

# Putaruru Community Pool

Information Evening



## About tonight

- What's the matter with the pool?
- What options do we have?
- Why look at partnering with the Primary School – and what does that mean?
- How do we move forward?



## Introduction



## Scene setter

- 50 yr old pool - fantastic service
- Is in its twilight & need to provide for the next 50 yrs
- Options are all very expensive
- Council is committed to continuing a community pool, same access to public, owned & managed by Council



## Not a new issue

- 1983-84: Major leakage in Main Pool pipes, cloudy water after wall paint breakdown. Large volumes of cement slurry used to patch.
- Entire surface of Main Pool high pressure water blasted back to bare concrete & pool resurfaced.
- Concrete in pool was found to be poor quality & deteriorating.



## Not a new issue

- 1996/97: Next, the Learner's Pool deteriorated & Council budgeted for in 2006/07 at a level of \$200k.
- 2000/01: Major leaks in Main Pool again also – filled cracks.
- 2002/03: The fixed cracks opened up, more repairs.
- 2003/04: School option & funding emerges. Glenshea costings investigated with LHT.
- 2004/05: Serious investigation by Council through Global Leisure - sites & options



## Council resolutions

1. Investigate solution in Putaruru with School
2. Report on condition & costs of Glenshea
3. Develop Concept plan for new pool, & partnership principles immediately
4. Confirms budgeted commitment for the 2006/07 year of \$200k



Glenshea Park Pool

Site map

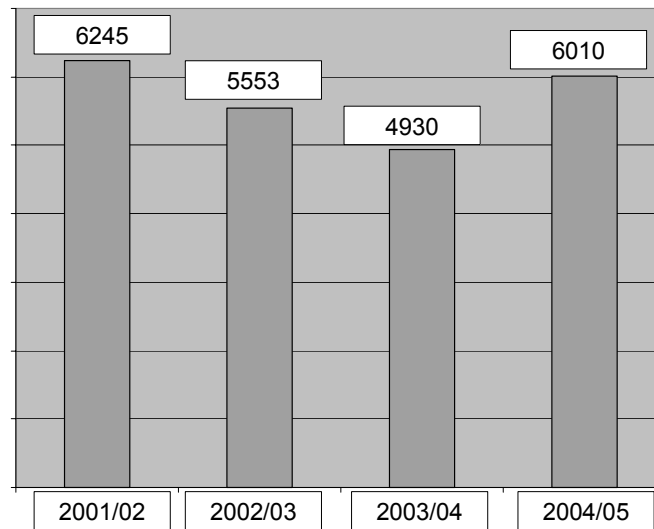
Proposed Community Pool Site



# Background

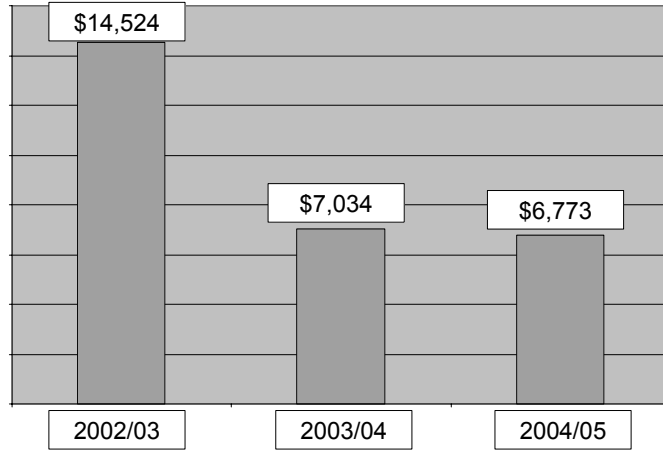


# Community use



Excludes school & club (not significant funding stream)

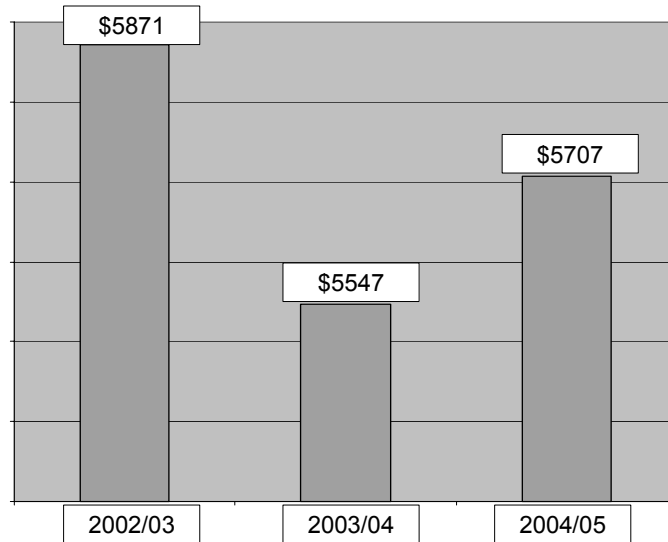
# Maintenance & Repairs



## Total Costs

2002/03: \$74k 2003/04: \$77k 2004/05: \$96k

# Income from swimmers



## Brief financial stats

- Pools funding: 80% UAGC, 20% user fees
- Putaruru in last 3yrs returned 7% user fees
- \$13.50 per swim for Putaruru to be 100% user funded
- Typical stats for an outdoor pool



## Pool Condition





- Life of concrete pool structure built in the 1950s-60s is 40-50 yrs maximum
- Asset strategy:
  - Concrete structure: Up to 50yrs life. Patch or line until needs replacement.
  - Pumps, pipes, filtration systems: Repair & replace as needed.
  - Eventually systems become too inefficient & outdated: Upgrade.

## Structure & surrounds



- Coating failing in most areas
- Lots of cracking in walls, old patching cracking again
- Wall surface is breaking down
- Some cracks are very large – a lot of leakage
- Fixing is not long-term solution
- Fibre-glassing the surface will be very expensive
- Frequent repairs, & every year new & larger cracks
- Abrasive blasting needed prior to painting will 'greatly affect the soundness of the pool'
- Pool surrounds in poor condition

*Based from Tradespeople comments*

## Support systems

- More leaking expected in underground pipework
- Basement plant room – replacements needed
- Full rebuild needed on main reticulation pump & motor
- Pipework requires overhaul for corrosive protection
- Sand filter: OK but antiquated
- Solar Sensored Reticulation System: OK mechanically but antiquated – unable to maintain a preferred constant temperature - more efficient system required
- PVC pipework & chlorine pump and tank: Good
- Changing sheds: antiquated & basic – needs refurbishment



*Based from Tradespeople comments*

## Filtration System

A poo in one pool shuts both pools down for a day.

That's because the Gravity Sand Filter is an old system. In Tok, only one pool would shut, & for a max of 2 hrs.



## Design challenges

- Cannot use for competition swimming because size is wrong for NZ Standard
- Learners Pool requires alteration of depth & design to fit needs of Learn to Swim
- The diving well of the Main Pool is too deep for effective solar heating – there is no diving board to warrant such depth



## What is the issue?

- Maintenance cost – steady but not peaking because there is a strategy of replacement as required.
- Income & overall cost – fluctuates, but not the main issue.
- Pool structural condition is the single key issue. 50yr old pool at end of its structural life (give or take several yrs).



## Options & Funding



- New Pool on-site
- Upgrade Existing Pool
- New Community Pool on new site as a partnership opportunity



## Option 1: Restructure (new pool)

- Reconstruct the two pools (including their concrete structure) on the Glenshea site. New filtration & heating systems.
- Cost (est.):
  - Pools construction (25m pool, shallower): \$250k
  - New Learners Pool: \$150k
  - Heating: \$80k
  - Filtration, plant & piping: \$160k
  - Pool surrounds & facilities: \$80k
  - Engineering etc: \$20k
  - **TOTAL est:** **\$740k**
- Funding: \$73,174pa loan funding, \$7.37pa increase on UAGC on all South Waikato District ratepayers



## Option 2: Upgrade

- Reline Main Pool with Mythra over the existing concrete & build new Learners Pool. New filtration & heating systems.
- Cost (est.):
  - Main Pool relining: \$200k
  - New Learners Pool: \$150k
  - Heating: \$80k
  - Filtration, plant & piping: \$160k
  - Pool surrounds & facilities: \$80k
  - Engineering etc: \$20k
  - **TOTAL est:** **\$690k**
- Not address Main Pool structural weakness (old concrete), so not a long term or cost effective solution
- Funding: \$66,252pa loan funding, increase on UAGC for pools of \$6.67pa (every ratepayer in South Waikato District)



### Option 3: New Community Pool

- Community Pool not School Pool, but partnership – common approach now in NZ – reduces duplication: Te Rapa, Melville High, Taumarunui etc
- \$250K available from School for that site only
- 50 yr option – ex. new facility for all of Putaruru
- No loss in level of service to the public
- Council operate & manage
- Main access would be from the street
- Open to public same as now – with option to extend the season, & hours
- Fenced off from the School
- Cost est: Potentially \$650k (\$200 unbudgeted for)
- Funding: \$39,554pa loan funding, increase on UAGC for pools of \$3.98pa on all District ratepayers



### Funding Available

- \$200k for 2006/07 (budgeted in 1997/98):
  - For Learners Pool only
- Depreciation funding: \$39k available (only started several yrs ago)
- School has \$250k – designated for expenditure on the School site – a prior condition of the funding
- Shortfall of \$200k anticipated – to be confirmed through the design process
- Major sponsorship opportunity
- Community cannot support 2 pools & fundraising drives



## Next Steps



## Consultant project brief

### Community Consultation:

- Important that community feels ownership

### Fit-for-purpose design:

- Caters for both community & Schools' sometimes competing demands
- Demand for extra features will need to be costed & itemised
- Not to compete with the SW Indoor Pools
- Show how user needs are catered for, plan efficiency, & clear options & costings



## Consultation strategy

- Global Leisure looked at sites & user needs – recommended School partnership, but design to cater for all users
- Council followed-up with letter to pool user groups in March to get feedback on report – issues for APR in further consultation
- Consultation:
  - June – more info & registrations of interest for Focus Groups
  - July – Focus Group meetings & other. Preferred option developed, and existing site uses explored with community
  - August – consultation report completed, special consultative procedure of the Council begins with submissions & hearings



## Future of Glenshea Park

- No plans to sell, dispose, or housing
- Use under the Reserves Act 1977 – recreation reserve activities only
- Alternative recreation use of pool site to be investigated – no mothballed facilities – concept plan to be developed
- Nola Block, like Glenshea Park, recognised as a significant Recreation Precinct



## When??

- Depends on consultation results
- Depends on funding required
- Earliest – construction beginning this year
- Will Glenshea Park Pool be open next season? Yes

