

# Leasing the Carnegie Library building

The Carnegie Library is an iconic Westport building.

Its status means there are some special protections in place that will need to be taken into account if you are considering leasing and using the building.

## Cultural Hub

The Carnegie building is in the area currently being developed by Council as the Cultural Hub.

The Cultural Hub development, designed to revitalise the town centre of Westport, includes the NBS Theatre, the Clocktower building, Victoria Square and the relocation of Coaltown and the I-Site.

When considering expressions of interest, Council will give preference to uses that will be in keeping with the concept of the Cultural Hub and that will compliment the other elements of this project.

## Resource Consent

The building is listed as a historic site in the operative Buller District Plan. It was built in 1904 and is one of 18 library buildings built around New Zealand with money from Scottish-American philanthropist Andrew Carnegie in the early 1900s.

Resource consent will be required to carry out work on the building because of its historic status. In 2009, the average cost of resource consent to work on a historic site was \$874.20.

Depending on your proposed use, resource consent may also be required for other aspects if these do not meet the commercial zone rules in the District Plan. If you would like to discuss whether or not your use would meet the District Plan rules, please contact the Policy Planner on [rachel@bdc.govt.nz](mailto:rachel@bdc.govt.nz) or (03) 788 9688.

## New Zealand Historic Places Trust (NZHPT)

The building is also registered as a Category II building with NZHPT. They will have to be consulted and give their approval as part of the resource consent application.

NZHPT can provide information about restoring historic buildings. They can be contacted on (03) 365 2897, [infosouthern@historic.org.nz](mailto:infosouthern@historic.org.nz) or visit their website, <http://www.historic.org.nz/>.



## Building Consent

Building consent will be required to carry out work on the building. It is likely that the building will require some strengthening work, as well as renovations to suit your use.

If your use involves members of the public coming into the building, the building will have to meet the standards for public use. This includes providing accessible facilities.

If you would like more information about building consent and the standards and requirements the building would have to meet, please call (03) 788 9111 or call into the Council office in Westport and make an appointment to speak with a Building Inspector.

## Leasing a Reserve

The Carnegie Library building is on land that has been vested in the Council as a reserve. This places some restrictions on any lease, through provisions in the Reserves Act 1977.

In particular, there are restrictions on the length of lease Council can offer on the building. This status also means that should Council resolve in future that the building is required for a reserve purpose, this would take priority over a commercial lease.

## The Process from Here

The expressions of interest will be reported to Council at their meeting on 25 August 2010. Council will consider the uses put forward and decide on their preferred use for the building.

If Council's preferred use is the subject of more than one expression of interest, it is likely that those parties will be invited to take part in a tender process.

For more information, please contact:

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