

BULLER CULTURAL COMMUNITY HUB STAGE 1 – FEASIBILITY STUDY AND SURVEY

FAQs

What is the BCCH about?

The primary aim of BCCH is to establish a safe, inclusive space, that welcomes everyone and serves as the central access point for Buller's community services.

BCCH has a vision to support and meet the community's diverse needs, encompassing access to welfare, well-being, health, social services, education, budgeting, advice, advocacy, community legal guidance, parenting, youth support, cultural assistance, and more.

The project group includes Homebuilders West Coast Trust, Te Ha O Kawatiri, Buller District Council, Ngati Waewae and Buller REAP.

What will be the benefits of the BCCH?

By working together, the BCCH can work to an overarching vision, delivering a strategic, consistent approach to providing social services for the people of the Buller. Sharing resources means that each organisation is not in direct competition for funding or for clients, but instead can work to provide complementary services, to improve health, welfare and education to the people in our district, within a single operational framework. BCCH can share resources and costs, to ensure efficiencies and ultimately better services for our community.

Who can use the BCCH?

Everyone. BCCH will be a culturally inclusive and accessible space for all people. We want people to feel welcome, respected, supported and included.

What are we doing?

The BCCH Development Group has been developing the feasibility study since the beginning of 2023, working with public sector and community organisations throughout the district to understand needs and objectives. BCCH now understand broadly how much space is required and what needs to be achieved from the site selection work. BCCH also have developed an outline concept of what the Hub might look like and how it will function.

When are you doing this?

The BCCH Development Group are currently working on finalising the accommodation schedule, quality attribute requirements and selecting a preferred site option for the feasibility study. The feasibility study is scheduled to be completed by the end of December 2023. The BCCH Development Group are also fundraising now, for the next stage of concept design work. The BCCH Development Group will form a BCCH Trust to take the feasibility study and agreed project goals forward, refining the strategic plan, business plan, legislative responsibilities and operating model.

What happens to public feedback?

Feedback will help the BCCH Development Group determine the next steps. All feedback received via the BCCH website will be reviewed by the BCCH Development Group and responded to in a timely manner. BCCH Development Group will update the BCCH webpage and the FAQ's on a regular basis, to help keep the community informed.

What does the feasibility study involve and why is this being done?

The feasibility study will include three key reports:

- **Strategic briefing document** – why the project is needed, who is involved, how much space do we need
- **Site selection report** – outlining the site selection process and identifying a preferred site option
- **Operating model report** – providing recommendations on how the Hub might operate, what staffing might be needed and outlining the next steps for a BCCH Trust to be established.

The feasibility study will not only help us understand how much this project will cost to deliver, it will also help to understand how we can deliver the project and who we need to involve. Feasibility studies are also often a prerequisite for funding from mainstream funders.

What work has been carried out so far for the feasibility study?

Excellent progress is being made with the feasibility study for the Buller Cultural Community Hub.

Since our last stakeholder update in August, we have:

- Continued to focus on the purpose of the Buller Cultural Community Hub – providing a 'one gateway' approach to services for the Buller community
- Continued to consult widely with stakeholders and potential project partners to understand who will use the Hub and why
- Worked on an agreed accommodation schedule for the new facility so that we know how much space will be needed
- Signed Memorandum of Understanding (MoU's) with key organisations and stakeholders. This work is ongoing.
- Completed bulk and location drawings for each of the shortlisted sites, along with indicative cost estimates
- Begun the process of developing a concept of what the Hub might look like
- Further refined our plans for managing the completed facility, by investigating options to create a Trust to manage the design, construction and operation of the Hub
- Continued fundraising efforts, to support the establishment of a BCCH Trust and the concept design phase to progress in early 2024

Why are we doing this project?

Socio-economic benefits of our approach:

- The community hub model is a well-tested and self-sustaining approach to delivering integrated public and community services, there are many examples not just in New Zealand, but all over the world.
- The model is based on a community-led umbrella body, building and holding the Hub asset and then leasing out spaces for community use, the rent paid by community organisations then supports the operation of the building in a virtuous circle.
- Through community ownership of the Hub, the amount of rent required will be lower than commercially owned space, meaning that more community organisations can afford to have a base in Westport to serve the Buller district, (and those that are here already, can afford to stay).

- Co-location enables key public and community organisations to work together and develop a strategic partnership approach, supporting better efficiencies, less duplication and a cost-effective approach to providing a wider range of community services.
- There are not just benefits in the delivery of social services, our model is based on community organisations working directly with mainstream health and education providers to actively support people into better health outcomes and employment and training opportunities.
- The BCCH approach is based on breaking down barriers to people accessing help and opportunities, creating good quality public open space in a central location, a place where people want to be, a place where community events can be held, and everyone is welcome.

Exactly how much will this project cost and who pays for it?

The BCCH Development Group does not have accurate cost estimates at this stage. Costs will be available once the detailed design plans have been finalised, following concept design.

How long will this project take?

Several years. It's too early to provide a concise timeframe. The BCCH Development Group need to fundraise to deliver this project, and the funding is the biggest influence on how long the project will take to realise.

Who makes the final decision on the project

Once established, the Buller Cultural Community Trust will take the BCCH project forward, into the concept design phase, hopefully in early 2024. The Trust will then work with the BCCH stakeholders and the community to develop the concept into final design and ultimately the construction of the BCCH facility.

What are the next steps?

The BCCH Development Group are working on finalising the accommodation requirements and selecting a preferred site option. By the end of this year, BCCH Development Group will have a feasibility study ready for consultation with project partners. The BCCH Development Group are also investigating options to establish a Buller Cultural Community Trust and continue developing funding applications to continue the project work.

How can I help?

Talk with us: Via our email: bullerculturalcommunityhub@gmail.com

Seek information: Visit the Buller District Council website and check on the information in the link to the Buller Cultural Community Hub <https://bullerdc.govt.nz/your-council/buller-cultural-and-community-hub/>

Give us feedback. Your feedback is important to us. Send us an email or contact the Project Manager

Who do people talk to if they have questions and how can they reach them?

Email the BCCH Project Manager: bullerculturalcommunityhub@gmail.com