

GREY DISTRICT NEW LIBRARY

FACT SHEET

Why can't the service be provided in the current Library?

It can, but the limited floor space makes it impossible to accommodate further evolution of the library into a social hub. Over the past decade Council has considered options to extend the current floor space but found itself hamstrung by engineering realities. That resulted in it signaling its intentions to build a new library in the 2021/2031 Long Term Plan.

Why now, amidst rising rates and costs?

Obviously, Council is well aware of the upward trend in costs and rates, and the intention to go ahead at this time was not an easy one. However, Council can get a new library for a lower financial commitment than earlier signaled and have a stake in a commercial undertaking, thanks to the financial inputs from DWC and two external funders. Without this, the project would be unaffordable.

The external funding as outlined is project specific and cannot be changed. This makes it a “now or never” issue.

Whilst any rates increase is unfortunate, we can, for a rate increase of only 2.2% get a new library that not only allows the evolution of the service into a social/community hub but represents Council's faith in the future growth and prosperity of the District. This makes it a very worthwhile project.

How much will it cost?

Council hopes to commence talks with contractors to form a final sense on the cost of the project soon. We have QS assessments of a cost and would like to keep that confidential until a contract is awarded. This would only happen after the submission process. Council would prefer not to provide contractors with an idea of our cost estimates, thereby ensuring that tenders remain competitive.

Does this mean Council is going ahead?

Even though Council has signaled unanimous albeit guarded support for going ahead with the project on a partnership basis, its final commitment remains dependent upon the consultation process and reaching final agreement with DWC on the finer detail of the JV arrangement. Submissions will be considered objectively.

Spreading the economic benefit

Council insisted that local contractors and their staff (members of our community) benefit from the project as opposed to bringing in contractors from elsewhere. Council is confident that locals can compete with external contractors on price and has every intention of ensuring that the local benefit extends to local product suppliers and contractors.

What happens with the old Library?

The timeline for the construction of a new library will bring us close to the end of the current lease with Māwhera. Council will make every endeavor to sell the current building for as much as possible.

How much do we expect from our 75% of the income of the LLC?

It has to be expected that the income from the commercial rental of the bottom floor will not be significant. Council's focus is on it covering the rental it will pay on the top floor.