
ORDINARY MEETING

OF

STRATEGY AND POLICY COMMITTEE

MINUTES

Time: 9:30 am
Date: Tuesday, 22 September 2020
Venue: Ngake (16.09)
Level 16, Tahiwī
113 The Terrace
Wellington

PRESENT

Mayor Foster
Councillor Calvert (Deputy Chair)
Councillor Condie
Councillor Day (Chair)
Councillor Fitzsimons
Councillor Foon
Deputy Mayor Free
Councillor Matthews
Councillor O'Neill
Councillor Pannett
Councillor Paul
Councillor Rush (via audiovisual link)
Councillor Sparrow
Councillor Woolf

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1. Meeting Conduct

1.1 Karakia

The Chairperson declared the meeting open at 9:35 am and invited members to stand and read the following karakia to open the meeting.

**Whakataka te hau ki te uru,
Whakataka te hau ki te tonga.
Kia mākinakina ki uta,
Kia mātaratara ki tai.
E hī ake ana te atākura.
He tio, he huka, he hauhū.
Tihei Mauri Ora!**

Cease oh winds of the west
and of the south
Let the bracing breezes flow,
over the land and the sea.
Let the red-tipped dawn come
with a sharpened edge, a touch of frost,
a promise of a glorious day

1.2 Apologies

Moved Councillor Day, seconded Councillor Matthews, the following motion

Resolved

That the Strategy and Policy Committee:

1. Accept the apologies received from the following members:
 - Councillor Young for absence;
 - Mayor Foster and Deputy Mayor Free for early departure; and
 - Councillor Pannett for partial absence.

Carried

1.3 Conflict of Interest Declarations

No conflicts of interest were declared.

1.4 Confirmation of Minutes

Moved Councillor Day, seconded Deputy Mayor Free, the following motion

Resolved

That the Strategy and Policy Committee:

1. Approve the minutes of the Strategy and Policy Committee Meeting held on 17 September 2020, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

Carried

1.5 Items not on the Agenda

There were no items not on the agenda.

1.6 Public Participation

There was no public participation as this meeting had been scheduled to only hear oral submitters.

2. General Business

Meeting duration

Moved Councillor Day, seconded Mayor Foster, the following motion

Resolved

That the Strategy and Policy Committee:

1. Agree to continue the meeting beyond the six hours limit as per standing order 11.7.

Carried

The meeting adjourned at 10:15 am and reconvened at 10:35 am with the following members present: Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Sparrow.

The meeting adjourned at 11:05 and reconvened at 11:35 am with the following members present: Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Councillor Matthews, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Sparrow, Councillor Woolf

(Mayor Foster returned to the meeting at 11:36 am)
(Councillor O'Neill returned to the meeting at 11:42 am)

The meeting adjourned at 12:12 pm and reconvened at 1:01 pm with the following members present: Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Councillor Matthews, Councillor O'Neill, Councillor Paul, Councillor Rush, Councillor Sparrow, Councillor Woolf

(Councillor Paul left the meeting at 1:28 pm)
(Councillor Paul returned to the meeting at 1:31 pm)
(Councillor Paul left the meeting at 1:55 pm)
(Councillor Paul returned to the meeting at 1:58 pm)

The meeting adjourned at 1:56 pm and reconvened at 2:09 pm with the following members present: Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Councillor Matthews, Councillor Rush, Councillor Sparrow, Councillor Woolf

(Councillor O'Neill returned to the meeting at 2:11 pm)

(Councillor Paul returned to the meeting at 2:11 pm)

(Councillor Pannett returned to the meeting at 2:29 pm)

The meeting adjourned at 2:33 pm and reconvened at 3:10 pm with the following members present: Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Sparrow, Councillor Woolf

(Councillor Rush joined the meeting in person at 3:03 pm)

(Councillor Paul left the meeting at 3:21 pm)

(Councillor Paul returned to the meeting at 3:26 pm)

The meeting adjourned at 3:31 pm and reconvened at 3:37 pm with the following members present: Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Sparrow, Councillor Woolf

(Councillor Rush left the meeting at 3:36 pm)

Meeting adjournment

Moved Councillor Day, seconded Councillor Matthews, the following motion

Resolved

That the Strategy and Policy Committee:

1. Agree to adjourn the meeting, and reconvene at 9:30 am on Wednesday 23 September 2020 at the same venue (Ngake (16.09) Level 16, 113 The Terrace, Wellington).

Carried unanimously

The meeting adjourned at 3:52 pm and reconvened at 9:33 am on Wednesday 23 September 2020 with the following members present: Councillor Calvert, Councillor Day, Councillor Fitzsimons, Councillor Matthews, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Sparrow, Councillor Woolf

(Deputy Mayor Free, Councillor Condie and Councillor Foon joined the meeting at 9:36 am)

(Mayor Foster joined the meeting at 9:37 am)

(Councillor O'Neill joined the meeting at 9:39 am)

The meeting adjourned at 10:01 am and reconvened at 10:25 am with the following members present: Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Sparrow, Councillor Woolf

The meeting adjourned at 10:54 am and reconvened at 11:59 am with the following members present: Councillor Calvert, Councillor Condie, Councillor Day (Chair), Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Sparrow, Councillor Woolf

(Deputy Mayor Free left the meeting at 12:03 pm)

(Mayor Foster returned to the meeting at 12:06 pm)

(Deputy Mayor Free returned to the meeting at 12:08 pm)

The meeting adjourned at 12:29 pm and reconvened at 1:00 pm with the following members present: Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Sparrow, Councillor Woolf

2.1 Future of the Central Library Hearings

Moved Councillor Day, seconded Councillor Foon, the following motion

Resolved

That the Strategy and Policy Committee:

1. Receive the information.
2. Hear the oral submitters and thank them for speaking to their submissions.

Carried unanimously

Secretarial note: The following members of the public spoke to their written submissions (five minutes for individuals and ten minutes for organisations/groups):

Date	Time slot	Name	Kind	Submission ID
22 Sept	9:40 AM	Property Council New Zealand - James Kennelly & Gerard Earl	Organisation	
22 Sept	9:50 AM	Anna Pendergrast	Individual	2727065
22 Sept	9:55 AM	Robyn Tiller	Individual	2727528
22 Sept	10:00 AM	Viv Chapple, Madeleine Taylor, Janet Robertson, Nicola Binns, Clare Glesson	Group	2730421
22 Sept	10:10 AM	Alex Weir	Individual	2721943

22 Sept	10:35 AM	Bill Beale	Individual	2726409
22 Sept	10:40 AM	Daniel Coffey	Individual	2727030
22 Sept	10:55 AM	Maureen Tong	Individual	2726837
22 Sept	11:00 AM	Andrew Schoultz	Individual	2727463
22 Sept	11:35 AM	Chris Watson	Individual	2723219
22 Sept	11:40 AM	Martin Kwan	Individual	2716420
22 Sept	11:45 AM	Adrian Anderson	Individual	2724901
22 Sept	11:50 AM	Anand Ranchord	Individual	2738429
22 Sept	11:55 AM	Architectural Centre - Duncan Joiner and Daryl Cockburn	Organisation	2714498
22 Sept	12:05 PM	Chris Horne	Individual	2730498
22 Sept	1:00 PM	Lesleigh Salinger	Individual	2726360
22 Sept	1:05 PM	Sharon Ellis	Individual	2732084
22 Sept	1:10 PM	Paul Bruce	Individual	E48
22 Sept	1:15 PM	Owen Hughes	Individual	2727833
22 Sept	1:20 PM	Mike Frawley	Individual	2726861
22 Sept	1:25 PM	Alex Gray	Individual	2711257
22 Sept	1:30 PM	John Christopher Corry	Individual	2732258
22 Sept	1:35 PM	Heritage New Zealand - Dean Raymond, Karen Astwood & Kerryn Pollock	Organisation	2734236
22 Sept	2:05 PM	Ngā Aho Māori Designers Network - Rebecca Kiddle	Organisation	E45
22 Sept	2:20 PM	Jill Ford	Individual	2725485
22 Sept	2:35 PM	Allan Frazer	Individual	2648324
22 Sept	3:00 PM	Inner City Wellington - Rev Stephen King	Organisation	2735346
22 Sept	3:20 PM	Te Ahi o Ngā Rangatahi and Wellington Boys' and Girls' Institute – Ross Davis	Organisation	2719701
22 Sept	3:40 PM	Wellington City Youth Council - Brad Olsen, Ella Flavell, Jackson Lacy, Laura Jackson, Raihaan Dalwai, Shelly Liang, Tony Huang	Organisation	2624996
23 Sept	9:35 AM	Stuart Niven	Individual	2728043
23 Sept	9:45 AM	Pauline Swann	Individual	2730553
23 Sept	9:50 AM	Keitha Booth	Individual	2726077
23 Sept	9:55 AM	Mark Cubey	Individual	2728262
23 Sept	10:00 AM	Michael Gibson	Individual	2734197
23 Sept	10:25 AM	Leigh Halstead	Individual	2722042
23 Sept	10:30 AM	Carmen Goldsmith	Individual	2732005
23 Sept	10:35 AM	Bernard O'Shaughnessy	Individual	2734249
23 Sept	10:40 AM	Generation Zero Wellington	Organisation	2734274
23 Sept	11:55 AM	Peter Skrzynski	Individual	2727948

23 Sept	12:05 PM	Karen Smyth	Individual	2677402
23 Sept	12:10 PM	Reid Wicks	Individual	2656574
23 Sept	12:15 PM	Wellington Branch of the Public Health - Gail Duncan	Organisation	2738505
23 Sept	12:25 PM	Tim Bollinger	Individual	2738391
23 Sept	1:00 PM	Colin Keating	Individual	2630638
23 Sept	1:05 PM	Helene Ritchie	Individual	2709984
23 Sept	1:10 PM	Nathan Hotter	Individual	2725173
23 Sept	1:15 PM	Ray Chung	Individual	2734310
23 Sept	1:20 PM	Clara Breitenmoser	Individual	2663343
23 Sept	1:25 PM	Gloriana Quiros-Venegas	Individual	2722100
23 Sept	1:30 PM	Stu Orchard	Individual	2725917
23 Sept	1:35 PM	Ken Davis	Individual	2725623
23 Sept	1:45 PM	National Council of Women of New Zealand - Rabeea Inayatullah, Sonja Randhawa and Vanisa Dhiru	Organisation	E50
23 Sept	1:55 PM	Wellington Chamber of Commerce - John Milford	Organisation	E51
23 Sept	2:05 PM	Wellington Tenths Trust - Liz Mellish	Organisation	E49

Tabled items

Attachments

- 1 Adrian Anderson
- 2 Alex Gray
- 3 Bill Beale
- 4 Chamber of Commerce
- 5 Daniel Coffey
- 6 Gloriana Quiros-Venegas
- 7 Helene Ritchie
- 8 Jill Ford
- 9 John Christopher Corry
- 10 Keitha Booth
- 11 Maureen Tong
- 12 Michael Gibson
- 13 Mike Frawley
- 14 Nathan Hotter
- 15 Paul Bruce
- 16 Pauline Swann

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- 17 Stu Orchard
 - 18 Viv Chapple
 - 19 Wellington Boys' and Girls' Institute
 - 20 Wellington Branch of the Public Health
 - 21 Wellington City Youth Council

The meeting concluded at 2:23 pm with the reading of the following karakia:

Unuhia, unuhia, unuhia ki te uru tapu nui	Draw on, draw on
Kia wātea, kia māmā, te ngākau, te tinana, te wairua	Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind
I te ara takatū	
Koia rā e Rongo, whakairia ake ki runga	Oh Rongo, above (symbol of peace)
Kia wātea, kia wātea	Let this all be done in unity
Āe rā, kua wātea!	

Authenticated: _____
Chair

ORDINARY MEETING

OF

STRATEGY AND POLICY COMMITTEE

MINUTE ITEM ATTACHMENTS

Time: 9:30 am
Date: Tuesday, 22 September 2020
Venue: Ngake (16.09)
Level 16, Tahiwī
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Wellington

Business

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Tabled items

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Wellington City Central Library

Submission by Adrian Anderson

Tuesday 22 September 2020

Option E is my preference

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Options and their salient points – I have chosen to focus on the costs

Option A – Low Level Remediation

Cost at \$76.3 M to \$90.8 M is the cheapest

Average Ratepayer pa cost @ \$38.70 to \$46.30 is cheapest

Option A leaves the most capital for sorting out the 3 waters issues, e.g., Willis St Sewage problems earlier this year. The recently identified WCC housing upgrades cannot be forgotten.

Key issue is the 40% NBS which is in my opinion too low

Option B – Mid-Level Remediation

Cost is \$131.2 M to \$151.8 M

Average Residential Ratepayer pa cost @ \$57.30 to \$67.60 is dearer than Options D & E and we do need money to sort out the 3 waters issues, e.g., Willis St Sewage problems earlier this year. The recently identified WCC housing upgrades cannot be forgotten.

80% NBS better than Option A's 40%

Option C – High Level Remediation

Cost is \$174 to \$199.8M – dearest of all

Average Residential Ratepayer pa cost @ \$74.30 to \$86.2 – dearest of all and we do need money to sort out the 3 waters issues, e.g., Willis St Sewage problems earlier this year. The recently identified WCC housing upgrades cannot be forgotten.

100%+ NBS – best of all

Option D – New build on the same site

Key issue is the demolition of existing building which is a no-no in my book so I would scrap Option D

Option E – New Build on new site

Cost is \$156.50 M to \$160.7 M

Average Residential Ratepayer pa cost \$50.60 to \$52.60 = same as Option D

No NBS figure provided

Question the Disadvantage re the longest timeframes for new builds. The old building facade should be stabilized by one construction company and another company given the job of building the new library. That way the two jobs can move in parallel. The interior refit of the stabilized old building can be left until higher priority work has been done, e.g., getting our 3 waters in order and the WCC owned housing upgrades.

Summary

Capital cost point of view in order of cheapest to dearest – strike out for options ruled out

Option A	\$76.3 M to \$90.8 M	range = \$14.5	rule out as 40% NBS value is too low
Option B	\$131.2 M to \$151.8 M	range = \$20.6 M	
Option D	\$156.50 M to \$160.7 M	range = \$4.2 M	rule out as old library building demolished
Option E	\$156.50 M to \$160.7 M	range = \$4.2 M	
Option C	\$174 to \$199.8M	range = \$25.8 M	

Comment Options D & E lowest & highest costs are surprisingly close. With a range of 4.2 M, that is only 2.6 % of the upper cost. Was much effort made to evaluate these two Options? The ranges for Options A, B and C seem more realistic with ranges of 14.5 M (16 %), \$20.6 M (14 %) and \$25.8 M (13 %) respectively.

Ratepayers average pa cost point of view in order of cheapest to dearest – strike out for options ruled out

Option A	\$38.70 to \$90.8	range = \$52.1	rule out as 40% NBS is too low
Option D	\$50.60 to \$52.60	range = \$2.0	rule out as old library building demolished
Option E	\$50.60 to \$52.60	range = \$2.0	
Option B	\$57.30 to \$67.60	range = \$10.2	
Option C	\$74.30 to \$86.20	range = \$11.9	

Comment Options D & E lowest & highest costs are surprisingly close at \$2.0 (4 %). Was much effort really made to evaluate these two options? The ranges for Options B and C seem more realistic at \$10.2 (15 %) and \$11.9 (14 %). Option A's range at \$52.1 (57 %) is huge.

Combining the Capital and Ratepayer pa costs comparisons above in order of cheapest to dearest

- Option A has the lowest capital cost and lowest Ratepayer pa cost
- Options D & E have lower capital costs than Option C and lower Ratepayer pa costs than Options B & C
- Option B is a lower capital cost than Option C but higher in Ratepayer pa cost than Options D & E
- Option C is the dearest on both capital cost and Ratepayer pa cost

The Winner

Option E

Option E wins in my analysis with the following provisos

No NBS ratings were assigned to Options D & E

Costings need more work done as the capital cost and the Ratepayer pa cost ranges as a percentage of the upper figure of the estimates are too small to be credible.

Remaining options are ruled out for the following reasons

Option A as the NBS rating is too small.

Option D as old library building is demolished; It has significant heritage value

Option C as it is the most expensive for Capital cost & Ratepayer pa cost

WCC needs money for the 3 waters upgrades and its social housing refurbishments

Option B as its Ratepayer pa cost is greater than Option E and its completion date of September 2024 is greater than the Option E completion date of September 2023.

The NBS improvement is not seen as 'wonderful' for the cost involved.

Annex A**Building Cost Estimates comments**

I am wary of these as history has shown that initially estimated projects always seem, with the wisdom of hindsight, to have been too low which raises the suspicion that contractors have bid too low to get the job.

A minor personal experience – back in the mid-1980s I was one several concerned parents who had their children attending the St Teresa's Primary School in Karori which was co-ed from new entrants to Standard 2. From Standard 3, boys had to go to Cardinal McKeefry Primary School in Wilton if they were to remain in the Catholic Education system. All Catholic primary schools in the Western Suburbs were affected by this. We were of a mind to change the Catholic primary schools mix of co-ed and single sex to co-ed for all primary school classes.

Without going into details, the outcome was successful. The Cardinal said that if our wishes could be implemented with just the expenses of partitioning toilet blocks to separate boys and girls then it was viable. If it meant building more classrooms it was a no-go as a classroom would cost \$100,000 give or take.

I was staggered. At the time the median price for an average family house was lower than \$100,000 (See below). How could one simple rectangular room/building cost about the same or more than a family home with its more complex roof shape, many rooms, plumbing and electrical?

House price calculations

On 16 September 2020 I searched for the 1980's average NZ house price. This was hard to come by. The closest I could get was the 1990s data from various sources including CoreLogic and Reserve Bank NZ.

The House Price Indices for March 2020 and March 1990 were 2704.5 and 476.6 respectively. Division shows that March 2020 prices were 5.67 times those of March 1990.

In December 2019, the REINZ gave the median price as \$630,000. (I know it is not March 2020 but that was the nearest date I could find). Division by 5.67 gives approximately \$111,000 for the price in March 1990.

As I am referring to the mid-1980s the median house price would have been even lower. This was confirmed when another search on 21 September 2020 showed from the Stats NZ Table G.6.1 that

1985 median house price = \$67,000

1990 median house price = \$118,000

Professional engineering life project cost and analysis

For some 25 years I had to design telecommunications / datacommunications systems and these all had to be kept to budget. The costs of these projects were considerably smaller than the sums of money being spoken about for the Wellington Central Library. The processes were the same however and, according to an Imperial Chemical Industries study, can be more difficult as the time frames are often shorter and have little room for the overlapping of all the tasks that have to be carried out.

Annex B

Online submission – comments

Time to submit was unreasonably short

I received an email on Friday 4 September 2020 with a closing time of 5 pm on Monday 7 September 2020.

Format of the submission

Quite unsatisfactory. It seems to have been designed by those who had a pre-ordained view of the result. I found that the various items raised to be commented on very limiting.

Maybe the on-line form was designed by those wanting the 'take-off' data easy to collect but it meant that any serious submission was severely limited in what one could enter. The designer of the form left no room for serious comments.

To counter this situation, I attempted to fill in a field labelled 'Other' with some of the comparisons I have made in the submission above but found I was limited to 255 characters. An example—take a made-up sentence "The cat sat on the mat because of the monsoon rain." This has 51 characters including spaces and a full stop. Taking the 255 character limit and dividing by 51 gives 5 sentences.

I found I was using shortened words and for 'more/greater than' or 'less than' I was using '>' or '<' respectively. No doubt my online submission was a bit cryptic.

For such a serious ratepayer issue I saw this approach quite inadequate.

Annex C

A W Anderson background

I have lived in Wellington since late 1972 and been a homeowner and rate payer since late 1973.

In 1981 my wife and I moved to our present house, a tired single storey property. In the early years we had the old house replumbed and rewired. Later we added a garage and a two storey extension. The foundations were done by others and the new structure and cladding was a 'self-build'. Wiring, plumbing and roof cladding was done by others. Internal finishing was done by us apart from an extended kitchen which was done by others. After the Christchurch earthquake we had extra seismic bracing installed for the foundations of the old part of the house. I also took up an option offered by the Wellington City Council and had my under-floor structure and cisterns / hot water cylinders inspected. I then braced those cisterns and hot water cylinders which were in the old part of the house and not secure.

I am retired now but for 30 years I worked in the Telecommunications / Data-communication field; 3 years as self employed and 21 years in land surveying.

Broadcast Television

After 7 years as a broadcast electronics technician I gained a BE (Hons) in my late 20s and moved to Wellington. For 5 years I travelled the back blocks of NZ designing 2 channel TV coverage systems to improve television reception for viewers.

Vogel Computer Centre

Realising that telecommunications and computers would merge I moved to the Vogel Computer Centre (part of the old Ministry of Works & Development) where my job was to design the data communication network and install the hardware to enable a replacement of the old style punch cards and teletype terminals in 14 project sites and offices around NZ with modern system with some 250 computer screens/printers. With that installed and working I then did another design to increase the number of terminals to 750. Part of this job involved the liaison with equipment suppliers and telecommunication lines provider (NZ Post Office in those days). The paperwork skills gained were very valuable. I spent 8 years at Vogel.

NZ Fire Service

Ever interested in learning more, I successfully applied for the position of NZ Fire Service Communications Engineer at National Headquarters. I was there for some 10 years. I had a planning role in any aspect of telecommunications that the Fire Service was involved in. A major project for me was writing the Request for Proposals, the tender documents and the evaluation and selection of internationally sought tenders for a computer system in both the Auckland and Wellington Fire Service Control rooms to aid the dispatchers in getting the right mix of personnel and appliances to the emergency. A test of its success was the fact that it was soon forgotten about. This was a tribute to all involved and the tight control of any changes to the user Requirement documents.

Land surveying

A restructuring saw me out of the Fire Service and in one's 50s not many employers were interested. I worked for myself for a couple of years, but my field of telecommunication/ data-communications expertise was too limited to appeal to many clients and so I closed my business. I became a land surveyor's field assistant for 21 years and have clambered over most parts of Wellington placing boundary pegs and doing topographic surveys for farmers, Wellington City Council, and homeowners. I enjoyed the surveying set-out work for high rise buildings and the surveying required for the refurbishment of old commercial buildings.





Future of the Central Library Consultation

Submission from **Bill Beale**

Tuesday 22 September 2020

5 key points

1. A Huge Opportunity
2. An Exceptional design
3. Tūranga –Christchurch’s stunning achievement
4. Build a new Library
5. Find a new role for the old building

5 key points

1. A Huge Opportunity
2. An Exceptional design
3. Tūranga –Christchurch’s stunning achievement
4. Build a new Library
5. Find a new role for the old building

The 1 minute version

- Unexpected ill fortune has presented the city with a once in a lifetime opportunity. We can create a vibrant asset at the heart of the city, to entice, enthuse and encourage a joy for learning in future generations for years to come
- Christchurch's Tūranga is a masterpiece that has won world acclaim for innovation, exceptional design, and strength and resilience of its construction.
- Let's start building our version to be even better now, while finding a new use for the existing building. This will cost half of the estimate for fixing up our existing library. That's a saving of \$100 million

- We must not let the Heritage process be a straitjacket on the design of a new library.
- This is about the future, not about dictating the use of a museum piece for my generation of aging boomers.

Tūranga



Tūranga

Size: Approx 9850m²
Site: 60 Cathedral Square
Cost: \$92.7 million

Site preparation: June 2015
Foundations poured: October 2016
Opened: October 2018



22/09/2020

Future of the Central Library | Bill Beale

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7



3. Tūranga – some of the awards to date

[Finalist: 2019 International Federation of Library Associations/Systematic Public Library of the Year Award](#)

[The Institution of Structural Engineers: The Award for Structures in Extreme Conditions 2019 \(International\)](#)

[NZIA Winner : Public Architecture - John Scott Award](#)

[5 Green Star – Custom Design Certified Rating from the New Zealand Green Building Council](#)

[Structural Engineering Society of New Zealand Supreme Award](#)

[Supreme award at Property Council New Zealand's Rider Levett Bucknall Property Industry Awards.](#)

[New Zealand Society of Earthquake Engineering's Seismic Resilience Award](#)

[The Christchurch Civic Trust Awards, Category A award](#)

FACTORS	Remediation			New		
	A	B	C	D	E	F
Design/and Usability	●	●	●	●	●	●
Safety/Resilience	●	●	●	●	●	●
Max Cost (\$m)	90	150	200	160	160	100
Sustainability	●	●	●	●	●	●
Future Proofing	●	●	●	●	●	●
Heritage				●	●	●
Life Span	35	42	50	64	64	64

- D and E are the 'Like for Like' comparisons specified in the Consultation document.
- D is New Build on same site
E is New Build on another Civic Precinct site
- Each includes the Library floors plus the Leased offices and the Basement
- F was not provided as an option but is an high end estimate of a Library-only build based on:
 - i) Rough Order of Costs Estimated for WCC by RLB in May 2019 \$82.48 m
 - ii) Tūranga \$92.7m

Build a New Library

“The new build provides the greatest opportunity to design the space as a library and community facility for the long term.” *(Consultation document pp 24 and 26)*

A new build will :

- Be Custom built for the future unencumbered by the old design.
- Not need to have a carparking basement or 2 floors of office space. Option F fo
- Will last 64 years for \$100 million vs 50 years for \$200million. Do the math(s)!

(Ans: 1.5 vs 4)

22/09/2020

Future of the Central Library | Bill Beale





Find a new role for the old building

- The inclusion of Option E in the consultation suggests that someone believes a suitable location for the new library exists. So let's hear it and then build Option F there for \$100 million.
- The heritage building could be sold or leased, potentially partnering with a developer to repurpose the building to apartments and office space.
- Its already got a basement garage and 2 floors of office space that the new library won't need. Let's give it a new role enjoy its quirky charm for a bit longer.

22/09/2020

Future of the Central Library | Bill Beale

12



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7th September 2020

Wellington City Council
113 The Terrace
Wellington, 6140
via: centrallibrarysubmission@wcc.govt.nz

RE: FUTURE OF THE CENTRAL LIBRARY CONSULTATION

ABOUT THE CHAMBER

The Wellington Chamber of Commerce (the Chamber) has been the voice of business in the Wellington region since 1856 and advocates for policies that reflect the interest of Wellington's business community, in both the city and region, and the development of the Wellington economy as a whole. Through our three membership brands, the Wellington Chamber of Commerce, Business Central and ExportNZ, our organisation represents around 3,600 businesses across the central and lower North Island. This includes 1,300 businesses located in the Wellington city area.

Our organisation is one of the four regional organisations that make up the Business New Zealand family and is also accredited through the New Zealand Chambers of Commerce network.

INTRODUCTION

The Chamber welcomes the opportunity to submit on the Wellington City Council's *Future of the Central Library* consultation.

The Central Library plays a concomitant role as part of Wellington's inner-city, surrounded by the central business district. As the representative body for businesses in the Wellington region, we are not as fixated on the option selected, but more concerned about how it will be funded, the process taken, and the information considered, to make the final decision.



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Council must make a decision mindful of its role as a 'prudent steward' of ratepayers' money, and any decision taken must ensure efficient and effective use of Council's resources, including the future management of its assets.

Given the nature of the library services, we believe that that it is the responsibility of the residential ratepayer to cover the bulk of the cost of Central Library.

As such, our submission will not advocate for one specific option but does ask several key questions we feel need to be addressed as part of the consultation process, that Councillors must satisfy themselves of the answers, before a decision is finalised.

CHAMBER POSITION

Although the Chamber is not advocating for a particular proposed option, we write in support of four overarching principles that need to be considered;

- Safety must be an absolute priority with community buildings
- The need for a library/public space in the inner-city
- Do it once, do it right
- 'User pays' funding models

While the closure of the Central Library in March 2019 was disappointing, the Chamber believes it allows the city the opportunity to re-invent the library into a more attractive space and ensure it is fit-for-purpose for generations of Wellingtonians to come.

Therefore, we offer the following questions to the Wellington City Council to be addressed in detail before they finalise a decision on the future of the Central City Library. Our objective with these questions is to ensure that every option is taken into account, we want to be part of a constructive and objective process, and hope that all issues from the business community's perspective are addressed.

CAPEX, OPEX AND PROJECT FUNDING

- 1) The Consultation document states that the cost of the Central City Library will be met by Council borrowings and this will *"increase the rates paid by Wellingtonians and is shown as an average increase in residential rates"*. **How will Council ensure that this increase in residential rates does not impact the amount paid by the commercial**



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ratepayer, given the commercial rates multiplier is affected by any change in the general rate? The business community supports 'user pays' models of funding and given that businesses have funded the majority of Tākina Wellington Convention & Exhibition Centre, we believe a similar funding arrangement should be implemented. We would support some funding from the general rate which would enable some commercial contribution, but the bulk should be a targeted rate for the residential ratepayer alone, given there is little to no economic benefit demonstrated, other than the initial cost of construction.

- 2) **Why has a sale and lease option not been considered more thoroughly by Council?** Given the considerable price tag of Option C (the preferred option), it makes absolute sense that Council ought to consider all funding options to lessen the financial impact on the ratepayer. We would expect it to be included as part of the options being put to Councillors and forming part of the public consultation. We are mindful that the economic impact of COVID-19 means that many Wellingtonians are expected to have some economic hardship over the next few years and an already heavy rate increase forecast for the 2021/22 financial year.

With so many other need to have, rather than nice to have, CapEx projects that also need to get underway; Let's Get Wellington Moving, Three Waters system improvements, resilience projects, it makes sense for Council to source others funding options where they can.

A sale and lease option should also be considered given there is already strong interest from local property developers to work with Council.

- 3) **How will Council ensure that the expected cost of the project does not balloon beyond the forecast cost given in the consultation paper?** Projects like the Omāroro Reservoir, the Town Hall, and St James Theatre have all seen project costs rise beyond the initial figures given, much to the surprise and dismay of ratepayers.
- 4) Each option put forward in the consultation document states the expected increase for Average Residential Ratepayers for each option. **Does this expected per annum figure include OpEx for each option or is that just the expected CapEx cost (repaying debt funding of the library)?** We would also like to understand Council's expectation for the appetite of ratepayers to cover this cost given expected rates increases and the cover of other large infrastructure projects.



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- 5) What is the heritage 'value' of a 30-year old building and what precedent would we be setting should the Library be protected for said heritage 'value'?

FIT-FOR-PURPOSE

- 6) Is a "library" fit for the purposes outlined in the consultation document? The *Future of the Central Library* Consultation document outlines a place as a "safe and reliable place to go", "our city's living room", a space that has "provided a safe, warm, no-obligation place where people can spend time, particularly our most vulnerable". These and similar phrases have also been expressed in public meetings and other documents and articles. However, if you remove the word 'library' from these sentences, you imagine a community service centre where Wellingtonians can access services and assistance, not a library, by definition. While the former Central City Library is beloved and remembered fondly for providing this kind of space, the Chamber believes the current problems are an opportunity to refocus the space.

More consideration needs to be given on what the purpose of the space is and ensure it is fit-for-purpose for the next generation of users. It would be a misnomer to call it this otherwise.

We must understand how the building, whatever option is confirmed, will be utilised now and in the future. This needs to be the key factor in deciding how the City proceeds regarding the options given in the consultation document. While the document looks broadly at what the inside of the library could look like, we believe Council needs to make a firm decision on what will be in that space. How the space will be utilised is an important consideration when deciding which of the four options is the best choice.

Furthermore, we were surprised that there was little to no mention how the space would operate in a current or post COVID-19 world.

The space can accommodate more Council services, but there are opportunities to attract and inspire Wellingtonians. We trust that Council are looking at examples of modern libraries around the world for ideas to best utilise our space. For example;

- Helsinki's Library, Oodi, devotes only a third of its floor space to books (100,000 volumes on the shelves at any one time), instead ensuring that their other 3.4 million other volumes are accessible through a distribution system.



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- Calgary's New Central Library is integrated into its transport system for easy accessibility, and hosts a digital learning lab, and audio recording, video recording, and production studios.
 - Closer to home, Christchurch's Tūranga links into the neighbouring Performing Arts Precinct, and includes a 200-seat community arena, as well as exhibition space.
- 7) The floor space of the library is 11,500 sqm and currently serves around 3,000 people a day. Adding to our thoughts above, we ask **does Council believe this is adequate utilization of the floor space?** We would argue that more could be done with the floor space given the average daily occupancy rate, the move away from physical books and magazines to e-books and the use of electronic devices, and our thoughts in question three regarding other services and amenities that can be provided for.
- 8) **What is the future for the three temporary libraries and has any thought been given into continuing their use?** The Chamber supports the three temporary libraries (Arapaki, He Mataphi, and Te Awe). Arapaki and Te Awe, in particular, are great uses of empty 'ground floor' parts of the city, and the locations of the three libraries create small halo effects for neighbouring businesses.

As the central city business community continues to recover from the COVID-lockdowns, getting people into the city supporting both retail and hospitality businesses will continue to be important. Initiatives like spreading Council services and libraries out around the city are a simple way to encourage Wellingtonians to visit nearby shops and eateries while spending time in the libraries.

The Chamber would be interested in knowing more regarding the rates of use of these libraries and **if there is the opportunity to continue operating them. How will the decision on the temporary libraries affect Council's vision and plan for the 'ground floor' of the city?**

- 9) **Has the Council considered the opportunities for the available space above the library?** There is an opportunity to better utilize the location and bring new life to the Civic Square precinct. Council needs to consider the best mixture of Council services, residential property, and commercial space to take advantage of the opportunity presented to them to better use the space. This includes the possibility of building above the current height of the library.



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CONCLUSION

The Chamber is committed to being a constructive part of the Future of the Library consultation process. We want Council to consider all the opportunities and think big with the available space. The Library is a chance to re-invigorate the Civic Square precinct; however, we do not think Council is looking at all available options or opportunities. These questions and the answers that will be provided should assist the Council in making better thought-out decisions.

The Chamber would like to thank Councillors and Council officers for the opportunity to submit. While we do not need to submit orally, we would like to organise a session to discuss the questions and answers with Councillors and officers.

Ngā mihi nui,

A handwritten signature in black ink, appearing to read 'John Milford'.

John Milford
Chief Executive
Wellington Chamber of Commerce

A handwritten signature in black ink, appearing to read 'Joshua Tan'.

Joshua Tan
Policy Advisor
Wellington Chamber of Commerce

Wellington Central Library

Will our kids thank us?

DANIEL COFFEY

22 SEPT 2020



Nobody wants to see the demise of
the Central Library

But:

\$200 million???



WCC facing a deluge of costs (Andy Foster) Council books under significant pressure


Mayor Andy Foster said a deluge of costs such as failing pipes, library issues, Let's Get Wellington Moving, and a general increase in costs, meant the council books were under significant pressure just to keep on top of "core business".

Claire Richardson, WCC COO \$18m would need to be borrowed

Council chief operating officer Claire Richardson confirmed \$18m was needed to bring its rentals up to standard, and that money would need to be borrowed. Preparation was

\$200 million

Do we really need a Central Library?

- Libraries previously provided an essential service, research, information etc
 - Most research information now available on line
 - Articles
 - Video blogs
 - Documentaries
 - Community libraries are still accessible to most of the population
 - If library services are still required in the Central City, space could be leased
 - **Increasing rates to pay for the library is not reasonable**
 - Many ratepayers are already under financial pressure plus;
 - Baby boomers are moving into retirement – and fixed incomes
 - This process gives Council no legitimate mandate to increase rates
- 

Alternatives

➤ **Do nothing – demolish the library and turn it into open space**

- It could be very attractive - and potentially benefit many more people than the library currently does, and;
- If necessary, a floor could be leased somewhere in town to provide library services
- Lets future generations make their own decisions about the space – after all, they're paying for it

➤ **Build a multi-storey multi-use facility (office & apartments)**

- Reserve the bottom 2 - 3 floors for library and retail
 - Providing apartment accommodation in the central city is consistent with the Draft Spatial Plan
-

Summary

- **\$200 million to retain the library is just too much**
 - Council facing a deluge of costs (Mayor Andy Foster)
- Further rates increases in the current environment is unconscionable – and you have no legitimate mandate
- There are other options:
 - **Do nothing – demolish the library and turn it into open space**
 - Lease space in the city if a library is absolutely necessary – doesn't need to be ground floor
 - **Replace library with a multi-storey multi-use facility (office & apartments)**
 - Reserve the bottom 2 - 3 floors for library and retail
 - Consistent with the Draft Spatial plan

Final thoughts

- Is it the library we want?
- Or is it the edifice?

Will future generations thank us?

\$200 million???



Gloriana Quiros-Venegas

Central Library Hearing

As an engineer and a Wellingtonian, I believe a high-level remediation is not the best option for the future of the Central Library and I will provide facts to support my view.

It appears to me that the high-level remediation is based heavily on heritage. But what is heritage? I looked at the definition of a heritage-listing building, and the Cambridge dictionary states that "It is for a building of great historical or artistic value that has official protection to prevent it from being changed or destroyed".

I appreciate there has been high interest in the existing library, because it is one of the late Ian Athfield projects. But why the library is listed as non-heritage, along with other buildings in the Civic Centre. And why now it is so important? The George Porter Tower Building, built in 1978 and designed by Ian Athfield, has recently been demolished, because of similar requirements for earthquake strengthening and maintenance issues.

I have provided a printed copy showing the existing library building before and after the proposed strengthening. If the existing library building was a heritage-listed building, based on the definition then such works would not even be allowed. It is a contradiction to use the heritage argument and strengthen it when so many changes are in the plans.

A new building at the same location represents a unique opportunity to reinvent the Civic Centre, with better connections and integration with the City Gallery, the Town Hall and the nearby roads. I think the best way to preserve our past is through keeping the best feature from the existing library, which for me are the Nikau sculptures.

I want to invite the Council to make a decision for the future, a decision that is more cost effective and allows for a sustainable building, while guaranteeing the rate payers money will be invested responsibly. You can challenge the architects, engineers and builders to find sustainable and innovative ways to reuse the debris from the demolition of the existing library and reuse features to continue to tell a story. I have reused elements from demolitions in previous projects, and I challenge the council to look at new ways of using debris from demolition, because we all know demolition of earthquake prone buildings will continue during the next 10 years or so.

We need to look at the heritage we want to leave to our mokopuna. We deserve an innovative library at the heart of the capital city, that is sustainable, resilient and that can become a new landmark for Wellington. It has taken the Council so long to make a decision, please make it looking forward and based on facts.

A new building provides a better outcome at a lower cost. We can afford to wait a bit longer for a new library, but it must be done right.

The decision regarding the future of the Central Library should not be based on heritage alone. It should also consider resilience, safety, innovation, sustainability and cost. All of that can best be achieved by a new building at the same location. This is our opportunity to build the heritage of tomorrow. Let's make the most of this fantastic opportunity and keep making this the best capital city in the world. Please feel free to contact me if you have any questions. Thank you.

Gloriana Quiros-Venegas

Facts sheet

Image 1. Prinscreen from Heritage Rules about the non-heritage buildings:

Heritage Rules Operative Date 2018/19

21B HERITAGE RULES: AREAS

These provisions apply to listed heritage areas throughout all parts of the City. Area based rules also apply unless it is specifically identified in the area-based rules that an activity is to be exclusively covered by the heritage provisions.

Any listed building, object or tree within a heritage area will be assessed under the requirements of Rule 21A (Buildings and Objects) or 21C (Trees) and the rules in this chapter (21B Heritage Areas) will not apply to them notwithstanding their location within a Heritage Area. For the avoidance of doubt, any assessment of an application for such a building, object or tree will take into consideration the Heritage Area and its values.

Non-listed buildings or structures within a heritage area are subject to the rules in this chapter except that identified non-heritage buildings or structures may be demolished or relocated.

Image 2. Central Library listed as Non-Heritage Building

Heritage Rules Operative Date 2018/19

Appendix 19: Civic Centre Heritage Area

For the full information on the Civic Centre Heritage Area, refer to Appendix 19 of the Heritage Rules.



Table 1. Civic Centre Non-Heritage Buildings

The following buildings or structures are identified as non-heritage buildings for the purposes of Rule 21B.

Name of building/structure	Number (Valid to May 21)
Central Library	1
Central Library	2
Central Library	3
Central Library	4
Central Library	5

Source: <https://www.wellington.govt.nz/food/savoury-council/plans-policies-and-projects/heritage-plan/archives/01/n/h/v/cha21.pdf> - on the web: 632628C30192E27790E148F758B9E0658614F54



Sources: WCC, 2014 and <https://upload.wikimedia.org/wikipedia/commons/3/38/WellingtonLibraryFront.jpg>



Source: <https://www.letsstalk.wellington.govt.nz/central-library>

For a Full Remediation of the existing building, there would be a large modification to the facade of the existing building and a complete change of the interiors. Is that preserving heritage? Is that sustainable?

Why keeping an earthquake prone building at a higher cost compared to a new building at the same site for less?



Helene Ritchie

Hidden and ignored: the 2013 report on the Central Library

Published on Wellington Scoop August 28, 2020 by Helene Ritchie

Open submission to Wellington City Council 22 September 2020 to replace Agenda Item P. 33, written submission which, as reconfigured by staff, now makes no sense. This accompanies my oral submission and notes tabled.

1.0 In May this year, while researching my submission to the Wellington City Council requesting re-opening of the Central Library, I unearthed a 2013 report commissioned by council staff and written by the reputable firm of Holmes consulting engineers who had been asked to "evaluate the likely seismic performance of the existing Wellington City Library Building." I was a councillor then but at no time was I informed of the existence of that report, nor of the public dangers expressed. I doubt that any elected councillor or possibly even the mayor was told of its existence. Clearly the Chief Executive and some officers must have known of it and its recommendations. But even today it remains hidden. However, I would be surprised if the current mayor and councillors were not aware of it.

2.0 The Holmes report stated that the library was not deserving of an earthquake prone building status, (and it has never needed one since), but rather that there were "identified structural vulnerabilities". These related in particular, to the depth (unseating) of the ground hollow-core floors, the stairs and the precast facade panel connections. The report emphasised "potential collapse" of the floors, and went further to say "We do not believe liquefaction induced settlements would pose a significant risk to the library structure .. with bored piles throughout .. and proximity to bedrock."

3.0 Holmes' unequivocal recommendation in 2013 was "that Council consider a programme to implement existing works identified" and they "anticipated that these improvement measures would be undertaken at the earliest practicable opportunity."

4.0 That was seven years ago. But instead of acting on the Holmes warning of potential floor collapse, the Council has called for more reports, peer reviews, more workshops, but over and over again, being told the same recommendations by professional engineers.

5.0 Since February 2013 until March 2019 when the Council suddenly closed, barricaded and emptied the library, over one million people have each year passed through its doors. But rather than taking the recommended action, the mayor and councillors have continued to seek officer reports, hold multiple council meetings and public consultations.

6.0 Had the Holmes recommendations been acted on, the library would be safely open now, and instead of being a symbol of Council procrastination would be a magnet drawing people into it and the City Centre. Ironically, it would have been one of the few safe large indoor havens, open during Level two of our Covid 19 requirements, just as Christchurch library has been.

7.0 When, six years after the Holmes recommendations, the Council suddenly closed the library last year, the then mayor subsequently said "there was a likelihood it would be demolished and rebuilt," and a developer said it should be.

8.0 For some inexplicable reason, periodically there are attempts to demolish buildings in our civic centre. (In the 1980s I was twice instrumental in preventing the demolition of two of those buildings, the Town Hall and the previous City Library now the City Art Gallery, and more recently I participated in the repeated fight to save the Town Hall from demolition.)

9.0 The Civic Centre used to be a highly utilised public place of great beauty, civic government, a place for the people, until the Council neglected to maintain it and then put up barricades around the library, the most popular civic building in Wellington. The library and civic centre until recently held pride of place in the city. With Council commitment to urgent action to fix the library, Wellington's heart, Te Ngākau, could again be beating.

10.0 As a former councillor and a ratepayer I dislike waste. I dislike civic vandalism. I dislike procrastination by the Council and I dislike my rates being diverted into unnecessary and expensive projects instead of into the multiple and fundamental infrastructure priorities which currently face the city.

11.0 In sum

I. The Central Library is neither earthquake prone nor damaged. The "localised structural vulnerabilities" identified by engineers as far back as seven years ago and since, need to be remediated and fixed.

II. The Holmes report said seven years ago "we anticipate that improvement measures ... would be undertaken at the earliest practical opportunity to improve the performance of the overall building and eliminate localised risk."

III. My request to the Council is to follow the science and the experts, adopt the recommendations in the Holmes report, and accordingly fix the Library forthwith in the most cost effective way, refurbish as necessary, and re-open it, as the Holmes engineers said, "at the earliest practical opportunity."

Helene Ritchie made this submission to the city council as part of its consultation about the Central Library. She is a former deputy mayor of Wellington, and in the late 1980s she was chair of the Civic Centre Project which gave Wellington its heart and led to the design and construction of the new civic centre as an integrated whole. The project included the new library building, a new civic administration building, the development of civic square, retention and repurposing the old library building into the City Art Gallery, the unique City to Sea Bridge and its sculptures, and strengthening and refurbishing the Town Hall. (Sir) Ian Athfield, one of New Zealand's pre-eminent architects, led the design of the Central Library.





Kia ora ikoutou katoa

My name is Helene Ritchie, former deputy mayor and chair of the civic centre project of which the Athfield Wellington Central library was a part.

Today I have tried to put myself in your shoes as councillors and to assist you with your deliberation.

1.0 THE QUESTION

The question we have to answer today is how best (with which option) to make the Wellington Central (Public Library) library safe, remediated, refurbished, re-opened at the earliest opportunity for the least cost?

- **To fix the “structural vulnerabilities” (as identified in the Holmes report 2013 and subsequent multiple 2019/20 reports) and make it safe.**
- **To refurbish the interior**
- **To Upgrade building services as necessary**
- **To provide future modern “library services” all yet to be identified.**
- **To re-open the library at the earliest opportunity and at the least cost to ratepayers and residents.**

I refer you to my written submission tabled here, and particularly to para 2, where the Holmes 2013 report refers to “structural vulnerabilities” and potential collapse of the stairs, the depth (sagging) of hollow-core floors, the precast panel connections, all repeated in subsequent engineers’ reports to Council.

Holmes’ unequivocal recommendation in 2013, para 3, was, “that Council consider a programme to implement securing works identified and they “anticipated that these works would be undertaken at the earliest opportunity.”

2.0 RISK

It is in the public interest that we assess risk to the successful reopening of the library by analysing each of the relevant key criteria.

I compare the only two viable and responsible options, A, and C. (B. suffers similar risk to C.)

Which options present most risk to the project and for the ratepayers and residents?

A: REMEDIATE AND REOPEN TOHANGI SQUARE PLUS

Te Tiriti o Waitangi

Heritage protection

Modern library services

Building services

Safety

Timeline

Reopening at earliest opportunity

Refuge

Maximum Construction disruption

Cost

(\$76.3 →
90.5)

✓ \$174 →
\$149.5

Cost blowout

Completion blowout

Service continuity

Liquefaction (See Helms report)

Link to Te Ngakau/Civic Centre

60 years

30 years

Longevity

Funds left over for library services

City economy

Nil risk
factors
(Comparative)

11 High risk
factors

3.0 PUBLIC BENEFIT

Which option benefits the public most and how?

A. REMEDIATE AND REOPEN C. BASE ISOLATE PLUS

	A. REMEDIATE AND REOPEN	C. BASE ISOLATE PLUS
To Tiriti o Waitangi	✓	
Heritage protection	✓	
Modern library services	✓	✓
Building services	✓	✓
Safety	✓ NBS 60%	✓ NBS 100% plus.
Timeline	✓	
Reopening at earliest opportunity	✓	
Refuge	✓	
Less Construction disruption	✓	
Cost	✓ \$76.3 → \$90.8	\$174 - 199.8
Less likely Cost blowout	✓	cf. Tully Hall
Less likely Completion blowout	✓	of Town Hall
Service continuity	✓	
Unlikely Liquefaction	✓	
Link to Te Ngārau/Civic Centre	✓	
Longevity	✓ (60 years.) Total 118	(50 years.)
Funds available for library services	✓	
Climate change		
City economy	✓	

19 Benefit factors to public

5 Benefit factors to public

4.0 ADDITIONAL COMMENTS

1. Predetermination and bias: Legal Challenges

Having decided to proceed with the somewhat spurious special consultative process, and emphasising the need for Council to have an open mind, Council then proceeded to close its mind prior to consultation with its unanimous "Preferred option" (C.) and a somewhat biased consultation questionnaire.

Lawyers will have a field day in a likely successful legal challenge to Council to the consultation process, should it now decide to go ahead with its "preferred option." (C.) On the face of it, there are clearly procedural grounds related to administrative law, eg. around bias-perceived and actual, lack of fairness and reasonableness.

2. Costings

I quote Adam Thornton, engineer who told the Council on 27 May 2020 that the costs are "ludicrous and unacceptable" and the work could be done for much less. He said he had consulted three engineers who all said that the costs were significantly greater than comparative projects. Further, that it was just no conceivable that the cost to strengthen a comparatively modern building would be significantly greater than the cost of a new building...extremely generous 20% contingency and allowance for building services and fitout.

He confirmed that the cheapest option would provide 66% NBS (not the 40% Council figure), and would make it safe.

Roger Walker, architect, said the costings for retention versus demolition are "incredibly unbelieveing...ludicrous."

3. Proportional Attitude to earthquake risk.

NBS 60% of Town Hall. Insurance Councilor Condie. The present library is insured and nothing suggests it would not be once its structural vulnerabilities are attended to and made safe.

4. Options D and E. (The demolition/new build options).

Council has seriously misled the public in several ways in its consultation document- especially but not only in comparing apples with oranges with D and E in costings for the demolition/new build option by eg. providing no NBS%, no base isolation, no demolition or legal costs, no consideration of heritage protection, no consideration of the cost and environmental impact of demolition and climate change or the cost (and delays) for legal challenges, esp. re heritage protection.

5. IN CONCLUSION

i. Memorials and legacies.

Now is not the time for projects which are mere monuments, double the considerable cost and unlikely to be completed for years and years (if ever) (cf. Christchurch 7 years Michael Fowler Centre 8 years from commissioning (1975-1983), Town hall 10 years and counting. If you want a legacy, or more important to serve the public, then fix, refurbish reopen asap. Option A. is clearly the least risk most benefit option

ii. To sum up, the last paragraph of my written submission says:

My request to Council is to follow the evidence and the experts, adopt the recommendations in the Holmes (and subsequent engineers' report), and accordingly fix the library forthwith in the most cost effective way, refurbish it as necessary, and re-open it "at the earliest practical opportunity".



RETHINK
THE STATUS
QUO

WCC CENTRAL LIBRARY



WHY SUCH A LARGE BUILDING

- What was on offer on the feedback was more of the same in terms of size.
- Residents of Wellington may want a new central library, what they probably don't want is money spent on more office space
- Facing a huge fiscal deficit need to reconsider what is really needed;
- 11,500sqm was dedicated to the Central Library Service (levels Ground to 2);
- 2,500 sqm to office space (level 3 and 4) and
- 3,000 to the basement.
- Total = 17,000 sq m



72.5% larger in total than the Christchurch
Library

Turanga= 9,850sqm.

BIGGER IS NOT NECESSARILY BETTER

- ChCh has a larger popu - 377,200 residents, and the territorial authority has 385,500 people,
- Wellington popu is 210,400 - more than 30% smaller than Christchurch.
- Yet WCC is proposing to build something much bigger than ChCh building
- Library area of Turanga 9,850sqm vr 11,500sqm.
- 1,650 sq m larger -just for library services
- 17% larger for a population that is 30% smaller!
- PLUS an extra 5,500 sq m for offices and basement.
- Additional cost estimated at \$70m

"Building a new library, the same size as the Athfield building, would cost \$160m. Replacing it with a smaller building, the same size as the new Christchurch library, would cost \$90m"

<http://wellington.scoop.co.nz/?p=128321>



KEY QUESTIONS

- Q1 - does the library itself need to be so large - answer probably not.
- Q2 - why is ratepayers' money being used for office space when we are likely to have a surplus - as working habits change and more people work from home.
- Q3. Why a basement - Tūranga doesn't have a basement - engineers designed it, so this wasn't necessary.
- Tūranga was constructed to very stringent seismic performance criteria and features state-of-art seismic resisting systems.
- It won an international structural engineering award for structures in extreme conditions
- <https://www.stnucta.org/structuralawards/winners/spot-course-in-extreme-conditions/2019/turanga>

FUTURE THINKING – AN OPPORTUNITY TO CREATE SOMETHING NEW AND BETTER

- Libraries have moved on from being repositories of books to being multi-media hubs and social hubs. The modern library is the 'third space' between home and work.
- It's a place where you can meet people or be 'alone together,' enjoying sharing a social and recreational space with others, even if you are not engaging directly with them.
- Which is what- Turanga is.
- <https://my.christchurchcitylibraries.com/turanga/turanga-about-the-building/>



Chris Corry

Further submission for Councillors.

Against a background of earthquake risk, rebuilding on reclaimed sea bed, sea level rising, cost and time the main issues seem to be -

Learning from the present failure of the library building and the failure of the construction methods used to build it. What might have been included in the original construction of the building if the builders and designers had known what is known now?

Embedding existing defects in the library building should not be allowed to continue to exist; the problem is whether proposed "fixes" of existing earthquake risk defects will be as safe and lasting as completely new reconstruction of a new building. A new building should not contain or even repeat construction for which identified risk exists.

Balancing (a) lower standards of building resilience with attendant possibility of future building failure against (b) high standards of construction with very low possibility of building failure and low possibility of consequent disruption interference with library services use of library premises for other purposes including meetings and possible closure of the building.

Timing whether (a) to achieve some solution quickly or (b) to take into account long term issues such as whether it is acceptable to risk future damage and future cost if the present building is damaged in future by sea bed conditions, earthquake or sea level change. It is submitted that the long term future of a library building must be of the highest priority rather than a "quick fix" (which may be more disruptive depending on what happens - we don't want to go through this present process again if a remediated building fails in due course because of a speedy but low level remediation).

Any worthwhile feature of heritage value that may or may not exist in the design or appearance of the present 30 year old library building may be included in the design of a new replacement building presumably without adding to the cost of a new building:

It is submitted that option D should be pursued. It is lower in cost than option C and is of a higher standard than options A and B. Other attractive features of option C are referred to under "advantages" on page 25 of the consultation document.

Option C in the booklet does not however refer to demolition of present building, or site preparation; nor any expense arising from any relevant time factors.

A qualification - I am not equipped to deal with some completely different site but there may be a case for rebuilding on a different site.

Chris Corry 1:30 pm Tuesday 22 September 2020.
corry@actrix.co.nz
04 476 9730 or 472 6686 (work).

Submission by Keitha Booth to Wellington City Council on Future Central Library, 21 September 2020.

My career has been in librarianship and information. My first role was at the then New Plymouth Public Library, now, of course, Puke Ariki. Currently I am the independent monitor of the work the NZ government carries out as a member of the international Open Government Partnership.

I support retention of a Central Library building in Wellington. Why? The last 18 months has allowed Council time to test having no central library building and of offering a very distributed service of only local branch and pop-up libraries in the CBD. Wellingtonians have greatly appreciated this but in my view it is inadequate as a permanent service. The small pop-ups can offer only a narrow range of resources, services and activities. Access and parking for users is difficult and the resources limited. They are inadequate for the Central city residents who are now Wellington's biggest suburb and do not attract ratepayers from outside the CBD.

I welcome use of the Johnsonville warehouse for temporarily housing the collection. Users are now reconnected with the collections to our great relief. I assume Council is assessing the impact of this approach on the configuration of the future Central library and access to materials.

I support high-level remediation of the existing Central Library building and endorse the views of Adam Thornton, Structural engineer, supporting base isolation and challenging the published costs of this option. I have every confidence that structural and seismic engineers can retain and strengthen our iconic library at the right cost. It is a jewel asset for the Council and the capital city. As a ratepayer I want this building to be safe and resilient and to be the core for Wellington's library services for 2020 and beyond. I do not support a replacement building.

I have three reasons for supporting retention of and high-level remediation of the current building:

1. This building has worked for users of the library. It surrounds users with multiple collections and services such as physical books, music, newspapers, terminals etc., and access to e-books and digital media. And highly professional and visible staff support us users. I have always looked with delight at the high volume of foot traffic and use of the Central Library on Saturday mornings, for example.
2. Its secondary role has also worked. It has been a successful and safe learning, social and community hub. People have come together for a variety of purposes.
3. It can be reconfigured internally. Should retaining some stack items in the Johnsonville warehouse be shown to be effective, different uses could be introduced for some of the library areas.

I want a Central Library that continues to surround users with resources, knowledge and opportunities. For me, Turanga, the highly acclaimed new Christchurch Central Library, presents more as a community facility than as a heart pumping out knowledge and wisdom for its users. That has been more evident in the configuration of the existing Central Library. Let's retain it.

I support Wellington City Libraries' expansive collection policies and recommend no reduction of the collections. As the National Library of NZ disposes of its non- NZ resources, and has a very narrow approach to its collection development, it is even more necessary that major public libraries collect and retain international physical and digital materials. I applaud Wellington City Council's traditionally generous financial support of its City Libraries and urge you to continue your commendable approach.

Our iconic Central Library and its services will attract people to the Te Ngakau Civic Precinct and the CBD. It will proudly continue be New Zealand's No 1 public library service in New Zealand.

Wellington Library Consultation

Option D - New Build provides most fit for purpose, prudent solution

- Option D - New build on same site provides the most fit for purpose, longest life building at the most prudent cost.
 - Almost \$40 million less than Option C (high end cost \$160.7m vs \$199.8m)
 - 14 years longer life (64 vs 50 years).
- The council is required to be prudent. The post-Covid economic environment will present affordability challenges to the next generation of ratepayers who will be most affected by this decision.
- Iconic Heritage elements (eg the Palm Trees) could be included in a new build. Wellington Hospital rebuild example.
- If Option C cannot be avoided then the additional (\$40m) cost must be recognized as Heritage Compliance cost – NOT library cost.

Michael Gibson

Councillors - I start by tabling the 21 words of my actual submission:-

Sent: Monday, 7 September 2020 11:38 am
To: Barbara McKerrow <Barbara.Mckerrow@wcc.govt.nz>
Subject: Submission re Library

I submit that the method for restoring the library should be the one that allows us to use it the soonest.

SIGNED
Michael Gibson
271 Karori Road
Karori
Wellington 6012

You should be ashamed of the way that the Chairperson of this Committee introduces most submitters by, wrongly, claiming that the stuff on the Order Paper constitutes their submission. It is rubbish to say that it constitutes mine and I am grateful to The Dominion Post, who followed events here yesterday and wrote them up so well this morning, for publishing my views on that (see attached).

Perhaps the Council's young left-wing politicians will now make up for this by asking me any questions they might like on the Library - or on my gender if they still wish to pursue such a ridiculous interest.

Tue 22/09/2020 6:35 AM
To: Letters DemPost

Nowhere is the damage caused by the relationship of young left-wing politicians and bureaucrats worse than at the Wellington City Council.

It was bad enough when, two years ago, the Labour Mayor defied the clear requirements of Standing Orders and low-towed to officers by removing the awkward item "Questions" from Meeting Agendas.

It is worse that the Council's present left-wing members have ensured that "Questions" are still mixing from all WCC Agendas.

However, it is getting really serious when this attitude is extended to the important matter of the Library. The handling of submissions on this is a disgrace.

For instance, the shortest submission ("I submit that the method for restoring the library should be the one that allows us to use it the soonest") was presented by officers with a further 400 words which simply do not appear in that submission. Who wants to waste time reading that the submitter has not answered a question about gender when that question wasn't even addressed?

Ridiculous. No wonder, the Council has made no progress whatsoever with the Library.

Michael Gibson, Karori

Mike Frawley

A new future for Wellington Library by living the past



Proposal by Mike Frawley:

Background:

National Archives is full and is shifting to larger premises in 2024 just across the road. This is a wonderful opportunity to turn this tired gem into a new taonga for Wellington. It presents a tremendous opportunity for Wellington City with the assistance of talented architects to create a wonderful library for all of Wellington.

No other site offers such tremendous advantages, it is an opportunity too good to ignore without further investigation into the feasibility of the site and building.

Advantages:

- Significant savings compared to new build or rebuild on Civic Centre site.
- Ample space for books and new library developments.
- Will become available 2024 for rebuild- planning can start NOW.
- Locates next to two major travel hubs (Bus interchange, Wellington Rail Station).
- Ability to create a Learning Precinct- with National Library, National Archives, Parliament, University, Nga Taonga Sound and Vision all within 3 minute walk or each other.
- Three minutes' walk from 3 major secondary schools (St Mary's College, Wellington Girls College, Queens Margaret College).
- Revitalize downtown Wellington for retail.
- Ample parking compared to Civic Centre.
- Saving in carbon emissions.
- Civic Centre space can be used for alternative purposes (i.e. Children's playground, green space).

Disadvantages

- Ropf requires repairs.
- Some earthquake strengthening is required.
- Close to busy road.

Nathan Hotter

Examples:

Beitou Branch Taipei - Please contact me if you would like a meeting with Taipei City Government to discuss. - nathanhotter@gmail.com



Christchurch Central Library Design



**Reading Rooms, U.S.
Library of Congress
and New York Public
Library**



Redeveloping the Central Library building for the next 50 years presents risks and opportunities:

Tena koutou katoa - My three issues:

- 1: WCC must take global warming and sea level rise seriously, and avoid any new civic buildings in locations at or below 3 metres above sea level. It is not too soon to consider the economic and fiscal risks of sea level rise, and include the forward liability into planning and investment decisions.
- 2: Libraries now need to be considered as communication centres, not just repositories of hard cover books.
- 3: Civic Square to come truly alive, needs to enhance connections to the water front and to the golden mile, with open space and easy access to all.

WCC declared a climate emergency. However, NZ and Wellingtonian's paper targets are in fact inadequate and will ensure at least three degree global heating, which pushes the Amazon into full scale collapse with colossal firestorms, the thawing of the Arctic permafrost, collapse of the West Antarctic ice sheet, and accelerating sea level rise.

Public infrastructure such as a public library is expected to have a lifetime of a century or so. Hence, we must consider projected sea level rise well into the 22nd century. Flooding already occurs in basements during king tides.

The latest modelling from NIWA, based on results published in the IPCC 5th Assessment Report in 2013, has the range of sea level rise (to 2120) from just under 70cm to 140cm. The 70cm lower limit would occur only if the global community takes immediate action on greenhouse gas emissions, reaching zero emissions in the next 40-50 years. Even the low end of the range significantly increases the risk of coastal inundation, once we factor in storm surge and wave run-up. It is estimated that a 50cm rise in sea level in Wellington would cause the current 1-in-100 year coastal inundation event to occur on average twice a month (PCE report). For 70cm (the minimum expectation over the next century), the 1-in-100 year event would occur with every tide.

Continued sea level rise is not something that might happen – it is already happening, will accelerate, and will continue for the indefinite future. Unlike earthquakes and volcanic eruptions, it is foreseeable.

Lowry Bay during the June 21st 2013 storm saw many roads flooded around Wellington Harbour. On this day the tide gauge at the port recorded the highest sea level since records began in 1944.

As the level of the sea rises -

High groundwater causes a number of problems.

Boggy ground and surface ponding.

Damage to infrastructure and buildings.

Saturated soil raising the risk of liquefaction in earthquakes.

High groundwater can also increase the damage caused by earthquakes. When unconsolidated soils that are saturated with water are shaken in an earthquake, the soil can behave like a liquid.

Other impacts of sea-level rise result in poor drainage, saltwater intrusion and liquefaction.

San Francisco is now planning on sea-Level Rise for the Coasts of California, Oregon, and Washington defining a Vulnerability Zone of 274 cm (1686 cm of SLR plus 107cm of tidal and storm surge)

Thus:


any rebuild of our Library, if within the Civic Square, must be on a much reduced scale, and elevated well above 2 metres above sea level.

Bulk storage of books etc should be in another safer location.

The central communication centre would then be complemented by other centres in safer situations on the peripheries of the CBD, also acting as communication hubs with internet services, meeting rooms, issuing and return of items. All buildings should of course be carbon neutral, powered by solar cells and incorporating rain water collection.

Summary

Te Ngākau Civic Precinct is a valued space - however, a major part of the CBD will eventually be inundated by sea and planning should minimise new builds, and provision be made for seawater intrusion by bringing in nature with areas reverting to nature, wetlands, raupo attracting bird life and connections to lagoon.

Paul Bruce


Background Information:

Latest MfE coastal hazard guidance, the PCE's report on SLR.

Other international update reports - see below

www.climatecosts2040.org/files/climatecosts2040

<https://sfplanning.org/sea-level-rise-action-plan#info>

https://default.sfplanning.org/plans-and-programs/planning-for-the-city/sea-level-rise/SLRVCA_Report_02.pdf

<https://climateactiontracker.org/documents/644/>

[CAT_2019-09-19_BriefingUNSG_WarmingProjectionsGlobalUpdate_Sept2019.pdf](#)

FUTURE OF THE CENTRAL LIBRARY - CONSULTATION

8th SEPTEMBER 2020

This is a follow up to our written submission to the Annual Plan 20/21 1st June 2020 and oral submission to the Council meeting on the 21st July 2020.

Page 4 Introduction from the Mayor and CEO. Our preferred option is a highly resilient strengthening of the Central Library building

WE TOTALLY AGREE WITH THIS AND CURRENTLY THE LIBRARY PROVIDES GREAT SPACES. We did not agree that the library does not have access from Civic Square as quoted at the meeting at the Public Trust.... Many times after a meeting at Council I go up the stairs to Clarks Café and always busy and the room occupied by a local group is always busy with information etc. And YOU CAN SIT above the children's library and watch them READING OR PLAYING. Passed the café is toilets and family room and then instead of going down stairs you can continue on past paintings to Mezzanine Meeting Room which is available for renting to the public (at a reasonable price) and has a very good kitchen for making tea, coffee etc. Next to the entrance to this facility is a Lift to take you up to Information facilities, local history resources etc with room to take notes or down to the ground floor to the main library and down again to the Basement car park.

Summary of Proposal Page 6.... Summary of proposal. What is the council consulting on?

This is an excellent summary and Option C is our choice.

Page 13 . Principles guiding how the library looks inside and works.... This is another interesting selection which we support.

Page 14 . How would the option respect heritage? The building is being considered by Heritage New Zealand for inclusion on the New Zealand Heritage List Rarangi Korero. If this eventuates the Council would be required to take account of this in its review of the District Plans Heritage List. Heritage New Zealand would have the opportunity for input into any resource consent applications relating to the building.

Page 15 ... Any decision on the future library should make the most of the options to open up and connect (activate) people with the Central Library Building, as well as its surrounding areas and the CBD

Page 23 . Advantages . We agree with Building retained and the other 9 advantages.

Page 29. Just one comment, please would like to see an earlier opening date...

Page 30. Why would Capital E go in the library? There are synergies between the service provided both, particularly shared and aligned programming for young children, their caregivers and teachers, school visits and workshops, or activities that cater to learning through creativity and play for children of all ages. The feasibility of this will continue to be explored over the coming months by officers with Experience Wellington as well as through the public consultation and engagement process. WHEN CAN WE EXPECT A CENTRAL BUILDING TO OPEN.. We trust earlier than on Page 29.

Paoline Swan



WELLINGTON CITY LIBRARY



CIVIL ENGINEERING
GRADUATE



STRUCTURAL AND
SEISMIC ENGINEER



LONG-TIME
WELLINGTONIAN

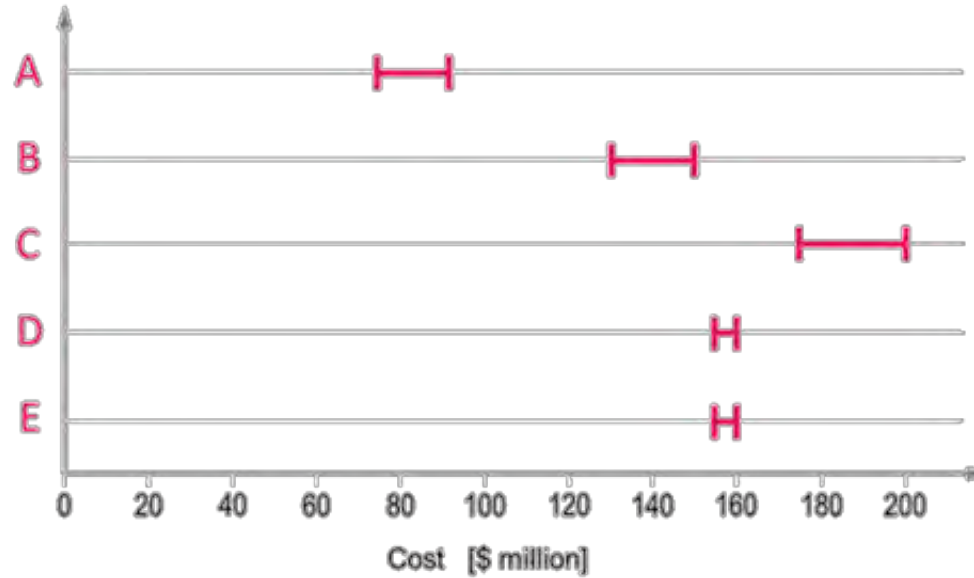


FREQUENT
LIBRARY USER

Stuart Orchard



COST



Services	Heritage	Sustainability	Useable
Adaptability	Accessibility	Ratepayer Impact	Cost Certainty
Resilience	Connected	Scope Certainty	
Design Life	Downtime	%NBS	Cost
BENEFIT			

1

Get a library open as soon as possible
that will stay open for the longest possible life

RETROFIT / REBUILD

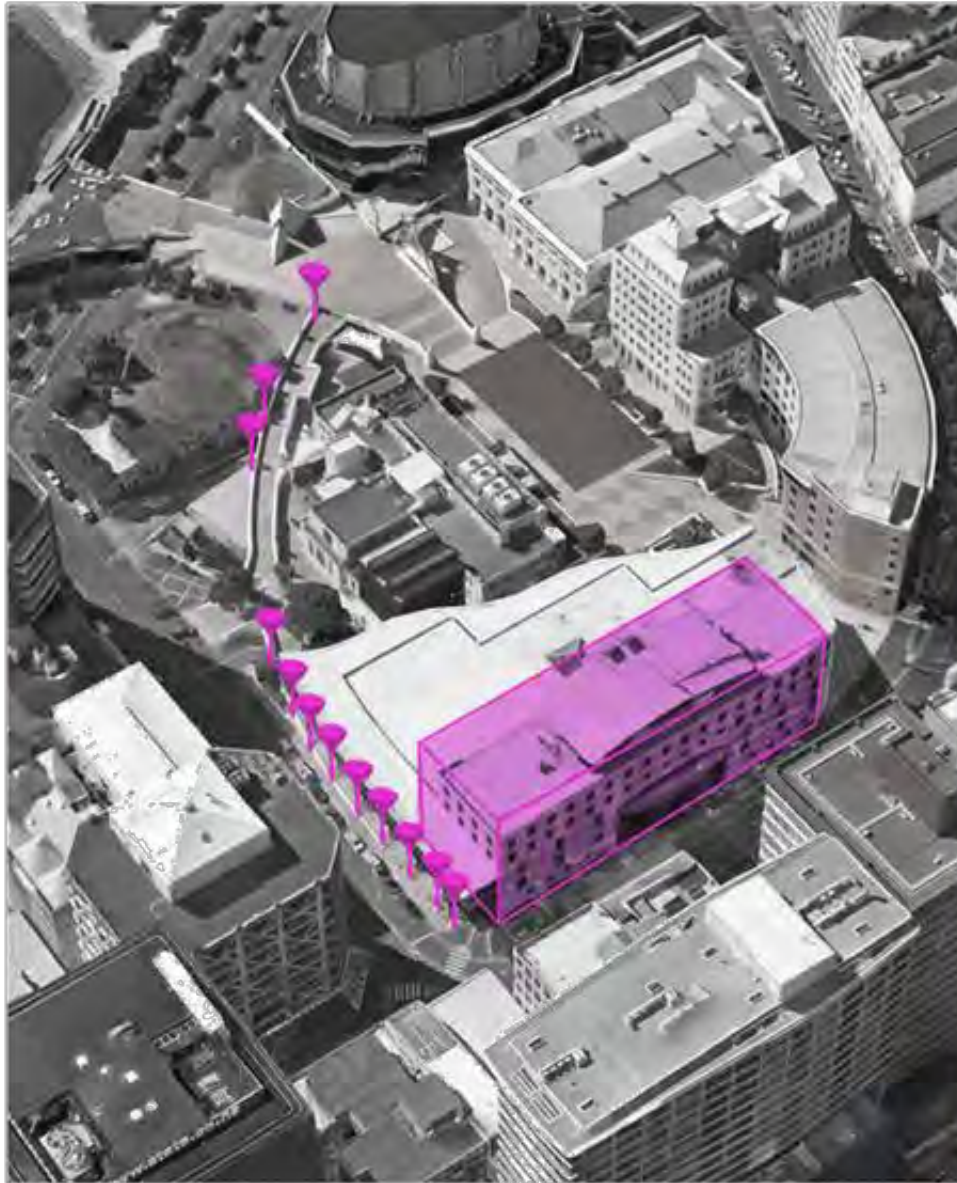
A B C

D E

F

CHEAPER RETROFIT





G

SMALLER REBUILD

- » Template **Avaliable**
- » Sustainability **Achievable**
- » Heritage **Maintained**
- » Flexibility **Easy**
- » Cost **Certain**



RETROFIT / REBUILD

F

G

Oral Submission on the Central Library Future - Viv Chapple and 4 others

Ata mārie,

1. About me: resident since 1979, older demographic, heavy library user, Onslow Historical Society member
2. Gazumped by Heritage New Zealand, but 5 of us say “new library please” and are in favour of demolition (and use the new BNZ demolitionists who have done a sensational job).
3. It is extraordinary that we are even having this conversation, given the building is not safe. If 81 people had died, there would be no question around demolition.
4. We accept that this building was seminal for its time, (although in our opinion the success of the cafe owed more to Julie Clark than Ian Athfield) but we have been given a wonderful opportunity to build anew, something that will last longer than 34 years.
5. As ratepayers we object to the obscene amount of money required to earthquake strengthen and future proof when a new build will be cheaper. We all know that renovations always cost more than anticipated (currently \$200 million plus), so a new architectural marvel, fit for purpose, and cheaper to build library (estimated at \$160 million, although Christchurch managed at \$92 million) is the way to go. Refer Hastings Opera House and Municipal Buildings -earthquake strengthened in 2006 and now having to be done again. Or, closer to home, the Town Hall ` restoration, which is costing more than budgeted, or the new BNZ building renovated after the Seddon earthquake (2013) and subsequently damaged and demolished after the Kaikoura earthquake (2016).
6. You will come under extraordinary pressure to preserve what is apparently an iconic building, being the “first” Athfield library, but it has failed its most important hurdle. This is to keep people safe. Architects can design anything but if they are unsafe do not immortalize the building. Be prudent, build anew.
7. Keep the best features of the library – the iconic palm trees, the space, and incorporate these into a new build. Acknowledge Sir Ian Athfield's work by creating a 3D interactive library experience and a plaque, and move on.
8. We love that the Central Library is our living room, but even living rooms have evolved.



Boys' and Girls' Institute

youth services

Eddy Davis-Rae
Project Coordinator &
Youth Worker
027 723 9680
eddy@bgi.org.nz

Tēnā koutou

Thank you for the opportunity to provide a written submission on the future of our central Library.

The young people involved with Te Ahi o Ngā Rangatahi were very keen to present some of their ideas for how to make this place work for young people in Wellington. However, the timing of the oral submission process means that the young people are unable to make it in time after school finishes.

This is a difficult situation and one that challenges not just decision makers and representatives but youth workers and the youth sector as a whole. We have to continue to ask ourselves how we can be present in the times that suit young people while considering our own boundaries, wellbeing, personal lives and family.

Despite the challenges that exist we believe that it would be worth considering how the submission process supports and encourages young people to have their say on decisions that affect them. One suggestion would be to accept oral submissions both after school and after work hours so that young people have the opportunity to share their perspectives. This would result in new voices being heard and better outcomes for the city's young people.

Presenting in front of Council is a youth development opportunity in itself as it allows young people the opportunity to articulate their point of view and start to understand our democratic processes.

Changing the time itself may not immediately result in young people submitting on every issue (more work would need to be done to make the process more accessible as a whole) but it would allow them the opportunity to do so if they felt particularly passionate about an issue.

Te Ahi is an example of a group of young people who are passionate about the central library issue and as such would like to outline the key points that they would have liked to have presented

1. Whatever option you choose, Te Ahi o Ngā Rangatahi recommends the inclusion of a youth specific space within the central Library.

Why? – Our survey of over 1240 young people in Wellington showed that young people believe that having spaces to hang out in would improve their wellbeing.

- Warm and safe
- Not hanging on the streets – keep out of trouble.
- Opportunities for connection
- Opportunities for courses, events

2. Young people's voices should be included in the design process

Wellington Boys' and Girls' Institute, Inc. Level 4, Troup House,
3 MacDonald Cres, Wellington, New Zealand
Tel 64 4 385 9549 • Email eddy@bgi.org.nz

Why? – survey findings suggested that young people want to have a say on issues that affect them.

- If you want young people to use it then this will encourage them to do so
- Build more community and youth buy in – more likely to respect it if they are involved in its design.
- Young people are best placed to consider the needs of young people and how the library can best support those needs

Te Ahi o Ngā Rangatahi and BGI has a track record of gathering authentic youth perspectives on issues that affect them. Our youth led research over 20 years has led to some incredible outcomes for young people in Wellington including the establishment of Evolve, numerous campaigns and workshops that benefit all young Wellingtonians. The group would like to offer their services as consultants for including young people's voices in this process and collecting wider Wellington young people's views.

We have also included some quotes from our survey that highlight the need for young people to be involved in the development of our new library space.

We would like to leave you with these quotes and the question: Why wouldn't you?

Thank you for your time

Ngā mihi

Eddy Davis-Rae and Te Ahi o Ngā Rangatahi.

- Bring back the library - it was such a great place to talk to friends and study. Maybe even just create a youth-study area sort of place.
- Create spaces in town for teens to hangout with some kind of weather protection like the library was
- HAVE A GOOD LIBRARY!!!!!!! I need somewhere to study and just chill.
- Have more spaces for people to gather in, central library was really good for it e.g. board games etc.
- Have a youth center. With both the central library and Reading Courtney out of action there is currently no where for young people to relax outside of their own home in winter that doesn't incur other costs. We need a place to meet friends and hangout in winter that doesn't require us spending money.
- More community less gentrification, keep public spaces (civic square & the library) OPEN
- Have a young adult drop in space attached to a library or something for those starting high school to age 25? maybe with drop in schedule with professionals such as therapists, lawyers, justice of the peace, resume consultants etc just to provide outside perspectives. There's the potential to have a health clinic for people to access contraception but also potentially vaccines such as the flu vaccine or just get general health advice from a registered nurse if your family can't quite afford a GP visit that week. It could also be a place where tertiary institutions could have info nights. Youth groups for politics, socialisation and social causes could meet. Just a space for people to transition between childhood and adulthood by gaining independence with just that little bit of extra support.

- Work to rebuild central library
- Make a place where young people can go freely and have fun with little money other than the library - make a place for students to hang out. Wellington seriously lacks places to go for hanging out and it really gets devastating sometimes.
- make re-opening the Central Library a priority
- More hang out/study spaces for young people now that the library's closed
- open the city library again as soon as possible
- Get on to setting up a proper new library quicker. It helps a lot to have somewhere to go that isn't your house and doesn't cost, and is a nice environment.
- Have more open and free spaces to hang out. Especially with the closure of readings and the library. Provide more free activity groups so youths can meet new people and try something new.
- Create more free indoor spaces for teenagers to hang out and relax in. My friends and I used to hang out in the wellington city library, and the reading cinema courtyard but since those closed there aren't any alternative options that are inside. There are outdoor alternatives like civic square and oriental parade but in the winter it's too cold to go there.
- Create a space for young people to hangout in. E.g. (there used to be the library)
- A place to replace the library as the quiet time was good to relax in by myself.
- Reopen the central library or get a bigger space that has more books! Books are a helpful thing for my mental health and its difficult not having easy access to them via the amazing central library. Getting a larger location to house the library would be great as it is a major recuperation and relaxing space for a lot of students.
- Safe spaces around the city, like the library Places with high quality Internet and WiFi so people who don't have access to a computer/WiFi can still get important work done Movie nights at library's or local youth centers Mixers between schools and people so that more isolated people can meet people without feeling pressured Somewhere in the city being open later at night with WiFi and somewhere warm so that people can get out of their houses or complete things for school if they need it
- I would try and provide a nice big space (e.g. like Courtney place or the big library) so some teens could just go there to chill out, hang with friends or study for exams. I feel like this would really help with our wellbeing. :)
- I always feel better when I am hanging out with my friends in town but now that Readings is closed and its winter theres not many places you can meet up with people and hang out inside.
- Make a place for young people to socialize (like readings but not like a town bum area)

Gail Duncan

Submission – Aural submission for Future of Wellington Central Library

Wednesday 23rd September 2020 Council Chambers (Room 16.09, level 16, 113 The Terrace, Wellington)



Tena koutou, tena koutou, tena koutou katoa

Thank you to the Wellington City Council for the background planning and developing initiatives to rethink the future of the Central Library and the providing the opportunity for the Wellington branch of the Public Health Association to contribute to the discussion this afternoon. It is an honour to be here.

My name is Gail Duncan and I am a resident of Wellington City and a member of the Wellington Branch of the Public Health Association.

Our association's vision is Mana Taurite Oranga mo te Katoa I Aotearoa, good health for all, health equity in Aotearoa.

The Wellington branch of the PHA would like to emphasise the importance the Central Library has been as a safe haven, a welcoming and friendly space for the people of Wellington and abroad without exception. The openness and accessibility of the Central Library to allow people to read, meet, sit and reflect, to study, to be introduced to the vibrant city of Wellington at a central location has been of great value to the community at large. The Central Library is a place of togetherness allowing interaction with community groups, participation in activities with all age groups and cultures. It is an awakening place permitting diversity and acting as capital of knowledge for all without exclusion which fits with PHA principles of equity.

Considering the Wellington City Council development options for the Central Library the PHA Wellington branch supports Option C high level redevelopment of the existing building on its current location as this would seem to be the best fit for the characteristics, needs, values and preferences of the community to which the Central Library provides services, and would be the best use of resources. It will provide a community focus for the Civic Square precinct.

Option C High Level Remediation will allow the historical heritage including the Ian Athfield architectural style to preserve community identity while allowing design improvements for future. From a sustainability point of view Option C allows resources to be efficiently repurposed and reutilised, minimising pollution during redevelopment, and would be a better solution than total deconstruction such that being conducted on the BNZ building on Thorndon Quay. Option C High Level Remediation achieves building safety and resilience and future vision in design to service the community. Option C also addresses climate change in terms of a green design upgrade maximising sun, wind, land and sea in terms of energy and landscape and connection with indigenous cultural aspects.

Foundation principles of equity without exclusion include a futureproofed library service preserving the continuity of the dignity of free entry to knowledge and society. Mental wellbeing within the community is enhanced by the interaction between people of all age groups and the provision of knowledge, history and intellectual exploration that a library provides.

The Wellington City Council is now in a position to reconfigure the Central Library for the future such that the building could be a totally community space without the intrusion of business interests and thereby amplifying in terms of space the wellbeing the Central Library previously provided the community. The Wellington branch of the PHA recommends that the WCC offices and meeting rooms are located separately to allow the maximum public space for collections and community activity.

The building should have many portals, not just from Victoria Street and be much more welcoming for all. The challenge is to maximise freedom of entry and movement for those in wheelchairs, those with babies in prams, those with walking aids, the blind, the deaf, the illiterate and those whose first language is neither Māori or English. The Central Library needs to become a sensory environment where sight, sound, touch, smell, taste are factored within a spatially varied interior friendly to all.

The library is envisioned by the PHA not to be just a quiet space, a zone of silence for academia, but a place where multiple levels of interaction with knowledge can be undertaken. A multimedia approach needs to be incorporated. Spaces for music, hobbies, crafts, digital, movie making, spaces for hosting Zoom meetings just as some examples.

To finish Wellington branch PHA would like to thank the WCC for the leadership and direction shown in this initiative to build for the future. The health co-benefits of a Central Library cannot be underestimated in terms of developing people's potential and opportunity for participation in society. This ties in well with the United Nations Sustainable Development Goal 3 Ensuring healthy lives and promoting well-being for all at all ages, and Goal 4 Ensuring inclusive and equitable quality education and promoting lifelong learning opportunities for all. 'Public Libraries' build healthy communities. To quote from the US Centre for Disease Control 'Public libraries are free and accessible to all and are a centre of community engagement and education, making them logical choices as partners for improving population health.' Going into the future PHA would hope that as a centre for community engagement and education the Central Library will provide spaces for transfer of health information and information on society in general thus improving population public health.

Nga mihi nui.

https://www.cbc.govt.nz/issues/2018/17_0392.htm

Future of the Central Library Submission

To Wellington City Council

September 2020

We would like to appear in person to support our submission.

Contact person:

Ella Flavell, Chair
Wellington City Youth Council

c/o Wellington City Council
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Wellington City Youth Council
Te Rūnanga Taiohi o te Kaunihera o Pōneke

Wellington City Youth Council
Te Rōnanga Taichi o te Kauhāra o Pōneke**Introduction**

1. The Wellington City Youth Council (Youth Council) welcomes the opportunity to submit on Wellington City Council's Future of the Central Library consultation.
2. Having considered the five proposed options, Youth Council wishes to support Option D - a new build on the same site.
3. Youth Council believes that Option D is the best proposal for the following reasons:
 - a. A rebuild allows greater opportunities, whereas Option C is limited to the existing infrastructure of the building.
 - b. Ability to create a 21st century, youth-focused space.
 - c. A new building is able to be purpose built, rather than retrofitted
 - d. Long-term resilience of the building as it can be built to meet the current earthquake-proof regulations, instead of attempting to strengthen a building designed for out-dated regulations.
 - e. A new, creative space will improve civic engagement in the area, drawing people back into Civic Square.
4. A new build provides strong civic impact, is economically viable, and creates better opportunities for a youth focused space in the central city.
5. For these reasons, Youth Council believes that Option D provides the most desirable outcome for young Wellingtonians and future generations to come.

Civic Impact

6. A new Central Library offers an unparalleled opportunity for our community to invest in a truly architecturally and socially significant building which reflects modern innovation and projects a self-confident aspiration for Wellington's future.

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7. A new building gives us a new chance to meaningfully incorporate the narratives of the diverse communities and mana whenua of Te Ūpoko o te Ika Maui.
8. Unlike the trio of remediation options, Option D offers a high level of seismic safety and would be purpose-built and designed to incorporate best-practice sustainability standards and respond to long term climate change concerns.
9. With Option D, Wellington would respond to the immediate need to reconstruct the central node of our library system and invest in a valuable civic asset for the future. Rather than just repairing the current building, Wellington can build back better and be aspirational in designing a fit-for-purpose building to serve the community.
10. Christchurch City's experience in rebuilding its Central Library - *Tūranga* - is insightful and instructive. Situated in Cathedral Square - *Ōtautahi's equivalent of Te Ngakau* - the new Central library provided a high quality fit-for-purpose building for three reasons:
 - a. The design process was meaningfully participatory and involved serious, sustained engagement with librarians and the community as clients and local iwi designers as key stakeholders.
 - b. A partnership of designers who skilfully and responsively led and executed the design and;
 - c. A public that values libraries and has quickly embraced the new building.
11. Christchurch's new library offers a broad range of amenities, including public meeting spaces, a giant Lego collection and slide, 3D printers, an interactive wall, sewing machines and more. These 'new' additions are consistent with international trends in library design and Tūranga embraces these without ever losing sight of its role as a collector and provider of books and archives.

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12. Similarly, Option D gives Wellington an opportunity to innovate an exciting future for our community. At a similar, if not cheaper level of investment, Option D would reinvigorate Te Ngakau by fostering a sense of destination that creates an array of different kinds of experiences: quiet seating, meetings with friends, reading books, accessing public services online, playing games, doing homework, senior citizens get-to-togethers and youth-centred engagements.
13. Our new Central library would not only inject stimulus into the heart of the city, but also a great civic building, a new work of culturally responsive, place-based architecture that represents the challenges we have been through and what we have lost, but manifests a bold, innovative and community-centred future.

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Economic Impact

14. Based on the information provided publicly by Council, Youth Council believes that a brand-new Central Library makes the best economic sense. Of the two options Youth Council is focused on (Options C and D), Option D gives Wellingtonians everything we gain from Option C and the ability to build a modern building with amenities for a 21st Century capital city for between \$20m and \$40m less (Statement of Proposal, pp. 28-29). Option D is cheaper to build and open, more resilient to future seismic activity, and undoubtedly more sustainable as it will (presumably) be designed from the ground-up as a green building.
15. The timeframes surrounding the proposals for Options C and D are within six months of each other, indicating that Option D is cheaper to build and only marginally longer to complete.
16. The Statement of Proposal does not go into significant technical detail regarding the relative seismic resilience of an Option C library versus an Option D library. It is expected that a new build will provide a more comprehensive approach to resilience than a strengthened existing build. New builds like Option D are designed from the ground-up to meet and exceed not just today's building codes, but tomorrow's.
17. No matter how much you strengthen an existing building, you either keep the failing internal structure, or you lose the heritage by replacing it. The former couldn't, and shouldn't, be justifiable under Council's own standards, and the latter is essentially Option D bar the benefits. Youth Council believes that the city has a duty to current and future Wellingtonians to build the strongest Central Library we can - this means Option D.
18. Sustainability is also better supported by a new build than a retrofitted option. Youth Council believes that Option D achieves the best sustainability outcomes for Wellington. Instead of just tacking-on sustainable enhancements to an the original building, Wellingtonians would get a library that not just teaches but embodies sustainability and its latest architectural implementations.

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19. In terms of resource efficiency, the increased efficiency of a library built to the absolute highest modern standards would greatly outweigh the waste caused by demolition, especially if Council takes the opportunity to become a leader in the field of building material recycling.
20. Although Youth Council acknowledges the potential for litigation as a result of Option D being chosen, we believe that the significant cost savings and improved amenity gained from an Option D library outweigh the potential litigation expenses, particularly when the lower building cost is considered.

Our Vision for the Central Library

21. The Wellington City Youth Council strongly advocates for the City Council to be bold in its design for the proposed Central Library. This building will be used over decades to come, so ensuring that it is flexible and sustainable is essential.
22. We would like to see an inclusive space that is open for any and all people to use to truly reflect the diversity of people in Te Whanganui-a-Tara. This could look like books in a diverse range of languages, catering to potential accessibility barriers in the building e.g. wheelchairs - and having spaces that reflect different cultures.
23. We also believe that there should be a dedicated floor or area for youth. Having a specific area for young people would not only draw them to the library, but would also encourage them to meet other young people. Having this space would make for an accessible place for young people to study, and also a place where youth could simply come to hang out. It would allow for the creation of a wellbeing hub for young people in the city, as community services and youth workers could be located within the youth space, to support and provide guidance for young people.
24. Youth Council believes that this would replace the old Reading Cinema area where young people often used to gather, for both studying and recreational purposes. We recognize that this dedicated youth space would need to be plentiful in charging stations and with access to free Wi-Fi - perhaps with resources available for students to study and access related resources.

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25. Youth Council would also like to see a dedicated 'Quiet Zone' incorporated into the youth area. This zone would be a place in which youth could study individually if they so desire.
26. Having facilities and resources that reflect changing times is important to allowing access to opportunities for all. These facilities and resources could include having AV and recording equipment, 3D printers (like Waitohi and Tūranga), computers, power chargers, Wi-Fi, and access to software that may be difficult for people to access usually due to cost factors.
27. Examples of libraries which integrate youth and community spaces include the Tūranga library in Christchurch, and the Waitohi library in Johnsonville. The Waitohi makerspace, and Tūranga innovation space are examples of the integration of spaces within the library which go beyond just containing books.
28. Overseas examples such as the Finnish Civic Library in Helsinki which also integrates community services and spaces is another example of the type of mixed use spaces within a library building, that expands its functionality beyond the traditional silent spaces for reading and studying and allows it to adapt to a 21st century vision of libraries as community hubs rather than just book repository.
29. It is much more practical to integrate these spaces when a new building is built from scratch which is the primary reason the Youth Council advocates for Option D (the demolition of the current damaged building and rebuilding of the central library).
30. A rebuild from the ground up isn't limited to the same constraints as the previous space, including the layout, amenities, and expectations of the old library.

Option D provides the best opportunity for the future

31. Youth Council recognises that Option D is not Council's preferred option. However, we believe that Council should be bold and choose Option D. In our view, the opportunity for a new, modern, purpose-built new library is worth

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taking the risk of litigation and procedural issues regarding the heritage status of the building in order to achieve the goals of this proposal.

32. Whilst maintaining heritage within our central city is an important consideration, this heritage needs to be mitigated when it is preventing the possibility of progress and innovation. Where possible, heritage needs to be considered, however this is an opportunity to look to the future, with the possible benefits of a new space being seen to outweigh the importance of maintaining heritage aspects.
33. Moreover, the current building is damaged, and will cost more to repair than to build anew. It seems impudent to prioritise the heritage aspect of the current library building when both price and greater purpose-build amenity are prioritised by a new build.
34. We acknowledge that a rebuild would likely mean a later opening date for the new library. However, this is a disadvantage that Youth Council is willing to accept where it allows a stronger and more desirable space into the future, particularly given the timeframes for Option C and D are similar (May 2025 vs November 2025).
35. Option D provides the best opportunity to expand this space from simply being a library to also become a multi-purpose community space. Option D is a chance to re-imagine the way that a library space operates and is used, with the possibility to incorporate aspects of a community centre in the middle of our central city.
36. Whilst high level remediation is restricted to the building as it currently exists, a new building will allow increased accessibility for all members of the Wellington community, with the opportunity for widespread consultation to ensure that the concerns of equity groups are included in the new design.
37. The re-imagining of the Central City Library is a once-in-a-generation opportunity. Due to the high level of cost associated with any proposal, Youth Council believes that this opportunity should be taken to redesign the space to the highest level possible to ensure it will continue to be a safe, appealing space for future generations to come.

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Conclusion

38. Youth Council supports Option D - a new build on the same site - for the Future of the Central Library proposal.
39. We believe that this option is the most viable economically, and allows the opportunity for innovative design and thinking in this new space.
40. Due to earthquake damage in many other central-city public buildings, youth have lost areas where they are safe and welcome to gather within the central city. This proposal grants the opportunity to remedy this, allowing Council to have a direct connection to young people in our city spaces.
41. Option D is an opportunity to build a space for future generations of young Wellingtonians, drawing them into the central city to a welcoming environment where they are able to learn and thrive.
42. Regardless of which option is selected, we wish to implore that a youth-focused space as described above is included. This engagement is an exciting opportunity for young people to highlight to Council to show what is most important to them. Youth Council looks forward to collaborating with Council to create such a space.
43. By investing in the future of Wellington's central city in a bold way, Wellington has the opportunity to set a precedent for the way that Council's prioritise and engage with Youth in a meaningful way, creating a purpose-built space for them in the heart of our city.