5 for our future

Kia Rima mō te Anamata

Have your Say!

What should we do with **Balmoral Hall** and the old **Polytech land**?



Learn more and share your thoughts at

ItsOurPlace.nz

We want your feedback on this and other key decisions in our draft Long Term Plan

Ashburton DISTRICT COUNCIL

What should we do with **Balmoral Hall** and the old **Polytech land**?

Balmoral Hall needs extensive repairs. It leaks, contains asbestos, and requires modern kitchen and bathroom facilities.

On the Polytech site, the main classroom is ageing and also requires significant work. Both sites are used by community groups, but not utilised enough to cover increasing maintenance costs.

Balmoral Hall is valued by various community groups for its low user fees, and by dance groups for its sprung floors. If the hall is sold or demolished, we propose to build a multi-use studio at EA Networks Centre to cater for dance.

OPTION 1

Retain and repair Balmoral Hall and the Polytech site

Balmoral Hall would be repaired and brought up to building code at an estimated cost of $1.3 million. The Polytech land would also be retained and continue to be leased until a clear future for the site is determined. Some maintenance of the old Polytech would be needed in the short term, but the exact cost is not yet known.

- ✓ The least disruptive option for the dance school that regularly operates from here.
- ✓ Respects the historical value of Balmoral Hall.
- ✗ Would require spending a significant amount just to retain the same level of service.
- ✗ Fees for user groups would increase to help cover repair costs.
- ✗ General ratepayers would continue to subsidise the operating costs of Balmoral Hall.
- ✗ We'll also need to find funding to repair the old Polytech site and secure long-term tenants.
- ✗ Servicing the debt will cost ratepayers $388k per year.

OPTION 2

Sell both sites

OUR PREFERRED OPTION

Balmoral Hall and the Polytech site would both be sold 'as is where is'. The capital value for Balmoral Hall is $1 million and Polytech is $1.45 million.

- ✓ Proceeds from the sale would be used to reduce Council debt.
- ✓ Saves around $45,000 each year in costs.
- ✓ A new space for dance would be developed at EA Networks Centre.
- ✗ Community groups could lose their access to the current facilities.
- ✗ The dance studio proposed at EA Networks Centre would be smaller and more expensive to hire than the current space at Balmoral Hall.
- ✗ If Balmoral Hall was demolished, it could be seen as a loss to our district's heritage.

OPTION 3

Demolish or relocate buildings and redevelop the site

Balmoral Hall and the main classroom building on the Polytech land would be demolished, and the sites redeveloped. At this stage, there are no specific plans for what the redevelopment would include, and the associated budget would need to be approved later.

- ✓ Redevelopment of the site could open up new possibilities for the surrounding area and bring in new sources of income.
- ✓ A new space for dance would be developed at EA Networks Centre.
- ✗ Demolishing Balmoral Hall could be seen as a loss to our district's heritage.
- ✗ The dance studio proposed at EA Networks Centre would be smaller and more expensive to hire than the current space at Balmoral Hall.

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What does the Council think?

The Council prefers OPTION 2

We think this is the most financially responsible option, as it will help reduce debt and free ratepayers from ongoing maintenance costs.

The proposed multi-use studio at EA Networks Centre will provide a modern venue for dance.

But we want to hear from you, which option do you support?

Have your Say!

The easiest way to share your feedback is at ***ItsOurPlace.nz***

Feedback closes Sunday 28 April

Frequently Asked Questions

Wasn't the Balmoral Hall upgrade already confirmed in the 2021-31 Long-Term Plan?

The $428,000 budgeted in the LTP 2021-31 was based on a basic assessment. When it came to undertaking the work, an external expert advised that the repairs were more extensive than first thought and would require around $1.3M to bring the building up to modern building code. As a result, the work was put on hold.

Why is it so expensive?

The detailed scope of work includes asbestos removal, accessibility upgrades, fire alarm system upgrades, electrical upgrades, plumbing work, repainting and acoustic treatments.

Is Balmoral Hall considered a heritage building?

While Balmoral Hall is not classified as a heritage building, it was built in 1936 and has been used by generations of local people. We recognise that for many in our community, the building holds special memories.

How much use does Balmoral Hall currently get?

The hall has one regular tenant and receives a small number of casual bookings. During the last financial year, income was only $11,445 compared to costs of $44,733.

Want to look at this topic in more detail?

Check out the consultation document.

OUR LONG TERM PLAN

The draft Long Term Plan provides a roadmap for the projects and services we intend to deliver over the next 10 years.

It lets you know what we'll be doing, how much it will cost and how we intend to pay for it.

We have five key decisions that we think are important, but we welcome your feedback on any part of the plan. This is your chance to help define the priorities of our district and it's important that everyone has their say.

5 for our future

Our Place | Our Plan

Scan the QR code to view the consultation document.

ItsOurPlace.nz



Community Events

Learn more about the topics in the Long Term Plan, ask questions and chat with councillors at these upcoming events.

Saturday Sausage Sizzles

10am-2pm

Visit any time between 10am-2pm, grab a free sausage and chat to us about the Long Term Plan.

Sat 6 April	Tinwald Pool
Sat 13 April	Baring Square East, Ashburton
Sat 20 April	Methven iHub

We'll also be popping up elsewhere around the district, check ***ItsOurPlace.nz*** for an event near you.

Community Meetings

7pm-8pm

Thu 4 April	Rakaia Community Centre
Hosted by the Rakaia Community Association	
Tue 9 April	Mount Somers War Memorial Hall
Mon 15 April	Hinds Community Centre
This meeting will focus on the key stockwater decision	
Tue 16 April	Ashburton Library
This meeting will be livestreamed on Facebook & YouTube	
Wed 17 April	Mt Hutt Memorial Hall