

# CAMBRIDGE COMMUNITY POOL INFORMATION SHEET

## UPDATE FROM COUNCIL

**IN 2004 CAMBRIDGE RESIDENTS INITIATED A PROJECT TO INVESTIGATE THE CONSTRUCTION OF A COVERED, YEAR-ROUND POOL FACILITY.** A working group was established that represented a wide cross section of the community, and this group agreed in principle to a design that retained and upgraded the current outdoor pool, and added an adjacent 25m six lane covered pool.

However, in 2008, after extensive investigation and testing by engineers and national pool experts, new information came to hand that indicated it would be both costly and risky to retain the outdoor pool, due to the extensive works that would be necessary for its continued functionality, and that although repairs at first seemed a viable option, in fact could lead to a complete failure of the pool due to the specific issues identified and its age. The cost of these improvements would be around \$3m and, even if successful, the work would neither be guaranteed nor extend the life of the pool beyond an estimated 20 year maximum.

As a result of the recommendations made by the consultants, there was a shift in focus to remove the current outdoor pool and replace it with a new complex that would cater to a wide range of users in all seasons, while retaining a good deal of the outdoor ambience that many users had expressed an affection for.

This major shift in thinking is not well understood by the wider community. Information evenings have been recently held, and have been well received by those who have attended and now have a greater understanding around the challenges and choices considered. Information regarding the pool is also included in the 10-year Plan, upcoming Shaping Waipa open days and Council's website.

Council has considered in detail the relative merits of a number of design options and remains committed that the proposed design represents the best long term and cost effective solution for the whole community. This is supported by independent experts.

However we need to know your views on this proposal. The 2009-19 10-year Plan contains specific consultation questions regarding the Cambridge Community Pool, and submissions can be made up until 5pm on April 17. We need your feedback to ensure the decision making process reflects the wants and needs of the community.



AS A RESULT OF THE RECOMMENDATIONS MADE BY THE CONSULTANTS, THERE WAS A SHIFT IN FOCUS TO REMOVE THE CURRENT OUTDOOR POOL AND REPLACE IT WITH A NEW COMPLEX THAT WOULD CATER TO A WIDE RANGE OF USERS IN ALL SEASONS, WHILE RETAINING A GOOD DEAL OF THE OUTDOOR AMBIENCE THAT MANY USERS HAD EXPRESSED AN AFFECTION FOR.

## DESIGN HAS WHOLE COMMUNITY IN MIND

The design objectives for the Cambridge Community Pool focus upon delivering benefits and value to a wide cross section of the community both today and into the foreseeable future. Consultation and expert advice indicates that year round water space is required for all ages and sections of the community, specific needs include:

LEARN TO SWIM AND TEACHING

LEISURE AND PLAY

FITNESS / TRAINING / COMPETITION

THERAPY / PASSIVE EXERCISE

### VALUE

Swimming pools are expensive to build and operate. Pools deliver most value to communities when they offer wide appeal and enable high levels of use, because they are able to attract more revenue which reduces net cost to rate payers.

### DESIGNS CONSIDERED DURING THE DESIGN PROCESS

As stated above Council has considered, in detail, the relative merits of a number of design options. Three of these options are described below:

#### DESIGN ONE

##### RETAIN THE EXISTING OUTDOOR POOL

The current outdoor pool has served users admirably during its open seasons, however expert advice indicates that major improvements are needed to plant, pipes and surrounding buildings, as the pool currently operates below good standards, especially in terms of water quality. These works would have a cost to rates of \$3m, and carry with them no guarantee of success, also not addressing the needs of a year-round facility or multiple users.

#### DESIGN TWO

##### RETAIN THE EXISTING OUTDOOR POOL AND ADD AN INDOOR 25M 6 LANE POOL WITH A SECOND COMBINED WATER SPACE FOR TOT'S LEARN TO SWIM AND THERAPY USE

This option is estimated to cost \$14m, with a cost to rates of \$3m. It retains the popular outdoor pool and offers a year round facility but would not meet a wide range of user needs on a year round basis, guarantee usage of the outdoor pool or cater for expected population growth.



# COMMUNITY POOL

## DESIGN THREE A FULL INDOOR PLAN WITH 4 WATER SPACES

At a cost to build of \$14m including a cost to rates of \$3m this option meets all identified community needs, on a year round basis, both now and into the foreseeable future. The different water spaces allow separate concurrent use by different groups and activities offering a higher level of service to all users.

### Benefits of Separate Water Spaces

The use of different water spaces can be thought of as reflecting the needs of a particular stage in life, for example;

#### Babies and Toddlers (Tots Pool)

Small pre school children / tots require water space that is shallow (graduated depth of less than 50cm deep) and warm. This water enables parents to encourage play which forms the foundation for future enjoyment of the pools and builds water confidence.

#### Young Children (Learn to Swim Pool)

Children require a "learn to swim" space that enables them to transition from play to swimming. This water needs to be around 80cm deep and warm, deep enough to swim but shallow enough to allow confidence to be built.

Children then progress to a leisure area, with their families, where play and enjoyment continues to build water competence and strength.

#### Families and Young Children (Leisure Pool / Therapy)

Families enjoy active leisure together and those with young children can help to build water confidence through play in the Leisure Pool.

Many adults enjoy a gentle swim relaxing in warm water, but do not wish to swim lengths or engage in the more energetic sport focused activities.

#### The Most Active Years (Lane Pool for Active Leisure, Fitness, Training and Competition)

Teens require space to expend energy; they play robustly and require space to do so.

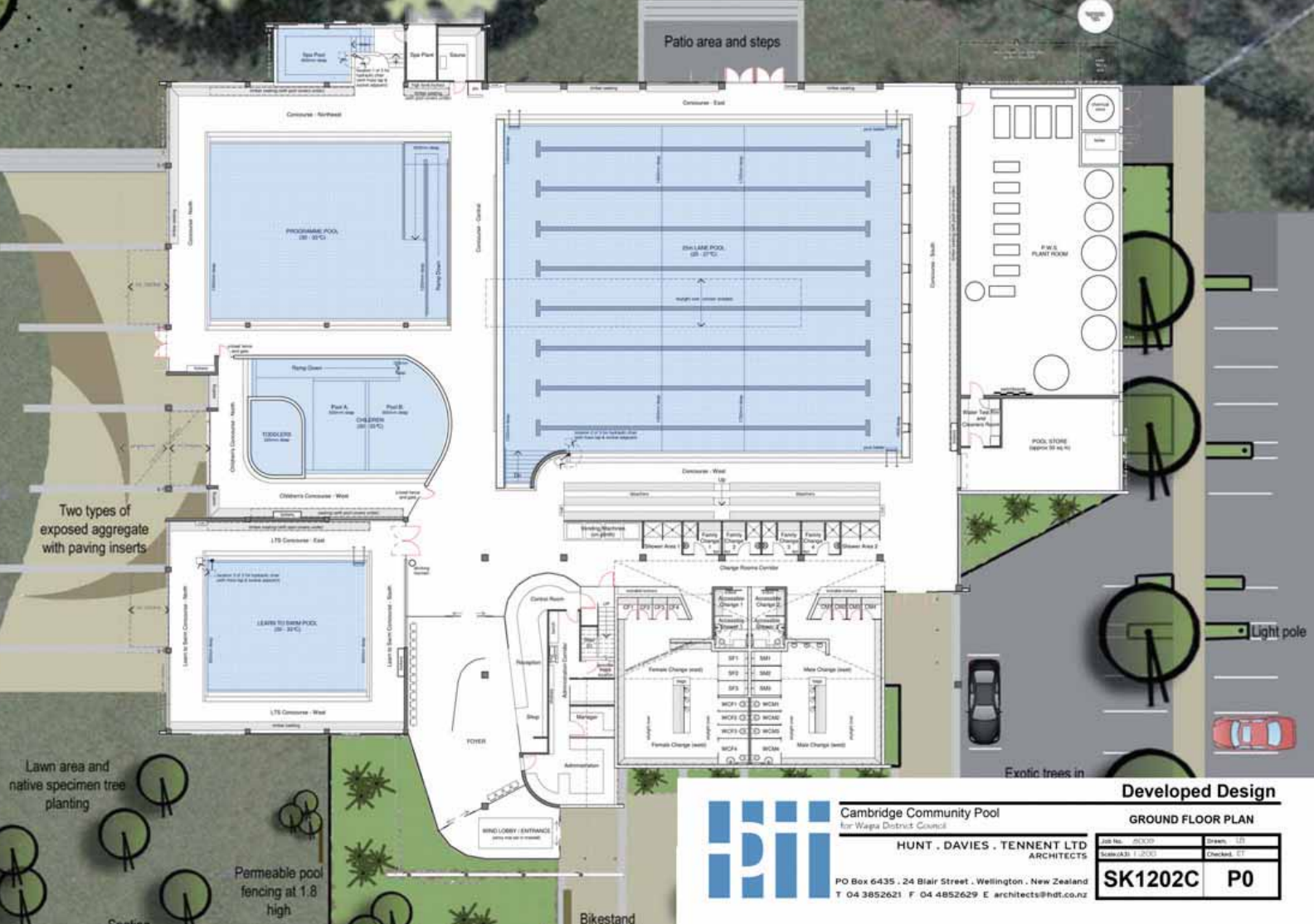
Teens and adults enjoy swimming for fitness, health and competitive reasons, this demands lane space unencumbered by more casual users.

#### Aged or Infirm (Leisure / Therapy - Including those suffering from disabilities or injuries)

As we become older our need for exercise remains, to care for aging or injured joints and muscles. A similar need exists for those who are ill, disabled or have been injured and need to recover. This group requires warm quiet and easily accessible water space in which they will not be jostled or knocked but can gently exercise and relax.

Each activity demands different depths, temperatures of water and environments. Scheduling of activities can ease some clashes of use, but not all. At peak times when young club or lane swimmers need space; family groups, therapy users or less competent swimmers are similarly requiring water space. Whilst older club swimmers can be scheduled for late night or earlier morning use, this is not a practical option for younger club swimmers. Any reduction in water spaces, as in the other options, will inevitably result in one or more of the user groups losing practical access to the water.





## COSTS

There is strong argument for caution in difficult economic times however there is also an argument for moving ahead sooner rather than later. Currently, conditions are favourable due to the competitive construction environment created by the economic downturn and historically low interest rates reducing loan costs.

Delaying the pool increases costs. The proposed delay from year one to year three of the plan increases the cost of the pool by \$791k.

The loan cost to ratepayers is consistent across all three options at \$3m.

Cost of \$3M loan	Full year operating cost of new pool	Less operating cost of Current Cambridge Pool	Total
-------------------	--------------------------------------	---	-------

Cambridge and Maungatautari Wards				
Annual	\$40	\$49	-\$10	\$79.00
Monthly	\$3.33	\$4.08	-\$0.83	\$6.58
Weekly	\$0.77	\$0.94	-\$0.19	\$1.52
Te Awamutu, Pirongia and Kakepuku Wards				
Annual	\$0	\$49	-\$10	\$39.00
Monthly	\$0.00	\$4.08	-\$0.83	\$3.25
Weekly	\$0.00	\$0.94	-\$0.19	\$0.75

The additional \$11m required for options two and three must be found by a combination of fundraising \$4.5m and asset sales \$6.5m. Council has a policy of only selling assets in order to build new assets, so asset sales will not be made to support refurbishment work, hence the requirement for ratepayers to fund any improvement / refurbishment of the existing pool.

## THE OPTIONS TO CONSIDER

Having considered a range of options in detail Council has two proposed options:

### OPTION ONE

Build the new pool, as described by design 3 "Full Indoor Plan with 4 Water Spaces" and the floor layout shown above, in 2011/12 (subject to the 75% community fundraising target being achieved). In the first year of operation the rates impact of the new pool facility will be \$89\* per annum to rates in the Cambridge and Maungatautari wards, and \$49\* per annum in the Te Awamutu, Pirongia and Kakepuku wards. The draft Plan proposes this option, option 1.

If this option is progressed the community is to raise a third of the project cost, with 75% of that amount needing to be secured before Council will give final approval for construction to begin.

### OPTION TWO

Retain the existing pool, which will incur increasing maintenance and operational costs and has an uncertain effective lifespan. In 2009/10 the rates impact of this option is estimated to be \$10\* across the District. Costs for future years are likely to go up from there.

If the existing outdoor pool, which operates for five months of the year, is retained there are three possible outcomes for its future, all of which will require further investigation. The first is to undertake basic maintenance at an additional cost of \$100,000 per annum, this will increase the rate from \$10\* to \$16\* across the District. The risk with this option is that the pool may cease to operate within the 10 years of the Plan. The second is to refurbish the water treatment plant at an estimated cost of \$3 million, with a rate impact of \$32\* per annum. The expected life of the facility would be up to 20 years. The third is an extensive refurbishment of the existing buildings and plant at an estimated cost of \$6.8 million (\$800,000 of which is inflation), the rating impact in year 1 is \$18\* rising to \$38\* in year 7 with funding from asset sales. Improvement work would not be guaranteed but may extend the life of the pool to an estimated 20 year maximum.

## QUESTION: WHICH OPTION DO YOU SUPPORT?

\* Based on a property with capital value of \$400,000