



12: Swimming Pools



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12 Swimming Pools

12.1 Aquatics - Overview

Component	Description
Service Description	<ul style="list-style-type: none"> This activity covers the planning, provision, management, maintenance, development and facilities operation of a network of aquatic facilities.
Asset Provision	<ul style="list-style-type: none"> District Aquatic Facility x 1 Sub District Aquatic Facility x 2 Community Swimming Pools x3
Service Delivery	<ul style="list-style-type: none"> Operations of aquatic network is managed by Community Services and Facilities Group Operations (facilities management and grounds maintenance) is managed by Infrastructure and Property: <ul style="list-style-type: none"> Grounds maintenance is provided by CORDE C1419 Reserves Contract Facilities maintenance is provided by Facilities team moving toward an FM contract. Community Pools have a seasonal local community that manage access.
Level of Service	<ul style="list-style-type: none"> Council is committed to providing a network of aquatic facilities to meet the districts requirements for aquatic recreations, leisure and learning to swim opportunities.
Funding	<ul style="list-style-type: none"> Operations for pools is funded from 50% general rate and 50% a mix of user revenues and the targeted pool rate. Operations for Selwyn Aquatic Centre (SAC) are funded by user revenues and the targeted pool rate. Capital is funded the targeted pool rate. NEW Proposed Community Infrastructure Development Contribution (DC) to fund new development attributed to Growth
Service Reason	<ul style="list-style-type: none"> Honoka Connected Community Active and Educated Community
Key Drivers	<ul style="list-style-type: none"> Growth, especially in eastern areas and Darfield Demographic change, an increase in aging population Provision of aquatic facilities for recreation and safety (learn to swim) Aquatic Facilities Plan (2008, 2017 update)
Potential Climate Change Impacts	<ul style="list-style-type: none"> Extreme Weather Events (flood, fire, drought, storm) Ground Water Level Rise and salt water ingress Sea Level Rise
Key Strategies and Plans	<ul style="list-style-type: none"> Future Selwyn Framework (under development) – People and Communities - Social Infrastructure Plan Darfield Community Facility Needs Assessment by GLG Limited (2023 update) National Aquatic Facility Strategy 2023 Aquatic Facilities Plan (2016/17) Play, Recreation and Sport Network Plan (PARS) 2023 Selwyn Play, Active Recreation and Sport Strategic Action Plan 2023-27 Te Rautaki Tikaka Rua Bi-cultural Strategy 2023 Te Paepae – Ageing Positively Strategy 2024 (being drafted) Piki Amokura – Youth Strategy 2024 (being drafted) Economic Development Strategy 2024 (being drafted) SDC Standard Facility Design (Draft) SDC Accessibility Charter Te Arataki Taero Kore

Please see Annex Pages for a full list of projects, timings and costs.

12.2 Service Description

The service area, Swimming Pools, includes the network of swimming pools provided across the district that are managed by Council. The following pools are covered by this plan:

District Pools

Selwyn Aquatic Centre

Sub-district Pools

Darfield Swimming Pool

Southbridge Swimming Pool

Community Pools

Leeston Learners Pool

Sheffield Swimming Pool

Killinchy Hall Swimming Pool (ex-school pool managed under recreation reserves)

In providing this service Council undertakes planning, management, maintenance, operation and development activities with the objective of providing a network of swimming pool facilities that meet community expectations and provide a safe and healthy environment for users.

Council directly manages and operates the one District Pool, the Selwyn Aquatic Centre, (SAC). This is a multi-purpose indoor facility operating all year. The community and sub-district pools are all uncovered facilities and operate during the summer period providing leisure swimming opportunities. The pools at Darfield, Southbridge and Sheffield are directly managed and staffed by Council during the swim season. Staff also provide technical support to the other community pools in Killinchy and Leeston in Selwyn to ensure they are operated to an acceptable standard.

The Selwyn Aquatic Centre, Darfield Pool and Southbridge Pool participate in the Pool Safe Quality Management Scheme run by Recreation Aotearoa, ensuring best practice operational and safety practices for the aquatic facilities.

12.2.1 Rationale for Council's Involvement

The provision of swimming pools by Council is, to some extent, discretionary and current involvement has primarily been as a result of historical provision as well as transfer of facilities that were previously part of the local school infrastructure. However, the Council has now taken a more proactive role, with the development and subsequent expansion of the Selwyn Aquatic Centre.

The Council is required to promote community wellbeing, and direct involvement in the provision of swimming pools contributes to improving the physical health and safety of district residents. The Council has adopted strategies and policies aimed at creating a healthy living environment for the District's population (e.g. Play, Active Recreation and Sport Strategic Action Plan (PARS), Open Spaces and Places Plan). The provision of swimming pool facilities is viewed as a key element in attaining this goal.

The Council has adopted the role of primary service provider as, although there are swimming pools provided by other agencies (e.g. Schools, Burnham Military Camp), these do not fulfil the wider recreation, leisure and learn to swim needs of communities. Schools have found it increasingly more difficult to maintain and operate pools and have been progressively relinquishing this service. Classroom and facility demand due to population growth has also seen space previously occupied by swimming pools sacrificed and pools closed. Reliance on Council provided services subsequently results. It is, therefore, important that Council is active in ensuring there are sufficient pools available to meet leisure needs and provide opportunities for children to learn how to swim.

As the District's population grows and changes, the Council will need to plan carefully for future swimming pool provision that balances achieving strategic goals and meeting community aspirations alongside compliance requirements (health and safety, water quality, environmental) and overall lifecycle costs of providing swimming pool facilities. Facility provision by neighbouring Councils (e.g. Hornby, Parakiore CCC) should also be taken into consideration.

Swimming pools serve several functions that contribute to the social, cultural, economic and environmental wellbeing of the community. These include the following:

- Provide opportunities for recreation to improve physical fitness and wellbeing
- Provide a focal point for local communities where they can meet and participate in leisure and recreation activities
- Provide venues for people to learn how to swim
- Provide venues for fun activities and social interaction
- Provide opportunities for family or group activities
- Provide facilities that aid physical recovery and rehabilitation
- Provide affordable access to swimming activities
- Enhance the image of the district as an attractive place to live that is well served with community facilities
- Provide a venue for aquatic sports and competitive activity

In addition to the above, publicly provided swimming facilities provide a very strong element of public equity, which is an integral part of creating a sustainable society. This is demonstrated by public swimming pools providing a recreation and leisure opportunity that is available to all ages, gender, ability and socio-economic position.

12.2.2 Strategic Direction

The Council has historically provided a network of community pools to service district communities. Some of these facilities have been transferred to Council ownership from schools. As the district has grown and the urban population expanded in some townships the level of provision has not kept pace. The Aquatic Facilities Plan (2008, reviewed 2017) and the draft 2023 Malvern Sport and Recreation Facility Needs Assessment inform this LTP by providing guidance on key priorities for aquatic provision in the future.

Strategic direction for the provision of swimming pools from 2024 can be summarised as follows:

Selwyn Aquatic Centre (SAC): This is a district level facility providing all year access to aquatic activities. It has a very high level of use. In October 2021 extension work to address capacity issues was completed; the work incorporated a new 10 lane 25 metre pool, repurposed programme lane pool and additional changing space. This provided opportunity for improved provision of aquatic activities including learn to swim, aqua fitness, casual swimming, deep water and other activities. Investment will be required through the 10-year planning period to refurbish and renew assets at SAC to ensure the quality and serviceability of the expanded facility is maintained. Throughout the extension project, issues were identified and rectified in relation to the air pressure of the facility including rusting roof bolts. Work was completed on upgrades of heat exchangers to further manage air pressure and to replace the soffits damaged by condensation.

Sub-district Pools: Continue to strengthen and enhance the 'core network' pools including Southbridge and Darfield Pools.

Darfield Pool: A major upgrade was completed (2023), with upgrades to pool tubs, filtration, water treatment and heating systems as well as ancillary areas which have vastly improving operation cost/efficiency and user experience. This should ensure at least another 10 years of use, and the intent of the Aquatic Facilities Plan review planned in the first three years of the plan period to review the Malvern area and the outcome of this will inform the future provision of pools in this area including the Darfield Pool (planned Year 11 of infrastructure plan).

The Darfield Community Facility Needs Assessment was updated in 2023 by Global Leisure Group Limited (GLG), which focuses on aquatic and indoor court provision.

Based changes in sports trends and on population projections and demand profiles there will be a need to provide additional aquatic facility space to meet capacity requirements in the Malvern area by 2043 and to supply year-round access to aquatic facilities.

Development of the National Aquatic Facility Strategy (2023) shows that that demand is broken down into three main categories in relation to aquatic facility provision and will be considered as part of the future Darfield aquatic facility:

- 17% of demand: Learn to Swim / Education
- 16% of demand: Fitness / health / lane sports
- 67% of demand: Leisure / play / relaxation / hydrotherapy / schools

The strategy further identifies the importance of community access to aquatics facilities in terms of Full Time Equivalent (FTE). This number takes into account the impact of seasonal and school pools where access is restricted.

The strategy also recommends that 27sqm aquatic provision should be provided for every 1,000 population. The table below show how this recommendation applies to Darfield and predicted level of service shortfall.

Year	Population	Malvern Aquatic Provision
2023	8,560	231
2043	11,910	321
2043 (including additional growth)	14,910	402

This indicates that there is a current demand for 231sqm of water area increasing to a potential 402 sqm by 2043. It is estimated that the current supply of pools is estimated to be 305 sqm indicating sufficient overall pool area. However, when the availability is considered this indicates 170 sqm FTE. This indicates a shortfall in aquatic provision for the wider catchment area.

There is some planning work to occur in consideration of the Darfield Recreation and Community Centre built in the 1980's requiring major upgrades in the future, and that construction of new Indoor Courts is in the plan. The future planning of the Darfield Aquatic Facility will be place based, scalable, fit for a variety of purpose and efficient in the associated operational model development.

Southbridge Pool will continue to have a level of investment that sustains the current facility and service. A heating upgrade in 2021 to improve user experience was completed and further land scaping works are planned in the first year of this LTP. This facility has between 12-15 years of life remaining, and it is planned to undertake a feasibility study (including site and option analysis) for the provision of aquatic facilities in the Ellesmere ward outside this 10-year plan.

Provision by Other Agencies: Christchurch City Council are currently building a new aquatic facility in Hornby which is likely to provide service for part of the district's catchment (particularly Prebbleton). This pool is likely to include leisure and water play facilities which will assist with the current under-supply of this type of space in Selwyn. There is no intention to duplicate these in the Selwyn District facilities in the short term, but this will be raised as part of the next LTP once additional supply beds in. Burnham Army Camp have indicated they intend to upgrade their aquatic facilities in the future, but this is likely to have minimal impact on the aquatic network utilisation as this will be mostly used by military personnel and those associated with the camp. Private learn to swim is currently in low supply with Swim Sense being the only major operator with impactful provision.

Community Pools Support: Support for the community pools that provide local seasonal access for residents is planned to continue. However, this will be dependent on these pools being able to operate safely and with sustainable investment. In circumstances where pools, cannot operate safely via local volunteer involvement, require significant capital investment to achieve compliance and there is a low level of community input and support, Council will need to consider their continued operation as occurred with Halkett, Prebbleton and Courtenay pools which have been closed.

In 2023 AECOM carried out the Sheffield Pool Repair Cost assessment as the Sheffield facilities' pool tank as near end of asset life. The cost for repair and strengthening is estimated at \$800K. Taken into account with high operational costs (due to the requirement for lifeguards due to the depth of the pool), and issues with the wastewater discharge and ownership of the land the pool is constructed on, the repairs works are deemed uneconomic. With the Darfield pool being significantly upgraded to improve user experience and

being located 10 minutes from Sheffield, it is planned to close and demolish the Sheffield pool in 2024 as the most cost-effective option. This will be consulted on as part of the 24-34 LTP consultation process.

The Leeston pool will continue to be maintained, with its long-term future considered as part of the update of the Aquatic Facility Plan as part of the Ellesmere pool provision. It is possible that Killinchy Pool will close in the next 10 years as its use decreases and the volunteers that operate this site diminish.

Pool Management and Safety: Council will continue to enhance safety and supervision of local seasonal public pools. The core pool network of (SAC, Darfield and Southbridge) have achieved Pool Safe accreditation and this will require ongoing investment in plant to ensure continued compliance with this accreditation. Council staff carry out an equivalent internal audit at Sheffield pool. Further technical support and training on pool operation and practice will be provided for the community pools. However, if smaller, volunteer led pools are unable to comply with health and safety requirements including supervision and water quality testing, these pools may have to close as they pose a risk to Council and to the community users of the pools.

School Pools Support: Council provides assistance for school pools by way of an annual operating grant for those pools that are available to the local community outside of school hours and meet safe operating criteria. It is intended that provision of this operating grant continue to be included in the 2024 - 2034 LTP. There have been inquiries as to whether SDC could provide lifeguard support at Lincoln High School pool and a trial of this service is being considered.

Strategy Development and Assessments: In developing this LTP several key strategic documents were identified as requiring updating, or development.

The Aquatic Facilities Plan (2008, 2017) will be reviewed and updated in 2024 - 2026 to provide further guidance on the network approach to help inform LTP 2027-37 and to help bring clarity to Malvern and Ellesmere aquatic provision requirements. This will also address provision for the Eastern Selwyn growth areas (in consideration of CCC provision) and where SAC will once again be at capacity.

The Play, Active Recreation and Sport Network Plan (PARS) was adopted in 2023 and is a work plan to address facility provision over the next 10 years due to growth. Strategies included to be developed to support the PARS plan.

- Development of an Indoor Courts Strategy - in line with the Draft Indoor Court Facility Strategy (2023), this is particularly important in the context of considering the proposed Darfield Indoor Courts, a new Darfield New Aquatic Facility (outside the 10 year plan) and the future of the Darfield Community Centre (outside the 10 year plan), in terms of facility type and best location.
- Development of a decision-making tool/matrix to enable project requests for additional or new provision of facilities, to enable a prioritisation and equality of delivery, and to assist Council in its decision-making.

The Play, Active Recreation and Sport (PARS) Strategic Action Plan 2024-2027 was adopted in late 2023 and provides a framework to guide decision-making and strengthen the Council's capability to meet the needs and challenges of the PARS sector in Selwyn.

In 2023 the Council adopted Te Rautaki Tikaka Rua | Bi-cultural Strategy. This strategy includes outcomes relevant to community facilities planning and operation (e.g. cultural narratives and participation for mana whenua and iwi Māori). We intend to include Māori cultural indicators and values into the facility performance assessments. Further work on understanding how mātauranga Māori (Māori knowledge) can be incorporated into measuring asset sustainability and the social impact in relation to decisions for the aquatic network (and all our assets).

In 2024 Council will adopt the following three strategies which will potentially influence the operation and development of aquatic facilities: Piki Amokura | Youth Strategy, Te Paepae | Ageing Positively Strategy, and the Economic Development Strategy.

12.2.3 Key challenges

Selwyn Aquatic Centre (SAC) Capacity: The 2021 extension project addressed the immediate and existing lane swimming capacity, but because of the growing and changing community the leisure area is inadequate to meet demand and the next LTP will include recommendations for the expansion of this area once an update to the Aquatics Facilities Plan has been completed and the impacts of other facilities are better understood.

Sheffield Pool End of Life: This pool is adequately heated and treated to industry standards but continues to experience low visitation numbers as well as requiring significant spend on the pool tub in the short term to keep it operational (estimate of \$800K - \$1M). Due to its depth, it requires the provision of lifeguards and there are issues with the disposal of the wastewater. Due to the investment required and the relatively low usage as well as the provision of an enhanced Darfield facility 10 minutes' drive away, this facility is proposed for closure as part of this Long-Term Plan.

Overall pool provision: Due to estimated projections in population growth the demand for additional or improved pool facilities will increase across the district over the next 15 years. Based on current population projections, if the current supply of available water space was not increased over the next 20 years then the district would have an under supply of warm, fit for purpose pool space.

Network Level of Service: The overall network across the district is predominantly “old and cold” with the average age of pools being over 40 years of age. Global Leisure Group stated the community seasonal pools in the Selwyn District network could be characterised as:

- Cold and old
- Low usage
- High cost per swim especially if include both Opex and programmed capital works,
- Have significant capital risks for Council from ageing infrastructure
- Not fit for purpose. Limited flexibility to meet current and future demands
- Use of assets not maximised - usage limited to 4 months a year
- Some have health and safety risks for Council e.g. water hygiene.

Over the last 3 years significant upgrade works have occurred at Selwyn Aquatic Centre, Darfield Pool and Southbridge Pool to address some of the issues outlined above.

Sheffield Pool is uneconomic to operate in a cost and operationally efficient manner and is planned to be closed in 2024.

Killinchy Pool and Leeston Pool all require ongoing investment to comply with best practice operations and safety.

Health and Safety at Work Act (HSWA) 2015: This legislation came into effect on 4 April 2016 and although there is a degree of uncertainty regarding aquatic industry practice in managing risks it is incumbent on Council to ensure the pools are managed and operated in a way that provides a safe environment for users. This inevitably leads to increased costs to manage risk at community pools.

12.3 Levels of Service

This section defines the levels of service (LOS) for Swimming Pools that are required to meet customer expectations. It also sets out the performance targets identified for each LOS to enable achievement to be measured.

12.3.1 Customers and Stakeholders

Customers and stakeholders with an interest in swimming pools include the following:

- Selwyn District residents and ratepayers
- Public users of swimming pool facilities
- Community swimming pool management committees
- Swimming and water sports clubs
- Schools
- Private providers of 'Learn to Swim' pools
- Neighbouring local authorities (CCC, ADC, WDC)
- Residents Groups
- Local businesses
- Contractors and suppliers
- Community groups e.g. Parenting Network
- Food and Health Standards NZ Ltd
- Water Safety Council
- Audit NZ
- Local Iwi/Ngai Tahu
- Recreation Aotearoa
- Sport Canterbury
- Council's Insurers

12.3.2 Contribution to Community Outcomes

The following table sets out the community outcomes that are relevant to swimming pools and describes how the service contributes to outcomes.

Community Outcome	How Swimming Pools Contribute
A clean taiao environment We utilise smart and toiū sustainable practices	<ul style="list-style-type: none"> • Pools, design, construction, maintenance, operations, and renewals all imbed sustainable practices.
Liveable low carbon towns Growth that consolidates and intensifies towns	<ul style="list-style-type: none"> • Residents have places for recreation and leisure activities.
Honoka Connect community We have good health, social, and community facilities that are accessible to all residents of the district We have access to a range of community services and activities that support wellbeing	<ul style="list-style-type: none"> • Residents have places for recreation and leisure activities to benefit physical and mental wellbeing. • Opportunities for residents to enjoy healthy, active lifestyles including provision of aquatic facilities
Strong neighbourhoods We are safe at home and in the community	<ul style="list-style-type: none"> • Pools provide learn to swim opportunities which help ensure people are safe when in water.
Active and educated community We can participate in community life We can play and be physically active	<ul style="list-style-type: none"> • Opportunities for residents to enjoy healthy, active lifestyles including provision of aquatic facilities • Opportunities to learn to swim • The operation and activation of aquatic facilities enable residents to <ul style="list-style-type: none"> ◦ enjoy, connect, belong, learn together, and participate in Selwyn community life ◦ be physically active.

Table 12-1: Swimming Pools Contribution to Community Outcomes

12.3.3 Service Drivers

The key service drivers for swimming pools primarily relate to meeting customer expectations and compliance with statutory requirements. Objectives specific to this service include the following:

- Provide pool facilities of sufficient quality and range of activities to meet user expectations
- Ensure swimming pools are available for use for as long as possible in consideration of seasonal variations
- Ensure the swimming pool network provides access for people of all ages and abilities
- Pool facilities support programmes for all ages including 'learn to swim'
- Ensure the management, operation, maintenance and development of swimming pools meets community expectations
- Ensure the operation and maintenance of swimming pools complies with all legal requirements, New Zealand Standards, Selwyn District Council Policies and Bylaws
- Ensure swimming pool facilities provide a safe and healthy environment for users
- Access to pool facilities is affordable for communities
- Provide for the sustainable management and operation of swimming pool assets
- Ensure the environment is protected and that any adverse impacts on the environment resulting from the operation and maintenance of swimming pools is minimised
- Respond to customer issues in a timely and efficient manner
- Ensure the communities' investment in swimming pool assets is protected.

Legislation, Standards and Policies

Specific legislation, standards and planning documents that apply to swimming pools are described in the tables below. This also explains the implications for levels of service.

Legislation/Standard	LOS Implications
NZS 5826: 2010 Pool water quality	This standard covers the essential aspects of the operation and maintenance of pools in regard to pool water quality criteria including reference to methods of water treatment. Safe handling of swimming pool chemicals is also covered.
NZS 4441:2008 Swimming pool design standard	This standard covers only the essentials of design and construction of swimming pool and the provision of water treatment facilities. The standard applies to public, institutional, and private swimming pools.
NZS 9201.16:1972 Model general bylaws: public swimming pools	Contains provisions in the form of model bylaws for adoption with or without amendment by territorial local authorities.
Recreation Aotearoa Pool Safe Accreditation	The Selwyn Aquatic Centre, Darfield Pool and Southbridge Pools maintain this accreditation, ensuring good Health and Safety, water quality, pool supervision and risk management practises are adhered to at all times. All other facilities in the network need a range of improvements made to enable accreditation. Non-staffed sites are not eligible for accreditation
ASINZS 1838:1994 Swimming pools pre-moulded fibre reinforced plastics design and fabrication	Sets out requirements for pre-moulded plastic swimming pools exceeding 7500 L in volume and 750mm in depth.
ASINZS 1839:1994 Swimming pools pre-moulded fibre reinforced plastics installation	Sets out the procedures for the installation of pre-moulded fibre reinforced plastic swimming pools.
NZS 8690: 2003 Water safety signage	This standard provides a consistent basis for the development and use of water safety signage within New Zealand that aims to reduce the risk of drowning and injuries.
NZS 4121:2001 Design for access and mobility: Buildings and associated facilities	Gives requirements for making buildings and facilities accessible to and useable by people with physical disabilities. Provides a means of compliance with the New Zealand Building Code.

Legislation/Standard	LOS Implications
NZS 8500:2006 Safety barriers and fences around swimming pools, spas and hot tubs	Options for the location of effective safety barriers that will restrict the access of young children to swimming pools are provided, and requirements for the design, construction and performance of fences, gates, retaining walls and door sets intended to form a barrier to restrict access of young children to swimming pools are specified
Building Act 2004	The Building Act and the Building Code provide or the regulation of building work and setting of performance standards for buildings.
Fencing of Swimming Pools Act 1987	The Act outlines the requirements for fencing of certain pools under the Building Act 2004.
The Health and Safety at Work Act 2015	Key areas of the Act include the duties of employers in relation to: hazard management; Training and supervision; Recording and notification of accidents and serious harm; And duties to people who are not employees.
Climate Change Response (Zero Carbon) Amendment Act 2019	Requirement to identify and implement energy consumption improvement with the goal of meeting the 2050 net zero carbon target.
Climate Change Response Act 2022	Specific climate change adaptation in compliance with the climate change risk register and local risks identified.

Table 12-2: Swimming Pools Legislation & Standards

Plan/Policies	LOS Implications
Selwyn District Council District Plan (RMA)	Community Facilities - Strategy, Policies, Objectives and Rules Transportation (car park) provision rules
Land and Water Regional Plan (ECan)	Rules on discharge of pool water
Selwyn District Council Aquatic Facilities Plan 2017	Recommendations on future provision of pool facilities to meet district needs Recommendations for improvements to existing pools
Darfield Facility Needs Assessment 2023 update	Feasibility assessment for sports facility and aquatic facility provision in Darfield (Malvern Area)
PARS Spaces and Places Plan 2023	Outlines future strategic work in Aquatics facility demand analysis and potential future facility provision
Play, Active Sport, and Recreation (PARS) Strategic Action Plan 2024-2027	Encouraging healthy lifestyles
Aquatic Facilities Demand Analysis Study 2020	Demand assessment for aquatic facilities for Selwyn District
Community Pool Risk Management Policy 2016	Recommendations on measures to improve management and operating practices
Selwyn District Community Pools Compliance and Condition Report 2017	Compliance and condition assessment report and recommendations for future required improvements.
The National Facility Strategy for Aquatic Sports (Revised 2013)	National strategy for provision of aquatic facilities in New Zealand.

Table 12-3: Swimming Pools Plans & Policies

12.3.4 Customer Expectations and Consultation

In general terms Council's knowledge of customer expectations is based on:

- Public enquiries and complaints received via Service Request System
- Customer Experience Survey data from the Selwyn Aquatic Centre, Darfield, Southbridge and Sheffield Pool (2021, 2022, 2023)
- Information derived from the Darfield Facility Needs Assessment 2023 update
- Feedback from elected members, general public, School Board of Trustee's, Residents Groups
- Information received from consultation on the reviewed (2017) Aquatic Facilities Plan
- Early Consultation Survey and Charrette (2023) undertaken as a lead into the development of the 2024-34LTP.

Secondary Research Analysis Findings 2023

A comprehensive secondary source review was undertaken to identify the themes around the key questions; why do people choose to live or work in the district, what challenges do they face and how they want the district to grow in the future.

Specific information received on community facilities noted that:

- Keys reason the respondents live in the district is good facilities/amenities and a strong sense of community.
- Many respondents are satisfied with experiences at council facilities and the facilities themselves have high satisfaction results.

Early Consultation Survey and Charrette 2023/

The Council undertook early consultation with the community as an input to the development of the 2024-34 LTP. This included community charrettes and an on-line survey. The key objectives of the pre-consultation was to seek direction on:

- Council's level of service and investment
- Trade-offs
- Ratepayers' willingness to pay

Specific information received on community centres and halls noted that:

- The key priority was on provision and protection of green space and the balance between development and rural lifestyle.
- around 69% of residents indicated less focus on community facility development was possibly acceptable with a "maybe" response.
- Respondents felt that facility development was centred primarily on Rolleston and doesn't cater well for the youth and aging population.

Aquatic Facilities Plan Review Consultation (2017)

A scheduled review of the original Aquatic Facilities Plan (2008) was carried in 2017. The purpose of the review was to capture current issues and reset the plan's course as required. The method used for the review was to analyse the level of supply in the community, consider the capability and capacity of the network to meet community needs, benchmark against national best practice, and identify the key issues based on the research and consultation processes. Again a range of community and stakeholder consultation methods were undertaken to inform the review and set the LTP focus. This included the key outcome of an extension of SAC to meet the community growth and capacity requirements.

Swimming Pool User Satisfaction Surveys

Customer Experience Surveys (user satisfaction) have been completed over the last three years to provide an overall view of the level of satisfaction with pool facilities and services provided at SAC, Darfield, Southbridge and Sheffield pools. Over these years, there has been a variation in survey responses, with 193 respondents in 2023, 72 respondents in 2022, and 132 in 2021, with a significant number of responses coming from SAC. Survey results for overall satisfaction of pool users are presented in the figure below:

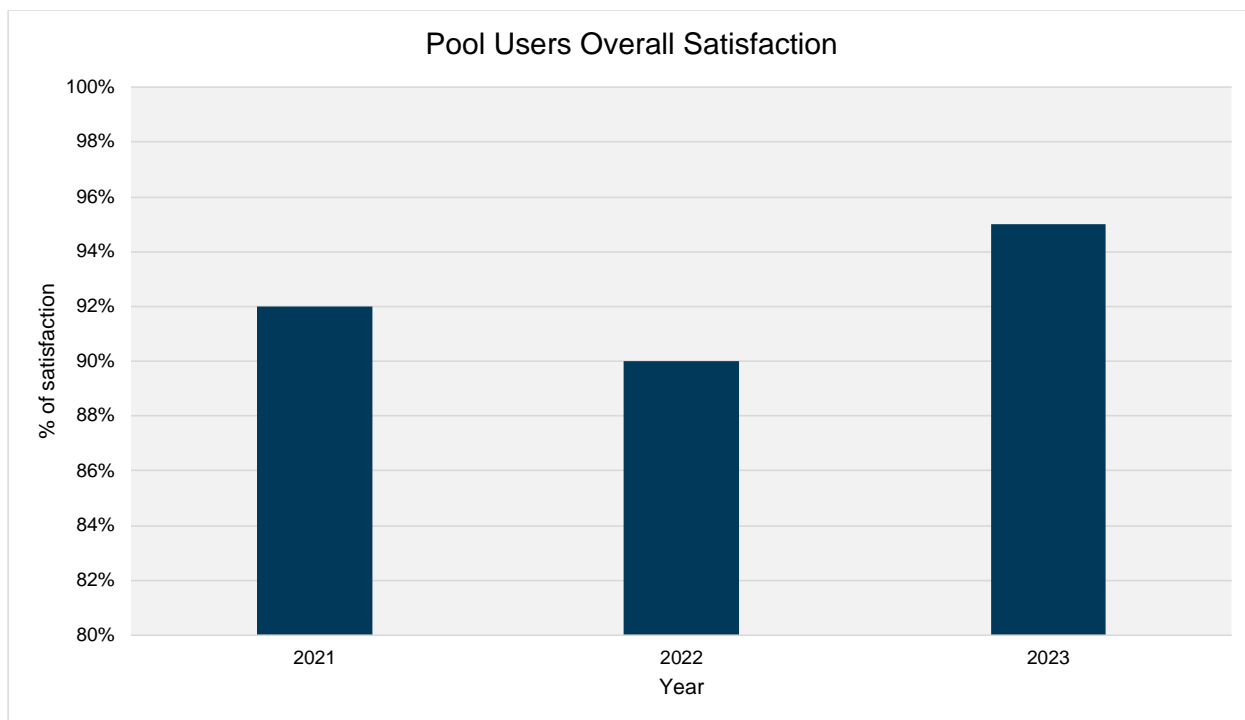


Figure 12-1: Pool User Survey Overall Satisfaction Results

The 'at least 90% customer satisfaction' key performance indicator has been achieved in each of the past three years at SAC, Darfield, Southbridge and Sheffield pools with the 2023 survey results having the highest level of satisfaction at 183 (95%) of the 193 respondents being very satisfied or satisfied.

Customers were also asked about the cleanliness of the pool facilities in which there was a high level of satisfaction over all three surveyed years.

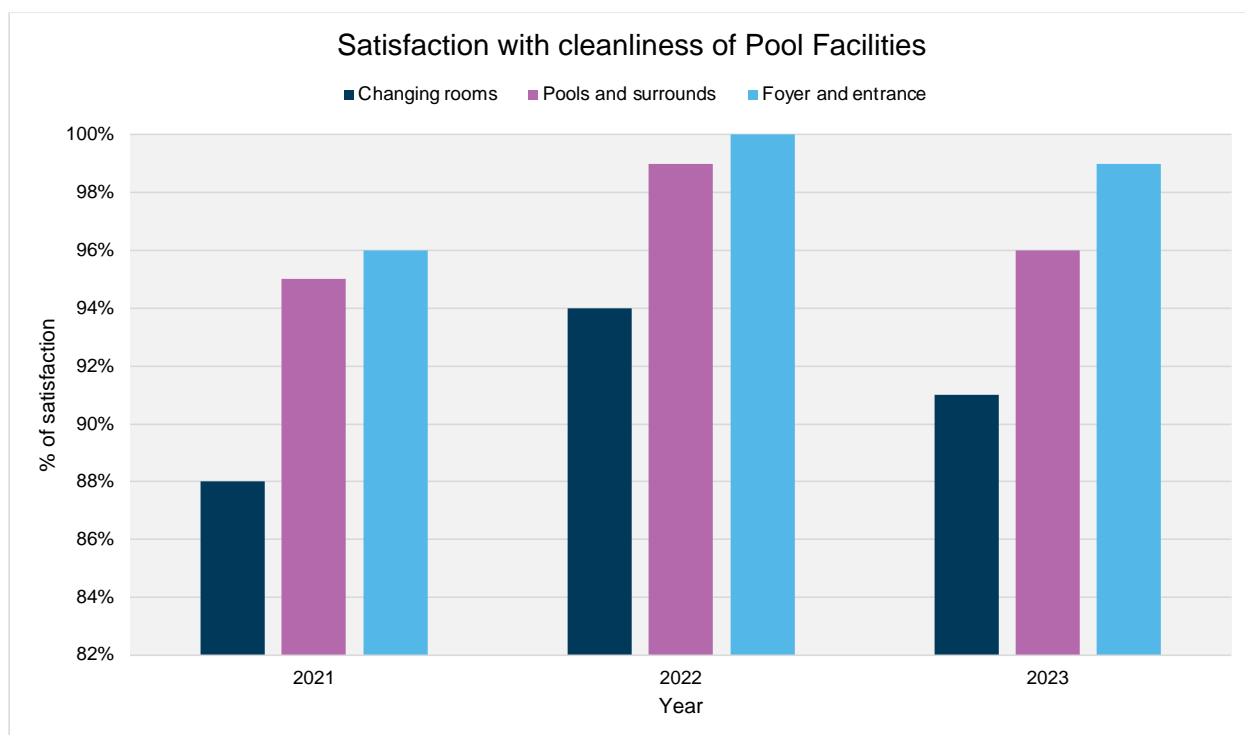


Figure 12-2: Satisfaction with cleanliness of pool facilities

Further results of the 2023 survey indicate that customers experiences at pool facilities are mostly positive.

- 99% of respondents intended to use the pool facility again
- 92% of respondents agreed that the pool facilities are easily accessible and affordable
- 91% of respondents were satisfied with the temperature of the pools
- 83% of the respondents agreed that the pool facilities and programmes provided were value for money. 8% of respondents disagreed that it was value for money and the rest of the respondents didn't know/didn't answer.

Present and Future Levels of Service

The Council has the responsibility of looking after the wellbeing of the District's community and, in doing this, has identified community outcomes that it aims to achieve with the help of other agencies and organisations. Public swimming pools are needed to meet the recreation and leisure needs of the community and are an important element in creating healthy and active lifestyles for residents.

The Council currently provides a network of community pools at a sub-district and local level. In mid-2013 the new Selwyn Aquatic Centre was opened, and an extension completed in 2021. This facility provides year-round aquatic recreational activity to service the district's communities. In providing swimming pools for the district a number of core customer values have been identified for this type of community facility which reflects key customer expectations.

These are:

- Quality
- Provision/Distribution
- Legal Compliance
- Safety and security
- Availability/Utilisation
- Accessibility
- Responsiveness
- Affordability

The Council's intention is to continue to provide facilities and services that meet local community and the wider district needs. Therefore, it will be necessary to provide, maintain, operate and improve swimming pool facilities in response to customer service demands. However, due to increasing operational costs i.e. maintenance, staffing including lifeguards, compliance such as health and safety and environment, and uneconomic renewal costs, it may be necessary to continue to consolidate/ rationalise the district wide pools into a targeted district, sub-district model to deliver operationally effective and affordable swimming pool services long term across the district.

Work undertaken on the 'Aquatic Facility – Demand Analysis Study' in 2020 confirmed that Council should retain the core network facilities at SAC, Darfield and Southbridge and as a result Southbridge had a heating system upgrade to increase water temperature and quality of experience during the operating season.

The Darfield Community Facility Needs Assessment by GLG Limited (2023 update) recommends that while upgrades have been completed in 2023 to keep the pool operational for at least another 10 years, that a replacement pool facility should be considered that has flexible spaces, warmer water and of an appropriate scale to provide year round access.

Council will continue to support district wide school pools that offer community access outside school hours, via the annual grant and offer of technical advice as required.

The pools have been categorised for management and level of service purposes as follows:

Category	Pools
District	Selwyn Aquatic Centre
Sub-district	Darfield Pool, Southbridge Pool
Community	Leeston Learners Pool, Sheffield Pool Killinchy Pool is covered under the activity Community Centres and Halls

Table 12-4: Swimming Pools LOS & Management Categories

The table below provides a performance framework that will be utilised in measuring and monitoring on-going level of service performance.

Objective statement	Service statement	Performance Measure	Current Performance (2022/23)	Target Performance Yr 1 of LTP	Performance 2026/27 and out years
To provide community facilities and services to enable connected, active, educated, inclusive communities and strong neighbourhoods, and to support the wellbeing of communities and residents.	Community facilities (community and recreation centres, halls, libraries, and pools), and the services delivered by Council at these facilities, meet customer expectations.	The % customer satisfaction with community facilities and services (measured from surveys).	98%	≥90%	≥90%
	Community facilities and services enhance the wellbeing of residents and communities.	The % of people reporting positive wellbeing benefits from community facilities and services (measured from surveys).	97%	≥90%	≥90%
<p>To provide opportunities for residents to:</p> <ul style="list-style-type: none"> participate in lifelong learning, arts, culture, and heritage be physically active and play learn skills to stay safe in the water celebrate Waikirikiri Selwyn's unique identity participate in community life be safe at home and in the community. <p>The purpose is to enable connected, inclusive, active, and educated communities where residents thrive, support each other, enjoy spending time together and feel a sense of belonging.</p>	Opportunities are provided for participation in Council-run community activities* that deliver community outcomes.	Number of participants at Council-run community activities (e.g. events, programmes, classes, group fitness, workshops, etc).	≥127,000	≥127,000	≥127,000
	* 'activities' refers to things like events, programmes, classes, group fitness, workshops, forums, etc.	The % participant satisfaction with Council-run community activities (measured from surveys).	New measure	≥90%	≥90%
	There is increased use of the District's pools which enables people to play, be physically active, and stay safe in water.	Number of visits at the Selwyn Aquatic Centre, Darfield and Southbridge Pools increases year on year.	479,706	≥500,000	More than previous year
		Number of swims per capita of district population per year recorded at Selwyn Aquatic Centre, Darfield and Southbridge Pools.	4.78	≥4.5	≥4.5
	Swimming programmes enable people to learn skills to stay safe in the water.	Number of participants in <i>Learn to Swim</i> programmes.	12,905	≥12,000	≥12,000
	Pools are well managed and achieve <i>Pool Safe</i> standards.	New Zealand Recreation Association <i>Pool Safe</i> accreditation is achieved for Selwyn Aquatic Centre, Darfield and Southbridge Pools.	100% accreditation achieved	Accreditation achieved	Accreditation achieved

Table 12-5: Swimming Pools Performance LoS Measures

Swimming Pools Future Service Performance Standards

The following table sets out more detailed information on the intended future levels of service defined for swimming pool facilities. This is used as a general guideline for the performance standards to be provided in the future. This includes one local pool (Killinchy) managed under community centres and halls.

LOS Value	District Pool	Sub-District Pool	Local Pool
Quality	Facilities include: Heated indoor pool (25m) x 8 lanes leisure pool and toddlers pool, Learn to swim pool, hydrotherapy and spa pools, moveable leisure apparatus, high standard of changing facilities, equipment storage	Essential facilities include: Seasonal heated outdoor pool (25m), lane swimming available, learners and/or toddlers pool, outdoor seating areas, shade, good standard of changing facilities Optional: provision of moveable or fixed leisure apparatus	Essential facilities include: Seasonal outdoor pool (<25m), outdoor seating areas, shade, basic standard of changing facilities Optional: Water heating, learners and/or toddlers pool
	Water looks and feels clean and clear with no smell and the facility is safe to use. All facilities maintained in a clean and tidy condition.		
	Water temperature is warm for all pools, and is appropriate for each pool activity Internal environment is comfortably warm, light and welcoming	Water temperature is maintained to suit the majority of users and encourage use	Water temperature maintained at a useable level through pool covers and supplementary heating if available
Availability	All year round service Access is available when desired by most customers and a variety of opportunities and programmes are available	Seasonal extended service – November to March	Seasonal service – December to March
Accessibility	Fully compliant with NZS 4121:2001 Design for access and mobility: Buildings and associated facilities. Note: Local Pools are not compliant		
	Car park provision complies with District Plan requirements	Off-street car park area provided	Limited off-street car parking available
Safety & Security	Fully trained lifeguard supervision consistent with "Pool Safe" guidelines		No lifeguard supervision Supervision responsibility of users with requirements clearly set out in signage
	Swimming Pool Users Code in place & all signage complies with NZS 8690: 2003 Water safety signage		
	Water quality testing and monitoring programmes are compliant with NZS 5826:2010		
	Pool Operating Procedures, Health & Safety Plan, Pool Risk Management Plan and Pool Alone Policy documented & in place		
	Attain "Pool Safe" status through independent audit		Practices to be consistent with "Pool Safe" criteria
Responsiveness	Incident Management Procedures in place & Emergency Action Plan Attentive, responsive and customer focused approach by staff.		
	Population centres or catchments of 15,000	Larger population catchments that do not have close access to a district pool	Smaller communities (especially where no school pool is available)
Standards & Legal Compliance	Full compliance with all relevant standards Compliance with District Plan, Fencing of Swimming Pools Act, Building Act & The Health and Safety at Work Act requirements		
Affordability	Entry fee collected at gate or season pass		Season pass and/or honesty box donation

Table 12-6: Swimming Pools Service Standards

Asset Performance

The service standard provided to users is determined, to a significant extent, by the quality and location of the assets employed. This section explains these aspects of asset performance. Reliability (frequency of faults) is also a performance factor, but since it is determined by the maintenance and renewal plans, reliability is only summarised in this section, and is covered in more detail in the Managing Swimming Pool Assets Section (12.5).

Historical Level of Service Performance

Specific performance related to level of service targets that have previously been measured is disclosed in the following table.

Performance Measures	Target	Actual 2018/19	Actual 2019/20	Actual 2020/21	Actual 2021/22
The % satisfaction with SAC from User Survey	≥90%	96%	97.8%	88.9%	100%
SAC achieves 100% compliance with NZ Recreation Association Pool safe accreditation	100%	100%	100%	100%	100%
Number of swims per capita of district population per year recorded at Selwyn Aquatic centre, Darfield and Southbridge Pool	≥4.5	6.4	4.78	6.06	5.15
Number visits per annum at the Selwyn Aquatic Centre	≥300,000	403,088	341,292	437,835	346,276
Number of learn to swim participants per annum	≥8,000	N/A	N/A	New Measure	33,655
Number of fitness programmes participants delivered by Council across Selwyn per annum	≥60,000	N/A	N/A	New Measure	72,189
The % of Council owned swimming pools generating revenue meeting or exceeding 20% of operating costs.	≥ 75%	N/A	N/A	New Measure	60%

Table 12-7: Swimming Pools LOS Historical Performance

Three new performance measures were introduced in 2020/21, as these were viewed as useful measures to indicate performance.

The overall satisfaction with SAC from the user survey has consistently been above the target level apart from 2020/21 where it scored 88.9%. The number of visits per annum at SAC and compliance with NZ Recreation Aotearoa Pool Safe accreditation has also been above target levels.

The number of swims per capita of the district population has been consistently achieved, with the results being well above the target. 2019/20 was an outlier due to visits being lost from the Level 4 and Level 3 Covid-19 lockdowns.

Key Improvements to Swimming Pool Performance since last LTP

- Refurbishment of Darfield Pool (2023) including:
 - New filtration, pumping and dosing on all pools
 - Installation of a zero depth wet play deck
 - Installation of a bombing platform and small hydro slide
 - Covered entry canopy
 - Upgraded heating to provide consistent pool water temperature.
 - Shaded picnic and seating areas.

- Selwyn Aquatic Centre Extension (2021) including:
 - 25 x 25m 10 lane pool
 - Refurbishment and change in use of existing main pool to a 10 lane 20m programme pool with increased water temperature
 - Additional family change space
 - Dry programme and training space
 - Extended staffing area to account for additional headcount
 - Additional changeroom space.
 - A number of previously identified defects such as the corrosion of metal components and the failure of the epoxy floor covering had their repairs addressed as part of the project
 - Throughout this project a number of other failures/defects have been identified and addressed including:
 - Full replacement of corroded ceiling/light bolts in main pool hall
 - Full replacement of all existing heat pumps due to poor maintenance and the pool not operating to the correct air pressure
 - Correction of drainage fall levels in existing shower blocks
 - New BMS system installed.
- Enhanced heating at Southbridge Pool (2022) allowing for removal of solar on top of aging hall facility and consistent heat across the season.
- Standardised signage, normal opening procedures (NOP), emergency action plans (EAP), supervision policies implemented for all pools with ongoing review and audit.
- Water treatment policy and pool water risk management plans with ongoing review and audit.
- Annual Pool Safe accreditation for SAC, Southbridge and Darfield (and by staff audit equivalent for Sheffield).
- Improved chemical storage at all sites.
- Earthquake strengthening of Southbridge pool plant room.
- Structural repairs to Southbridge hydro slide.
- Halkett community pool has been closed due to the inability of the local community committee to provide adequate supervision of users and to monitor and maintain water quality and circulation.

Maintenance and Report Analysis

The following analysis and reviews were carried out to identify any recurring asset performance issues that hadn't been addressed in the significant pool improvement works programmes carried out in the past three years:

- Analysis of maintenance records for each of the pools covering the past three years
- Desktop review of the 2020 Powell Fenwick condition and performance survey on plant and equipment
- Review of the SAC extension project.
- Review of condition inspection reports for buildings, carparks, lights and grounds assets
- Accessibility audit findings

Addressing Performance Issues

Asset performance issues identified for community swimming pools are summarised in the following table and the Council's response to address these issues is also indicated.

Asset Performance Issue	SDC Response	Timing
Inadequate signage to provide information for users and compliance with standards	<ul style="list-style-type: none"> New signage installed in all pools to meet standards 	Continuous review to meet standards & replace as required
Keeping pool tanks sealed and in serviceable condition for pool seasons	<ul style="list-style-type: none"> Address issues as required Review paint/sealing programmes and systems Re-line Darfield and Sheffield Pools 	Completed Darfield 2023 Leeston 2024/25 Southbridge 2030/31 Close Sheffield Pool 2024
Pool aprons are below standard and present a hazard to users	<ul style="list-style-type: none"> Closure of Sheffield Pool 	Close Sheffield Pool 2024
Failed Backwash disposal at Sheffield Pool	<ul style="list-style-type: none"> Closure of Sheffield Pool 	Close Sheffield Pool 2024
Darfield Carpark surface failure	<ul style="list-style-type: none"> Reseal Darfield Pool Carpark 	2024

Table 12-8: Swimming Pools Asset Performance Issues

12.3.5 Level of Service Issues and Gaps

A number of levels of service issues are identified from surveys and other customer engagement initiatives were addressed in the last LTP period. The issues identified and Council's response to resolving issues or addressing gaps is described in the following table.

LOS Issues/Gaps	SDC Response	Timing
Unsupervised pools present a danger to users and a risk to Council	<ul style="list-style-type: none"> Supervision provided at SAC, Southbridge, Darfield and Sheffield Pools. Leeston, Killinchy to be volunteer led with measures in place to control access and monitor users. 	Monitor year on year for community pools
Utilisation at SAC has significantly increased, resulting in accelerated wear on high traffic and use areas in the building	<ul style="list-style-type: none"> Building cyclical maintenance for high wear / use areas on a 4 year cycle and renewal programmes have an increased frequency to meet LoS expectations 	2024 - 2033
The outdoor areas of some facilities are tired and are unattractive	<ul style="list-style-type: none"> Landscaping improvements at Southbridge, Leeston and SAC 	2024/25
Accessibility improvements to user needs	<ul style="list-style-type: none"> Accessibility improvement funds included in budgets until full facility survey's completed. 	2024-2026

Table 12-9: Swimming Pools LOS Issues/Gaps

12.4 Growth and Demand

This section covers the growth and demand implications for the provision of swimming pool facilities in the district. This includes an assessment of the demand influences as well as impacts on future provision and an assessment of assets required to meet forecast growth.

12.4.1 Demand Influences and Impacts

The key factors influencing demand for swimming pool facilities are:

- On-going population growth in the district
- Changing demographics in the district
- Increasing urbanisation of rural townships
- Across boundary facility provision
- Provision by other agencies or organisations
- Effects of the earthquake events on aquatic facilities in greater Christchurch and the recovery programme
- National trends in leisure activities and impact on facility provision

Population Growth

Selwyn District's population is predicted to continually increase over the planning period with concentration in growth especially occurring in the areas allocated growth through the Land Use Recovery Plan (LURP). The areas of predicted high growth as forecast in the Council's growth projections are Lincoln, Rolleston, West Melton, Darfield, Leeston and Prebbleton. There are also likely to be some parts of the district that will experience flat growth or lower growth. (Refer to section 4 for further information on growth projections)

As larger population centres expand there will be increasing pressure to provide capacity at aquatic facilities to cater for community need.

Changes in Demographics

Changes in the age structure of the population are occurring, with the most important trend being the general ageing of the population, represented by an increasing number and share in the older age groups. The population aged 65 years and over is likely to grow fastest in the future. Similarly the population in the older working ages (40–64 years) is also likely to increase in the short-term.

With the predicted demographic change to a higher proportion of the district population in the older age groups it is likely that demand for swimming pool facilities will be sustained as there is a move towards older people using pools for therapeutic and fitness purposes. This signals a need to ensure the composition and design of facilities caters for this age group.

Increasing Urbanisation

The split between district residents living in rural or urban locations has changed in recent years from being predominantly rural. The current statistics show that 73% of the district population live in urban areas with only 27% residing in rural localities. The growth projections indicate that 85% of growth will occur in the urban localities. The people living in the expanding urban areas of townships have expectations of a level of service commensurate with a typical urban environment.

The desired level of service is often an improvement on what has been delivered previously. This demand for improved standards has implications for future provision, design and the quality of swimming pool facilities.

Across Boundary Facility Provision

Christchurch City Council are currently constructing a new indoor pool facility at Hornby, and along with the existing indoor pool at Pioneer and the outdoor facility at Halswell the provision of the pool facilities in the southwest part of Christchurch City are the closest public pools currently available for a substantial portion of Selwyn District Residents. The addition of a nationally significant facility in Central Christchurch, Parakiore also will address some of the high performance and leisure needs of Greater Christchurch.

Ashburton District Council opened an extensive indoor aquatic facility in 2015 that is reasonably accessible to residents from the southern locality of the district.

Provision by Other Agencies

Burnham Military Camp currently operates an outdoor pool, although public access is restricted because of security and health and safety concerns. The future management approach to this facility may impact on Council service provision.

There is only one current private pool provider (learn to swim) operating in the district. There is potential for other private operators to set up similar businesses particularly for learn to swim programmes. This is unlikely to have significant demand implications for public facilities.

School Pool Operators

Apart from Council, the main provider of swimming pool in the district is the Ministry of Education via school pools. There are fifteen school pools that operate in the Selwyn District, and 14 of these offer community access. Council makes available an annual grant of \$1,000 per school pool payable to the relevant School Board of Trustees, who have the duty of care as the PCBU. The funding contribution is paid towards operational maintenance costs on the proviso that the pool is available outside school hours for community use. In effect, community use is largely limited to parents or guardians of children at the school.

A number of these have closed in recent years or are struggling to meet operating requirements and costs. Should more pools close in the district there will be increased demand placed on Council to address gaps in provision or to take over pools that can no longer be managed by schools.

There are also new schools being established in the District to cater for population expansion (Rolleston and Lincoln). This may create demand for access to pools for “learn to swim” programmes. The Ministry of Education no longer view pool provision as a core aspect of their business.

Trends in Leisure Activities and Aquatic Facility Provision

The following are some key trends related to leisure activities and aquatic facilities:

- The emergence of the drive for increased physical activity to counter our increasingly sedentary lifestyles is having an impact on aquatic facilities. These facilities are now important infrastructure contributing towards health and well-being outcomes.
- Swimming participation has very high level of involvement by younger people, and a drop off in participation with age. The Sport New Zealand Youth Survey (2012) found that swimming was usually ranked first among the top 20 activities undertaken by youth (of all age groups) over the previous 12 months. It was also highest for all ethnicities among youth, with the exception of Pacific boys.
- The participation levels were highest for the youngest age groups, including 88% of those aged 5-10, 81% aged 11-14, and 72% aged 15-18. Among older adult age groups surveyed in the Active New Zealand Survey (2007-08) the participation level declined more significantly, with only 34% of all-aged adults (over 15 years) indicating they had participated in swimming once over the last 12 months.
- The decline in participation level was notably more apparent among older age groups. In the Active New Zealand Survey, the proportion declined from around 48% of those aged 15-24, through to around 20% of those aged 50+. While there is a clear decline in participation, it is worth emphasising that with the exception of walking, swimming is the next most significant active physical pursuit sustained into older age. This is requiring change in the mix of facilities and services offered by aquatic facilities.
- There is a declining club and competitive participation in swimming, while there is a move towards unstructured recreation and fewer team or group activities.
- There is a move towards “pay as you play” activity over club membership.
- Co-location of facilities within a precinct to create a major recreation and sport destination is more commonplace. Some aquatic facilities have been located adjacent to major retail/commercial precincts.
- Creation of large complexes with several sport and recreation activity facilities (often ‘wet’ and ‘dry’) sharing a common entry, reception and ancillary facilities to provide a high level of service,

economies from sharing services, and sufficient critical mass to generate sustainable levels of patronage is increasingly common.

- An increasingly common feature is the provision of 'dry' exercise gym facilities both in new aquatic complexes and in the retrofitting of existing aquatic facilities. This is in response to the demand for cross training opportunities within the single facility and their positive cash flow.
- Moveable floor technology is increasingly being used so that the water depth can be varied depending on the use of the pool. The movable floor can improve the efficiency because a single pool can be multipurpose.
- High-performance athletes are seeking the highest quality available of coaching, facilities and support services. The emergence of sports academies and institutes offering these high-quality options has led to the migration of high-performance athletes to these centres of excellence.
- The Open Space survey indicated a desire to have more family oriented spaces provided which could be accommodated with swimming pool facilities.
- Reducing provision by schools places increasing pressure on local government to provide pools especially for "learn to swim programmes". It is predicted by Water Safety New Zealand that the incidence of drowning will increase with fewer people being able to swim.

The Recreation Aotearoa study into facility development trends identified that traditionally many aquatic facilities have been built for a narrow target market (i.e. competitive aquatic sports). This market of competitive/ training/ fitness accounts for approximately 20-30% of the total users. Whereas the combined leisure, recreation and health users account for between 70%-80% of the market. Given the population growth profile of Selwyn District the following should be considered in determining future provision:

- The adaption of facilities will be critical to ensuring increased participation among the older age groups.
- The growth of this market segment due to the aging population provides an opportunity to increase utilisation in some facilities during non-peak times and therefore address (in part) some of the cost issues associated with operating aquatic facilities.
- There is a need to adapt and refurbish existing facilities to meet the needs of an aging population, which can also include the provision of more tailored programmes within existing facilities.
- The older (50+) age groups in the demographic profile are the major growth area and most have different expectations for aquatic facilities, being: warmer water temperature, easy physical access, indoor environment and suitable water depth.
- A programme pool due to its higher temperatures (32oC) and shallower water will offer increased accessibility to allow structured programmes targeting the identified market segments as well as children for Learn to Swim (LTS).
- Learn to Swim is an area that continues to grow. Therefore, providing good teaching facilities is financially astute with LTS providing a good source of income.

Current Statistics for Swimming in the Selwyn District

- Swimming is identified as the 7th most popular activity by participation rate within the Selwyn District at 15.2% of the total population. This is slightly higher than the national average of 13.2%.
- Analysis of school sports trends highlight that only a small percentage of students are involved in competitive swimming (2.7%) within schools in the Selwyn District.

12.4.2 Asset Capacity

There are two capacity levels that need to be considered in regard to swimming pool assets. Firstly there is the broader level of capacity relating to the overall network provision required to meet the district needs. That is, the adequacy of pool facility numbers and types to meet demands. Secondly there is site specific capacity. This refers to the capacity of the various facility assets to meet user requirements.

In order to gain an understanding of the capacity of swimming pool assets it is necessary to consider the current level of utilisation. This information can indicate where asset capacity is being exceeded or under-utilised.

Asset Utilisation

Utilisation data has been captured at a broad level for this service which provides an indication of overall use and historic trends. Without detailed data collected it is difficult to ascertain the current levels of use for individual assets to determine those that are over or under utilised.

Information has been captured on the numbers of people using each of the swimming pools. Where entry counts are not undertaken (unsupervised pools) this information has been extrapolated from other data sources such as fees received and numbers of family passes purchased. These numbers from the last three seasons is presented in the graphs below.

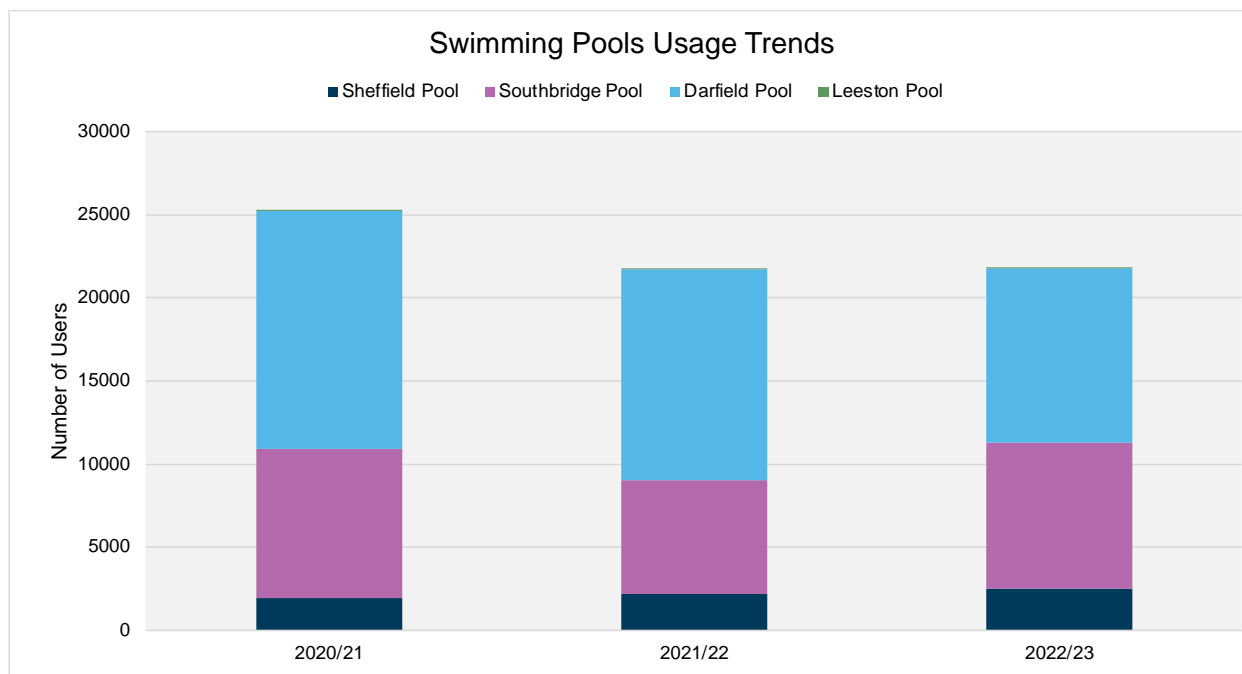


Figure 12-3: Outdoor Swimming Pool Utilisation Figures

For the outdoor pools there is often a correlation between the number of users and overall seasonal weather conditions.

These results show that there has been a significant decrease in the use of the Darfield Pool from 14,320 users in 2020/21 to 10,439 users in 2022/23. The Southbridge pool has also experienced a small decrease (169) of users from 2020/21 to 2022/23. The Sheffield pool has experienced an increase of users from 1,927 in 2020/21 to 2,490 in 2022/23.

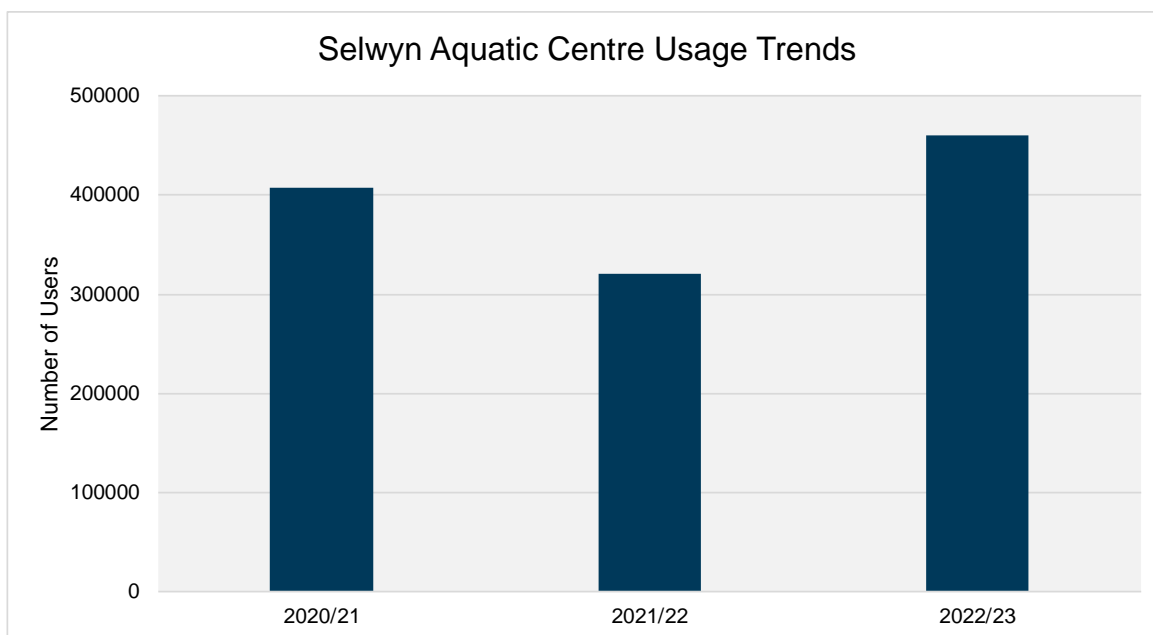


Figure 12-4: Selwyn Aquatic Centre Pool Utilisation Figures

The level of use for the Selwyn Aquatic Centre has increased over 53,000 from 407,683 users in 2020/21 to 460,865 in 2022/23.

The level of use (number of users per season) has been compared against the population catchments to determine an overall rating for usage. When compared to previous year's results this also provides an indication on usage trends (declining, static or increasing). For the purposes of understanding utilisation of the entire pool network all pools are included. This information is depicted in the table below.

As expected SAC, as a multipurpose district indoor swimming facility that operates all year round, has a "high" usage and this is expected to continue. Southbridge Pool also has a "high" usage as it has a relatively small population catchment but is well used by the swimming club, school and the local community. The rating for the Leeston Learners Pool is "very low" as it services a higher population area, is suitable for younger children only and the pool service is supplemented by a school pool in the township. Sheffield Pool has a "low" rating and this reflects its static use and proximity to the Darfield Pool (10 minutes).

Swimming Pool	Utilisation Ratio	Utilisation Rating	Usage Trend
Selwyn Aquatic Centre	6.3	High	Increasing
Southbridge Pool	4.8	High	Declining
Darfield Pool	2.4	Low	Declining
Sheffield Pool	1.6	Low	Static
Leeston Pool	0.2	Very Low	Static

Table 12-10: Swimming Pool Usage Analysis

Swimming Pool Network Capacity

The opening of the Selwyn Aquatic Centre in 2013 and its extension in 2021 has increased swimming pool provision at the district level, by providing additional swimming pool water space by approximately 1,500m² and providing for a range of specialised needs. Visitor numbers have far exceeded predictions with over 461,000 visitors in 2022/23. The Learn to swim programme operated at the pool continues to grow with around 3,300 enrolments per term in the 2022/23 financial year. This is due to the high number of young families in Rolleston and the surrounding catchment and limited other opportunities for Learn to Swim programmes in the area.

Other key points identified in the Aquatic Facilities Plan Review still apply to the pool network capacity issues:

- The SAC is the only indoor all year round facility. The five other community pools that are seasonal are managed by a “mix” of operational models including Council organising seasonal staff and voluntary assistance. All SDC pools are funded from a combination of targeted rates, usage revenues and district rates.
- Council provided pool facilities are supplemented by 14 school pools that have a level of community access and a pool at Burnham Military Camp managed by the Ministry of Defence that has limited availability for wider community use.
- The five community aquatic facilities have a combined water area totalling 964m² and when combined with SAC and its extension the water area total is 2518m². The SAC and its extension provides for 62% of the total water provision for the district, which is indoor and available year-round at the SAC.
- The SAC is the only pool in the overall network with a good economic life (assuming the asset management is proactive and consistent with good industry practice). Of the rest, many pools across the network are older than 40 years and are considered “high risk” as recognised in the National Facility Strategy for Aquatic Sports 2013. Darfield Pool has been somewhat improved but the asset life span is still limit to under 15 years.
- The SAC is the only all year round indoor pool facility in the district, it offers pools and programmes at high levels of access. Other community pools (outdoor pools) are only accessible during the summer months. Only the outdoor pools that have received recent upgrades to changing rooms would meet the compliance standards for access and inclusion. Burnham Military pool due to its security procedures is limited in providing an accessible pool for the wider community.
- Due to estimated projections in population growth the demand for additional or improved pool facilities will increase across the district over the next 20 years. Based on current population projections, if the current supply of available water space was not increased over the next 20 years then the district would have an under supply of approximately 1,500m² to achieve parity with national ratio averages.
-

Selwyn Aquatic Centre Extension Project 2021

Although this facility was opened in mid-2013, the rapid growth in the district particularly in the eastern townships has resulted in the facility being unable to cope with user numbers and demand for space and programmes. This was evident in the feedback received from consultation on the Aquatic Facilities Plan and intercept surveys of users. The following capacity issues were addressed in the extension project that was completed in October 2021:

Selwyn Aquatic Centre Capacity Issue	How Capacity Issues were addressed through the SAC Extension Project
Swim School – nearing capacity of 4000 participants enrolled per term	Extending usage to outer lying pools such as Darfield and Southbridge.
Lane space limited.	A 10 lane x 25 meter pool constructed
Leisure and Learn to Swim pools too small for current loading (swimmers) during weekends/evenings (water quality affected)	Learn to swim capacity significantly enhanced. Leisure space not altered.
Limited aquarobics/exercise space – sports groups, public classes, fitness programmes	Additional pool space will allow for expansion of this. The construction of the Indoor Courts across the road from SAC will also provide additional dry recreational space
Swim school and facility administration areas overcrowded	Original staff room removed and transferred into office space
Staff room facilities now too small	New 35m ² staff room addition with a number of additional changing spaces
Change room space is inadequate	Additional family change rooms added as well as 1 additional accessible change rooms and additional male and female change rooms
Car space is too small to meet visitor numbers	Car park expansion occurred in 2017 with an additional 70 spaces added. Proximity to Foster Park also means additional car parking across the road.

Table 12-11: Improved SAC Capacity Issues due to Extension Project

A number of requests continue to be made through community engagement for a Café, an on-site physio and gym/fitness facilities. Feasibility assessments carried out as part of this project found these services to not be financially viable.

Community Pools Capacity

Information suggests that there is generally adequate provision of local community pools to meet requirements at the sub-district and local levels especially as this service is supplemented with school pool availability. The seasonal nature of provision and the relatively low numbers of users suggest that there are no significant capacity issues in terms of meeting demand. However these pools still have a role in serving the swimming needs of the community. As the population grows and as infrastructure nears the end of life there will be a need to reassess provision levels and types of facilities.

Community Swimming Pool Facility Capacity

Capacity of the existing community pool facilities has been evaluated in terms of key assets required to support the service. This includes:

- Maximum Pool Loading (based on water volume & filtration system)
- Filtration plant (to maintain water quality)
- Changing Facilities
- Pool surrounds space
- Car park spaces.

Assessment of capacity for each of the above assets is set out in the table below.

Pool Facility	Maximum Pool Loading	Filtration Plant Capacity	Changing Facility	Pool Surrounds	Car Park Space
Darfield	Main Pool (380,000 litres) – 75 users Learners Pool (75,000 litres) – 28 users	Separate filter for each pool	Male/female facility plus disabled & separate staff changing facility	450 – 500m ²	30 – 40 off-street car parks & supplemented by school car park
	Loading unlikely to be exceeded	At industry standard as of 2023	Adequate	Larger surrounds is desirable	120 required by District Plan
Leeston Learners	50,000 litres - 30 users	1 x sand filter – domestic type	Male/female facility plus disabled	160m ²	Nil apart from on-road
	Loading unlikely to be exceeded	Inadequate – but low level of use	Adequate	Adequate for this pool	30 required by District Plan
Sheffield	360,000 litres - 60 users	2 x old style commercial filters	Male/female facility plus disabled (new 2015)	900–1,000m ²	Formed car park area with sealed disabled car park space
	Loading unlikely to be exceeded	Adequate (but near end of useful life)	Capacity adequate	Poor	150 required by District Plan
Southbridge	440,000 litres - 110 users	2 x sand filters	Male/female and disabled facilities (new – 2016)	900–1,000m ²	30 – 40 off-street car parks available
	Loading unlikely to be exceeded	At industry standard	Capacity adequate	Adequate	>200 required by District Plan

Table 12-12: Community Pools Asset Capacity Assessment

The information above indicates that there are a number of current issues in regards to pool capacity being sufficient to cater for demand. This includes:

Capacity Issue	Comment
Use of “domestic” type filter systems at some pools that are unsuitable for the pool sizes	<ul style="list-style-type: none"> • Darfield and Southbridge Pool filtration issues remedied. • Leeston to be replaced with commercial filter when at end of life.
There is limited space around Darfield Pool for other leisure/family activities	<ul style="list-style-type: none"> • There is a long term aspiration to relocate this facility to an alternative site and this will be investigated as part of undertaking a feasibility study on the future of aquatic facilities for Darfield
Car park provision is inadequate at some sites	<ul style="list-style-type: none"> • No action planned as a pragmatic approach is taken to the supply of car park space for community pools. • Approximately 70 off-street car park spaces are provided for the Selwyn Aquatic Centre and an extension of the car park has been completed in 2017 with a further 70 spaces
Insufficient Swim space and ancillary facilities at SAC	<ul style="list-style-type: none"> • Completed as part of the Selwyn Aquatic Centre extension in 2021 however, as the growth in the district continues capacity will continue to be monitored for SAC.
Overall deficiency in aquatic space across the district to meet provision standards which is exacerbated by population growth over time.	<ul style="list-style-type: none"> • Addressed to some extent by the extension completed at SAC; • supplemented by CCC provision in Hornby; • Potential for some capacity deficiencies to be met from private providers (learn to swim); • Longer term options for pool facilities at Darfield (replacement/redevelopment) and potentially Lincoln. • Further expansion to SAC possible.

Table 12-13: Swimming Pool Asset Capacity Issues

Forecast Swimming Pool Requirements

Community demand for Council to provide swimming pool facilities is evident from the planning work already undertaken and will be influenced by the factors mentioned above. The critical aspects to consider in responding to growth and demand with this service type are as follows:

- Providing a hierarchy of swimming pool facilities to meet community and district needs.
- Ensuring the network provides a level of access by residents that corresponds with the location of main population centres.
- The facilities provided are responsive to the changing needs of district communities.
- The range of activities and standard of facilities available meets community expectations.
- Complementing provision by other service providers and neighbouring local authorities.
- The community's ability and willingness to pay for additional facilities.
- The ability for Council to manage significant risk relating to safety and compliance for community pools.

In order to determine future capacity and provision requirements the Council has undertaken a review of the Aquatic Facilities Plan that was initially produced in 2008. Key findings from the plan review, on requirements for additional infrastructure to meet growth and demand are set out below.

Aquatic Facilities Plan Review (2017)

This plan outlined a strategic direction for pool provision and development for the district.

If in the next 20 years the projected population growth occurs as predicted and the supply of pool space is kept at current levels (including the SAC extension) the outcome would be a high ratio of over 56 residents per square metre of “year round” indoor facilities in the district. This may mean there will be further demand for pool space.

The Plan states that a hierarchy approach can be a useful tool in clarifying the future options regarding aquatic facilities within the District alongside pools known to serve Selwyn residents located in neighbouring local authority areas. This approach is described in the following table:

Catchment	Core features	Location
National/regional	<ul style="list-style-type: none"> • Year-round indoor heated pool • All district level activities PLUS • International aquatic sports competition and training • Diving and scuba • Major leisure pools and features • Aquatic sensory centre 	<ul style="list-style-type: none"> • Metro Sports Facility (Central Christchurch) for completion 2025 (CCC)
Sub-regional (has significant cross boundary usage)	<ul style="list-style-type: none"> • Year-round indoor heated pool • Learn to swim • Lane swimming • Therapy/rehabilitation • Relaxation spa • Aquatic sports training • Leisure/ play features 	<ul style="list-style-type: none"> • Planned aquatic centre at Hornby operational in 2024 (CCC) • Pioneer Leisure Centre (CCC) • Jellie Park Leisure Centre (CCC) • Ashburton EA (Aquatic) Centre
District (has some cross boundary usage)	<ul style="list-style-type: none"> • Year-round indoor heated pools • Learn to swim • Lane swimming • Therapy/rehabilitation • Relaxation spa • Some aquatic sports training • Limited leisure/ play apparatus 	<ul style="list-style-type: none"> • Selwyn Aquatic Centre
Sub-district	<ul style="list-style-type: none"> • Seasonal heated pool • Learn to swim • Lane swimming 	<ul style="list-style-type: none"> • Southbridge • Darfield • Halswell Aquatic Centre (CCC)
Local	<ul style="list-style-type: none"> • Seasonal unheated pool • Learn to swim • Limited leisure/ play 	Balance of existing network of pools in Selwyn including: <ul style="list-style-type: none"> • Leeston Learner's Pool • Sheffield Pool • Killinchy Pool • School pools

Table 12-14: Hierarchy of pool provision across wider network

The Aquatic Facilities Plan review had identified a number of asset related actions that are recommended in response to the current provision of swimming pool facilities in the district and the deficit in supply of pool space to meet future requirements. It also recognises the health and safety issues related to the operation of community pools. The recommended actions are recorded in the following table along with an update on recommended actions:

	Action required	Timeframe
1	Undertake detailed development planning to expand provision at the SAC to reduce the current shortfall of approximately 700m ² of indoor water space compared with national average ratios and complement planned provision in Hornby. Investment options identified include: <ul style="list-style-type: none"> • A single new multi-purpose pool in a separated space to cater for learn to swim and programme space. Size approximately 25m x 15-20m (375-m2) with warmer water than existing pools • Increase number of family changing rooms • Bigger & better water play areas/ features for teens and younger children • Better swimming lessons provision • Outdoor area for water play, picnic's and BBQ's • Ancillary facilities including additional office space 	Completed in 2021

	Action required	Timeframe
2	Additional dry facilities to enhance the SAC offering to users comparable with similar facilities in Greater Christchurch including: <ul style="list-style-type: none"> • Addition of a café • On-site physio • Addition of a Gym / Fitness Centre Space 	Removed due to feasibility study not showing as option.
3	Provision for Prebbleton and Lincoln will be significantly enhanced by the nearby Hornby Aquatic Centre when completed in 2024. This will further supplement SDC provision at SAC with good travel time to these facilities. However, there is still requests through survey feedback from the community for a pool to be built in Lincoln. Council currently do not see this as a deficiency in network provision, but may re assess in the future	Review in 2025/26 to occur once SAC extension, Metro and Hornby facility impacts are understood.
4	Continue to strengthen and enhance the 'core network' of district and sub-district pools comprising the SAC, Southbridge and Darfield Pools. Darfield Pool has an aging pool tank and heating system that requires upgrading. If Darfield is to become integral in the "core network" investment will be required. Undertake a feasibility study (including site and option analysis) to improve aquatic facility provision in Darfield.	Initial feasibility 2020 Further study to take place in 2027 to allow long term facility investment to occur once SAC extension, Metro and Hornby facility impacts are understood.
5	Plan for closure of community pools where: <ol style="list-style-type: none"> 1. Significant investment in the pool and plant is required to achieve compliance, and, 2. The local community is unwilling or evidently unable to secure volunteers to manage their pool to required industry standards and the health and safety risks related to plant non-compliance are not remedied, and, 3. There is a low level of support to sit on the relevant pool committee 	As significant works are required on individual pools
7	Refurbishment of the SAC to maintain the quality of presentation of the facility.	Main works in 2027/28

Table 12-15: Forecast Future Swimming Pool Requirements

Demand Management

'Demand Management' is:

"The active intervention in the market to influence demand for services and assets with forecast consequences, usually to avoid or to defer capital expenditure".

The Council needs to consider how it intends to manage the demand for Council services and facilities through other mechanisms rather than asset related solutions. In particular the Council must consider how it can operate this activity in a manner that promotes sustainable management of assets.

The population in Selwyn District is predicted to increase and this growth will place increasing pressure on the district's swimming pool facilities. In addition, there are other demand factors to consider including the levels of provision by other neighbouring Councils and the future approaches of other providers (especially schools).

Meeting the future demand requirements for swimming pools (particularly indoor aquatic facilities) and the cost of provision and on-going compliance and maintenance will be a significant challenge to SDC. With the changes in legislation manging significant risk in relation potential drowning and water quality will also impact on how swimming pool provision is meet. Consideration must be given to a range of actions to meet this challenge including non-asset demand techniques.

Demand Management Approach

The demand management initiatives that are being used or can be considered for this activity are:

- Work interdependently with other neighbouring local authorities to provide the range of aquatic facilities that meets regional, district and local needs.

- Co-locate aquatic facilities with other community facilities to optimise building, supporting infrastructure and operating requirements (e.g. reception).
- Regulate demand and use through application of District Plan rules, SDC Bylaws and Policies.
- Improve the serviceability and utilisation potential of existing pools through implementation of capital improvement programmes (e.g. improve heating to extend seasons).
- Create new assets and facilities or carry out extensions to accommodate demand.
- Developing policies to provide effective controls on uses.
- Seek investment and partnerships with the private sector or other public agencies (e.g. Lincoln University) on aquatic facility provision.
- Work in partnership with other agencies such as schools for the provision of pool facilities and provide technical and financial support to ensure continued community access.
- Work collaboratively with other agencies to reduce duplication of facilities.
- Apply pricing mechanisms to regulate use of facilities where demand exceeds supply.
- Consider decommissioning or disposal of pool facilities where there is an over-supply or where there is no longer a clear demand for this service.

Meeting Demand through Asset Growth

From the capacity assessments undertaken as part of preparing the Aquatic Facilities Plan review, the Darfield Feasibility Assessment 2020 and review in 2023 as well as the expressed demand through community consultation it is clear that Council will need to consider additional aquatic infrastructure to meet demand both now and in the future. The continued urban expansion of townships especially in localities where high growth is forecast means that the current deficit in provision levels will be exacerbated over time.

The following table sets out information on demand issues that may be met through provision of additional assets provided by Selwyn District Council. Further details on actual new asset requirements resulting from growth and demand are set out in Section 12.5.6.

Location	Demand Issue	Asset Requirement	Timing
District Wide	Continued population growth & service expectation for access to an indoor pool facility for a range of activities	<ul style="list-style-type: none"> • The continued growth within the district will require a new capacity assessment to be completed for SAC as part of the Aquatic Facilities Plan Update 	2024/25
District Wide	Greater range of facilities available at SAC to meet service expectations of users	<ul style="list-style-type: none"> • Investigate additional Leisure and play space at SAC as part of the Aquatic Facilities Plan Update 	2024/25
Darfield	Community feedback that an indoor facility is required	<ul style="list-style-type: none"> • Supported by GLG Darfield Needs Assessment Updated (2023). • Further assessment as part of the Aquatic Facilities Plan update. 	2024/25
Southbridge	Pool coming to end of useful life in approximately 15 years	<ul style="list-style-type: none"> • Undertake feasibility study to look at future options for meeting Ellesmere swimming pool needs. • Consider consolidation of Southbridge and Leeston Pools. 	2024/25
Lincoln/Prebbleton	Continued population growth & service expectation for access to an indoor pool facility	<ul style="list-style-type: none"> • Need partly met by Selwyn Aquatic Centre expansion and planned CC facility in Hornby. • Review feasibility of indoor pool as a longer term option. 	2024/25

Table 12-16: Swimming Pool Assets Required to Meet Demand

12.5 Managing Swimming Pool Assets

This section explains how the district's public swimming pools are managed and operational service delivered. It also covers the strategies employed for managing the assets and identifies maintenance, renewal, new asset and disposal programmes.

12.5.1 Management Strategy

District Swimming Pool and Sub District Pool

The management and operation of the Selwyn Aquatic Centre, is directly run by Council staff, under the control of the Head of Sport and Recreation, sitting within the Community Services and Facilities Group. This position is supported by the Council's Infrastructure and Property Group in regard to asset management planning.

Operational procedures for the aquatic centre have been documented and will be reviewed and updated annually. The Operating Procedures will generally include the following elements:

- Facility Description
- Hours of Operation
- Staff management
- Communication
- Health & Safety – Employees
- Health & Safety – Customers
- Poolside
- Lifeguarding the Pool
- Customer Behaviour
- Emergency Action Plan
- Daily Operations
- Plant Room Operations
- Water testing
-

The Selwyn Aquatic Centre, Southbridge and Darfield have "Pool Safe" accreditation thus ensuring they meet the latest industry safety and operational standards.

Sub District Pools and Community Swimming Pools

The management and operation of the Darfield Pool, Southbridge and Sheffield Pools are directly run by Council staff. Council staff provide technical support to the volunteer groups who seasonally operate the Leeston and Killinchy Pools with volunteers testing pool water daily, and managing the pools operate on a key system with induction provided to each key holder.





Timeframe for Provision of Swimming Pools

It is intended that swimming pools and supporting assets will be provided for the district into the foreseeable future and it will be necessary to maintain and improve the assets to continue to support service provision.

12.5.2 Asset Description

In order to deliver swimming pool services to the required level, a range of assets are required. This section covers a description of the assets that support the delivery of swimming pools. As well as a physical description of each pool it includes information on asset value and condition.

A physical description of each of the swimming pools is set out in Description Table below.

Pool	Location	History	Built	Upgrades	Facility Description	Operates	Condition Grade	Photograph
Darfield	Ross St, Darfield	Situated on Reserve land the main pool has been rebuilt many times over the years	1928	Upgraded 2001-2002: new change rooms, office, plant rooms, learners pool covered. Shade sails replaced 2019 Heating upgrade completed 2013. New chemical dosing system in 2016. New plant, heating, hydro slide, change rooms, wet play deck, pool paint in late 2023.	1 outdoor: 25mx9mx1.0-2.25m, 2 indoor: heated learner's pool and unheated paddling pool. Changing facility with separate family area & disabled change/toilet	Show weekend - end March.	Plant Good Building Very Good Pool Tub Good	
Leeston Learners Pool	Chervier St, Leeston	On land belonging to the Catholic Church. (ex Catholic School pool)	1965	Change facilities upgraded and include disability/family change facilities. West fence replaced 2008. Heating system installed 2011. Pool apron replaced 2013. Pool paint and skimmer replacement 2023	1 outdoor pool: 13mx5x0.8-1.0m Changing facility with disabled change/toilet	Show weekend - end March (weather permitting).	Plant Average Buildings Average Pool Tub Good	
Sheffield Memorial Pool	SH73 West Coast Rd, Sheffield	This community pool also used by local primary school and a swimming club	1950s	New Chemigem water monitoring system installed. Heat pump installed 2009/10. Change room rebuild completed in 2015. Solar heating system installed 2016. New fence built in 2016.	2 outdoor pools: lane pool 21mx9mx1.0-3.6m, and paddling pool 6mx2m Diving board	Show weekend - end March.	Plant Average Buildings Good Pool Tub Very Poor	
Southbridge	High Street, Southbridge	This community pool also used by local primary school and a swimming club	1980	Hydro slide re-surfaced 2009. New toddler's pool installed 2010. Solar heating system installed 2008/09. Pool tank fibre glassing in 2011. Filter/plant upgraded in 2013/14. Change room and offices rebuilt in 2016. New fence on south boundary in 2016. Heating to toddlers pool installed 2018 Upgrade to hydro slide (compliance) 2019 Plant Room EQ Strengthened 2020 Heating installed to main pool 2021, solar removed from hall roof	2 outdoor pools: lane pool 25mx13mx0.9-1.8m, and paddling pool 4mx1.5m. Hydro slide. Changing facility with disabled change/toilet	Show weekend - end March.	Plant Good Buildings Good Pool Tub Good	


Pool	Location	History	Built	Upgrades	Facility Description	Operates	Condition Grade	Photograph
Selwyn Aquatic Centre	Rolleston Recreation Precinct	Opened June 2013 Extension Built in 2021	2013 2021	Car park extended in 2017. Facility Extension in 2021	Indoor facility. 25m x 10 lanes; 20m x 10 teaching lanes 1 hydrotherapy pool; 1 learners pool; 1 leisure pool	All year	Plant Good Building Good Pool Tub Very Good	

Table 12-17: Swimming Pools Asset Description

Swimming Pools Asset Valuation

A valuation of assets is undertaken every three years. The valuation information provided is extracted from the Asset Register as at 30 June 2019 plus adjustments for 2019/2020 and 2020/21. Please note this valuation does not include land.

	Asset Depreciated Replacement Value (\$)
All Swimming Pools	23,430,810

Table 12-18: Swimming Pools Asset Valuation

12.5.3 Asset Condition

A detailed condition assessment of rental houses was carried out from 2021 to 2023 following on from the previous 2020 assessment. Asset condition is an assessment of the physical condition of the various components that comprise these pool facilities. A standard set of industry defined criteria are used to grade the condition.

This information provides an indicator of each asset's position within its lifecycle. When combined with other factors such as risk and economics, it provides the necessary information to produce a renewal and improvement programme at component level. This assessment shown in Figure 12-5 indicates that all pool facilities are in an average or better condition. The pool facility that is rated as an average is the Leeston Learners Pool Building and funds are in the plan to refurbish the changing facilities. Darfield Pool facility had a significant upgrade in 2023 and the extension of SAC has been included in the overall condition rating of the building.

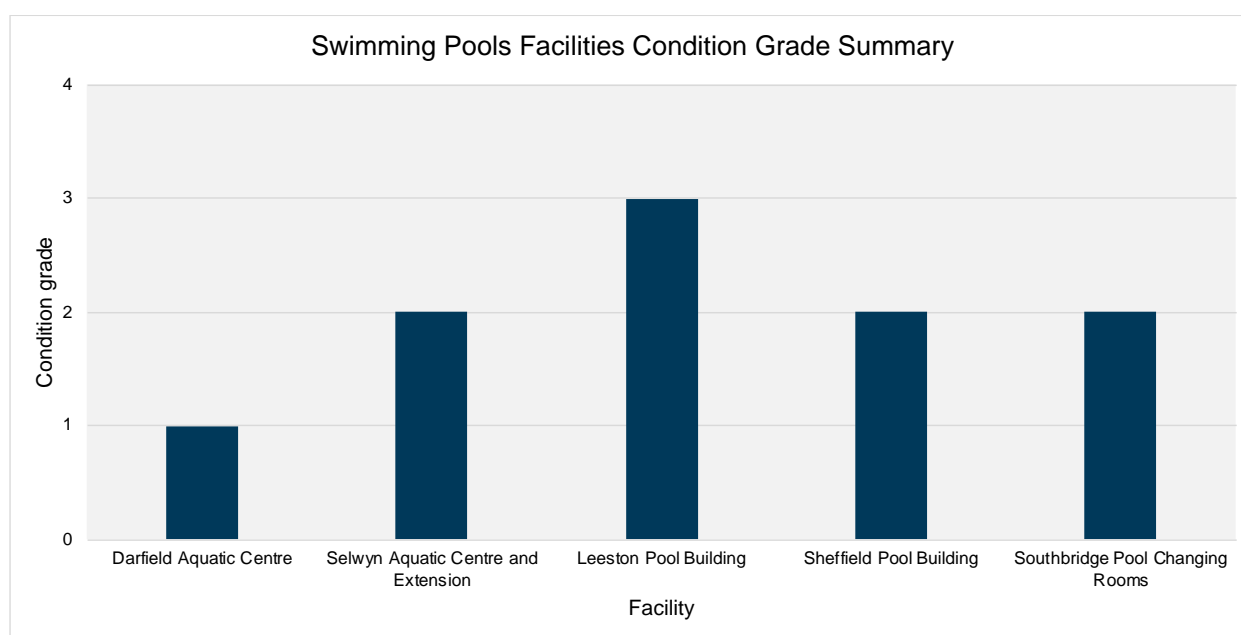


Figure 12-5: Swimming pool facilities condition grades

A condition assessment of all swimming pool operating plant and equipment assets was carried out in 2020 by Powell Fenwick.

In addition, remaining useful life (RUL) for all asset components was determined based primarily on condition compared with industry standard useful lives. This information provided a snapshot of condition and has been used, in conjunction with risk and economic factors, to identify timing and costs for future renewal and scheduled maintenance works.

From the condition information provided, any routine maintenance issues were extracted and passed to the relevant operational teams, and renewal and replacement works incorporated into the project and capital budgets.

Condition information on each of the pools is provided below.

Darfield Pool

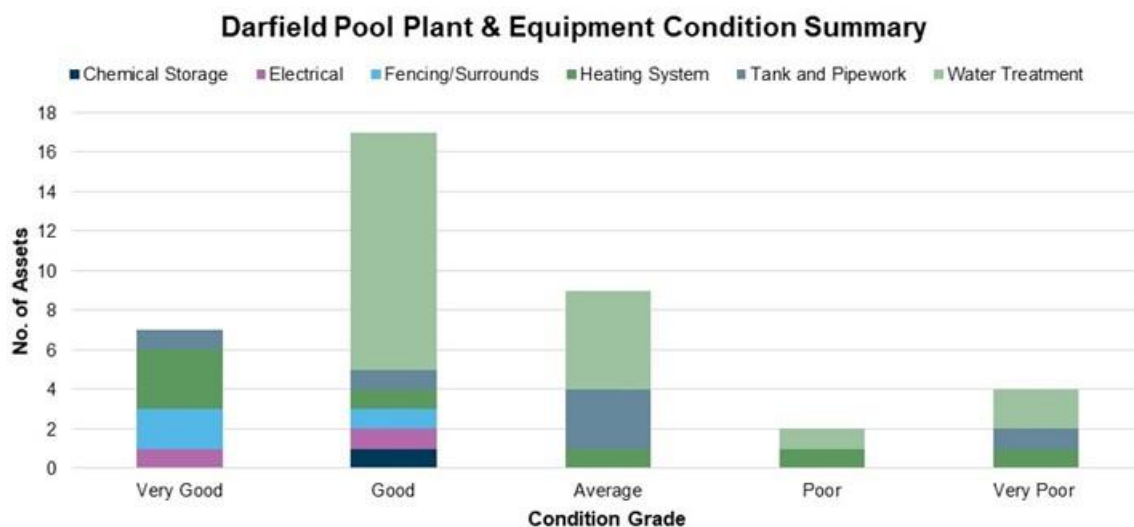


Figure 12-6: Darfield Pool Asset Condition Summary

Poor and very poor equipment were upgraded in the 2023 Darfield Facility upgrade including the new filtration, pumping and dosing systems. The heating was upgraded to provide consistent pool water temperature.

Leeston Learners Pool

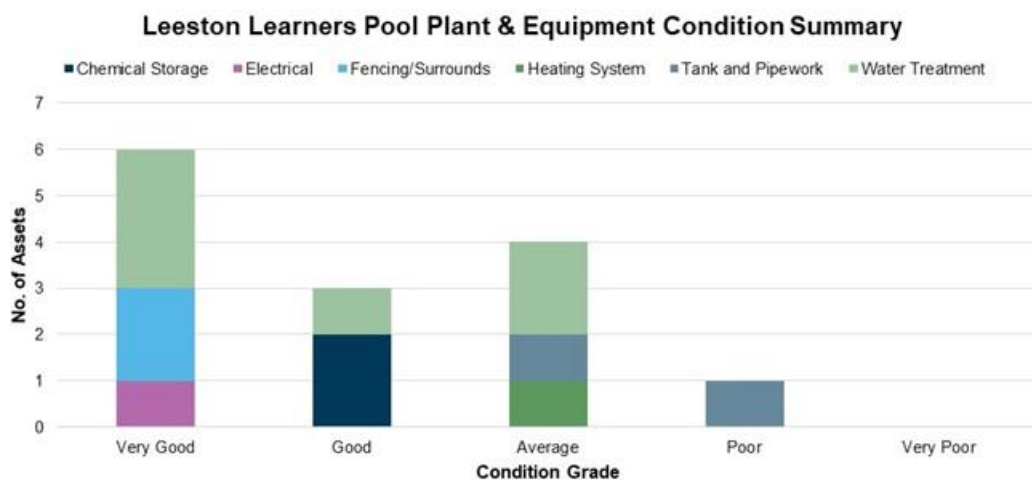


Figure 12-7: Leeston Learners Pool Asset Condition Summary

The Leeston learners pool has had the poor and average plant repairs completed and a newly sealed and painted pool tub. Further upgrades are planned in the plan programme to address the pipework.

Sheffield Pool

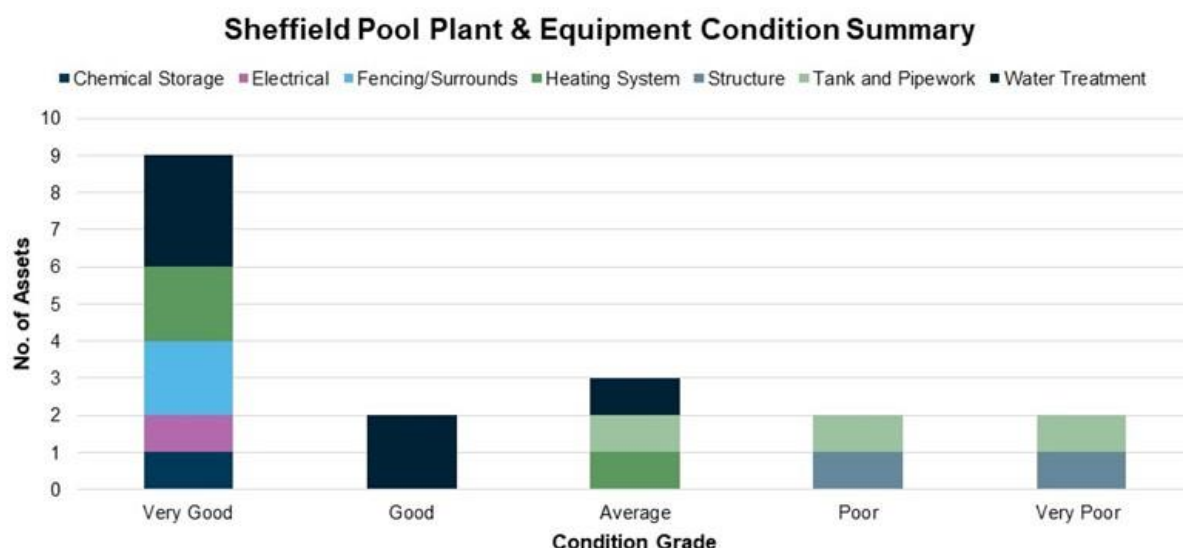


Figure 12-8: Sheffield Pool Asset Condition Summary

Both the main and toddlers pool tanks are in very poor condition with deterioration of concrete work, coating systems and the requirement for strengthening. The concourse around the pool (apron) is also poor. The diving board and ladder are also in very poor and poor condition respectively and need to be replaced. In the plan the Sheffield Pool is proposed to be closed and demolished in 2024.

Further information on the plant and equipment is shown in the table below.

Table 12-19: Sheffield Pool Plant & Equipment Condition

Asset Item	Condition	Comments
Filters	Good	2 x sand filter – replaced 2017/18
Pumps	Average	Replaced 2017/18
Dosing System	Good	Replaced in 2017/18
Pool Tank	Very Poor	Tank requires re-coat – planned for
Pool Apron	Very Poor	Overall very poor with a few minor cracks but do not present a hazard
Heating system	Very good/good	Heat pump installed in 2009 and solar system in 2016. Heat pump at capacity and needs service/upgrade which is planned for 2017/18

Southbridge Pool

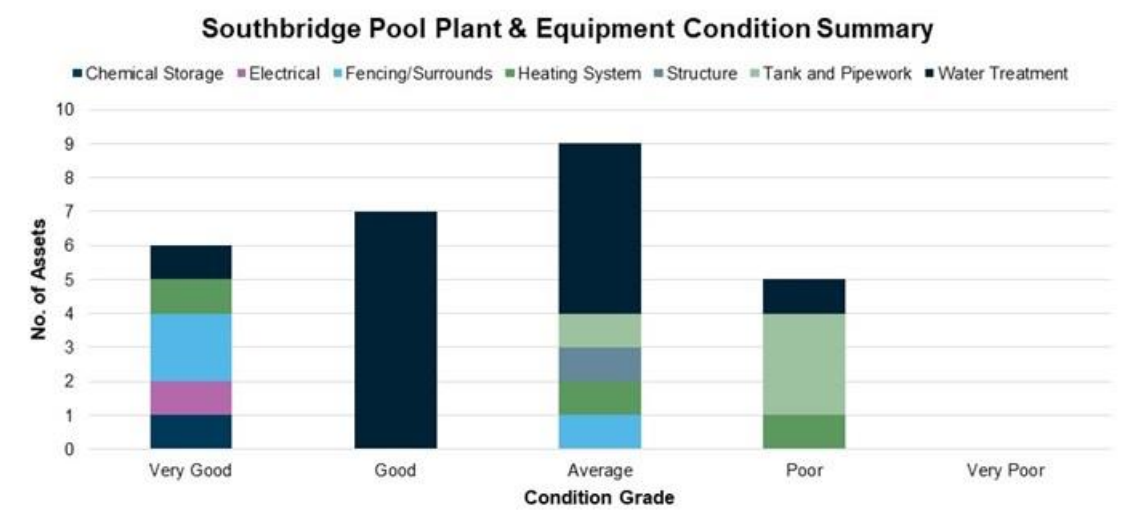


Figure 12-9: Southbridge Pool Asset Condition Summary

The poor grades relate to the pool heating, the toddlers pool filtration and pool tank finish and the main pool tank finish, which have had fibreglass work complete and a full heating upgrade in 2021 and 2022 respectively. The hydroslide has had remediation works and has a funding for on-going maintenance and inspection for the plan period.

The plant room at Southbridge was found to be earthquake prone, and was strengthened in 2021.

Selwyn Aquatic Centre (SAC)

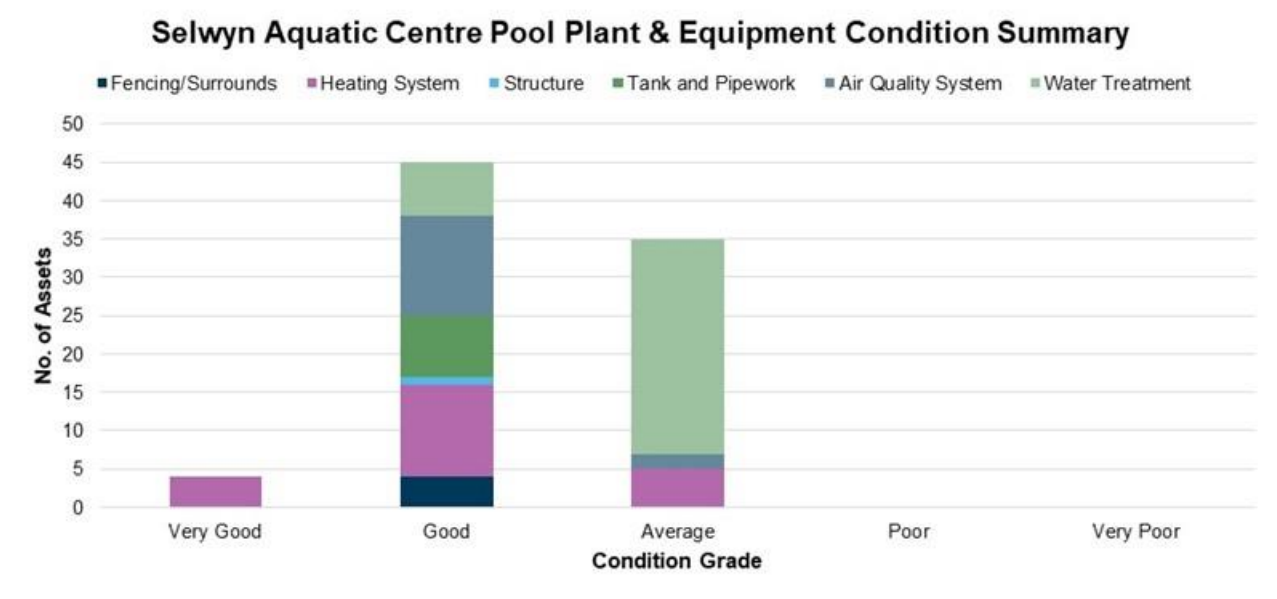


Figure 12-10: Selwyn Aquatic Centre Pool Asset Condition Summary

As part of the SAC extension project in 2021 a number of plant defects were rectified including full replacement of heat pump, full replacement of corroded ceiling/light bolts in main pool hall and replacement of the failed epoxy floor covering.

12.5.4 Operations and Maintenance

With the disestablishment of the community committees in June 2023, the operations and maintenance of the aquatic pool network and facilities is directly managed by Council.

Operations

Operations activities required for swimming pools are extensive and include the following:

- Pool cleaning
- Water testing
- Water treatment - plant, chlorine dosing and filter operation
- Pool supervision
- Entry control
- Cleaning change/toilet facilities
- Hazard management

The Selwyn Aquatic Centre has permanent operational staff to manage and operate the facility. Routine and preventative maintenance schedules have been prepared and implemented.

The pools at Southbridge, Darfield and Sheffield employ qualified lifeguards for supervision who are also responsible for water testing and compliance. Southbridge and Darfield have annual Pool Safe audits for compliance. Sheffield has informally been audited against by staff and is of equivalent standard.

The community pools of Leeston and Killinchy are now managed by a SDC staff however are unstaffed. Community volunteers are still involved in pool water quality checks however these volunteers are coordinated and trained by SDC staff. SDC staff are required by Council to induct all holders, ensure active supervision of pool users and test pool water quality during opening hours as no paid lifeguards are provided.

The following table sets out the current status of operating procedures:

Operating Requirement	Southbridge	Darfield	Sheffield	SAC	Leeston
Pool Supervision	3 x qualified lifeguards	3 x qualified lifeguards	2x qualified lifeguards when pool open to the public	2-8 qualified lifeguards depending on usage	Nil – self supervising but trained by SDC
Supervision methods in place	Yes	Yes	Yes	Yes	N/A
Gates & plant room secure	Yes	Yes	Yes	Yes	Yes
Fencing complies	Yes	Yes	Yes	Yes	Yes
BWOF current	Yes	Yes	Yes	Yes	N/A
Standard Operating Procedures	Yes	Yes	Yes	Yes	Induction/operations information provided by SDC
Emergency Action Plans	Yes	Yes	Yes	Yes	Yes
Pool Risk Management Plan	Yes	Yes	Yes	Yes	Yes
Pool Alone Policy/Signage	Yes	Yes	Yes	Yes	Yes
Water testing	3 hourly per day	3 hourly per day	3 hourly per day	2 hourly per day	2 x daily
Qualified water treatment operator	Yes	Yes	Yes	Yes	Yes (5 volunteers) support from SAC plant operator
Bacteriological testing	Yes (Monthly)	Yes (Monthly)	Yes (Monthly)	Yes (Monthly)	Yes (Monthly)
Faecal accident procedure	Yes	Yes	Yes	Yes	Yes

Operating Requirement	Southbridge	Darfield	Sheffield	SAC	Leeston
Safe handling & storage of chemicals	Yes	Yes	Yes	Yes	Yes
Pool signage is compliant	Yes	Yes	Yes	Yes	Yes

Table 12-20: Swimming Pool Operational Audit Results

There have been significant improvements over the last few years in relation to water/bacteriological testing, signage, and having standard operating procedures in place. Bacteriological testing is managed by the Pool Plant Manager who arranges water quality testing for all pool facilities in Selwyn.

The Selwyn Aquatic Centre is fully compliant with all operating requirements and technical expertise available at this facility is used for improving operating procedures at other pools across the district.

Maintenance Strategies for Community Swimming Pools

Three categories of maintenance are performed on swimming pool assets and these are outlined below.

Reactive Maintenance - Repair of assets required to correct faults referred to pool operators by users or found during inspections. The approach is to respond to maintenance issues on a priority basis in consideration of the following factors:

- Safety/health of pool users/occupants
- Pool facility functionality is comprised or affected
- The repairs are needed to protect assets from further deterioration and cost

The necessary repair work will be arranged by the pool operator or management committee representatives who will engage a suitable contractor who has been approved by Council.

Planned Maintenance - Also defined as preventative or programmed maintenance. Typical work includes repainting of pool tanks, repainting of buildings and sand replacement in filters.

The programme and priority for work is based on condition inspections and reporting to monitor asset condition, identify emerging risks, and identify the need for maintenance and repair work. The priority of work is based on the consequences of asset failure on levels of service, costs and safety.

The planned maintenance programme will be regularly reviewed and updated at least every three years based on condition inspections, maintenance trends and risks. This activity will be implemented by contracts with specialist tradesmen depending on the nature of the work.

Undertaking the condition survey, developing the building maintenance plan is the responsibility of the Asset Manager, Open Space & Property in consultation with the pool operators.

Grounds Maintenance – This work covers the maintenance of any grounds and car parks directly associated with the pool facility. This work is by and large, managed by the SDC Reserves team.

Grounds maintenance includes the following activities:

- Grass maintenance on a programmed frequency
- Garden maintenance - weeding, edging
- Litter removal
- Tree and hedge maintenance and specialist arboriculture services
- Spraying edges
- Maintenance of any structures – fences, picnic tables, seating etc.

Maintenance Strategies for Selwyn Aquatic Centre

Reactive Maintenance – Repair of assets required to correct faults found during inspections or day to day operations. Work prioritised in consideration of:

- Safety/health of pool users/occupants
- Pool facility functionality is compromised or affected
- The repairs are needed to protect assets from further deterioration and cost

Urgent work will be attended to or repairs arranged by pool staff where practicable. Reactive maintenance works are arranged by the Plant Operator as required using Council approved contractors.

Planned Maintenance - Also defined as preventative or programmed maintenance. The programme and priority for work is based on condition inspections and reporting to monitor asset condition, identify emerging risks, and identify the need for maintenance and repair work. Plant and equipment maintenance and operating manuals have been used to determine maintenance programme scheduling. The priority of work is based on the consequences of asset failure on levels of service, economics and safety.

The planned maintenance programme has been prepared and will be updated at least every three years based on condition inspections, maintenance trends and risks. This activity will be implemented by the Facility Manager and Plant Operator utilising specialist contractors as required.

Grounds Maintenance – This work covers the maintenance of any grounds and car parks directly associated with the pool facility. This has been incorporated into the C1419 Parks and Reserves Contract.

Inspection and Reporting

An inspection and reporting programme is a critical aspect of ensuring that pool managers are aware of the condition of assets and that they are operating to the required standards and to ensure the health and safety of pool users.

Six general categories of inspection and reporting are applicable to swimming pools and will be undertaken in the future:

1. Routine service inspections and reporting by management committees/pool operators;
2. Health and Safety Audits and follow ups;
3. Water quality testing (daily regime and at least monthly bacteriological testing);
4. Annual inspection by Food and Health NZ to ensure general compliance;
5. Formal periodic facility condition inspections and report;
6. Building Warrant of Fitness and compliance inspections (where required).

Service inspections are undertaken by the pool management committee or pool staff on a daily basis during the pool operating season to identify any immediate issues that require rectification. The focus is on health and safety of pool users and to ensure all equipment is operating correctly.

Pool water quality testing is carried out by pool staff on a daily basis. Bacteriological testing is managed by the Aquatic Operations Manager who arranges water quality testing for all pool facilities in Selwyn.

Food and Health NZ Ltd will continue with annual inspections with reports to be prepared and sent to committees and Council staff to ensure any issues are identified and addressed.

The formal periodic condition inspections are planned to be undertaken every three years by qualified personal with expertise in building structures and maintenance requirements.

For buildings/facilities requiring a Building Warrant of Fitness (those with compliance schedules – Selwyn Aquatic Centre, Southbridge and Darfield Swimming Pools) an independent contractor is engaged to undertake the necessary inspections and ensure the building is compliant. The provider undertakes a monthly defects report, annual IQP inspection, annual report, issue of BWOF certificates, test of backflow preventers etc.

Operations and Maintenance Issues Identified

Specific maintenance and operating issues that have been defined and the Council's management response is set out in the following table.

Issue	SDC Response	Timing
Correct air pressure difficult to maintain in SAC resulting in moisture build up	<ul style="list-style-type: none"> - Upgrade of heat exchangers - Treatment of condensation in soffits 	- Budgeted for ongoingly.
Standard Operating Procedures, Emergency Action Plans, Health and Safety Plans not kept up to date for all pools	<ul style="list-style-type: none"> - Standard documents and templates prepared and issued for use by all pools - Undertake regular audit to ensure they are kept up to date 	- Standard Pool Water Risk Management Plans prepared for all Pools since last LTP
Pool water discharge at Sheffield is uncertain	- Investigate discharge	- Pool closure planned and being consulted on in the 24-34 LTP

Table 12-21: Swimming Pools Operations & Maintenance Issues

Deferred Maintenance

If work is to be deferred the impact on the assets and their ability to provide the required levels of service will be considered in the decision making process. All deferred works will be reconsidered and re-prioritised in the following years annual plan programme.

The deferral of some items of work will not have a detrimental effect on the levels of service provided by the assets. Repeated deferral however may incur a liability in future years.

Historical Operations and Maintenance Costs

A summary of historical operations and maintenance costs for swimming pools over the previous three years is presented in the graph below.

Scheduled maintenance costs have generally increased as a result of increased operational requirements through changes to standards and legislation and improved levels of service (e.g. pool heating, extension of lifeguarding service).

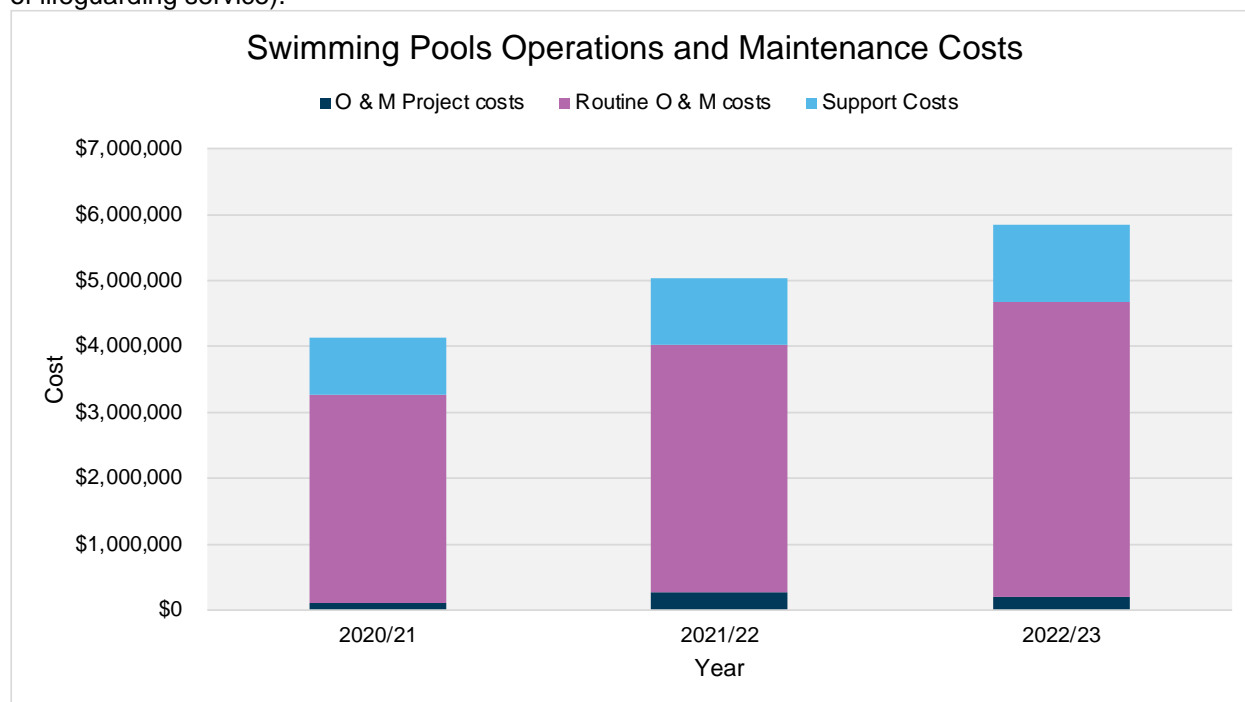


Figure 12-11: Swimming Pools Historical O & M Costs

Forecast Operations and Maintenance Programme

Operations and maintenance cost projections are summarised in the table below. The costs shown generally assume no change in the method of service delivery and take no account of inflation. They are based on an analysis of historical costs and estimated costs for operating and maintaining the new swimming pool facility. Cost estimates are prepared for each swimming pool facility taking into consideration specific asset maintenance requirements and operating costs. A scheduled maintenance programme is indicated that provides for works necessary to extend the life and serviceability of assets and manage them in a sustainable manner.

Note that the operations and maintenance financial information presented below does not include depreciation costs.

Operations and Maintenance Expenditure	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Routine Operations & Maintenance	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Darfield	232,132	232,122	232,122	232,122	232,122	232,122	232,122	232,122	232,122	232,122
Leeston	8,070	8,070	8,070	8,070	8,070	8,070	8,070	8,070	8,070	8,070
SAC	5,017,717	4,961,219	4,961,219	4,961,219	4,961,219	4,961,219	4,961,219	4,961,219	4,961,219	4,961,219
Sheffield	309,380	33,831	33,831	33,831	33,831	33,831	33,831	33,831	33,831	33,831
Southbridge	133,068	133,065	133,065	133,065	133,065	133,065	133,065	133,065	133,065	133,065
Total Routine O & M	5,700,367	5,368,307	5,368,307	5,368,307	5,368,307	5,368,307	5,368,307	5,368,307	5,368,307	5,368,307
District Wide O & M										
Support Costs	1,881,682	1,957,925	1,986,088	1,890,049	1,897,196	1,939,680	1,901,948	1,914,430	1,902,120	1,868,787
Asset Management Costs	15,000	15,000	15,000	-	6,000	-	-	6,000	-	-
Total District Wide O & M	1,896,682	1,972,925	2,001,088	1,890,049	1,903,196	1,939,680	1,901,948	1,920,430	1,902,120	1,868,787
Scheduled O & M										
All Facilities	535,000	426,170	297,370	139,000	183,000	109,000	72,800	121,000	250,000	72,450
Total Scheduled O & M	535,000	426,170	297,370	139,000	183,000	109,000	72,800	121,000	250,000	72,450
Total O & M	8,132,049	7,767,402	7,666,765	7,397,356	7,454,503	7,416,987	7,343,055	7,409,737	7,520,427	7,309,544

Table 12-22: Swimming Pools Operations & Maintenance Cost Projections

12.5.5 Asset Renewal

Identification of Renewals

Identification of renewal works for swimming pools is primarily based on a detailed condition assessment undertaken over the first three years. This exercise also identified remaining useful life (RUL) to component level for all operational plant and equipment assets. RUL was based on applying standard industry useful lives to asset components and assessing the percentage of life used based on the current condition. The following factors were used to determine renewal requirements and timing:

- Age profile of assets (where known)
- Condition
- Assessed remaining useful life
- On-going maintenance requirements and costs (economics)
- Maintaining serviceability
- Obsolescence
- Safety risks and asset criticality
- Pool committee knowledge of assets and rate of deterioration

The general tactics applied for determining renewal or rehabilitation requirements of swimming pool assets is to utilise “poor” condition as a trigger for action as well as considering the factors listed above. This enables assets to be repaired or renewed prior to imminent failure and reduces the likelihood of increasing maintenance costs and safety issues. Where safety is not a significant concern some renewal work will be deferred beyond the identified renewal timing to “smooth” expenditure peaks.

Asset Coverage

The following assets are included in capital renewal programmes. These are:

- Hard surface areas
- Buildings - Fit out
- Buildings - Envelope
- Building Services
- Fences & gates
- Structures/furniture
- Signage
- Pool plant & equipment
- Fixtures & fittings

Renewal of soft landscape features such as trees and gardens is carried out as part of annual maintenance programmes with the renewal/replacement cost expensed at that time.

Renewal Forecast

Renewal forecasting based on the approach outlined above has been carried out for a 10 horizon and is presented in the following graph:

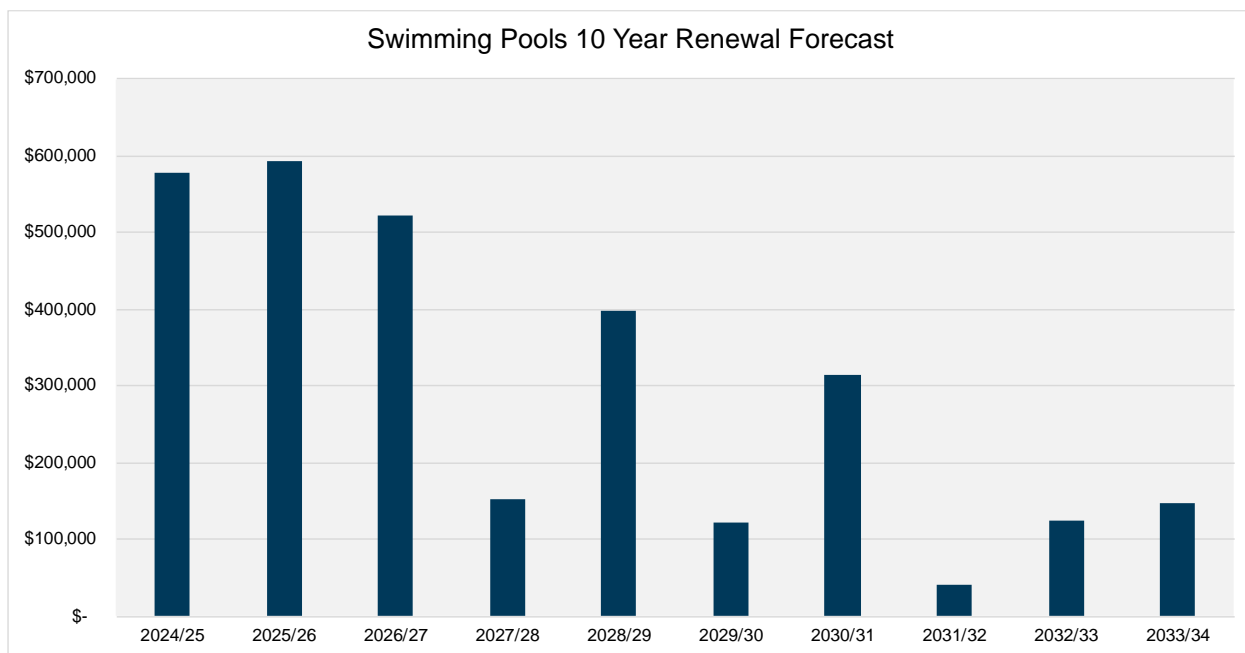


Figure 12-12: Swimming Pools 10 Year Renewal Forecast

Renewal Cost Projections

Planned renewal requirements for the planning period have been developed for each of the pool facilities, which identifies anticipated costs for specific asset components. This can be seen in the table below.

New Capital Projects Summary											
Swimming Pool	Project Description	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Renewals		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Darfield	Asphalt/Sealed Areas	48,500	-	-	-	-	-	-	-	-	-
Darfield	HEVAC Renewals	-	-	-	-	-	30,000	-	-	-	-
Darfield	Building Fitout Renewals	-	35,000	-	-	-	25,000	-	-	-	-
Darfield	Traxite Flooring	25,000	-	-	-	-	-	-	-	-	-
Darfield	Pool Paint and Seal	-	-	15,000	-	50,000	-	15,000	-	-	-
Darfield	Pool equipment	-	10,000	-	10,000	-	10,000	-	10,000	-	10,000
Darfield	Pool Covers	-	40,000	-	-	-	-	-	-	-	-
Darfield	Pool Mech Renewal	15,000	15,000	15,000	15,000	15,000	-	-	-	-	-
Leeston	Pool Water sys renewal	-	2,750	-	-	-	-	11,500	-	-	-
Leeston	Building Exterior Renewal	-	-	-	-	33,408	-	-	-	-	-
Leeston	Hevac renewal	7,200	-	-	-	-	-	-	-	-	-
Leeston	Building fitout renewal	20,000	-	-	-	-	-	-	-	-	-
SAC	Building envelope renewal	17,373	51,304	22,616	-	-	20,110	65,009	-	-	-
SAC	HEVAC RENEWAL	-	-	-	-	-	-	-	-	32,650	-
SAC	Building fitout renewal	185,000	69,282	-	24,000	28,000	-	67,446	-	61,162	81,000
SAC	Fittings and Eqt REN	-	-	140,000	-	-	-	-	-	-	-
SAC	Grounds renewal	-	-	-	-	-	-	120,000	-	-	-
SAC	Pool Plant & Eqt	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
SAC	Pool Plant & Eqt	75,000	35,000	35,000	-	-	-	-	-	-	-
SAC	Lint Pot Strainers	50,000	50,000	50,000	50,000	50,000	-	-	-	-	-
SAC	Renewals - AHU support stru	50,000	50,000	-	-	-	-	-	-	-	-
SAC	Pool Mech services renewal	-	150,000	200,000	-	-	-	-	-	-	-
SAC	Tile Replacement	-	-	-	-	160,000	-	-	-	-	-
Southbridge	Building Exterior Renewal	20,000	-	-	-	-	-	-	-	-	-
Southbridge	Pool Mechanical Renewal	15,000	15,000	15,000	15,000	15,000	-	-	-	-	-
Southbridge	Building fit out renewal	20,000	-	-	-	16,200	-	-	-	-	24,840
Southbridge	Pool - Covers	-	40,000	-	-	-	-	-	-	-	-
Southbridge	Grounds renewal	-	-	-	-	-	6,500	-	-	-	-
Southbridge	Hevac Gas renewal	-	-	-	9,000	-	-	5,000	-	-	-
Southbridge	Pool slide renewal	-	-	-	-	-	-	-	-	-	-
Total Renewals		578,073	593,336	522,616	153,000	397,608	121,610	313,955	40,000	123,812	145,840

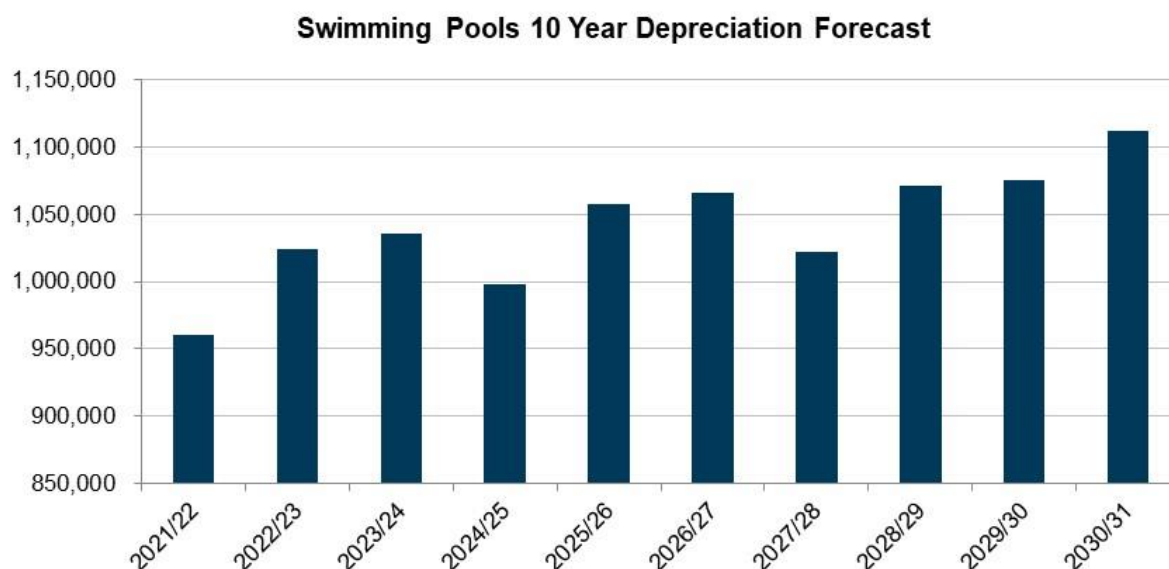
Table 12-23: Swimming Pools Renewal Cost Projections

Projections indicate that there will be requirements for renewal work during this period as assets reach the end of their useful lives. The main asset components requiring renewal are pool plant and equipment such as pumps, filters and pool covers and also building components.

Depreciation

Swimming Pool assets are depreciated on a straight-line basis. Horticultural features (soft landscape assets) are not depreciated and are renewed through annual maintenance programmes. Forecast depreciation requirements over the next 10 years are identified in the table below, based on the current valuation and asset additions from projected capital programmes.

Figure 12-13: Swimming Pools 10 Year Depreciation Forecast (**Require data**)



12.5.6 New Asset Requirements

New capital assets for swimming pools may be required in response to the following:

- Addressing performance gaps in the current levels of service
- Developing new facilities to meet demand
- Meeting increases in levels of service
- Providing new technologies or innovations to improve efficiency/sustainability.

As discussed in the Capacity and Demand sections, the completion of the SAC extension and Darfield Pool refurbishment has addressed the current deficit in provision of pool space for the current population. However, demand for pool space will be exacerbated over time as a result of forecast population growth.

In addition, there are already service standard issues with some existing facilities that indicate the need for further capital investment for improvements.

The review of the Aquatics Facility plan is planned in the next three years to inform the next LTP and will address pool provision in Malvern and Ellesmere as well as further expansion of SAC.

Prioritisation and Timing

To determine prioritisation and subsequent timing for the provision of new capital assets a number of factors have been taken into consideration.

Where partnering opportunities are presented, timing may be influenced by the partner's funding streams which could see projects advanced or deferred depending on the specific situation.

Prioritisation of new capital items has involved consideration of the following criteria:

- Customer preferences identified through the Aquatic Facilities Plan Review and LTP/Annual Plan consultation processes
- Facilities where significant deficiencies in LOS exist

- Growth and demand information
- Technical assessments e.g. Swimming Pools Operational Audit
- Benefits likely to accrue from partnering opportunities
- Funding availability
- Risk factors

Selection and Design

Service, functionality, price, availability, reliability, aesthetics, safety, sustainability and maintenance requirements are assessed when consideration is given to creating or acquiring new assets. SDC design standards are required to be followed with all new capital development work.

Where new facilities are being considered the Council will engage the services of specialist consultants to develop designs. With the new facilities planned it is intended that the emphasis for design and materials will be on functionality, efficiency and sustainability but also ensuring building interiors and exteriors are attractive.

CPTED principles are also used as a basis for decision-making on design particularly in relation to safety requirements.

Integration of sustainable or green building principles into designs for swimming pool facilities and assets is part of the design process. Specialist advice is sought to ensure the most suitable heating system is installed to meet energy efficiency, performance and operating requirements.

In developing a design for the Selwyn Aquatic Centre extension, emphasis was placed on functionality, service performance, efficiency of operation and aesthetics as well as meeting capital budget limitations. Selection of design options also considered the length of the pay-back period through operational savings/efficiencies from capital investment.

Forecast New Capital Assets Costs

It is planned to upgrade existing facilities to address levels of service issues. These capital projects will allow Council to provide the desired service level standards and to meet the needs of additional growth and demand requirements that are forecast to occur.

It is important that the level of provision of swimming pools is realistic and affordable for communities. The Council needs to demonstrate responsible leadership in providing the necessary community facilities balanced against the capability of residents to meet capital and on-going operational costs.

Forecast new capital asset expenditure for swimming pools is listed in [Error! Reference source not found.](#) below. Note: there are no growth projects planned over this 10 year period.

New Capital Projects Summary											
Swimming Pool	Project Description	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
New Capital - Improved LOS		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
District Wide	Energy Initiative	-	-	37,060	37,060	37,060	37,060	37,060	37,060	37,060	37,060
District Wide	Climate Change Adaptation Plan	-	-	-	110,800	110,800	110,800	110,800	110,800	110,800	110,800
Darfield	Accessibility improvements	20,000	20,000	20,000	-	-	-	-	-	-	-
Darfield	Traxite Flooring	25,000	-	-	-	-	-	-	-	-	-
Leeston	Landscaping/ CPTED	25,000	-	-	-	-	-	-	-	-	-
SAC	Energy Initiative	50,000	150,000	-	-	-	-	-	-	-	-
SAC	Accessibility improvements	30,000	30,000	30,000	-	-	-	-	-	-	-
SAC	Gym Feasibility Project	-	50,000	-	-	-	-	-	-	-	-
SAC	Landscaping/ CPTED	25,000	-	-	-	-	-	-	-	-	-
Southbridge	Accessibility improvements	20,000	20,000	2,000	-	-	-	-	-	-	-
Southbridge	Booking System	22,000	5,000	-	-	-	-	-	-	-	-
Southbridge	Landscaping/ CPTED	150,000	-	-	-	-	-	-	-	-	-
Total - Improved LOS		367,000	275,000	89,060	147,860	147,860	147,860	147,860	147,860	147,860	147,860

Table 12-24: Swimming Pools New Assets – Forecast Costs

12.5.7 Disposal Plan

There are few swimming pool assets identified for disposal with the exception being items that may be removed as part of the renewal programme.

The Sheffield Pool is proposed for closure and demolition in the first year of this plan due to uneconomic repairs. There would be a small asset write off for the book value of the changing rooms. It is unlikely that any substantial funds would be gained as there are three owners of the land that the pool is located on and in effect is land locked, with entrance by easement (with SDC) across Department of Conservation land, with access directly onto a Stage Highway. Once the land ownership issues were addressed, disposal could be a possibility to neighbouring land owners.

Darfield Pool after the 2023 upgrade has at least another 10 years of life and the Southbridge pool another 10-15 years of remaining useful life, so are not marked for disposal in the next 10 years.

Killinchy is able to meet its compliance requirements, however has very low usage and diminishing volunteer base its future may also be decided within the 10 year plan.

Forecast Income/Expenditure Arising from Asset Disposal

Any costs associated with asset disposals are minor and are met through the operational or capital renewal budgets. This generally involves the removal and disposal of items such as old pumps and other pool plant that is no longer serviceable.

Planned income from disposals (if any) is likely to be minimal as, the type of assets being disposed, have limited marketable value.

Sustainable Management

The Council has made a decision to integrate more sustainable management approaches in to the way it works, manages assets and delivers services. It is intended to incrementally introduce sustainable practice where this can be readily achieved as well as incorporating sustainability into decision-making processes.

Approaches to be considered in relation to swimming pools include the following:

Wellbeing	Sustainable Approach
Environmental	Use and selection of materials and products where sustainability is given significant weight in decision-making.
Environmental	Selection of sustainable heating solutions for pool water and pool environments focused on energy conservation.
Environmental	New facilities to consider “green” building principles where these are economically viable, practical to implement and demonstrate genuine benefits.
Environmental	Support facility locations with easy walking and cycling access and provide cycle stands.
Economic	Optimise reception space and services by co-location with other community facilities.
Economic	Provide community facilities that help make townships attractive places to visit and support local businesses.
Economic	Optimise facility affordability by partnering with other agencies where this is feasible.
Economic	Capital investment options consider “pay back” periods for operational savings.
Social	Provide facilities and opportunities for people to engage in physical activities and social interaction to promote health and wellbeing and community connectivity.
Social	Provide a network of pools that meet community aspirations and help to create liveable environments that support stable and strong communities into the future.
Social	Support other community agencies such as schools in providing places for children to learn to swim.

Table 12-25: Swimming Pools Sustainable Management

12.5.8 Risk Management

A risk assessment has been undertaken for swimming pools and this process has identified a number of key risks. Mitigation and action measures to address risks have also been determined. Risk has been considered in the development and prioritisation of forward capital programmes. Risk mitigation measures have been built into maintenance practices, forward expenditure programmes and inspections as required.

Assets have been assessed in terms of criticality (assets which have a high consequence of failure). Pool plant/filter systems and play apparatus have been identified as a critical asset with this service area.

There are three significant risks identified with this activity:

- Compliance with NZS 4441 Swimming Pool user load, turnover period and circulation rate
- Non-compliance with NZS 5826 water quality criteria and frequency of testing of public pools
- Injury or drowning through lack of suitable supervision

Control measures are in place to mitigate these risks and, as a result SAC, Southbridge, Darfield and Sheffield have operating procedures to monitor the significant risks.

The community pools at Killinchy and Leeston have now been brought under direct staff control which provides better water quality testing and process checking.

Climate change adaptation is a key focus of this plan. Funds are included in the first three years of the plan, to carry out assessments in determining climate change impacts and develop an adaptation programme. Further funds are allocated for the delivery of the adaptation programme.

	Type	Year	Amount
Develop Climate Change Adaptation Programme	Opex	2024 - 2026	\$56K
Implement Climate Change Adaptation Programme	Capital	2027 - 2033	\$776K

Table 12-26: Climate change adaption programme

Further information on risk management is contained in Section 6 of this plan.

12.6 Financial Programmes Summary

This section provides a summary of financial forecasts for the swimming pools service over the 10 year planning horizon. Additional detail on financial forecasts and projects is contained in Annex 12A and 12B.

12.6.1 Historical Financial Performance

The following graph shows the financial performance for this activity over the last three years. Exceptions noted are:

- 2019/2020 underspend on budget capex verses actual capex was due to deferral of capital projects particularly the SAC extension
- The 2020/21 actual capex expenditure was higher than the following years due to
- 2022/23 actual O & M was higher than budgeted due to an increase of the cost of staff employed.

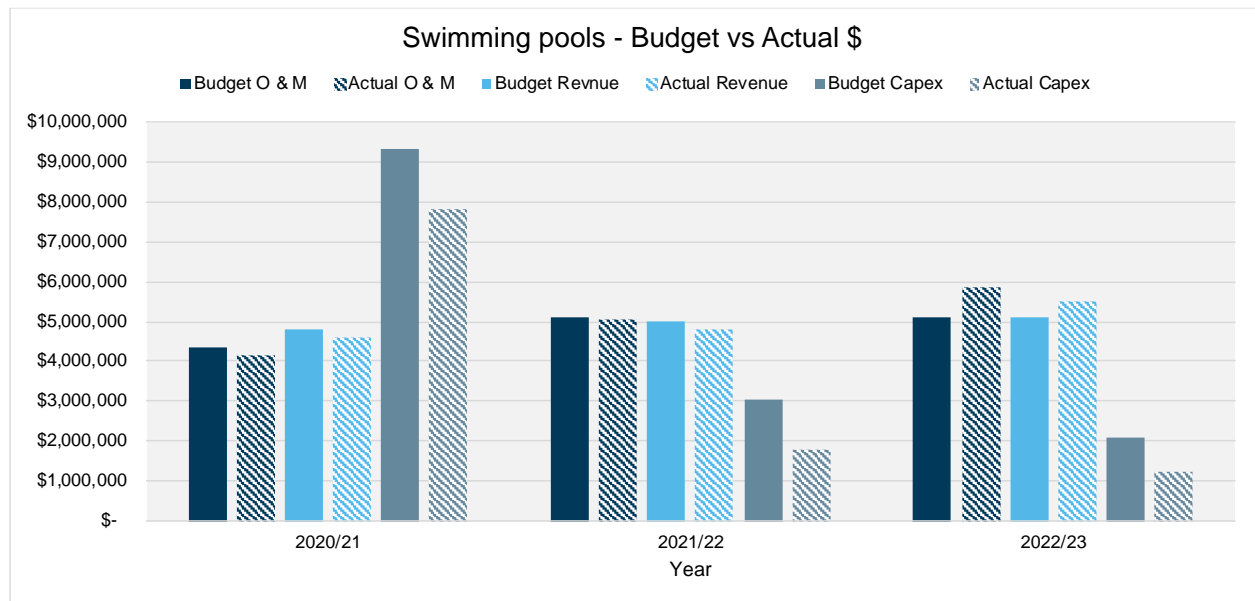


Figure 12-14: Swimming Pools - Budget vs Actual \$

12.6.2 Operations and Capital

Financial Summary	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Operating	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Operating Revenue	2,992,799	2,992,799	2,992,799	2,992,799	2,992,799	2,992,799	2,992,799	2,992,799	2,992,799	2,992,799
Total Opex	8,132,049	7,767,402	7,666,765	7,397,356	7,454,503	7,416,987	7,343,055	7,409,737	7,520,427	7,309,544
Depreciation	-	-	-	-	-	-	-	-	-	-
Operating Surplus/Deficit	-5,139,250	-4,774,603	-4,673,966	-4,404,557	-4,461,704	-4,424,188	-4,350,256	-4,416,938	-4,527,628	-4,316,745
Capital	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital Renewals	578,073	593,336	522,616	153,000	397,608	121,610	313,955	40,000	123,812	145,840
New Capital - Improved LOS	367,000	275,000	89,060	147,860	147,860	147,860	147,860	147,860	147,860	147,860
New Capital - Growth	-	-	-	-	-	-	-	-	-	-
Total Capex	945,073	868,336	611,676	300,860	545,468	269,470	461,815	187,860	271,672	293,700

Table 12-27: Swimming Pools Financial Summary

The graph below sets out the summary forecast for total expenditure (operations and capital) for the 10 year planning period.

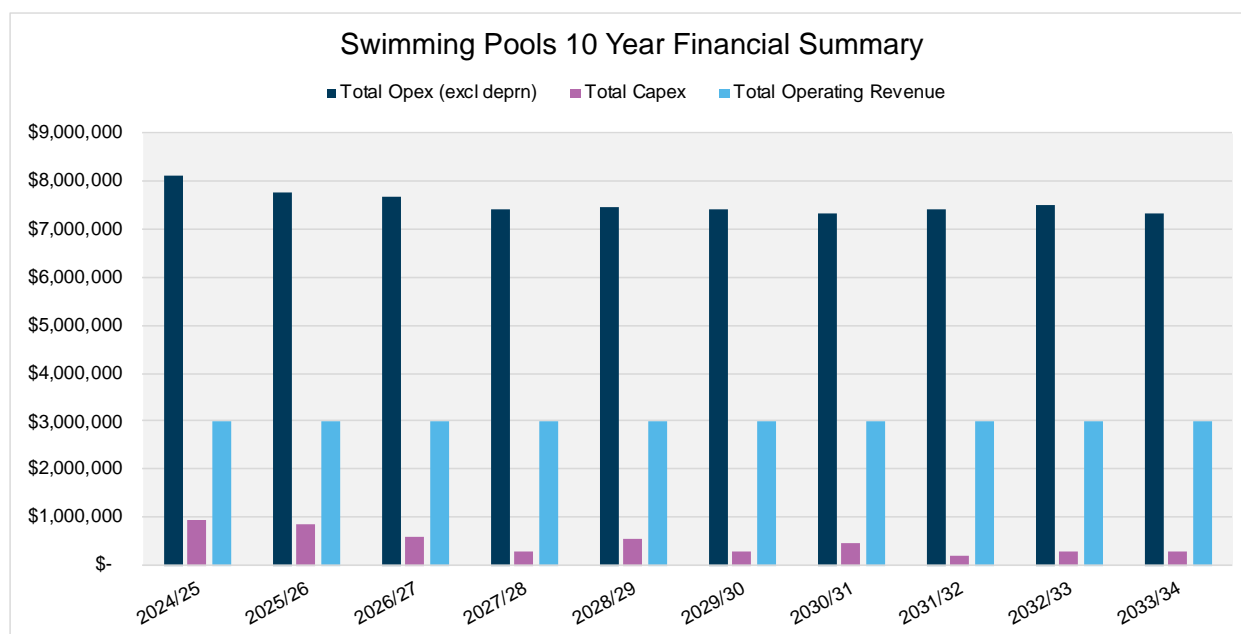


Figure 12-15: Swimming Pools 10 Year Expenditure Summary

Swimming Pools Key Financial Projects/Programmes

Location/Facility	Project Description	Timing	\$	Comments
Selwyn Aquatic Centre	SAC Energy Efficiency Upgrade	2024-25	200K	Climate Change Response (Zero Carbon) Amendment key lead project
District Wide Facilities	Asset Renewals	2024-33	\$1.9	District wide facility renewals
District Wide Plant	Asset Renewals	2024-33	\$1.8M	District wide plant renewals
Sheffield	Closure and Disposal	2024	\$160K	Closure and demolition of Sheffield Pool

Table 12-28: Swimming Pools Key Financial Projects/Programmes

12.6.3 Funding

Sub District and Community Pools

Funding of sub district and community pools is based on a combination of rating methodologies due to the broader public good of this service. There is a targeted pool three zone targeted (concentric) rating model is applied that is determined by the proximity of properties to swimming facilities. This is considered to be the fairest way of apportioning pool operating costs across the district.

The Finance and Revenue Policy relating to Community Centres and Halls (as described in the Long Term Plan) states that costs will be funded as follows:

The targeted pool rate for the three zone rating areas, with current rates of \$193, \$136, and \$48 (including GST) that reflect the level of access to the both SAC and existing community pools. The targeted rate for 2024-33 has been set at a per rating unit and increases over the 10 year planning horizon.

Year	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Rate Zone 1	\$193	\$202	\$208	\$214	\$220	\$227	\$234	\$241	\$246	\$248
Rate Zone 2	\$136	\$142	\$146	\$150	\$155	\$160	\$165	\$170	\$173	\$175
Rate Zone 3	\$48	\$50	\$52	\$54	\$56	\$58	\$60	\$62	\$63	\$64

Table 12-29: Community Pools Funding

Operating Expenses (excluding depreciation) – Funded from 50% of the general rate and 50% mix of user revenues and the targeted pool rate. Users of swimming pools are the direct beneficiaries of this function and are charged entry fees to pools. The targeted rates system recognises the benefits accruing directly to residents based on their proximity and accessibility to a pool and the general rate component recognises the wider community benefit of the community pools network.

Capital Expenses - Funded from a combination of targeted rates and internal loans. Residents who have access to a community pool are the beneficiaries of this function and capital costs are, therefore, payable based on proximity to pools via rates derived from the concentric rating system. Grants and loans may also be used.

A new community infrastructure development contribution has been proposed for this LTP and can be applied to this area for new builds and upgrades where; these are required as a direct consequence of growth.

District Swimming Pool

This applies to the Selwyn Aquatic Centre.

Operating Expenses (excluding depreciation) – 100% funded from a targeted rate based on a concentric rating system and admission charges. Concentric rating systems are designed in a manner that ratepayers pay a greater share of the costs the closer their property is located to a district pool. The benefits of this function are to the district community.

User revenues (mainly admission charges) are estimated to cover approximately 50% of operating costs for the district pool (including loan repayment costs).

Capital Expenses – Funded from a combination of the targeted pools rate and internal loans. Both the concentric rate and the admission charges are used to fund annual loan repayments, which are normally for a 20-25 year period.

District Wide Swimming Pool Operating Expenses (Support Services)

These are 100% funded from general rates to recognise the wider district use and benefits of swimming pools.

Annex 12A

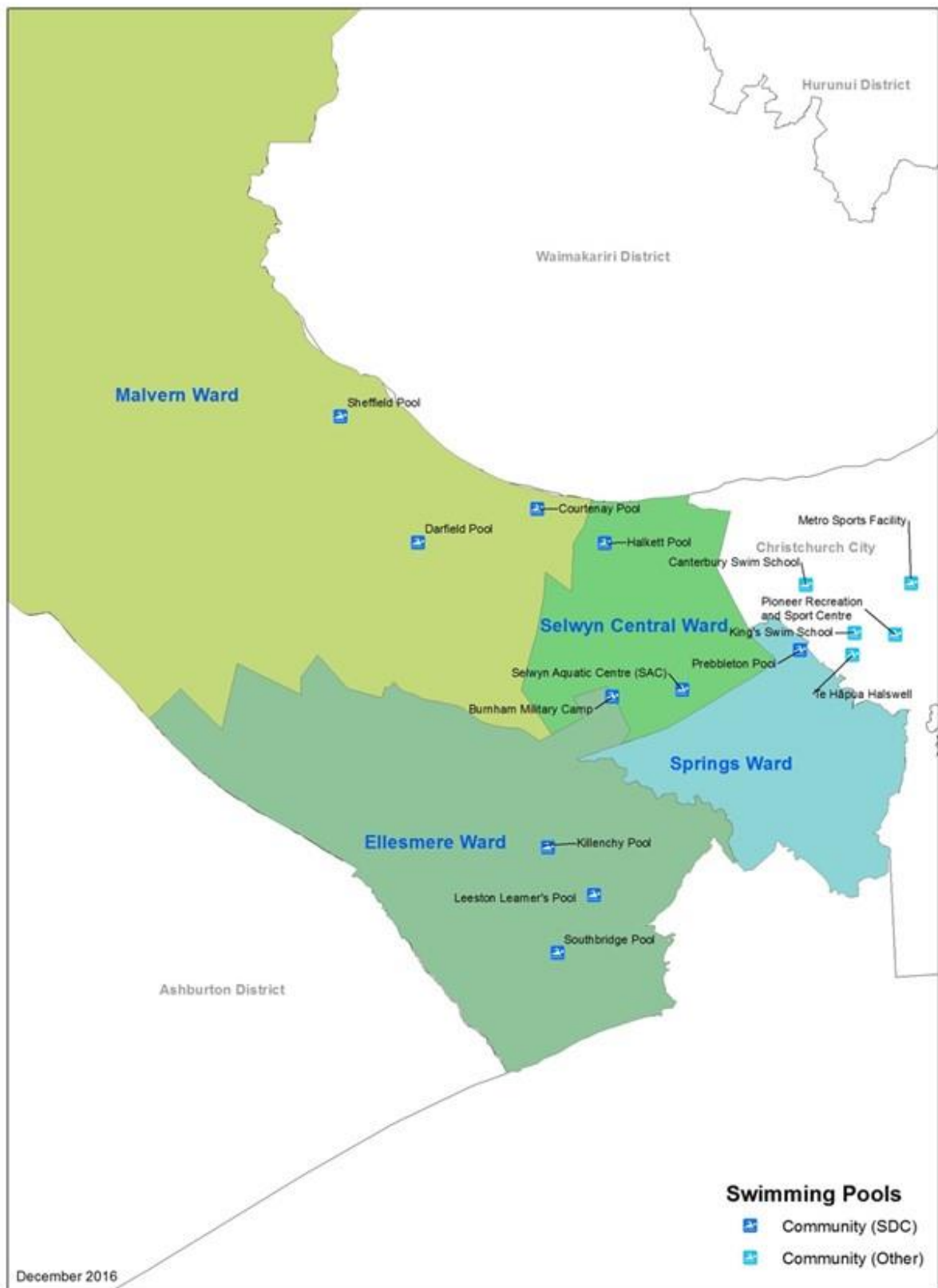
Swimming Pools 10 Year Financial Forecast – Summary

Swimming Pools 10 Year Financial Forecast – Summary

Swimming Pools 10 Year Financial Forecast												
	Budget	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	
	2023/24	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	10 Yr Total
Operating Revenue												
Operating Revenue	2,110,852	2,992,799	2,992,799	2,992,799	2,992,799	2,992,799	2,992,799	2,992,799	2,992,799	2,992,799	2,992,799	32,038,842
Total Operating Revenue	2,110,852	2,992,799	2,992,799	2,992,799	2,992,799	2,992,799	2,992,799	2,992,799	2,992,799	2,992,799	2,992,799	32,038,842
Opex												
Staff Costs	0	0	0	0	0	0	0	0	0	0	0	0
Other Operating Expenditure												
Routine Maintenance & Operations	3,849,983	5,700,367	5,368,307	5,368,307	5,368,307	5,368,307	5,368,307	5,368,307	5,368,307	5,368,307	5,368,307	57,865,113
Total Other Operating Expenditure	3,849,983	5,700,367	5,368,307	5,368,307	5,368,307	5,368,307	5,368,307	5,368,307	5,368,307	5,368,307	5,368,307	57,865,113
Support Costs	1,384,820	1,881,682	1,957,925	1,986,088	1,890,049	1,897,196	1,939,680	1,901,948	1,914,430	1,902,120	1,868,787	20,524,725
Operating Projects												
Scheduled Maintenance Projects	243,449	535,000	426,170	297,370	139,000	183,000	109,000	72,800	121,000	250,000	72,450	2,449,239
Asset Management Projects	0	15,000	15,000	15,000	0	6,000	0	0	6,000	0	0	57,000
Total Operating Projects	243,449	550,000	441,170	312,370	139,000	189,000	109,000	72,800	127,000	250,000	72,450	2,506,239
Total Opex	5,478,252	8,132,049	7,767,402	7,666,765	7,397,356	7,454,503	7,416,987	7,343,055	7,409,737	7,520,427	7,309,544	80,896,077
Operating Surplus/Deficit (excl. deprn)	-3,367,400	-5,139,250	-4,774,603	-4,673,966	-4,404,557	-4,461,704	-4,424,188	-4,350,256	-4,416,938	-4,527,628	-4,316,745	-48,857,235
Depreciation												
Depreciation	1,268,856	0	0	0	0	0	0	0	0	0	0	1,268,856
Operating Surplus/Deficit (incl. deprn)	1,268,856	0	0	0	0	0	0	0	0	0	0	1,268,856
Capex												
Capital Renewals		578,073	593,336	522,616	153,000	397,608	121,610	313,955	40,000	123,812	145,840	2,989,850
New Capital - Improved LOS		367,000	275,000	89,060	147,860	147,860	147,860	147,860	147,860	147,860	147,860	1,766,080
New Capital - Growth		0	0	0	0	0	0	0	0	0	0	0
Total Capex	1,917,137	945,073	868,336	611,676	300,860	545,468	269,470	461,815	187,860	271,672	293,700	6,673,067
Capital Revenue												
Development Contributions	0	0	0	0	0	0	0	0	0	0	0	0
Vested Assets	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0
Total Capital Revenue	0	0	0	0	0	0	0	0	0	0	0	0
Growth Opex		0	0	0	0	0	0	0	0	0	0	0

Annex 12B

Community Swimming Pool Locations



Swimming Pools - Community Pools

