

OPEN

MINUTE ITEM

ATTACHMENTS

**Ordinary meeting of the
Te Kaunihera o Whakatū**

**Thursday 18 February 2021
Commencing at 9.00a.m.
Council Chamber**

Civic House

110 Trafalgar Street, Nelson

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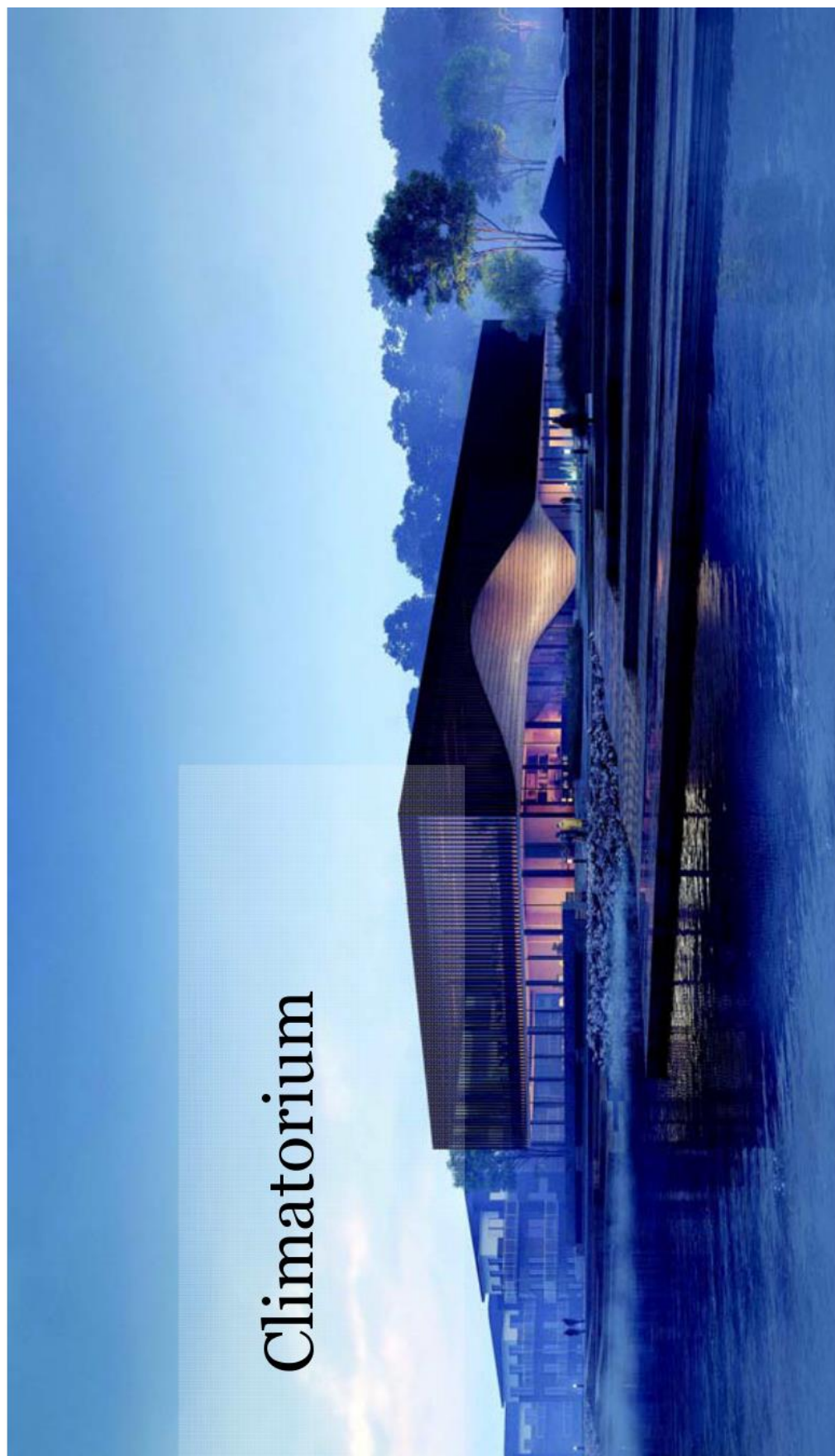
7 Options for a Climatorium

- A. A2578224 - PowerPoint Presentation - Wakatū Incorporation -
Climatorium

3

8 Elma Turner Library Redevelopment Options

- | | | |
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| A. | A2479330 - updated attachment 4 to report R21341 | 6 |
| B. | A2578902 - PowerPoint Presentation - Wakatū Incorporation -
Maitahi Precinct | 7 |



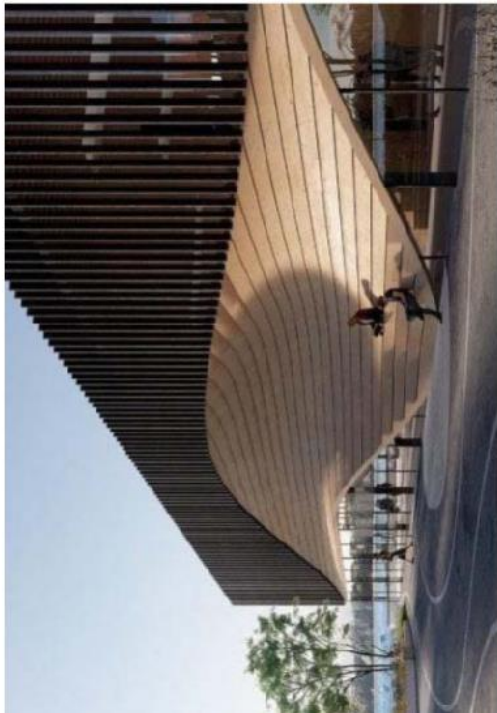
A2578224



Climatorium

- Utilises the Quadruple Helix approach
 - Industry, Academia, Local Authority & Community
- Works in partnership with Tangata Whenua
- Identify & solves problems related to a changing climate
- Promotes adaptive resilience to climate challenges
- Identify projects and assemble teams, funding streams and sponsors
- Assemble expert panels to feed into planning processes
- Foster international partnerships to promote knowledge sharing
- Organises events, lectures & seminars to share knowledge and engage with the community
- Provides support for scaling and commercialisation of climate solutions





Climatorium – Process

Stage 1 – 2021/22

- Establish key partners and form steering group
- Establish Climatorium General Manager Position
- Identify initial tranche of projects - assemble funding & project teams
- Ongoing engagement with Klimatorium DK

Stage 2 – 2022/2023

- Establish sustainable design panel as part of the planning process
- Host climate education program with local schools and community
- Progress project workstreams

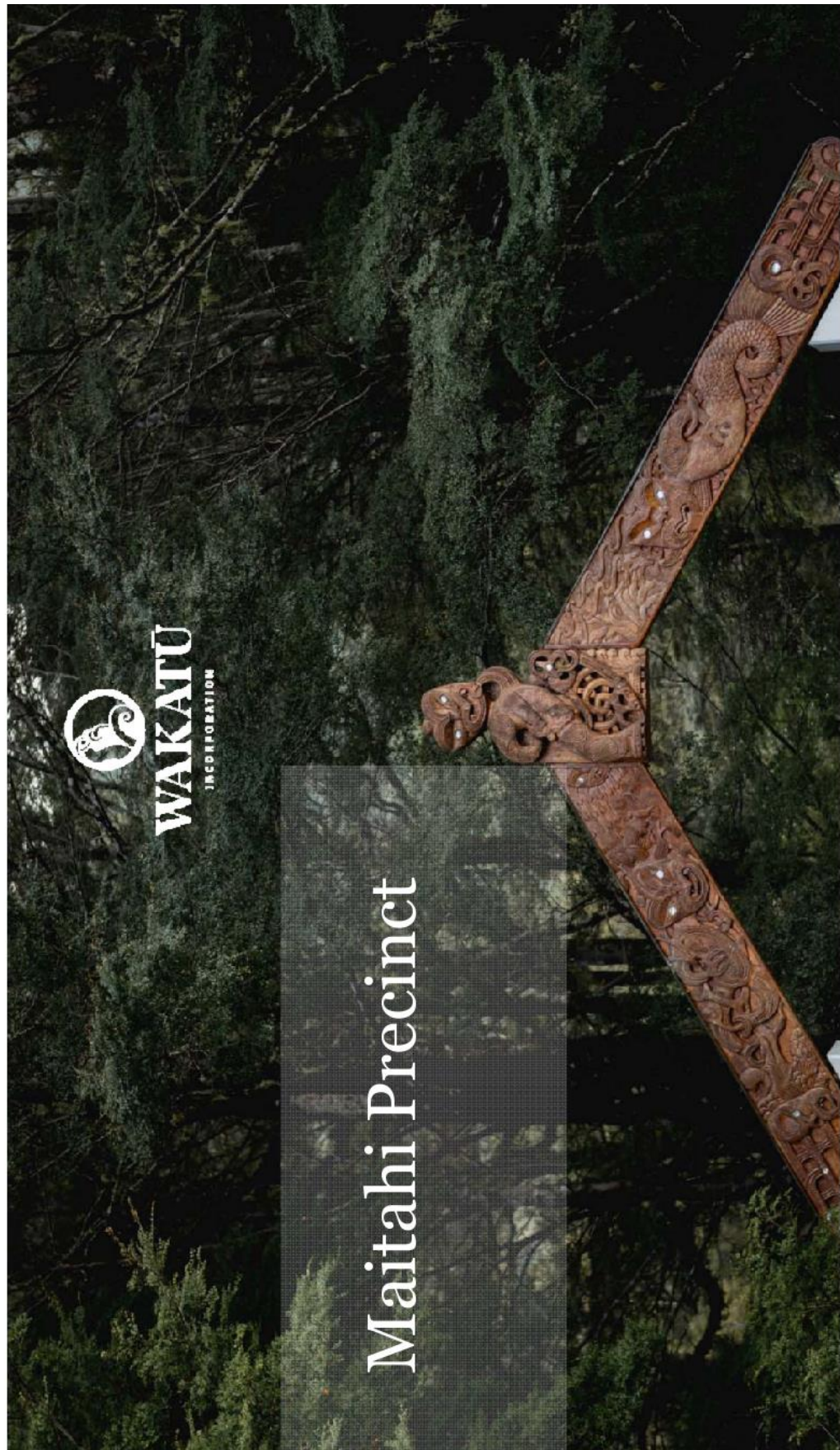
Stage 3 – 2023/2025

- Design and build Climatorium Building



Item 8: Elma Turner Library Redevelopment Options: Attachment 1

Elma Turner Library - Options Assessment									
Option	Refer to existing 2,45m ² building	Redevelop existing site with new, high-specification 3,400m ² 3.162m ² library	How fit for purpose would a new location be, does it meet community expectations, what is the impact of the location on library services/business/community?	Build new, high-specification 3,250m ² library in the Riverside Precinct on the corner of Halifax and Trafalgar Streets	Build new library somewhere else in central Nelson				
Fit for purpose	A refurbishment could improve the internal layout and create more space for community. However, the space would still be too small to deliver all requirements, and a refurbishment will only add 20-30 years to the library's life.	This new build would provide a single-storey modern library space. Current parking retained. Link to the Matai River and a possible Cinema/brism is maintained. Significant impact on business continuity. Would not provide as much additional space as other build options and may not meet community expectations for size or form.	How fit for purpose would a new location be, does it meet community expectations, what is the impact of the location on library services/business/community?	A new build will be designed to meet the requirements of a modern, flexible library. Current parking is retained. Link to the Matai River and a possible Cinema/brism is maintained. Significant impact on business continuity.	A new build will be designed to meet the requirements of a modern, flexible library. Negligible impact on business continuity. Link to the Matai River, any future Cinema/brism and proximity to Civic House will be lost. Link to outdoor environment would depend on location and neighbouring land use.				
	Low 1.0	Low-Medium 2.0	Medium-High 4.0	High 5.0	Medium 3.0				
	Overall score - fit for purpose								
	comments - location								
Sustainability/climate resilience	The Riverside Precinct is in the flood plain of the Matai River, and is likely to be more prone to inundation from 2100 onwards. Council has a limited range of options to mitigate the risk and to demonstrate sustainable design on land subject to natural hazard.	The Riverside Precinct is in the flood plain of the Matai River, and is likely to be more prone to inundation from 2100 onwards. Council has a range of options to mitigate the risk and to demonstrate sustainable design on land subject to natural hazard.	How well does the option match the intent of the Council's climate emergency?	The Riverside Precinct is in the flood plain of the Matai River, and is likely to be more prone to inundation from 2100 onwards. Council has a range of options to mitigate the risk and to demonstrate sustainable design on land subject to natural hazard.	A new build elsewhere in the city would likely be less prone to flooding and inundation.				
	Medium 3	Medium-High 4	Medium-High 4	Medium-High 4	High 5				
	rating - location								
	score - location								
Consistency with City Centre Programme Plan	Some improvements can be made to increase building resilience, but these would only be short-term solutions.	The library will be designed to improve its resilience for future flood events. The floor level of a new building will be accommodated 1 in 100 year events in 2100, and the ability to be raised further in the future, if required.	The library will be designed to improve its resilience for future flood events. The floor level of a new building will be accommodated 1 in 100 year events in 2100, and the ability to be raised further in the future, if required.	The library will be designed to improve its resilience for future flood events. The floor level of a new building will be accommodated 1 in 100 year events in 2100, and the ability to be raised further in the future, if required.	Designs for a different location would address any residual climate risks.				
	Low-Medium 2	Medium 3	Medium-High 4	Medium-High 4	High 5				
	rating - adaptation								
	score - adaptation								
Overall score - City Centre Programme Plan	Reusing the existing building extends the life of embodied carbon. However, the extension to the life of the building is limited.	The design will incorporate sustainable building materials but exclude acoustic cladding, photovoltaic and other Green Star features.	The design specification for the new library will be five star, Green Star, and include low carbon footprint, use of sustainable materials, be energy efficient and incorporate solar power.	The design specification for the new library will be five star, Green Star, and include low carbon footprint, use of sustainable materials, be energy efficient and incorporate solar power.	The design specification for the new library will be five star, Green Star, and include low carbon footprint, use of sustainable materials, be energy efficient and incorporate solar power.				
	Medium 3	Medium 3	Medium-High 4	Medium-High 4	Medium-High 4				
	rating - mitigation								
	score - mitigation								
Cost	The current location splits the Wakatipu-owned land in two and may not lead to the best long-term development opportunity for the Precinct. It would contribute to bringing more people in to the Riverside Precinct area and is consistent with several key moves. Smaller footprint would provide future opportunities for surrounding spaces.	The current location splits the Wakatipu-owned land in two and may not lead to the best long-term development opportunity for the Precinct. It would contribute to bringing more people in to the Riverside Precinct area and is consistent with several key moves. Smaller footprint would provide future opportunities for surrounding spaces.	What are the capital costs, operating costs and transitional cost implications of each option?	Construction of a new building in this location has been costed at \$32.2 million. This includes contingency for known risks.	Construction of a new building elsewhere is subject to additional unknown risk and there will be a premium for delivering a highly sustainable building. The cost of design features relating to location is currently unknown.				
	Medium 3	Medium-High 2	Medium-High 4	High 1	High 1				
	rating - capital								
	score - capital								
Risk	Operating cost for a refurbished building will be higher than for a comparable new build.	The building would not be as efficient as one built to higher environmental standards. Operational costs likely to increase.	Alternative premises would need to be leased in order to complete the project. This is a good option as it allows for a good understanding of costs and risks associated with the development. Refurbishment is low risk.	A lease arrangement with Wakatipu incorporation would need to be secured as part of the land exchange deal. The collection would only have to be moved once.	The current library site would need to be retained until a new building was completed on a new location. This incurs holding costs. The collection would only have to be moved once.				
	Medium 3	Medium 3	Medium-High 4	Low-Medium 4	Low-Medium 4				
	rating - operational								
	score - operational								
Overall score	There is no land purchase required, and work can commence as soon as Council decides to progress the project. This is a good option as it allows for a good understanding of costs and risks associated with the development. Refurbishment is low risk.	There is no land purchase required, and work can commence as soon as Council decides to progress the project. This is a good option as it allows for a good understanding of costs and risks associated with the development. Refurbishment is low risk.	How likely is it that the project will not proceed as planned, or that the desired outcomes are not fully delivered?	There is risk associated with finding a suitable location, associated community consultation, and negotiation with neighbouring landowners prior to design phase. There is a high degree of uncertainty over the construction costs and timeline. There is reputational risk from the community wanting to see the library constructed on its current site. Could have negative impact on developer confidence and city development if Council is seen to be unable to deliver on its commitment to floodplain/hazard in the central city.					
	Medium 3	Medium 3	Medium-High 4	Low-Medium 4	Medium 3				
	rating - transitional								
	score - transitional								
Overall score					4.0	4.2	3.0	3.1	A24 79330



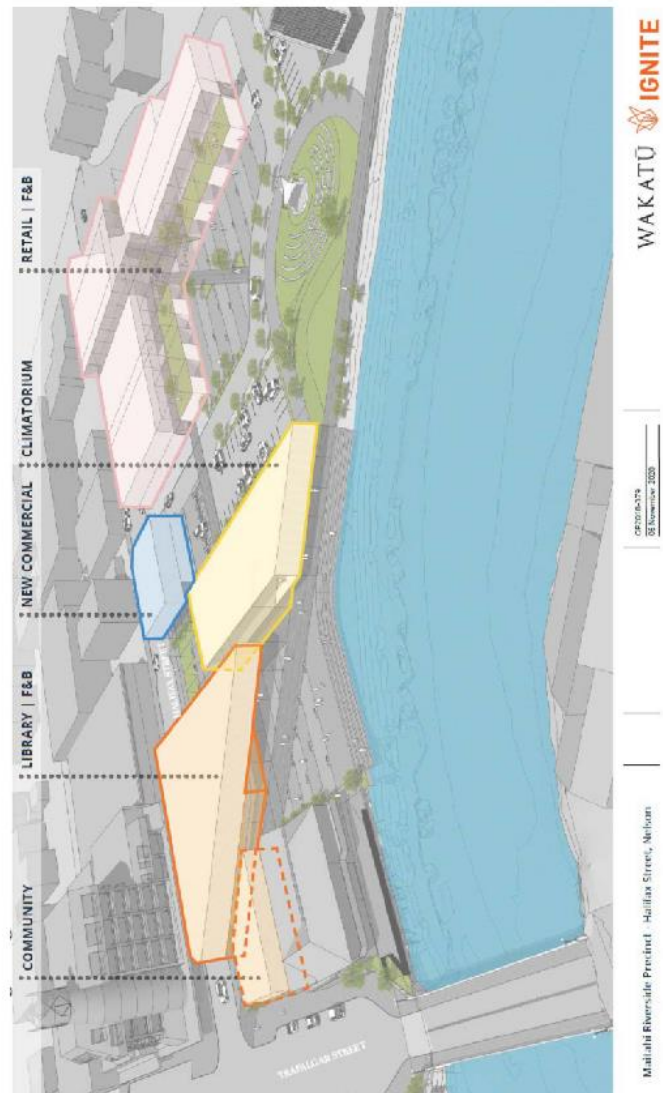


Site Plan





Massing Diagram





Visual Aerial



Adaptive Resilience & Sustainability

- Sea Level Rise/Flooding
 - Designed to withstand 1% AEP events in 2130 modelling
 - Ability to re-configure ground floor to manage 2m SLR
- Seismic Activity
 - CALS – 1500-2,500 Year Event – Non-structural damage – occupiable after refit
 - Engineered timber and structural members UFPs give great structural integrity and provide yield in seismic events.
 - UFPs are self righting following small events and easily replaceable following larger events
- Carbon
 - Aiming for a negative embodied carbon budget at construction
 - Offset lifetime carbon emissions – ideally to create carbon neutral life cycle



