

BRUCE COMMUNITY FACILITY

Clutha District Council Consultation 2022



Tell us what you think

Bruce Community Facility



Deputy Mayor Stewart Cowie



Councillor Gaynor Finch



Councillor Bruce Vollweiler



Councillor Selwyn Wilkinson



Councillor Carol Sutherland



Councillor Bruce Graham



Councillor Alison Ludemann



Councillor Lloyd McCall



Councillor Mel Foster



Councillor Jo-Anne Thomson



Councillor Dane Catherwood



Councillor Ken Payne



Councillor John Herbert



Councillor Wayne Felts

This cornerstone facility is one of several projects programmed to transform the town, enabling Milton to maximise its potential, and lead the way in propelling the district as a vibrant area to live, work and invest.

The Bruce area is blossoming, with new subdivisions and growth, especially in the town of Milton. The plan of revitalisation is poised to herald a new and dynamic era.

It has been a privilege to have worked with the Milton community over recent years, along with an enthusiastic group of locals, that have worked tirelessly on your behalf spearheading this project, advancing concepts and options for the Bruce Community Facility complex. It is exciting to now come back to the community as promised with options and their related funding envelopes for your consideration.

We are presently in a challenging environment where delays invariably translate to cost increases. So it is critical that the steps we agree on now give clear and decisive direction.

Quite literally now is the time that you help to decide your area's future. Council remains determined to do its part, but ultimately the community will decide the scale and scope of this project.

I want to thank the Bruce Community Facilities Trust for their passion, commitment and local knowledge that they have injected into getting the project to this stage.

We look forward to embracing the wider community to gain your input and comments.

Mayor Bryan Cadogan



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

This document has been prepared in accordance with and supports sections 76-82 and 95A of the Local Government Act 2002.



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, Calder Stewart 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.

You'll see in this information both the options presented enable this, but vary in their size and scale.



AN UPDATE FROM THE TRUST

In 2019 Council consulted on the options for a new swimming pool facility in Milton. There was much discussion and debate around potential locations, but the preferred option turned out to be a combined facility, teaming up with the library and service centre on the current site of the library.

A committee of local volunteers has been formed to engage with our community around their vision for the facility and drive fundraising. As a result, the Bruce Community Facilities Trust was formed.

The committee sent out surveys, spoke with groups, individuals, stakeholders and invited our young people to voice their dreams for the facility (pictured top left). The details were captured, collated and the committee worked with Calder Stewart and Council to make as many of the features as possible a reality.

We consulted on the initial concept design in 2019. Whilst being a fantastic design, it was suited to a much smaller population than Milton and its surrounding district. Some features of that design would translate well, but the committee (using information gathered from widespread research, visits to other facilities and the wishes of the community) decided that the proposed pool would not be sufficient for the purpose. There were deficits in space for spectators, seating, storage and the requirements of the swim club.

Currently, given the population of Milton, the surrounding towns and rural areas, the pool has a potential usage of more than 20,000 pool admissions annually.

Milton is forecast to grow considerably in the coming years. The committee is keenly aware of ensuring we have capacity and options for larger numbers of people accessing the facility into the future. They are also determined to make sure the community has a facility which exceeds the current pool and ensures the facility is future-proofed.

The Bruce Community Facilities Trust is committed to fundraise \$2M through grants, events and donations.

Support has already been given from organisations which have engaged the committee to assist with events including Jobbortunities, Milton Community Health Trust, WorkSafe, the Cross Recreation Centre and the Clutha Gold Cycle Trail (pictured bottom left) to name a few.

We look forward to working with you all as this significant project is progressed for the benefit of our District.

Stephen Woodhead

Chair

Bruce Community Facilities Committee

HOW DID WE GET HERE? TIMELINE 2018-2022

2018

OUR PLACE MILTON COMMUNITY PLAN

Community feedback helped us prioritise the following:

- Investment in the Milton Pool led by Council with significant community input.
- To seismic strengthen the existing Milton Service Centre OR to create a new service centre/library.

2019

ANNUAL PLAN 2019/20 UPDATE

After doing more investigative work we asked should we:

- Patch up the existing pool and build a new service centre/library facility (estimated at \$1.2-\$1.5M),
- Build a new pool and a new service centre/library facility (estimated at \$4.9-5.9M), or
- Build a new combined pool and service centre facility (estimated at \$5.8M)?

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

BRUCE COMMUNITY FACILITIES TRUST

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

2020-
2021

DETAILS AND OPTIONS WERE DEVELOPED

The Trust led the community consultation and focussed on engaging with the community on their vision for the facility. The Trust has also been coordinating and undertaking community fundraising efforts for the facility.

Further information and work has been completed for the community library component of the facility, with a spatial plan and designs created.

Two main options including updated pricing came to the fore, one a facility including a 6 lane pool, and the other a larger facility including an 8 lane pool.

2022

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

To help decide on the extent of the facility and the amount of funding we should commit, Council is asking you for feedback.

For further information about the Our Place Milton Community Plan visit:

[www.cluthadc.govt.nz /community/our-place-community-planning/ourplacemilton](http://www.cluthadc.govt.nz/community/our-place-community-planning/ourplacemilton)

Frequently asked questions

WHAT HAPPENS IF WE DO NOTHING/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. 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 Options 1 and 2 detailed in this document.

The current pool on Park Lane, originally built just 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. Community direction is that 'doing nothing' is not an option. Unless a new facility is built, Milton will not have a public swimming pool.

WHY NOT BUILD A NEW POOL ON THE TOKOMAIRIRIO HIGH SCHOOL GROUNDS?

The site on the school grounds is in close proximity to the creek so could experience similar stability problems to the existing site. For any major ground works to be undertaken in this area significant additional engineering and structural work (which comes at a significant cost) is likely to be required.

Given the size of the Bruce area, it made sense to look at replacing two facilities (library and the pool) with one large multi-functional community space. So early on in the process a key requirement was for library and pool services co-located on the same site. The centrally-located site in Union Street – which has sat largely unused for years – already belongs to Council, making it an ideal and confirmed location for the facility.

ISN'T THE DISTANCE FROM SCHOOLS GOING TO BE A PROBLEM?

The existing pool is a short walking distance to Tokomairirio High and Milton Primary schools. Other schools travel by school van or bus to the pool. The new location is around 900 metres from the existing pool. While the new pool will be slightly further away in a physical sense, it is expected to be more accessible in a real sense, by being a new modern facility with longer opening hours to accommodate the scheduling needs of the schools.

WHO WILL PAY AND HOW?

We're proposing a combined and collaborative funding approach with Council and community contributions. Council is also seeking Central Government Three Waters 'Better Off' funding to help meet some of the costs. 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?

Opportunities for this area are yet to be finalised. It could be utilised as part of Taylor Park camping ground and accommodation. As we grow and with the cycle trail nearing completion, this area could provide additional opportunities for services and shared spaces.

THE OPTIONS LOOK THE SAME - WHAT'S THE DIFFERENCE BESIDES THE PRICE?

The size and scale of the facility is a key difference. Refer to the following pages for more details. You can also view the following additional information online at Council's consultation page including the proposed pool facility plans for both options, the Milton Community Library Bubble/Test Fit Plan and Spatial Design Brief.



OPTION 1
\$13-\$14M
including
6 lane pool
facility

This is the preferred option

WHAT DOES THIS OPTION INVOLVE?

- Creating a community library and pool facility that includes a 6 lane swimming pool.
- Size-wise this option has a 452m² community library area, 2,261m² pool area and total building area of 2,713m².

ADVANTAGES/BENEFITS OF THIS OPTION

- Provides new fit-for-purpose community facilities for swimming and library services.
- Caters for forecast growth for the Milton community.
- Is the lower cost option of the two, with the lesser rates impact.
- Would have lower running costs compared with the larger facility in Option 2.
- Fits within the existing land available on Union Street.
- Both Council and the Bruce Community Facilities Trust have identified this as the preferred option.

DISADVANTAGES/COSTS OF THIS OPTION

- Comes at a cost to ratepayers. Refer to 'What it Would Mean for your Rates' on this page.
- There is a risk that the community may not be able to raise \$2M.
- Is a smaller facility with less capacity and reduced options for additional commercial/retail space compared with Option 2.
- Has reduced onsite parking and facility areas compared with Option 2.

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** | \$9.1-10.1M |
| Total | \$13-14M |

* Subject to confirmation from the Three Waters Better Off Funding Support Package.

** Via a \$9.1-10.1M loan, to be paid back via rates over 25 years.

WHAT WOULD IT MEAN FOR YOUR RATES?

The rates impact of an additional \$9.1-10.1M funded from rates is outlined below:

| | |
|--|--------------|
| Option 1 - A \$13-14M facility | From 2024/25 |
| All Clutha District properties (UAGC*) | \$37-42 |
| Properties in the Bruce community facilities rating area (includes UAGC) | \$128-142 |

* 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 \$8 on the UAGC and \$30 on the Bruce community facilities rate.

For more information about the Bruce community facilities rating area refer to page 9.



OPTION 2
\$18-\$20M
including
an 8 lane
pool facility

WHAT DOES THIS OPTION INVOLVE?

- Creating a community library and pool facility that includes a larger 8 lane swimming pool and additional space.
- Size-wise this option has a 712m² community library area, 2,648m² pool area and total building area of 3,360m².

ADVANTAGES OF THIS OPTION

- Creates a modern state-of-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.
- A larger 8 lane pool would be of a regional scale and enable Milton to host regional swimming meets.

DISADVANTAGES OF THIS OPTION

- It is the highest rates cost option presented.
- Has a higher cost to build, maintain and operate.
- Could only be considered if additional and neighbouring land was available.
- This is not the preferred option due to the extent of the costs involved.

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** | \$14.1-16.1M |
| Total | \$18-20M |

* Subject to confirmation from the Three Waters Better Off Funding Support Package.

** Via a \$14.1-16.1M loan, paid back via rates over 25 years.

WHAT WOULD IT MEAN FOR YOUR RATES?

The rates impact of an additional \$14.1-16.1M funded from rates is outlined below.

| Option 2 - A \$18-20M facility | From 2024/25 |
|---|--------------|
| All Clutha District properties (UAGC*) | \$64-73 |
| Properties in the Bruce community facilities rating area (includes UAGC*) | \$178-204 |

* 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 \$9 on the UAGC and \$38 on the Bruce community facilities rate.

How do the options stack up?

Levels of service

This part gives an update on the level of service each option would provide.

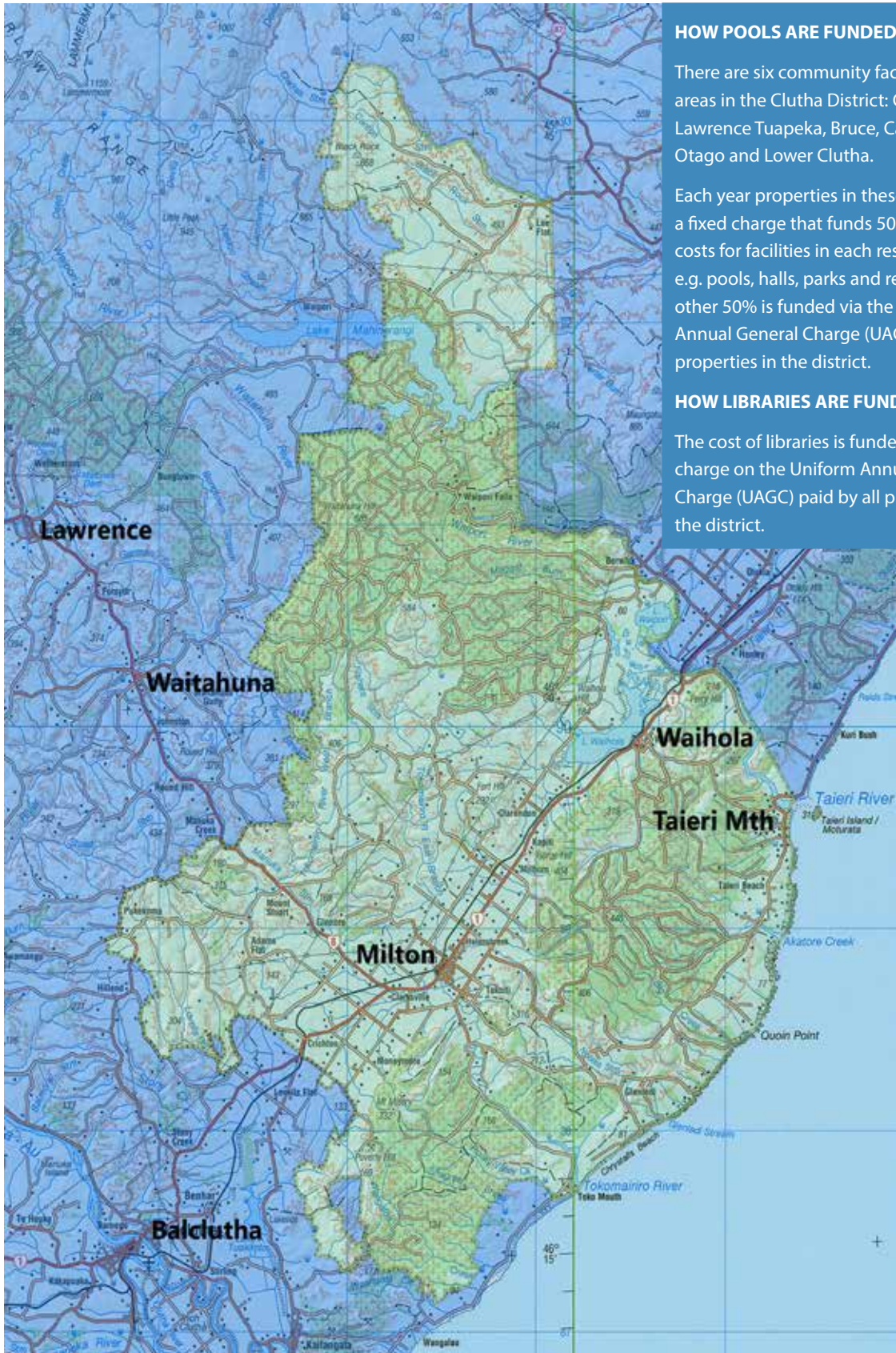
| LEVEL OF SERVICE ASPECT | EXISTING POOL & LIBRARY FACILITIES | OPTION 1 \$10-11M FACILITY | OPTIONS 2 \$14-17M FACILITY |
|---|------------------------------------|----------------------------|-----------------------------|
| Modern fit-for-purpose community facility that will add value to the look and feel of the main street developments and the area in general. | x | ✓ | ✓ |
| Provide improved access to library collections, through better lighting, layout and lower shelving heights. | x | ✓ | ✓ |
| Dedicated indoor/outdoor space for preschool library programmes. | x | ✓ | ✓ |
| Tweens/young adult area providing opportunities to use technology for learning and creativity. | x | ✓ | ✓ |
| Additional computers and opportunities for digital learning and assistance. | x | ✓ | ✓ |
| Space for life-long learning programmes and creative activities for people of all ages. | x | ✓ | ✓ |
| Multi-functional meeting and activity spaces available for both library and community use during the day and after hours. | x | ✓ | ✓ |
| Dedicated local history space and technology for the community to contribute to the Clutha heritage digital repository, and access the library's local history collections. | x | ✓ | ✓ |
| New engineer-designed pool with a structure to last at least 50 years | x | ✓ | ✓ |
| A modern, architecturally designed, insulated, warm facility. | x | ✓ | ✓ |
| Heated pools which can operate year-round. | x | ✓ | ✓ |
| A 25 metre pool with ramp access and learner and toddler pool with graduated (beach) entry for children. | x | ✓ | ✓ |
| Storage for pool and swim club recreational equipment and essentials. | x | ✓ | ✓ |
| Eight lane pool with scope for regional competition with suitable spectator viewing capacity. | x | x | ✓* |
| Additional multi-purpose areas available for meetings, functions and events with potential for retail and commercial space. | x | x | ✓* |

* At 3,360m² Option 2 is substantially larger than Option 1's 2,713m² footprint. This means Option 2 would provide space for the additional facilities outlined above.

Have other questions or want to know more?

Visit www.cluthadc.govt.nz/consultation, or have a look at the plans and information on display at the Tokomairiro Hub and Milton Library, and come along to upcoming information evenings in Milton.

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!

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)

- 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 **7 July 2022**, so that Council can consider this ahead of making decisions at their meeting on 4 August 2022.
- If you would like to speak in support of your submission, a hearing will be held on **14 July 2022** at Council's Rosebank Office, 1 Rosebank Terrace, Balclutha. There is also a Zoom option available 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, or call 0800 801 350.
- A 'Feedback Wall' will be hosted at the Tokomairiro Community Hub (61 Union Street, Milton) where you're encouraged to talk with your Bruce Community Facilities committee members about pool project specifics. There is also a drop in session there on **15 June 2022** from 1.00pm to 3.00pm.
- Come along to one of our information sessions coming up on **20 June 2022** at Milton Country Club (51 Union Street, Milton), 12.00pm-1.30pm or 6.30pm to 8.00pm.



Please give us your feedback by 7 July 2022



Clutha District Council
www.cluthadc.govt.nz

BRUCE COMMUNITY FACILITY CONSULTATION 2022

FEEDBACK FORM

We're keen to hear from you. Please provide your feedback to us by **5pm on 7 July 2022**.

Name/organisation:

Address:

Postcode:

Email:

Phone:

MY PREFERRED OPTION

Please tick which option you support for the Bruce Community Facility Funding consultation.

I prefer:

OPTION 1
Facility with
a 6 lane pool
(\$13-14M)

OPTION 2
Facility with
an 8 lane pool
(\$18-20M)

**OTHER
OPTION**
Please specify
below

Please tell us more about why this is your preferred option:

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Additional information over the page:

