

Strategy:

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Locate a possible swimming pool site

Initiatives aimed at appropriately and strategically locating a possible future swimming pool

This strategy includes the following findings and proposed initiatives:

- A range of Picton-wide site options is introduced
- The site evaluation process is described
- A high-level concept for one of the preferred sites is introduced



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A pool for Picton

One of the objectives of this project was to assist with the identification of the most optimal site for a swimming pool for the Picton community.

Currently the community uses the Queen Charlotte College pool, which is a 25m outdoor pool with a separate area for toddlers, on the grounds of the College, subsidised by the Council. Consultation identified that community access is perceived to be problematic as this facility is perceived to be part of the College, with for example shared changing rooms with the College.

The community currently relies on Blenheim for an indoor community pool (Stadium 2000) and several groups have worked on plans to progress the vision of a pool in Picton for several years.

Arguments for the development of a community pool in Picton include:

- A new swimming pool that is fully accessible to the younger population would add to the activities that attract and retain people in the age bracket that Picton is currently short of and losing.
- A publicly accessible swimming pool would add to Picton's attractions for visitors, particularly on rainy days or while waiting for the ferry.
- It could serve as a means to battle child obesity in Picton.
- The facility could be used to support community health, particularly the elderly.

Funding and revenue

The Council has indicated future support for a new pool in Picton, but this will require consideration in terms of funding priorities against other projects. A rating contribution will likely be required. A percentage of the operating costs will need to be covered by rates. It is proposed that this development will generate revenues from swimming classes and possibly associated small businesses.

Location considerations

There is no site designation for this facility yet. From the consultation it has become clear that the following location aspects should be considered:

- Good accessibility for the elderly and children is crucial.
- Although the Picton Primary School has its own 12m pool, locating this proposed facility in the vicinity of this (low decile) school, could provide a health and community benefit for a lower social-economic area.
- The facility needs to be in a location where it can deal sufficiently with traffic flows and parking.
- Locating the facility on or with visibility from the route to and from the ferry would help attracting visitors.
- A central location with good accessibility from Picton and Waikawa Bay would be preferred.

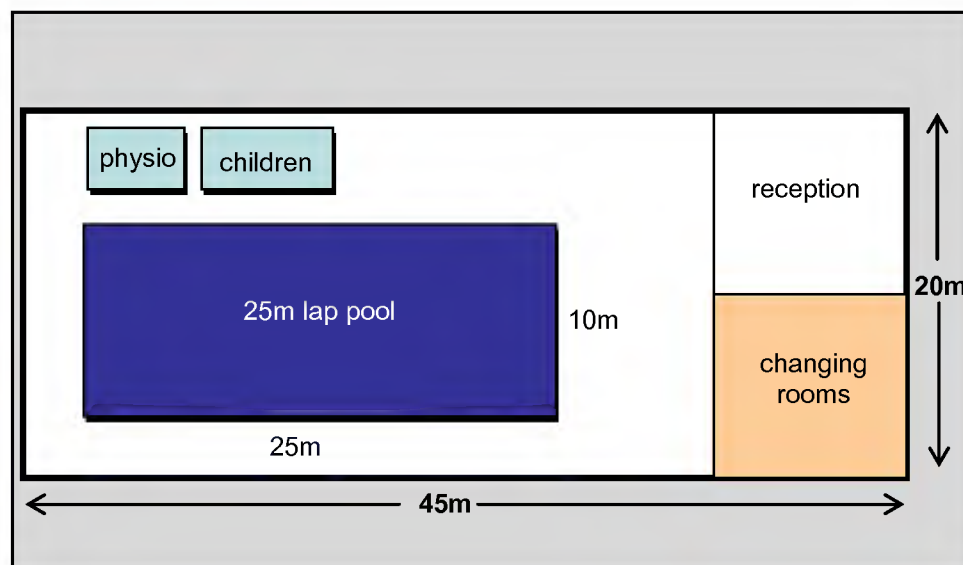
- Synergies with businesses and retail in the town centre could potentially be achieved when locating the swimming pool in or near the town centre.

Possible building requirements

A preliminary and concept brief was assembled, based on assumptions for the feasibility and examples in towns of a similar size and nature. Requirements include:

- 25m pool, 4-6 lanes
- Toddler pool
- Physio pool (wheelchair access, warmer)
- Optional outdoor areas
- Assumed 20 x 45 building footprint (refer to diagram 4-32)

These assumptions have formed the basis for the evaluation of a range of Picton-wide site options. This site evaluation process is described on the following pages and a high level concept for one of the preferred sites is introduced.



ABOVE FIG. 4-32: diagram for the possible swimming pool programme

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Site option evaluation

During the Inquiry-By-Design workshop a large number of possible swimming pool sites were considered. After an initial assessment that identified some fatal flaws to some of these, a narrower range of options was evaluated.

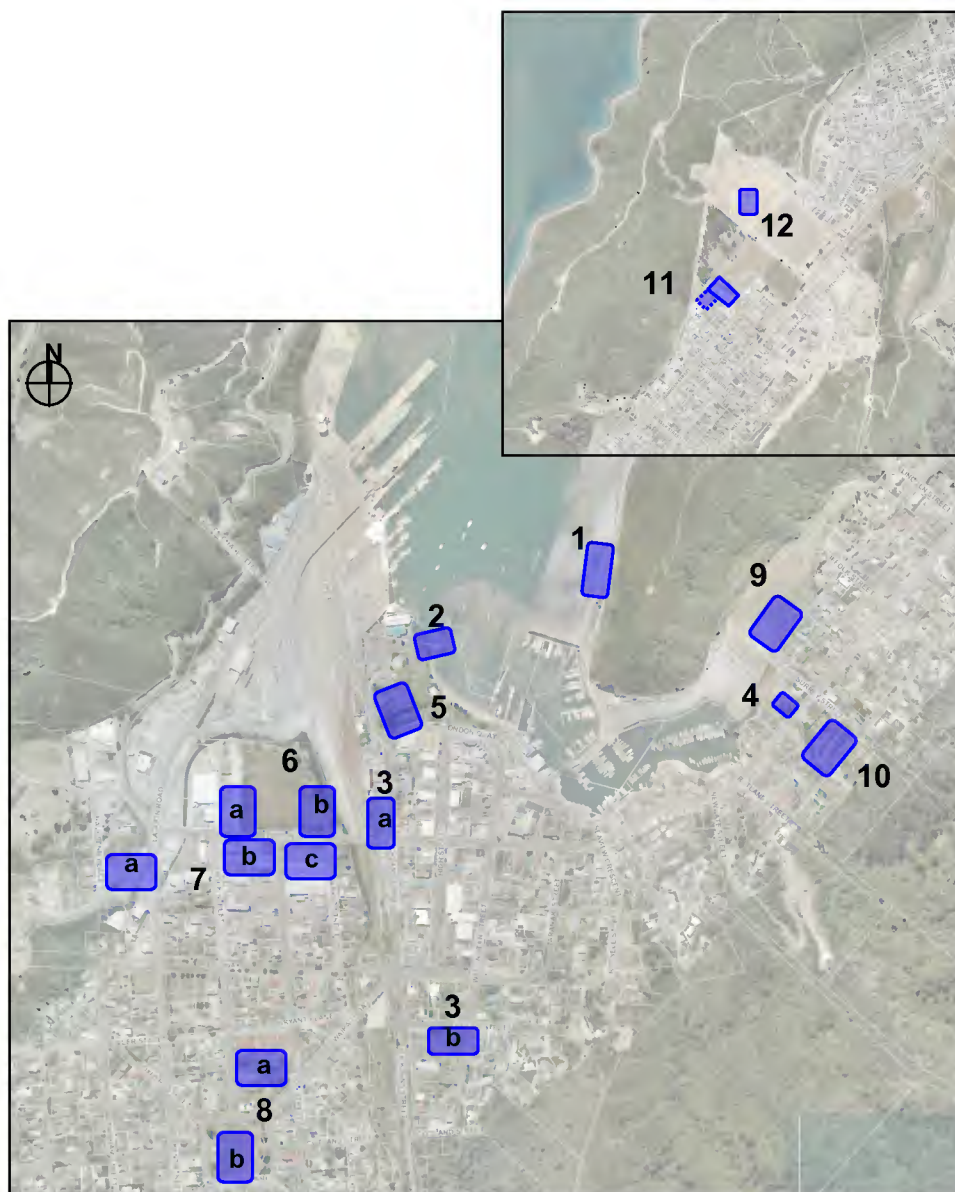
Figure 5-33 shows these site options, which included:

1. Near Shelley Beach (salt water)
2. Near the Aquarium (salt water)
3. On the priphery of town centre (options 3a and 3b)
4. Memorial Gates
5. Near the Picton Museum
6. Waitohi Domain (options 6a and 6b)
7. Dublin Street industrial area (options 7a, 7b and 7c)
8. In or near Nelson Square (options 8a and 8b)
9. Memorial Park
10. Top-10 Holiday Park
11. Existing pool Queen Charlotte College expanded
12. Endeavour Sports Park

Workshop participants were grouped according to the following professional disciplines:

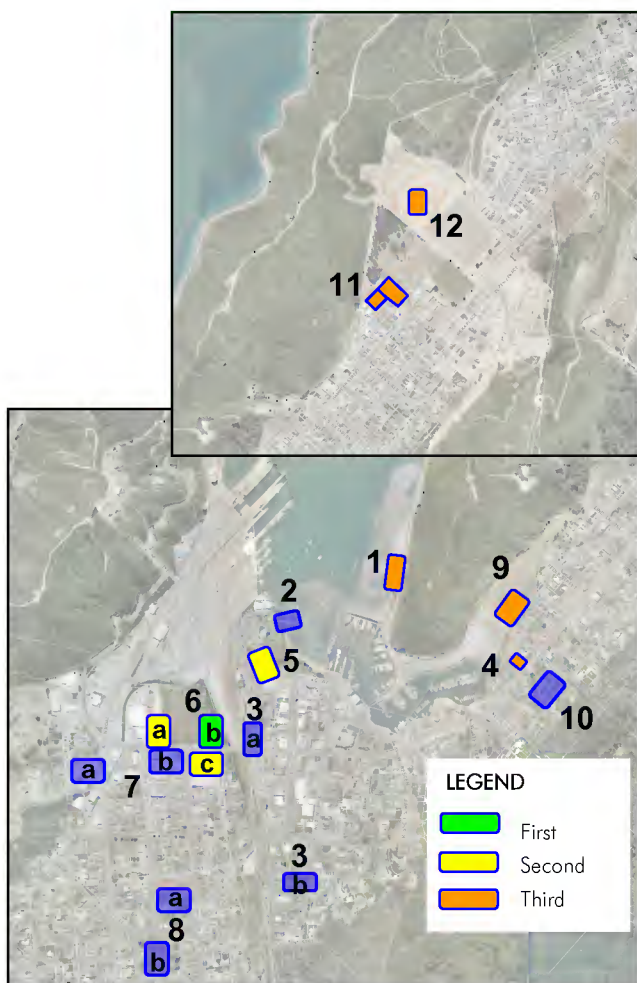
- Community and Recreation
- Movement
- Infrastructure
- Landscape and open space
- Town Centre and Tourism

Each group evaluated these options from their single-discipline perspectives
Details of the evaluation outcomes are presented in appendix 2 of this report.



ABOVE FIG. 4-33: swimming pool site options considered with options located in Waikawa shown in the inset

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ABOVE FIG. 4-34: outcome of the swimming pool site evaluation, with ranking of the options

Site option evaluation outcome

The site evaluation process did not identify one clearly preferred option, but rather led to a range of preferences that are dependent on the weighting of the different criteria.

For each of the options further detailed technical and economic analysis has to take place. Issues to be considered and explored in more detail include:

- Availability of land and financial feasibility
- Geotechnical capacity of the site
- Local storm water and flooding situation
- Location and capacity of services and infrastructure
- Capacity of the surrounding street network

The Waitohi Domain option

Figure 4-35 shows a concept for one of the preferred options in the south-east corner of Waitohi Domain. Advantages of this option include:

- Located in relatively close proximity of two Primary Schools.
- Located centrally in Picton and in relatively close proximity of the town centre (walking distance), which might generate synergies with the facilities and possibly contributes to businesses in the town centre.
- Located on the periphery of the industrial part of Dublin Street, and could therefore assist with the revitalisation of derelict buildings and sites.
- Highly visible site.
- Located between Auckland Street and Kent Street and can therefore be easily found by visitors driving to and from the ferry.
- Council owns the Domain and using part of it for a swimming pool could be an appropriate designation.

RIGHT FIG. 4-35: concept for one of the preferred swimming pool site options on the south-eastern corner of Waitohi Domain

Disadvantages include:

- Waitohi Domain is a dished flood water storage area for the Waitohi Stream; floor levels have to be raised.
- The nearby level railway crossing poses a constraint on traffic flows.

The concept shows a possible building footprint that addresses the corner formed by Dublin Street and the Waitohi Stream. The carpark is located on the western side, at the maximum distance from the railway crossing. Generous landscaping forms a buffer and an appropriate response to its park-like setting. Much of the Waitohi Domain is left intact for stormwater and other purposes.

