre
- 14 Salvation Army
- 15 Ashburton Police Station
- 16 Ashburton Club & MSA
- 17 New Zealand Fire Service
- 18 St John Ambulance
- 19 Proposed Eastfield Development Site
- 20 Ashburton Domain
- 21 Retail Area
- 22 Public Theatre
- 23 Public Carparking



Potential Associated Town Centre Projects

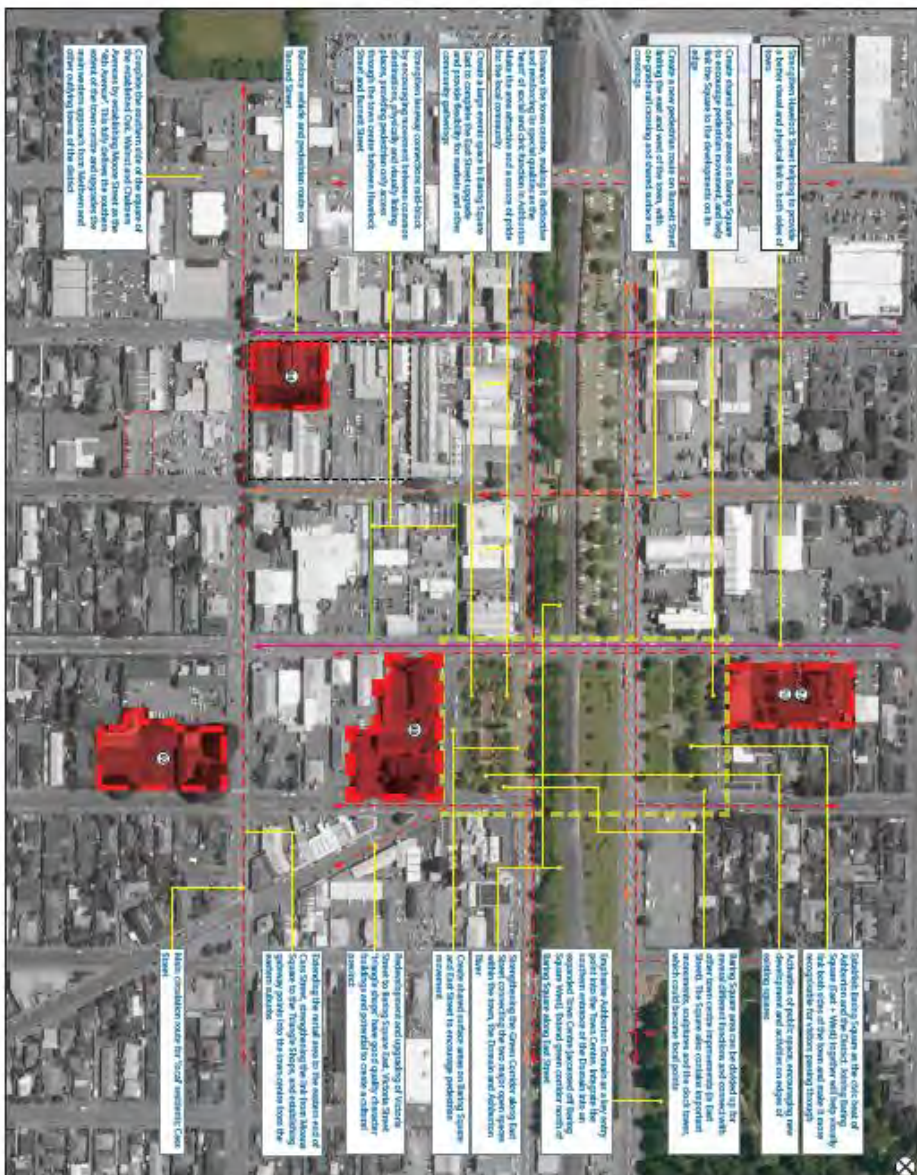


Associated Town Centre Projects

Key projects previously identified in the Town Centre, which may potentially proceed in future, and have specific relevance to the shortlisted site options, are presented on this site plan.

Legend

- Site 01 - 04
- Bearing Square redevelopment zone
 - Key vehicular + pedestrian routes
 - Landmark connections
 - Existing key pedestrian connections
 - Existing key vehicular connections



Website Screen Shots: Home Page



Who we are

Opus Architecture have been engaged by Ashburton District Council to undertake a Feasibility Study to investigate the options for a new administration and library facility for the District.

The study has now completed Phase One and is moving into Phase Two.

News and Updates

August 31 2016

In the thick of it! Only a few weeks left to get responses in for the survey. We have over 100 surveys completed so far with more coming in each day! Click on: [SHARE YOUR VOICE](#) above to do the survey!

August 10th 2016


Phase Two begins!
Please check "Review Site Options" at the top of the screen and then fill

Website Screen Shots: Review Short Listed Sites





Review Short Listed Site Options

To view the whole document including extra introduction information and more maps, please click here:

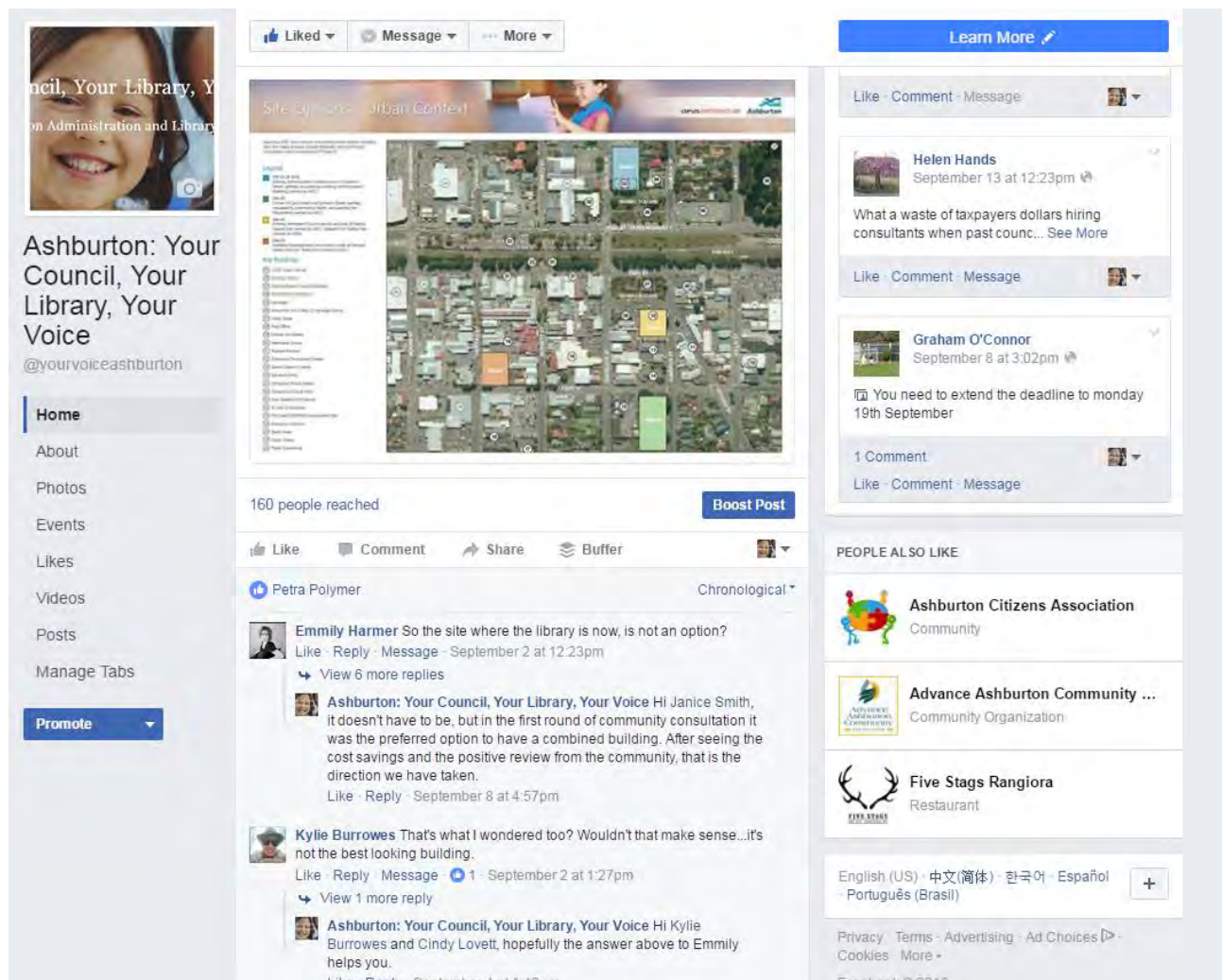
 20160810_a1_presentation_boards_for_print.pdf
[Download File](#)



Website Screen Shots: Frequently Asked Questions

HOME	ABOUT THE STUDY	REVIEW SITE OPTIONS	FREQUENTLY ASKED QUESTIONS	SHARE YOUR VOICE
<p>Q: Ashburton Town Centre Plan (Boffa Miskell)</p> <p>Where the information provided to the community speaks of a "Town Centre", the report is referring to previous work done by Boffa Miskell on the Ashburton Town Centre Concept Plan (http://www.boffamiskell.co.nz/project.php?c=ashburton-town-centre-concept-plan)</p> <p>Although decisions are yet to be made, this is an option. If the Civic Building or Library is built on another location, this does not mean that the Methodist Church will not still decide to sell on to another buyer who will demolish the building in place of something new.</p> 				
 <p>Q: Why can we not keep the buildings as they are?</p> <p>Both of the current Library and Administration building are considered inadequate to meet current operational needs and have been assessed as "earthquake prone" under the National Building Standards (NBS). The buildings cannot continue to operate long term. Therefore, some change must occur, but what happens next has yet to be decided.</p>				

Facebook Page Screen Shot



The screenshot shows the Facebook page for 'Ashburton: Your Council, Your Library, Your Voice' (@yourvoiceashburton). The page features a cover photo titled 'Site Options - Urban Context' showing a map of the town. The page has 160 people reached and a 'Boost Post' button. The main content area displays a post by Petra Polymer, which includes a comment from Emily Harmer asking about the site options and a response from the page stating that the Methodist Church site was the preferred option. The right sidebar shows a list of 'PEOPLE ALSO LIKE' including 'Ashburton Citizens Association', 'Advance Ashburton Community ...', and 'Five Stags Rangiora'. The footer contains links for Privacy, Terms, Advertising, Ad Choices, Cookies, and More.

OPUS 2nd Media Release Information Update

Update on the Ashburton and Library facility consultation

How did the Methodist Church site become an option?

The Methodist Church site option was not originally on Council's list of options and did not feature in Stage One of the consultation. The site came into the mix as a result of public feedback, and its inclusion as an option is supported by the Methodist Church representative. They had received advice that repairing the church's earthquake damage may be uneconomic.

Heritage status of the Methodist Church and old County Building

Neither the Methodist Church nor the old County Building are heritage listed. Heritage New Zealand do not recognise any heritage or cultural value in the buildings.

Cost of the build

The proposal of a 2,700 m² Administration Building, and 1,080 m² Library is based on a space assessment that was peer reviewed. The administration building space was based on 120 employees and provides 22.5

m² per employee. This includes all the common areas, public areas and council chambers. Cost estimates have been prepared on the basis of this space and the assessment is conservative, which means there may be opportunity to reduce the space required during the design stages of the project. Any savings as a result of a reduction in space required will be the same across all options. No site option presents a cost saving greater than any other site.

Evaluation of the current buildings

Evaluations on the current condition of the existing Library Building, Administration Building and the old County Building were undertaken by a Registered Quantity Surveyor with expertise in this area. This ensured a comparison of costs associated with structurally upgrading, modifying and refurbishing these buildings to an equivalent new build standard.

The costs associated with the existing Library and old County building options exceed the cost of providing new purpose-built facilities of equivalent size. The existing Administration Building has a “very marginal” cost saving compared with a new purpose-built facility of equivalent size, however there are also significant design compromises due to the existing building’s layout, and financial risks associated with upgrading a building due to possible unforeseen structural issues.

Parking

The provision of on-site car parking was one of the evaluation criteria applied to each site option. Some sites assessed met the requirement and some sites did not meet that requirement. If a site is chosen without sufficient vehicle parking, consideration would need to be given to any additional costs that may be incurred in providing parking alternatives.

Why a preferred option at this stage?

Opus were commissioned to develop an evaluation criteria that each site option would be scored on. This led to a score for each site and the highest scoring site became the Opus preferred site. The purpose of this consultation is to show how Opus arrived at their preferred option, and to allow the community to say whether they agree or disagree with the site evaluation options. Currently, Council does not have a preferred option, as Council will consider all feedback and submissions before making a final decision. The consideration of the feedback and the final decision will be made by the new Council, elected in October.

ADC Media Statement 9 September 2016

Media Statement

Date: 9 September 2016
From: Ashburton District Council
Subject: Administration and Library Facility

Council responds to concerns raised during Opus consultation

Ashburton District Council is pleased with the community's interest in the Opus Architecture Administration and Library Facility consultation, and have noted a number of issues requiring clarification.

Council Business Support Group Manager Paul Brake says the public engagement with the consultation has been wonderful to see, but is concerned some commentary arising from the discussion is creating confusion.

"Council strives to achieve strong community engagement in decision-making and it has been fantastic to see the public being so involved in this consultation. We are concerned there has been some confusing information coming out and would like to provide the community with some clarity over these issues."

Commentary surrounding the heritage of the Methodist Church, how the Opus consultation document has been prepared and the suitability of each option in the document are some of the issues Council wishes to address.

An update on the Administration and Library Facility consultation has been provided with this statement to address some of the issues and concerns raised throughout the Opus consultation.

Round two of the Administration and Library Facility consultation closes on Monday 19 September 2016.

ENDS

Name
Paul Brake

Title
Business Support Group Manager

03 307 7844
Paul.Brake@adc.govt.nz

The Guardian: Letter Submissions – September 13, 2016



The Guardian: Eastfield Article

Last chance to rebuild CBD

By SUE NEWMAN

SUE.N@THEGUARDIAN.CO.NZ

Ashburton has one chance to rebuild its town centre and it has one chance to get it right, says local real estate agent Ray Knight.

Right now, Knight says, the plans on the drawing board for the district's new civic centre and library show that chance could go begging because the wrong site has been tipped as the preferred option.

He says he's watched Ashburton grow,

change and develop over his 30 years plus as a valuer and commercial sales agent and with the shortlisted sites for the new development now out for public consultation, he believes there are some glaring errors in the information that has been presented.

A report prepared by Opus Architecture ranks four possible sites across a range of criteria and puts land where the Baring Square Methodist Church and the old county council building currently stand

as its first choice. Knight doesn't agree.

He believes Opus have used an out-of-date Boffa Miskell district plan that reflected a pre-earthquake Ashburton where the focus was around Baring Square as the centre of town with lane-ways linking it to the retail precinct.

CONTINUED

P3

Last chance to rebuild CBD

From P1

"This no longer reflects today's reality and while the report does recognise the importance of invigorating the CBD (though it fails to define where the CBD is located), Opus prefers a site on its fringes, making much more of a gateway element."

He's urging the community to take the time to look at the consultation documents, to think about the information provided and to make their choices and thoughts known.

The only site that would see the civic complex play a role in the town centre revival was Eastfield, Knight said.

"I'm not paid by Eastfield, never worked for them, but this is the very clear best option. It has 10,000 square metres of unencumbered land and it is in the centre of the CBD."

The civic centre and library were critical elements of the town centre rebuild, he said.

"This is our last chance. Once we go down the rebuild track, if we don't locate these facilities centrally the heart of Ashburton

will be in doubt."

Knight challenged the way in which sites were ranked against a long list of criteria, and he questioned valuation data included in the consultation document, saying the value of the Methodist Church site had been stated at half the value of inner town land which is in the same zone.

"If we go over there with this project it will be extremely difficult to get the right mix into the town centre. I've never seen an opportunity like this for the community to redevelop the town centre. This will never come again; it's a once in a lifetime opportunity. If we go for the Baring Square site we've lost that opportunity."

People had to make submissions, to question Opus and the opportunity to rebuild a vibrant town centre was not wasted, Knight said.

The four site options are the existing civic centre, the corner of Cameron and Cass streets, Eastfield and the Methodist church and county council building.

Submissions on the site options close on September 14.

Appendix 3: Survey Questions

Provide your feedback

How to submit your feedback

Online Surveys

You can submit your responses online via our website and Facebook. You can access these links from our website: www.YourVoiceAshburton.com

Paper Surveys

Fill out the questionnaire, and either post it to us at:

C/- Opus International Consultants Ltd
PO Box 1482
12 Moorhouse Avenue
Christchurch 8011

or put it in the drop box available at the following locations:

- EA Networks Centre
- Ashburton Library
- Customer Services Reception Area at Ashburton District Council

Site 01: Option A

An extension to the existing Administration Building to accommodate the briefed Administration & Library facilities on the Havelock Street site.

Site 01: Option B

A new combined Administration & Library Building constructed on the existing ADC owned Havelock Street site.

Site 02

A new combined Administration & Library Building constructed on the existing ADC owned Cass Street/ Cameron Street site.

Site 03: Option A

A new combined Administration & Library Building constructed on the Methodist Church Site on Baring Square.

Site 03: Option B

A new combined Administration & Library Building constructed on the Methodist Church Site/ Old County building site on Baring Square.

Site 04

A new combined Administration & Library Building constructed on the Eastfield owned site, located on the corner of Tancred Street & Cass Street.

1. Do you support the Preferred Option (Site 03: Option B)? Tick one box

☐ Yes ☐ No

If you support the Preferred Option what are your reasons?

Why did you select the Option you did?

4. Do you have any other comments?

2. If you do not support the Preferred Option, which Option do you prefer? Tick one box

- ☐ Site 01: Option A
☐ Site 01: Option B
☐ Site 02
☐ Site 03: Option A
☐ Site 04
☐ None of the options

3. Aside from cost, rank on a scale from one to four the most important factor to you for this choice

- ☐ Close to the CBD
☐ Safe, healthy, structurally resilient building
☐ Public car parking provided
☐ Good urban design

Please complete and return no later than **Monday 19th September 2016** **OPUS architecture**



Appendix 4: Full Summary of Responses

[Available as a separate document due to size. Can include]

Appendix 5: Facebook Comments

URL to Post	Name	Time	Message
https://admin.woobox.com/manage/posts/comment/20161018-13/j%2BiLQzYw8HCzOTmW4sxKDZZZfa%2BnzxqCwSygbluHRMlk6sKIAvpWXP%2BLiHM0%2BYlhq2NXHluaM3a8qWSP6lozDQ%3D%3D	Roger Farr	10/08/2016 7:13	Here is your chance to have a say Ashburton. Let's have some positive, creative thinking put into creating a land mark for the town.
https://admin.woobox.com/manage/posts/comment/20161018-13/4Z17mS3jio%2BeUe2UXUIzp0KvRmUzvlGvD7kjNTmbkDQCmERGP0w1N%2B9T3yn8Lv3TwylusZbq3bRTtbBVbDqjA%3D%3D	Doug Forsyth	30/08/2016 2:48	Ashburton owns ample land for building an updated Council offices and Library so there is absolutely no need to lease land for new buildings and load ratepayers with more unneeded expense. Build on Present site only.
https://admin.woobox.com/manage/posts/comment/20161018-11/AsWpn%2BeJphC9i%2BHxEz8JuMTPy3u%2B1G9dSD6UCrCFQcOIX%2FwGx8CoXZHWzxHjCtE6HeJsYaSEWqKrixq7J62vgA%3D%3D	Doug Forsyth	30/08/2016 2:55	Yes,
https://admin.woobox.com/manage/posts/comment/20161018-11/q1l7Uydi84XEKVb6%2BJVXF7woms6029cyBh6jEIUpa79H10yN74uUYV%2BG2X8j6cA5awFQg773PAxGw	Ashburton: Your Council, Your Library, Your Voice	30/08/2016 21:01	Hi Doug, please ensure your thoughts are also recorded in one of our survey options online or at The Library or EA Networks Centre. Thank you!

uwNc%2BBlpg%3D%3D			
https://admin.woobox.com/manage/posts/comment/20161018-11/CGWQXQyvplhLioOvWp0ykp3NBefHRd5FiVMvpfOXI2V1gDZpMWjGiqvK2D1ebi4YrB28FZ1rRUamflkT%2F%2FgVJQ%3D%3D	Susan Campbell	2/09/2016 0:49	Have done my vote for this option. Still feel I am wasting my time. We have voted the council in so they can make decisions on our behalf. No need to keep wasting our money on polls, opinions, and consultants
https://admin.woobox.com/manage/posts/comment/20161018-11/Vz9WpHtaEuabJzpZlICwLNdBUcH%2FnICrB%2BTCL7L7EijVhNOnPXtxZGmw8bAvQkzY4iHj65ZU8EMuL	Shirley Rush	9/09/2016 2:41	I would like to see the present sight retained using the area behind the present Council building for expansion. As for the Library why do we need a bigger library why not renovate the present one. Both buildings are central and have parking. As for the Library with modern technology how many more years will it get a lot of use. We will always need one but in the future there is, and will be other ways of obtaining reading material and information the Library provides at present. Surely the cost would not be as expensive expanding as would finding a new site and building again from scratch.
https://admin.woobox.com/manage/posts/comment/20161018-11/Vz9WpHtaEuabJzpZlICwLNdBUcH%2FnICrB%2BTCL7L7EijVhNOnPXtxZGmw8bAvQkzY4iHj65ZU8EMuL	Gordon Kenton	9/09/2016 9:19	Right on Shirley Rush

11/o23klJrvRTth7R02 ATWDdeZVseCHZctyl edqc87RAheJ18354H qQMPO7eCb79eLY6K cRe4UuVs4tnKVLLV6 g0A%3D%3D				
https://admin.woobo x.com/manage/posts /comment/20161018 - 11/7Skm%2BisVWqB Mw7rvrvE3bZYdN9uv HO8Brfi243fIKWTMv %2B05hEGf3YZvQUX N34uV9D4NpJVr4uGF %2Ba6ckinEAA%3D% 3D				
	Shirley Emerson	10/09/201 6 3:17	yes	
https://admin.woobo x.com/manage/posts /comment/20161018 - 11/NZbTWaa5QpK74 L9Rn2I3kQH7FB7t%2 FlhEl6v8wyr8I9UVC8 BG0Lxd5pNwsEGYJQa 83ajjGEFKeaOgpttpU ky5Fw%3D%3D				
	Lana Jones	18/09/201 6 8:14	Yes - the council buildings have no place in the retail centre. No one goes to the council office for recreational purposes do they?? Any point them being in the CBD then?? I don't think so. And neither does the library - its in a great spot at mo, especially for the schools that have to walk there. Will book borrowing slowly decline in the coming years to become digital borrowing? Why spend monney on a new library now? p.s I still love reading a real book tho!!	
https://admin.woobo x.com/manage/posts /comment/20161018 - 10/7PO%2BQrBiYQJd hec482rzZZW4zVzpZX j8GD3nIr6e7Mb7EzxE oh4nRWqxvfk%2Bxkp RBafoYkQo6F5tejQPv rXrsw%3D%3D				
	Doug Forsyth	30/08/201 6 2:53	NO NO	

https://admin.woobox.com/manage/posts/comment/20161018 - 9/owJOwefzlEweW0cN9VrgPjwUSoY%2BeEroP7pduwm5nGt0vFG4q9qZQpOmH82JUoMw3%2Fw0sWB13f33k1v2H2rkig%3D%3D	Doug Forsyth	30/08/2016 2:53	NO NO
https://admin.woobox.com/manage/posts/comment/20161018 - 9/cLiJqNMn9dVaNXJF9ayj7F7A7olqicgs4JeJUYgcltFPRqhjEdui4xp3rssG0tYLzMwUvZCVXeFnRIQ%2Br41Byg%3D%3D	Trish Heney	4/09/2016 2:41	No.
https://admin.woobox.com/manage/posts/comment/20161018 - 9/O8o%2BVCjXk2C7xdue67ckGZ0uhaicoeNBVbsLzzFfa3FN7%2FiFgDxeZudpYVVfVPbxDPzjGBV6igC61pHfCKcfYw%3D%3D	Maz Bartlett	11/09/2016 10:45	no
https://admin.woobox.com/manage/posts/comment/20161018 - 8/eJMYNjFAtEujRXA1WNV99G%2B%2FZHpZD3qvAzL98xov7NV8oPHx%2F%2F3nJRRpOILonWGrwUUefeUeeBYV3Qhz8zc5iA%3D%3D	Karen Johnston	28/08/2016 23:34	So both site 3 options involve demolishing another heritage building in Ashburton and moving the centre of Ashburton out of the CBD

https://admin.woobox.com/manage/posts/comment/20161018	-	8/8nXeNmogVFlepn mVrOUzxpI0N7ljn4ic mfuqWqBlrVmwgKH HS2xbQ9cXoxp6eBT1 d7izGK22NUi4RXxBr %2B2XjA%3D%3D	Ray McIntyre	29/08/2016 0:13	Keep the Council and Library buildings where they are now and extend them. Sick and tired of the heritage buildings being destroyed. Does the Ashburton Council have something against older structures?
https://admin.woobox.com/manage/posts/comment/20161018	-	8/R3CujNw2jvdfxmt1 eJMY6S5wW4Gh9o7 2pQBJCp3oclN6EE8B WWAcylJXZ6pw0rfXf kJLFmgYOv5v%2FSKg VhxvEQ%3D%3D	Doug Forsyth	30/08/2016 2:53	Definitely NO.
https://admin.woobox.com/manage/posts/comment/20161018	-	8/ZhUHZs6TSLmPLXK YYixzf%2FELzulyUvJI cTx8lxWm7BNy7MU GWH45ewZfaCsk2pG EljxVs9619flY%2FyzM JUzpQ%3D%3D	Ashburton: Your Council, Your Library, Your Voice	30/08/2016 20:56	Hi Karen, just to be clear, the Methodist church is not a heritage building. Yes, this is one of the options to consider. All options are viable options. Please ensure your thoughts are recorded through survey as well. Thank you!
https://admin.woobox.com/manage/posts/comment/20161018	-	8/gsnkQ2fON7hTgD1 4uutPyBira3eGrbjwR EGBR1fYGczlgfynXZz OM5QnQmfD86Arax 6Dp%2Fvrd1rifZuzB% 2BgQeg%3D%3D	Ashburton: Your Council, Your Library, Your Voice	30/08/2016 20:59	Hi Ray, just to be clear, the Methodist church is not a heritage building. Opus (not Council) has put this option on the table as the Methodist church indicated that could be an option. No decisions have been made, please ensure your thoughts are recorded in one of the survey options. Thank you!
https://admin.woobox.com/manage/posts/comment/20161018	-	8/uP%2Fr2FYqGzk7U	Trish Heney	4/09/2016 2:41	No.

ehvs0q06f0iQ230exC dldqV88BHLuw3PRuh ELkdIBVF%2FXdMI2P 07p9z7zCM7LcNPsrc we2n3Q%3D%3D			
https://admin.woobo x.com/manage/posts /comment/20161018 - 8/H4n6Q8BtPIKFDkeY L7B4t%2BH6M%2Fb %2FGRum56GF%2FI MpMsdIT7Vu6%2FXvl 4gHiqJbO7dsU1Z9cIC 1DJblcVA1TgqKSw%3 D%3D	Maz Bartlett	11/09/201 6 10:45	no
https://admin.woobo x.com/manage/posts /comment/20161018 - 7/VEd8axsWyjM6%2 BZHD0rOAOxyM05ER bSyasoGzZbMH7OSJZ YgUHPDI3V8CQ2H%2 Blx4rYx6vxWaMepDV qZi2SjtTww%3D%3D	Trish Heney	4/09/2016 2:40	No.
https://admin.woobo x.com/manage/posts /comment/20161018 - 7/aKW%2FCM28utse J0upJDI5tg6utRXroo2 QgPEntv3XkCe3q0pj VWmmlGjCwwOXShP ohfOIA5LSL4xk7kwz WZpdUw%3D%3D	Lal Mulligan	10/09/201 6 22:47	NO
https://admin.woobo x.com/manage/posts /comment/20161018 - 6/JraQGhIKThje5jZelt %2B%2BD9Z%2FIVaQ 7vCcRjO3uV%2BI9%2 Fx0wNHT5NhqFYpd2 Q2iceEWwb6Lt%2BrB 4U0zt8M465TWsg%3 D%3D	Karen Johnston	1/09/2016 8:16	Hi the ashburton district council owns 32.97% of eastfield investments so it does own a share of the site via its shareholding so how does this percentage compare to the percentage of land that the ashburton district council owns in the preferred option?

				<p>Hi Karen, the fact that ADC has a shareholder interest in Eastfield Developments Limited means that some financial value has to be attributed to this shareholding. Regardless of whether or not ADC uses its shareholding in the Eastfield Developments in lieu of actual payment for the proposed site a commercial value still needs to be applied to the site. This land value was provided to us by Eastfield Developments Limited and this is the cost that is factored into the cost estimate for this option. In other words, if ADC exchange their shareholding interest in Eastfield Developments Limited for the site area required for the Library & Administration Building Development there is still a financial cost incurred by ADC. [ie loss of shareholding interest].</p>
https://admin.woobox.com/manage/posts/comment/20161018-6/qrFk0xP01%2Fm7sjxRJfzcoqsYLBkPrazMCiVfhwRjMR2rLMWfXd1eGyVpTb5ifSQOnlw1tQMWFyx0jkt0h04JZw%3D%3D	Ashburton: Your Council, Your Library, Your Voice	1/09/2016 22:04		
https://admin.woobox.com/manage/posts/comment/20161018-6/%2Fu7SDTkBQVGDIqBGpFVq6e9R5J5f7PLCaOZ0sVflrmGgXKrn m9w%2Bti56mQckjVm0ufcimpb6iXyMyJP yQNUliw%3D%3D	Trish Heney	4/09/2016 2:40	No.	
https://admin.woobox.com/manage/posts/comment/20161018-5/g2a%2BxWvNf6cg0bBIZV8cDUVd7fcqJso vobbLR7t9BpsshWwD%2BumVRbVjgD4MI	Emmily Harmer	2/09/2016 0:23		So the site where the library is now, is not an option?

f389h7Xq7FGmc8QTd ycrDYEMQ%3D%3D			
https://admin.woobox.com/manage/posts/comment/20161018 - 5/AxNySoSRnmtJnhs RkZybscWMNQ%2Bzr rZ25%2B5J0abXBs7c6 LNzG1fusW1wi2%2F AzgQEuJr0b15ziGTPg NSt%2F%2Bn%2BUQ %3D%3D	Kylie Burrowes	2/09/2016 1:27	That's what I wondered too? Wouldn't that make sense...it's not the best looking building.
https://admin.woobox.com/manage/posts/comment/20161018 - 5/cQhyUaZEInbLG6t3 5RMD6aBHP3XI0sqso PGU1Z2kMptViis7b7 A%2BiOhhpef22SWKs dHHRC0uHmfiTyIRZw bXOA%3D%3D	Cindy Lovett	2/09/2016 1:44	Only if they wanted the library. They want to consolidate them all.
https://admin.woobox.com/manage/posts/comment/20161018 - 5/xcCrJ%2BNFA118xu emu60tcQLBfqe%2BJ Lqon44NlfDpjrUaw4 4hVFXQ3XGRBorXqfq Uo8EKJ4TODAen1SsB i1CSA%3D%3D	Ashburton: Your Council, Your Library, Your Voice	4/09/2016 1:39	Hi Emmily Harmer, the site is not big enough to house both the Administration and Library, so yes, that space is not an option that is presented. There has been work done to look at this and it was also much more expensive to use the library site.
https://admin.woobox.com/manage/posts/comment/20161018 - 5/pqbx%2BloO7RFKQ X%2Fu7ZRrCw35uSJs onGuVUTdVsfkxUw% 2F%2FC9N1fLxkuYw maYf0wkOaJ4sOfI7tA 7QLGU6DwUdUA%3 D%3D	Ashburton: Your Council, Your Library, Your Voice	4/09/2016 1:40	Hi Kylie Burrowes and Cindy Lovett, hopefully the answer above to Emmily helps you.
https://admin.woobox.com/manage/posts	Kylie Burrowes	4/09/2016 1:45	Even if they went up?

/comment/20161018			
-			
5/GP1vuSua8VYpgph OMJnY%2Bz7wt36m HkniatJw6eUYNM3Za JNikFj2TILx3JWax4q6 E21GnCvUSB9phK%2 BWNtD5mA%3D%3D			
https://admin.woobox.com/manage/posts/comment/20161018			
-			
5/xqHoj%2BPoPwMCf%2FN9Rwwvg3%2BAnlpaA7KLQkNGzXc7j9VA8h164UksxRAk0DvI%2BTkp7259C94vinqGHik8RptDCg%3D%3D	Ashburton: Your Council, Your Library, Your Voice	4/09/2016 1:48	Hi Kylie, there were a lot of factors to consider. One of them was the height needed compromised other factors that were wanted for urban design. Ultimately, it came down to the fact that it was much more expensive and required relocating or shutting down the library during the build, when other viable and less expensive options are available.
https://admin.woobox.com/manage/posts/comment/20161018			
-			
5/iiztw2syNE4AQEAu1iWdt6MsRBPnuhP9g99tYDIRgNPwsCtA7t8Fqt87Hdo3vv4bFqXcyWwe%2B64%2FA6m5mYPy0w%3D%3D	Ashburton: Your Council, Your Library, Your Voice	4/09/2016 1:49	Feel free to add your thoughts into your survey response! We read every survey and will capture the thoughts of those who do not prefer any of the options given.
https://admin.woobox.com/manage/posts/comment/20161018			
-			
5/WjheDOShs2uHejXsmLqqi2dTxdx3EE%2FxcyxiZ%2FAzrkYmH0tNgrBXA%2F%2F3ok%2BOIE1FJiNgYmt%2BYVxdys2GUZEyw%3D%3D	Emmily Harmer	4/09/2016 1:57	The Cates building could come down & extend the library that way??

https://admin.woobox.com/manage/posts/comment/20161018-5/T347%2BNryV9xOQNdAgwVou%2FDtGFN%2BdQsDs43SJ7QWCuh8XaNFdhz1T%2Brv%2FLPzjb%2FE%2FVg%2FyOSMfEi35nsnSIBUtA%3D%3D	Janice Smith	7/09/2016 9:35	Why does the Library have to be in the same building as the Council Admin?
https://admin.woobox.com/manage/posts/comment/20161018-5/YuRNuSMsf%2FXh8stQJmOapU3Uk0s4%2Bq%2Fib6M1QhOXpIzCMb5w%2BSlyMPxW5v%2BK7iFrS3Y8oWa%2Fz4nkd08u3flo5A%3D%3D	Ashburton: Your Council, Your Library, Your Voice	8/09/2016 4:57	Hi Janice Smith, it doesn't have to be, but in the first round of community consultation it was the preferred option to have a combined building. After seeing the cost savings and the positive review from the community, that is the direction we have taken.
https://admin.woobox.com/manage/posts/comment/20161018-4/4Plxtk9XNVQn9wFjQ1X8Ec2zZZR3tJG1SU8JJDKFXBOLv3CSlaQb0dC9vZTeUmWNqQKpB5gYMSudN7CrTvVOAw%3D%3D	Donna Favel	1/09/2016 23:26	Diane Rawlinson
https://admin.woobox.com/manage/posts/comment/20161018-3/xB6hOmTNejCixuA VAEipMORFSO5gmHZWTW0TuP2A9Oj%2Fgu41c7Yf0iluoJi40dvw5pHRylwVCjibFxxil9f6g%3D%3D	Trish Heney	12/09/2016 6 8:54	Link for online survey please? :-)
https://admin.woobox.com/manage/posts/comment/20161018-3/8B7G6c9U%2Bctflznz6X3AQ7YRnfDJOObzNI5TUxwzF%2ByjTa8	Ashburton: Your Council, Your Library, Your Voice	12/09/2016 20:31	Here you go Trish: https://www.surveymonkey.com/r/yourvoiceashburton

Bch%2FBSS%2BL1Lln 1azQaalH9E3skX%2B k8L0u%2B8j0Pw%3D %3D			
https://admin.woobo x.com/manage/posts /comment/20161018 - 3/Hffu3jHV61yQ5bJH SeTdXqTS5%2Fbv971 H%2F8HTDYSyq58Ov mDEhfSBw1yIG52cbJ qTgBHJfbgLOXWBnF% 2B%2Bc%2BaksQ%3D %3D	Trish Heney	12/09/201 6 21:33	Thank you :-)
https://admin.woobo x.com/manage/posts /comment/20161018 - 2/jDO69zV%2FBXPT0 Vde6DwZMzsfA0lxfb 3yW%2B3jOP%2FVkv rtZYyUZ422MfzPAJ9Z MMN2Hii75luCOCQD mHoGfOP3g%3D%3D			
Ash for Ashburto n District	18/09/201 6 21:48	Helen i completely agree. ADC have too many staff and it needs review. Reduce staff level and we don't need a new building. why are consultants hired to do most of the jobs? is ADC hiring incompetent staff??	

Appendix 6: Alternative Option Submission

ALTERNATIVE OPTION FOR COUNCIL AND LIBRARY

Options provided by Council and Opus are unacceptable and we provide a very good alternative for the Council:

1. FORMER ART GALLERY AND MUSEUM

This building should be retained for the Council Chambers and first port of call for public enquiries only. ie: rate payments, dog registrations, building enquiries etc. The Council chamber room which has been upgraded and redecorated can be used to welcome dignitaries, meetings, etc. The Council does not have to be in the CBD because it wouldn't draw more people to this area. People don't go to the Council Office to shop or socialise and foot traffic is becoming less and less due to on line payments for accounts and on-line communications with various departments.

The Baring Square East Council Building (former Museum) is an ideal setting to entertain dignitaries etc with the clock tower, fountains and gardens - a picturesque backdrop for such occasions with parking directly out front on Baring Square East.

The larger component of the Council (behind the scenes office staff) can be accommodated in a basic purpose built office block out on the northern industrial area (lot nine would be a perfect position). If a member of the public requires to talk to someone from this workplace, they can access visual communication directly from the Baring Square council building. (Technology now allows face-time and other visual options (from one computer to another) that can be utilised from one building to another without physically being present. This would save costs in travel for rate payers to the northern site and the East Street Baring Square Council section would not require further land to expand as any extensions would be added on to the Northern Industrial Park building - also the extra space for parking would be available at the northern site.

The Civil Defence headquarters could also be located in the new building at Northpark.

2. COUNCIL BUILDING – BARING SQUARE WEST

The present Council offices on cnr of Havelock and Baring Square West, could be demolished and a new public library built on this site, or another option is that if the current building was reduced to a single level, (to retain the façade frontage of the building) the ground level may be strengthened and reused. Additional library facilities can then be added onto the rear of the building, still leaving plenty of parking space for library users and future development.

3. CURRENT PUBLIC LIBRARY

The current public library could be on-sold to off-set the costs of the new library option.

We feel that the full Council offices can be split into two separate locations and still benefit the rate payers. Also, the lovely old Methodist Church should be preserved as a heritage site and be left off the Council Building agenda.

IMPORTANT

OPUS Consultants, from Christchurch, are having too much influence on the Council's decision making for Ashburton. The Rate payers who actually live here should be the ones to consult. This is OUR town and we should have a greater say in how OUR town moves forward and how OUR money is spent by Council.

Because of the enormity of this project and the long term significance to our town, we feel this process has been rushed and needs to have more time for the people to evaluate all and new options suggested. This deadline and decision process should be postponed until AFTER the upcoming local body elections.

New options and concerns presented by locals should be made available for all mid-Cantabrians to view, evaluate, and comment on.

Proposed map attached.

Geoff = Helen Corbett
Ph (03) 302-3723



Appendix 7: Consultation Plan: Phase Two

Introduction

The purpose of this document is to articulate the processes that will be undertaken in Phase 2 of the consultation and ensure that OPUS Architecture carry out the next phase of consultation with key learnings from the first phase taken into account.

Opus are committed to assisting ADC through a robust community consultation and evaluation process to establish the best site location and building configuration options for the proposed Administration and Library Facility. It is important to recognise that this is a live, working document that is able to adapt to unforeseen circumstances to ensure project objectives are achieved. Any changes will be discussed with the Council Project Manager (Paul Brake) prior to being initiated.

This document is an addition to the Consultation Plan (Version 4) Phase 1 and has been developed for the purpose of stakeholder communications and community engagement as part of Phase 2 of the project. The overall *Approach to Engagement* (page 2 – 4 of Consultation Plan (Version 4)) remains the same.

Project Objectives & Purpose

The Administration and Library Facility will become a powerful expression of civic pride and a **focus for the community. The facility will represent the town and district's core values** and therefore the selection of the right site will be critical to the success of the project. To achieve this, consideration on community perspectives plays a vital role.

Specific objectives of the project in relation to community consultation include:

- Ensuring that everyone gets the opportunity to provide input and ideas into/ be engaged with the Feasibility Study process where they are interested in doing so;
- Successfully navigating the views of the different stakeholders to determine the site that **best meets the needs of the Ashburton residents while achieving the ADC's requirements;**
- Successfully navigating the views of the different stakeholders to determine the building configuration that best meets the needs of the Ashburton residents while achieving the **ADC's requirements;**
- Ensuring the project promotes a sustainable community development that delivers a strong sense of place that represents Ashburton, its values and local culture.

Purpose of Consultation

Consultation at the outset of this project has been important to ensure that the needs and aspirations of the community/ relevant stakeholders are identified and reflected as accurately as possible through the Feasibility Report.

The community consultation is being undertaken in two phases:

- Phase 1: Introduce project and information gathering (complete)

- **Phase 2: Sharing progress undertaken & seeking views on short list options/ preferred option.**

Phase 1: (Complete) Introduce project and information gathering. This phase also encouraged comment/ feedback on the community preferences for facility location and configuration.

Phase 2 (the subject of this Plan): This phase of consultation is to be undertaken now that the short list options and preferred option has been confirmed. The preferred option refers to both the preferred site and the preferred building configuration.

During this consultation phase the community will be invited to provide feedback on the shortlisted options and preferred option (the preferred Opus option), which will then form part of the decision making process to arrive at the final recommended option.

This consultation process is critical to the success of the facility's future to ensure that there is community buy in from the outset of the project and to ensure that there have not been any gaps in knowledge that may influence the decision making process (i.e. gaps in key information/ ideas/ concerns) to arrive at the final recommendation.

Phase 2: Consultation

The consultation methods described below include some refinements made based on feedback from the first phase.

NOTE: All information made public will be discussed and reviewed by Council's Project Manager (or approved designated staff member) prior to being released. This includes the Static Display material.

Article published in The Courier and Guardian

This phase will seek district wide coverage of the progress made on the project – through presentation of a feature article¹ alongside the editor of The Courier community paper and the Guardian (also reviewed and prior approval by Council). Relevant information about the short list options and the preferred option will be presented in the Courier and Guardian together with notification regarding where the Static Display panels/Touchscreens are on display and details on how to get involved and respond to the consultation process.

It is also suggested that media releases be sent to all community newsletters as identified by the Project Control Group or an alternative staff member.*

A media release on the District Diary and 'Have your Say' newsletter will be made through liaison with Council staff.

Independent Facebook Page and Website

It is proposed that all relevant information about the short list options and the preferred option (including a link to the Feedback Form discussed further below) be available on the independent Facebook site and Project Website.

Links to these pages will be made available on the **Council's Facebook and Website.**

¹ A request will be made for an article to be placed on the front page/ on a feature page of the newspaper for greater coverage. It will be requested that information about the consultation be presented on several occasions to ensure greatest coverage.

It is suggested that a small investment in Facebook advertising can go a long way to ensure the Ashburton community is aware of the consultation.

Stakeholder Email and Interviews

All relevant information about the short list options and the preferred option will be shared with stakeholders at the commencement of Phase 2 consultation. Information will be distributed via an email (refer to attached email list provided by ADC), to ensure the key community groups are made aware of the relevant information/ consultation process from the outset of phase 2 consultation.

The means for providing feedback (online, Touch Screen, or printed Feedback Form as discussed below) will be made immediately available to these groups to ensure highest possible engagement levels.

Further follow up stakeholder presentations/ discussions can be carried out where invited and discussed and agreed with council. Please note, this is beyond our existing contract for service, and would be subject to a variation. This is Phase (5) – Additional Community Consultation that may be required. ADC will confirm this following Phase (3). The purpose of these follow up presentations/ discussions will be to discuss the Library and Administration facility options for consideration including the preferred option.

The community directory suggested below will be utilised for email notifications and information sharing but will not be asked to engage in a face-to-face discussion.

[http://www.communityhousemc.co.nz/images/Community%20Directory%20CHMC%20Version%20140204%20\(web\).pdf](http://www.communityhousemc.co.nz/images/Community%20Directory%20CHMC%20Version%20140204%20(web).pdf)

Static Information Displays

Static Displays to be installed in areas around the community with high foot traffic. Sites include the EA Networks Centre, Ashburton Library, and Customer Services Recreation Area at Ashburton District Council.

Posters and printed copies will also be delivered to other key locations by ADC: Senior Citizens, Udder Dairy, Hynds On the Sport, Mt Somers, Methven I-Site, and the vacant commercial space under The Guardian.

The purpose of these Static Displays is to share the short listed options and preferred option/s being considered for the future of the Library/ Administration building. The Static displays will consist of large posters to encourage residents to view the site options.

The Static Displays will also contain an overview of the process to complete the project with information pointing to the independent website.

A printed version of the Feedback Form and accompanying drop boxes as discussed below will be made available at the Static Displays so that members of the community can provide feedback on the short listed options and preferred option/s.

Opus will produce and deliver the paper copies of the survey and the drop boxes. ADC will organise printing of the posters and the site options on newspaper print.

Touch Screen Marketing Kiosk

Touch Screen Marketing Kiosks have been used previously with the Ashburton community, with success. The touch screens will be placed within the EA Networks site and the library near the static

display information. The touch screens will provide background information before asking for feedback on the information provided.

Radio Advertising

Interviews on radio stations as well as radio advertising is outside of the original scope of the proposed consultation. These items could be included if agreed between Council.*

Billboard

A billboard will also be created and erected by the ADC graphics team.

Feedback Form

A brief Feedback Form for Phase 2 consultation will be made available via the Survey Monkey, on the independent Facebook page, the Project Website, via email and in paper form at the Static Displays. The same standard form will appear on the Touch Screens.

The Feedback Form will be developed for the purpose of seeking feedback on the short listed options and preferred option/s being considered.

The feedback form will ask for responses on options presented: -

- 1) *Do you support the Preferred Site Option?*
- 2) *What are your reasons for supporting the Preferred Option?*
- 3) *If you do not agree with any of the short-listed options, what option do you prefer?*
- 4) *Why did you select the Option you did?*
- 5) *Aside from cost, rank on a scale from one to four what is the most important factor to you for this choice (1 being most important)*
 - a) *Close to CBD*
 - b) *Safe, healthy, structurally resilient building*
 - c) *Public car parking provided*
 - d) *Good urban design*
- 6) *Do you have any other comments on this project?*

Feedback

All community feedback will be compiled into a 'Consultation Outcomes' report that will inform the final Feasibility Study Report.

NOTE: A register of feedback will be produced at the outset of consultation for Phase 2 so that feedback can be inputted 'live' as the project proceeds. This will be available at any given stage throughout the duration of consultation.

Phase 2: Consultation		
Draft Media Release and Project Summary Sheet	Prepare second Draft Media Release for confirmation by Council prior to release.	21 st July 2016

Finalise Media Release	<p>Liaison with Council staff to confirm Media Release.</p> <p>Disseminate Media Release (Council to release)</p> <ul style="list-style-type: none"> • The Courier • Facebook <ul style="list-style-type: none"> ◦ Promoted on council Facebook ◦ Advertised through Facebook • Website Updated • Email to stakeholder list contained in Appendix 1 • Printed Material for Static Displays <ul style="list-style-type: none"> ◦ Museum ◦ Library (Including one larger banner for outside of the building) ◦ Council Offices ◦ EA Network Centre 	<p>10th of August 2016 – Consultation begins: website/facebook/survey are finalised and live</p> <p>10th of August 2016 - The Courier Article sent</p> <p>11th of August 2016 – Static Displays set up, Touch Screens installed</p>
Stakeholder Meetings	Approach key stakeholders to confirm follow up meeting time, as required.	Last Date for Surveys: September 18 th 2016
Feedback Report	Finalise the outcomes of the consultation and prepare a report back to council on the findings.	Monday, September 26 th 2016

Consultation Team

Michele Frey (Feasibility Specialist) and Colin Corsbie (Principal Architect) will lead the consultation process and be assisted by George Enersen (Consultation Leader) and Jenn Halliday (Planner). **Regular communication with Council's Staff/ Council's Project Manager will be undertaken as consultation is undertaken.** A Consultation Outcomes Report will be the key deliverable from this phase of the Feasibility Study. Sri Hall (Principal Environmental Consultant) will provide a support and review role for Michele, Colin, Jenn and George.

The consultation for this project will be undertaken with regards to the Local Government Act 2002, and adopt the principles of IAP2. We will also undertake consultation in accordance with **Council's Consultation Policy (to be obtained prior to finalising the Consultation Plan)**.

Requirements

Requirements of Opus

Opus will provide technical staff and information (engagement tools and techniques) to undertake a lead role in the consultation process. Opus will undertake the following:

- Preparation of all material for media releases (subject to Council approval)
- Provision of technical information to support discussions
- Attendance at Council meetings if required
- Drafting responses for FAQs
- Follow up discussions (written, verbal and in person) on individual suggestions/ ideas/ concerns
- Providing notes/minutes of meetings/discussions with concerned stakeholders
- Developing design team responses to consultation feedback
- Input into Council reporting
- Informing the design teams of any pertinent issues arising from the consultation.

Requirements of Council

The Council will responsible for:

- Arranging meeting venues as required (including confirmation of dates/ locations/ logistics for meeting venues)
- Providing feedback on draft material prior to release to the community
- Disseminating media release to appropriate avenues.
- Designing and delivering posters and the billboard to appropriate venues

Methods to Achieve Engagement Objectives

In order to meet the project objectives and to implement the consultation approach the project team will adopt the following methods:

- Set timeframes for release of material and key consultation dates

- Ensure awareness of the consultation process throughout the project to provide certainty and consistency to the community
- Actively seek participation from the broad range of stakeholder groups
- Use a range of communication and consultation options, which will maximise information ‘reach’
- Acknowledge public contributions directly in writing to those contributions, through newsletters and media releases
- Where possible, illustrate how decisions have been impacted by stakeholder information
- Present messages in simple concise language and use simple, visual tools (images, maps, diagrams, models) where possible.

Ashburton District Council

Appendix: (8) Structural Feasibility Options Report



Ashburton District Council

Ashburton Library And Civic Offices

Structural Feasibility Options Report

Prepared By



.....
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Senior Structural Engineer

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Reviewed By



.....
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Date: 15 July 2016
Reference: 3-81046.00
Status: Final

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1 Introduction

Opus have been engaged by Ashburton District Council (ADC) to prepare and feasibility study of the current library and council civic office needs for ADC. This structural report provides information to support the architectural report, and to inform the cost estimate prepared by WT Partnership.

This report provides feasibility level information for the purposes of informing architectural options, and cost estimate information, and is based on limited information available including reports and drawings provided by other consultants. The information provided is based on engineering judgement, and no calculations were carried out.

2 Background

Several significant existing ADC buildings have been identified for consideration as identified in the architectural consultation document. The existing buildings considered are as follows:

- The Ashburton District Council Building
- The former Art Gallery building
- The Ashburton Library building



Figure 1. ADC Building.



Figure 2. Former Art Gallery Building.



Figure 3. Library Building.

2.1 Information used

Information available included the following documents:

- ADC Building: Detailed Engineering Evaluation Report (Powell Fenwick, April 2012), including some architectural drawings, and limited structural drawings.
- Former Art Gallery Building: IEP (Beca, Jan 2011), architectural floorplans only.
- Library Building: Detailed Engineering Evaluation Report (Beca, Nov. 2011), including original structural drawings excluding foundation drawings.

The key structural information on each building is summarised in Table 1 below, including the building Importance level considered in each assessment and the percentage of New Building Standard (NBS) as assessed.

Table 1. Key Existing Building Information

Building	Foundations	Structural Lateral System	No. Stories	Construction Date	%NBS	Importance level (IL)
ADC Building	Bored piles (depth assumed 20m)	In-situ RC shear walls	3 stories (plus small basement)	1972	24% (34%)	IL4 (IL3)
Former Art Gallery	Shallow Foundations assumed	RC frames	2 stories	Circa 1960	40%	IL2
Library Building	Shallow pads with RC ground beams	RC frames, RC lift shaft	1-2 stories	Circa 1963	<33%	IL2

3 Site Constraints

3.1 Ground Conditions

Limited ground information access information is available for Ashburton, and conditions are known to vary across the central business district. The buildings considered have foundation systems that vary from deep bored piles for a 3-storey building to shallow foundations for a 2-storey building. From the Powell Fenwick structural assessment report for the ADC building, it is understood that some weaker, peat layers are present and that there are some soil layers that may have some liquefaction potential.

To determine suitable foundations for a new building, several factors need to be considered including building lateral seismic resisting system, building height, Importance Level, and the site specific conditions. From what is known about the Ashburton soils, it is likely that a raft foundation will be suitable for a new building. Piles, or some alternative soil improvement may be also considered as a low-risk option.

4 Structural Performance Objectives

It is noted that the structural performance objectives outlined in this section apply to both new and existing buildings. It is however much easier to design a new building to these requirements/objectives. It can be more difficult to achieve some of these objectives in an existing building.

4.1 Building Importance Level

It is understood that ADC want a Civil Defence Emergency Operations Centre to form part of the proposed Library and Civic office facility. In this report, consideration will be given to the library and the civic office building as separate structures.

In accordance with the Loadings Code, NZS1170.0, a facility designated as post-disaster should be designed to Importance Level (IL) 4. The same importance level should be applied to any structure sharing the same, connected structural system.

Should ADC consider strengthening one of the buildings identified in this report to serve as a Civil Defence Emergency Operations facility, Opus recommend that it be strengthened to 100% of IL4. We do not consider that strengthening to 67% of IL4, for example, is meeting the key objective of a building with such a key post-disaster function, as damage may prevent it being used for its intended purpose. An IL4 building has more stringent, Serviceability Limit State (SLS2) requirements to ensure operability is maintained in a 1/500 year event. Other service supply and connection such as power, telecoms and water need to be designed for a post-disaster situation.

A public library building can be designed as an IL2 structure. However, if more than 300 people can gather in one area, or if it is considered a public assembly building with an area more than 1000m², then it should be considered IL3.

Should ADC consider strengthening one of the existing buildings identified for use as a library, then it can be strengthened to a proportion of the New Building Standard. We recommend that 67%NBS be considered as the minimum strengthening level for a public building for the importance level determined.

New buildings in New Zealand are assigned an Importance Level, using the loadings standard AS/NZS1170. See Table 2 below for a description of the various importance levels taken from NZS1170.0 Table 3.2.

Table 2. Importance Level Descriptions

Importance Level	Annual Exceedance Probability (ULS)	Comment	Examples
1 (IL1)	1/100	Structures representing a low degree of hazard to life and property.	Small structures, farm buildings, fences, masts, walls.
2 (IL2)	1/500	“Normal” structures and structures not in other importance levels.	Hotels, offices, apartments with an area less than 10,000m ² or less than 5000 people.
3 (IL3)	1/1000	Structures that may contain people in crowds or contents of high value to the community.	Public assembly or theatre buildings of greater than 1000m ² . Buildings where more than 300 people can congregate in one area.
4 (IL4)	1/2500	Structures with special post-disaster functions.	Designated emergency shelters, designated emergency centres and ancillary facilities.

4.2 Building Code Requirements

A new building will be designed in accordance with the standards listed in Table 3 below. Where any other standard is required by the chosen design concept, best industry practice will be followed.

Table 3. Design Standards and Requirements

Code/Standard	Description
New Zealand Building Code for Structure (B1) and Durability (B2)	B1, B2
Design Standards:	
General Principles	AS/NZS 1170.0: 2002
Permanent, Imposed and Other Actions	AS/NZS 1170.1: 2002
Wind Actions	AS/NZS 1170.2: 2011
Snow Actions	AS/NZS 1170.3: 2003
Seismic Actions	NZS 1170.5: 2004
Material Standards:	
Steel Structures	NZS3404: 1997
Steel Structures, Materials, Fabrication and Construction	NZS3404 Part 1:2009
Guide to the Protection of Structural Steel Against Atmospheric Corrosion by the Use of Protective Coatings	AS/NZS 2312
Concrete Structures	NZS3101: 2006
Design of Concrete Structures for the Storage of Liquids	NZS3106: 2009
Concrete Construction	NZS3109: 1997
Design of Reinforced Concrete Masonry Structures	NZS4230: 2004
Timber Structures	NZS3603: 1993

4.2.1 Design Life

The building design life for a new building will be 50 years. This is the minimum Building Code requirement. For durability, 50 years is also required.

4.3 Resilient Design Considerations

A minimum level of seismic performance is required by the Building Code, as outlined in the preceding section. It is important to note that:

- The Building Code only requires consideration of damage at the Serviceability Limit State (except for IL4), which is a level of shaking well below the Ultimate Limit State.
- The building only needs to remain “Life Safe” after the Ultimate Limit State, but may be an economic ‘write off’ (refer fig 4.).

Choosing a higher Importance Level will require a higher level of seismic actions to be designed for, but overall performance of the building is not required to be considered (unless IL4 is adopted, in which case an “immediate occupancy” SLS2 check is required).



Figure 4. Illustration of ULS, “Life Safe” design limit and corresponding damage and downtime

An alternative approach is to focus on the performance of the building in a holistic way, and consider performance of the building and its services, cladding, linings, and contents etc. This approach requires consideration of building displacement and/or acceleration to reduce damage and the time required to repair it.

There are two equally important variables that should be assessed when evaluating the seismic performance of a structural system. The first and almost universal variable is inter-storey drift. This is a code design parameter and is something most engineers focus upon during the design process.

The second key performance parameter is floor acceleration. Together these two parameters are the primary cause of damage to the structure, building contents, architectural facades, partitions, piping,

ductwork, ceilings, building equipment and lifts. Floor accelerations are not often included in the design process because it is not required by current building codes.

A third significant resilient design criteria is the ability of a structure to re-centre itself without significant damage that cannot be easily repaired. All of these considerations can be incorporated into the design of a new building with minimal effect on the construction cost, and in many cases can lead to a more economical design solution.

4.3.1 Structural System Comparison

Relative performance of various building lateral systems can be compared using a 5-star system for repair cost, life lost and recovery time of a building after a major seismic event. See Table 4 below, showing the comparison between a Moment Resisting Frame (MRF) building, a Buckling Restrained Brace (BRB) building, a Viscous Damped Moment Frame (VDMF) building and a Base Isolated (BI) building.

Table 4. Structural System Performance Comparison

Lateral System	Relative Performance Rating*		
	Safety	Repair \$	Recovery Time
Moment Resisting Frame IL=3	★★★★	★★	★★
Buckling Restrained Braced Frame IL=3	★★★★★	★★★★	★★★
Viscously Damped Moment Frame IL=3	★★★★★	★★★★★	★★★★
Base Isolated IL=3	★★★★★	★★★★★	★★★★★

Outlined in Table 5 is the target criteria proposed for a key public building and corresponding description of the star ratings.

Table 5. Seismic Performance Criteria

Star Evaluation Criteria	Minimum Code	Proposed Target
a) Occupant Safety	★★★ (no death expected: "life safe")	★★★★ (minimal injuries expected), or ★★★★★ (no entrapment expected)
b) Building and contents damage	★ to ★★★ (>50-20% of building replacement value)	★★★★ (within typical insurance deductible), or ★★★★★ (within typical annual operating budget)
c) Time to regain function	★ to ★★★ (years to weeks)	★★★★ (within days) or ★★★★★ (within hours)

*Performance rating of the seismic performance of the entire building is evaluated in terms of the future life loss, facility repair cost and repair time. This is a five star system where 3 stars is considered code compliant for safety. These ratings are based on extensive evaluation of various building types using fragility curves for all building components. This does not consider the difference in loading between Importance Levels.

Refer to Fema P-58, and NZSEE 2013, "Performance Based Design of Buildings to Assess Damage and Downtime and Implement a Rating System", R. Mayes, N. Wetzel, B. Weaver, K. Tam, W. Parker, A. Brown & D. Pietra.

4.4 Structural Design Philosophy Considerations

4.4.1 Future Flexibility

Consideration of future flexibility should be included in the structural design. This includes optimising the grid spacing and allowing zones of use which require higher floor loading.

Within the floor plate, highly-loaded zones can be designated on each floor to accommodate existing requirements, and to allow for future flexibility.

Future flexibility of the floor plate can be optimised by the structural design to provide an open interior, with structure locations minimised and kept within cores where possible. This will result in maximum freedom for the architect to provide open, unobstructed internal spaces.

4.4.2 Robustness in Design

Being a public building, a library and/or council offices are expected to have a feel of quality and robustness. For the structure, this can be translated to minimising vibration of the floors and sensitivity to serviceability wind and earthquake loads.

5 Structural Options

5.1 Strengthening of Existing

Strengthening of all three buildings can be achieved to the desired level, whether this is 100% IL2, 67% IL3, or 100% IL4. The main difference between strengthening to these levels is cost and disruption. Other aspects, such as building value, age, condition, usability and any in-service maintenance issues need to be factored into such a decision.

For the purposes of this exercise we have considered the following options shown in Table 6. The options in red italics have had concepts sketched, as shown in the Appendix.

Table 6. Building Strengthening Options Considered

Building	Strengthening Level : Option 1	Strengthening Level: Option 2
ADC Building	<i>100%IL4</i>	67%IL4
Former Art Gallery Building	100%IL2	<i>100%IL3</i>
Ashburton Library Building	100%IL2	<i>100%IL3</i>

The seismic strengthening approach generally consists of:

- Adding reinforced concrete shear walls, or steel braces to add strength and stiffness.
- Adding collector elements and/or roof bracing where required to transfer seismic loads.
- Removing or replacing heavy precast cladding panels where required.
- Improving foundations where new structural elements are added, such as installing additional ground beams to spread seismic load.

Any maintenance requirements, or durability concerns have not been taken into account in these schemes. It is noted that some of this work is very intrusive, and affects internal linings and building services as well as occupancy. Other potential architectural changes, or current code compliance issues such as accessibility or fire requirements are also not considered.

5.2 New-Build Options

A likely new-build structure based on a 3-storey building, IL4 is as outlined below. Note, there is not expected to be a significant cost difference between IL3 and IL4 for structure, as the cost of the lateral structural system is not directly proportional to the increase in strength.

Assumptions are as follows:

- Structural grid: 7m x 9m (typical grid, optimised for cost)
- Roof assumed to be lightweight
- No basement assumed
- Raft foundation assumed to be acceptable

Other options not entered into here could be considered for a new building, such as engineered timber. Several buildings have been built recently using a post-tensioned rocking system with laminated engineered timber called Pres-Lam. The Opus-designed Trimble building is an example using Press-Lam frames and shear walls in a 2-storey building with 6000m² gross floor area. This is also a resilient structural design, and was built at an economical cost with a 6.4m x 7.9m structural grid.



Figures 5 and 6 showing the Trimble building Press-Lam Construction

A range of possible options have been outlined as shown in Table 7. These illustrate a range of structural systems, with some variance in performance. It is noted that a base isolated system can add between 2%-6% to the total build cost, but it delivers a vastly more resilient building than a conventional structure. If a basement is required, then the additional cost of isolation is less significant.

Table 7. Comparative Structural System Descriptions

Option ID	1	2	3	4	5
Steel, Foundations	Steel, Buckling Restrained Brace Frame	Steel Moment Resisting Frame	Concrete Shear Wall	Steel Moment Frame with Viscous Dampers.	Base Isolated, with braced steel frame
Suspended floors	Reinforced concrete raft 750mm thick (or grid of ground beams 800mm deep, 600mm wide with 150mm thick slab).	Reinforced concrete raft 750mm thick (or grid of ground beams 800mm deep, 600mm wide with 150mm thick slab).	Reinforced concrete raft 800mm thick (or grid of ground beams 900mm deep, 700mm wide with 150mm thick slab).	Reinforced concrete raft 750mm thick (or grid of ground beams 800mm deep, 600mm wide with 150mm thick slab).	Reinforced concrete raft 650mm thick with suspended slab and beams above isolation plane. Lead-rubber bearings on grid.
	175mm thick Comflor 60 spanning 3m onto secondary beams, acting compositely. Primary beams on grid.	175mm thick Comflor 60 spanning 3m onto secondary beams, acting compositely. Primary beams on grid.	Rib and infill flooring, 100mm topping on 250mm prestressed concrete ribs at 900mm centres, spanning 7.0m onto primary concrete beams.	175mm thick Comflor 60 spanning 3m onto secondary beams, acting compositely. Primary beams on grid.	175mm thick Comflor 60 spanning 3m onto secondary beams, acting compositely. Primary beams on grid.
Columns	Circular concrete filled steel columns for fire protections.	Circular concrete filled steel columns for fire protections.	Precast concrete square columns.	Circular concrete filled steel columns for fire protections.	Circular concrete filled steel columns for fire protections.
Lateral system	Steel Buckling Restrained Braces in each direction.	2-way steel moment frame one direction, Braced Frame the other.	Reinforced concrete shear walls.	2-way steel moment frame with supplementary viscous fluid dampers.	Concentric steel braces.
Resilience in terms of damage & downtime	Good (★★★)	Average (★★)	Average (★★)	Very good (★★★★)	Excellent (★★★★★)
Pros/Cons	Good economic system, but may not self-restore	Minimal disruption to floor plate, but much more flexible and may not self-restore	Minimal disruption to floor plate, but concrete is easily damaged and more costly to repair	Resilient, highly damped system and self-restoring; some disruption to floor plate.	Very resilient, protects contents and services also. Need to allow for movement at isolation plane.

6 Discussion

Ashburton District Council are considering options for the civic offices and a public library, including appropriate facilities for a Civil Defence Emergency Operations Centre.

A building with a post disaster function should be IL4 in accordance with the NZS1170 Loadings Standard. The Library as a public building can be IL2 or IL3 depending on the size, and number of people that can gather in one space.

As part of a feasibility study, three buildings have been considered for strengthening to meet ADC needs. These are shown in the table below along with their current seismic performance ratings. Conceptual strengthening options have been developed to meet 100% of IL3 and IL4 as shown.

Table 8. Building Existing Information and Strengthening Level Considered

Building	Foundations	Structural Lateral System	No. Stories	Construction Date	%NBS	Importance level (IL)	Strengthening Concept
ADC Building	Bored piles (depth assumed 20m)	In-situ RC shear walls	3 stories (plus small basement)	1972	24% (34%)	IL4 (IL3)	100%IL4
Former Art Gallery	Shallow Foundations assumed	RC frames	2 stories	Circa 1960	40%	IL2	100%IL3
Library Building	Shallow pads with RC ground beams	RC frames, RC lift shaft	2 stories	Circa 1963	<33%	IL2	100%IL3

Strengthening options have generally used walls to provide strength and stiffness, and additional foundation beams are also required. The amount of work required to all buildings considered is extensive, and will require significant cost and disruption to implement. It is noted that durability and maintenance aspects have not been considered as part of these concepts.

Structural options for a newly constructed building are extensive, and depend on client needs and architectural design. We have outlined some options for consideration, taking a performance-based approach to begin informing early decision making. For an IL4 structure in particular, having a structure that can be designed to withstand seismic loads while protecting the building structure, contents and building services is an important consideration for post-disaster function. Base Isolation is a high performing system that is the benchmark for achieving this, but there are other resilient systems which can still be designed to be cost effective and to provide very good seismic performance.

We recommend that more detailed consideration of resilient structural design options be considered at the concept design stage to ensure any new building will best suit ADC's future use requirements for the available budget.

Appendix A: Conceptual Structural Sketches

Ashburton Library Building

Conceptual Structural Strengthening Scheme, 100%NBS, IL3

Date: 8 July 2016

Comments:

- New groundbeams transfer seismic forces to ground
- Note significant disruption will be required to install groundbeams and additional walls.
- It is noted that the ceiling and building services will need to have upgraded seismic restraints to achieve 100%IL3.
- The Roof may require additional seismic bracing.
- Infill masonry walls: All infill masonry to be removed and replaced with timber framing and new lightweight cladding.
- Precast concrete parapet: To be removed and replaced.

Full-height In-situ concrete shear walls 200mm thick replacing, or adding to existing wall

Collector elements at each suspended floor level fixing slab to wall. Allow for steel PFC and bolted fixings at 300mm c/s

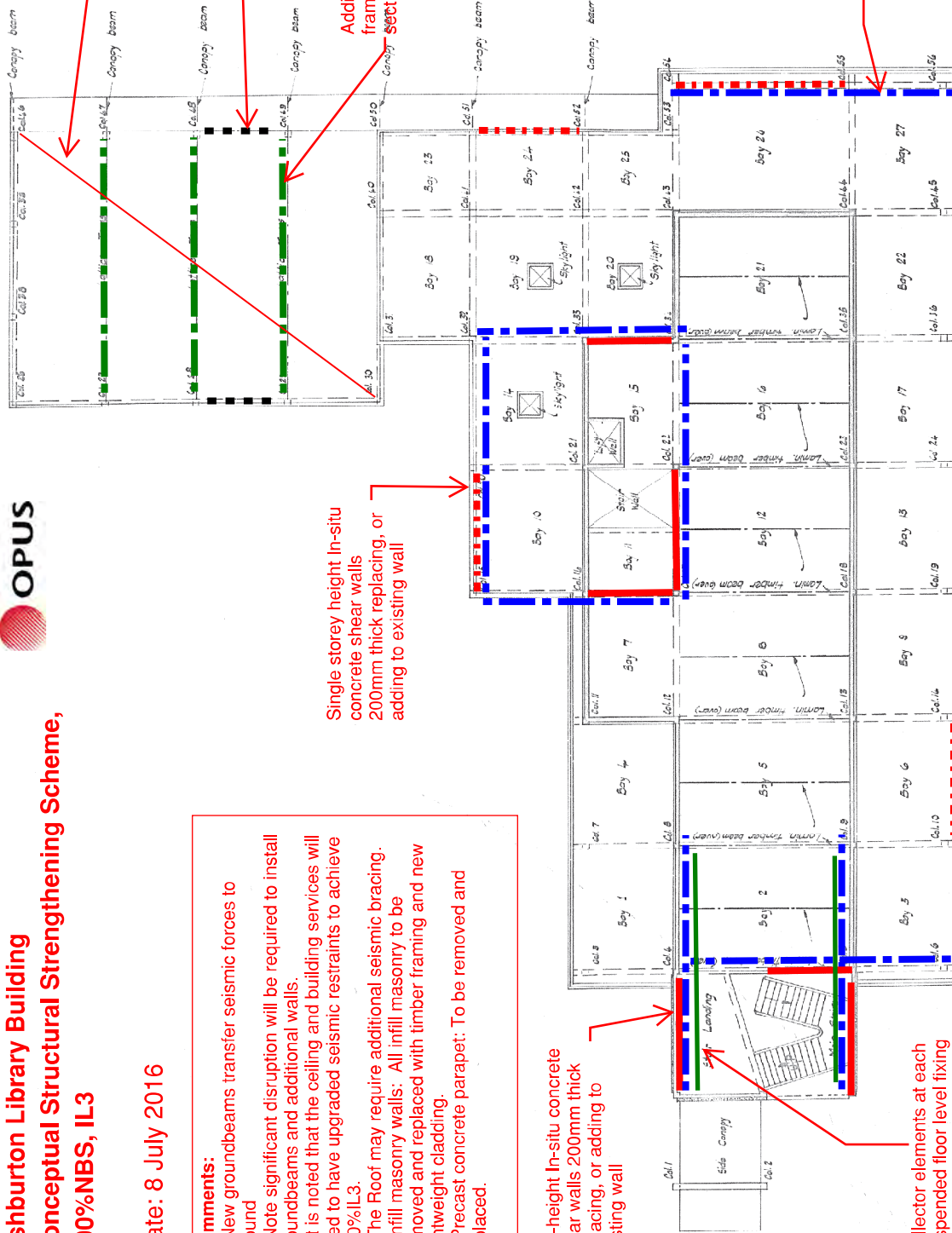
Single storey height In-situ concrete shear walls 200mm thick replacing, or adding to existing wall

Structural Ply diaphragm required to single storey roof.

Steel concentric cross bracing including collector beam.

Additional steel portal frames to single storey section.

Indicative strengthening beams 750mm deep tied into existing



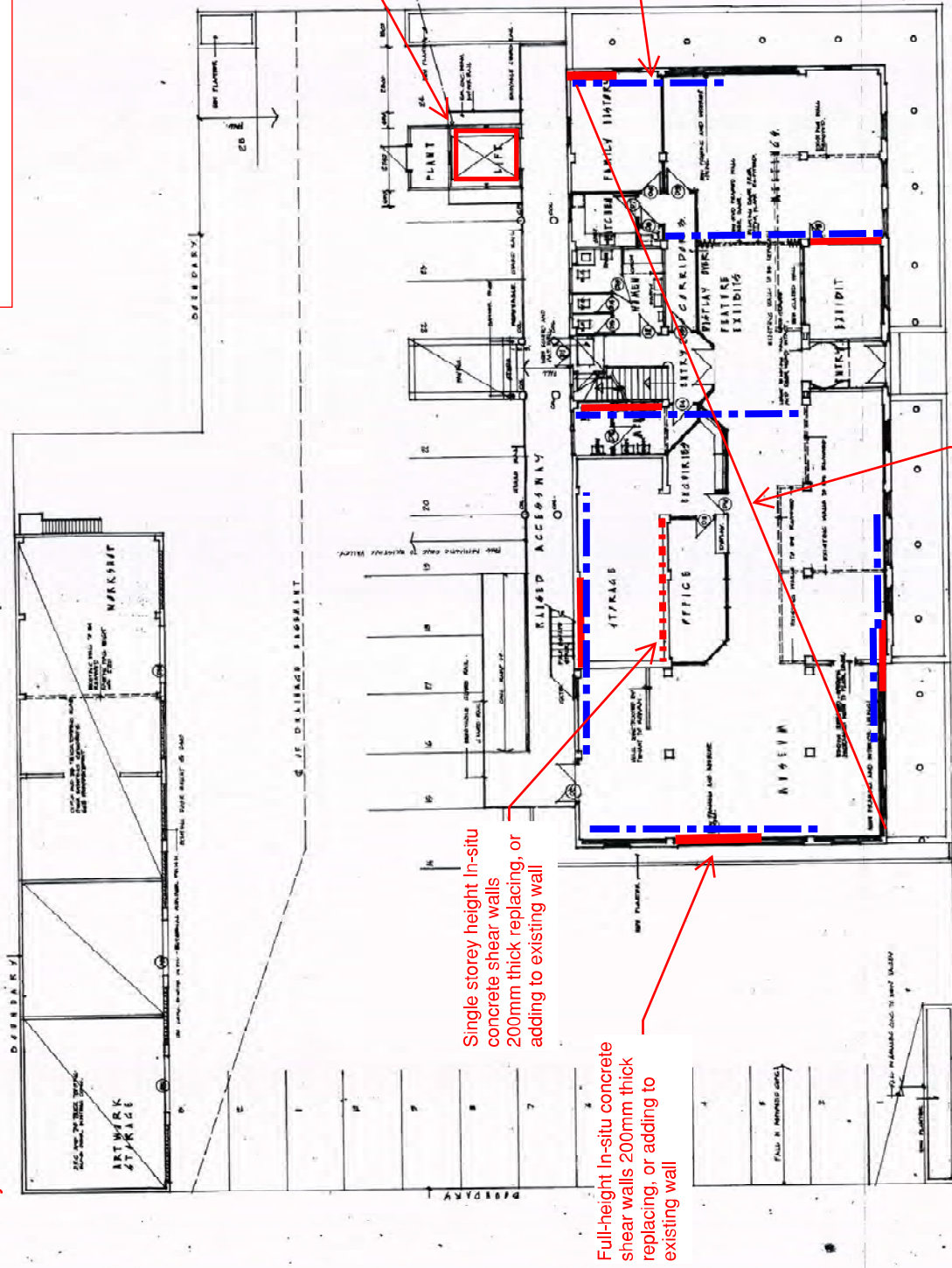
FIRST FLOOR & ROOF PLAN

DRN: 60	DESIGN: 60
PROJECT: 60	PROJECT: 60
ARCHITECT: 60	ARCHITECT: 60
ENGINEER: 60	ENGINEER: 60
DATE: 60	DATE: 60
SHEET: 60	SHEET: 60
TITLE: 60	TITLE: 60

455/52/27

R. 20x

Date: 8 July 2016



Comments:

- New groundbeams transfer seismic forces to ground.
- Note significant disruption will be required to install groundbeams and additional walls.
- It is noted that the ceiling and building services will need to have upgraded seismic restraints to achieve 100%IL3.

[illegible]

Ashburton District Council

Appendix: (9) Property Valuations



Ashburton District Council

Library & Administration Facility Feasibility Study

Property Valuations

Prepared By

Colin Corsbie
Principal Architect, Partner

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Parks, Sport and Recreation Planner

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Senior Consultant (Recreation)

Reviewed by

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Date: 29/11/2016
Reference:
Status:



APPENDIX [9]: PROPERTY VALUATION INFORMATION

For the purposes of this report the property valuations used are based on the 30th June 2015 rates information provided by ADC.[Refer attached]. These are not the current market valuations for these properties and indicative information provided by the ADC Property Managers suggest that these valuations potentially under value the land and over value buildings, most of which are seismically compromised and/or earthquake damaged. The cost impact associated with the anticipated revenue gains from the sale of these surplus ADC properties do not impact the Estimated Total Project Costs ranking of the Site Options evaluated, since the estimated returns are based on the same property valuation information at this stage, regardless of the cost accuracy. Opus Architecture has recommended to ADC that they obtain the latest market valuations for all of the properties considered in the site evaluation process and it is understood action is being taken to obtain this information.



Colin Corsbie

From: Paul Brake <Paul.Brake@adc.govt.nz>
Sent: Wednesday, 22 June 2016 12:21 p.m.
To: Colin Corsbie
Subject: FW: Improvement Values Civic/Library/methodist Church/Hall/Paul May(honda building)

Rating information as at 30 June 2015 revaluation

Paul Brake | [Group Manager - Business Support](#)

DDI 03 307 7844 M 0272445576



5 Baring Square West, Ashburton 7700 PO Box 94, Ashburton 7740 P (03) 307 7700 www.ashburtondc.govt.nz

From: Stephanie Fechny
Sent: Wednesday, 22 June 2016 12:07
To: Paul Brake <Paul.Brake@adc.govt.nz>
Subject: Improvement Values Civic/Library/methodist Church/Hall/Paul May(honda building)

Civic Building Prop 9619
CV \$2,640,000
IV \$1,930,000
LV \$ 710,000

Villa Prop 17888
Improvement Value \$165,000

Library Prop 9617
CV \$2,540,000
IV \$1,560,000
LV \$ 980,000

Methodist Church/Hall Prop 10118
CV \$1,440,000
IV \$520,000
LV \$920,000
.3035

Paul W May (old Honda Building)
CV \$495,000
IV \$150,000
LV \$345,000
.1012ha

County Council Building Prop 10121
CV \$ 1,200,000
IV \$ 470,000
LV \$ 750,000

2454035900 Ashburton District Library Building
Improvement value \$1,560,000

2455526900 Methodist Church and Hall
Improvement value \$520,000

2455527200 Paul W May Building
Improvement value \$150,000

2455527000 County Council Building
Improvement value \$470,000

2455527100 once known as Pioneer Hall
Improvement Value \$15,000

I am away Monday so if you could reply to this email to Sandy ie Sandy.Hogg@adc.govt.nz

Many thanks
Regards
Stephanie

Old Pioneer Hall/ Birthright building Heritage Site? Prop 10122
CV \$91,000
IV \$ 15,000
LV \$76,000

Stephanie Fechner | Property Information Officer

DDI 03 307 7847



5 Baring Square West, Ashburton 7700 PO Box 94, Ashburton 7740 P (03) 307 7700 www.ashburtondc.govt.nz

LIBRARY

Property 9617
Lot 1 2 DP 81368
CV: \$2,540,000
IMPR: \$1,560,000
LAND: \$980,000

ADMIN

Property 9619

Admin Building
TS212-213 ASHBURTON TN – Borough Council Offices
Current Valuations
CV Value: 2,640,000
Impr Value: 1,930,000
Land Value: 710,000



Property 17897

Admin Building Site – Car Park

CV: 280,000

IMPR: 5,000

Land: 275,000



Property 17988

Villa Site

Sec 215 Town of Ashburton

Land Value: 440,000

Impr: 165,000

Land Value: 275,000



Property 17989

Car Park

SEC 216 TOWN OF ASHBURTON

CV: 310,000

Impr Value: 35,000

Land Value: 275,000



OLD COUNTY BUILDING

Property 10121

Old County Building

221 Havelock Street

LOT 1 DP 48853

Cv: 1,200,000

Impr Value: 470,000

Land: 730,000



Property 10122

Pioneer Hall

TS 1276 ASHBURTON TN – PIONEER HALL

CV: 91,000

Impr: 15,000

Land Value: 76,000



Property 10506

Old Polytech Site

CV: 1,300,000

Impr: 660,000

Land Value: 640,000



Property 18084

Sec 495 TN of Ashburton

Old Polytech Car Park

CV 285,000

Land: 285,000



Property 10505

Balmoral Hall

LOT 2 DP 36145

CV: 370,000

Impr: 110,000

Land: 260,000



Property 18085
LOT 1 DP 36145
CV: 295,000

Land: 295,000



Ashburton District Council

Appendix: (10) Cost Estimates



Ashburton District Council

Library & Administration Facility Feasibility Study

Cost Estimates

Prepared By

Colin Corsbie
Principal Architect, Partner

Jenn Halliday / Michele Frey
Parks, Sport and Recreation Planner
Senior Consultant (Recreation)

Michele Frey
Senior Consultant (Recreation)

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Date: 29/11/2016
Reference:
Status:



1.1 Short Listed Site Options: Cost Comparisons

These costs compare the short-listed site options and show Total Project Costs relative to the current ADC Project Budget Allowance [**\$16,032,000 + GST**] included in the Ashburton District Council Long Term Plan [LTP]. The Overall Project Costs shown also incorporate temporary relocation costs (where applicable), and fixtures, fittings & equipment (FF& E) costs, both of which are presently excluded from the LTP Budget Allowance. These cost estimates include potential revenue returns associated with ADC disposing of existing surplus properties to offset the project costs.

Site 01 – Option [A]:- Existing site with existing Administration Building retained:

*Estimated Total Project Cost =	\$17,947,000.00
Less Surplus Property Sales	- (5,410,000.00)
*Adjusted Project Cost	= \$12,537,000 .00
*Estimated Overall Project Cost =	\$14,107,000.00 + GST
[Including Temporary Relocation Costs \$460,000]	
[Including FF& E \$1,110,000.00]	

Site 01- Option [B]:- Existing site with existing Administration Building demolished.

*Estimated Total Project Cost =	\$18,880,000.00
Less Surplus Property Sales	- (5,410,000.00)
*Adjusted Project Cost	= \$13,470,000 + GST
*Estimated Overall Project Cost =	\$15,040,000 + GST
[Including Temporary Relocation Costs \$460,000]	
[Including FF& E \$1,110,000.00]	

Site 02:- Cass/Cameron Street Site:

*Estimated Total Project Cost =	\$18,861,000.00
Less Surplus Property Sales	- (7,320,000.00)
*Adjusted Project Cost	= \$11,541,000 +GST
*Estimated Overall Project Cost =	\$12,651,000 + GST
[Including FF& E \$1,110,000.00]	

[*Note: In the process of preparing the Final Feasibility Report a discrepancy was found in the cost information previously issue on this option. This related to an error in

the potential surplus sale value of the Existing Library Site which should have been \$2,540,000 and not \$2,450,000. This discrepancy only relates to Site 02 and results in an amendment to the above figures – Potential Surplus Property Sales = 7,410,000; Adjusted Project Cost = \$11,451,000; Estimated Overall Project Cost = \$12,561,000. A Revised QS Cost Summary (Revision 4) is included in the Cost Estimates attached to capture this \$90K change.]

Site 03- Option [A]:- Methodist Church Site only:-

*Estimated Total Project Cost =	\$19,210,000.00
Less Surplus Property Sales	- (8,880,000.00)
*Adjusted Project Cost	= \$ 10,330,000.00
*Estimated Overall Project Cost =	\$11,440,000 + GST
[Including FF& E \$1,110,000.00]	

Site 03- Option [B]:- Combined Old County Building/Methodist Church Sites:
[*Recommended Preferred Option].

*Estimated Total Project Cost =	\$19,516,000.00
Less Surplus Property Sales	- (7,880,000.00)
*Adjusted Project Cost	= \$11,636,000.00
*Estimated Overall Project Cost =	\$12,746,000 + GST
[Including FF& E \$1,110,000.00]	

Site 04:- Eastfield Site:-

*Estimated Total Project Cost =	\$20,650,000.00
Less Surplus Property Sales	- (9,080,000.00)
*Adjusted Project Cost	= \$11,570,000.00
*Estimated Overall Project Cost =	\$12,680,000 + GST
[Including FF& E \$1,110,000.00]	

[On-going car-parking costs are excluded and an additional cost to ADC.
Based on information provided by Eastfield 60 No. car-parks @\$30 each per week amount to approximately \$94,000 per annum].
[Costs associated with feature Civic Square are excluded from the above estimate.]

1.2 Retention of Existing Buildings:

1.0 Existing Library Building:-

- Costs to Strengthen to IL3 (\$3,164,000)and Upgrade (\$2,284,000) :-

***Total Project Cost = \$5,448,000 + GST.**

- Costs to build a New Purpose-Built Library as part of an amalgamated facility:-

***Total Project Cost = \$5,386,000 + GST.**

- Capital Value of Existing Library Building = \$1,560,000

On the basis of the above Cost Estimates retention of the Existing Library Building is the more costly option. This option will also have site location and design compromises impacting functionality and operational efficiency.

2.0 Existing Administration Building:-

- Costs to Strengthen to IL4 (\$2,890,000) and Upgrade (\$3,244,000) plus New Extension(\$4,242,000) :-

***Total Project Cost = \$10,376,000 + GST.**

- Costs to build a New Purpose-Built Administration Building as part of an amalgamated facility:-

***Total Project Cost = \$11,100,000 + GST.**

- Capital Value of Existing Library Building = \$1,930,000

On the basis of the above Cost Estimates, retention of the Administration Building is comparable with a New Building. There are however “high cost risks” associated with strengthening and upgrading and these cost could potentially end up being more than a new purpose built option. This option will also have site location and design compromises impacting functionality and operational efficiency.

3.0 Old County Building :-

- Costs to Strengthen to IL3 (\$2,555,000) and Upgrade (\$1,225,000) :-

***Total Project Cost = \$3,780,000 + GST.**

- Costs to provide equivalent area as part of a New Administration Building :-

***Total Project Cost = \$2,730,000 + GST.**

- Capital Value of Existing Library Building = \$470,000

On the basis of the Cost Estimates, the costs to strengthen, upgrade and modify the former Old County Building, and reducing the area of any New Administration Building by 600m², will cost \$1,050,000 more than amalgamating this same area into a new purpose-built Administration Building. This option would also have design compromises impacting both functionality and operational efficiency.

Summary:-

While retention, strengthening, adaptation, upgrading and re-use of these old and seismically damaged existing buildings may have been perceived as a viable option, with significant cost benefits to ADC, based on the cost estimate information provided by the independent, professional Quantity Surveyor, who has considerable recent experience in this type of work, this approach will have no commercial benefit for ADC or any other property developer in our view.

Although the Old County Building and the Methodist Church Buildings (which are not owned by ADC) have no official heritage listing with Heritage New Zealand, or in the Ashburton District Plan, the Phase [2] Community Consultation results clearly indicated that some sections of the community **have a very strong “emotive attachment” to these buildings. This section of the community** are opposed to pulling down any more old buildings and the demolition of them by ADC (or others) will not be popular in some quarters. Our concern, as advisors to ADC, is that if it is not commercially viable to redevelop these buildings they will remain under-utilised, and/or completely empty for some time. The Cost Estimates referenced above confirm however that these buildings could be retained and potentially integrated into the ADC Administration & Library Facility provided ADC, and the community, were prepared to accept the additional costs involved and any design compromises and associated impacts on operational efficiency, functionality and seismic performance. ADC ultimately need to make a sound commercial decision which also considers the best interests of the Ashburton Community and the future opportunities for revitalising and reinvigorating the Town Centre that this project could offer.

1.3 Cost Summary Clarifications:

- 1.0 Both Community Consultation Phases completed to date indicated strong community support for a combined or co-located Administration and Library Facility on the same site due to perceived cost savings and greater operational efficiencies. We concur with this view and advise that separate buildings on separate sites will involve additional costs.
- 2.0 All cost estimate information provided to ADC has been prepared by an independent Registered Quantity Surveyor [WT Partnership Ltd] with extensive recent experience in both Community and Civic Buildings and post -earthquake experience in the assessments of existing buildings involving strengthening, upgrading and refurbishment works. This cost information has been prepared based on all the information currently available at this time, including the **Structural Engineer’s Reports on the existing buildings and the condition assessment information outlined in Architectural Summary Report section 2.2. These cost estimates are still very high level and conservative, given they are being provided for budgetary planning purposes at this stage.** The Cost Estimates provide comprehensive assessments of all potential costs associated with the delivery of the project. These costs will be subject to further refinement during the design stages of the project. We have every confidence in the Cost Estimates prepared by WT Partnership Ltd and this information has been passed onto ADC for consideration as we received it. (ie Un-altered)

3.0 The Adjusted Project Costs for each Site Option include allowances for ADC to dispose of surplus properties they currently own and use the funds from these property sales to partially offset the Total Project Costs for the ADC Library & Administration Facility. For the purposes of this report the property valuations used are based on 30th June 2015 rates information provided by ADC.[Refer Appendix 9]. These are not the current market valuations for these properties and indicative information provided by the ADC Property Managers suggest that these valuations potentially under value the land and over value buildings, most of which are seismically compromised and/or earthquake damaged. The cost impact associated with the anticipated revenue gains from the sale of these surplus ADC properties do not impact the Estimated Total Project Costs ranking of the Site Options evaluated, since the estimated returns are based on the same property valuation information at this stage, regardless of the cost accuracy. Opus Architecture has recommended to ADC that they obtain the latest market valuations for all of the properties considered in the site evaluation process and it is understood action is being taken to obtain this information. Actual revenue returns from the sale of these surplus ADC owned properties are contingent upon there being buyers available, who are willing to pay the current market valuation prices.

SITE 1 - OPTION A (A NEW EXTENSION TO THE EXISTING ADMIN BUILDING - ADC HAVELOCK STREET)

FEASIBILITY ESTIMATE - REVISION 3

SUMMARY

	\$
LAND PURCHASE COSTS	NOT APPLICABLE
POTENTIAL LAND SALE (CAPITAL VALUE) (i.e. Disposal of Redundant ADC Land)	(5,410,000)
LAND & PROPERTY COSTS	(5,410,000)
DEMOLITION	54,000
CONSTRUCTION COSTS	12,210,000
FITTINGS FIXTURES AND EQUIPMENT	0
SERVICES CONNECTIONS	100,000
EXTERNAL WORKS	611,000
ABNORMALS	100,000
TOTAL CONSTRUCTION COST	13,075,000
RESOURCE CONSENT & BUILDING CONSENT	98,000
DEVELOPMENT CONTRIBUTIONS	EXCLUDED
ADC INTERNAL COSTS	245,000
PROFESSIONAL FEES	1,705,000
PROJECT CONTINGENCY	2,224,000
ESCALATION	600,000
TOTAL ON-COSTS	4,872,000
TOTAL PROJECT COST	\$12,537,000
OFFSITE CARPARKING COSTS	Excluded
TEMPORARY RELOCATION COSTS / TEMPORARY ACCOMMODATION	460,000
FF&E ALLOWANCES	1,110,000

Clarifications:

- Cost estimate priced at current rates as at 3Q16
- Professional Fees have been included at 15%
- Building Consent has been included at 0.75%
- Project Contingency has been included at 15%

Exclusions:

- GST
- IT Hardware, Visual Display Units, Specialist Audio and Visual Equipment
- Statutory Fees
- Ground remediation, rock excavation, soft spots
- Removal of significant ground obstructions
- Encountering hazardous waste including asbestos
- Loss on income, relocation, temporary storage and disruption costs for the period of the works
- Development Management / Internal Development Costs
- Artwork
- Sales , Marketing and Leasing
- Finance and Holdings Costs
- Legal fees
- Any local or central Government taxes, duties, fees, rates or levies which are, or may become, payable
- The excavation of test pits for the location of existing underground services and any works required to existing underground services
- Stormwater attenuation
- Renewable energy technologies
- Grey water reticulation systems
- Black water on site treatment
- Anti-Vandal drenching system

SITE 1 - OPTION A (A NEW EXTENSION TO THE EXISTING ADMIN BUILDING - ADC HAVELOCK STREET)

FEASIBILITY ESTIMATE - REVISION 3

FEASIBILITY ESTIMATE DETAIL

						Total	Sub-total
1 Land Purchase						Nil	
							\$ -
Subtotal - Land Purchase	m2				\$ -		\$ -
2 Land Disposal (Capital Value)							
Existing Library Site - Property 9617					\$ (2,540,000)		
Cass / Cameron Street - Property 10506					\$ (1,300,000)		
Cass / Cameron Street - Property 10505					\$ (370,000)		
Former County Building - Property 10121					\$ (1,200,000)		
							\$ (5,410,000)
Subtotal - Land Disposal	m2				\$ (5,410,000)		\$ (5,410,000)
3 Demolition of existing buildings							
Demolish existing Garages	350 m2	\$	45	\$	15,750		
Demolish existing House	250 m2	\$	150	\$	37,500		
							\$ 53,250
Subtotal - Demolition Costs	m2				\$ 54,000		\$ 54,000
4 Building Works							
Strengthening Works to Existing Admin Building	2,100 m2	\$	1,167	\$	2,450,000		
Addressing Building Deficiencies	2,100 m2	\$	1,048	\$	2,200,000		
Administration Link	720 m3	\$	4,500	\$	3,240,000		
New Building - Library	1,080 m3	\$	4,000	\$	4,320,000		
							\$ 12,210,000
5 Loose Furniture & Fittings							
Fit out allowance - Existing Admin Building	2,100 m2	\$	-	\$	-		
Fit out allowance - New Administration Link	720 m2	\$	-	\$	-		
Fit out allowance - Library	1,080 m2	\$	-	\$	-		
							\$ -
6 Service Connections							
Power					\$ 50,000		
Water					\$ 10,000		
Drainage					\$ 25,000		
Data, Telephone					\$ 15,000		
							\$ 100,000
7 External Works							
Parking Areas including lighting & Drainage	1,800 m2	\$	125	\$	225,000		
Remaining Public Realm	655 m2	\$	500	\$	327,500		
Soft Landscaping	1,170 m2	\$	50	\$	58,500		
							\$ 611,000
8 Abnormals							
Site Factors - Sloping Site					Excluded		
Site Factors - Geotechnical Issues					Excluded		
Formal Greenstar - 5 Accreditation					\$ 100,000		
Changes to Standard of Finishes					Excluded		
Firewalls to Boundaries					Excluded		
Primary Infrastructure Upgrades					Excluded		
							\$ 100,000
Subtotal - Constructions Costs	3,900 m2	\$	3,339	\$	13,021,000		\$ 13,021,000

SITE 1 - OPTION A (A NEW EXTENSION TO THE EXISTING ADMIN BUILDING - ADC HAVELOCK STREET)

FEASIBILITY ESTIMATE - REVISION 3

FEASIBILITY ESTIMATE DETAIL

						Total	Sub-total
9	Consent & Legal						
	Resource & Building Consent			0.75%	\$ 97,658		\$ 97,658
	Subtotal - Consent & Legal	3,900	m2	\$ 25	\$ 98,000	\$ 98,000	\$ 98,000
10	ADC Costs						
	ADC Internal Project Management				\$ 100,000		
	Expended to Date				\$ 125,000		
	Other Costs - Printing / Legal				\$ 20,000		\$ 245,000
	Subtotal - ADC Costs	3,900	m2	\$ 63	\$ 245,000	\$ 245,000	\$ 245,000
11	On Costs						
	Professional Fees			13.0%	\$ 1,705,470		
	Contingency - Increased due to risks with existing buildings			15.0%	\$ 2,223,671		\$ 3,929,141
	Subtotal - On Costs	3,900	m2	\$ 1,007	\$ 3,929,000	\$ 3,929,000	\$ 3,929,000
12	Escalation						
	Escalation on construction, fees etc up to tender from 3Q16 till	2.50%			\$ 371,962		
	Escalation on construction during construction at 50% of project	1.75%			\$ 227,868		\$ 599,829
	Subtotal - Escalation	3,900	m2	\$ 154	\$ 600,000	\$ 600,000	\$ 600,000
	TOTAL PROJECT COSTS	3,900	m2	\$ 3,215	\$ 12,537,000	\$ 12,537,000	\$ 12,537,000

SITE 1 - OPTION B (NEW ADMIN & LIBRARY BUILDING ON EXISTING ADC LAND - HAVELOCK STREET)

FEASIBILITY ESTIMATE - REVISION 3

SUMMARY

	\$
LAND PURCHASE COSTS	NOT APPLICABLE
POTENTIAL LAND SALE (CAPITAL VALUE) (i.e. Disposal of Redundant ADC Land)	(5,410,000)
LAND & PROPERTY COSTS	(5,410,000)
DEMOLITION	474,000
CONSTRUCTION COSTS	13,230,000
FITTINGS FIXTURES AND EQUIPMENT	0
SERVICES CONNECTIONS	100,000
EXTERNAL WORKS	611,000
ABNORMALS	100,000
TOTAL CONSTRUCTION COST	14,515,000
RESOURCE CONSENT & BUILDING CONSENT	105,000
DEVELOPMENT CONTRIBUTIONS	EXCLUDED
ADC INTERNAL COSTS	245,000
PROFESSIONAL FEES	1,768,000
PROJECT CONTINGENCY	1,592,000
ESCALATION	655,000
TOTAL ON-COSTS	4,365,000
TOTAL PROJECT COST	\$13,470,000
OFFSITE CARPARKING COSTS	Excluded
TEMPORARY RELOCATION COSTS / TEMPORARY ACCOMMODATION	460,000
FF&E ALLOWANCES	1,110,000

Clarifications:

- Cost estimate priced at current rates as at 3Q16
- Professional Fees have been included at 12.5%
- Building Consent has been included at 0.75%
- Project Contingency has been included at 10%

Exclusions:

- GST
- IT Hardware, Visual Display Units, Specialist Audio and Visual Equipment
- Statutory Fees
- Ground remediation, rock excavation, soft spots
- Removal of significant ground obstructions
- Encountering hazardous waste including asbestos
- Loss on income, relocation, temporary storage and disruption costs for the period of the works
- Development Management / Internal Development Costs
- Artwork
- Sales , Marketing and Leasing
- Finance and Holdings Costs
- Legal fees
- Any local or central Government taxes, duties, fees, rates or levies which are, or may become, payable
- The excavation of test pits for the location of existing underground services and any works required to existing underground services
- Stormwater attenuation
- Renewable energy technologies
- Grey water reticulation systems
- Black water on site treatment
- Anti-Vandal drenching system

SITE 1 - OPTION B (NEW ADMIN & LIBRARY BUILDING ON EXISTING ADC LAND - HAVELOCK STREET)

FEASIBILITY ESTIMATE - REVISION 3

FEASIBILITY ESTIMATE DETAIL

						Total	Sub-total
1 Land Purchase						Nil	
							\$ -
Subtotal - Land Purchase	m2				\$ -		\$ -
2 Land Disposal (Capital Value)							
Existing Library Site - Property 9617					\$ (2,540,000)		
Cass / Cameron Street - Property 10506					\$ (1,300,000)		
Cass / Cameron Street - Property 10505					\$ (370,000)		
Former County Building - Property 10121					\$ (1,200,000)		
							\$ (5,410,000)
Subtotal - Land Disposal	m2				\$ (5,410,000)		\$ (5,410,000)
3 Demolition of existing buildings							
Demolish existing Admin Building	2,100	m2	\$	200	\$ 420,000		
Demolish existing Garages	350	m2	\$	45	\$ 15,750		
Demolish existing House	250	m2	\$	150	\$ 37,500		
							\$ 473,250
Subtotal - Demolition Costs	m2				\$ 474,000		\$ 474,000
4 Building Works							
New Administration Building	2,700	m2	\$	3,300	\$ 8,910,000		
New Building - Library	1,080	m3	\$	4,000	\$ 4,320,000		
							\$ 13,230,000
5 Loose Furniture & Fittings							
Fit out allowance - Existing Admin Building	2,700	m2	\$	-	\$ -		
Fit out allowance - Library	1,080	m2	\$	-	\$ -		
							\$ -
6 Service Connections							
Power					\$ 50,000		
Water					\$ 10,000		
Drainage					\$ 25,000		
Data, Telephone					\$ 15,000		
							\$ 100,000
7 External Works							
Parking Areas including lighting & Drainage	1,800	m2	\$	125	\$ 225,000		
Remaining Public Realm	655	m2	\$	500	\$ 327,500		
Soft Landscaping	1,170	m2	\$	50	\$ 58,500		
							\$ 611,000
8 Abnormals							
Site Factors - Sloping Site					Excluded		
Site Factors - Geotechnical Issues					Excluded		
Formal Greenstar - 5 Accreditation					\$ 100,000		
Changes to Standard of Finishes					Excluded		
Firewalls to Boundaries					Excluded		
Primary Infrastructure Upgrades					Excluded		
							\$ 100,000
Subtotal - Constructions Costs	3,780	m2	\$	3,715	\$ 14,041,000		\$ 14,041,000

SITE 1 - OPTION B (NEW ADMIN & LIBRARY BUILDING ON EXISTING ADC LAND - HAVELOCK STREET)

FEASIBILITY ESTIMATE - REVISION 3

FEASIBILITY ESTIMATE DETAIL

Total Sub-total

9 Consent & Legal

Resource & Building Consent	0.75%	\$	105,308	
				\$ 105,308

Subtotal - Consent & Legal	3,780	m2	\$	28	\$ 105,000	\$ 105,000
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10 ADC Costs

ADC Internal Project Management		\$	100,000	
Expended to Date		\$	125,000	
Other Costs - Printing / Legal		\$	20,000	
				\$ 245,000

Subtotal - ADC Costs	3,780	m2	\$	65	\$ 245,000	\$ 245,000
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11 On Costs

Professional Fees	12.5%	\$	1,768,250	
Contingency	10.0%	\$	1,591,425	
				\$ 3,359,675

Subtotal - On Costs	3,780	m2	\$	889	\$ 3,360,000	\$ 3,360,000
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12 Escalation

Escalation on construction, fees etc up to tender from 3Q16 till	2.50%	\$	409,706	
Escalation on construction during construction at 50% of project	1.75%	\$	245,718	
				\$ 655,424

Subtotal - Escalation	3,780	m2	\$	173	\$ 655,000	\$ 655,000
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TOTAL PROJECT COSTS	3,780	m2	\$	3,563	\$ 13,470,000	\$ 13,470,000
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SITE 2 (NEW ADMIN & LIBRARY BUILDING ON EXISTING ADC LAND - CNR CASS / CAMERON STREET)

FEASIBILITY ESTIMATE - REVISION 4

SUMMARY

	\$
LAND PURCHASE COSTS	NOT APPLICABLE
POTENTIAL LAND SALE (CAPITAL VALUE) (i.e. Disposal of Redundant ADC Land)	(7,410,000)
LAND & PROPERTY COSTS	(7,410,000)
DEMOLITION	156,000
CONSTRUCTION COSTS	13,230,000
FITTINGS FIXTURES AND EQUIPMENT	0
SERVICES CONNECTIONS	100,000
EXTERNAL WORKS	849,000
ABNORMALS	100,000
TOTAL CONSTRUCTION COST	14,435,000
RESOURCE CONSENT & BUILDING CONSENT	107,000
DEVELOPMENT CONTRIBUTIONS	EXCLUDED
ADC INTERNAL COSTS	245,000
PROFESSIONAL FEES	1,798,000
PROJECT CONTINGENCY	1,618,000
ESCALATION	658,000
TOTAL ON-COSTS	4,426,000
TOTAL PROJECT COST	\$11,451,000
OFFSITE CARPARKING COSTS	Excluded
TEMPORARY RELOCATION COSTS	-
FF&E ALLOWANCES	1,110,000

Clarifications:

- Cost estimate priced at current rates as at 3Q16
- Professional Fees have been included at 12.5%
- Building Consent has been included at 0.75%
- Project Contingency has been included at 10%

Exclusions:

- GST
- IT Hardware, Visual Display Units, Specialist Audio and Visual Equipment
- Statutory Fees
- Ground remediation, rock excavation, soft spots
- Removal of significant ground obstructions
- Encountering hazardous waste including asbestos
- Loss on income, relocation, temporary storage and disruption costs for the period of the works
- Development Management / Internal Development Costs
- Artwork
- Sales , Marketing and Leasing
- Finance and Holdings Costs
- Legal fees
- Any local or central Government taxes, duties, fees, rates or levies which are, or may become, payable
- The excavation of test pits for the location of existing underground services and any works required to existing underground services
- Stormwater attenuation
- Renewable energy technologies
- Grey water reticulation systems
- Black water on site treatment
- Anti-Vandal drenching system

SITE 2 (NEW ADMIN & LIBRARY BUILDING ON EXISTING ADC LAND - CNR CASS / CAMERON STREET)

FEASIBILITY ESTIMATE - REVISION 4

FEASIBILITY ESTIMATE DETAIL

						Total	Sub-total
1 Land Purchase						Nil	
							\$ -
Subtotal - Land Purchase	m2				\$ -		\$ -
2 Land Disposal (Capital Value)							
Existing Library Site - Property 9617					\$ (2,540,000)		
Civic Admin - Property 9619					\$ (2,640,000)		
Civic Admin Carpark - Property 17897					\$ (280,000)		
Villa Site - Property 17988					\$ (440,000)		
Carpark - Property 17989					\$ (310,000)		
Former County Building - Property 10121					\$ (1,200,000)		
							\$ (7,410,000)
Subtotal - Land Disposal	m2				\$ (7,410,000)		\$ (7,410,000)
3 Demolition of existing buildings							
Demolish existing Balmoral Hall	660 m2	\$	100	\$	66,000		
Demolish existing Polytech facility	900 m2	\$	100	\$	90,000		
							\$ 156,000
Subtotal - Demolition Costs	m2				\$ 156,000		\$ 156,000
4 Building Works							
New Administration Building	2,700 m2	\$	3,300	\$	8,910,000		
New Building - Library	1,080 m3	\$	4,000	\$	4,320,000		
							\$ 13,230,000
5 Loose Furniture & Fittings							
Fit out allowance - Existing Admin Building	2,700 m2	\$	-	\$	-		
Fit out allowance - Library	1,080 m2	\$	-	\$	-		
							\$ -
6 Service Connections							
Power					\$ 50,000		
Water					\$ 10,000		
Drainage					\$ 25,000		
Data, Telephone					\$ 15,000		
							\$ 100,000
7 External Works							
Parking Areas including lighting & Drainage	1,800 m2	\$	125	\$	225,000		
Remaining Public Realm	1,130 m2	\$	500	\$	565,000		
Soft Landscaping	1,170 m2	\$	50	\$	58,500		
							\$ 848,500
8 Abnormals							
Site Factors - Sloping Site					Excluded		
Site Factors - Geotechnical Issues					Excluded		
Formal Greenstar - 5 Accreditation					\$ 100,000		
Changes to Standard of Finishes					Excluded		
Firewalls to Boundaries					Excluded		
Primary Infrastructure Upgrades					Excluded		
							\$ 100,000
Subtotal - Constructions Costs	3,780 m2	\$	3,778	\$	14,279,000		\$ 14,279,000

SITE 2 (NEW ADMIN & LIBRARY BUILDING ON EXISTING ADC LAND - CNR CASS / CAMERON STREET)

FEASIBILITY ESTIMATE - REVISION 4

FEASIBILITY ESTIMATE DETAIL

						Total	Sub-total
9	Consent & Legal						
	Resource & Building Consent			0.75%	\$	107,093	
							\$ 107,093
	Subtotal - Consent & Legal	3,780	m2	\$ 28	\$	107,000	\$ 107,000
10	ADC Costs						
	ADC Internal Project Management				\$	100,000	
	Expended to Date				\$	125,000	
	Other Costs - Printing / Legal				\$	20,000	
							\$ 245,000
	Subtotal - ADC Costs	3,780	m2	\$ 65	\$	245,000	\$ 245,000
11	On Costs						
	Professional Fees			12.5%	\$	1,798,250	
	Contingency			10.0%	\$	1,618,425	
							\$ 3,416,675
	Subtotal - On Costs	3,780	m2	\$ 904	\$	3,417,000	\$ 3,417,000
12	Escalation						
	Escalation on construction, fees etc up to tender from 3Q16 till	2.50%			\$	408,506	
	Escalation on construction during construction at 50% of project	1.75%			\$	249,883	
							\$ 658,389
	Subtotal - Escalation	3,780	m2	\$ 174	\$	658,000	\$ 658,000
	TOTAL PROJECT COSTS	3,780	m2	\$ 3,030	\$	11,452,000	\$ 11,452,000

SITE 2 (NEW ADMIN & LIBRARY BUILDING ON EXISTING ADC LAND - CNR CASS / CAMERON STREET)

FEASIBILITY ESTIMATE - REVISION 3

SUMMARY

	\$
LAND PURCHASE COSTS	NOT APPLICABLE
POTENTIAL LAND SALE (CAPITAL VALUE) (i.e. Disposal of Redundant ADC Land)	(7,320,000)
LAND & PROPERTY COSTS	(7,320,000)
DEMOLITION	156,000
CONSTRUCTION COSTS	13,230,000
FITTINGS FIXTURES AND EQUIPMENT	0
SERVICES CONNECTIONS	100,000
EXTERNAL WORKS	849,000
ABNORMALS	100,000
TOTAL CONSTRUCTION COST	14,435,000
RESOURCE CONSENT & BUILDING CONSENT	107,000
DEVELOPMENT CONTRIBUTIONS	EXCLUDED
ADC INTERNAL COSTS	245,000
PROFESSIONAL FEES	1,798,000
PROJECT CONTINGENCY	1,618,000
ESCALATION	658,000
TOTAL ON-COSTS	4,426,000
TOTAL PROJECT COST	\$11,541,000
OFFSITE CARPARKING COSTS	Excluded
TEMPORARY RELOCATION COSTS	-
FF&E ALLOWANCES	1,110,000

Clarifications:

- Cost estimate priced at current rates as at 3Q16
- Professional Fees have been included at 12.5%
- Building Consent has been included at 0.75%
- Project Contingency has been included at 10%

Exclusions:

- GST
- IT Hardware, Visual Display Units, Specialist Audio and Visual Equipment
- Statutory Fees
- Ground remediation, rock excavation, soft spots
- Removal of significant ground obstructions
- Encountering hazardous waste including asbestos
- Loss on income, relocation, temporary storage and disruption costs for the period of the works
- Development Management / Internal Development Costs
- Artwork
- Sales , Marketing and Leasing
- Finance and Holdings Costs
- Legal fees
- Any local or central Government taxes, duties, fees, rates or levies which are, or may become, payable
- The excavation of test pits for the location of existing underground services and any works required to existing underground services
- Stormwater attenuation
- Renewable energy technologies
- Grey water reticulation systems
- Black water on site treatment
- Anti-Vandal drenching system

SITE 2 (NEW ADMIN & LIBRARY BUILDING ON EXISTING ADC LAND - CNR CASS / CAMERON STREET)

FEASIBILITY ESTIMATE - REVISION 3

FEASIBILITY ESTIMATE DETAIL

						Total	Sub-total
1 Land Purchase						Nil	
						\$	-
Subtotal - Land Purchase	m2				\$	-	\$ -
2 Land Disposal (Capital Value)							
Existing Library Site - Property 9617					\$	(2,450,000)	
Civic Admin - Property 9619					\$	(2,640,000)	
Civic Admin Carpark - Property 17897					\$	(280,000)	
Villa Site - Property 17988					\$	(440,000)	
Carpark - Property 17989					\$	(310,000)	
Former County Building - Property 10121					\$	(1,200,000)	
							\$ (7,320,000)
Subtotal - Land Disposal	m2				\$	(7,320,000)	\$ (7,320,000)
3 Demolition of existing buildings							
Demolish existing Balmoral Hall	660	m2	\$	100	\$	66,000	
Demolish existing Polytech facility	900	m2	\$	100	\$	90,000	
							\$ 156,000
Subtotal - Demolition Costs	m2				\$	156,000	\$ 156,000
4 Building Works							
New Administration Building	2,700	m2	\$	3,300	\$	8,910,000	
New Building - Library	1,080	m3	\$	4,000	\$	4,320,000	
							\$ 13,230,000
5 Loose Furniture & Fittings							
Fit out allowance - Existing Admin Building	2,700	m2	\$	-	\$	-	
Fit out allowance - Library	1,080	m2	\$	-	\$	-	
							\$ -
6 Service Connections							
Power					\$	50,000	
Water					\$	10,000	
Drainage					\$	25,000	
Data, Telephone					\$	15,000	
							\$ 100,000
7 External Works							
Parking Areas including lighting & Drainage	1,800	m2	\$	125	\$	225,000	
Remaining Public Realm	1,130	m2	\$	500	\$	565,000	
Soft Landscaping	1,170	m2	\$	50	\$	58,500	
							\$ 848,500
8 Abnormals							
Site Factors - Sloping Site						Excluded	
Site Factors - Geotechnical Issues						Excluded	
Formal Greenstar - 5 Accreditation					\$	100,000	
Changes to Standard of Finishes						Excluded	
Firewalls to Boundaries						Excluded	
Primary Infrastructure Upgrades						Excluded	
							\$ 100,000
Subtotal - Constructions Costs	3,780	m2	\$	3,778	\$	14,279,000	\$ 14,279,000

SITE 2 (NEW ADMIN & LIBRARY BUILDING ON EXISTING ADC LAND - CNR CASS / CAMERON STREET)

FEASIBILITY ESTIMATE - REVISION 3

FEASIBILITY ESTIMATE DETAIL

					Total	Sub-total
9	Consent & Legal					
	Resource & Building Consent			0.75%	\$ 107,093	\$ 107,093
	Subtotal - Consent & Legal	3,780	m2	\$ 28	\$ 107,000	\$ 107,000
10	ADC Costs					
	ADC Internal Project Management				\$ 100,000	
	Expended to Date				\$ 125,000	
	Other Costs - Printing / Legal				\$ 20,000	
						\$ 245,000
	Subtotal - ADC Costs	3,780	m2	\$ 65	\$ 245,000	\$ 245,000
11	On Costs					
	Professional Fees			12.5%	\$ 1,798,250	
	Contingency			10.0%	\$ 1,618,425	
						\$ 3,416,675
	Subtotal - On Costs	3,780	m2	\$ 904	\$ 3,417,000	\$ 3,417,000
12	Escalation					
	Escalation on construction, fees etc up to tender from 3Q16 till	2.50%			\$ 408,506	
	Escalation on construction during construction at 50% of project	1.75%			\$ 249,883	
						\$ 658,389
	Subtotal - Escalation	3,780	m2	\$ 174	\$ 658,000	\$ 658,000
	TOTAL PROJECT COSTS	3,780	m2	\$ 3,053	\$ 11,542,000	\$ 11,542,000

SUPERSEDED

SITE 3 - OPTION A (NEW ADMIN & LIBRARY BUILDING ON METHODIST CHURCH SITE)

FEASIBILITY ESTIMATE - REVISION 5

SUMMARY

	\$
LAND PURCHASE COSTS	920,000
POTENTIAL LAND SALE (CAPITAL VALUE) (i.e. Disposal of Redundant ADC Land)	(8,880,000)
LAND & PROPERTY COSTS	(7,960,000)
DEMOLITION	250,000
CONSTRUCTION COSTS	13,230,000
FITTINGS FIXTURES AND EQUIPMENT	0
SERVICES CONNECTIONS	100,000
EXTERNAL WORKS	332,000
ABNORMALS	100,000
TOTAL CONSTRUCTION COST	14,012,000
RESOURCE CONSENT & BUILDING CONSENT	103,000
DEVELOPMENT CONTRIBUTIONS	EXCLUDED
ADC INTERNAL COSTS	245,000
PROFESSIONAL FEES	1,733,000
PROJECT CONTINGENCY	1,560,000
ESCALATION	637,000
TOTAL ON-COSTS	4,278,000
TOTAL PROJECT COST	\$10,330,000
OFFSITE CARPARKING COSTS	Excluded
TEMPORARY RELOCATION COSTS	-
FF&E ALLOWANCES	1,110,000
EXISTING COUNTY BUILDING UPGRADE TO IL3 / NEW ADMIN AREA REDUCTION	1,050,000

Clarifications:

- Cost estimate priced at current rates as at 3Q16
- Professional Fees have been included at 12.5%
- Building Consent has been included at 0.75%
- Project Contingency has been included at 10%

Exclusions:

- GST
- IT Hardware, Visual Display Units, Specialist Audio and Visual Equipment
- Statutory Fees
- Ground remediation, rock excavation, soft spots
- Removal of significant ground obstructions
- Encountering hazardous waste including asbestos
- Loss on income, relocation, temporary storage and disruption costs for the period of the works
- Development Management / Internal Development Costs
- Artwork
- Sales , Marketing and Leasing
- Finance and Holdings Costs
- Legal fees
- Any local or central Government taxes, duties, fees, rates or levies which are, or may become, payable
- The excavation of test pits for the location of existing underground services and any works required to existing underground services
- Stormwater attenuation
- Renewable energy technologies
- Grey water reticulation systems
- Black water on site treatment
- Anti-Vandal drenching system

SITE 3 - OPTION A (NEW ADMIN & LIBRARY BUILDING ON METHODIST CHURCH SITE)

FEASIBILITY ESTIMATE - REVISION 5

FEASIBILITY ESTIMATE DETAIL

					Total	Sub-total
1	Land Purchase - Methodist Church Site				\$ 920,000	\$ 920,000
	Subtotal - Land Purchase	m2			\$ 920,000	\$ 920,000
2	Land Disposal (Capital Value)					
	Existing Library Site - Property 9617				\$ (2,540,000)	
	Cass / Cameron Street - Property 10506				\$ (1,300,000)	
	Cass / Cameron Street - Property 10505				\$ (370,000)	
	Former County Building - Property 10121 incl Buildings (Value of \$1.2M reduced to account for carparking provision)				\$ (1,000,000)	
	Civic Admin - Property 9619				\$ (2,640,000)	
	Civic Admin Carpark - Property 17897				\$ (280,000)	
	Villa Site - Property 17988				\$ (440,000)	
	Carpark - Property 17989				\$ (310,000)	
						\$ (8,880,000)
	Subtotal - Land Disposal	m2			\$ (8,880,000)	\$ (8,880,000)
3	Demolition of existing buildings					
	Demolish existing County Building	- m2	\$ 100	\$ -		
	Demolish existing Methodist Church	1 Item	\$ 250,000	\$ 250,000		\$ 250,000
	Subtotal - Demolition Costs	m2			\$ 250,000	\$ 250,000
4	Building Works					
	New Administration Building	2,700 m2	\$ 3,300	\$ 8,910,000		
	New Building - Library	1,080 m3	\$ 4,000	\$ 4,320,000		\$ 13,230,000
5	Loose Furniture & Fittings					
	Fit out allowance - Existing Admin Building	2,700 m2	\$ -	\$ -		
	Fit out allowance - Library	1,080 m2	\$ -	\$ -		\$ -
6	Service Connections					
	Power			\$ 50,000		
	Water			\$ 10,000		
	Drainage			\$ 25,000		
	Data, Telephone			\$ 15,000		
						\$ 100,000
7	External Works					
	Parking Areas including lighting & Drainage	1,650 m2	\$ 125	\$ 206,250		
	Remaining Public Realm	100 m2	\$ 500	\$ 50,000		
	Soft Landscaping	1,500 m2	\$ 50	\$ 75,000		\$ 331,250
8	Abnormals					
	Site Factors - Sloping Site			Excluded		
	Site Factors - Geotechnical Issues			Excluded		
	Formal Greenstar - 5 Accreditation			\$ 100,000		
	Changes to Standard of Finishes			Excluded		
	Firewalls to Boundaries			Excluded		
	Primary Infrastructure Upgrades			Excluded		
						\$ 100,000
	Subtotal - Constructions Costs	3,780 m2	\$ 3,641	\$ 13,762,000		\$ 13,762,000

SITE 3 - OPTION A (NEW ADMIN & LIBRARY BUILDING ON METHODIST CHURCH SITE)

FEASIBILITY ESTIMATE - REVISION 5

FEASIBILITY ESTIMATE DETAIL

					Total	Sub-total
9 Consent & Legal						
Resource & Building Consent				0.75%	\$ 103,215	
						\$ 103,215
Subtotal - Consent & Legal	3,780	m2	\$	27	\$ 103,000	\$ 103,000
10 ADC Costs						
ADC Internal Project Management					\$ 100,000	
Expended to Date					\$ 125,000	
Other Costs - Printing / Legal					\$ 20,000	
						\$ 245,000
Subtotal - ADC Costs	3,780	m2	\$	65	\$ 245,000	\$ 245,000
11 On Costs						
Professional Fees				12.5%	\$ 1,733,125	
Contingency				10.0%	\$ 1,559,813	
						\$ 3,292,938
Subtotal - On Costs	3,780	m2	\$	871	\$ 3,293,000	\$ 3,293,000
12 Escalation						
Escalation on construction, fees etc up to tender from 3Q16 till	2.50%				\$ 396,203	
Escalation on construction during construction at 50% of	1.75%				\$ 240,835	
						\$ 637,038
Subtotal - Escalation	3,780	m2	\$	169	\$ 637,000	\$ 637,000
TOTAL PROJECT COSTS	3,780	m2	\$	2,733	\$ 10,330,000	\$ 10,330,000

SITE 3 - OPTION B (NEW ADMIN & LIBRARY BUILDING ON METHODIST CHURCH SITE)

FEASIBILITY ESTIMATE - REVISION 3

SUMMARY

	\$
LAND PURCHASE COSTS	920,000
POTENTIAL LAND SALE (CAPITAL VALUE) (i.e. Disposal of Redundant ADC Land)	(7,880,000)
LAND & PROPERTY COSTS	(6,960,000)
DEMOLITION	350,000
CONSTRUCTION COSTS	13,230,000
FITTINGS FIXTURES AND EQUIPMENT	0
SERVICES CONNECTIONS	100,000
EXTERNAL WORKS	489,000
ABNORMALS	100,000
TOTAL CONSTRUCTION COST	14,269,000
RESOURCE CONSENT & BUILDING CONSENT	104,000
DEVELOPMENT CONTRIBUTIONS	EXCLUDED
ADC INTERNAL COSTS	245,000
PROFESSIONAL FEES	1,753,000
PROJECT CONTINGENCY	1,578,000
ESCALATION	647,000
TOTAL ON-COSTS	4,327,000
TOTAL PROJECT COST	\$11,636,000
OFFSITE CARPARKING COSTS	Excluded
TEMPORARY RELOCATION COSTS	-
FF&E ALLOWANCES	1,110,000
EXISTING COUNTY BUILDING UPGRADE TO IL3 / NEW ADMIN AREA REDUCTION	1,050,000

Clarifications:

- Cost estimate priced at current rates as at 3Q16
- Professional Fees have been included at 12.5%
- Building Consent has been included at 0.75%
- Project Contingency has been included at 10%

Exclusions:

- GST
- IT Hardware, Visual Display Units, Specialist Audio and Visual Equipment
- Statutory Fees
- Ground remediation, rock excavation, soft spots
- Removal of significant ground obstructions
- Encountering hazardous waste including asbestos
- Loss on income, relocation, temporary storage and disruption costs for the period of the works
- Development Management / Internal Development Costs
- Artwork
- Sales , Marketing and Leasing
- Finance and Holdings Costs
- Legal fees
- Any local or central Government taxes, duties, fees, rates or levies which are, or may become, payable
- The excavation of test pits for the location of existing underground services and any works required to existing underground services
- Stormwater attenuation
- Renewable energy technologies
- Grey water reticulation systems
- Black water on site treatment
- Anti-Vandal drenching system

SITE 3 - OPTION B (NEW ADMIN & LIBRARY BUILDING ON METHODIST CHURCH SITE)

FEASIBILITY ESTIMATE - REVISION 3

FEASIBILITY ESTIMATE DETAIL

					Total	Sub-total
1	Land Purchase - Methodist Church Site				\$ 920,000	\$ 920,000
	Subtotal - Land Purchase	m2			\$ 920,000	\$ 920,000
2	Land Disposal (Capital Value)					
	Existing Library Site - Property 9617				\$ (2,540,000)	
	Cass / Cameron Street - Property 10506				\$ (1,300,000)	
	Cass / Cameron Street - Property 10505				\$ (370,000)	
	Civic Admin - Property 9619				\$ (2,640,000)	
	Civic Admin Carpark - Property 17897				\$ (280,000)	
	Villa Site - Property 17988				\$ (440,000)	
	Carpark - Property 17989				\$ (310,000)	
						\$ (7,880,000)
	Subtotal - Land Disposal	m2			\$ (7,880,000)	\$ (7,880,000)
3	Demolition of existing buildings					
	Demolish existing County Building	1,000 m2	\$	100	\$ 100,000	
	Demolish existing Methodist Church	1 Item	\$	250,000	\$ 250,000	
						\$ 350,000
	Subtotal - Demolition Costs	m2			\$ 350,000	\$ 350,000
4	Building Works					
	New Administration Building	2,700 m2	\$	3,300	\$ 8,910,000	
	New Building - Library	1,080 m3	\$	4,000	\$ 4,320,000	
						\$ 13,230,000
5	Loose Furniture & Fittings					
	Fit out allowance - Existing Admin Building	2,700 m2	\$	-	\$ -	
	Fit out allowance - Library	1,080 m2	\$	-	\$ -	
						\$ -
6	Service Connections					
	Power				\$ 50,000	
	Water				\$ 10,000	
	Drainage				\$ 25,000	
	Data, Telephone				\$ 15,000	
						\$ 100,000
7	External Works					
	Parking Areas including lighting & Drainage	1,950 m2	\$	125	\$ 243,750	
	Remaining Public Realm	400 m2	\$	500	\$ 200,000	
	Soft Landscaping	900 m2	\$	50	\$ 45,000	
						\$ 488,750
8	Abnormals					
	Site Factors - Sloping Site				Excluded	
	Site Factors - Geotechnical Issues				Excluded	
	Formal Greenstar - 5 Accreditation				\$ 100,000	
	Changes to Standard of Finishes				Excluded	
	Firewalls to Boundaries				Excluded	
	Primary Infrastructure Upgrades				Excluded	
						\$ 100,000
	Subtotal - Constructions Costs	3,780 m2	\$	3,682	\$ 13,919,000	\$ 13,919,000

SITE 3 - OPTION B (NEW ADMIN & LIBRARY BUILDING ON METHODIST CHURCH SITE)

FEASIBILITY ESTIMATE - REVISION 3

FEASIBILITY ESTIMATE DETAIL

Total Sub-total

9 Consent & Legal

Resource & Building Consent	0.75%	\$	104,393	
				\$ 104,393

Subtotal - Consent & Legal	3,780	m2	\$	28	\$	104,000	\$	104,000
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10 ADC Costs

ADC Internal Project Management		\$	100,000	
Expended to Date		\$	125,000	
Other Costs - Printing / Legal		\$	20,000	
				\$ 245,000

Subtotal - ADC Costs	3,780	m2	\$	65	\$	245,000	\$	245,000
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11 On Costs

Professional Fees	12.5%	\$	1,752,875	
Contingency	10.0%	\$	1,577,588	
				\$ 3,330,463

Subtotal - On Costs	3,780	m2	\$	881	\$	3,330,000	\$	3,330,000
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12 Escalation

Escalation on construction, fees etc up to tender from 3Q16 till	2.50%	\$	403,147	
Escalation on construction during construction at 50% of project	1.75%	\$	243,583	
				\$ 646,729

Subtotal - Escalation	3,780	m2	\$	171	\$	647,000	\$	647,000
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TOTAL PROJECT COSTS	3,780	m2	\$	3,078	\$	11,635,000	\$	11,635,000
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SITE 4 (NEW ADMIN & LIBRARY BUILDING ON EASTFIELD OWNER SITE)

FEASIBILITY ESTIMATE - REVISION 3

SUMMARY

	\$
LAND PURCHASE COSTS	2,250,000
POTENTIAL LAND SALE (CAPITAL VALUE) (i.e. Disposal of Redundant ADC Land)	(9,080,000)
LAND & PROPERTY COSTS	(6,830,000)
DEMOLITION	0
CONSTRUCTION COSTS	13,230,000
FITTINGS FIXTURES AND EQUIPMENT	0
SERVICES CONNECTIONS	100,000
EXTERNAL WORKS	615,000
ABNORMALS	100,000
TOTAL CONSTRUCTION COST	14,045,000
RESOURCE CONSENT & BUILDING CONSENT	105,000
DEVELOPMENT CONTRIBUTIONS	EXCLUDED
ADC INTERNAL COSTS	245,000
PROFESSIONAL FEES	1,769,000
PROJECT CONTINGENCY	1,592,000
ESCALATION	644,000
TOTAL ON-COSTS	4,355,000
TOTAL PROJECT COST	\$11,570,000
OFFSITE CARPARKING COSTS	Excluded
TEMPORARY RELOCATION COSTS	-
FF&E ALLOWANCES	1,110,000

Clarifications:

- **Note that carparking immediately adjacent to the proposed ADC Library & Admin will be an on-going cost to ADC**
- Cost estimate priced at current rates as at 3Q16
- Professional Fees have been included at 12.5%
- Building Consent has been included at 0.75%
- Project Contingency has been included at 10%

Exclusions:

- GST
- **On-Site Carparking & Allowances for a Civic Square**
- IT Hardware, Visual Display Units, Specialist Audio and Visual Equipment
- Statutory Fees
- Ground remediation, rock excavation, soft spots
- Removal of significant ground obstructions
- Encountering hazardous waste including asbestos
- Loss on income, relocation, temporary storage and disruption costs for the period of the works
- Development Management / Internal Development Costs
- Artwork
- Sales , Marketing and Leasing
- Finance and Holdings Costs
- Legal fees
- Any local or central Government taxes, duties, fees, rates or levies which are, or may become, payable
- The excavation of test pits for the location of existing underground services and any works required to existing underground services
- Stormwater attenuation
- Renewable energy technologies
- Grey water reticulation systems
- Black water on site treatment
- Anti-Vandal drenching system

SITE 4 (NEW ADMIN & LIBRARY BUILDING ON EASTFIELD OWNER SITE)

FEASIBILITY ESTIMATE - REVISION 3

FEASIBILITY ESTIMATE DETAIL

						Total	Sub-total
1	Land Purchase - Eastfield Site - Allowance of \$750/m2 x 3,000					\$ 2,250,000	
	NOTE: Land Purchase excludes on-site carparking						\$ 2,250,000
	Subtotal - Land Purchase	m2				\$ 2,250,000	\$ 2,250,000
2	Land Disposal (Capital Value)						
	Existing Library Site - Property 9617					\$ (2,540,000)	
	Cass / Cameron Street - Property 10506					\$ (1,300,000)	
	Cass / Cameron Street - Property 10505					\$ (370,000)	
	Former County Building - Property 10121					\$ (1,200,000)	
	Civic Admin - Property 9619					\$ (2,640,000)	
	Civic Admin Carpark - Property 17897					\$ (280,000)	
	Villa Site - Property 17988					\$ (440,000)	
	Carpark - Property 17989					\$ (310,000)	
							\$ (9,080,000)
	Subtotal - Land Disposal	m2				\$ (9,080,000)	\$ (9,080,000)
3	Demolition of existing buildings						
	Demolition Costs - By Third Party (EDL)					\$ -	\$ -
	Subtotal - Demolition Costs	m2				\$ -	\$ -
4	Building Works						
	New Administration Building	2,700	m2	\$ 3,300	\$ 8,910,000		
	New Building - Library	1,080	m3	\$ 4,000	\$ 4,320,000		
							\$ 13,230,000
5	Loose Furniture & Fittings						
	Fit out allowance - Existing Admin Building	2,700	m2	\$ -	\$ -		
	Fit out allowance - Library	1,080	m2	\$ -	\$ -		
							\$ -
6	Service Connections						
	Power				\$ 50,000		
	Water				\$ 10,000		
	Drainage				\$ 25,000		
	Data, Telephone				\$ 15,000		
							\$ 100,000
7	External Works						
	Parking Areas including lighting & Drainage	-	m2	\$ 125	Excluded		
	Remaining Public Realm	800	m2	\$ 500	\$ 400,000		
	Temporary screen fencing / landscaping to nth / sth boundary	200	m	\$ 1,000	\$ 200,000		
	Soft Landscaping	200	m2	\$ 75	\$ 15,000		
							\$ 615,000
8	Abnormals						
	Site Factors - Sloping Site				Excluded		
	Site Factors - Geotechnical Issues				Excluded		
	Formal Greenstar - 5 Accreditation				\$ 100,000		
	Changes to Standard of Finishes				Excluded		
	Firewalls to Boundaries				Excluded		
	Primary Infrastructure Upgrades				Excluded		
							\$ 100,000
	Subtotal - Constructions Costs	3,780	m2	\$ 3,716	\$ 14,045,000	\$ 14,045,000	

SITE 4 (NEW ADMIN & LIBRARY BUILDING ON EASTFIELD OWNER SITE)

FEASIBILITY ESTIMATE - REVISION 3

FEASIBILITY ESTIMATE DETAIL

Total Sub-total

9 Consent & Legal

Resource & Building Consent	0.75%	\$	105,338	
				\$ 105,338

Subtotal - Consent & Legal	3,780	m2	\$	28	\$	105,000	\$	105,000
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10 ADC Costs

ADC Internal Project Management		\$	100,000	
Expended to Date		\$	125,000	
Other Costs - Printing / Legal		\$	20,000	
				\$ 245,000

Subtotal - ADC Costs	3,780	m2	\$	65	\$	245,000	\$	245,000
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11 On Costs

Professional Fees	12.5%	\$	1,768,750	
Contingency	10.0%	\$	1,591,875	
				\$ 3,360,625

Subtotal - On Costs	3,780	m2	\$	889	\$	3,361,000	\$	3,361,000
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12 Escalation

Escalation on construction, fees etc up to tender from 3Q16 till	2.50%	\$	397,969	
Escalation on construction during construction at 50% of project	1.75%	\$	245,788	
				\$ 643,756

Subtotal - Escalation	3,780	m2	\$	170	\$	644,000	\$	644,000
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TOTAL PROJECT COSTS	3,780	m2	\$	3,061	\$	11,570,000	\$	11,570,000
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