

# STAFF REPORT

**TO:** The Chairperson and Members of the Community Services Committee

**FROM:** Manager Property

**REFERENCE:** 51302

**DATE:** 10 October 2006

**SUBJECT:** Report of the Working Party Appointed to Investigate Richmond Library Development Proposals

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The Working Party met on 4 October 2006. A report was provided to the Working Party on various options available for the District Library.

The Goldpine site with an estimated annual funding cost of \$370,000.00, the Placemakers and Richmond Mall sites with estimated annual funding costs of \$280,000.00 and utilising other land within the CBD were discarded because of time delay and the annual costs of the project.

In considering the land available between the ASB Aquatic Centre and Salisbury Road, it was estimated that there was approximately 3,500 m<sup>2</sup> of land available in this area which would accommodate the requirements for a new library, car parking and landscaping. The estimated net cost of the project was \$1,276,400.00 which equates to a funding cost of \$153,000.00 per annum. However this figure has subsequently been revised to take into account \$85,000.00 of HUDs and reserves financial contribution which brings the estimated net development cost to \$1,361,400.00 or an annual funding cost of \$163,000.00. The Working Party considered that a public consultation process should be undertaken regarding the proposal which would involve selling the existing building in Queen Street, Richmond and constructing a new library on the Aquatic Centre site. It should be noted that a resource consent would be required because the area of the building substantially exceeds the limits provided for in the zone.

The other option considered by the Working Party was to expand the existing library within the building as originally intended and to create a small area of retail space with Queen Street frontage in addition to improving access to the first floor of commercial space. The concept provided by Art House Architecture would be varied so that the majority of work is done within the existing building envelope thus keeping costs closer to the budgeted figure of \$750,000.00. The total cost is estimated at \$860,000.00 with \$150,000.00 of that being attributable to the commercial fit out. The ongoing funding costs for this would be \$103,000.00 per annum but the commercial income is estimated at \$75,000.00 per annum leaving a net cost of \$28,000.00 per annum.

The Working Party were of the opinion that a public consultation process should occur for a new library to be constructed on the Salisbury Road land and that the development of the existing library building would be the fall back position. Accordingly, the Working Party recommend:

“That a consultation process be undertaken with Richmond residents for a proposal to construct a new library building on Council’s land holdings between Salisbury Road and the ASB Aquatic Centre, that the existing library property be sold and the proceeds be utilised towards the costs of the new building which would reduce the net development to \$1,361,000.00 which equates to an annual funding cost of \$163,000.00.

J K Frater  
Manager Property

<http://tdctoday:82/shared documents/meetings/council/committees and subcommittees/community services committee/reports/2006/rcs061018 report richmond library development proposals.doc>