

Petone Swimming Pool

Preliminary Discussion Paper on Site Options

Prepared for Hutt City Council
Working Group

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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 Strategic Leisure (NZ) 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, Strategic Leisure (NZ) 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

This preliminary paper on site options for an aquatic facility in Petone is designed to facilitate discussion by the Working Group with the intent of eliminating less desirable sites prior to a more detailed investigation. The material on Foreshore sites is new with the material on the other sites drawn from the earlier McKenzie Swimming Pool Options report completed in March 2007.

2. Background

2.1. Development Scenarios

Two development scenarios are currently under consideration at present:

- The original concept of a seasonal outdoor community swimming pool within Petone.
- A new concept including both the community swimming pool and a leisure spa type facility

The seasonal outdoor community pool is likely to be a basic pool and include:

- A 25 m lap pool with a shallow end for learning or a separate learner's pool
- A toddlers pool
- Associated change and toilet facilities.
- Possibly vending machines

The leisure spa type facility would operate year round like in Napier and Taupo. Facility is likely to include exercise and relaxation options:

- Hot soak pools
- Spa pools
- 4 lane 25 m x 10 m lap pool
- Steam and sauna rooms
- Possibly a small weights gym
- Possibly a café
- Associated change and toilet facilities.

The leisure spa facility could have some of the community pool features integrated within the complex. Also could set up plant to add sea salt to the pool water to keep with the coastal theme as is done at Ocean Spa in Napier.

2.2. Capital Cost Estimates

Ballpark cost estimates are based on LHT Design's experience in the development of the leisure spa facility on the waterfront at Napier (Ocean Spa) and the redevelopment of AC Baths in Taupo and the development of outdoor pools at Putaruru and St Peters School near Cambridge. These estimates are only indicative, are in 2008 dollars and GST is excluded. These estimates could change substantially depending on the options selected and

the final facility mix settled on during the feasibility planning process. The estimate exclude site works, parking, landscaping, a child-care facility and assumes normal services are readily available.

The ball park capital cost for the leisure spa facility is about \$6 million including:

- About \$2 million for development of reception, change, toilets and a café (or equivalent cost for the refurbishment of the Settlers Museum building to house reception, change and toilets and new construction of café)
- About \$1 million for construction of a small two storey weights gym
- About \$3 million for the pools and plant

The ball park capital cost for an outdoor community swimming pool is \$2-3 million.

2.3. Replacement of the existing swimming pool with a new pool on the existing site

- ⇧ The existing site could be enlarged by incorporating the adjacent former caretaker residence owned by Council to provide a larger land area for 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.
- ⇩ 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.

2.4. 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 outdoor community pool could be in part financed from the proceeds of the land sale.

3. Site Options for Leisure Spa

It would have a much broader regional catchment and would be a significant destination for visitors to the region. A destination pool with a regional appeal should provide greater opportunities to attract funding from corporate or community funding partners. A visitor destination needs a high visibility site such as the Petone Foreshore and preferably with a pleasant outlook such as the harbour view to enhance the leisure experience.

There were three sites identified on the Foreshore:

- Korokoro (western end currently occupied by the Waterski Club and Rowing Club boat storage shed west of Korokoro Stream and parking and open space to east of Stream)
- Settlers Museum (central on Foreshore)
- Hikoikoi Reserve (eastern end on seaward side of Table Tennis Centre currently a training ground for Petone Rugby League Club)

There are several characteristics that are common to all three Foreshore sites including:

- Foreshore should be recognised as a challenging wind environment. All Foreshore sites can provide an east-west orientation to minimise impact of wind.
- Any building of pools will require elevation above peak ground water level (tide and flood).
- All three sites are likely to have similar geotechnical conditions.
- All have sufficient land area for the facility and parking
- There is a major gas pipeline running the length of the foreshore which could be utilised for heating purposes

The apparent advantages and disadvantages are listed below for each site:

3.1. Korokoro site on Petone Foreshore

- ↑ Potential partnership with Tenth's Trust
- ↑ High visibility from rail and SH2 Hutt Motorway
- ↑ Land owned by either Tenth's Trust or Council (fee simple managed as reserve)
- ↓ High levels of noise from road and rail (some mitigation possible)
- ↓ Shaded site in late afternoon because of proximity of hills to west
- ↓ On periphery of Petone

3.2. Settlers Museum site on Petone Foreshore

- ↑ More central in Petone than other Foreshore options
- ↑ The site is 300 m from Jackson Street CBD.
- ↑ High visibility from major arterial road (The Esplanade)
- ↑ Return Settlers Museum (heritage building) to original purpose of providing support facilities for swimming and foreshore related recreation activity
- ↑ Outstanding daytime vista of Matiu/Somes Island, Harbour Entrance and Wellington City. Also vista of city lights in evenings, especially in winter.
- ↑ Land owned by Council (fee simple managed as reserve)
- ↓ Small and narrow site
- ↓ High levels of noise from arterial road (some mitigation possible)
- ↓ Likely to be objections from local residents who may be effected by loss of sea views.

3.3. Hikoikoi Reserve on Petone Foreshore

- ↑ Site in quiet green space reserve
- ↑ Close to children's playground and other children's activities.
- ↑ Land owned by Council (fee simple) and designated as Recreation Reserve
- ↓ On periphery of Petone
- ↓ Low visibility from major arterial road (The Esplanade/ Waione Street)
- ↓ Adjacent industrial area may detract from site.

4. Site Options for Seasonal Community Pool

Feedback during the consultation highlighted the need to retain the community 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 community swimming pool site because of poor access from local streets.

There are two 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. One of these sites is owned by Council and is located on the margin 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.

The Settlers Museum site does have the potential to be an option for a seasonal community pool. However, being on the Foreshore it is on the edge of the residential area and is more distant from schools and WelTec than the sites on or adjacent to the Petone Recreation Ground.



4.1. Caretakers House Site

This 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.
- ↑ 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)
- ↑ 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).
- ↑ Central in Petone, closer to Petone Central and Sacred Heart primary schools than existing site
- ↑ The site is 300 m from Jackson Street CBD.
- ↑ 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. 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.
- ↓ Loss of rental revenue from caretakers house

4.2. WelTec Parking Site

The other 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.

- ↑ 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). However, more distant from WelTec than Caretakers House site.
- ↑ Central in Petone, closer to Petone Central and Sacred Heart primary schools than existing site.
- ↑ The site is 550 m from Jackson Street CBD.
- ↑ 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). However, more distant than caretaker site.
- ↓ 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.