

We're backing

Our Place

Contents

2 Message from the Mayor

3 Milton's main street

6 Walking & cycling in Milton

7 Milton's parks & reserves

8 Development & facilities

9 Milton's pool

Milton

How about you?



We're all backing Our Place Milton



Councillor Geoff Blackmore



Councillor John Cochrane



Deputy Mayor Stewart Cowie



Councillor Gaynor Finch



Councillor Bruce Graham



Councillor John Herbert



Councillor Rachel Jenkinson



Councillor Michele Kennedy



Councillor Alison Ludemann



Councillor Hilary McNab



Councillor Ken Payne



Councillor Carol Sutherland



Councillor Selwyn Wilkinson



Councillor Bruce Vollweiler



“We’ve set a direction to promote living and working in the Clutha District. But what does that actually mean for Milton?”

We want to take the lead and we’ve got some ideas and options we want to talk about.

We’re talking plans, partnerships and projects for Milton.

What is Council up to overall?

They centre on what Council can do with key facilities and areas around the town. How can we work with groups and the community to help make things happen?

We have some options, and want to ask:

- What do you think of them?
- Which ones are priorities?
- What other ideas should be considered?

Our Place Milton fits together with other plans and opportunities in and around Milton we’ve been working on in recent times. This includes District Plan zoning to encourage development. Tell us what else you think we should be doing.

Message from the Mayor Bryan Cadogan

If you care about Milton and want to help shape a brighter future for generations to come, then please get involved in this consultation process.

Have you ever thought ‘there’s a better way to do this’ or ‘wow, we do that well, I’d hate to see it disappear’? If so, then now is the time to have your say.

Like many of you, I have aspirations of how our district’s towns can look, both now and into the future, so I can’t stress enough the importance of what we’re trying to achieve here.

Council is conscious of the cost to ratepayers, but also aware of the cost of doing nothing.

It’s time we all talked about our vision and priorities for our community, listened to others and believed that, collectively, we can make a difference.





OPTION 1

Putting the powerlines underground in Milton's main retail area

WHY IS THIS BEING CONSIDERED?

Burying the power lines has been described as 'instant beautification' for the main street area. It's something that has been talked about for a number of years.

Removing the power poles and burying the powerlines would improve visibility for people, and be much better from a road safety point of view.

that support undergrounding. These include less energy losses, lower maintenance costs, less space needed to install them, and less risk that the lines could be damaged by severe weather. On the flip side, when lines are underground they are more susceptible to water and flood damage, and if they need repairs these can take longer and cost more to fix.

WHAT MIGHT THIS OPTION INVOLVE?

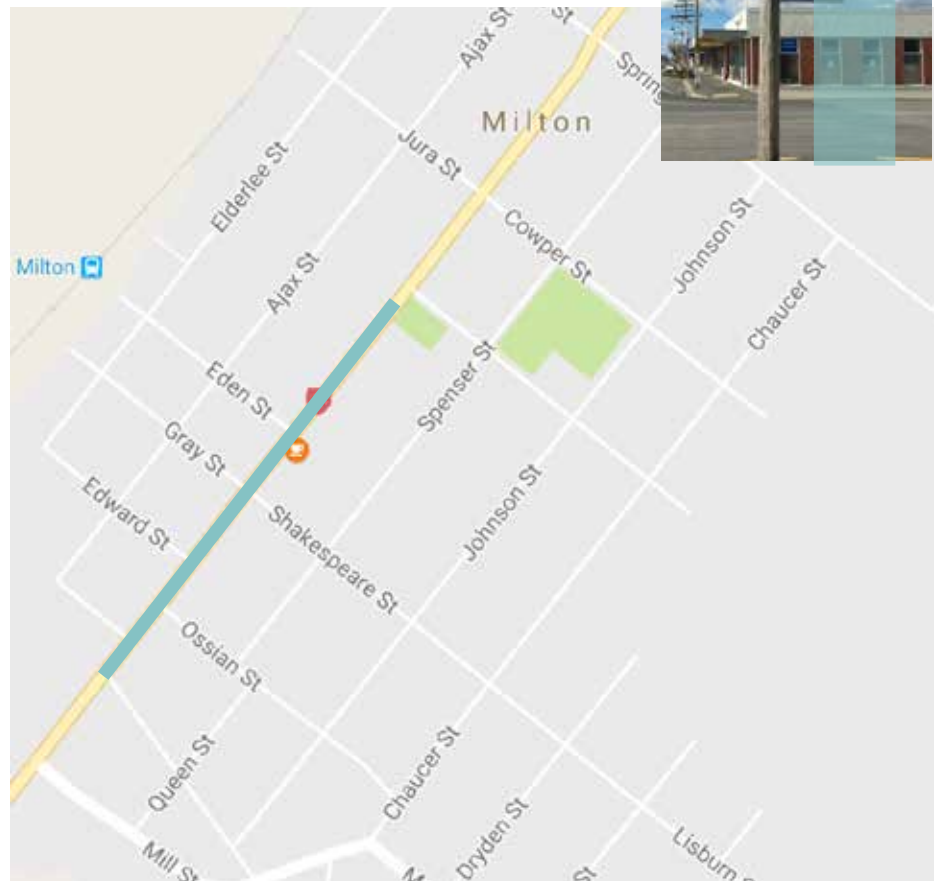
Burying powerlines, the removal of existing power poles and wires, and the erection of new streetlights on Union Street between High Street in the south and Abercrombie Street in the north (610m).

WHAT IS IT LIKELY TO COST AND HOW COULD IT BE FUNDED?

The undergrounding (610m) is estimated at \$490,000 to \$670,000 depending on the type of street lighting. At this stage, rates funding is the main option for this project. Based on other recent projects there may be options to secure external funding and help reduce the cost on rates. This would be fully explored if this option went ahead.

WHAT ARE IMPORTANT CONSIDERATIONS?

Apart from 'instant beautification' and safety there are several other reasons





OPTION 2

Upgrade the Stewart Reserve area

WHY IS THIS BEING CONSIDERED?

To make the area more of a focal/ stopping point and more inviting to the public.

WHAT MIGHT THIS OPTION INVOLVE?

- Revamp of the reserve area
- Information board detailing interest points about Milton
- Signage to help visitors find their way around the town

WHAT IS IT LIKELY TO COST AND HOW COULD IT BE FUNDED?

An upgrade at Stewart Reserve area (excluding the toilets) is estimated to cost \$390,000.

WHAT ARE IMPORTANT CONSIDERATIONS?

An upgrade could reinvigorate and beautify the area, enticing visitors to stop on their way through to stretch their legs, use the public toilets and look around the shops.

OPTION 3

Upgrade the Milton public toilets and repave the surrounding area

WHY IS THIS BEING CONSIDERED?

A key reason passersby stop in a town is to use restroom facilities. Once visitors get out of their car, there is a greater chance of them spending money in the town.

Upgrading the public toilets to make them modern, safe and easily accessible. Well maintained toilets will help entice visitors to stop in Milton and experience what we have to offer rather than just passing through.

WHAT MIGHT THIS OPTION INVOLVE?

The demolition of the current toilet block and the installation of new modern public toilets.

The removal of the existing surface surrounding the toilets and the installation of new paving in the area.

WHAT IS IT LIKELY TO COST AND HOW COULD IT BE FUNDED?

The estimated cost to install new, modern, large toilets (similar to the Roxburgh toilets) is \$383,000 and to repave the surrounding area is estimated at \$87,000.

WHAT ARE IMPORTANT CONSIDERATIONS?

The current public toilets in Milton are dated and their design makes them more susceptible to vandalism. Upgrading the toilets with a modern design would help to ensure safety as well as provide a facility that is cost effective and easier to clean and maintain.



“I’m just really passionate about our community and want others to feel the same.”

Gaynor Finch
Bruce Ward Councillor

Why is Our Place Milton important to you?

Milton has a great history and we want to make sure it also has a great future.

Why is input from residents important?

We have lots of terrific people in Milton with good ideas, now we want them to share those ideas with Council. After all, we’re going to need the hard work of everyone to help us make Milton the best it can be.

OPTION 4

Upgrade Milton’s three main pedestrian crossings

WHY IS THIS BEING CONSIDERED?

Pedestrian crossings are located in areas with high traffic volumes and provide a safe place to cross. Recently, residents in Milton expressed concerns about crossing the road safely at various points on the main street.

WHAT MIGHT THIS OPTION INVOLVE?

Upgrading lighting and reconfiguring three pedestrian crossings to improve visibility of pedestrians and ensure safer crossing points across State Highway 1 / Union Street between Ossian Street and Abercrombie Street.

WHAT IS IT LIKELY TO COST AND HOW COULD IT BE FUNDED?

The estimated cost for this option is \$790,000.

WHAT ARE IMPORTANT CONSIDERATIONS?

Unlike other areas there are no heavy traffic bypasses through Milton, and all traffic travels along SH1 through the town. Three of the five main crossings have been identified in this option. Safety is the most important consideration when making the decision to upgrade pedestrian crossings. Other aspects to think about are landscaping or installing public art at the crossings, which could help beautify the main street.

OPTION 5

Improving Milton’s southern entrance

WHY IS THIS BEING CONSIDERED?

The community group Milton Area Promotions has been working hard to make the southern entrance to Milton more attractive. Now we want to know if you think any other improvements should be made. An attractive entrance creates a positive impression for both locals and visitors and can entice people to stop and spend time in the town.

WHAT MIGHT THIS OPTION INVOLVE?

You tell us! Some planting and tidying work has already been done, what else would you like to see there? What do you like about entrances in other places you’ve visited that could work in Milton?

TELL US WHAT YOU THINK...

While we are in these early planning stages we want your thoughts about improving Milton’s main street, including what you think the priorities should be.

What do you think of the options so far?

You will find a pull out feedback form in the middle of this document. Fill it in and return it to tell us what you think.



TELL US WHAT YOU THINK...

How important is improving opportunities for walking and cycling in and around Milton?

What are your suggestions for making these routes more accessible?

What do you think of the options so far?

You will find a pull out feedback form in the middle of this document to tell us what you think.

Are there any other options that you think should be considered?

“Let’s make our town great and something to be proud of.”

Selwyn Wilkinson
Bruce Ward Councillor

Why is Our Place Milton important to you?

We want people to come and live and work here, to help grow our town and enjoy our warm southern hospitality. So, we need to act now to get Milton pumping!

Why is input from residents important?

If you do nothing, you’ll get nothing, so it’s important for Milton residents to have their say on our community’s future.

WHY IS THIS BEING CONSIDERED?

Walking and cycling are some of our most popular activities. Walkways and cycle trails have been growing in popularity throughout New Zealand and Otago. In the past, residents have told us that the development of walking and cycling links within Milton is a priority.

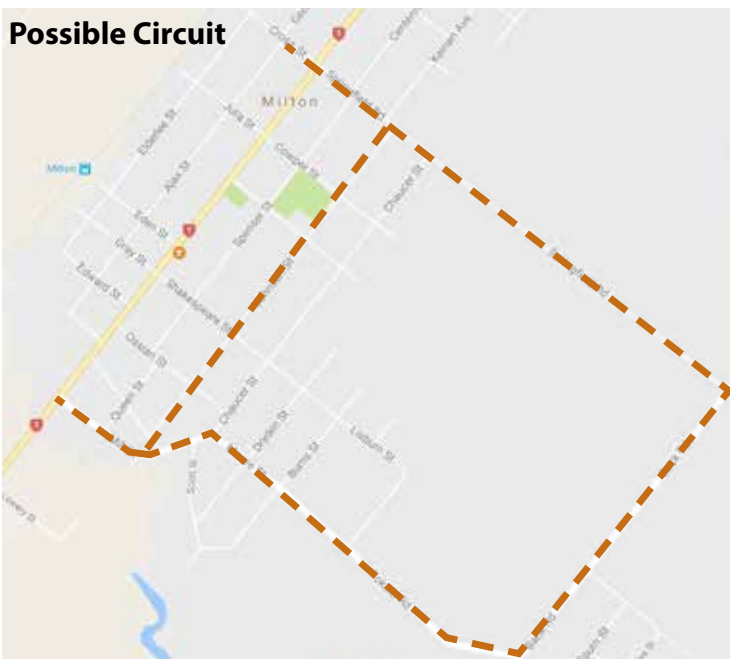
WHAT MIGHT THIS OPTION INVOLVE?

We have identified a circuit with the potential to provide better accessibility and linkages throughout the town and to key areas and facilities. This is highlighted on the map below.

A LAWRENCE-WAIHOLA LINK?

Community-led investigations are also underway for extending a cycleway link from Lawrence to Waihola, through Milton.

Possible Circuit



Here's a brief snapshot of information from the Draft Greater Milton Reserve Management Plan. If you are after more detail take a look at the plan itself located at www.cluthadcc.govt.nz, available at all council offices or by ringing 0800 801 350.

Let's talk

Making the most of Milton's parks and reserves

We're developing a Greater Milton Reserve Management Plan that aims to help make the most of and best manage Milton's reserves. We want to know what you think

about what's being considered. There are also some great opportunities to partner with groups and individuals to make some of these proposals a reality.

Moore Park

Snapshot of opportunities to consider:

- A feature gateway
- More seating
- Public BBQ facilities
- Better wayfinding signs from SH1 to encourage motorists to visit the park
- New exotic tree planting along Johnston Street
- A drinking fountain
- Increasing areas of low level native planting in the park
- Temporary events and installations in the summer months.

Memorial Park

What's being considered:

- Removing trees and enhancing the space through shrub planting around the south-western and south-eastern boundaries for screening.

Stewart Reserve

What's being considered:

- Retain and clean mural
- Upgrade toilets
- Upgrade pavement surfaces and street furniture
- A drinking fountain
- For more information refer to the topic that considers upgrading Milton's main street on page 4.

Fairfax Cemetery

Snapshot of opportunities to consider:

- Incorporating seating
- New tree planting to create an avenue
- Introducing additional signage
- Explore creating a heritage trail from the church in Milton to the cemetery.

Greater Taylor Park

Snapshot of opportunities to consider:

- Repairing and repainting perimeter fencing, including historic gateway
- Introducing riparian planting along Salmond Stream
- Developing a tree strategy for future succession so we plant new trees before mature trees reach the end of their life
- Establish pedestrian access from Taylor Park to SH1 footpath at Salmond Street Bridge.
- Introducing fitness track equipment to create a destination loop for runners
- Removing tennis club pavilion to allow space for a dog park
- Opportunities for more events e.g. annual sports day
- The future of camping ground facilities at the park. Check out the Reserve Management Plan for more information.



Let's talk

Opportunities for development in and around Milton

Council has been consulting with landowners in and around the Milton, Milburn and Tokoiti areas about potential rezoning options as part of District Plan changes. This has identified some opportunities, as well as challenges, in how we provide for future growth. We are also faced with flood hazard issues around parts of Milton when thinking about future development.

We will be considering feedback for the rezoning options as part of a formal District Plan change process. If you are interested in finding out more and having your say on these proposals please visit our website www.cluthadc.govt.nz

SHOULD COUNCIL DEVELOP LAND?

Council has been proactive in making land available and developing land in other towns around the district, so why not in Milton? If you think this is a good idea, then let us know. Currently we don't own many vacant sites, so would have to look at potential land purchases or private-public partnerships to facilitate development.



Let's talk

Community and visitor facilities

We want to know if we've got the right mix of community and visitor facilities in Milton both now and into the future.

Thinking about future needs and sustainability, do you think we are making the most of our facilities in Milton? Have we got the right mix and are we operating them in the best way possible?

We're talking about things like museums, libraries, service centres, halls, information centres etc. We're keen to hear your thoughts.



“Let's take this opportunity to make Milton even better.”

Bruce Vollweiler
Bruce Ward Councillor

Why is Our Place Milton important to you?

I want Milton to have public spaces and facilities that are appealing and meet the needs and expectations of our community, and that attract visitors and new residents.

Why is input from residents important?

We need your feedback to understand what is important to you and how you think our town could, and should, be improved.





Let's talk

Future options for Milton's pool



We're keen for feedback about which options to explore further so we can make informed decisions about future pool facilities in Milton.

The changing rooms were rebuilt in 2011 at a cost of around \$600,000. Just under \$100,000 has been spent recently on repairing cracks and resealing the pool, which was paid for by insurance.

These unexpected problems and the temporary closure have highlighted the need to discuss the pool's future.

Milton's current pool opened in 1967 and became a covered facility in 1984.

Please have a look at the options on the following pages.

The current pool is expected to last without a major upgrade for 10-20 years and we're thinking about what we need to do ahead of that. However, there is no guarantee the current sealing work will last and during this time some further work will be required to the pipe systems and possibly resealing work as well.

If a pool is important for Milton in the future we need to:

1. Ask whether or not the current pool and site is going to meet the future needs of residents (e.g. the young and the growing proportion of older residents).
2. If the current pool isn't going to meet residents' needs well in the future, we need to start planning now – and if a newer more modern pool is easier for the old and young to use, we need to figure out the location, cost and how it could be funded.



OPTION 1

Work to futureproof the current pool by improving the current site.

Retain the pool on the current site and look at using the existing structure with a new liner or rebuilding the pool structure.

WHY IS THIS BEING CONSIDERED?

This is likely to be the least expensive medium to long term option to secure a pool facility into the future.

WHAT MIGHT THIS OPTION INVOLVE?

Without a major upgrade the current pool is expected to last for 10-20 years. There is also a risk that the current pool sealing system will fail before that and we may need to do some repairs to keep the pool open. That's why we're looking at all the options.

The most cost effective option may be to reline the current pool, for example with a stainless steel or a flexible plastic liner. We expect to continue with the current site as long as it's technically feasible and as long as the roof structure is in good condition. However, if we were going to build a new pool, would an alternative site with more suitable ground conditions be better? This doesn't mean we can't rebuild on the current site or put a stainless steel liner inside the current pool.

WHAT IS IT LIKELY TO COST AND HOW COULD IT BE FUNDED?

Between \$100,000 for a flexible plastic liner and \$600,000 for a stainless steel liner.

This is the lowest cost option for retaining a pool facility into the future.

This would most likely need to be rates funded, unless external funding or community fundraising was available to support the cost. If this is an option that should be explored, detailed costs and funding options will be developed in the coming 18 months, so this can be brought back to residents to consider.

WHAT ARE IMPORTANT CONSIDERATIONS?

Geotech investigations undertaken as part of the recent sealing work have shown that the ground underneath the pool is strong enough to support the structure. Analysis of the pool concrete shows it is strong but a bit thin and the reinforcing is not in the correct place to provide the best overall strength. This is likely to have contributed to the pool cracking in certain groundwater conditions. During testing in the summer, the groundwater level was found to be about 600mm below the bottom of the pool but this is likely to be higher at other times of the year and in certain weather conditions.



OPTION 2

Investigate a new Milton pool

Identify where a new purpose-built pool should be located in Milton and what the key features should be.

WHY IS THIS BEING CONSIDERED?

Current usage of the pool, with around 80% being children under 18, suggests the facility does not get used as much by adults and senior residents. At the moment senior residents (65+) make up a growing proportion of Milton's population. If we are going to have a facility that works well for all residents in the future, do we need one that will cater for older residents and have features like a pool with a graduated entry, or even a spa pool if it's affordable?

It's becoming more and more important for smaller communities to consider co-location of facilities, to help make them affordable in the longer term. Should co-location of a pool with other existing sporting or education facilities be explored in more detail?

WHAT MIGHT THIS OPTION INVOLVE?

- Replacing the pool at the current site
- Moving it to the greenspace area at the front of Taylor Park adjacent to State Highway 1
- Relocating it to the Tokomairiro Showgrounds area and creating a sportshub with existing sports facilities there.
- Moving it to the central retail area where the Service Centre is currently located.
- Moving it to a central location between Tokomairiro High and Milton Primary schools.

WHAT IS IT LIKELY TO COST AND HOW COULD IT BE FUNDED?

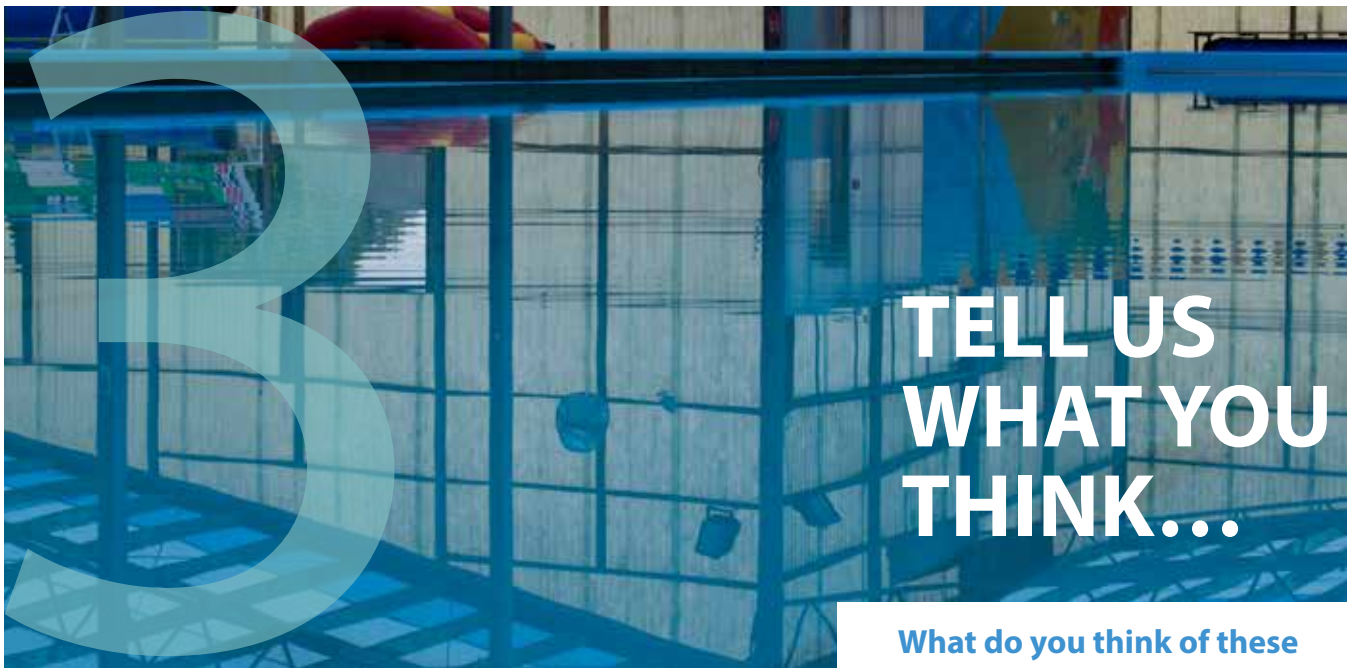
A new pool facility in today's dollars might be in the region of \$2.3M to \$3M. If it was at the current site, it's likely to cost less because there are already updated changing facilities. A brand new facility at a different location is likely to be approximately \$3M.

These are early indicative estimates only and would need to be fully explored before a definite cost was reached. Part of that would involve developing in detail how this might be funded – what is affordable from rates, and what external funding and community fundraising might be needed.

WHAT ARE IMPORTANT CONSIDERATIONS?

The funding and affordability question is a very important one. A new facility could only be achieved through rates funding and other funding such as external grants, sponsorship and community fundraising.

If a potential new pool site was identified within Greater Taylor Park, we have the opportunity to earmark that now, in conjunction with the update of the Greater Milton Reserve Management Plan (see our website for more details).



**TELL US
WHAT YOU
THINK...**

OPTION 3

Considering other ownership for Milton pool

Should no longer having a council owned and operated pool in Milton be an option?

WHY IS THIS BEING CONSIDERED?

The pool is one of Milton's key recreational facilities and one of the most expensive, costing around \$190,000 a year to operate. No longer rates-funding a pool facility would provide significant savings for ratepayers. Currently it would be around \$160 less for a household in Milton, and \$9 less for all ratepayers in the Clutha District. These are early indicative figures only to give you some context when considering this option. How pools are funded will be part of an upcoming rating review.

WHAT MIGHT THIS OPTION INVOLVE?

No longer having a Council owned and operated pool in Milton may give the community a chance to run a pool in a way that best suits their needs or to find an innovative way to deliver swimming facilities.

WHAT IS IT LIKELY TO COST AND HOW COULD IT BE FUNDED?

A new pool facility in today's dollars might be \$2.5 to \$3M. If pool services were to continue, but under a

community owned and operated model, Council operating grants would be available as is the case with several other pools throughout the district.

WHAT ARE IMPORTANT CONSIDERATIONS?

This model has been successful in other communities. The current usage of the Milton pool during its season from November to April is around 16,000 swims, or an average of about 106 per day. At the moment 80% of users are children.

Around a third of the swims are school visits.

A community run pool is unlikely to have lifeguards, which may reduce usage, and it puts the burden on volunteers to run it. It also relies on swimmers following the rules and respecting the facility.

What do you think of these options?

Are there any other options for the pool that you think should be considered?

**TELL US
WHAT YOU
THINK...**

ON PAPER: Use the attached feedback form and freepost it back to us.

ONLINE: You can find information online at www.cluthad.govt.nz. You can also provide feedback via an online survey.

ON FACEBOOK: Follow our page Clutha District Council where we'll be posting regular information and links.

ON THE PHONE: 0800 801 350 or 03 419 0256.

**Feedback closes on
Friday, 14 July 2017**