

Minutes from McKenzie Pool Re-development Working Group  
6pm on Tuesday 5 May 2009  
Sports House, Hutt Park

**Present:** Cr Joy Baird (Chair), Cr Barbara Branch, Cr Rodger Styles, Mason Branch (PCB), Gerald Davidson (PCB), Roger Bagshaw, Stephen Keatley (HCC), Marcus Sherwood (HCC), Joan McGrath (Petone Schools Rep), Allen Yip (HCC), Michael Lulich (PCB), Nick Miller, Kelly Barrat (PCB)

**Apologies:** Marty Grenfell (HCC), Aaron Marsh (HCC), Graeme Lyon

**Minutes:**

Welcome from the Chair

The minutes of the previous meeting were read and accepted with the correction of the spelling of Nick Miller.

Allen Yip presented and spoke to the 20 year financial projections for the Destination Pool at the Hikoikoi site.

The chair opened the floor to questions. Comments included:

- Questioned rental income from Café and that the projections for this were very conservative.
  - These were based on similar council operations and were conservative due to the location of the site being away from the heart of Petone and other visitor attractions.
- Questions raised on pricing structure for the projections being \$5.
  - This was an average price based on \$2.50 for a regular user and \$7 for a casual user. \$7 fee is based on charges for Ocean Spa Napier and Mount Maunganui Hot Pools.
- Questions raised about success of the proposed gym if the pools were not open all year round.
  - In this proposal the Spa and Soak pools would operate all year with the lap and children's pool only open during the summer period.
- Comments were made that the projected number of visits required to break even (190,000) were ambitious and not likely to be achieved.
  - This is the reason 3 scenarios were provided and the medium projections are considered the most likely. In comparison Huia Pool has 320,000 visits per annum.
  - Officers felt that a pool at Hikoikoi would be more difficult to attract locals and visitors to then a pool at a more prominent foreshore location.
- A comment was raised that this pool would draw customers away from some of our other sites ie: Huia Pool.
  - Experience with the addition of attractions at other pools (Gym at Naenae) is that this has a minimal effect on usage of other facilities. A different type of attraction tends to encourage new users to the pools who have not previously used them. However some allowance needs to be made for this occurrence.

Allen Yip presented and spoke to the 20 year financial projections for upgrading the Community Pool on the current site.

The chair opened the floor to questions. Comments included:

- There was general discussion held between the community pool and leisure pool and how the 20 year projections were not dissimilar.
- A question was raised about the entry price used for these projections
  - The entry fee price for this projection is based on \$2.50 per visit which is the regular charge for other Hutt pools.
- Questions were asked about whether any of our pools breakeven.
  - The council financial policy for pools is for 65% ratepayer funding and 35% user charges and is based on perceived community benefit. Across the network of pools this ratio is achieved with some pools in the network achieving higher returns and some lower returns.

- There was some debate around the different expectations for each type of pool.
  - As the Hikoikoi pool is considered a tourist attraction and requires greater capital funding a break even scenario has been used for this pool. The Udy Street Pool has been considered in line with current Council financial policies.

The chair then presented and spoke to the feedback to date on the LTCCP question. Of the 500 submissions to date 59% want a community pool, 26% want it replaced with a leisure type pool and 5% want neither.

Comments were made that this was fairly comprehensive in favour of staying on the present site and that this had been borne out at every public meeting over the past 2 years. The chair commented that this feedback was for only the first 500 of almost 800 submissions and would only be form one part of the information considered by Council.

There was a suggestion about whether the site by Petone Wharf with an unused pumping station should be considered as this is a better visual site for attracting visitors and was closer for schools and the community. Officers agreed to do some basic investigations of this site but noted that time was short.

The chair asked if anyone wanted anymore information from council officers. It was noted that this issue would be discussed by the full council at the LTCCP decision meeting held next month, so time is short.

Requested information:

- Report from Council Traffic Engineers on the impact of a leisure pool on Petone Foreshore.
- Investigate Petone Wharf site for suitability and ownership and resource issues.
- Source any relevant survey information on potential visitor's local/regional/national/international to a destination pool on the foreshore.

## **ACTION POINTS**

- Officers to provide requested information for working group within 2 weeks.

Meeting Closed at 7.10pm

**Next Meeting date:** TBA