



# Let's talk

## Future options for Milton's pool



**We're keen for feedback** about which options to explore further so we can make informed decisions about future pool facilities in Milton.

The changing rooms were rebuilt in 2011 at a cost of around \$600,000. Just under \$100,000 has been spent recently on repairing cracks and resealing the pool, which was paid for by insurance.

These unexpected problems and the temporary closure have highlighted the need to discuss the pool's future.

Milton's current pool opened in 1967 and became a covered facility in 1984.

Please have a look at the options on the following pages.

**The current pool** is expected to last without a major upgrade for 10-20 years and we're thinking about what we need to do ahead of that. However, there is no guarantee the current sealing work will last and during this time some further work will be required to the pipe systems and possibly resealing work as well.

If a pool is important for Milton in the future we need to:

1. Ask whether or not the current pool and site is going to meet the future needs of residents (e.g. the young and the growing proportion of older residents).
2. If the current pool isn't going to meet residents' needs well in the future, we need to start planning now – and if a newer more modern pool is easier for the old and young to use, we need to figure out the location, cost and how it could be funded.



## OPTION 1

Work to futureproof the current pool by improving the current site.

Retain the pool on the current site and look at using the existing structure with a new liner or rebuilding the pool structure.

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### WHY IS THIS BEING CONSIDERED?

This is likely to be the least expensive medium to long term option to secure a pool facility into the future.

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### WHAT MIGHT THIS OPTION INVOLVE?

Without a major upgrade the current pool is expected to last for 10-20 years. There is also a risk that the current pool sealing system will fail before that and we may need to do some repairs to keep the pool open. That's why we're looking at all the options.

The most cost effective option may be to reline the current pool, for example with a stainless steel or a flexible plastic liner. We expect to continue with the current site as long as it's technically feasible and as long as the roof structure is in good condition. However, if we were going to build a new pool, would an alternative site with more suitable ground conditions be better? This doesn't mean we can't rebuild on the current site or put a stainless steel liner inside the current pool.

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### WHAT IS IT LIKELY TO COST AND HOW COULD IT BE FUNDED?

Between \$100,000 for a flexible plastic liner and \$600,000 for a stainless steel liner.

This is the lowest cost option for retaining a pool facility into the future.

This would most likely need to be rates funded, unless external funding or community fundraising was available to support the cost. If this is an option that should be explored, detailed costs and funding options will be developed in the coming 18 months, so this can be brought back to residents to consider.

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### WHAT ARE IMPORTANT CONSIDERATIONS?

Geotech investigations undertaken as part of the recent sealing work have shown that the ground underneath the pool is strong enough to support the structure. Analysis of the pool concrete shows it is strong but a bit thin and the reinforcing is not in the correct place to provide the best overall strength. This is likely to have contributed to the pool cracking in certain groundwater conditions. During testing in the summer, the groundwater level was found to be about 600mm below the bottom of the pool but this is likely to be higher at other times of the year and in certain weather conditions.



## OPTION 2

### Investigate a new Milton pool

Identify where a new purpose-built pool should be located in Milton and what the key features should be.

#### WHY IS THIS BEING CONSIDERED?

Current usage of the pool, with around 80% being children under 18, suggests the facility does not get used as much by adults and senior residents. At the moment senior residents (65+) make up a growing proportion of Milton's population. If we are going to have a facility that works well for all residents in the future, do we need one that will cater for older residents and have features like a pool with a graduated entry, or even a spa pool if it's affordable?

It's becoming more and more important for smaller communities to consider co-location of facilities, to help make them affordable in the longer term. Should co-location of a pool with other existing sporting or education facilities be explored in more detail?

#### WHAT MIGHT THIS OPTION INVOLVE?

- Replacing the pool at the current site
- Moving it to the greenspace area at the front of Taylor Park adjacent to State Highway 1
- Relocating it to the Tokomairiro Showgrounds area and creating a sportshub with existing sports facilities there.
- Moving it to the central retail area where the Service Centre is currently located.
- Moving it to a central location between Tokomairiro High and Milton Primary schools.

#### WHAT IS IT LIKELY TO COST AND HOW COULD IT BE FUNDED?

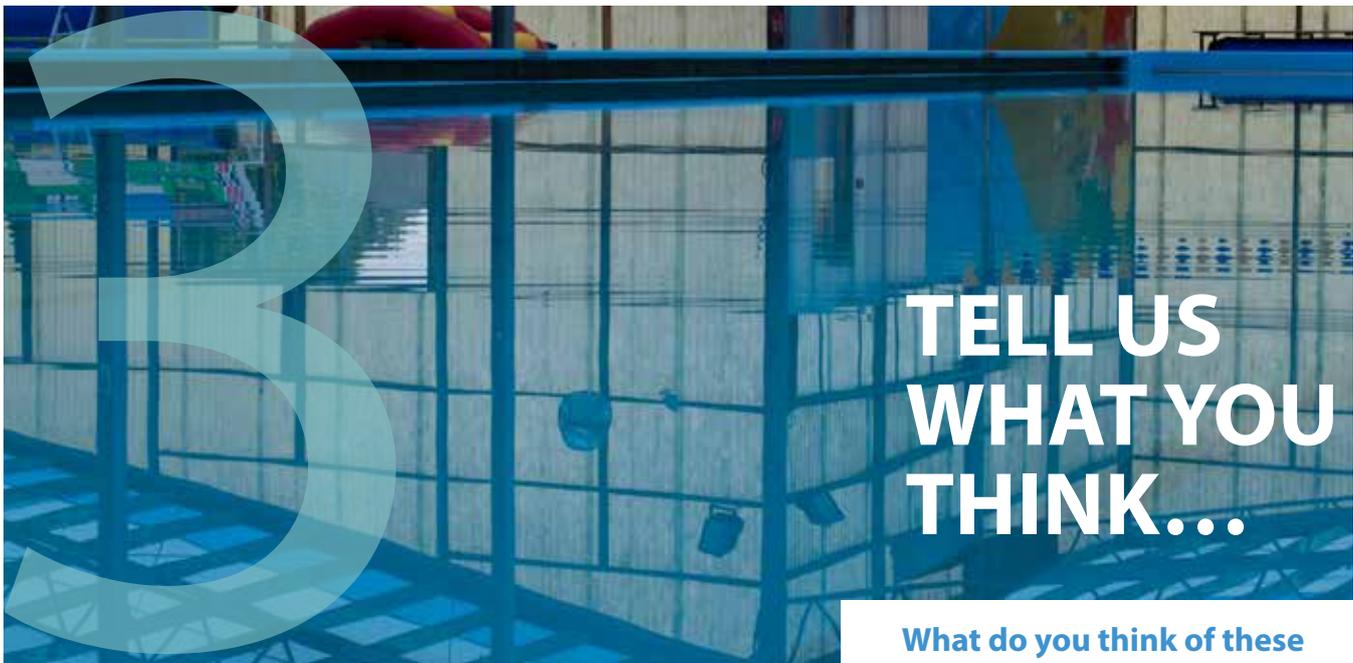
A new pool facility in today's dollars might be in the region of \$2.3M to \$3M. If it was at the current site, it's likely to cost less because there are already updated changing facilities. A brand new facility at a different location is likely to be approximately \$3M.

These are early indicative estimates only and would need to be fully explored before a definite cost was reached. Part of that would involve developing in detail how this might be funded – what is affordable from rates, and what external funding and community fundraising might be needed.

#### WHAT ARE IMPORTANT CONSIDERATIONS?

The funding and affordability question is a very important one. A new facility could only be achieved through rates funding and other funding such as external grants, sponsorship and community fundraising.

If a potential new pool site was identified within Greater Taylor Park, we have the opportunity to earmark that now, in conjunction with the update of the Greater Milton Reserve Management Plan (see our website for more details).



**TELL US  
WHAT YOU  
THINK...**

### **OPTION 3**

Considering other ownership for Milton pool

Should no longer having a council owned and operated pool in Milton be an option?

#### **WHY IS THIS BEING CONSIDERED?**

The pool is one of Milton's key recreational facilities and one of the most expensive, costing around \$190,000 a year to operate. No longer rates-funding a pool facility would provide significant savings for ratepayers. Currently it would be around \$160 less for a household in Milton, and \$9 less for all ratepayers in the Clutha District. These are early indicative figures only to give you some context when considering this option. How pools are funded will be part of an upcoming rating review.

#### **WHAT MIGHT THIS OPTION INVOLVE?**

No longer having a Council owned and operated pool in Milton may give the community a chance to run a pool in a way that best suits their needs or to find an innovative way to deliver swimming facilities.

#### **WHAT IS IT LIKELY TO COST AND HOW COULD IT BE FUNDED?**

A new pool facility in today's dollars might be \$2.5 to \$3M. If pool services were to continue, but under a

community owned and operated model, Council operating grants would be available as is the case with several other pools throughout the district.

#### **WHAT ARE IMPORTANT CONSIDERATIONS?**

This model has been successful in other communities. The current usage of the Milton pool during its season from November to April is around 16,000 swims, or an average of about 106 per day. At the moment 80% of users are children.

Around a third of the swims are school visits.

A community run pool is unlikely to have lifeguards, which may reduce usage, and it puts the burden on volunteers to run it. It also relies on swimmers following the rules and respecting the facility.

**What do you think of these options?**

Are there any other options for the pool that you think should be considered?

**TELL US  
WHAT YOU  
THINK...**

**ON PAPER:** Use the attached feedback form and freepost it back to us.

**ONLINE:** You can find information online at [www.cluthad.govt.nz](http://www.cluthad.govt.nz). You can also provide feedback via an online survey.

**ON FACEBOOK:** Follow our page Clutha District Council where we'll be posting regular information and links.

**ON THE PHONE:** 0800 801 350 or 03 419 0256.

**Feedback closes on  
Friday, 14 July 2017**