

19.47 QLDC Libraries
Library Strategy
Site Assessment
March 2020



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QLDC LIBRARY STRATEGY

EXISTING LIBRARY LOCATIONS

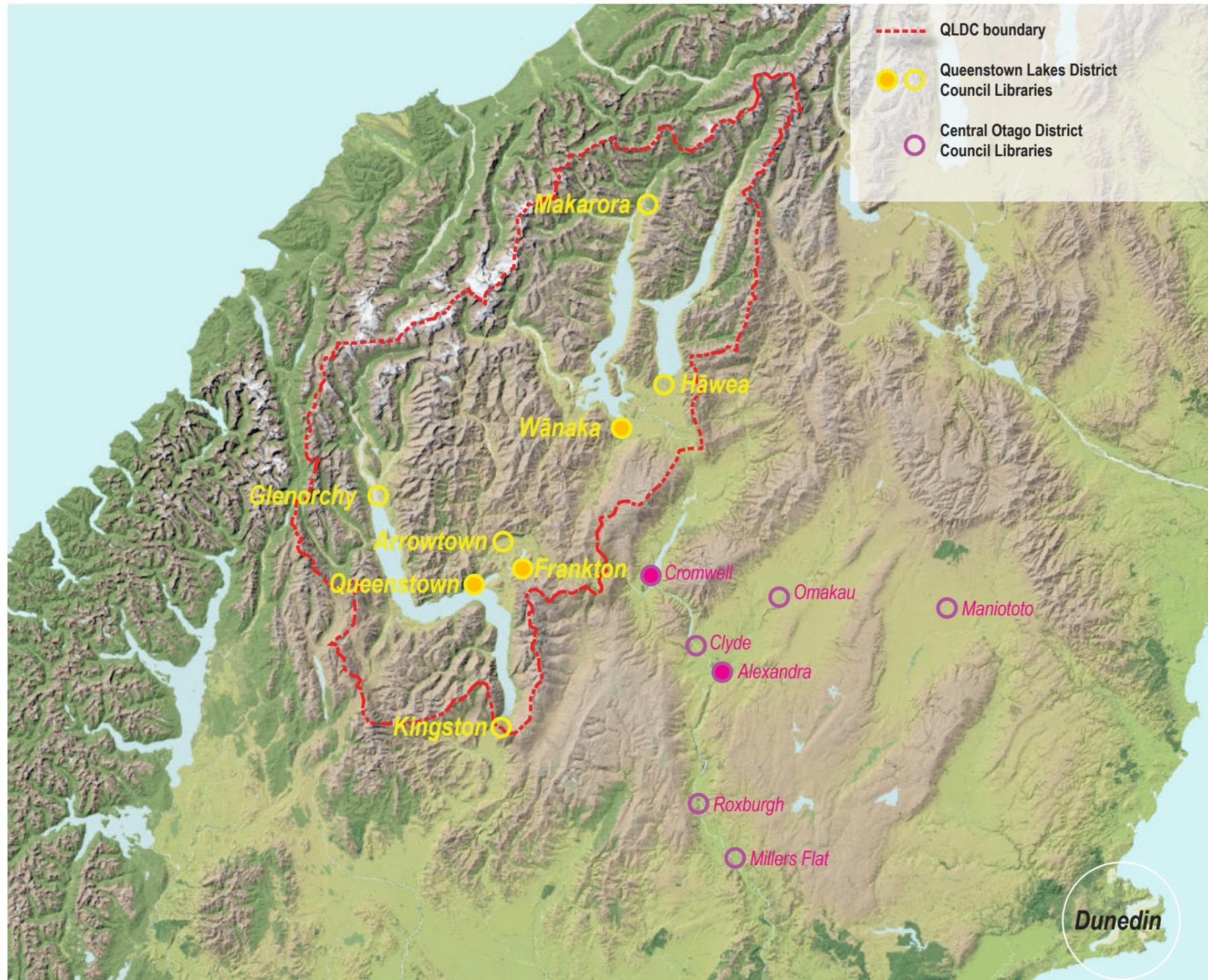


Fig 1. Te Waipounamu (South Island) showing QLDC and CODC libraries (source: QLDC WebMaps)

Introduction

This study has been prepared by Athfield Architects Ltd as part of the Queenstown Lakes District Council (QLDC) Library Strategy developed by Sue Sutherland Consulting.

The purpose of the Library Strategy is to provide direction for how library services need to be delivered in the future. In particular it aims to clarify:

- The range of services needed to deliver both traditional library service and implement future trends, to both residents and visitors alike. This includes enabling equity in literacy and learning opportunities
- The spatial requirements to provide appropriate, flexible spaces that can be used for a wider range of services and that provide a third space residents and visitors— a space that is navigable, reassuring and feels like home
- The libraries' response to how best to create a home for the stories of the district.

The strategy has a ten year time frame to 2030 with aspects such as the physical infrastructure being considered over a longer timeframe.

QLDC currently operates 8 libraries throughout the district as shown on fig.1. QL Libraries maintain a partnership with Central Otago Libraries and the Southlib Consortia of southern libraries. This site assessment study looks at potential new sites for libraries in Frankton, Wānaka and Queenstown.



Queenstown

Existing Building Description:
10 Gorge Road, Queenstown.
QLDC Owned

Area: Floorspace - 506.4m²

Capacity: 80

Hours: **Mon-Wed, Fri:** 9am – 5:30pm
Thur: 9am – 7pm
Sat: 10am – 5pm

Masterplan Status + Background Info:
Queenstown Masterplan Issued June 14, 2018
Project Connect & Civic Heart Review May 2018 - Athfield Architects Ltd

Scenario assessed:
1. New Build on Project Connect Sites + Project Manawa.
Cnr of Stanley St and Ballarat St



Frankton

Existing Building Description:
26 Hawthorne Drive, Frankton,
Queenstown.

Leased to December 2021 -
Remarkables Park Ltd

Area: Floorspace - 547.08m²

Capacity: 250

Hours: **Mon-Wed, Fri:** 9am – 5:30pm
Thur: 9am – 7pm
Sat: 10am – 5pm

Masterplan Status + Background Info:
Draft Masterplan Issued June 2019

Scenarios assessed:
1. Events Centre Community Hub - As per 2019 Masterplan
2. Queenstown Regional Community Facility (QCHCT)
3. Ladies Mile - Queenstown County Club Site



Wānaka

Existing Building Description:
1 Bullock Creek Lane,
Dunmore Street, Wānaka.
QLDC owned

Area: Floorspace - 580m²
Site - 10, 446m² (reserved)

Capacity: 95

Hours: **Mon-Wed, Fri:** 9am – 5:30pm
Thur: 9am – 7pm
Sat: 10am – 5pm

Masterplan Status + Background Info:
Masterplan Issued June 10, 2018

Scenario assessed:
1. Upgrade existing
2. New build on 3 Parks Development (existing Rec Centre site)
3. New build on Pembroke Park



Makarora

Description:
31 Rata Road,
Makarora.
Owned by
Dept of Education.
QLDC owns library fitout
and stock.

Area: Floorspace - 60m²?

Hours: **Tue:** 11am – 1pm
Wed: 6pm- 8pm



Hāwea

Description:
Myra St, Lake Hāwea.
Leased to
September 2020
Lake Hāwea Community
Centre Incorporated

Area: Floorspace - 198m²
Site - 26,305m²

Capacity: 23

Hours: **Mon:** 10am – 12pm
Tue & Wed:
10am – 5pm
Sat: 10am – 2pm



Glenorchy

Description:
15 Argyle Street,
Glenorchy.

Ownership unknown.

Area: Floorspace - 28m²
Site - 503m²
(Local Purpose
Reserve)

Hours: **Wed-Fri:**
1:30 – 3:30pm



Arrowtown

Description:
58 Buckingham St,
Arrowtown.
QLDC Owned

Area: Floorspace - 145m²
Site - 1,138m²
(Reserved land)

Hours: **Mon-Fri:** 10am – 5pm
Sat:
10:30am – 12:30pm



Kingston

Description:
48 Kent St, Kingston.
QLDC Owned
Heritage Building

Area: Floorspace - 41m²
Site - 8, 094m²
(Not reserved)

Hours: **Sat:** 11am – 1.00pm
Wed: 3pm – 3.30pm,
7pm – 8.30pm

QLDC LIBRARY STRATEGY

QUEENSTOWN: PROPOSED SITE



Fig 4. Queenstown Aerial photo 2019 (source: QLDC WebMaps)

Site Description

- A** - QLDC-owned freehold land;
- B** - Ministry of Education-owned, in respect of which QLDC and Ngāi Tahu have certain rights.
- C** - Land held and administered by QLDC as Local Purpose Reserve under the Reserves Act 1977, and which is subject to Ngāi Tahu's Right of First Refusal (as at June 2019).



Fig 5. View 01 from Shotover Street - looking south east along Stanley Street (source: AAL photo)



Fig 6. View 02 from Ballarat St - looking south west toward Lake Wakatipu (source: AAL photo)



Fig 7. View 03 from end of Beetham and Stanley St - looking north west (source: AAL photo)

Site Description

- The proposed site sits along an existing arterial route along Stanley Street. It is proposed that Melbourne Street and Henry Street are connected, relocating the arterial route to the north edge of the site.
- The proposed combined Council offices is located on the existing stepped carpark site on the south side of Ballarat Street.
- The proposed community and cultural heart sits on the north side of Ballarat Street and extends through to Shotover Street.
- It is proposed that Ballarat Street is stopped at Stanley Street.
- A proposed transport interchange is located on Stanley Street between Ballarat Street and Shotover Street
- Significant heritage buildings and trees are located diagonally opposite the proposed sites.

Key Site Opportunities

1. Provide a catalyst for urban repair to an under-developed strategic town centre site.
2. Utilise high profile site to establish strong library & community presence.
3. Establish a highly accessible library in close proximity to town centre.
4. Leverage the proposed Project Connect and associated combined council offices and civic facilities.
5. Leverage the proposed Project Manawa cultural and community facilities eg potential Performing Arts Centre, and potential memorial hall replacement.
6. Recognise and enhance important cultural significance of the site including Ngai Tahu ancient pounamu trail.
7. Recognise and enhance existing built and landscape heritage including the history of public library presence in this area.
8. Leverage off proposed improved public transport access
9. Strengthen and extend important civic axis connecting the site with the Village Green and Lake Wakatipu.
10. Establish high quality public openspace alongside library

Key Site Challenges

1. Competing demands for high value land in such a central location.
2. Capacity for circa 1,000m² -1,200m² for new permanent library + servicing + parking + growth.

QLDC LIBRARY STRATEGY FRANKTON - CONTEXT

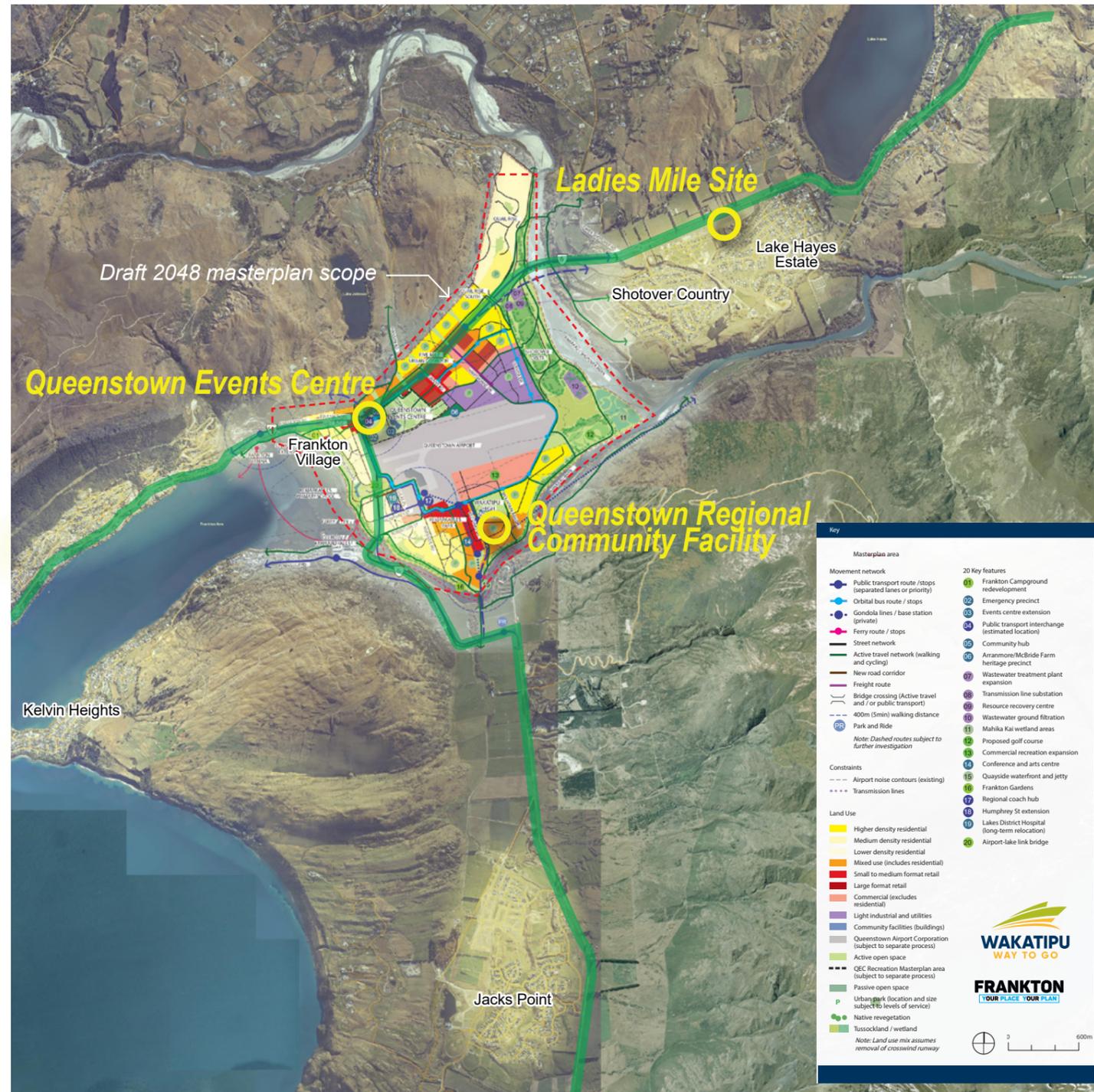


Fig 8. Frankton Aerial photo 2019 with QLDC - Te Kirikiri / Frankton Draft masterplan (2048) (source: QLDC WebMaps)

Background

The existing Frankton Library is located in 547m² of leased space on the ground floor of a commercial building on the corner of red Oaks Drive and Hawthorne Drive.

It is recommended that this library be designated as the District Library because of its more central location and closer access to Upper Clutha and Central Otago. Workspace for the District Librarian and those staff with a district-wide responsibility will be needed in addition to the normal functions of a community library. This library will be a busy suburban style library serving the largest population catchment in the district. A recommended size for this space would be around 1,400-1,500m².

Frankton Context

- Frankton Village is a place of significant cultural importance, being part of gathering area since pre-european times.
- Growth - The Frankton Masterplan identifies areas for future development as shown on fig. 8. It is expected the current (2018) population of 10,910 will more than double by 2048 to 26,860.
- Frankton Town Centre - Frankton has become an important service centre for the Central Otago Region with 2 large shopping areas located either side of the airport on Frankton Flats.

Assessment Sites

The following sites have been identified as potential locations for a new Frankton Library. These are shown on fig. 8. These were selected based on previous work prepared for the Te Kirikiri / Frankton Draft Masterplan 2048.

1. Queenstown Events Centre - Council owned recreation reserve land located on the corner of Joe O'connell Drive and Frankton Ladies Mile Highway. This site was identified in the 2018 Draft Frankton Masterplan.
2. Queenstown Regional Community Facility - A proposed building by the Queenstown Community Hub Charitable Trust (QCHCT) in partnership with Remarkable Park Limited located to the south of Wakatipu High School. In this scenario it is assumed the library would lease space.
3. Ladies Mile Site - Council owned land along Frankton-Ladies Mile Highway.



5 Mile Urban Corridor

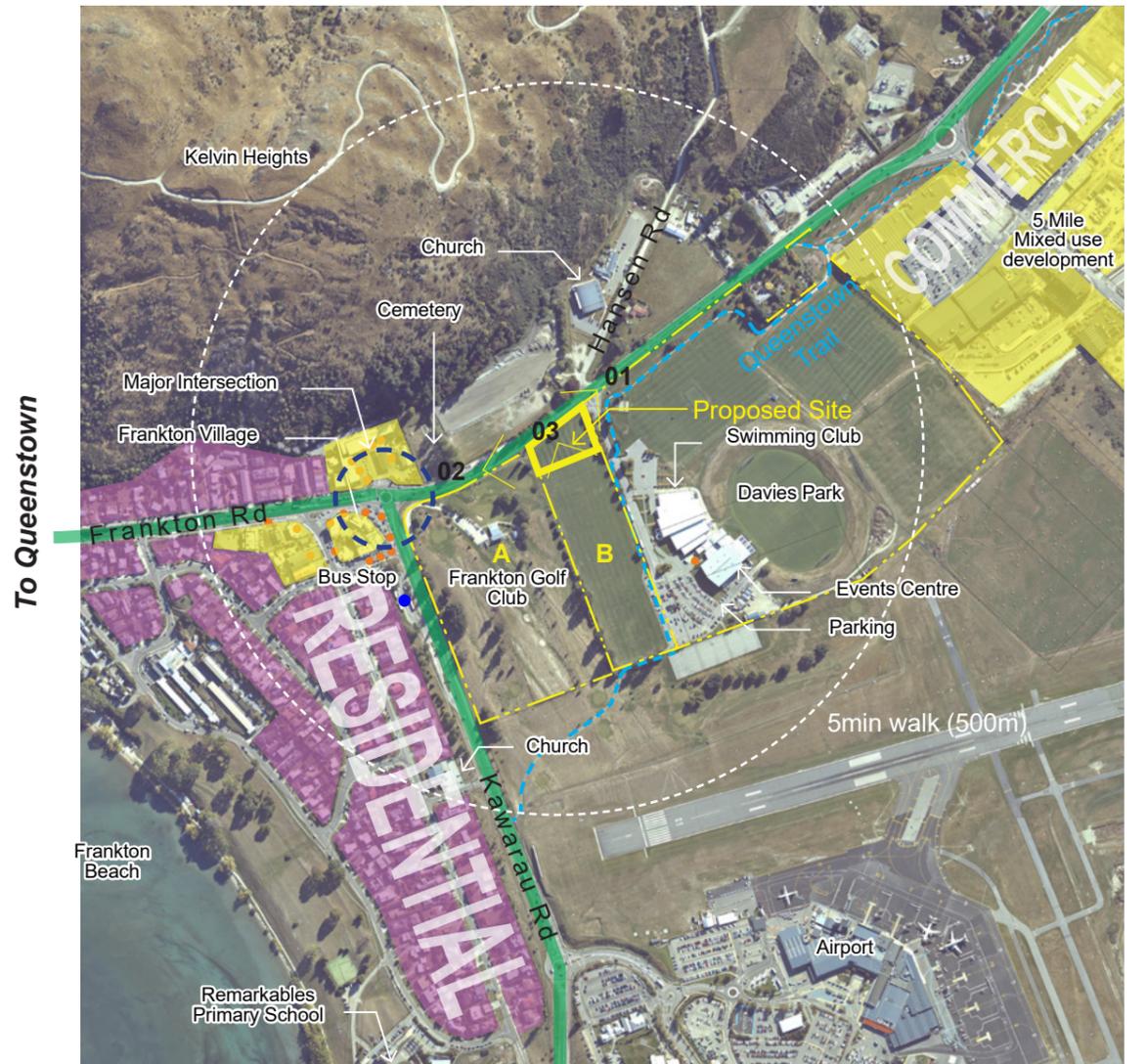


Fig 9. Frankton Aerial photo 2019 (source: QLDC WebMaps)



Fig 10. View 01 from corner of Joe O'Connell Drive and Frankton-Ladies Mile Highway (source: AAL photo)



Fig 11. View 02 from Frankton Golf Course (source: AAL photo)



Fig 12. View 03 looking south across playing fields. (source: AAL photo)

Active Edges, Front Doors and Building Use

- The site is situated at the junction between the 5 mile urban corridor (large format retail to the east), Frankton Village to the west (residential, mixed use commercial and retail activity) as well as the 'gateway' to Queenstown along Frankton Road, Community facilities including swimming centre and events centre to the south east. Recreational fields surround the immediate site to the west, south and east, including the Frankton Golf Course.
- The Frankton cemetery exists to the north west.
- The site opposite to the north is under construction.

Movement

- The site is located at the intersection of a major arterial route and a cul-de-sac drive. There is a large carpark nearby serving the events centre.
- The Queenstown Trail (pedestrian) runs alongside the site connecting Frankton Village to the 5 mile urban corridor.
- A bus stop is located nearby on Kawarau Rd
- A future transport interchange has been identified in the Frankton Masterplan 2048 on the adjacent site (Frankton Golf Course)

Open Spaces

- The site is located on reserve land made up of playing fields, and trails.
- No formal 'urban' open space nearby

District Plan:

- The site is Rural General Zoned with a designation (29) of Multi purpose indoor and outdoor recreation, cultural and conference complex.

Environmental:

- Sheltered from the predominant north westerly winds
- Southerly - exposed.

Site Description

Council owned recreation reserve land on the corner of Joe O'Connell Drive and Frankton-Ladies Mile Highway

A - Frankton golf course is approx 63,409m²

B - The parcel located between the Golf Club and Joe O'Connell Drive is approx 31,616m²

QEC Masterplan was undertaken in 2018. Athfield Architects have yet to review this masterplan as part of this site assessment.

QLDC LIBRARY STRATEGY

FRANKTON: *QUEENSTOWN EVENTS CENTRE*

confirm name



5 Mile Urban Corridor

Key Site Benefits

- Strategically located along primary transport corridor with high profile to Frankton-Ladies Mile Highway.
- Good proximity to existing/established community facilities including Alpine Aqualand, Events Centre, Stadium, sports ground + health facilities
- Close proximity to Frankton Village
- Expansive unobstructed views out to the south towards The Remarkables.
- Large open site

Key Site Opportunities

1. Improve relationship/connection between Frankton Village and Queenstown Events Centre
2. Establish High profile presence on primary approach to Frankton Village and Queenstown with an anchor building.
3. Utilise existing car parking.
4. Complement existing and proposed transportation corridor and interchanges.
5. Strengthen/support Queenstown Trail with supporting facilities eg public toilets, integrated landscape.
6. Recognise significant cultural values of the site including the traditional pā Paharaki.

Key Site Challenges

1. Competing demands for recreation facilities and open space.
2. Congested arterial route and proximity major intersection.
3. Noise
4. Potential Planning constraints re the status of the land.



Fig 13. Frankton Aerial photo 2019 (source: QLDC WebMaps)

QLDC LIBRARY STRATEGY

FRANKTON: QUEENSTOWN REGIONAL COMMUNITY FACILITY



To Frankton, Queenstown

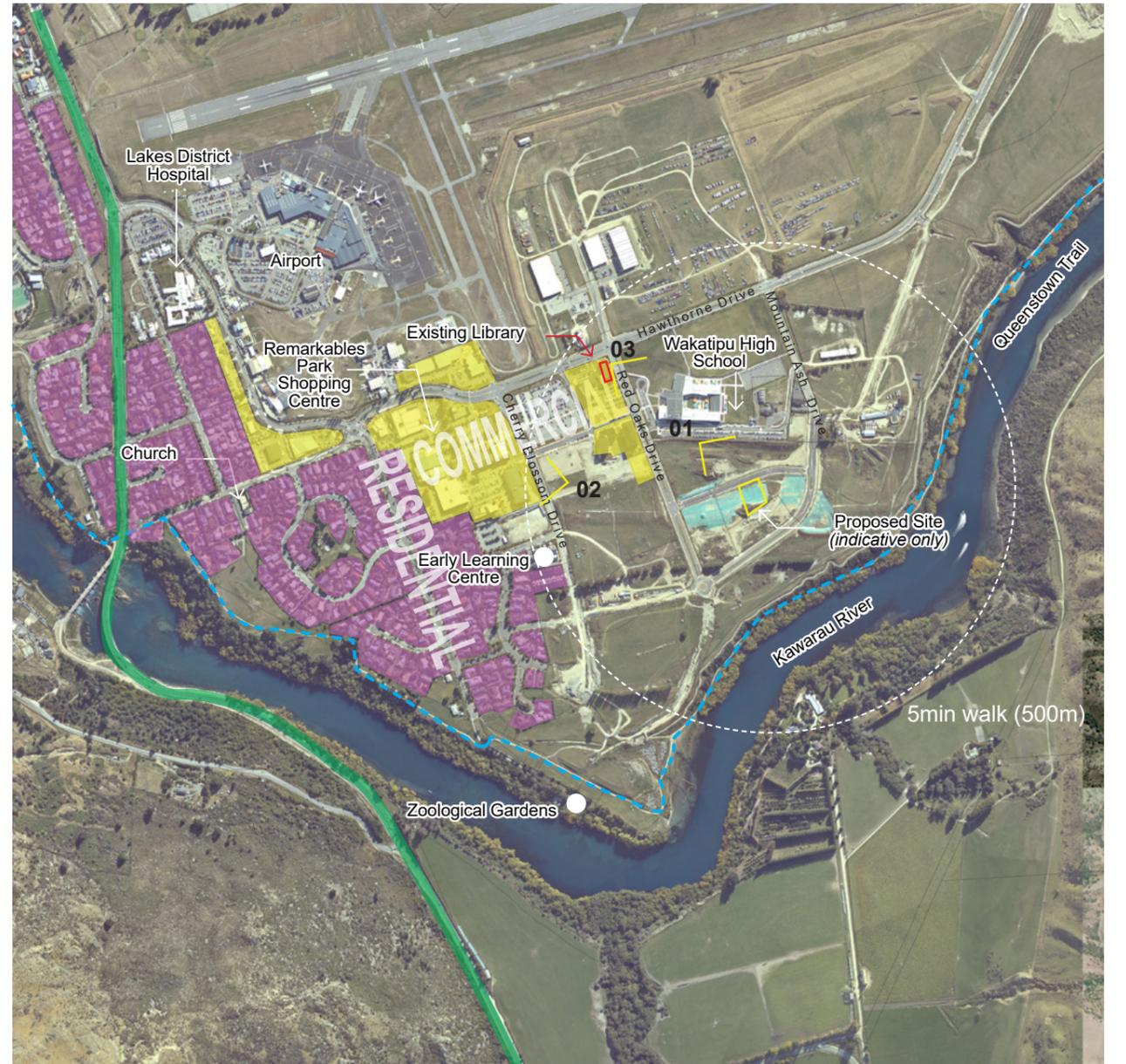


Fig 14. Frankton Aerial photo 2019 (source: QLDC WebMaps)

To Jacks Point, Hanley Park

Site Description

Queenstown Community Hub Charitable Trust (QCHCT) in partnership with Remarkables Park Limited are proposing a purpose-built Queenstown regional community facility.

This location is situated along the south side of Pin Oak Avenue.



Fig 15. View 01 from Wakatipu High School looking south (source: AAL photo)



Fig 16. View 02 from Remarkable Park Shopping Centre (source: AAL photo).



Fig 17. View 03 of Wakatipu High School (source: AAL photo).

Active Edges, Front Doors and Building Use

- The site is currently vacant with adjacent properties under construction or awaiting resource/building consents (as at January 2020).
- Wakatipu High School is located to the north.
- The Frankton Masterplan 2048 identifies the surrounding area being developed in a combination of Mixed use (including residential), Higher Density residential, and small to medium format retail.

Movement

- The site is located away existing primary vehicle routes in and out of Frankton.
- The site is not currently located along any primary pedestrian routes, the nearest being the Queenstown Trail that runs along the Kawarau River 200m away to the south.
- The Car parking provision is unknown at this stage but is assumed to be located on site. There are public car parks situated on sites to the north west awaiting future development.
- A future Kawarau bridge connection is identified on the 2048 masterplan providing a more direct link to Jacks Point residential developments to the south. This is subject to further investigation.
- A future private Gondola line and base is proposed nearby providing connection to Queenstown and Remarkables Ski field.

Open Spaces

- The site is located next to a proposed reserve, the status of which is to be confirmed.

District Plan

- The site is in a Remarkable Park Zoned area

Environmental

- Southerly - exposed.

QLDC LIBRARY STRATEGY

FRANKTON: QUEENSTOWN REGIONAL COMMUNITY FACILITY



Key Site Benefits

- Located within a newly developing community.
- Proximity to Wakatipu High School
- Proximity to the Queenstown trail / Kawarau River
- Proximity to proposed reserve

Key Site Opportunities

- Potential anchor/catalyst in a future growth area.
- Develop synergies with local schools including Wakatipu High School
- Potential linkages with Queenstown Trail / Kawarau River
- Potential synergies with adjacent reserve
- Build upon sites proximity to existing Frankton temporary library

Key Site Challenges

- Unfamiliar site location
- Connection to existing public transport links
- Connection to existing pedestrian routes
- Establishing connection to remarkable Park Shopping Centre
- Limited capacity for ground floor occupation (proposed footprint is 950m²)



Fig 18. Frankton Aerial photo 2019 (source: QLDC WebMaps)

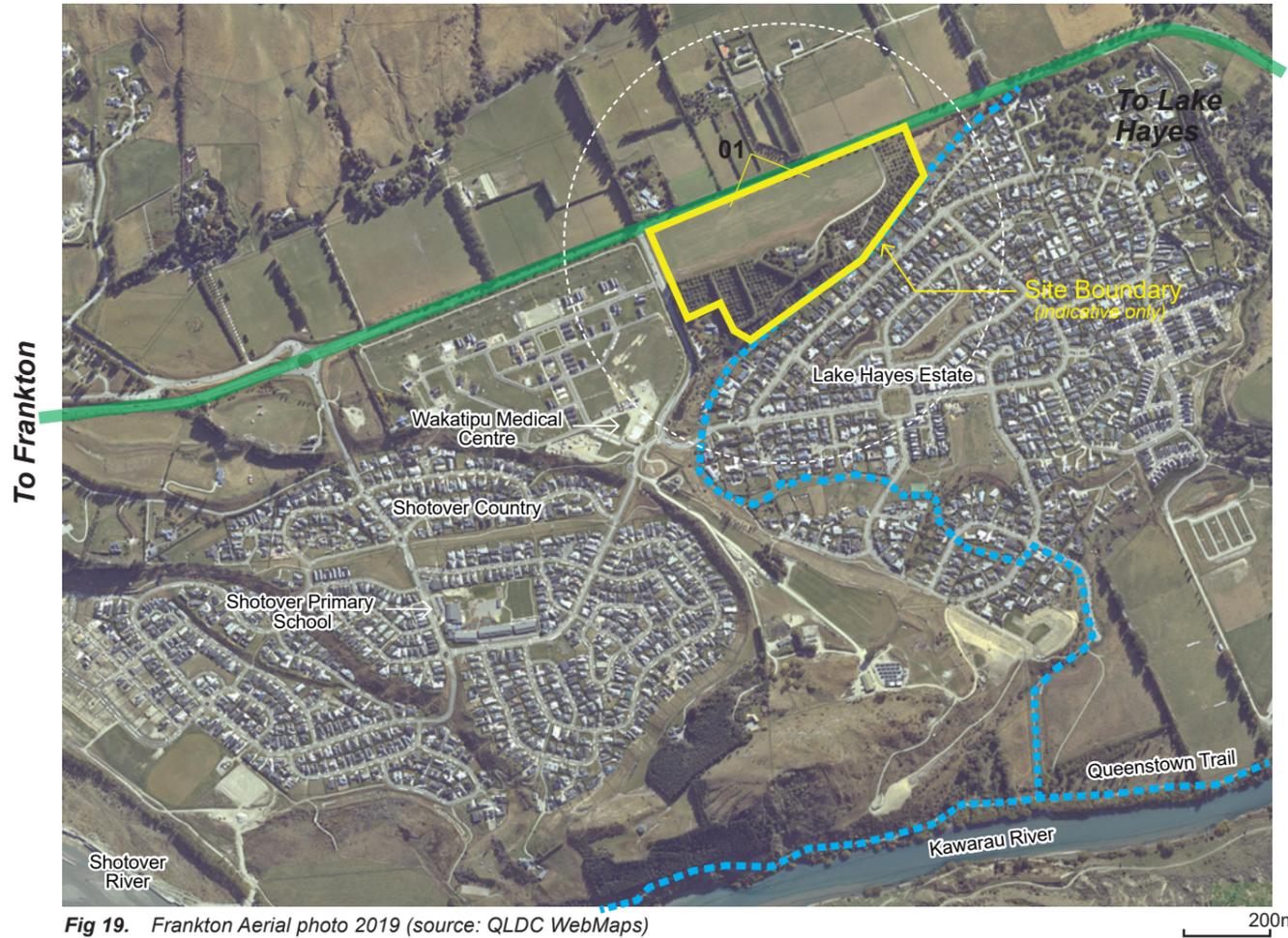


Fig 19. Frankton Aerial photo 2019 (source: QLDC WebMaps)

Site Description:

Council owned land along Frankton-Ladies Mile Highway (#516)
Approximate area: 145,591m²



Fig 20. View 01 from Frankton-Ladies mile highway looking south (source: AAL photo)

Active Edges, Front Doors and Building Use

- The site is currently vacant

Movement

- The site is located alongside Frankton-Ladies Mile Highway.
- There appears to be no current access to Howards drive.
- The Queenstown trail runs along the southern site boundary.

Open Spaces

- The site and surrounds is currently relatively open.

District Plan

- The site is in a Rural General Zone

Key Site Benefits

- Strategically located along primary transport corridor with high profile to Frankton-Ladies Mile Highway.
- Good proximity to existing residential neighborhoods
- Site capacity for growth and /or integrated landscape amenity

Key Site Opportunities

1. Opportunity to become key community building in close proximity to local residential population.
2. Potential for good profile and accessibility.
3. Strengthen/support Queenstown Trail with supporting facilities eg public toilets, integrated landscape.

Key Site Challenges

1. Distance from Frankton Village and other commercial centres
2. Competing demands for reserve / open space for recreation
3. Potential planning/consenting issues with status of land.

QLDC LIBRARY STRATEGY WĀNAKA - CONTEXT



Fig 21. Wānaka Aerial photo 2019 3 Parks Masterplan overlay (source: QLDC WebMaps) **To Queenstown**

Background

The existing Wānaka Library (580m²) is located on Dunmore Street and sits alongside Bullock Creek. As one of the two main tourist and visitor destinations the library needs to cater for both locals and visitors. A recommended size for the Wānaka Library is 1,000-1,200m² depending on its location and what else might be co-located or adjacent facilities.

Wānaka Context

- Growth - Wānaka is experiencing significant growth. Large residential and commercial developments are underway on the fringes of Wānaka township including the 3 Parks mixed used development and the Northlake residential development.
- Civic Heart - It is understood that a Civic Heart study is underway for Wānaka town centre. Refer fig. 22. The library will be an important component to the outcome of this study.

Assessment Sites

The following sites have been identified as potential locations for a new or extended Library. These are shown on fig. 21.

1. Existing Wānaka Library - Council owned land located on Dunmore Street.
2. Pembroke Park - Council owned reserve
3. 3 Parks Recreation site- Council owned reserve



Fig 22. Wānaka Town Centre Masterplan - Civic Heart Option B (source: QLDC Website)



Fig 23. Wānaka Aerial photo 2019 (source: QLDC WebMaps)



Fig 24. Wānaka Library (source: AAL photo)

Site Description:

Council owned land located between Dunmore Street and Ardmore Street and Brownston Street.
Approximate area: 13,982m²

Active Edges, Front Doors and Building Use

- The current library site is constrained by the Recreational Reserve (and Bullock stream) to the south and the Bullock Creek through-lane and Wānaka Arts Centre to the north.
- The council has offices located to the north fronting Ardmore Street. Bullock Creek lane traverses the back side of the Council building, along with carparking for the neighbouring sites to the north.
- Although the lane is a through lane, the key address and current 'Front Door' is from the Dunmore Street
- Profile and interface is limited by the relatively 'back street/ service nature of the lane

Movement

- The lane provides for limited through movement of traffic
- The pathway through the Reserve area provides a pedestrian link to town and the lakefront
- Dunmore Street also provides a pedestrian and vehicle link to town

Open Spaces

- The adjacent Reserve and Bullock stream offers some connection to outdoor amenity.
- The pathway through the Reserve to the lake offers a connection to lakefront and lake.

District Plan

- The site is zoned Wānaka Town Centre
- Heritage trees are located nearby to the north.

Environmental

- The site is relatively sheltered from all directions by adjacent buildings/ vegetation.

QLDC LIBRARY STRATEGY WĀNAKA: EXISTING SITE



Key Site Benefits

- Existing library building
- Proximity to Council Building and Arts Centre
- Proximity to the landscape amenity of Bullock Stream and the Reserve
- General proximity and linkages to Wānaka town Centre.

Key Site Opportunities

1. Extend and utilise existing library building
2. Leverage connection to existing Wānaka council building
3. Leverage potential laneway improvements
4. Extend town centre and improve public realm
5. Unlock potential of wider precinct urban design opportunities
6. integration with future civic heart projects

Key Site Challenges

1. 'Back street' profile of site.
2. challenges associated with extending /modifying existing library building and lane.
3. Facilitating future growth within constrained site.
4. Accommodating service entry
5. Improving northern boundary conditions adjacent Wānaka Hotel



Fig 25. Wānaka Aerial photo 2019 (source: QLDC WebMaps)



Fig 26. Wānaka Aerial photo 2019 (source: QLDC WebMaps)

Site Description:

Council owned reserve land bound by Ardmore Street, Dungarvon Street, Brownston Street and McDougall Street.

Approximate area: 105,067m²



Fig 27. North east corner of Pembroke Park (source: Google streetview)

Active Edges, Front Doors and Building Use

- High profile, high interface to Town Centre and Lake front
- Good access and proximity to Dungarvon and Ardmore Streets
- Good proximity to public parking and to service access from adjacent streets and public carpark
- Good proximity to town centre and lakefront amenity and activity.

Movement

- High traffic and pedestrian movements around Dungarvon and Ardmore Streets
- High pedestrian movements along lakefront and park

Open Spaces

- Immediate proximity to Pembroke park, lakefront and lake.
- Excellent opportunity for integration with community open space and park activities (skateboard park and park events)

District Plan

- The site is zoned Rural general with a reserve designation

Environmental

- The site is relatively exposed to weather from the north east and south
- The site has spectacular aspect to the lake/ lakefront, and the park.

Key Site Benefits

- High profile and accessibility and serviceability
- Close proximity and connections to town centre and lakefront
- Close proximity and connections to community open space and activities

Key Site Opportunities

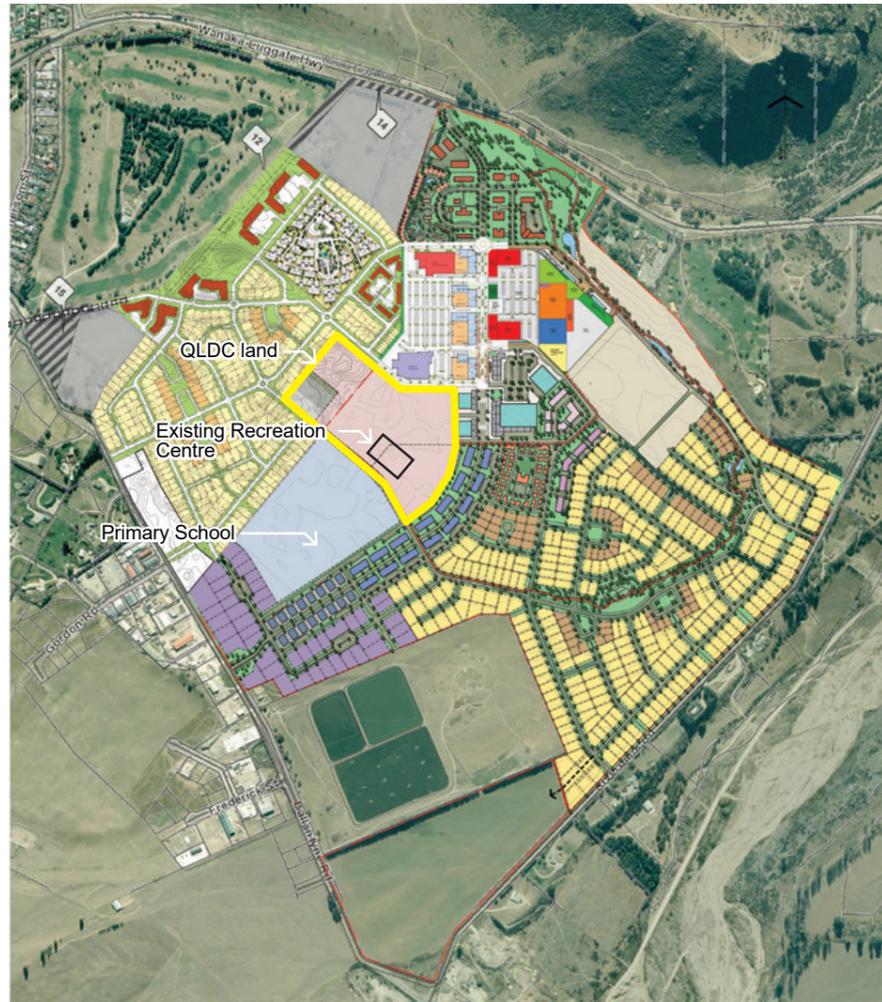
1. Develop integrated community facility with park in high profile, accessible location
2. Leverage connections to town centre and lakefront
3. Capacity to develop and catalyse other community activity (including open space)
4. Utilise integrated community development to develop profile of town/ region.

Key Site Challenges

1. Competing demand for open space activities
2. Community sensitivities re building on open space
3. Potential planning/ Resource Consent complications

QLDC LIBRARY STRATEGY

WĀNAKA: 3 PARKS RECREATION CENTRE SITE



Active Edges, Front Doors and Building Use

- Broader site currently under development, but potential future interfaces/ 'Front doors'
- Good access and proximity new school and mixed community including Rec Centre.
- Potential profile from Wānaka-Luggate Highway entry to Wānaka
- Good proximity to developing infrastructure including public parking.
- Relatively remote from Wānaka Town Centre

Movement

- Currently isolated- but potential future connections to local traffic and pedestrian networks

Open Spaces

- Proximity to park/ sports fields

District Plan

- The site is zoned Three Parks Zone

Environmental

- The site is currently open and relatively exposed to weather from all directions
- The site has potential aspect out to mountains/ distant landscape to east, west and south.

Key Site Benefits

- Site capacity and proximity to developing community

Key Site Opportunities

1. Capitalise on synergies with Recreation Centre
2. Establish presence within developing commercial area
3. Leverage adjacent openspace amenity
4. Develop synergies with adjacent primary school

Key Site Challenges

1. Competing demand for open space and recreation facilities.
2. Street presence / profile when area is fully developed.
3. Dislocation from Wānaka Towncentre.

Fig 28. 3 Parks Outline Development Plan (source: threeparks.co.nz)

Site Description:

Council owned recreation reserve land.
The Recreation centre has indoor courts and a swimming pool as well as outdoor playing fields and artificial turfs. Carparking is provided on site.