



Council asked for feedback as part of the consultation for the Annual Plan 2020/21 on future options for Balclutha Memorial Hall.

One of Council’s key goals is to promote living and working in the Clutha District. Part of that strategy involves backing key projects intended to promote living and working in and around Balclutha. Community consultation in 2016 and 2017 for the Our Place Balclutha Community Plan identified creating a multi-purpose community and visitor hub at the current hall site was a community priority. Council felt that the success of this significant and important community project would be best achieved if it was led by the community, with Council’s support. A coordinating group was developed, and then the Clutha Community Hub Charitable Trust was then formed to represent the community as a legal entity and to progress the project.

A feasibility study commissioned by the Trust and carried out by independent consultants in 2019 analysed different scenarios.

These included carrying out a compliance update of the existing hall, a new build, or to redevelop the hall using the existing structure. The study concluded the new build option provides best value for money in creating a high-quality community amenity to inspire the current community and next generations through wider access to the arts, theatre, our districts’ diverse culture, and our local heritage

The independent business case built on the feasibility study and:

- identified the case for change and the preferred option for achieving this;
- established the best option that optimises value for money;
- outlined the investment requirement and assessed the associated risks, and
- demonstrated the proposed option is deliverable.

Before making a decision that would impact on rates Council consulted ahead of this plan on two options as outlined (see right). Further information including rates impacts for all options were included in the Annual Plan 2020/21 Consultation Document.

OPTION 1 - Fix up existing hall

Estimated cost: \$4-5M

This involved: Fixing up the existing hall, undertaking compliance work to meet building code and earthquake requirements. Council would continue to own and operate the hall. This was the ‘status quo’ option.

OPTION 2 - Contribute to a new facility

Estimated cost: \$7.5M

This involved: The development of Clutha Community Hub, a multi-purpose community, business and visitor hub located at the site of the existing Balclutha Memorial Hall. Integral to this proposal is that it is community-led, with ownership, governance and management by the Clutha Community Hub Charitable Trust (the Trust).

After considering all information Council resolved to include a budget of \$7.5M in the Annual Plan 2020/21 to contribute to a new facility at the existing hall site.

BUDGET & RATES IMPACT

Contribute to a new facility

The proposed facility is estimated to cost \$15M. Council has indicated that they would consider funding half of these costs, with the remainder to come from external funding.

The best case scenario is for construction in 2020/21, but there would be a number of aspects including securing non-rates funding before this could take place. Budgets in 2020/21 have been updated to include Council’s share of the proposed project. This would be funded via a loan, repaid over a 30 year term via rates.

The rates impact for Council’s 50% share of the cost of this option is shown below:

OPTION 2 NEW FACILITY (\$7.5M)	2021/22 ONWARDS
All properties*	\$22
Properties in the Lower Clutha community facilities rating area**	\$53 (\$75 in total)

* Via the uniform annual general charge (UAGC).
** Includes both the UAGC and Lower Clutha community facilities rate.

LOOKING AHEAD

A new facility could only be achieved through rates funding and other funding such as external grants, sponsorship and community fundraising. To do this, and achieve external funding, it is expected that ownership of a new facility would rest with the Clutha Community Hub Charitable Trust.

In making their decision, Council recognised that this facility is seen as crucial and transformational for the Clutha District.