

Proposed Bulls Community Centre

Community Update November 2017



Concept design — view of the new Centre

The Project at a Glance

New Town Hall, Library and Information Centre - with town square, carpark and bus interchange

Town Hall capacity - 306 seated (plus 30 additional seats on mezzanine area)

Total floor area - 832m²; Total site area - 2150m² (approx.)

Estimated cost - \$4.36 million (\$1.6 million rate funded loan)

Rating impact - \$18.69/year (funded district-wide and includes comparable funding for similar projects in Marton and Taihape)

Expected construction start - mid 2018 (subject to funding targets being achieved)



A reminder of the project so far ...

It has been a while since the last newsletter so here is a reminder of what's happened so far—in late 2013 the Rangitikei District Council (Council) approved funding to develop a Town Centre Plan (TCP) for Bulls, which included looking at the co-location of the library, town hall and information centre/bus depot activities.

In 2014 six sites were identified and evaluated, and the three top scoring locations (Toy Library site, Information Centre site and Criterion Hotel site) were put out for community consultation. Two-thirds of responses favoured the Criterion site. Council adopted the Bulls TCP in June with the Criterion site as the preferred location for new multi-purpose centre.

In late 2014 Council entered an arrangement with a joint-venture partner (JVP) who purchased the Criterion site. Architecture Workshop was then appointed to prepare the designs and plans for the new Centre.

At a public meeting in August 2016 the Bulls community was presented with preliminary designs. As a result of feedback the hall space/stage area was redesigned to increase capacity to 306 seats and the number of toilets increased to 10. These changes increase the estimated project cost by \$400,000.

A further public meeting was held in Bulls on 8 March 2017, as part of the Annual Plan consultation, submissions to Council's draft Plan showed a majority favoured this project continuing, this was later endorsed by Council.

In September 2017 work began on detailed design drawings and specifications to work towards a tender process, which is expected to take place in early 2018.

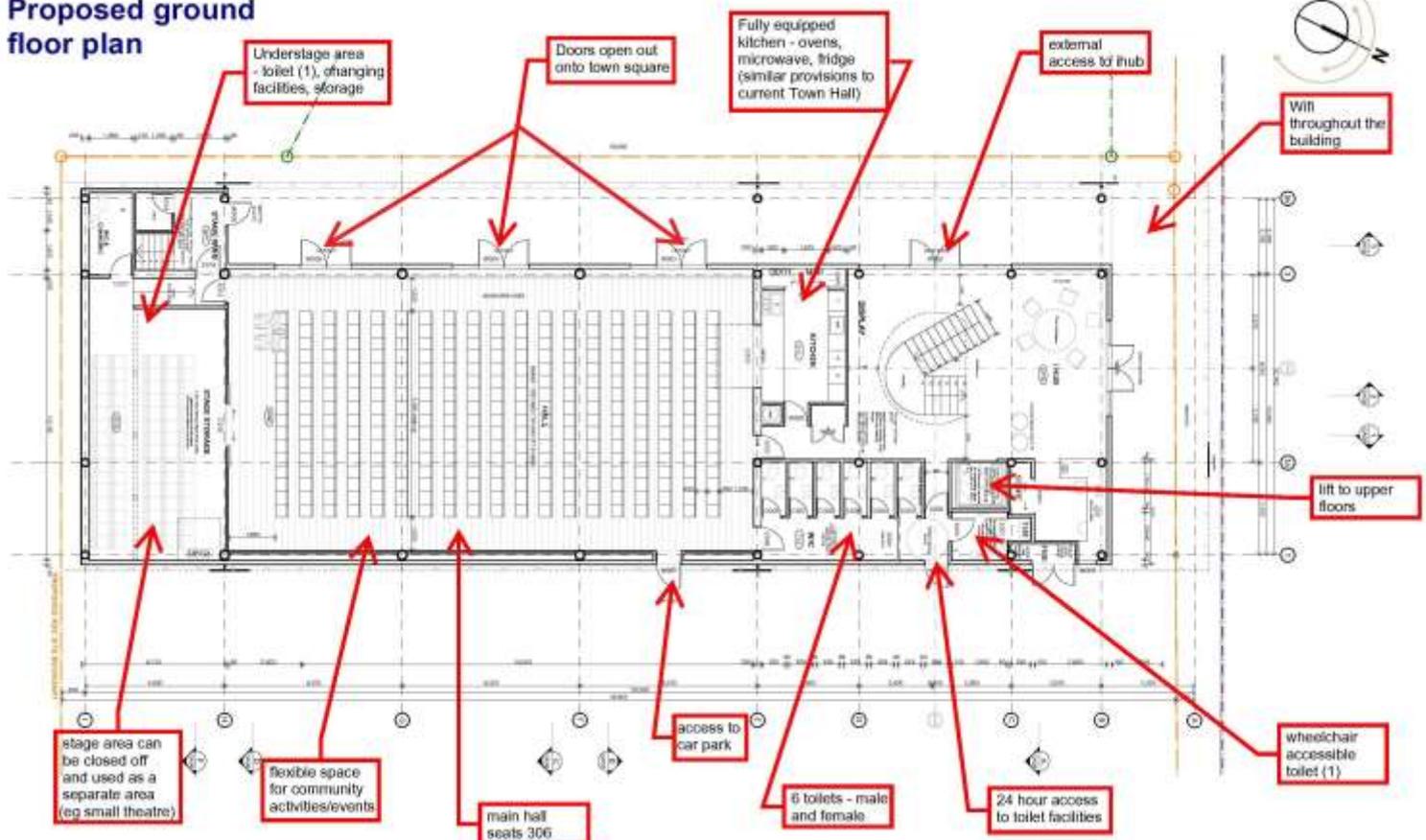
What will be in the new Community Centre

The building is being designed as multi-purpose so there is flexibility with what it is used for; it will accommodate:

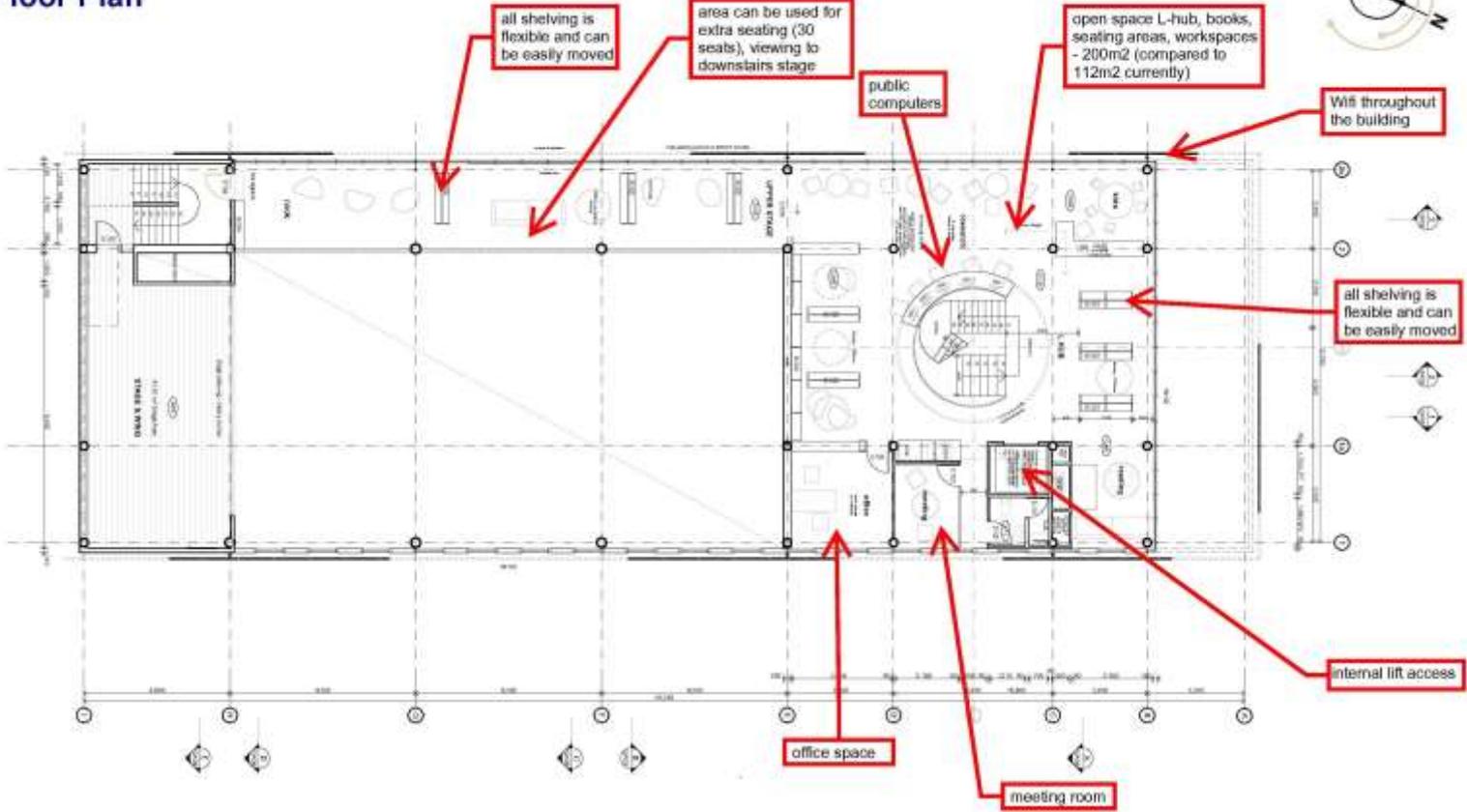
- Learning hub - L-hub (library facilities)
- Town hall and stage area; with storage, toilet facilities and changing area, below the stage
- Mezzanine floor area with extra seating for stage viewing
- Kitchen facilities for events held in the main hall
- Information hub - i-hub
- Meeting / office / reading spaces upstairs
- Facilities for Plunket / toy library
- 24 hour access toilets
- Outside terrace area (on roof)
- Outside bus shelter
- Designated travel bus stops and parking, including parking for camper/motorhomes
- Plenty of on-site car parking
- Bulls Town Square (grassed)

The Airforce at Ohakea have donated a Skyhawk which will be featured on the site.

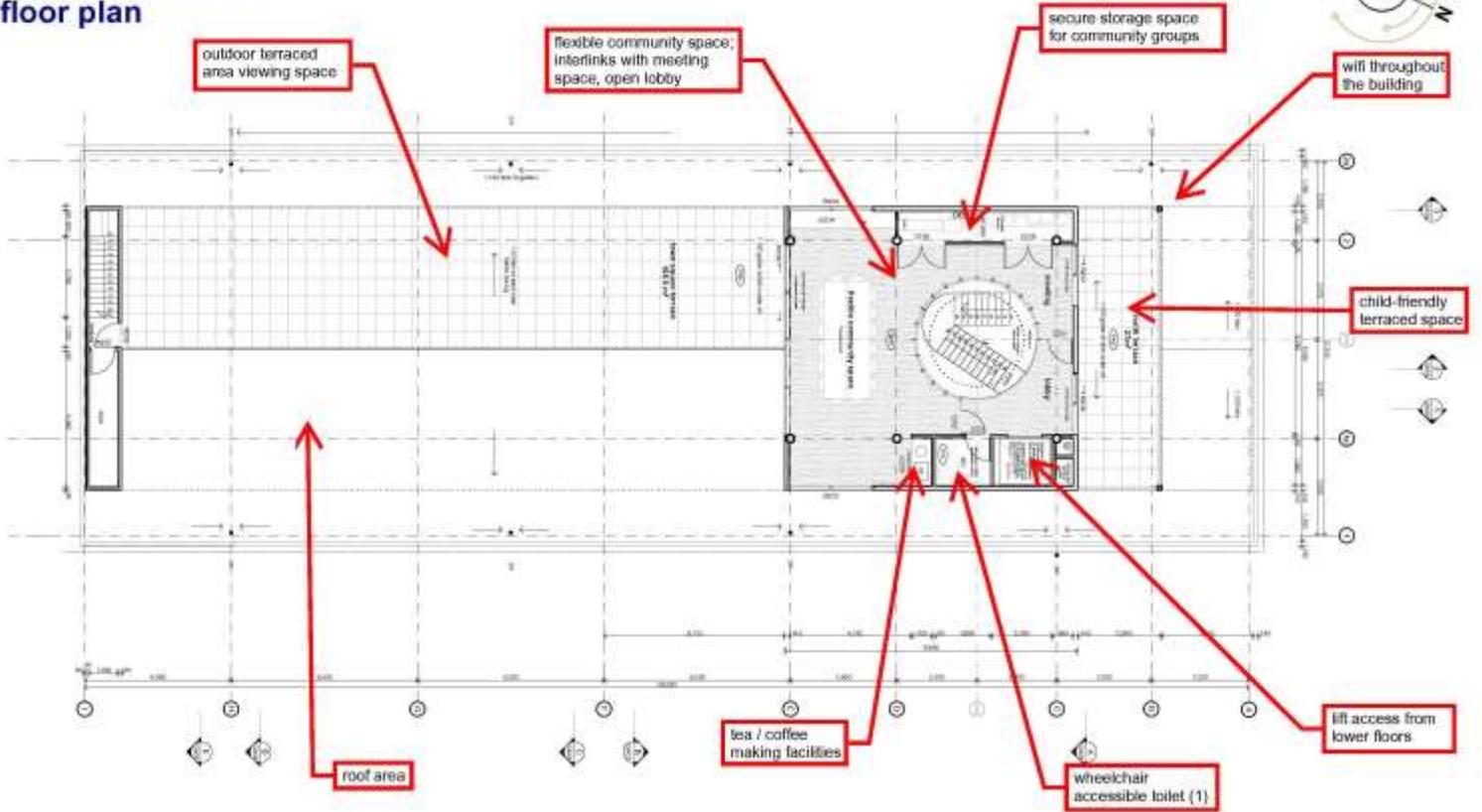
Proposed ground floor plan



Proposed First Floor Plan



Proposed second floor plan



Funding Update

A local fundraising committee was established in 2016. A Give-A-Little page has also been launched.

Funding applications have been made to Lotteries and for other Community Grants. We have recently received funding from JBS Dudding Trust and the Four Regions (PowerCo) Trust. Further funding decisions are expected by the end of the year.

Following consultation on the 2017/18 Annual Plan, Council will proceed with selling the areas known as the Walton Street subdivision and the two car parks fronting Criterion Street. The information centre/bus stop at 113 Bridge Street will be offered for sale through an open tender process. The sale of any surplus property will be conditional on the completion of the new Centre. A part of Haylock Park will be retained as a community recreation space, with the balance sold.

External Funding

Target	Funding Achieved as at 31 October 2017
Local community funding - \$150,000	\$94,200 (63%)
Lotteries/Government funding - \$1,000,000	\$500,000 (50%)
Regional/local trusts funding - \$350,000	\$250,000 (71%)
Corporate sponsorship - \$200,000	\$10,000 (5%)

Council's Funding Commitment

Rate funded loan	\$1,600,000
Surplus property sales	\$565,000
Reserves/additional property sales	\$500,000

Bulls Library Site

The construction of the new Community Centre will see the existing Library site developed as a green space with the retention of the World War I memorial. Council will work with Heritage NZ to ensure the ongoing preservation of the memorial.

Staying connected

Future updates on the proposed Centre will be available to the community as the project progresses.

These updates, and other project information - such as designs and plans for the proposed Centre - and notifications will be available on Council's website at www.rangitikei.govt.nz and on Facebook at www.facebook.com/Bullscommunitycentre/. Any feedback about the project can be emailed to BullsCentre@rangitikei.govt.nz.

The Project Stages

