# 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 19<sup>th</sup> September 2016

# Your Council, Your Library, Your Voice!

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 "earthquake 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 this commences:-

- Must meet the present and future needs of the Ashburton community.
- Must meet the **functional and operational** requirements briefed.
- Must meet the statutory obligations of ADC to provide safe, healthy and structurally resilient environments, which comply with the National 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 briefed.
- Meets 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 sources in the Town Centre, which may potentially proceed in future, and have specific relevance to the shortlisted site options. We have noted these on a separate map panel, "Potential Associated Town Centre Projects".

## **Building Layout**

Strong alignment with the key objectives and concepts identified in the The images provided are not intended to represent design plans for the Library or the Administration Building. The images on the Short-2005 Ashburton Town Centre Concept Plan and the ADC Community listed Site Options Panels only show that the land is big enough to Outcomes and Strategic Goals set out in the 2015 Long Term Plan [LTP], accommodate the facilities, and to highlight the opportunities and/or are an important consideration when determining the best site option for the ADC Library and Administration Facilities. 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:-

- and better operational efficiency.
- exterior spaces.
- costly deep pile foundations.
- if they were completely separate buildings.
- behind.

• Large floor plates suitable for modern, open plan office planning, offering opportunities for greater flexibility, improved functionality,

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

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

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

The facilities are typically shown located on the street frontages in order to activate and the reinvigorate the respective streetscapes, whilst also providing opportunities for the provision of exterior public spaces within the site boundaries and screened on-site car parking

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

## **Town Centre Design Considerations**

- 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 features within the CBD.
- Helping to promote identity and a gateway role for the civic building within the CBD.
- Helping to strengthen existing movement corridors and promote Separate Library & Administration Buildings located on different sites. 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 civic 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 ideals 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.

**OPUS** architecture



## **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: <u>www.yourvoiceashburton.com</u>
<ul> <li>Do you support the Preferred Site Option and why?</li> </ul>
<ul> <li>If you do not support the Preferred Site Option, what do you prefer and why?</li> </ul>
<ul> <li>Do you have any other comments on this project?</li> </ul>
You can provide your feedback by:
<ul> <li>Online Survey [Facebook page + website]</li> </ul>
<ul> <li>Touch Screen Survey [library + EA Networks]</li> </ul>

• Paper Survey [library]

For more information on this project, the consultation process and feedback opportunities please visit: www.yourvoiceashburton.com

 Making the Town Centre distinctive and reinforcing its special qualities, making it attractive and a source of pride for the local community, and creating a safer and more pleasant place for the future.

# 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.

The Phase [1] 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 O1: OPTION A

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

# SITE O1: OPTION B

## SITE O2:

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

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

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

	<b>√ 18</b>	<mark>X</mark> 9	<b>√ 18</b>	<mark>X</mark> 9	√ 22
	Estimated Total Pro \$19,517,000+0		Estimated Tot \$20,450,0	al Project Cost 00+GST	Estima \$19,9
-	Estimated Surplus \$5,410,000	Property Sales	<b>Estimated Sur</b> \$5,410,000	rplus Property Sales )	Estima \$7,32
=	Estimated Overall \$14,107,000+		Estimated Ov \$15,040,0	verall Project Cost 00+GST	Estima \$12,6

# 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
- Onsite car park spaces provided **60**

- 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
- Onsite car park spaces provided **60**

- Meets functional and operational requirements

- Proximity to residential zone a concern
- Onsite car park spaces provided 53





Proposed Administration Building Potential On-site Car Parking



Site Boundry Proposed Library Building



# SITE O3: OPTION A

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

# X 5

ated Total Project Cost ,971,000+GST ated Surplus Property Sales

20,000

## ated Overall Project Cost ,651,000+GST

- More disconnected from CBD
- Lesser impact on CBD redevelopment
- Lesser alignment with future Town Centre Plan aspirations
- Demolition of Balmoral Hall



**Estimated Total Project Cost** \$20,320,000+GST **Estimated Surplus Property Sales** \$8,880,000

## **Estimated Overall Project Cost \$11,440,000**+GST

- High profile and easily accessible
- Meets functional and operational requirements
- Compact site more restrictive
- Aligns well with future Town Centre Plan aspirations
- Unknown use of Old County Building and site a concern
- Onsite car park spaces provided **38**

Exterior Public Space Shared Surface Treatment





Proposed Pedestrian Access to site Proposed Vehicle Access to site

# Preferred Site Option SITE O3: OPTION B

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

#### 25 I V

**Estimated Total Project Cost** \$20,626,000+GST **Estimated Surplus Property Sales** 

\$7,880,000

## **Estimated Overall Project Cost \$12,746,000**+GST

- Most high profile and easily accessible
- Best 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
- Onsite car park spaces provided 65



(01) Existing Heritage Building to be retained (02) Existing former County Building





# SITE O4

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

X 3

# X 2

#### 24 $\mathbf{V}$

**Estimated Total Project Cost** \$21,760,000+GST **Estimated Surplus Property Sales** \$9,080,000

## **Estimated Overall Project Cost \$12,680,000**+GST

- 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 added cost
- Onsite 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 comparable with a new purpose built facility. The design, functionality and operational efficiency will also be heavily compromised centre as a whole is somewhat diminished. The costs associated with strengthening the existing Administration Building structure by the constraints imposed by the existing building. Given there are no significant cost benefits associated with retaining the Existing to the latest seismic standards, combined with the costs of a complete refurbishment of the exterior and interior of the building, are 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:

- 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.

- and Acoustics].
- constraints.

#### 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.



#### 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

The land does not pose any insurmountable planning, traffic, contamination, archaeological, geotechnical or structural

Opportunity to incorporate CPTED principles in the treatment of the onsite exterior spaces, street frontages and broader urban context [Crime Prevention Through Environmental Design].

Additional Public Parking available on street frontages. Close proximity to Public Car Parking Facilities.

#### Cost Considerations:

X

X

X

- No temporary relocation costs during construction works required.
- No demolition of existing buildings required.
- No land purchase required.
- Helps address the problem of the existing infrastructure barriers of the railway corridor and the state highway disconnecting the Development costs can be offset by the sale of surplus ADC land. civic buildings from the CBD.

#### 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 X connected quality open space within the CBD.
- Helps achieve better proximity to other community services, X support services, retail and business areas within 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.





# Site 01: Option A

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

# **Relevant Potential Associated Town Centre Projects**



# Urban Design

Redevelopment of the western side of Baring Square will revitalise and reinvigorate it as the "heart" of the town centre and the Ashburton 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 Baring Square and the State Highway. Locating the facility here does not relate as well to the



# **Estimated Overall Project Costs**

#### COST ELEMENT:

Land purchase costs

Temporary relocation / temporary accommodation cost

#### LAND & PROPERTY COSTS

Demolition

Construction costs

Fittings, fixtures and equipment (F F & E)

Services connections

External works

Abnormals

TOTAL CONSTRUCTION COST

Resource consent & building consent

Development contributions

ADC internal costs

Professional fees

Project contingency

Escalation

TOTAL ON-COSTS

TOTAL PROJECT COST

Total potential surplus property sales

ESTIMATED OVERALL PROJECT COST (less surplus pro

Off site car parking costs

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.



	\$
	NOT APPLICABLE
ts	460,000
	460,000
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	12,210,000
	1,110,000
	100,000
	611,000
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	98,000
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	245,000
	1,705,000
	2,224,000
	600,000
	4,872,000
	\$19,517,000
	(5,410,000)
operty sales)	\$14,107,00
	EXCLUDED

# Site 01: Option B

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

Whilst this site option satisfies some key evaluation criteria, the potential to significantly influence the redevelopment of the town civic space. Given there are no significant cost benefits associated with developing a new Administration & Library Facility on this site centre as a whole is somewhat diminished. Although concept plans have been proposed for physically and visually connecting Baring it is less favoured than the recommended preferred site option. Square East and West, the size of the space and the distances involved may make it very challenging as a workable and integrated

# Legend

- Site Boundry
- Proposed Library Building
- Proposed Administration Building
- Potential On-site Car Parking (appox. 60 spaces)
- **Exterior Public Space**
- Shared Surface Treatment
- Proposed Pedestrian Access to site
- Proposed Vehicle Access to site

#### **Proposed Library Building:**

Floor Area =  $1080m^2$ Single Storey Structure

**Proposed Administration Building:** (Incorporating Shared Facilities + Public Spaces)

Floor Area =  $2700m^2$ 

3\_storey Structure

#### These bulk forms are not to be interpreted as building designs. **Evaluation Criteria**

Indicates a Positive Attribute

X 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.

- 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 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.





- 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.

#### Cost Considerations:

X

- X No temporary relocation costs during construction works required.
  - No demolition of existing buildings required.
  - No land purchase required.
  - Helps address the problem of the existing infrastructure barriers X of the railway corridor and the state highway disconnecting the Development costs can be offset by the sale of surplus ADC land. civic buildings from the CBD.

#### Urban Design Considerations:

- Helps to develop a strong community sense of place whilst preserving culture and heritage.
- Helps create an accessible and vibrant CBD. X
  - 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 X connected quality open space within the CBD.
- Helps achieve better proximity to other community services, X support services, retail and business areas within the CBD.
- Helps encourage easier walkability and accessibility within the X 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.





# Site 01: Option B

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

# **Relevant Potential Associated Town Centre Projects**



# Urban Design

Redevelopment of the western side of Baring Square will revitalise and reinvigorate it as the "heart" of the town centre and the Ashburton 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 Baring Square and the State Highway. Locating the facility here does not relate as well to the



# **Estimated Overall Project Costs**

#### COST ELEMENT:

Land purchase costs

Temporary relocation / temporary accommodation cost

#### LAND & PROPERTY COSTS

Demolition

Construction costs

Fittings, fixtures and equipment (F F & E)

Services connections

External works

Abnormals

TOTAL CONSTRUCTION COST

Resource consent & building consent

Development contributions

ADC internal costs

Professional fees

Project contingency

Escalation

TOTAL ON-COSTS

TOTAL PROJECT COST

Total potential surplus property sales

ESTIMATED OVERALL PROJECT COST (less surplus pro

Off site car parking costs



	\$
	NOT APPLICABLE
ts	460,000
	460,000
	474,000
	13,230,000
	1,110,000
	100,000
	611,000
	100,000
	16,625,000
	105,000
	EXCLUDED
	245,000
	1,768,000
	1,592,000
	600,000
	4,365,000
	\$20,450,000
	(5,410,000)
operty sales)	\$15,040,00
	EXCLUDED

# Site 02:

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

This site satisfies most of the key evaluation criteria and aligns well with other potential ADC projects intended to revitalise, reinvigorate, profile and street presence. Demolition of the existing Balmoral Hall community facility will be required. The greater distance from the and enhance the existing town centre. The existing protected trees along Cass Street means the Administration Building will need to existing CBD, and the significant civic opportunities offered by the potential redevelopment of East Street and Baring Square mean 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 it is less favoured that the recommended preferred site option.

# Legend

- **Site Boundry**
- Proposed Library Building
- Proposed Administration Building
- Potential On-site Car Parking (appox. 60 spaces)
- **Exterior Public Space**
- Shared Surface Treatment
- Proposed Pedestrian Access to site
- Proposed Vehicle Access to site

#### **Proposed Library Building:**

Floor Area =  $1080m^2$ Single Storey Structure

**Proposed Administration Building:** (Incorporating Shared Facilities + Public Spaces)

Floor Area =  $2700m^2$ 

3-Storey Structure

#### These bulk forms are not to be interpreted as building designs. **Evaluation Criteria**

Indicates a Positive Attribute

X 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.

- 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 CPTED principles in the treatment of the onsite exterior spaces, street frontages and broader urban context [Crime Prevention Through Environmental Design].

# 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.



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

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

Additional Public Parking available on street frontages. Close proximity to Public Car Parking Facilities.

#### Cost Considerations:

X

X

- 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 X 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 X associated civic amenity space or enhancing an existing civic space within the CBD.





# Site 02:

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

# **Relevant Potential Associated Town Centre Projects**



# 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 projects proposed including the extension of the retail area to the northern end of Cass Street and the redevelopment of the Victoria



# **Estimated Overall Project Costs**

#### COST ELEMENT:

Land purchase costs

Temporary relocation / temporary accommodation cost

#### LAND & PROPERTY COSTS

Demolition

Construction costs

Fittings, fixtures and equipment (F F & E)

Services connections

External works

Abnormals

TOTAL CONSTRUCTION COST

Resource consent & building consent

Development contributions

ADC internal costs

Professional fees

Project contingency

Escalation

TOTAL ON-COSTS

TOTAL PROJECT COST

Total potential surplus property sales

ESTIMATED OVERALL PROJECT COST (less surplus pro

Off site car parking costs

Street "triangle shops". It 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. 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.



	\$
	NOT APPLICABLE
ts	NOT APPLICABLE
	NOT APPLICABLE
	156,000
	13,230,000
	1,110,000
	100,000
	849,000
	100,000
	15,545,000
	107,000
	EXCLUDED
	245,000
	1,798,000
	1,618,000
	658,000
	4,426,000
	\$19,971,000
	(7,320,000)
operty sales)	\$12,651,00
	EXCLUDED

# 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 site option offers potential to not only meet the functional and operational requirements complementary new developments in the immediate vicinity. Screened on-site car-parking is provided with visitor car parking on Baring Square. Concerns about the potential future redevelopment and use of Old County Building, and reduced prominence of the but also aligns better with other potential ADC projects intended to revitalise, reinvigorate, and enhance the existing town centre. It provides good accessibility and visibility for the community and it is well positioned with respect to existing main vehicle routes. Library relative to Baring Square, mean this option is less favoured than Option [B]. It is in close proximity to other community services, support services, retail and business areas within the CBD and will encourage

# Legend

- Site Boundry
- Proposed Library Building
- Proposed Administration Building Potential On-site Car Parking (appox. 38 spaces)
- Exterior Public Space
- Shared Surface Treatment
- Proposed Pedestrian Access to site
- Proposed Vehicle Access to site
- **(01)** Existing Heritage Building to be retained
- **02** Existing former County Building

#### **Proposed Library Building:**

Nominal GFA =  $1080m^2$ Single Storey Structure.

## **Proposed Administration Building:**

(Incorporated Shared Facilities + Public Spaces)

Nominal GFA =  $2700m^2$ 

3-Storey Structure.

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

#### **Evaluation Criteria**

- Indicates a Positive Attribute
- X 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.



- 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 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.
- Fleet Vehicles.



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

Site has capacity to accommodate Service Vehicles and ADC

Additional Public Parking available on street frontages. Close proximity to Public Car Parking Facilities.

#### Cost Considerations:

X

- 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.





# Site 03: Option A

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

# **Relevant Potential Associated Town Centre Projects**



# Urban Design

Redevelopment of the eastern side of Baring Square will revitalise and reinvigorate it as the "heart" of the town centre and the Ashburton community. It will encourage complementary new developments in the immediate vicinity and relates well to the associated town centre projects proposed including the redevelopment of Baring Square, redevelopment of the Victoria Street "triangle shops", establishing laneway connections between Havelock and Burnett Streets, and the strengthening of the "green corridor" along East



# **Estimated Overall Project Costs**

#### COST ELEMENT:

Land purchase costs

Temporary relocation / temporary accommodation cost

#### LAND & PROPERTY COSTS

Demolition

Construction costs

Fittings, fixtures and equipment (F F & E)

Services connections

External works

Abnormals

TOTAL CONSTRUCTION COST

Resource consent & building consent

Development contributions

ADC internal costs

Professional fees

Project contingency

Escalation

TOTAL ON-COSTS

TOTAL PROJECT COST

Total potential surplus property sales

ESTIMATED OVERALL PROJECT COST (less surplus pro

Off site car parking costs

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 barriers of the railway corridor and the State Highway disconnecting the civic buildings from the CBD.



	\$
	920,000
ts	NOT APPLICABLE
	920,000
	250,000
	13,230,000
	1,110,000
	100,000
	332,000
	100,000
	15,122,000
	103,000
	EXCLUDED
	245,000
	1,733,000
	1,560,000
	637,000
	4,278,000
	\$20,320,000
	(8,880,000)
operty sales)	\$11,440,00
	EXCLUDED

# 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 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 but also aligns better with other potential ADC projects intended to revitalise, reinvigorate, and enhance the existing town centre. With the on-site car-parking capacity, the ability to provide dual access from both Havelock Street and Cameron Street, the fact that the surrounding 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 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. and it is well positioned with respect to existing main vehicle routes. It is in close proximity to other community services, support services,

# Legend

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

#### **Proposed Library Building:**

Nominal GFA =  $1080m^2$ Single Storey Structure.

#### **Proposed Administration Building:**

(Incorporated Shared Facilities + Public Spaces)

Nominal GFA =  $2700m^2$ 

3-Storey Structure.

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

#### **Evaluation Criteria**

- Indicates a Positive Attribute
- X 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:

- and Acoustics].
- constraints.

#### 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.

New building structures and existing retained buildings to comply with the latest standards and code requirements [Structure, Accessibility, Fire Protection, Safety in Design, HVAC

The land does not pose any insurmountable planning, traffic, contamination, archaeological, geotechnical or structural

Opportunity to incorporate CPTED principles in the treatment of the onsite exterior spaces, street frontages and broader urban context [Crime Prevention Through Environmental Design].

- 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. X
  - 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.





# 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

# **Relevant Potential Associated Town Centre Projects**



# Urban Design

Redevelopment of the southern side of Baring Square will revitalise and reinvigorate it as the "heart" of the town centre and the Ashburton community. It will encourage complementary new developments in the immediate vicinity and relates well to the associated town centre projects proposed including the redevelopment of Baring Square, redevelopment of the Victoria Street "triangle shops", establishing laneway connections between Havelock and Burnett Streets, and the strengthening of the "green corridor" along East

# **Estimated Overall Project Costs**

#### COST ELEMENT:

Land purchase costs

Temporary relocation / temporary accommodation cost

#### LAND & PROPERTY COSTS

Demolition

Construction costs

Fittings, fixtures and equipment (F F & E)

Services connections

External works

Abnormals

TOTAL CONSTRUCTION COST

Resource consent & building consent

Development contributions

ADC internal costs

Professional fees

Project contingency

Escalation

TOTAL ON-COSTS

TOTAL PROJECT COST

Total potential surplus property sales

ESTIMATED OVERALL PROJECT COST (less surplus pro

Off site car parking costs

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 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.



	\$
	920,000
ts	NOT APPLICABLE
	920,000
	350,000
	13,230,000
	1,110,000
	100,000
	489,000
	100,000
	15,379,000
	104,000
	EXCLUDED
	245,000
	1,753,000
	1,578,000
	647,000
	4,327,000
	\$20,626,000
	(7,880,000)
operty sales)	\$12,746,00
	EXCLUDED

# Site 04

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

greater distance from the significant opportunities offered by the potential redevelopment of East Street and Baring Square, and the 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 uncertainties around the remainder of the Eastfield Block development mean it is less favoured that the recommended preferred option. Should the recommended preferred option not become available however then this option would be the next preferred option. being completed, in particular the adjacent Central Civic Square, surrounding developments, and the on-site car parking facilities. The

## Legend

- Site Boundry
- Existing Property not currently owned by Eastfields Development
- Proposed Library Building Proposed Administration Building
- Potential Off-site Car Parking (60)
- Exterior Public Space
- Landscaped Public Amenity Space
- Proposed Pedestrian Access to site
- V Proposed Vehicle Access to site
- ← Pedestrian movement through site

#### **Proposed Library Building:**

Nominal GFA =  $1080m^2$ 

Single Storey Structure.

**Proposed Administration Building:** (Incorporated Shared Facilities + Public Spaces)

Nominal GFA =  $2700m^2$ 3-Storey Structure.

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

- Indicates a Positive Attribute
- X Indicates a Negative Attribute

# S

# **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.

- 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 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 X Fleet Vehicles.







- 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.

#### Cost Considerations:

X

- 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.





# 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**



# Urban Design

Redevelopment of the southern corner of the Eastfield Block will form a strong connection to both Tancred Street and Cass Street, community and encourage easier walkability, and it is well positioned with respect to existing main vehicle routes. It also addresses the major urban design issue of the existing barriers of the railway corridor and the State Highway disconnecting the civic buildings helping with revitalising and reinvigorating this part of the town centre. It will encourage complementary new developments in the immediate vicinity and relates well to the associated town centre projects proposed including the redevelopment of Burnett Street from the CBD. The success of the facility in this location is however ultimately contingent upon the remainder of the Eastfield Block and the Burnett Street east-west crossing, establishing laneway connections between Havelock and Burnett Streets to Baring Square, development being completed. The location of the facility here will demonstrate confidence in the town centre redevelopment and and extending the existing retail area along Cass Street. Locating the facility here will achieve better integration and proximity to could be a catalyst for encouraging private sector investment in the CBD. other community services, support services, retail and business areas within the CBD. The site will provide good accessibility for the



# **Estimated Overall Project Costs**

#### **COST ELEMENT:**

Land purchase costs

Temporary relocation / temporary accommodation cost

#### LAND & PROPERTY COSTS

Demolition

Construction costs

Fittings, fixtures and equipment (F F & E)

Services connections

External works

Abnormals

TOTAL CONSTRUCTION COST

Resource consent & building consent

Development contributions

ADC internal costs

Professional fees

Project contingency

Escalation

TOTAL ON-COSTS

TOTAL PROJECT COST

Total potential surplus property sales

ESTIMATED OVERALL PROJECT COST (less surplus pro

Off site car parking costs - on going additional cost



	\$
	2,250,000
ts	NOT APPLICABLE
	2,250,000
	156,000
	13,230,000
	1,110,000
	100,000
	615,000
	100,000
	15,155,000
	105,000
	EXCLUDED
	245,000
	1,769,000
	1,592,000
	644,000
	4,355,000
	\$21,760,000
	(9,080,000)
operty sales)	\$12,680,00
	EXCLUDED

# 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 [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







# 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

Baring Square redevelopment zone Key vehicular + pedestrian routes Laneway connections

- Existing key pedestrian connections
- - Existing key vehicular connections





# **OPUS** architecture **Ashburton**



# 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

1. Do you support the Preferred Option

(Site 03: Option B)? Tick one box

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.

#### 4. Do you have any other comments?

**OPUS** architecture

Yes No		
If you support the Preferred Option what are your reasons?		
-		
	<u></u>	

Why did you select the Option you did?

- 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 19<sup>th</sup> September 2016**