

BRUCE COMMUNITY FACILITY

Clutha District Council Consultation 2024



Tell us what you think: Bruce Community Facility



Dean McCrostie
BRUCE WARD



Gaynor Finch
BRUCE WARD



Bruce Vollweiler
BRUCE WARD



Bruce Graham
KAITANGATA-MATAU WARD



Ken Payne
DEPUTY MAYOR
BALCLUTHA WARD



Alison Ludemann
BALCLUTHA WARD



Kevin Barron
BALCLUTHA WARD



Wayne Felts
BALCLUTHA WARD



Dane Catherwood
CATLINS WARD



Brent Mackie
CLINTON WARD



Simon McAtamney
CLUTHA VALLEY WARD



Jock Martin
LAWRENCE/TUAPEKA WARD



Michele Kennedy
WEST OTAGO WARD



John Herbert
WEST OTAGO WARD

This document has been prepared in accordance with and supports sections 76-82 and 87 of the Local Government Act 2002.

As promised when Council first consulted on the Bruce Community Facility, if there was a significant change to any of the key components of this project we would return for further discussions and direction from you.

I want to applaud the work that has gone in to date from the group of community champions that have driven this project, their dedication and commitment now sees this transformational project on the cusp of becoming a reality, and this last opportunity to consider options and their related funding envelopes will give direction and momentum.

We acknowledge that we are in uncertain times and delays have invariably translated to cost increases, the likes of which have not been experienced in a generation. Quite literally these discussions will define the future trajectory of not only the community, but our district as a whole, because Milton still has the potential to be our districts fastest growing and most vibrant area. But, there are key infrastructural investments required to enable full potential to be reached. Council remains committed to continuing to believe in a brighter more vibrant future for Clutha, one that will encourage people to live, work and prosper here, and also understand that it is only through growth that we will attain the critical mass required to sustain ourselves.

Facilities like a swimming pool or library are considered as basic requirements, and concept plans show an exciting addition that enhances the town and lifts the general ambiance of the Main Street area. This project along with the cycle trail, main street upgrades, and destination toilets/plaza collectively will refresh the town and provide modern facilities befitting the prosperous and positive community.

I want to once again thank the group of locals that have overseen this project and look forward to working in with them as we engage with you all, and together formulate the future shape and direction of the Bruce Community Facility.

Mayor Bryan Cadogan



We have two options and are asking which is your preferred one for the Bruce Community Facility.

Why is this facility important?

Vision: To develop a vibrant, contemporary multi-purpose community facility which fosters an appreciation for a healthy, balanced and enriched lifestyle.

The Bruce Community Facility is being designed as a place for everyone. Families and individuals of all ages and backgrounds from throughout the wider Bruce area will have a much-needed new multi-purpose facility that will offer a huge range of services all year round. From swimming lessons, competitions and aquatic play through to digital help, library programmes, celebrating local history and access to information, this facility will offer a central point for people to connect.

The new building will also make a significant contribution to the ongoing upgrade of Union Street by providing a focal point on Milton's main thoroughfare, encouraging increased foot traffic to surrounding businesses and other services.

Integral to the development of this project is its community-led, partnership approach. Council and the Bruce Community Facility Trust are crucial to its success.

This proposed facility is intergenerational, to meet the community needs now, and into the future, for the next 50 years.

AN UPDATE FROM THE TRUST

Milton and the surrounding areas are currently serviced by an ageing pool and library. The Centennial Pool, which operates approximately six months a year, is 58 years old and in recent decades has been suffering from structural and maintenance issues. It is at the end of its life span.

Over the past few years, attendance has declined due for various reasons - unfavourable opening hours, increasing days closed for repairs, staffing availability and general loss of interest in an ageing, uninviting facility. The breakdown of numbers show 45% of users are school children, 33% are children out of school time and 22% are adult visitors.

Following a decision made by the community in the 2019 "Our Place" consultation, the Bruce Community Facilities Trust formed to work with Council in building a combined Service Centre/Library and Pool on the Union Street site. Our focus has been ensuring the vision of the community is reflected in the design of the pool. Much research was undertaken, including seeking the advice of an aquatic specialist to ensure the facility would serve the community now and into the future.

We now have a design that includes two large bodies of water and a spa. The main pool will be a six lane, 25 metre pool with ramp access of a suitable depth for lane swimming, learning to swim and rehabilitation. The second pool will include shallower learning to swim lanes, a beach area for babies and toddlers pool.

The modern, fit-for-purpose facility will be open year-round and will be accessible to elderly, mobility impaired,

youth and visitors. It will provide rehabilitation, sport and recreation, skill building, competition options, swimming education, relaxation, mental health and wellbeing.

The Bruce Community Facilities Trust has committed to raising \$2 million from donations, fundraising activities, sponsorship and grants to support the construction of the pool. To date, we have had excellent community support and have raised \$200,000. We have built strong relationships with major grant funders and have had positive feedback regarding significant grant availability. We also have had substantial funding and support from our local clubs, organisations and individuals, demonstrating confidence and a desire to elevate our district.

While there is cost associated with the new facility, we believe the cost of losing these essential assets will be far greater – and not just financially.

Milton is the second biggest town in the Clutha District and the population is growing. The BCFT believe to progress our town and nurture economic development, we must attract and retain new residents and provide a quality experience for our people. With the development of the cycle trail and new subdivisions, we have a great opportunity to capitalise on our local assets. The new facility is an investment in our future.

***Stephen Woodhead, Chair
Bruce Community Facilities Committee***

HOW DID WE GET HERE? TIMELINE 2018-2024

2018

OUR PLACE MILTON COMMUNITY PLAN

Community feedback helped us to prioritise to invest in the Milton Pool and Milton Community Library.

2019

ANNUAL PLAN 2019/20 UPDATE

After careful consideration Council identified that a new combined pool and community library facility was the best long-term option for Milton.

BRUCE COMMUNITY FACILITIES TRUST

Bruce Community Facilities Trust and Committee formed, working with Council to drive this project forward.

2020-
2021

DETAILS AND OPTIONS WERE DEVELOPED

Preparation for Community Consultation on the combined facility occurred, inclusive of a Community Library Special Plan and Designs and two main design options for the Community Pool where a six or eight lane facility were considered.

2022

COMMUNITY CONSULTATION OCCURRED, ASKING WHICH DO YOU SUPPORT

Option 1: Contribute to a community library and pool facility with 6 swimming lanes (\$13M TO \$14M)

Option 2: Contribute to a community library and pool facility with 8 swimming lanes (\$18M TO \$20M)

Following the consultation process, Option 1 was the communities' preferred option.

2023-
2024

PROJECT SCOPING AND PLANNING COMMENCED

Purchasing of adjacent properties occurred.

Concept Designs were created following receipt of Bruce Community Trust and Clutha District Council Operations Teams agreement.

Engineer and Independent Quantity Surveyor estimations were requested following completion of Concept Designs.

Consent process began.

Full project cost estimates were developed, and a budget of \$17.6 million was approved as part of the 2023-24 Annual Plan Process.

2024

LONG TERM PLAN DECISIONS

The Chief Executive submitted a report asking Council to consider options for the Milton Swimming Pool and Community Library project as it is now known that costs exceed current available budgets. \$17.9 million was approved as part of the LTP.

Council confirmed that the Milton Swimming Pool and Community Library project will need to go to a Special Consultative Process providing options for consideration by the community.

WE'RE ASKING – WHICH OPTION IS THE BEST FOR MILTON'S FUTURE?

Council is asking for your feedback on whether to continue with the community library/pool facility or to stop the project. You'll find more information about each option on the following pages including how each one might affect you.

Frequently asked questions

WHY HAVE COSTS GONE UP SO MUCH (ORIGINAL ESTIMATE OF \$14M – NOW \$19.4M)?

Construction costs have continuously risen since 2022, due to increased prices for building materials, inflation, higher labour costs, and rising interest rates. After the COVID-19 pandemic, these issues caused supply chain disruptions, especially for materials obtained from overseas and labour shortages.

In our latest estimations, we have also considered all costs associated with the proposed new build, like carpark costs, demolition of existing buildings, professional service costs to obtain consents, to name a few.

WHAT HAPPENS IF WE DO NOT BUILD A NEW FACILITY/WHAT'S WRONG WITH WHAT WE'VE GOT?

The current library on Union Street is earthquake-prone and too small for modern services. Built in 1944 as the Bruce County Council offices, many years before the advent of computers and when library services were limited to book loans. The building was extended in 1965 and has only received minimal maintenance since the 1989 local body amalgamations, with no significant renewals.

The current footprint is 165m², 71% smaller than what is recommended for a community library serving a population of 4,000.

A detailed seismic assessment carried out in 2017 indicated a rating of 20-30% NBS.

In anticipation of a new building, a full condition report was not commissioned (as was done for other facilities), and no provision has been made for any renewals. The building repair budget for 2023/24 was \$2,960 and is badly in need of remedial work. While an update and fit out of the existing building has been considered, this would cost at least as much as a rebuild and still wouldn't be able to deliver the services outlined in the new build.

The current pool on Park Lane, originally built over 50 years ago, is now well passed its use-by-date and has a large crack in it. Time has also highlighted it was built on an unstable site. Option 2 considers infrastructure upgrades to the current site, where cost analysis will need to be determined. Risk is that if the site is too unstable and too costly that once the current infrastructure breaks down, Milton may not have a public swimming pool.

IS THE LIBRARY AND SWIMMING POOL A CORE COUNCIL SERVICE OR A NICE TO HAVE?

Central Government has sent a clear message that Councils need to stick to core services. Is a new library and pool a core service? Or is it a "nice to have" and is this not something Council's should invest in? This is a question for our communities to decide.

WHO WILL PAY AND HOW?

We're proposing a combined and collaborative funding approach with Council and community contributions. Council has also confirmed Central Government Three Waters Better Off Funding Support package to help meet some of the costs. However, this is at risk as the Government has signalled a preference that it be used on Three Waters projects.

You'll find more information about each option on the following pages including how each one might affect you.

For big ticket intergenerational items like this one, Council loan funds the amount needed. After the facility is built it pays back the loan via rates over the coming years. This is what we're proposing for this facility over a 25 year timeframe.

WHO WILL OWN THE FACILITY?

Pool and library services will continue to be Council-owned and operated. The Bruce Community Facilities Trust will assist, particularly for the development of the pool aspect facility, including raising the funds it has committed to contributing. On completion, it will be operated by Council, in collaboration with the community for initiatives and programmes run from the facility.

WHAT WILL THE OLD POOL SITE BE USED FOR?

At this stage there is no plan for what the old site could be used for. However, any plans would be guided by the objectives and policies detailed in the Milton Reserve Management Plan.



OPTION 1: \$19.4M including 6 lane pool facility (as originally envisioned)

WHAT DOES THIS OPTION INVOLVE?

- Creating a community library and pool facility that includes a six lane swimming pool.
- Size-wise this option has a 505m² Community Library area, 157m² Multipurpose Space, 1,817m² Community Pool area and 198m² Community Space. Total building area of 2,677m².

ADVANTAGES/BENEFITS OF THIS OPTION

- Both Council and the Bruce Community Facilities Trust have identified this as the preferred option.
- Caters for forecast growth for the Milton community.
- Fits within the existing land available on Union Street.
- Creates a modern state-of-the-art community library and pool facility in Milton.
- The footprint would have space for commercial/retail options that could contribute to the cost of operating the facility.
- Would have more space available for clubs and groups to utilise.

DISADVANTAGES/COSTS OF THIS OPTION

- Comes at a cost to ratepayers. Refer to 'What Would it Mean for your Rates?' on this page.
- There is a risk that the community may not be able to raise \$2M.
- The Three Waters Better Off Funding Support Package is at risk - the Government has signalled a preference that it be used on Three Waters projects. Which means the community would need to fund a further \$1.9M by rates.

HOW WOULD IT BE FUNDED?

A combination of sources would be considered for funding this option as set out below:

FUNDING SOURCE	AMOUNT
Bruce Community Facilities Trust-led funding	\$2M
Central Government funding*	\$1.9M
Council rates funding**	\$15.5M
Total	\$19.4M

* The Three Waters Better Off Funding Support Package is at risk - the Government has signalled a preference that it be used on Three Waters projects.

** Via a \$15.5M loan, to be paid back via rates over 25 years.

WHAT WOULD IT MEAN FOR YOUR RATES?

The rates impact of an additional \$15.5M funded from rates is outlined below:

\$15.5M loan - Council Funding	From 2025/26
All Clutha District properties (UAGC)*	\$73
Properties in the Bruce community facilities rating area (includes UAGC)*	\$264

\$17.4M loan - if no Central Government funding is available	From 2025/26
All Clutha District properties (UAGC)*	\$81
Properties in the Bruce community facilities rating area (includes UAGC)*	\$301

* The uniform annual general charge (UAGC) is paid by all properties in the district.

The operating costs for the new facility is expected to be an additional \$12 on the UAGC and an additional \$61 on the Bruce Community Facilities rate.

For more information about the Bruce community facilities rating area refer to page 8.



OPTION 2: Stop the current proposed project

WHAT DOES THIS OPTION LOOK LIKE?

- Stop the project. Determine the current financial structural needs of both the existing library and swimming pool, along with a cost benefit analysis to decide on what future investment will be viable to action into current sites.

ADVANTAGES OF THIS OPTION

- No impact to rates, as we would utilise current approved Long Term Plan Budgets.
- Identifies that a new pool and library is a nice to have but not essential.
- Provides an opportunity to consider alternatives to a new pool and library.

DISADVANTAGES/COSTS OF THIS OPTION SWIMMING POOL CURRENT SITE

- The swimming pool grounds have been determined as unstable, therefore challenging to consider investment into a known unstable site.
- Known excessive investment into repairs, maintenance and infrastructure is required. For example, there is a concern that the current filter may fail which would cost in excess of \$300k (defined costings yet to be carried out, and estimate is based on new filter system installed in the Balclutha Centennial Swimming Pool).
- To action repairs and upgrades, the Swimming Pool complex would need to be closed for an entire season, therefore Milton would not have access to any swimming pool facilities in the town for at least one year.
- There is a risk that following viability of site and estimation of repairs that the pool could be

permanently closed, which would mean that there would be no public swimming pool in Milton.

- Risk of losing community volunteer support.

DISADVANTAGES OF LIBRARY CURRENT SITE

- There would still be the potential of future impact on rates as the library needs earthquake strengthening work that is currently unbudgeted.
- Building no longer fit for purpose for modern library utilisation.

BREAKDOWN OF CURRENT BUDGET

FUNDING SOURCE	AMOUNT
Bruce Community Facilities Trust-led funding	\$2M
Central Government funding*	\$1.9M
Council loan funding**	\$14M
Total	\$17.9M

* The Three Waters Better Off Funding Support Package is at risk - the Government has signalled a preference that it be used on Three Waters projects.

** Via a \$14M loan, to be paid back via rates over 25 years.

WHAT WOULD THE RATE SAVING BE IF THE PROJECT STOPPED?

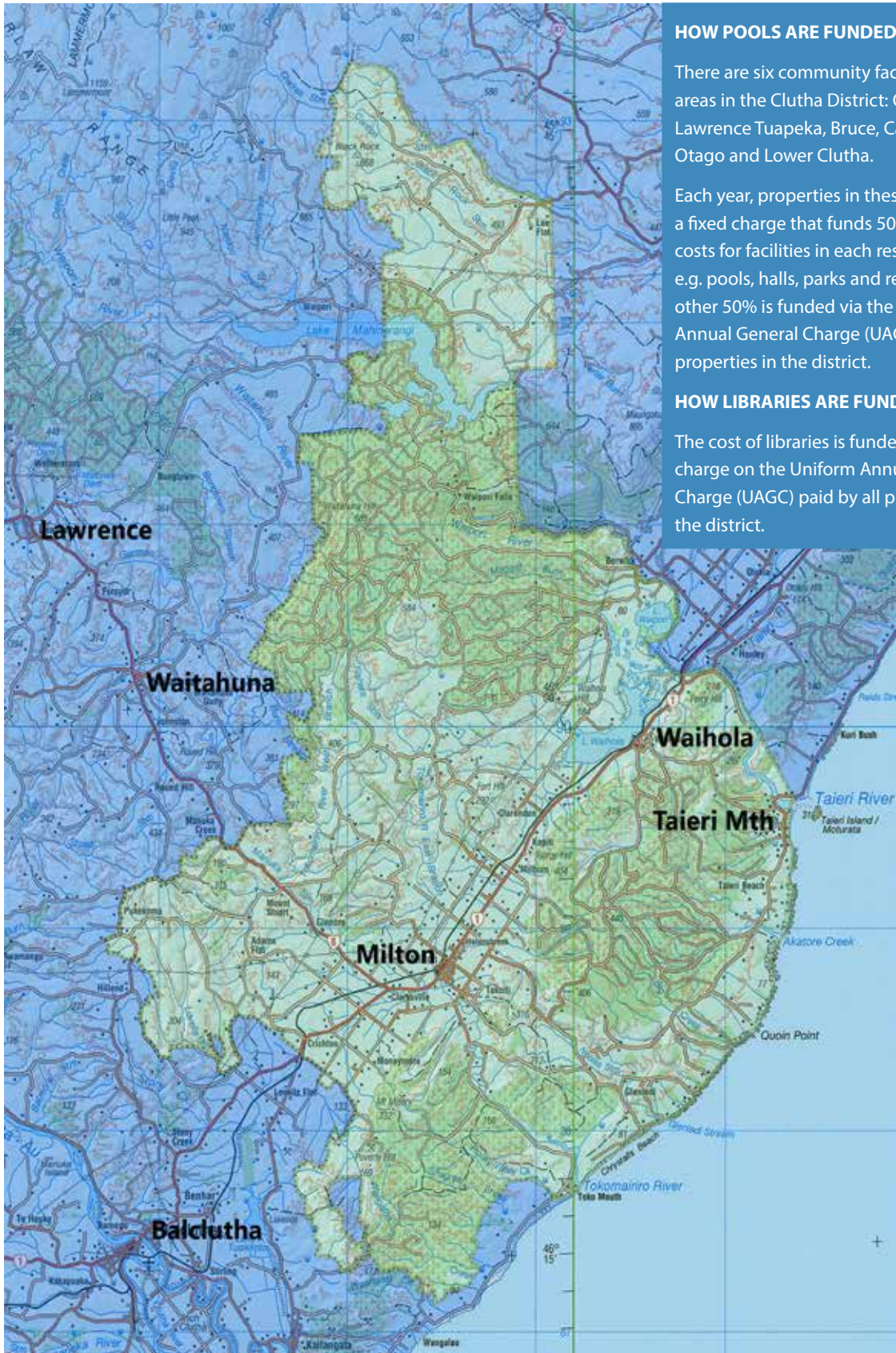
Removal of the current budgeted \$14M loan.

Option 2	A saving from 2025/26
All Clutha District properties (UAGC)*	\$68
Properties in the Bruce community facilities rating area (includes UAGC)*	\$235

* The uniform annual general charge (UAGC) is paid by all properties in the district.

For more information about the Bruce community facilities rating area refer to page 8.

Where is Bruce Community Facilities Rating Area?



HOW POOLS ARE FUNDED

There are six community facilities rating areas in the Clutha District: Clinton, Lawrence Tuapeka, Bruce, Catlins, West Otago and Lower Clutha.

Each year, properties in these areas pay a fixed charge that funds 50% of the costs for facilities in each respective area e.g. pools, halls, parks and reserves. The other 50% is funded via the Uniform Annual General Charge (UAGC) paid by all properties in the district.

HOW LIBRARIES ARE FUNDED

The cost of libraries is funded via a fixed charge on the Uniform Annual General Charge (UAGC) paid by all properties in the district.

Tell us what you think...

Attention
Clutha
District
Ratepayers
& Residents!

WHICH DO YOU SUPPORT?

OPTION 1: CONTRIBUTE TO A COMMUNITY LIBRARY AND POOL FACILITY WITH 6 SWIMMING LANES (\$19.4M)

OPTION 2: NO LONGER PROCEED WITH THE NEW LIBRARY AND POOL FACILITY

- You can give us feedback by going to: www.cluthadc.govt.nz/consultation and filling in the online form.
- There is also a form attached to this document.
- Pass on your feedback to Council by **5pm 23 October 2024**, so that Council can consider this ahead of making decisions at a future Council meeting.
- If you would like to speak in support of your submission, a hearing will be held on **7 November 2024** at Council's Rosebank Office, 1 Rosebank Terrace, Balclutha. There is also an option to attend virtually by Teams if you can't make it in person.
- For further supporting information, check out the Consultation and Plans pages on our website www.cluthadc.govt.nz/BCF-consultation, or call 0800 801 350.
- Come along to one of our information sessions, coming up on **THURSDAY, 26 SEPTEMBER** at the Milton Coronation Hall (93 Union Street):
Afternoon session: 12pm-1.30pm
Evening Session: 6.30pm to 8pm



Scan this code
to have your
say online.

SCAN ME



Please give us your feedback by 23 October 2024



Clutha District Council
www.cluthadc.govt.nz

LET'S TALK KŌRERO MAI



BRUCE COMMUNITY FACILITY CONSULTATION 2024 FEEDBACK FORM

We're keen to hear from you.

Go to www.cluthadc.govt.nz/BCF-consultation to take part online, or fill out this form and post it for free to: Freepost 253534, Clutha District Council, PO Box 25, Balclutha 9240. Or drop it off at any of our community libraries. For queries, contact us on 0800 801 350. Please provide your feedback to us by **5pm Wednesday 23 October**.

SUBMITTER'S DETAILS

Is the application from: (a) Organisation b) Individual (c) A group of individuals

Name of submitter:

Contact person (organisation or group):

Postal address:

Post code: Phone number:

Email (submission communication purposes):

A hearing will be held on 7 November 2024 at the Clutha District Council's Rosebank Office.

Do you want to speak about your submission at this hearing? Yes No

Privacy statement: Clutha District Council respects and protects the privacy of our submitters. Please note that a copy of all feedback will be publicly available following this consultation as part of Council's decision making process, including your name and feedback but excluding your contact details. Your contact details will be used for administration purposes, including to inform you of the outcome of the consultation. The information you provide will be stored and held by Council. If you would like to request access to, or make a correction to your personal information, please contact Council.

Tick which is your preferred option.

OPTION 1
Facility with
a 6 lane pool
(\$19.4M)

OPTION 2
Do not build
a new library
and pool
facility

Please tell us more:

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Additional information over the page:

