

# Our Place

## Community Plan

# Balclutha

We're backing these key projects intended to promote living and working in Balclutha



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Balclutha  
Community  
Plan

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Clutha District Council  
[www.cluthadc.govt.nz](http://www.cluthadc.govt.nz)

# Introduction

Clutha District Council's goal is to promote living and working in the Clutha District. To help achieve this goal, Council has developed the Our Place Balclutha Community Plan, which lists a series of key projects intended to make Balclutha a more liveable community and make it more attractive for people to live and work here. The projects included in the Community Plan were identified through extensive engagement with stakeholders and the public in 2016 and 2017 and through

other consultation for the Balclutha Reserves Management Plan, and the District Plan Zoning Review.

Although the Our Place Balclutha Community Plan is primarily about Council assets (such as buildings and parks), it is also intended to help guide the activities of community groups and other organisations when they make decisions about their own assets. Some of the agencies which play a role in ensuring Balclutha is a great place to live and work include

the NZ Transport Agency (SH1), Otago Regional Council (flood protection) and KiwiRail (Main Trunk Line).

The Our Place Balclutha Community Plan ties in closely with the district-wide 'Economic Development' and 'Living and Working in Clutha' strategies. The objective of these two strategies is to help generate growth in our district and to create a place where people want to come and work.

The Community Plan is intended to provide a structure through which these two strategies can actually be implemented, as shown in the following diagram and Council's website.

The process of developing Community Plans will eventually extend beyond Balclutha, with similar plans proposed for Clutha's other main towns.



# The process so far...

Consultation and engagement for Our Place Balclutha aimed to seek input from the community to support and inform the development of the plan. The objectives of the consultation were to stimulate interest in the project, encourage feedback, and develop stronger relationships and partnerships.

The consultation process was designed to provide accurate information for decision-makers, to assist them in making informed choices around the resourcing of future Balclutha-based projects and initiatives. The engagement plan was prepared in accordance with Council's

Significance and Engagement Policy and was signed off by Council on 8 December 2016.

The initial role of Council's elected members was to provide input and leadership for the project, approve consultation material and methods, and assist with consultation and engagement activities. The public consultation phase took place from the beginning of December 2016 through to the end of February 2017.

To obtain a diverse range of feedback, several different activities and methods were undertaken, including:

- The Our Place Balclutha consultation document being

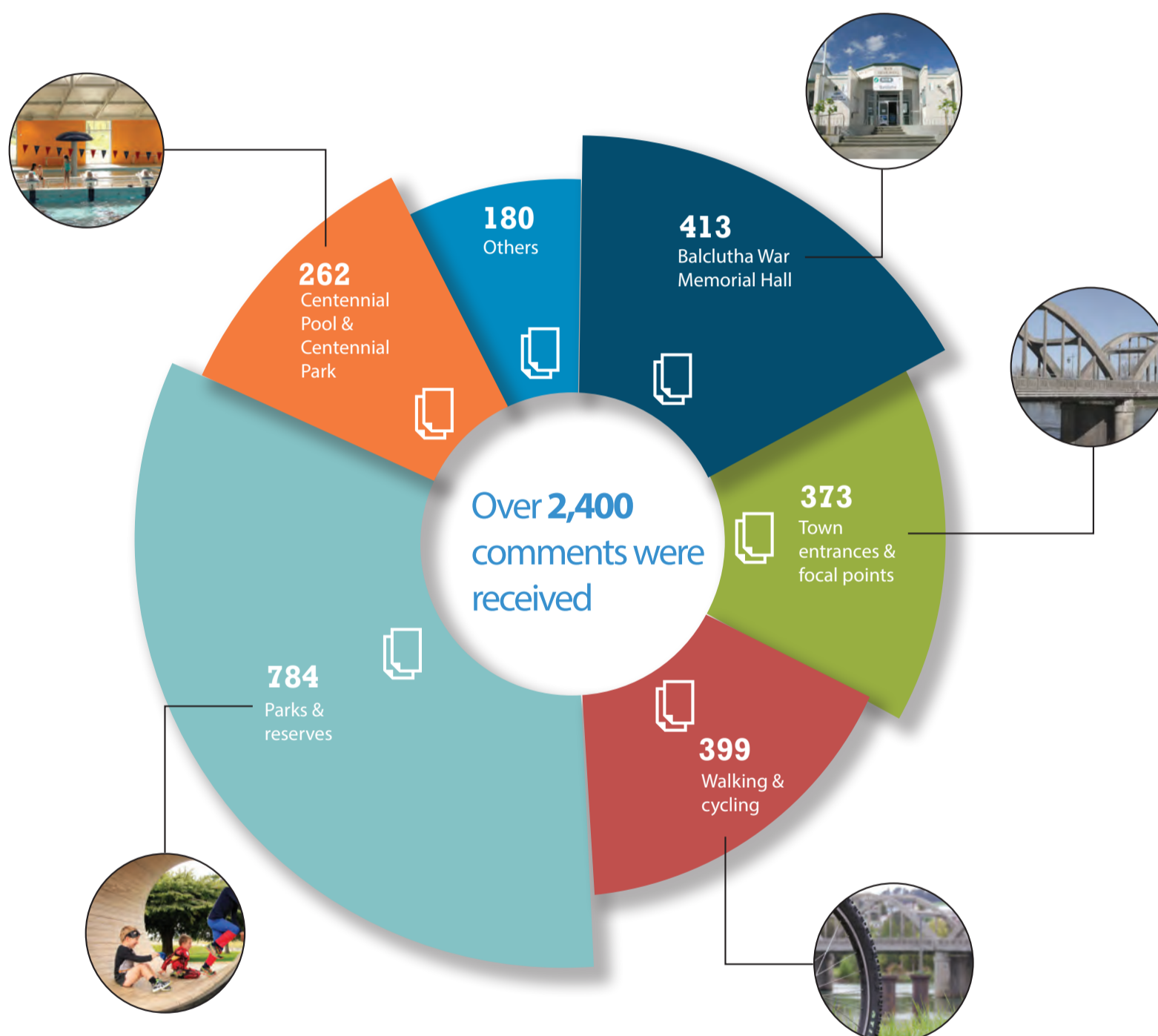
distributed to all mailboxes that allowed circulars in the Balclutha area.

- Surveys.
- Smoko shouts and Café conversations.
- Presentations / focus group meetings.
- Displays / ideas boards in Council and public spaces.
- Supporting existing events e.g. South Otago A&P Show.
- Targeted youth input.
- Social media advertising and feedback.

Other planning-related consultation ran concurrently with this project,

including for the Balclutha Reserves Management Plan and the Balclutha District Plan Zoning Review.

More than 2,400 comments were received on a range of topics, as shown in the graph below. The next step was for Council's elected members to consider all stakeholder and community feedback, to inform the specific projects and initiatives which make up this Our Place Balclutha Plan. This document describes the outline for implementing these projects.



## Implementation

This document describes the projects and initiatives that together make up the Our Place Balclutha Community Plan. It is important to note that the projects will be staged - some may see action quite quickly, while others will take time to implement.

Council has made it very clear that projects can generally proceed where financially it is rates neutral, but where a project would be seeking additional Council funding, it would go through a due process

for consultation via Long Term Plans and Annual Plans. Alternative sources of funding will also be considered, and Council will work alongside community groups and other agencies to make progress on some projects.

It is noted that some of the items listed below may not be progressed, due to budget constraints or other limitations. In the short term, Council has built into each project a requirement to consider "easy wins" as a priority.

Council's role will be to help facilitate these projects. This will vary from project to project, but examples of the type of support Council may provide include:

- Direct involvement of a Council Project Manager, to direct and implement work.
- Providing administrative support to groups or organisations which have been set up to manage particular projects.
- Providing other technical

support (e.g. mapping, consenting issues, greenspace management).

- Staff and contractors undertaking work as directed, within existing budgets and work programmes.

This document summarises the key outcomes that are anticipated and the general process for delivering them. Updates on progress will be made available from Council's website ([www.cluthadc.govt.nz](http://www.cluthadc.govt.nz)).

# Priority Projects Council is Backing

## Balclutha Memorial Hall Project



“ To rejuvenate this facility and investigate the creation of a multi-purpose community and visitor hub.

This project forms a major part of this plan. It was one of most important items identified in the consultation process and Council has given this project a high priority. The first milestone for the Coordinating Group will be to complete a comprehensive business case, which will determine the level of involvement from Council, the

community, and other stakeholders. It may also include a new model of ownership and funding options. Once the business case has been agreed and approved by Council and other stakeholders, work will commence on putting the plan into action.



**Balclutha War Memorial Hall Coordinating Group**

## Walking and Cycling Linkages in and around Balclutha

“ Improve and extend the network of walking and cycling links within Balclutha. Subsequent work may include connections and links to neighbouring communities.



**It is intended that this project will be progressed through a joint effort by Council and interested community groups.**

Council will initially look at ways to make progress within the existing budget, through some ‘easy wins’ such as improved signage and maps. As previous community feedback indicates that there is considerable support for this project, Council will also investigate ways to make more substantial improvements, in partnership with existing groups and

organisations. A loop track around Balclutha has already been identified as a priority.

If further improvements are identified which require increased Council funding, further consultation will be undertaken regarding possible rates impacts.

## Balclutha Bridge and its Entrances



**This project will be Council-led, with NZTA also playing a major decision-making role. Other groups may be involved in particular work.**

The bridge is Balclutha's most iconic feature, and consultation shows that this project has the highest priority for people in Balclutha. The potential scope of work identified for this project includes:

### Traffic and safety

- Flow of traffic at both ends (particularly northern)
- Road and pedestrian entrances to the bridge.

### Appearance

- Bridge lighting (including identification of funding sources).
- Improvements to the appearance/structures at each end including fences and plantings.

It is intended that the capital cost of any bridge lighting will not incur any public expense.

“To improve user safety, the appearance and function of the Balclutha Bridge, particularly its entrances.

## Centennial Pool and Surrounds



“Investigate and implement enhancements to the pool, in order to increase usage and improve customer satisfaction.

Council has invested significantly in the Balclutha Centennial Pool over the last 10 years, to complete a major upgrade. This asset is one of the district's key facilities, but it is also one of our most expensive, costing around \$750K a year to operate.

Consultation for the 'Our Place Balclutha Community Plan' showed that further enhancements are seen as desirable by the community, in order to increase usage and improve

customer satisfaction. A number of items have been identified as possible within this project, including:

- Making improvements to the overall customer experience. This could include things like a water slide, a café, a playground, or an outdoor BBQ / picnic area.
- Enhanced service aspects, such as increased opening hours, school holiday programmes, and increasing the water temperature.

- Complementary activities such as a bike park, fitness trail or dog park, and improved connections to the cycling and walking network.

Some of these items may be possible within a relatively short period of time and within existing budgets. Larger projects may occur in the medium to long term, and may require specific Project Plans.



**This will be a Council-led project resourced by staff. The reason is that this asset is Council-owned, and pool staff are Council employees.**

## Central Retail Area Toilets

“Maintain or increase the level of toilet facilities in the central retail area.”



This is a Council-led project, as public toilets are a core service.

Council will investigate additional public toilets, after receiving feedback that there is a need for more toilets in the CBD.

retail area, in conjunction with development at the War Memorial Hall.

The scope of this project includes maintaining or increasing the level of service of toilets in the central

Council will identify staff to manage this project.



## Balclutha Reserves Management Plan (RMP)



Destination parks are larger reserves that are a focal point for the community. They tend to have larger green areas and a larger range of play equipment. The RMP proposes that investment is prioritised into more utilised reserves to create vibrant destination parks throughout Balclutha. It is intended that the RMP will allow for greater flexibility for community plan-related options and developments.

Potential projects at Balclutha’s main destination parks are listed below. In general, any ‘easy wins’ which can be implemented within existing budgets will be identified and progressed. However, it is noted that currently there is limited or no Council funding available for major items of new work in these parks. Major improvements would therefore require additional funding through the Annual Plan process. Alternatively, Council may look to engage with community groups to help fund or undertake improvements.

Progress updates for the main destination park projects are provided on the Council website, in the Reserve Management Plan area.



Council-led with partnerships/support from community groups and individuals.

“ Council and the community will work together to revitalise parks and reserves so they become “destinations”.

## Destination Park – Naish Park and Centennial (Old Boys) Park



“ *Make a series of improvements to create a ‘Destination Park’ for Balclutha residents and visitors alike.* ”

Naish Park is a natural focal point for a range of activities, providing access to the Blair Athol walkway, the lagoon and the Clutha River. Community consultation has identified that there is potential to improve the park by increasing the number of activities available and by improving its connections to other activities. There is also a possibility to make some of Centennial Park available for residential development.

The potential work which could be undertaken includes:

- Emphasising the natural aspect of both parks.
- Linking the two parks via a walkway or driveway.
- Transferring athletics activity to a different location.
- Duck pond refurbishment and creation of a water feature.
- Creating a garden of national significance.
- Improved cycling and walking connections.
- Provide for an extension to the

Camping Ground.

- Creation of a bike park (either at Naish Park, or at the Balclutha Bridge Playground).

Council provides support to, and has a representative on the Coordinating Group. As the project is developed, the group will investigate and determine which aspects can be delivered in the short-term (1-3 years), and which will take place over the medium term (3-5 years).



**This project will be community-led with some Council involvement, via the Naish Park Co-ordinating Group.**

## Destination Park – Balclutha Bridge Playground

The prime location of the Balclutha Bridge Playground means that it has potential to become a premier ‘Destination Park’. The potential work which could be undertaken to help achieve this includes:  
Fencing and a gateway, drawing attention to the park as a ‘destination’.

- Updating old play equipment and updating surfaces under existing playground equipment.
- Providing an area for a coffee/ food cart.
- Toilets / Lighting / Seating / BBQ area.

- Upgrading the park footpath and cycleway connections.
- Creation of a bike park (either at Balclutha Bridge Playground, or at Naish Park).
- Additional improvements to existing skate park facility.
- Allow for security cameras.

As the project is developed, Council (together with community partners) will investigate and determine which aspects can be delivered in the short-term (1-3 years), and which will take place over the medium term (3-5 years).



**Council-led with partnerships/support from community groups and individuals.**

## Arthur Strang Reserve

The Arthur Strang Reserve provides pleasant river and bridge views from a landscaped area which includes native and exotic trees and mowed grass. The reserve provides access to the Clutha River boat ramp, and the parking area is well-used by boaties and other visitors. There is also a connection to the park on the north side of the bridge.

The potential work which could be undertaken includes:

- Extending the reserve area to include the green space next to the pumping station and the Otago Regional Council depot. This extension could be used

to create a designated area for freedom camping.

- Improving access to the river for water recreation users.
- Better defining the parking area.
- Extending and maintaining the walking track.
- Upgrading the toilet facilities.
- Enhancing walking and cycling connections.

As the project is developed, Council (together with community partners) will investigate and determine which aspects can be delivered in the short-term (1-3 years), and which will take place over the medium term (3-5 years).



**Council-led with partnerships/support from community groups and individuals.**

## Clyde Street Reserve (Rosebank Triangle)

This is a highly visible and attractive site at the southern entrance to the town. However, it is currently under-utilised by locals and passing travellers, due to its exposure to wind and traffic noise, and difficulty for pedestrians crossing from the north side of Clyde Street (SH1).

The potential work which could be undertaken includes:

- General park and picnic area enhancement with furniture.

- Pedestrian crossing.
- Extending the Main Street theme along Clyde Street as far as the park.
- Enhanced walking and cycling connections.
- Bollards to prevent parking on grass.

The timing of any work is likely to be over the next 3-5 years, as identified in the Balclutha Reserve Management Plan.

“Undertake minor changes to make the park more user-friendly and accessible.”



**Council-led with partnerships/support from community groups and individuals.**