

# BALCLUTHA

Spanning both banks of the Clutha River, Balclutha is the administrative and servicing centre of the district. It is located on State Highway 1, about an hour's drive south of Dunedin.

Business and employment in Balclutha and surrounding areas cover a wide range of activities. The largest employer is the nearby Silver Fern Farms meat processing plant, and there are also many residents who work at Fonterra's cheese factory at Stirling.

Balclutha has general rural servicing industries, retail, health services and education and is the district's main centre for most professional activities.

A number of important issues for the Balclutha community are addressed in this draft Long Term Plan.

## How is Balclutha predicted to change?

The dominant employment in the Balclutha area is in processing, at the Silver Fern Farms Finegand meat plant and the Fonterra Stirling cheese factory. A key assumption is that both of these major employers will continue to operate with similar staffing levels as at present.

While there has been considerable construction activity in Balclutha in recent times, it has been a mix of upgrading the existing housing stock and expansion. Some new subdivision has occurred and more is possible, which may help counter the trend of gradual population decline.

For Balclutha the Total Usually Resident population in 2006 was 4,062 people.

This is a decrease of 42 people or 1.0% since the 2001 Census.

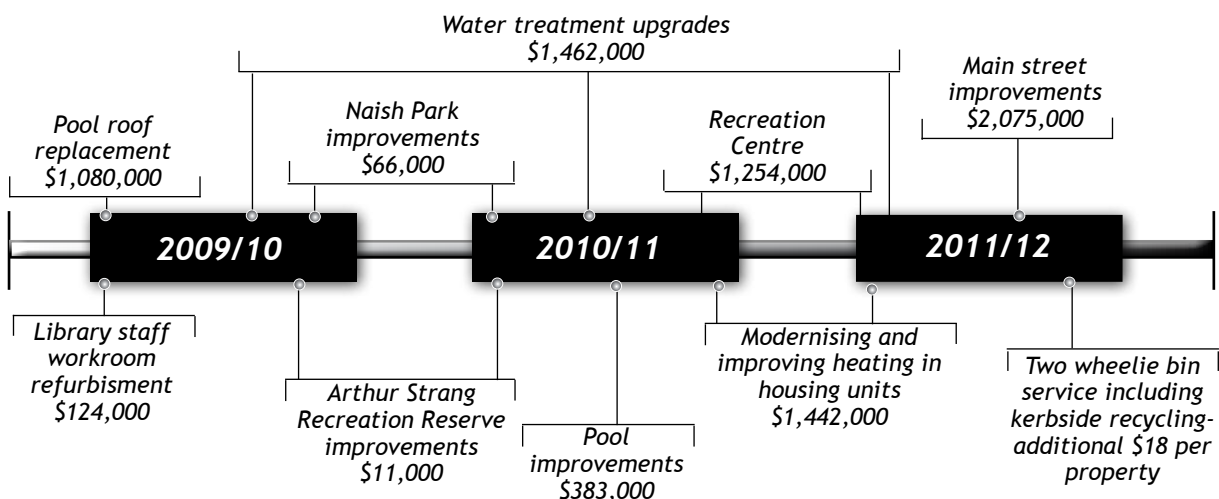
Population Assumption: 2011 4,010; 2016 3,900; 2021 3,780

## What's planned for Balclutha during the next 10 years

### Balclutha swimming pool

Sustainability of the Balclutha pool is a major issue. Swimming pool attendance numbers have been declining throughout the district for the past few years, but maintenance needs and renewals have increased. This means

### Proposed projects of note in Balclutha



the increasing majority of funding required to operate swimming pools comes from rates (about 70%), compared with user charges (12%), and depreciation reserve funds (18%).

The pool roof is in desperate need of replacement if the pool is to remain open. Council has budgeted \$1,080,000 in 2009/10 to replace the current roof.

Council is also proposing a number of options for the Balclutha pool to address the declining number of people using the pool. In 2010/11, it is proposed that a hydro slide (\$155,000), spa pool (\$41,300) and a bulk head (\$103,300 to reduce the pool length to 25m and create a paddling pool) be constructed.

All this costs money, and as you can see - a lot of it. This is where the question of sustainability comes in. If we do not upgrade to modern standards expectations, the pool patronage may continue to decline, increasing the cost on ratepayers to keep them open.



**Councillor Comment -  
Chris Hargest,  
Balclutha Ward**

*“A key issue is dealing with a declining population and ensuring that the rates stretch to cover the essential services and maintain the facilities we currently have in place. In this plan, thought also has to be given to spending money in areas that will attract and retain new residents. With an increasing population the rates would be spread over a greater number of ratepayers. This allows more to be done to enhance the services we already provide, as well as looking at new initiatives which would provide benefit for all ratepayers.”*

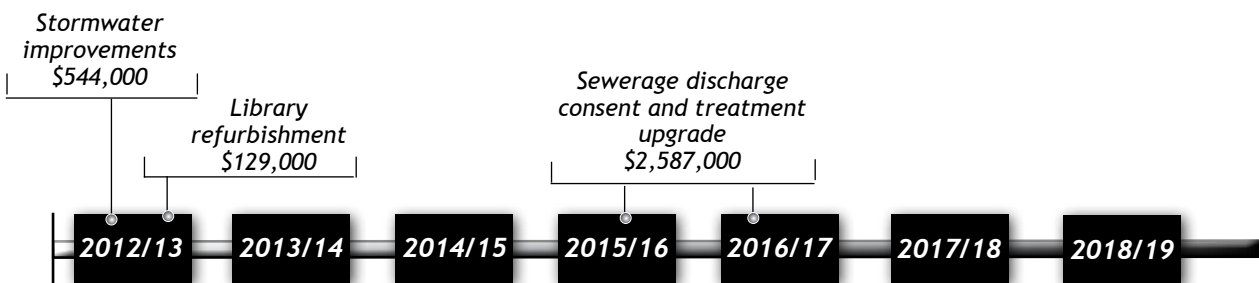
COMMUNITY  
SUMMARY

### Water quality upgrade

Balclutha has received \$354,889 in government assistance for the \$1.4 million upgrade of its water supply. The upgrade will take place over three years starting 2009/10. The extra operating cost from the upgrades will add about \$17 to the Balclutha water rate. The upgrades will mean the Balclutha water supply should be able to fully comply with the New Zealand Drinking Water Standards 2005, and will improve security of supply.

### Naish park improvements

Council is planning upgrades to Naish Park identified through the recent Reserve Management Plan process. \$20,000 has been budgeted in 2009/10 to redevelop the entranceway to Naish Park and to seal the car park to improve access. A further \$41,320 is budgeted in 2010/11 for the redevelopment of the Naish Park



duck pond including new seating and connections to walkways. This work comes in response to public feedback received during the Reserve Management Plan process in 2007 and due to a general desire to enhance the environmental and aesthetic values of the area. It will be funded from depreciation reserves, meaning no additional impact on rates.

## Naish park bird aviary

A unique feature at Naish Park is the bird aviary. Council has been providing \$1,800 a year in operating costs for volunteers to run the aviary. Council had budgeted to remove the aviary due to a lack of volunteers and the large increases in costs that would have been involved in employing a contractor to maintain the facility. However, the proposal generated much public interest and a number of submissions and petitions to the draft plan, indicating sufficient interest and offers of help in maintaining the aviary. As a result, the aviary will be retained subject to there being sufficient voluntary support and appropriate management practices being put in place.

## Proposed recreation centre

Please refer to the 'Key Issues' section of this Long Term Plan for more information on the proposed Clutha Recreation Centre.

## Balclutha mainstreet improvements

Please refer to the 'Key Issues' section of this Long Term Plan for more information on the proposed Balclutha mainstreet project.

## Library upgrades

A number of upgrades/improvements are planned for the Balclutha Library.

A new staff workspace is proposed due to a lack of room for library staff to efficiently carry out their duties. Council has budgeted \$124,000 for this upgrade in 2009/10. It is intended to fund this from reserve funds, meaning no additional impact on rates.

A new library content management system is planned for 2010/11. The current system has not been updated for 10 years and does not have the functionality required. Several options will be considered including the possibility of a shared service with other Otago/Southland libraries, or becoming part of a national consortium.

A \$129,000 internal refurbishment of the Balclutha Library is planned for 2012/13.

## Stormwater upgrades

\$544,000 worth of drainage and discharge improvements for Balclutha's stormwater systems is proposed for 2012/13. This work is planned for the northern end of Charlotte St and the Baxter St/Lanark St areas of Balclutha which have historically had flooding problems.



### *Councillor Comment - Jeff Seymour, Balclutha Ward*

*“Producing a Long Term Plan every three years in consultation with our community provides an opportunity to take a good look at what our district requires over the next 10 years. I believe this draft Long Term Plan provides a good balance between maintaining and upgrading our essential assets and investing in new facilities. Balclutha is very important to the overall vitality of the Clutha District. Investing in the swimming pool, the proposed Recreation Centre and improving Balclutha’s main street will add to the wellbeing of all the communities in the Clutha District, and provide facilities we can all be proud of.”*

## **Modernising and improving heating in housing units**

Council's Community Housing Units have been difficult to heat over the past few winters, and tenants have continued to report an inability to maintain comfortable living conditions. As such, Council undertook a Heating and Modernisation Assessment in 2007, which identified major maintenance issues and estimated the cost of the work required to be in the region of \$3.5 million. This work was split into three categories in order of priority and in 2008, Council agreed to the first stage of the works costing \$593,000 district-wide. This includes the installation of heat pumps in all units, insulation, as well as exterior painting, new electric ranges and re-roofing on a priority basis. This work is already underway.

Stages Two and Three of the work includes less urgent exterior painting, roof work and oven replacements; new hot water cylinders; non-urgent decorating and bathroom upgrades. Stage three work will only be carried out if government funding can be secured through Housing New Zealand.

It is important to note that Council operates Community Housing Units as a self-funding activity and as such attracts no general rates assistance. The first stage of the upgrade work underway is being funded by reserves and loan funded from increased rental income.

## **Waste minimisation**

Please refer to the Key Issues section of the Long Term Plan for more information.

# How are rates expected to change?

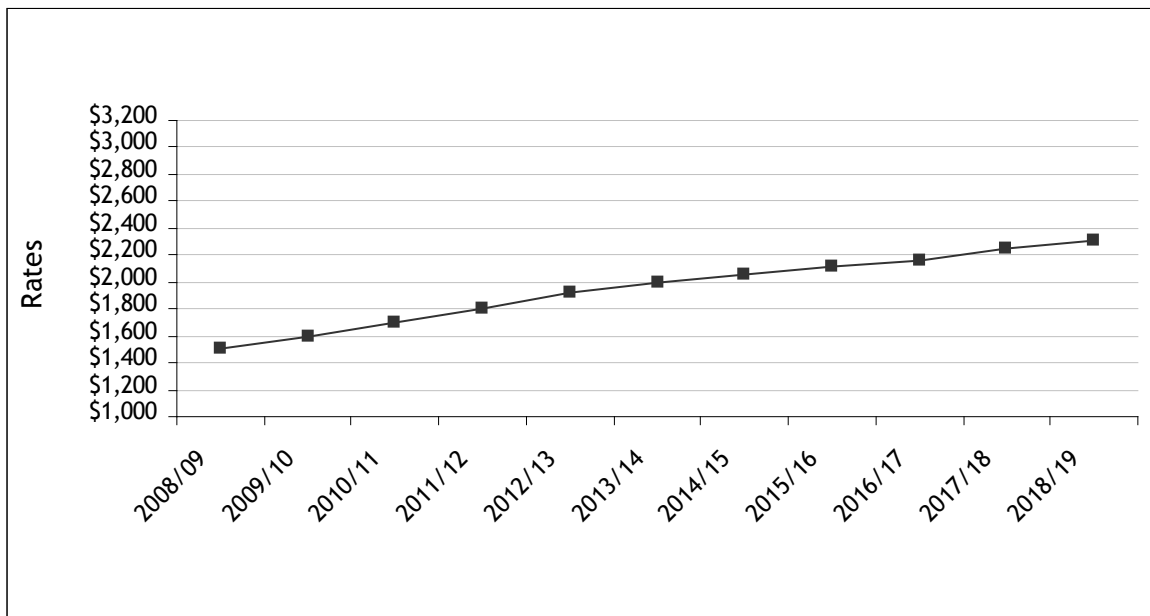
## Medium Value Property

Rating Area: Balclutha		Actual	Projected				
LV = \$44,000	CV=\$155,000	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Uniform Annual General Charge		350.00	422.60	442.50	452.60	466.90	473.70
District Rooding		99.20	73.00	78.10	88.30	91.20	93.30
Local Rooding		149.50	150.30	160.10	189.60	207.50	219.20
Footpath Rate		31.50	20.00	20.70	21.20	21.70	22.10
Water		208.10	211.50	231.20	254.80	274.20	282.80
Wastewater		176.60	186.80	192.40	197.80	204.20	211.00
Stormwater		105.80	114.10	117.50	121.50	124.90	133.00
Wastewater Upgrade Support		0.10	-	-	0.80	1.40	1.50
Community Services		208.30	222.20	250.70	265.60	284.70	290.20
Solid Waste Collection		156.90	168.50	174.00	176.00	205.60	236.00
Waste Minimisation		8.60	15.10	22.10	8.00	8.10	8.30
Recycling Collection			-	-	20.60	21.10	21.60
Planning & Regulatory		15.40	7.50	8.20	8.10	8.60	8.40
<b>TOTAL</b>		<b>1,510.00</b>	<b>1,591.60</b>	<b>1,697.50</b>	<b>1,804.90</b>	<b>1,920.10</b>	<b>2,001.10</b>
<b>% Change</b>			<b>5.4%</b>	<b>6.7%</b>	<b>6.3%</b>	<b>6.4%</b>	<b>4.2%</b>

Projected rates changes are inflation-adjusted by approximately 3% per annum.

## Projected rates change 2009-19

This example uses a medium valued property in Balclutha as per the above table.



## Some basic statistics about the Balclutha rating area

Current population (2006)	4,062
Projected population (2016)	3,900
Number of rates assessments (2008/09)	2,102
Land Value (\$million)	90.4
Capital Value (\$million)	306.4
Rates income (2008/09)	Approx: \$3,137,000 including GST
Water supply	Full rate connections: 2,030 Half rated (unconnected) properties: 126 Length of reticulation: 37,716m
Sewerage scheme	Full rate connections: 2,028 Half rated (unconnected) properties: 132 Length of reticulation: 40,310m
Stormwater reticulation	Full rate connections: 1,908 Half rated (unconnected) properties: 132 Length of piped reticulation: 16,491m Length of open drain reticulation: 6,166m
Roads	Sealed: 29.9km Unsealed: 0.64km
Footpaths	50,259m
Playgrounds, parks, reserves and sportsgrounds	Arthur Strang Reserve Cherry Lane Gormack St Yarmouth St Moir St Water Tower Playground Lanark St Christie St Malcolm Terrace Naish Park Lincoln Tce Balclutha Showgrounds Centennial Ave Sports Complex Riverside Reserve
Public conveniences	Adjacent to Town Hall, Charles St 4 Clyde St (Service Centre) Charlotte St Car Park Naish Park, Charlotte St Grandstand, Glasgow St Riverside Reserve, Glasgow St Arthur Strang Reserve
Cemeteries	Lawn Cemetery, SH1 Old Cemetery, Norfolk St
Library	Library, John St
Service Centre	Combined facility on Clyde St
Information Centre	
Pool	Council owned and operated. Located on Centennial Avenue. Open all year round.
Hall/Community Centre	Balclutha Town Hall, Clyde St
Council Community Housing	Argyle St (4 units) Naish Courts (15 units) Toshvale (22 units)