

**SUPPLEMENTARY REPORT BY THE
CHAIRMAN OF THE ANNUAL PLAN WORKING PARTY**

1. PARKLANDS AND UPPER RICCARTON/AVONHEAD LIBRARIES

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Corporate Plan Output: 8.2 Libraries and Information	

The purpose of this report is to respond to the suggestion by the Annual Plan Working Party that the sum of money for the Parklands Library be reduced to two thirds and that a "boutique" library be considered. It also considers the relative importance of Upper Riccarton/Avonhead Library project and the Parklands Library project.

BACKGROUND

The Parklands Library and the Upper Riccarton/Avonhead Library are two new service points which will complete the suburban library development plan first adopted by the Council in 1992. A library at Parklands has been indicated since the subdivision was first developed in the late 1970s, early 1980s.

Land was acquired by Council adjacent to the shopping mall in 1998. The area of land is 3587 sq.m with a building, formerly a church, of 360 sq.m. The lease on this building will be released on 31 March 2001 and a new tenant has not yet been found.

COMMUNITY CATCHMENT

For the purposes of determining the catchment population for the library we have departed from the normal 1.5 kilometre radius from the proposed site, as we believe that Parklands is a discrete area with some particular characteristics. The main catchment area is bounded by Rothesay Road in the north, Bower Avenue in the east, Beach Road and Mairehau Road in the South, and Royal Park Drive in the west (see the tabled map). The Waimairi Beach golf course is a natural boundary between Parklands and the Waimairi Beach suburb but we consider that this area is part of the catchment for the library. In the South the Travis Swamp and QEII Park provide natural barriers. North New Brighton residents, north of Pacific Road may well travel to the Parklands area but anyone south of Thompson Park is likely to gravitate towards the New Brighton Library or Shirley Library in the Palms complex. New subdivisions are opening up west of Parklands along Mairehau Road and those on the eastern boundaries may use Parklands shopping centre and any new library in the area. Equally well the Shirley Library and Palms shopping complex may attract them.

POPULATION SERVED

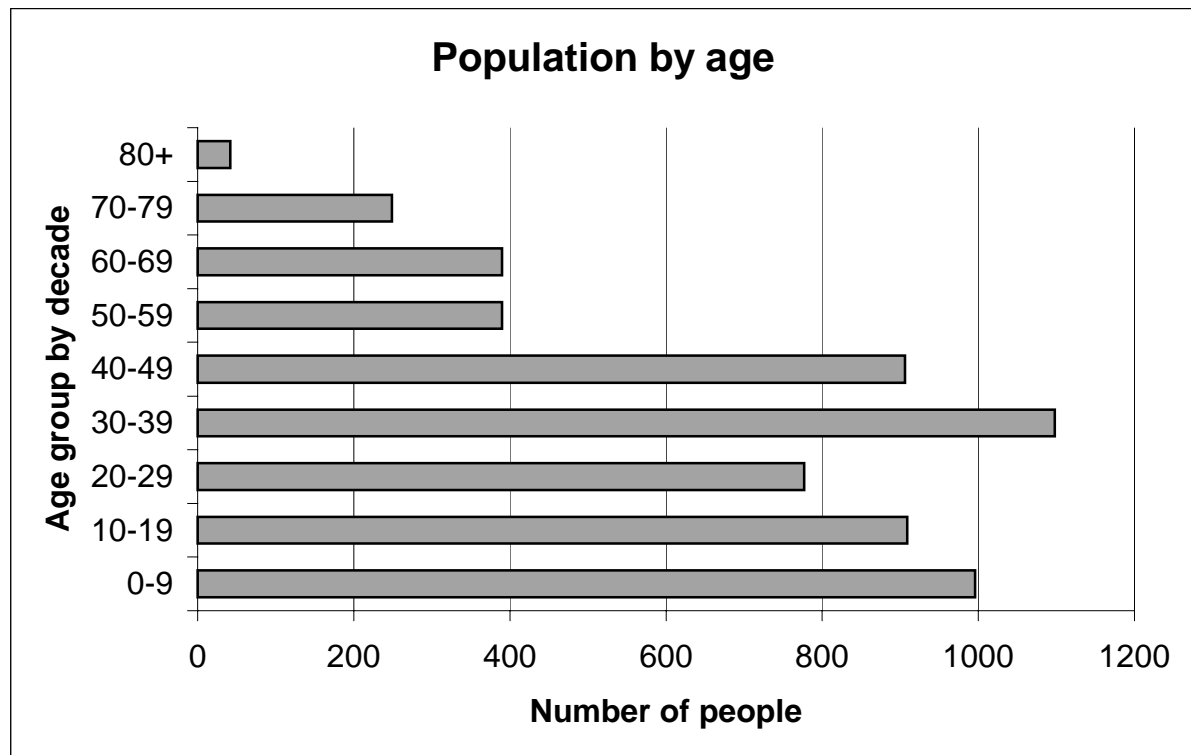
Population for Parklands and the catchment described above at the 1996 census was:

Usually resident population	9,183
Private Dwellings	3,249

Since 1996, significant development has taken place in Parklands and this is considered to have added somewhere between 800-1000 people to the area. The current catchment is therefore considered to be 10,000 with growth in the next 20 years to 12,000. The area is unlikely to grow at a greater rate because of the natural barriers north, east and south. There are no plans to open up access ways through the forest to the Styx area. A population of 10,000 is one of the triggers for siting a community library within a locality and on this basis we would confirm a community library is required.

The age range of the population is heavily weighted towards the under 49 age range with significant children and youth populations with the corresponding parent groups in the thirties and forties. The following chart is based on the 1996 census and, given the type of dwelling that is currently being built, this proportion is likely to continue. The housing stock appears to be aimed at larger family homes for middle income New Zealanders with young families.

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**OTHER AMENITIES IN THE AREA**

Parklands is a residential suburb with a shopping centre located at the eastern end of Queenspark Drive. The shopping centre has a supermarket (recently expanded) and approximately 10-12 shops built around a central car park, including a NZ Post shop, chemist, butcher, hairdresser and other speciality shops. Inspection on 13 March revealed only one vacant shop. There is a tavern adjacent between the supermarket and the library site. A further tavern is situated on the corner of Inwoods Road and Mairehau Road. Opposite the shopping centre a new community centre is being built and the sports clubs will use the existing building. Plunket rooms are also located beside the community centre.

Two primary schools, one close by the library site and the other on the western end of Queenspark Drive currently cater for 866 primary school pupils. A kindergarten is adjacent to the Queenspark School. Secondary age children are likely to travel to schools in Mairehau and Shirley but return after school to the area.

A petrol station/garage, an active Baptist church, sports clubs, golf courses, two parks and the adjacent complex at QEII Park are other amenities in the area.

SIZE AND TYPE OF LIBRARY REQUIRED

*The Standards for Public Libraries in New Zealand*¹ indicate that a community of 10,000 people would require a library of approximately 580 square metres. We can discount this to take account of the fact that some services such as cataloguing are provided centrally. An appropriate size of library is, therefore, 500 square metres. By comparison the Hornby Library is 497 sqm, the Halswell Library is 320 sqm, and the Spreydon Library is 332 sqm. The 500 sqm would provide space for:

- Book and other collections of 24,000 volumes growing to 30,000 within 5-8 years
- Study and comfortable seating spaces (15 approximately)
- Activity space for children and other community activities
- Computer facilities (internet, catalogue, electronic resources, children's computer)
- Public toilets
- Staff areas, toilets & storage area
- Space for circulation of people and enquiry/circulation counters
- A small meeting room

¹ Published by the New Zealand Library Association, 1995.

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OPTIONS FOR THE REQUIRED SPACE

As indicated, the Council already owns a building and land adjacent to the shopping centre. This is an ideal location, for as well as being close to the main shopping centre it is well placed for schools, and the community centre. The site is large providing plenty of room for expansion and car parking. Currently there is a fence between the shopping centre and the site but it would be advantageous to remove this barrier so that the library is easily accessible and visible to the users of the shopping centre.

A number of options are possible. All require further research by Property Unit but more time is required than is possible within the time frame of this report. A site map showing the location of the current building is tabled.

Option (1): Build a 500 square metre building on the west of the site with appropriate parking. Sell the eastern part of the site with the existing building.

Option (2): Retain the full site and extend the existing 360 sqm building to 500 sqm. Refurbish and fit out the extended building.

COSTS

Approximate costs have been provided against each option.

Option	Building cost	Fit out cost	Stock cost	Total cost
Option (1)	850,000	300,000	730,000	1,880,000
Option (2)	454,000	300,000	730,000	1,484,000

The Council has indicated that it would like to reduce the capital provision for the Parklands Library to two thirds of the current capital provision. This is currently showing in the draft annual plan for 2001/02 as follows:

Budget	2005/06	2006/07	Total cost
Property Unit	430,746	766,938	1,197,684
Libraries Unit	357,000	561,000	918,000
Libraries Unit*	280,000		280,000
Total budget	1,067,746	1,327,938	2,395,684

* added during this round of the annual plan because of under funding for the purchase of stock.

The total cost is \$2,395,684 of which two thirds is just under \$1.6 million. Option 2 could be provided within this figure saving \$911,684 in capital costs. No estimation of the revenue gained from subdividing the site and selling the eastern part of the site has been made.

The option of fitting out the existing building without extending it is not recommended. Whilst in the short term it may be cheaper the larger size would be required within a two to four year period. Longer term it would be more expensive as some alterations and refit would need to be done twice over.

RELATIVE PRIORITIES BETWEEN PARKLANDS AND UPPER RICCARTON/AVONHEAD

This is a difficult question to answer! Both communities have been waiting many years for facilities in their areas. Parklands community is relatively isolated on the boundaries of the city and is experiencing new growth at the current time. The area has relatively large numbers of children and young people. A bus service is available into the city and people do travel outside their area for secondary schooling and for shopping at the Palms and in the city. A library service in this area would mainly serve people who live in the area. It is unlikely to attract people from other parts of the city or from other catchments because of its geographical isolation.

The location of the proposed Upper Riccarton/Avonhead library still needs some research and analysis to determine the best location. The Riccarton/Wigram Community Board favour Upper Riccarton because it is a natural hub for feeder traffic into the city from Yaldhurst and from Sockburn. Recent research into the Avonhead area identified that residents want a library. However, this research was conducted before the completion of the new Fendalton Library which has seen a 26% increase in loans since it opened in July 2000. The two main feeder roads from the greater Avonhead area would be down Avonhead Road into Yaldhurst Road or along Avonhead Road, into Maidstone Road. The latter route leads naturally to the Fendalton Library, the former leads naturally to Upper Riccarton.

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A library in Upper Riccarton would need to be larger than that proposed at Parklands. The work has not yet been completed on catchment populations but its very location would suggest no less than 800 sqm and probably larger. Land needs to be acquired but there are possibilities for working in with those who have land (such as the Riccarton High School) for joint development.

The Parklands Library is achievable now and with relative ease. It is tempting therefore to say it has higher priority. However, the Upper Riccarton Library has the potential to serve a larger group of people as the city expands to the north-west and west of the city and therefore probably has the greater priority.

TIMING OF THE TWO DEVELOPMENTS

These two building projects have been subject to a number of deferments over the past three annual plans. The 1998 plan projected Upper Riccarton/Avonhead to be built over two years commencing in 2000/01 and Parklands over two financial years commencing 2001/02. In the 1999 Annual Plan, as a result of capital smoothing, Parklands was scheduled to commence in 2003/4 and Upper Riccarton was deferred five years until 2005/06. The Council is considering deferring both projects again as a result of pressure on capital, with Parklands not commencing until 2005/06 and Upper Riccarton/Avonhead in 2007/08.

Given that the Parklands Library could be built for \$912,000 less than the current projections, I would strongly urge the Council to consider commencing the Parklands Library in 2002/03 financial year. Given that the project of extension is far less complicated than acquiring land and building new from scratch, I believe it would be possible to complete this project within one financial year. This would allow the Upper Riccarton Library to be built over the two-year period, which had been designated for Parklands, commencing 2003/04.

- Recommendation:**
1. That the capital provision for Parklands Library be reduced by \$911,684 and that the current building be extended to provide a library of 500 sqm.
 2. That the capital provision for Parklands of \$1,484,000 be provided in 2002/03.
 3. That the Upper Riccarton/Avonhead Library be provided for in 2003/04 and 2004/05.

CONSIDERED THIS 23RD DAY OF MARCH 2001

MAYOR