

# McKenzie Swimming Pool

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## Options Paper



Prepared for Hutt City Council

Working Draft

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## Report Disclaimer

In preparing this report it has been necessary to make a number of assumptions on the basis of the information supplied to Global Leisure Group Limited in the course of investigations for this study. The recommended options contained in this report are subject to uncertainty and variation depending on evolving events, but have been conscientiously prepared based on consultation feedback and an understanding of trends in swimming pool provision.

The author did not carry out an audit or verification of the information supplied during the preparation of this report, unless otherwise stated in the report. Whilst due care was taken during enquiries, Global Leisure Group Limited does not take any responsibility for any errors nor mis-statements in the report arising from information supplied to the author during the preparation of this report.

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## 1. Introduction

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This options study is part of the action plan in the Hutt City Council Swimming Pool Strategy approved in 2005. Council agreed to undertake an investigation of the future of McKenzie pool in 2006/07 and identify options for Council's assessment.

## 2. Review of literature

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A literature review was undertaken and is attached as an appendix to this report. The key findings from the literature review are as follows:

### **Draft 10 Year Strategy for Swimming Pools: Report to Strategy & Policy Committee 20 July 2005**

- Recommended that pools continue to be provided throughout the city
- Confirmed that the priority order for use of public swimming pools was correct (swim education, water safety, health and fitness, recreation and fun, water sports and events and other)
- Recommended the current options study regarding McKenzie pool be undertaken in the 2006/2007 financial year

### **Hutt City Council Swimming Pool Strategy (2005)**

- A number of high cost maintenance or replacement items of pool plant due to the ageing nature of the pools, in particular McKenzie pool, was identified for attention in the short term (based on an engineering report undertaken for preparation of the Asset Management Plan for Public Swimming Pools 2002-2012)
- Hutt City has high levels of use of the swimming pools in comparison to most other local authorities in New Zealand
- The growing awareness of the need for physical activity to maintain a healthy lifestyle is driving a trend towards regular physical activity and exercise in water is a good option particularly for those with injury or mobility issues
- Research in 2003 ranked school swimming and water safety as the most important outcome the community derives from pools, McKenzie pool has significant use by schools
- Actions that specifically relate to McKenzie Pool are outlined below:
  - Objective: All communities in the city have reasonable access to swimming pools
  - Strategy 5: Council will continue to provide pools throughout the City
  - Action Plan: Undertake an investigation of the future of McKenzie pool in 2006/07 and identify options for Council's assessment.

### **Hutt City Council Swimming Pool Survey, Peter Glenn Research (October 2003)**

- A majority of respondents (62%) felt that Hutt City should retain the same number of public swimming pools over the next ten years, whilst a further 22% felt that the number of pools should be increased.
- Respondents were asked if Hutt city was to have fewer pools, which one/s should close? Respondents were able to provide more than one response giving a total response of 110%. Most respondents (69%) did not favour closing any of the existing pools and a further 8% were uncertain as to whether any pools could potentially close. However, 15% of respondents

identified McKenzie pool as the pool that should be closed, followed by 8% selecting "any outside pool".

- Respondents generally expressed the view that residents would be more inclined to favour maintaining or improving current pool services, rather than reducing them, even if it resulted in higher rates.
- 71% of respondents were in favour of building larger facilities over the next ten years that would allow the whole family to participate in different activities at the same place at the same time. These facilities would be extended to include pools, indoor sports and recreation areas.

### **Asset Management Plan for Public Swimming Pools: Hutt City Leisure Services (2002)**

- The Reinstatement Value of McKenzie Swimming Pool was \$1.1 million in 2002
- The Depreciated Replacement Value of McKenzie Swimming Pool was \$405,000 in 2002
- The AMP identified the replacement of filters and pumps at McKenzie pool at an estimated cost of \$440,000 is spread over the 2005/2006 and 2006/2007 financial years

## **3. Condition Report on the McKenzie Pool (February 2007)**

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A condition report was prepared by Mr Tony Loughnan, a highly experienced engineer in swimming pool design and assessment. The report is attached as an appendix to this paper. Key findings from the executive summary include:

- The pools were originally built in 1933 and the lap pool was effectively completely re-built within the old pool shell in 1973.
- The lap pool is assessed as being structurally sound and is considered to be likely to be water-tight. There is considerable water loss due to splashing etc and it is possible there are losses from the pool and from its reticulation. The cover to the reinforcing of the precast inner wall panels is less than required by the standards and it is possible the reinforcing is being attacked.
- The learners' pool entry is too steep for safety and exceeds the standard gradient. The water level in this pool is 300mm lower than that in the lap pool and because they are coupled there is flooding of the learners' pool and consequent water loss on occasions.
- The two pools are a single body of water so it is impossible to maintain them at significantly different temperatures.
- The pipework to the pools is cast iron and is likely to be at the end of its practical life. It is highly likely that water is being lost from the pipes.
- The layout of the pools on site is in conflict with the safety hierarchy normally adopted which has the shallowest water closest to the entry and change rooms.
- The entry buildings are grossly under-sized for their function and in need of maintenance.
- The change rooms are dated but very adequate. Maintenance has been deferred and is starting to affect their appearance.
- There are no dedicated accessible facilities [for people with disabilities]. These are required by the Building Act and should be installed.
- There are no "family change" rooms. These are very popular in modern aquatic facilities.
- The plant building is an earthquake-prone brick building with asbestos roofing and its floor is below ground level and subject to flooding. It should be demolished and replaced.
- The filter is at the end of its life and should be replaced.
- The boiler is still operating well due to good maintenance but is reaching the end of its life and could fail at any time. Replacement should be planned.
- All pool waste is directed to the storm-water. Draining of the pools and backwash water should be directed to the sewer which will require diverting the drains.
- In general the existing facility is assessed as being out-dated, badly set out, requires maintenance plus replacement of most major components. It is estimated that it would cost of the order of **\$900,000** to bring it up to a standard that would allow it to continue to operate in its current form with a life expectancy similar to that for a new pool.

- It is estimated that the cost to completely re-develop on the site, but re-using the existing change rooms, would cost in the order of **\$1.5million**. Such a redevelopment would provide new purpose-designed pools, buildings and plant properly laid out and with the ability to operate the pools at different temperatures. Such a design should be carried out in such a way that it can be enclosed in the future to become a year-round indoor facility. This is seen as far better value for money than the option to upgrade the pool but retain all its planning and operational deficiencies.

#### 4. Catchment Population of McKenzie Pool

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Council has undertaken analysis of the catchment of the various pools within Hutt City. The city population is divided into catchments based on identifying the closest swimming pool to each Statistics New Zealand Census mesh block and takes into account geographic features such as the Hutt River. The McKenzie Pool catchment is defined as Alicetown, Petone Central, Wilford, Esplanade and Korokoro. Analysis based on provisional data from the 2006 Census compared to 2001 Census has found that:

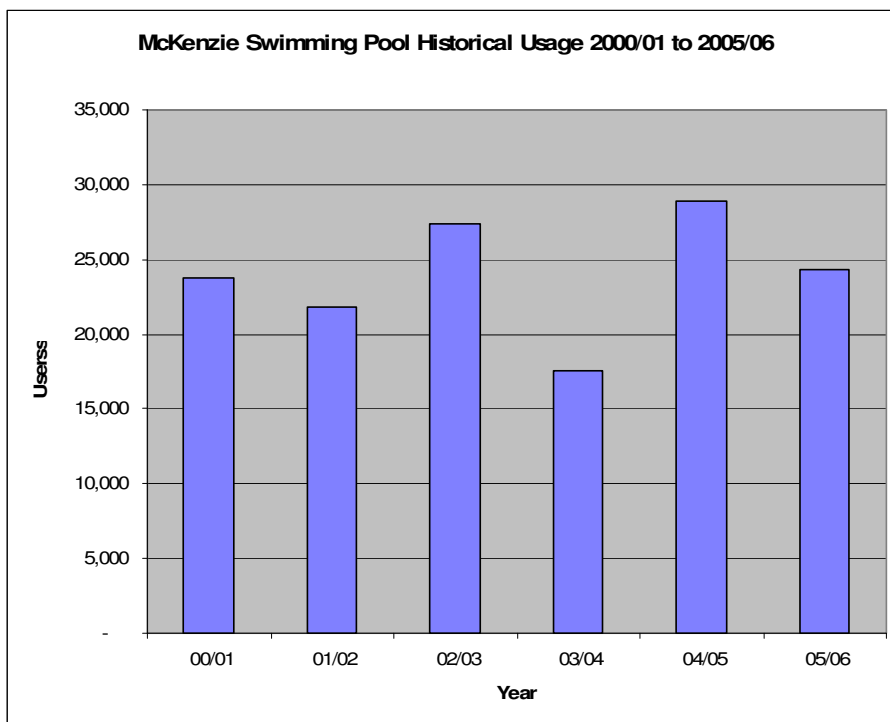
- The catchment population for the McKenzie pool is 9,759, down from 9,909 in 2001. this represents a decline of 1.5% between 2001 and 2006 compared to a rise in the Hutt City population of 2.4%
- The main decreases are in the under 5's (-1%) and 25-35 age group (-1.6%)
- The median age (34.4yrs) is slightly younger than City median (34.9yrs)
- There has been a significant change in the ethnic mix in the catchment population between 2001 and 2006 with the proportion of the European Ethnic Group declining by 8% (to 63.9%) and a rise in those residents categorised as Other Ethnic Groups increasing by 10.8% (to 11.4%) as well as an increase of 1.7% (to 9.6%) in the Asian Ethnic Group. Asian and Other Ethnic Groups now make up one in five (20%) of the catchment population slightly above the City population of 18.7%
- Median personal income (\$30,818) is higher than City median (\$27,618)

The decline in the catchment population may be reversed before the 2011 Census because a number of apartment planning proposals are being considered by Council at present which would intensify population. The change in ethnicity may affect patronage of the pool depending on the cultural mores of these ethnic groups, particularly of their female populations.

## 5. Patronage and Costs of McKenzie Pool

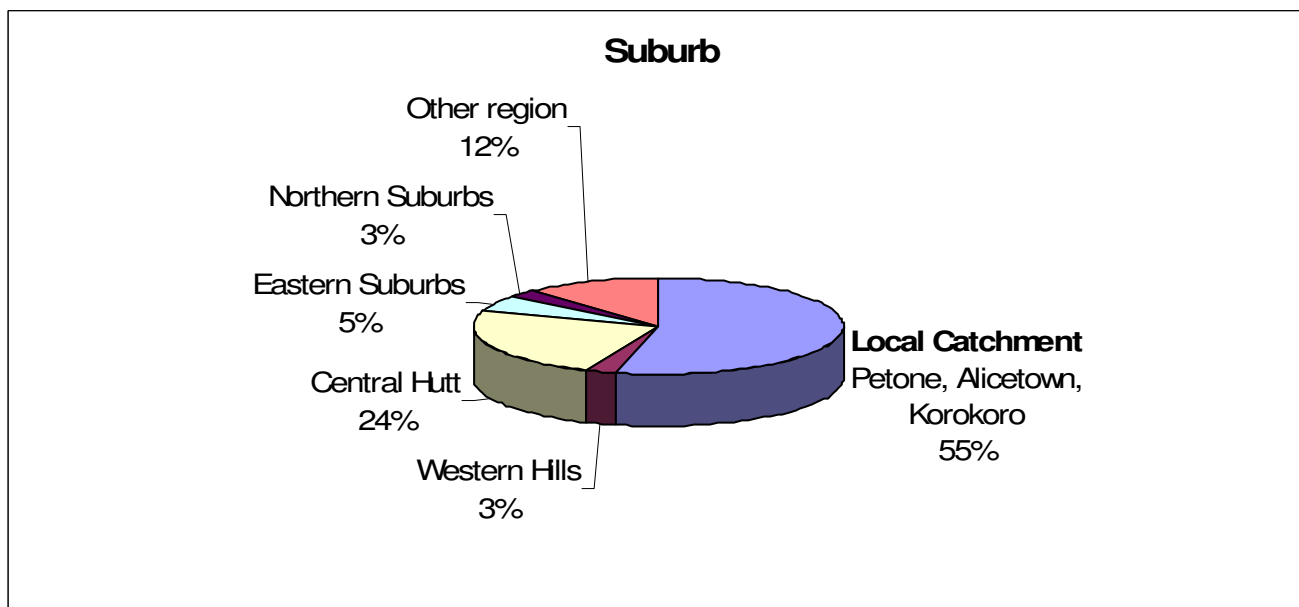
This section provides a summary of patronage and costs of the McKenzie Pool in comparison to other pools in the Hutt City pools network. Detailed data tables are included in the appendix.

Patronage of McKenzie pool has fluctuated over the past 5 years but has generally exceeded 20,000 visits per year or over two visits per resident within the catchment area.

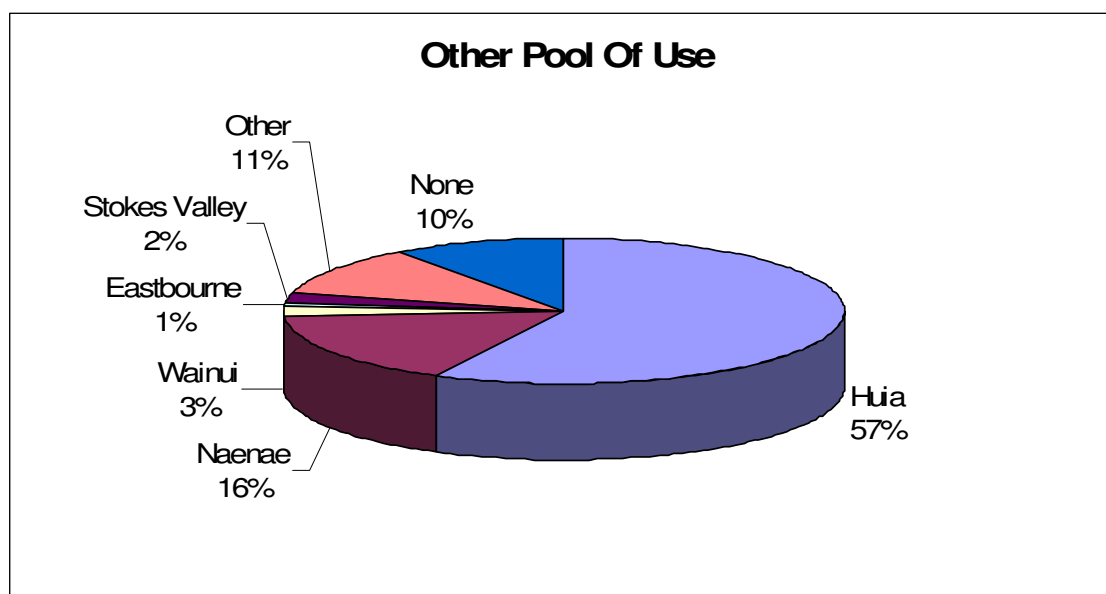


An analysis of the patronage of McKenzie pool in comparison to other pools in the Hutt City network is outlined in the tables and charts below.

The recently completed annual swimming pool user survey undertaken by Hutt City Council highlights the high use by the local catchment population. However, there is significant use by residents from other parts of the city comprising over one in three users and this confirms consultation feedback that significant numbers of McKenzie pool users travel some distance to be able to swim outdoors. Most come from Central Hutt who live in close proximity to Huia indoor pool.



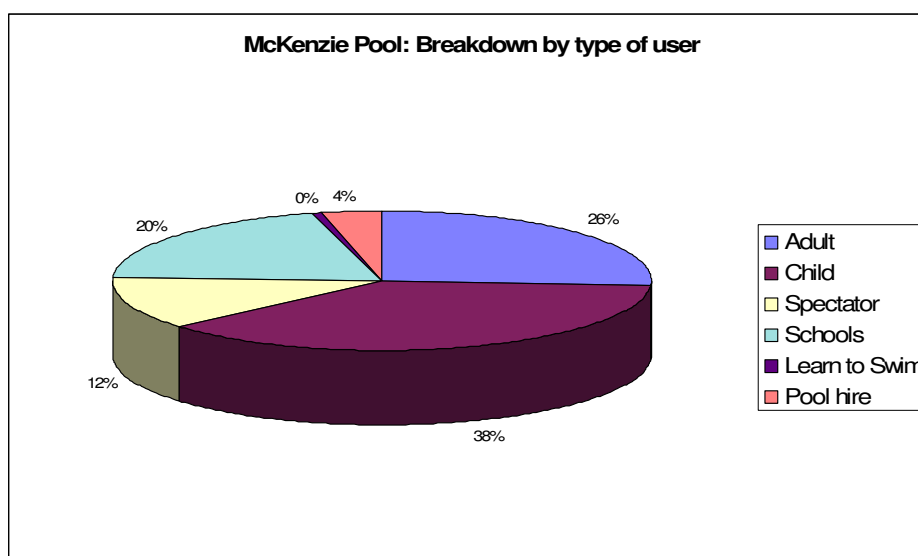
The annual user survey also highlights the importance of Huia indoor pool when McKenzie pool users were asked to identify other pools that they use. Almost three quarters of McKenzie pool users use an indoor pool. This is consistent with consultation feedback from users that they use an indoor pool when McKenzie pool is closed.



McKenzie swimming pool caters to a narrower range of uses compared to the major pools in the network, with no use in some categories as outlined in the table below. (LTS in the table refers to learn-to-swim programmes and activities). The table below presents averages of data collected from 2000/01 to 2005/06.

Average	Pool	Adult	Child	Spectator	Schools	Learn to Swim	Hire	Aquarobics	Other Programs	Totals
	Huia	62,376	57,990	66,418	46,789	36,285	45,836	2,531	2,562	320,786
	Naenae	35,467	57,739	41,409	38,137	7,017	60,246	6,785	27,685	274,485
<b>2001-2006</b>	Stokes Valley	11,656	22,385	6,935	12,284	4,146	5,571	3,435	2,414	68,827
	Wainuomata	6,019	16,978	5,951	16,740	810	11,183	-	165	57,845
	McKenzie	5,337	8,350	3,390	5,134	167	1,283	-	315	23,976
	Eastbourne	3,258	8,937	4,215	7,386	16	1,398	-	152	25,362
<b>Totals</b>		124,113	172,379	128,318	126,469	48,443	125,517	12,751	33,291	771,280

McKenzie has the highest proportion of its total users within the adult swimmer category across the network of pools. This would appear to confirm the consultation feedback that McKenzie is popular for lane swimming for exercise and with family groups for play. Eastbourne and Wainuiomata outdoor pools have a similar mix of services. Eastbourne has only half the proportion of adults swimmers compared to McKenzie but has higher spectator and school usage categories. Wainuiomata has even less adult swimmers but a much larger proportion of patronage from bookings.



McKenzie pool has a significantly lower number of users per hour compared to the Wainuiomata outdoor pool but is slightly higher than the Eastbourne outdoor pool and Stokes Valley (a year round indoor pool). The table below presents averages of data collected from 2000/01 to 2005/06.

Pool	Totals	Annual Hours	Users per hour
Huia	320,786	4,820	67
Naenae	274,485	5,096	54
Stokes Valley	68,827	3,773	18
Wainuomata	57,845	1,650	35
McKenzie	23,976	997	24
Eastbourne	25,362	1,157	22

The operating costs of McKenzie pool including maintenance of plant and machinery but excluding capital for renewals are outlined in the table below along with a calculation based on the total number of users of McKenzie pool each year. This provides a cost per user which is relatively high compared to the main indoor pools in the network but compares favourably with the Stokes Valley, Wainuiomata and Eastbourne pools. The table below presents averages of data collected from 2000/01 to 2005/06.

Pool	Attendance	Revenue	Net Op Cost	Op Cost/user
Huia	320,804	\$ 675,704	\$ 353,469	\$ 1.10
Naenae	274,485	\$ 417,092	\$ 608,925	\$ 2.22
Stokes Valley	68,827	\$ 107,021	\$ 362,410	\$ 5.27
Wainuiomata	57,805	\$ 56,840	\$ 248,571	\$ 4.30
McKenzie	23,976	\$ 23,415	\$ 97,598	\$ 4.07
Eastbourne	25,361	\$ 29,592	\$ 85,788	\$ 3.38
	771,258	\$ 1,309,664	\$ 1,756,761	\$ 2.28

## 6. Key findings from consultation on McKenzie Pool

The consultation on McKenzie Pool was undertaken in two phases to capitalise on consultation already underway within the catchment of McKenzie Pool that could gather data useful for the options study.

The first phase was undertaken in September 2006 as part of consultation for the development of the Active Recreation and Sport Strategy for Hutt City. This involved focus groups with school age students and interviews with principals. In addition to general sport and recreation questions some questions regarding McKenzie Pool and use of swimming pools were included during sessions with students from Hutt Valley High School, Hutt Intermediate and Wilford School. Students were not available from Petone Central School on the day scheduled for the focus group. However, an interview was held with the Principal of Petone Central School as well as with the Principal of Korokoro School.

There was limited feedback directly related to McKenzie Pool but a comment during the focus group with Hutt Valley high school students illustrates concerns with the pool.

Petone needs to be warmer and maybe covered. Should not be closed (this was an unsolicited comment– there is a rumour of closure)

During the focus group with students at Wilford School in Petone comment was made on McKenzie pool

Enjoy going to the McKenzie pool. Needs to be close for parents to take them.

The Principal at Wilford School also indicated that the school uses McKenzie Pool but it is very cold for young kids and needs "more things to play with". The Principal at Petone Central School commented that McKenzie Pool is very well used by the community and kids when it is open and he supports continued operation of a pool in Petone for community and school use.

The second phase of consultation dedicated to preparing the options paper was undertaken in March 2007 including a public workshop held at Petone Central School (69 participants), a focus group with users of McKenzie pool (eight participants) and interviews with community organisations and stakeholders. Key stakeholder interviews were also undertaken with:

- Members of the Petone Community Board
- Jim Hogg and Graeme Lyon, Petone Swimming Club
- Lorraine Williams, Petone Planning Action Group
- Tristan Reynard, Wellington Underwater Hockey
- Lindy Naylor, Hutt Water Polo Club
- Tim Mannix, Petone Rugby Club
- Penny McDonald, Wellington Institute of Technology (WelTec) management
- John McGuinness, former manager of Hutt City Pools

Notes from the workshop and focus group are attached as an appendix to the report. Key findings from the March 2007 consultation regarding the swimming pool that will influence the selection of options include:

1. Petone Swimming Club uses the pool for two hours per week to operate its programme for approximately 50 children. The swimming club is not affiliated to reduce costs (\$30 for 17 week season) and focuses on/correction and technique. It does not operate a learn-to-swim programme because Council does this well and it is better in a warmer indoor swimming pool environment. A feature of the season is introducing club members to sea swimming with the highlight being the Somes Island swimming event. The club does not have a competition squad. The club would like a longer season with the pool remaining open later into the autumn (at least to the end of daylight saving). The club does not have a strong view regarding the location of the swimming pool. The current site is central. Using a different site would have the advantage of continuity of service with the current pool continuing to operate while building of a new pool happens elsewhere. The current pool is adequate. However, if a new pool was being developed then the club would prefer the following features:
  - A 25 m lane pool with depth varying from approximately 900 mm to 2 m.
  - Separate toddler's pool.
  - Separate shallow learners pool (mostly for school use).
  - Secure storage for club equipment (currently stored in cage in a changing room).
  - Modern facilities for change and ablutions.
  - A multiuse room for committee meetings, members lounge, parent's room that could be shared with other users.
2. WelTec is open to explore options for development of a replacement for the existing pool. There are several potential sites which would generate benefits for both WelTec and the local community. WelTec would prefer to have the swimming pool closer to the main campus or improve the efficiency of the campus through a land swap. There is also potential for sharing of fitness gym facilities if these were developed as part of a new

swimming complex. WelTec would need assured access and exclusive use of part of the fitness facilities for teaching purposes from 9 a.m. to 3 p.m. on teaching days. WelTec is not in a position to contribute capital into any new swimming pool development.

3. The Petone Rugby Club uses the McKenzie pool for cross training purposes during the pre-season training programme and several players belong to the Petone Swimming Club and use the pool on an individual basis to maintain their fitness. The extent of use by the Club is determined by the coaches and can vary from season to season.
4. Wellington Underwater Hockey is experiencing strong growth (20% growth each year for several years), particularly in the junior school age-group and is unable to secure sufficient access to swimming pools to meet demand. Underwater hockey uses Huia and Naenae pools. Currently there are 31 College teams registered involving over 340 students. Current available capacity means that only 24 teams can be accommodated in the league at any one time. Accordingly, underwater hockey is not actively recruiting schools at this time. The sport is advocating for an increase in capacity at Huia through the development of an additional indoor pool or a reallocation of existing capacity for use by underwater hockey.
5. Hutt water polo club is in a similar situation to underwater hockey with strong growth in junior age groups (Flippa Ball now has over 100 teams involving approximately 1,100 school students). Water polo currently uses both the Huia and Naenae pools. Water polo would welcome any increase in capacity and would use McKenzie pool for a school Flippa Ball competition in term one. However, water polo is advocating for the development of additional indoor swimming pool capacity as this provides year-round access. Water polo believes the most logical location for development would be at Huia pool because this would be more efficient (uses the existing reception and provides a major hub for water polo activity). Water polo also supports the use of movable floor technology in any additional indoor swimming pools developed.
6. Shelter from the northerly that is the prevailing wind in the summertime is the essential. It was suggested that any buildings should be built on the northern side of the swimming pool compound to help shelter swimmers from this prevailing wind.

Feedback from the public planning workshop and the focus group of pool users have been summarized below. Please refer to the detailed notes in the appendix for the full notes.

What workshop participants liked most about McKenzie Pool include:

- It is an outdoor pool – it has fresh air, and is not too hot and noisy
- The pools are a good depth
- It is a good safe family recreation and community gathering place, which has picnic and BBQ facilities, and good grass areas. The pool has ‘atmosphere’ and ‘a good kiwi feel about it’ and is seen as a community hub
- The historical significance of the pool is important i.e. ‘built by the community and belongs to Petone’
- It is affordable and seen as value for money
- It is less crowded, particularly compared to indoor pools
- It is accessible to local schools and to the community due to it’s central location (children can walk to the pool), proximity to public transport and good car parking
- The staff are friendly and helpful
- A swim club operates from the pool

What workshop participants disliked most about McKenzie Pool include:

- Both the daily opening hours and length of the season are too short

- Not enough shade particularly for spectators
- The changing rooms need improving
- Not enough seating
- The water temperature is often too cold
- Not enough shelter from the wind

What workshop participants would like if McKenzie Pool was replaced:

#### Essential

- Outdoor pool – main pool 25-30m
- Pools with a similar depth to existing pools (main pool maybe a little deeper)
- Toddlers and learners pool
- Eco friendly and energy efficient
- Better changing facilities

#### Desirable

- Proper office and entrance area (visible from the road)
- Outdoor spa pools
- More aqua toys and equipment for the kids
- Improved/bigger BBQ and picnic facilities

Where workshop participants believe the ideal location is for a pool:

- The current site was the most favoured option because it is central and close to local schools but there was concern that the site is fee simple land rather than a reserve.
- Petone Recreation Ground was seen as having conflicts with sports codes and parking is difficult
- Petone Technical College was discounted as not central enough for Petone residents
- Petone Foreshore is a high profile location but is exposed to wind and unlikely to gain a resource consent

## 7. Discussion of options

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A range of options were identified from the consultation and investigation by the author including analysis of potential sites for a swimming pool within Petone.

### 7.1. Closure

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The closure of the McKenzie Swimming Pool is vigorously opposed by the local community and users of the pool. The swimming pool is seen as an integral part of Petone's community heart along with other community facilities such as the library and the service centre. The swimming pool provides a venue for social connection as well as a place to exercise and play.

Closure of the McKenzie Swimming Pool with no replacement of the service provided would reduce Council expenditure on swimming pools services by \$110,000 per annum. In addition, Council would not need to invest in the renewal of the swimming pool and plant estimated at approximately \$900,000. However, some minor additional cost may be incurred by Council in meeting demand transferred from McKenzie Pool to other pools in the network.

Water polo and underwater hockey are reporting strong growth particularly of school age participants. These sports are advocating for investment in the swimming pool network to provide greater capacity to meet the demand generated from the growth of their sports. These sports provide a valuable community service by delivering opportunities for regular physical activity in a positive social environment for residents, particularly in the younger age groups.

Council could transfer the equivalent capital funding as would be required to renew or replace McKenzie pool into the development of an additional indoor pool elsewhere in the network. This would also generate economic efficiencies such as removing the need for a separate reception as required at McKenzie pool if the additional indoor pool was attached to an existing complex. This saving could then be transferred into providing either enhanced services or technology (such as a movable floor). It has been suggested that the most logical development would be an additional indoor pool at the Huia complex depending on scale and features of the pool could be between \$3 and \$4.2 million.

Closure would remove the option for outdoor swimming at a public pool within the main Hutt Valley, leaving Wainuiomata and Eastbourne pools as the only outdoor swimming pool options in Hutt City. Outdoor swimming is highly valued by users within the immediate Petone catchment and from further afield (over 20% of McKenzie pool users come from the central Hutt city i.e. those living in closer proximity to the Huia indoor swimming pool).

## **7.2. Renew the swimming pool on existing site**

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Strong support was voiced from the local community to continue to use the current site and to renew the existing swimming pool. It is apparent from the feedback that the current site has a significant historical context for some members of the community. However, the prime motivation is fear of losing the swimming pool if a more expensive option such as complete replacement of the swimming pool was recommended. There was also concern that shifting the pool away from the current location may mean the loss of service within Petone through selection of a site outside of the Petone area.

The engineers report highlights significant design shortcomings in the current pool some of which are health and safety related such as the location of the deep water in relation to the change facilities and entrance. A renewal of the existing pool will not remedy the shortcomings in the size, depth, slope and layout of the pools.

Renewing the swimming pool on the existing site has the disadvantage of causing an interruption in service for at least a significant part of a swimming season and possibly a whole season depending on the time required to renew the plant and pipes.

## **7.3. Replacement of the existing swimming pool with a new pool**

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The existing site could be enlarged by incorporating the adjacent former caretaker residence owned by Council to provide a larger land area before the swimming pool compound. It would be desirable to develop the ancillary facilities on the northern side of the site to provide wind shelter from the prevailing northerly. The east-west orientation of the current site would facilitate this.

Replacement of the existing swimming pool with a new pool has the significant advantage of being able to develop a swimming pool that better meets contemporary and future needs and the current ageing swimming pool. This could include more efficient use of the equivalent water area of the current pools and the removal of several design shortcomings with the current pool as identified by Mr Loughnan. Construction of an entirely new swimming pool also removes the risks associated with the age of the current pool and plant.

### **7.3.1. Replacement of the existing swimming pool with a new pool on the existing site**

Rebuilding the swimming pool on the existing site has the disadvantage of causing an interruption in service for at least a significant part of a swimming season and possibly a whole season depending on the time needed for demolition and construction. Another disadvantage is that the fee simple land would continue to be occupied by the swimming pool precluding the option to sell the land to help finance the replacement of the current pool on other Council owned land.

### **7.3.2. Replacement of the existing swimming pool with a new pool on a new site**

Rebuilding the swimming pool on a different site has the advantage of eliminating the need for an interruption in service during construction. Another advantage is that the fee simple land previously occupied by the swimming pool could be sold to help finance the replacement of the current pool. Preliminary indications are that the margin between renewing the current pool and developing a new pool could be financed from the proceeds of the land sale.

Feedback during the consultation highlighted the need to retain the swimming pool as part of the sport and recreation hub formed by the Petone Recreation Ground and North Park. It should be noted that at present not all land within the hub is used for recreation and sport, land beside the bowling club and the tennis club has not been developed. However, this land is not desirable for use as a swimming pool site because of poor access from local streets.

There are three other sites within or adjacent to this hub that could accommodate a replacement swimming pool of a similar land area to the existing McKenzie Swimming Pool site. Two of these sites are owned by Council and are located on the margins of the Petone Recreation Ground. Both of these sites have the potential to provide ancillary facilities that can be used year-round by a combination of swimming pool and winter sports using the Petone Recreation Ground.

One site is currently occupied by the grandstand on the Western side of the Ground. The grandstand receives very little use as a spectator facility with the falling away of spectators watching club rugby. However, the ground floor change and ablution facilities were refurbished by Council within the last 10 years and are used throughout the winter season by the Petone Rugby Club and visiting teams. Another disadvantage of the site is the orientation of the pool would be North-South reducing the effectiveness of any shelter derived from buildings within the swimming pool compound. The grandstand site is not seen as a viable option and has not been pursued.

The other site is at the south end of the ground and is currently occupied by the former caretaker's house (now a rental property), lawn area, small playground and parking spaces used by WelTec. The playground could be retained and linked to the swimming pool compound to provide an alternative play environment for children not swimming but part of the family group visiting the swimming pool. The close proximity to WelTec could also open opportunities for development such as a fitness gym to be incorporated into the development that could service

both the local community and the WelTec community (both for learning and recreational purposes). The east-west orientation of the site provides potential to maximise shelter from the prevailing northerly through construction of buildings along the northern boundary of the swimming pool compound.

A major disadvantage of this site is that parking is more pressured than at the current site.

The third site identified is on Ministry of Education land on the corner of Britannia and Udy Streets currently used as car parking for WelTec. The distance from the WelTec campus to this car parking means it has low occupancy compared to the on street parking closer to the campus. The potential for a land swap should be explored if this option gains favour with Council and the local community. WelTec would like to provide more parking closer to the campus and the land currently occupied by the caretaker's house adjacent to the Petone Recreation Ground could be swapped by Council. An equivalent number of car parks would need to be provided elsewhere to ensure that WelTec remains compliant with its resource consent conditions.

The ancillary buildings could include change and ablution facilities on the ground level and on an upper level a club lounge/meeting space that could overlook both the swimming pool and the Petone Recreation Ground. Hockey and cricket may wish to relocate to this facility. Consolidation into one facility and the removal of the vacated pavilions would be desirable.



#### 7.4. Option attributes

The table below provides a preliminary analysis of the various options.

Attribute	Close McKenzie Pool and possibly replace with a pool elsewhere in the network	Renewal of pool plant	New outdoor pool on same site	New outdoor pool on the 'caretaker house site' at Petone Recreation Ground	New outdoor pool on 'WelTec cap park site'
Level of local community support	Consultation feedback indicates strong opposition to closure.	Consultation feedback indicates strongest support because seen as most likely to gain Council support.	Consultation feedback indicates strong support but concern that additional cost could put pool service in Petone at risk.	Consultation feedback indicates some support but seen as a high risk option.	Consultation feedback indicates some support but seen as a high risk option.
Site description	Co-located at an existing pool in network	Currently occupied by McKenzie pool and former caretakers house (that generates rental revenue for Council)	Currently occupied by McKenzie pool and former caretakers house (that generates rental revenue for Council)	This site is at the southern end of the Petone recreation ground. It is currently occupied by parkland area with a small playground and the former caretakers house (that generates rental revenue for Council)	This site is on the corner of Britannia and Udy Streets. Currently is occupied by paved car parking that receives light use because of distance from WelTec campus across Petone Recreation Ground
Land status	N/A	Fee simple	Fee simple	Mix of recreation reserve and fee simple	Owned by Ministry of Education, used as parking by WelTec as part of its resource consent requirements. Would require a land swap of equivalent land area to provide parking such as removal of Recreation Ground caretaker house and conversion to car parking.

Attribute	Close McKenzie Pool and possibly replace with a pool elsewhere in the network	Renewal of pool plant	New outdoor pool on same site	New outdoor pool on the 'caretaker house site' at Petone Recreation Ground	New outdoor pool on 'WelTec cap park site'
Functional efficiency as swimming pool facility	Likely to require an additional indoor pool to both meet displaced seasonal demand from McKenzie Pool users and unmet year round demand from underwater hockey and water polo. Modern design reflecting contemporary needs of users. Shared use of reception and ancillary facilities such as change and staff areas of existing complex. Operational cost savings from using existing reception service.	Shortcomings in learn to swim and toddlers pool unchanged. Depth of lane pool not sufficient for deep water activities. Change and staff facilities remain unchanged.	Modern design reflecting contemporary needs of users in both pools and ancillary facilities such as change and staff areas.	Modern design reflecting contemporary needs of users in both pools and ancillary facilities such as change and staff areas.	Modern design reflecting contemporary needs of users in both pools and ancillary facilities such as change and staff areas.
Co-location and sharing facilities	Co-location of a new pool as part of an existing complex is efficient, particularly for sport users such as underwater hockey and water polo.	No co-location or sharing opportunities evident	No co-location or sharing opportunities evident	Opportunity to incorporate shared facilities into complex for use by WelTec and sports codes currently using the Recreation Ground (fields, change and ablution facilities and pavilions)	Opportunity to incorporate shared facilities into complex for use by sports codes currently using the Recreation Ground (fields, change and ablution facilities and pavilions)
Health and safety	Fully compliant	Shortfalls in pools layout unchanged	Fully compliant	Fully compliant	Fully compliant
Location	Outside Petone but Huia is less than 2.5km from current location.	Central in Petone	Central in Petone	Central in Petone, closer to Petone Central and Sacred Heart primary schools	Central in Petone, closer to Petone Central and Sacred Heart primary schools

Attribute	Close McKenzie Pool and possibly replace with a pool elsewhere in the network	Renewal of pool plant	New outdoor pool on same site	New outdoor pool on the 'caretaker house site' at Petone Recreation Ground	New outdoor pool on 'WelTec cap park site'
Connection with education institutions	Petone schools will need to bus to the an alternative pool but would have an extended season with an indoor pool	Unchanged distances <ul style="list-style-type: none"> <li>▪ Petone Central School is about 800 m by footpath or a 10 minute walk from the current site (500 m by line of sight)</li> <li>▪ Sacred Heart School is about 700 m by footpath or a 9 minute walk from the current site (500 m by line of sight)</li> <li>▪ Wilford School is about 600 m by footpath or an 8 minute walk from the current site (400 m by line of sight)</li> <li>▪ The centre of the WelTec campus is about 300 m or a 4 minute walk from the current site (300 m by line of sight)</li> </ul>	Unchanged distances	Distances to 'caretaker house site' is very close for two schools: <ul style="list-style-type: none"> <li>▪ Petone Central School is immediately adjacent or a 1 minute walk from the site (10 m by line of sight)</li> <li>▪ Sacred Heart School is about 150 m by footpath or a 2 minute walk from the site (100 m by line of sight)</li> <li>▪ Wilford School is about 950 m by footpath or a 12 minute walk from the site (700 m by line of sight)</li> <li>▪ The centre of the WelTec campus is about 100 m or a 1 minute walk from the site (100 m by line of sight)</li> </ul>	Distances to 'WelTec car park site' is shorter than to the current site for two schools: <ul style="list-style-type: none"> <li>▪ Petone Central School is about 350 m by footpath or a 4 minute walk from the current site (500 m by line of sight)</li> <li>▪ Sacred Heart School is about 250 m by footpath or a 3 minute walk from the site (100 m by line of sight)</li> <li>▪ Wilford School is about 900 m by footpath or an 11 minute walk from the site (700 m by line of sight)</li> <li>▪ The centre of the WelTec campus is about 550 m by footpath or a 7 minute walk from the site (400 m by line of sight)</li> </ul>
Connection with main retail centre (Jackson Street)	Unknown	The site is 600 m from Jackson Street.	The site is 600 m from Jackson Street.	The site is 300 m from Jackson Street.	The site is 550 m from Jackson Street.

Attribute	Close McKenzie Pool and possibly replace with a pool elsewhere in the network	Renewal of pool plant	New outdoor pool on same site	New outdoor pool on the 'caretaker house site' at Petone Recreation Ground	New outdoor pool on 'WelTec cap park site'
Parking	Unknown depending on location selected.	Good availability of on-street parking	Good availability of on-street parking	Southern end site has highly pressured parking situation. WelTec car park would provide comparable if not better parking than current site. However, a significant proportion of swimming pool use occurs outside the peak hours of WelTec demand for parking. In addition, the peak swimming pool patronage months of January and February are a lower demand period for WelTec.	Southern end site has highly pressured parking situation. WelTec car park would provide comparable if not better parking than current site.
Useful life of facility	Full useful life.	Continuing to use old tanks is likely to have shorter useful life than a completely new facility. Renewal through installation of new plant and pipes should provide the equivalent useful life of a completely new installation.	Full useful life.	Full useful life.	Full useful life.
Capital funding	Estimated capital cost is between \$3 and 4.2 million depending on scale and features in new indoor pool.	\$900,000 estimated cost of renewing plant and pipes but not pool tanks	Estimated cost is \$1.5 million using the current change facilities plus demolition cost	Estimated cost of \$1.85 million (including new change facilities)	Estimated cost of \$1.85 million (including new change facilities)

Attribute	Close McKenzie Pool and possibly replace with a pool elsewhere in the network	Renewal of pool plant	New outdoor pool on same site	New outdoor pool on the 'caretaker house site' at Petone Recreation Ground	New outdoor pool on 'WelTec cap park site'
Additional source of capital finance	<p>Potential capital gain from disposal of McKenzie Pool site. The operational savings of about \$110,000 per annum could be used to enhance services, reduce charges across the pools network or service a loan if a new pool is developed.</p> <p>The proceeds from the sale of the current McKenzie pool site could be used to assist with the capital cost of developing a new pool elsewhere in the network.</p>			Preliminary indications are that the margin between renewing the current pool and developing a new pool could be in most part financed from the proceeds of the sale of the current pool site and adjoining house lot owned by Council	Preliminary indications are that the margin between renewing the current pool and developing a new pool could be in most part financed from the proceeds of the sale of the current pool site and adjoining house lot owned by Council

## 8. Conclusion

This report has been prepared in response to a specific action in the Hutt City Council Swimming Pool Strategy to undertake an investigation of the future of McKenzie pool in 2006/07 and identify options for Council's assessment.

The McKenzie pool is identified by local residents as an integral part of the heart of the Petone community along with other community facilities such as the library. Swimming pools provide a highly inclusive recreation option for residents of all ages and abilities. Water provides a supportive environment for exercise for residents with injuries or debilitating diseases such as arthritis.

Research undertaken in 2003 by Council indicated strong support for retaining the current number of pools within the city. The Swimming Pool Strategy includes an objective and strategy that are cognizant of this research and they are relevant to the consideration of the future of McKenzie Pool:

- Objective: All communities in the city have reasonable access to swimming pools
- Strategy 5: Council will continue to provide pools throughout the City

The patronage and cost per swim of McKenzie pool is comparable with other swimming pools in the Hutt city pool network. The McKenzie pool attracts residents from other parts of the city who prefer to swim outdoors during the summer. An outdoor pool was identified during the consultation as an important part of the provision mix within the pools network and McKenzie pool is the most accessible outdoor pool for the majority of Hutt City residents.

The engineering report indicates that significant renewal of plant and pipes at an estimated cost of \$900,000 is required to ensure continued operation of McKenzie pool. A better value investment would be replacement of the current facility with a new outdoor swimming pool complex at an estimated cost of \$1.5 million on the current site utilising existing change facilities or \$1.85 million on a new site. A new indoor pool located elsewhere in the network would have an estimated cost of between \$3 and \$4.2 million using existing change facilities and reception.

The development of a new site could provide significant capital through the sale of the fee simple land currently occupied by McKenzie pool. Preliminary estimates indicate that the majority of the additional cost of a new pool rather than a renewal of the existing pool could be provided through the sale. Two alternative sites have been identified to be considered by Council, both have strong positive attributes and few disadvantages. More detailed analysis will be required once Council has made decisions regarding options it wishes to include for consideration during the feasibility planning phase.

## 9. Recommendations

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Based on the information available and analysis undertaken to date the following recommendations are suggested:

1. That Council agree to not pursue a renewal of the McKenzie pool on the current site.
2. That Council agrees to proceed with feasibility planning to develop further the options of a new outdoor swimming pool complex elsewhere in Petone or a new indoor pool elsewhere in the pools network.
3. That Council agrees that, subject to a suitable alternative site being secured, the current McKenzie pool site and adjoining former caretaker's house are sold and the profit from the sale is used to help finance enhancement of the swimming pool network.
4. That Council agrees to the continued operation of the McKenzie Pool until a new pool is completed.

## 10. APPENDIXES

The literature review completed as part of a research for this study is in a separate document and is also available on request.

The Engineering Assessment Report by Loughnan Hall Thompson is in a separate document and is also available on request.

### 10.1. Usage Percentage Breakdown Table (2000/01 to 2005/2006)

Pool	Adult	Child	Spectator	Schools	Learn to Swim	Hire	Aquarobics	Other Prgms	Totals
Huia	19.4%	18.1%	20.7%	14.6%	11.3%	14.3%	0.8%	0.8%	100%
Naenae	12.9%	21.0%	15.1%	13.9%	2.6%	21.9%	2.5%	10.1%	100%
Stokes Valley	16.9%	32.5%	10.1%	17.8%	6.0%	8.1%	5.0%	3.5%	100%
Wainuomata	10.4%	29.4%	10.3%	28.9%	1.4%	19.3%	0.0%	0.3%	100%
McKenzie	22.3%	34.8%	14.1%	21.4%	0.7%	5.3%	0.0%	1.3%	100%
Eastbourne	12.8%	35.2%	16.6%	29.1%	0.1%	5.5%	0.0%	0.6%	100%
	16.1%	22.3%	16.6%	16.4%	6.3%	16.3%	1.7%	4.3%	100%

### 10.2. Summary of revenue per pool

The revenue per category reflects the mix of services provided at each swimming pool.

	Vending	Public	Schools	LTS	Pool hire	Aquarobics	Voc.	Comp.	Year total
<b>Huia</b>	\$81,659	\$239,422	\$34,399	\$262,990	\$40,251	\$9,902	\$1,764	\$0	\$670,387
<b>Naenae</b>	\$30,961	\$217,044	\$31,583	\$42,857	\$64,331	\$19,735	\$9,888	\$29,196	\$445,595
<b>Stokes Valley</b>	\$4,831	\$53,976	\$6,431	\$22,973	\$8,374	\$8,674	\$0	\$0	\$105,258
<b>Wainui</b>	\$4,931	\$39,693	\$6,150	\$785	\$9,735	\$0	\$0	\$0	\$61,294
<b>McKenzie</b>	\$7,364	\$15,716	\$2,340	\$1,182	\$1,497	\$0	\$0	\$0	\$28,099
<b>Eastbourne</b>	\$6,845	\$14,487	\$3,487	\$756	\$1,289	\$0	\$3,500	\$0	\$30,364
									\$1,340,997

10.3. Notes from Public Planning Workshop (held 14 March 2007)

The notes listed below were recorded by facilitators working with four different breakout groups whilst answering questions put to all groups.

Question	Group 1	Group 2	Group 3	Group 4
<p><b>What do you like about the Pool?</b></p>	<ul style="list-style-type: none"> <li>▪ Gathering place</li> <li>▪ Accessibility</li> <li>▪ Price</li> <li>▪ Staff</li> <li>▪ Location</li> <li>▪ Open air, good feeling</li> <li>▪ Heated</li> <li>▪ Walkability</li> <li>▪ Essential for local schools</li> <li>▪ Entertainment/events</li> <li>▪ Water quality</li> <li>▪ Family friendly</li> <li>▪ Parking</li> <li>▪ Facilities e.g. BBQ and grass</li> <li>▪ History</li> <li>▪ Swimming club</li> <li>▪ Encourages push play</li> <li>▪ Proximity to WelTec</li> <li>▪ Less crowded</li> <li>▪ A lot of teenagers use it</li> <li>▪ Convenience</li> <li>▪ Adds to village</li> <li>▪ Atmosphere</li> <li>▪ Community drop in centre</li> </ul>	<ul style="list-style-type: none"> <li>▪ It's outdoors</li> <li>▪ Pools are a good depth</li> <li>▪ Family Recreation place</li> <li>▪ Only one in Petone. If it goes no other pool</li> <li>▪ Good grassed areas</li> <li>▪ Have two pools</li> <li>▪ Walking distance/ central location for the Petone community</li> <li>▪ It is hard for some people to go to other Hutt City Pools</li> <li>▪ The pool assists people to get fit/Push play</li> <li>▪ More affordable for Petone schools to go to McKenzie as they can walk. If they have to go to another pool will cost more and mean they may not be able to go</li> <li>▪ Pool has a good old kiwi feel about it</li> <li>▪ Petone icon. Been around since 1933</li> <li>▪ Was far sighted planning</li> <li>▪ Staff are good</li> <li>▪ Good mix of space and multi user can use the pool at once</li> <li>▪ Good length of 30m</li> <li>▪ Built by the community and belongs to Petone</li> <li>▪ Swim Club</li> <li>▪ Good for schools</li> <li>▪ Warm showers</li> <li>▪ Apartments are growing in Petone/ population is growing especially young and students, families</li> <li>▪ Community hub</li> </ul>	<ul style="list-style-type: none"> <li>▪ Outdoor</li> <li>▪ Proximity</li> <li>▪ Distance is accessible</li> <li>▪ Car parking</li> <li>▪ Ambiance/community feel</li> <li>▪ Safe for adults/children</li> <li>▪ Central location</li> <li>▪ Value for money</li> <li>▪ Staff friendly</li> <li>▪ Historical attraction/significant</li> <li>▪ Community meeting place</li> <li>▪ Club usage</li> <li>▪ Commitment</li> <li>▪ School accessibility</li> <li>▪ Public transport</li> <li>▪ Sea swim/alternate</li> <li>▪ Training for events</li> <li>▪ Clean / hygienic</li> <li>▪ Toddlers area great</li> </ul>	<ul style="list-style-type: none"> <li>▪ Outdoors</li> <li>▪ Convenient location</li> <li>▪ Fresh not as crowded as indoor facilities</li> <li>▪ Cheap and healthy recreation (affordable)</li> <li>▪ Promotes push play</li> <li>▪ Accessible to local primary schools</li> <li>▪ ECO friendly</li> <li>▪ Swimming club</li> <li>▪ Staff friendly, helpful</li> <li>▪ Ambience</li> <li>▪ Origins built by the community (history)</li> <li>▪ Always space available</li> <li>▪ Picnic area, grass, warm concrete</li> <li>▪ Safe</li> <li>▪ Accessible for elderly</li> <li>▪ Depths good</li> <li>▪ Easy to supervise children</li> <li>▪ Selling of ice cream and goggles</li> </ul>

Question	Group 1	Group 2	Group 3	Group 4
		<ul style="list-style-type: none"> <li>▪ Always room</li> <li>▪ Indoor pool too noisy and hot</li> <li>▪ Feel safe</li> <li>▪ Can take your bike inside the pool area</li> <li>▪ Price of entry is good</li> </ul>		
<p><b>What do you dislike about the Pool?</b></p>	<ul style="list-style-type: none"> <li>▪ Inadequate construction with future decision making</li> <li>▪ Threat of closure</li> <li>▪ Limited hours to enjoy / increase</li> <li>▪ Limited season / extend</li> <li>▪ Exclusion from Council plans</li> <li>▪ More than lip consultation</li> <li>▪ Changing rooms</li> <li>▪ Entrance way</li> <li>▪ Pool to shallow</li> <li>▪ Councillors given inadequate time to look through submission and information before making decisions</li> <li>▪ Earlier opening in the week end</li> <li>▪ Lack of promotion</li> <li>▪ Lack of soap in changing rooms</li> <li>▪ Lack of ordinary clock time</li> <li>▪ Water temp consistency</li> </ul>	<ul style="list-style-type: none"> <li>▪ Hours are not long enough. Should be open from 6am – 9am.</li> <li>▪ Need the season longer or changed to meet weather patterns. Maybe 1 Nov to 1 April or 1 Dec to end of March. Have some flexibility if weather is good then keep the season going.</li> <li>▪ Not enough sail cloth over the main pool or glass roof with no slides</li> <li>▪ More shelter</li> <li>▪ The wind</li> <li>▪ Hasn't been maintained well</li> <li>▪ No diving facilities</li> <li>▪ Changing rooms are dark need to have more natural light</li> <li>▪ Not enough staff on</li> <li>▪ Too cheap</li> <li>▪ Pool is not challenging not a big deep pool</li> </ul>	<ul style="list-style-type: none"> <li>▪ Only open for seventeen weeks</li> <li>▪ Lack of shading for spectators</li> <li>▪ No disability access</li> <li>▪ Improve the seating areas</li> <li>▪ Water temp too cold</li> <li>▪ Extend the opening hours</li> </ul>	<ul style="list-style-type: none"> <li>▪ Seasons to short</li> <li>▪ Not open long enough during the day</li> <li>▪ Changing rooms could improve</li> <li>▪ More seating</li> <li>▪ More shaded areas for parents</li> <li>▪ Other users should be looked at</li> <li>▪ BBQs need to be available</li> <li>▪ Could do more retail wise</li> <li>▪ Water cold on windy days</li> <li>▪ Longer hours for schools</li> </ul>
<p><b>If we were to replace the Pool what would you like?</b></p> <p><b>E – Essential</b></p> <p><b>D – Desirable</b></p>	<ul style="list-style-type: none"> <li>▪ Improve swimming clubrooms (E)</li> <li>▪ Outdoor seasonal (E)</li> <li>▪ Well maintained with out the frills (E)</li> <li>▪ Drinking fountains (E)</li> <li>▪ Better changing facilities (E)</li> <li>▪ Better showers (E)</li> <li>▪ More lawn and play ground (E)</li> <li>▪ Toddlers pool (E)</li> <li>▪ Proper office and reception area (E)</li> </ul>	<ul style="list-style-type: none"> <li>▪ What there is now! ( E)</li> <li>▪ Has to be on the same site (E)</li> <li>▪ 30m or 25m Main pool, same depths maybe a little deeper, good size learners, or the same as now (E)</li> <li>▪ More natural light in changing rooms. Do up, modernise the rooms (E)</li> <li>▪ Bigger office/entrance area ( D)</li> <li>▪ Jazz it up modernise the pool, tables ( D)</li> <li>▪ Nice big trees and plants, good</li> </ul>	<ul style="list-style-type: none"> <li>▪ Eight lanes 1.5 metres (E)</li> <li>▪ Ozone water temperature (E)</li> <li>▪ Energy efficient (E)</li> <li>▪ Eco friendly (E)</li> <li>▪ Cater for schools/lane swimming (E)</li> <li>▪ Disability access (E)</li> <li>▪ Clean/upgraded change facility keep simple (E)</li> <li>▪ Toddler and learners pool (E)</li> <li>▪ Historical recognition (plaque) (E)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Depths similar to now 09-1.4 (E)</li> <li>▪ Toddlers (E)</li> <li>▪ ECO friendly, solar, salt water (E)</li> <li>▪ Cubicles for Disabled/ family (E)</li> <li>▪ Night light's (E)</li> <li>▪ Shade area (E)</li> <li>▪ Outdoor pool (E)</li> <li>▪ Pool covers (E)</li> <li>▪ Hours extended (E)</li> </ul>

Question	Group 1	Group 2	Group 3	Group 4
	<ul style="list-style-type: none"> <li>▪ Energy efficiency (E)</li> <li>▪ Enhanced entranceway visible from road (D)</li> <li>▪ Adjustable depth (D)</li> <li>▪ Slide (D)</li> <li>▪ Kiosk (D)</li> <li>▪ BBQ facilities (D)</li> <li>▪ Aqua toys and equipment (D)</li> </ul>	<ul style="list-style-type: none"> <li>▪ landscaping ( D)</li> <li>▪ More table, chairs, pictures. ( D)</li> <li>▪ Build better shading, sheltered from the wind ( D)</li> <li>▪ Have a new deep pool where council house is at the western end. ( D)</li> <li>▪ Spas – (D)</li> <li>▪ More play equipment for kids into the pool e.g. slide, swing etc. ( D)</li> <li>▪ Share facilities/ partnerships with bowling club, WelTec, sports club (D)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Designated parking (E)</li> <li>▪ Outdoor spa (D)</li> <li>▪ Play area and BBQ bigger (D)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Three separate pools (D)</li> <li>▪ 25 metres for main pool (D)</li> <li>▪ Learners pool(D)</li> <li>▪ More showers (D)</li> <li>▪ Picnic BBQ area (D)</li> </ul>
<p><b>Where is the ideal location for the Pool?</b></p>	<p><u>Old Petone College site</u></p> <p>PROS</p> <ul style="list-style-type: none"> <li>▪ Bigger site</li> </ul> <p>CONS</p> <ul style="list-style-type: none"> <li>▪ Tenth's trust</li> <li>▪ Traffic</li> <li>▪ RMA</li> <li>▪ Off the beaten track</li> </ul> <p><u>Current site in Udy Street</u></p> <p>PROS</p> <ul style="list-style-type: none"> <li>▪ Central location</li> <li>▪ Established site</li> <li>▪ Less cost</li> <li>▪ Close to schools and community</li> <li>▪ Environment</li> <li>▪ Scope within existing site for development</li> </ul> <p>CONS</p> <ul style="list-style-type: none"> <li>▪ Lack of space</li> <li>▪ Not registered as Reserve yet</li> <li>▪ Uncertainty of site</li> </ul>	<ul style="list-style-type: none"> <li>▪ Leave it where it is!!!! Reasons are central location, walking, biking distance for most people. Good location for schools. Parking is good. Waste of money to change site</li> <li>▪ Petone Technical College grounds. Not central, too far away for some people. Have some land issues</li> <li>▪ Unless they use other council land. Don't buy land!!</li> <li>▪ Petone Rec – loose one rugby pitch/ground. Already well used. Not an ideal site. Bad Parking.</li> <li>▪ Make current site into a reserve land. Don't want it left fee simple, too easy for Council to sell.</li> </ul>	<p><u>Present location</u></p> <ul style="list-style-type: none"> <li>▪ 10 minute walk either direction</li> </ul> <p>PROS</p> <ul style="list-style-type: none"> <li>▪ Schools</li> <li>▪ Central to residential areas</li> <li>▪ Access new buildings</li> </ul> <p>CONS</p> <ul style="list-style-type: none"> <li>▪ Take up space</li> </ul> <p><u>Petone Recreation Ground used by WelTec for car parking</u></p> <p>PROS</p> <ul style="list-style-type: none"> <li>▪ Car parking</li> <li>▪ WelTec</li> </ul> <p>CONS</p> <ul style="list-style-type: none"> <li>▪ Sport usage</li> <li>▪ Conflict with other users</li> </ul>	<ul style="list-style-type: none"> <li>▪ Leave it where it is</li> <li>▪ WelTec /Petone Rec – issues with parking and land use by sports codes</li> </ul>

Question	Group 1	Group 2	Group 3	Group 4
	<u>Petone Foreshore</u> PROS <ul style="list-style-type: none"> <li>▪ High profile</li> <li>▪ Tourism potential</li> </ul> CONS <ul style="list-style-type: none"> <li>▪ RMA implications</li> <li>▪ Exposed site</li> </ul>			

#### 10.4. McKenzie Pool Users Focus Group (13 March 2007)

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The McKenzie pool users' focus group had seven participants. Most were long-term users of the McKenzie pool. The participants had a strong perception that Council has had an intention to close McKenzie pool for several years based on the lack of spending to renew the ageing pool plant.

Comments regarding the features that are liked about McKenzie pool included:

- The fresh air of the outdoor environment compared to the chlorine laden atmosphere of indoor pools
- The cooler water temperature for lane swimming
- The pool is in Petone
- The lane pool is longer therefore less turns when swimming lengths
- McKenzie pool provides a choice between outdoor and indoor swimming
- McKenzie is a good family pool with picnic and barbecue facilities
- A swimming pool is a vital part of the community along with the library, it helps foster a sense of community
- The pool provides an important meeting place for local residents to connect with one another
- McKenzie pool has been an important part of the community life since it was built in 1933
- I have less infections swimming in the outdoor pool than an indoor pool
- The location of McKenzie pool is central within Petone
- The shallow pool is good for younger children and popular with families
- Children can walk and bike to the pool (families do not need to use a car as they do to get to Huia because of traffic danger)

Comments regarding the features that are disliked about McKenzie Pool included:

- The short season, cannot understand why the Wainuiomata outdoor pool closes later (31 March) than McKenzie Pool (18 March).
- The lack of flexibility about the hours of opening, particularly the lack of an early morning session for lane swimmers.
- The limited public swimming hours particularly at lunchtime when we feel pressured by school use immediately before and after the public session.

Other general comments included:

- There is not enough capacity in other pools to cater for schools and McKenzie Pool provides a vital service for local schools.
- The number of users per hour at McKenzie pool is comparable to indoor pools and to Wainuiomata and Eastbourne outdoor pools.
- McKenzie pool should be open for the duration of the daylight saving season.
- Significant improvements to the pool have included: the removal of the spectator seating and replacing it with a grass area, the removal of the hall next door and installation of shade structures.
- The pool staff accommodation is not adequate and needs to be improved in the future.
- A new entrance directly off Udy Street would make the pool more visible and welcoming.
- We need what we have got better maintained and not run down.
- Renewal of the existing pool at a lower capital cost was perceived by participants as a lower risk strategy than risking refusal by Council to continue a pool service from a higher capital cost of replacement with a new pool.

Comments regarding the location of the swimming pool included:

- The location of the swimming pool on its current site is central within Petone, close to the Petone Recreation Ground and is a part of the “hub” of sport and recreation in Petone.
- No other potential sites were identified by participants.
- Participants were averse to looking at other sites as they perceived this would risk loss of the pool altogether.