

9. SOUTH CHRISTCHURCH LIBRARY, SERVICE CENTRE AND COMMUNITY LEARNING CENTRE

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The purpose of this report is to:

- advise the Committee of the project progress
- seek endorsement for the concept design developed in recent months

INTRODUCTION

A report recommending that a new combined Library/Service Centre/Community Learning facility be constructed on the site of the existing Beckenham Service Centre was endorsed by the Council in November 2000, subject to consultation. Consultation was subsequently carried out and the proposal adopted by the Council at its meeting of 22 February 2001.

Following adoption of the proposal, the project's pre-development phase was commenced, culminating in development of the concept design, functional design brief, and a budget report for presentation to Strategy and Finance Committee in December 2001.

BACKGROUND

At the Council meeting of 25 November 1999 the Council resolved:

"... that a report be sought on the provision of a combined service centre/library for the South Christchurch area, which would obviate the need for major upgrading of the St Martins and Spreydon Libraries."

An officer project group was set up in February 2000 to investigate the strategy for the delivery of library services in the south of the city in conjunction with the future of the Beckenham Service Centre. At this time, following closure of the Sydenham Primary School, the Ministry of Education and local schools were considering how best to provide enhanced facilities in South Christchurch for schools' information technology education. The project group, through liaison with the education sector, developed the concept of a combined facility, incorporating a technology-based learning centre for schools as well as wider community use.

The resulting project group report recommended that a new combined Library/Service Centre/Community Learning facility be constructed on the site of the existing Beckenham Service Centre, with the Spreydon library retained at its current scale of operation.

This recommendation was ultimately endorsed by the Council at its meeting of 22 February 2001.

PROJECT PROCESS

The project has been divided into two distinct phases: Pre-development and Development phases.

The Pre-development phase constitutes the following deliverables:

- Project Terms of Reference Document
- Concept design
- Functional Design Brief and Budget Report
- Project Delivery Methodology Report for future stages

Development phase:

- Detailed design and documentation
- Resource Consent
- Tender
- Tender evaluation and recommendation
- Construction
- Commissioning and opening

DESIGN CONCEPT

A presentation of the design will be made at the meeting.

Sustainable design/durability

The concept design has taken into account the Council's Energy Strategy, criteria for waste minimisation and sustainable design.

The building's form and structure have been designed to assist with the control of the environmental conditions in a passive manner. This will minimise the requirement for active systems (such as air conditioning) and therefore minimise energy consumption.

It is intended that as many of the principles listed below are included during the detailed design phase.

Material Selection

1. Only sustainably-sourced timber is used.
2. The lowest possible wood hazard class for timber treatment allowed by the building code is used.
3. The use of CCA & LOSP timber treatments is avoided and the use of more environmentally-benign alternatives promoted.
4. Where possible the scheme should support and give preference to materials endorsed by the Ministry of Environment-sponsored Environmental Choice Labelling Scheme.
5. Where applicable the material selection should give preference to manufacturers who are actively engaged in improving the environmental impact of their manufacturing processes and who can demonstrate this fact.
6. Where possible preference should be given to the use of materials with a recycled content. An allowance has been made for the use of cements with a percentage of industrial waste, acoustic insulation manufactured from wool and recycled polyester, glass wool with recycled content.
7. The specification of materials will aim to minimise the use of materials which are polluting in their manufacture or life. This will include minimising the use of PVCs, certain paints, polyurethanes, refrigerants, insulating materials and floor vinyls. The use of low VOC paints and polyurethanes, PVC alternatives to plumbing and drainage pipe work and alternatives to vinyl flooring in toilet areas.
8. Construction materials which are known to off-gas potentially dangerous chemicals should be avoided or minimised where possible. Low emission phenol formaldehyde bonded plywood, low formaldehyde MDF and water-based paints should be used.
9. Where relevant consideration should be given to the embodied energy content of the material selected.

Durability

1. The design should aim, where reasonable, to incorporate durable materials to minimise the use of applied surface finishes.
2. The selection of durable materials over less durable alternatives may be investigated and proposed to the Council for approval on a life cycle costing basis.

Waste

1. During the construction programme construction waste should be minimised. The contractor will be required to have a site-specific waste management plan. This will be based on the standard plan currently being developed by the Target Zero team.
2. The design shall allow for the provision of space for the collection and storage of recyclable material.
3. Consideration should be given to the use of an on-site wormery or other composting facilities for vegetable scraps.
4. The building should incorporate two composting toilets for educational/demonstration purposes. This issue has been highlighted for specific Council approval.

Water use

1. Provision shall be allowed for the collection and storage of rainwater to reduce overall water use and to reduce stormwater run-off. This water shall be used for irrigation and use within the moat.

2. Grey water storage and recycling may be adopted to further reduce water use. This issue has been highlighted for specific Council approval.
3. Throughout the project low water use plumbing fittings shall be specified. These will include time-controlled taps, dual flush toilet cisterns, low flow showerheads and waterless urinals.
4. Due to the small demand for hot water in the building it is likely that solar water heating will have a long pay-back period. However, as solar water heating is a simple concept, easily understood and copied by the public, we believe it is important educationally to promote solar water heating. This issue has been highlighted for specific Council approval.

Landscaping

1. The existing deciduous trees along Hunter Terrace will be retained and used for seasonal solar shading.
2. The landscaping included in the proposal is limited to the car park and associated pedestrian areas and a small amount of planting adjacent to the car parking.
3. Permeable surfaces should be used in car parking areas to reduce storm water run-off and help to filter oil residues and other pollutants. This issue has been highlighted for specific Council approval.
4. During the construction process ditches and silt filters should be used to reduce silt run-off into the Heathcote River, should the site contours make this necessary.

CONSULTATION

A commitment to public consultation, and to keeping the community informed throughout the project, resulted in the development of a communications plan which identified project milestones, key stakeholders, both internal and external, and appropriate means of consultation. These include press releases, internal newsletters, public meetings, charettes or roadshows and a website <http://library.christchurch.org.nz/south>.

Important customer groups to be consulted have been identified as:

- The general public
- Senior citizens
- Youth and children
- Local schools
- Councillors and Community Board members
- The Beckenham and Cashmere Junior Voluntary Library Committees
- Maori
- The Pacific Island Community

Ideas and issues gathered have been used to inform the architects concept plan. Information gathered throughout the consultation process has been collated and is available on the website.

The Library and Service Centre Briefs and views sought from the community formed the basis for the work carried out during the Pre-development phase.

- Recommendation:**
1. That the Committee endorse the concept design.
 2. That the concept design and associated design brief and budget report be presented to the December meeting of the Strategy and Finance Committee.

Chairman's Recommendation: Not seen by Chairman.