

Matamata SwimZone - Indoor Pool Roof

Rāpopotonga Matua | Executive Summary

This report provides a progress of the Working Party's assessment of options for a new roof at the Swim Zone Matamata Indoor Pool.

Tūtohunga | Recommendation

That:

1. **The report is received;**
2. **Council endorses the recommendation of the working party that New Zealand Temporary Structures is the preferred medium-term solution option, and that Council agrees to the proposed capital expenditure for this option subject to completion of site assessment and review by an engineer, and item 3 of the recommendation;**
3. **Council approves a preferred solution to manage the associated risks from either:**
 - a) **Detailed report on the life expectancy of the indoor pool assets and recommend investment to keep pool operational.**
 - b) **Acknowledge that some of the indoor pool assets pose a risk to future operation which was identified in previous reports and therefore the replacement value of these assets is acknowledged**

Horopaki | Background

An earthquake assessment, for Swim Zone Matamata identified that the indoor pool support structure, gymnasium area and squash facility did not meet the required minimum of 33% of earthquake code loading. For public safety purposes, Council agreed that the indoor pool roof would be removed, and the periphery made good and make the facility available for the summer season.

A presentation in the public session of the Council meeting on 11 August 2021, proposed that Council look to install a temporary roof with a suggestion that this will provide time for a longer-term view. In reflecting on how best to approach this situation it was identified that short term actions can lead to long term consequences and / or lead to outcomes that weren't envisaged.

It was therefore suggested to manage the risk of unintended consequences Council would establish a working party to prepare a business case on identified options for Council to consider its preferred approach and for that to be further assessed in detail by the working party. These options were not to be explored in isolation and consideration of the implications each option would have on the wider complex and aquatic network were to be explored by the working party.

At a Council meeting on 9 March 2022, following a detailed SWOT analysis undertaken by the working group, Council approved the recommendation made by the working party to continue to investigate a feasible 'medium-term' solution for covering the indoor pool at Swim Zone Matamata with a report to be presented back to Council on 13 April 2022.

The Swim Zone Matamata has been a learn to swim and swim training facility with both a heated indoor pool and a heated outdoor pool, for many years. As per the council report in December 2021, the squash club continue to lease their facility at the Swim Zone Matamata complex, with a detailed seismic assessment being completed on the facility and ongoing discussion between the club and Council to ascertain the best way forward. At this time, no further work is committed nor is there any commitment for significant capital development for the entire complex.

CM 2487682

Ngā Take/Kōrerorero | Issues/Discussion

The aquatic centre and the squash club play a huge role for participation, development, and success for Matamata-Piako locals. Providing aquatic provision is part of council's core business and contributes to the key district outcome of 'Healthy Communities' and key services such as water safety. Swim Zone Matamata is one of 6 community pools that provide year-round indoor pool provision regionally and is classified as a sub-regional asset and plays an important part in the regional aquatics network. When referring to Sport NZ Facility Development Frameworks and Guidelines, any investment into sport and recreation infrastructure, the users and community needs to be the central point of focus to ensure investments are fit for purpose and meet the needs.

The report presented to Council at the 9 March meeting highlighted the rationale behind a medium-term solution being the preferred solution, with future facility considerations, current facility assets and service offering, financial implications, timeframes and impacts to the current aquatic provision being central to the reasoning behind the working party's recommendations Ref CM 2555884

Tasks completed – Since 9 March

- Additional working party meetings to clarify the scope for a medium-terms solution
- Ongoing Beca, engineer consultants who completed the initial seismic assessment work at Swim Zone Matamata and have been tasked with completing the detail seismic assessment for the squash facility.
- Further information obtained from potential roofing suppliers, with site visitation by New Zealand Temporary Structures
- Formalised quotation from preferred roofing supplier.

Task to be completed

From 1 April

- Engineer to completed site assessment (location of services) and review design concept an installation method of roofing solution

Following Council Meeting on 13 April

- Beca to undertaken further analysis of some of the critical pool assets – detailed report on assets and life expectancy or obtaining recommendations to keep pool operational based on previous reports.
- Detailed Seismic assessment on the adjacent squash facility
- Roofing solution purchased and installed with producer statements being obtained
- Engineer to assist with required consent application

Mōrearea | Risk

Without Investment Delays

- More pressure put of the aquatics network with no suitable year-round provision

Working Party Report

- Impacts on learn to swim, swim safe programmes and the swim clubs leading to ongoing viability questions.
- Impact on future generations who will develop key skills such as swim safety.
- Loss of financial revenue – Ref CM 2555884
- Impact on community health and wellbeing outcomes through reduced participation.
- Additional capital costs to provide some cover during the winter months (i.e solution required until proposed solution is installed).

With Investment Progressing

- Recent reports indicate water loss from the toddler pool and indoor pool, which have been remediated and are being monitored, while upgrades for the filter tank and balance tank have been recommended for the indoor pool however there remains a lack of detailed knowledge around the life expectancy of some of the critical pool assets associated with the indoor pool (plant equipment, pool shell).
- Significant capital maintenance costs for the plant to ensure continued operation. The indoor pool filter tank which was installed 1998 and is at end of its lifecycle while previous reports recommended replacing both the spa and the balance tank. Reports also recommend a sonar scan be completed to establish the ground condition below the pool to better understand its condition.
- Following the initial seismic assessment report of whole facility, council have approved the subsequent detailed seismic report on the squash facility (commenced February 2022). This is a 12-week process, however, will early advice of any issues have been determined as essential. The outcome of this report could have ramifications for the wider complex.

It was acknowledged at the Council meeting on 9 March that the risks associated with investment was greater with the installation of a permanent/long term roofing solution over the current assets.

Ngā Whiringa | Options

At a Council meeting on 9 March 2022, following a detailed SWOT analysis undertaken by the working group, Council approved the recommendation made by the working party to continue to investigate a feasible 'medium-term' solution for covering the indoor pool at Swim Zone Matamata with a report to be presented back to Council on 13 April 2022.

Medium term solutions are more cost effective and allows important capital to be spent on items such as pool plant to maintain operation, while not compromising potential investment that would be required on a future state of the complex that meet the needs of a growing community, while a medium-term solution provides a level of comfort that the structure will meet the performance requirements necessary that a temporary structure would not have provided.

Structures

When considering options for putting a roof on an aquatic facility there are several enclosure structures commonly used in New Zealand including enclosures comprising a steel support structure clad with PVC fabric and structures made from polycarbonate glass. In New Zealand

most pool enclosures over commercial pools are made from PVC fabric. The advantages of PVC fabric enclosures include:

- Reports recommend that this is the most economic option on the market
- Structures provide a shield from the elements in the autumn and winter thereby making the air sufficiently warm to enable swimming to be undertaken
- A full UV shield is provided by the enclosure which is important in the summer for users
- The enclosure reduces heat loss from the pool thereby saving energy and chemical costs
- The sides can be opened in the summer to provide additional ventilation and a perception of being outdoors
- The enclosure allows light in and therefore there is no requirement to be illuminated in the day
- The PVC membrane is fully recyclable.

The working party met on the 24 of March to determine what elements would make a medium-term solution and the following was identified:

- The structure was not to exceed the components that made up the previous roofing structure – *as this would have been justified through a permanent solution option*
- Preferably the structure would be enclosed thus minimising the impact of external factors such as the weather allowing programmes to continue to operate throughout the winter while reducing potential loss of revenue which could be evident through a solution that did not meet customer expectations (i.e cold complex in the winter)
- The enclosed structure would have the ability to allow for natural ventilation of the enclosed structure, therefore minimising the capital expenditure that would be required to ventilate the complex
- The structure would interact with the current facility, including the spa and changeroom area, and be adaptable should any amendments be made to the surround complex
- The structure would be able to interact with the current foundations - *Initial Seismic Assessment reports completed by Beca on the complex highlighted that foundations surrounding the indoor pool facility are very small and represent the only lateral load mechanism in the main pool building*

The working party also reviewed elements of the previous roofing structure and the factors that impacted customer experience. It was highlighted that the natural ventilation through the roof led to an environment that was cold during the winter with occasional condensation and fogging issues. Although a proposed structure was not to exceed the components that made up the previous roofing structure, it was agreed that the solutions would need to mitigate

The [NZ Temporary Structures](#) solution was further explored by the Working Party however, various other options were not ruled out, with further information obtained from [Structurflex](#). NZ Temporary Solutions continues to be the preferred option on the market due to the following factors:

- This solution meets the elements of a medium-term solution that the working party identified
- The Modular structure is adaptable with a range of material options and has the ability to be relocated or on-sold
- There is a rent to buy option, with a monthly hire cost of \$10,000 and this comes of the fixed 'buy now' price should the structure be purchased later
- The solution would be available before other options on the market (can be installed in June 2022)
- Considered one of the lightest options on the market and therefore would not require the foundational support of other structures

Working Party Report

The working party explored a second option to the final option proposed by NZ Temporary Structures, which was a customer-built solution, however this

- This was a heavier structure (LX range vs lighter premium range) and would therefore likely to require additional support in the foundations – *note that this would still need to be confirmed by the engineer*
- Be customer built this option would have no on sale value – *estimated \$300,000 minimum on sale value of proposed solution*
- Lead time to final installation would be closer to 6 months

Although one of the benefits of the proposed solution is the turnaround time to installation, Council will need to factor in the risk elements associated with this project, the impact this may have on timeframes and subsequent consideration factors should the pool remained uncovered for a proportion of the winter. It was acknowledged at the Council meeting on 9 March that one of the downsides (along with others) with the installation of a permanent/long term roofing solution was the project delays.

More detail can be found on the Medium-Term Solution options

- [Medium Term Solution Proposal – Summary](#)
- [Quotation – NZ Temporary Structures](#)

Further work to be completed – Next Steps

It is recommended that further information needs to be obtained on the status of some of the key pool plant assets with regards to the life expectancy of the asset and short- and medium-term costs to keep the asset operational. Therefore, the following next steps are proposed:

- Awaiting formalised quotation on potential capital investments
- Undertake an asset report on the previously covered indoor pool and obtain information on the life expectancy of the asset and short- and medium-term costs to keep the asset operational.
- Engineer to review proposed solution

Ngā take ā-ture, ā-Kaupapahere hoki | Legal and policy considerations

There are no provisions in the current LTP for significant capital investment into the Matamata SwimZone complex. There are no immediate plans for the redevelopment of the complex based on current LTP projections.

Any proposed solution to come out of this process will need to take into account the resources required and any implications it may have on the future long term plans for the complex.

Ngā Pāpāhonga me ngā Wātaka | Communications and timeframes

Communications have been involved in the initial stage of this process to inform the public of the work being undertaken by the working party. A media release was issued in September 2021 to inform the public of the work to be undertaken by the working party.

Major decisions and milestones in the work undertaken by the working party will be communicated to the public.

Ngā take ā-lhinga | Consent issues

It is recommended that Beca is engaged throughout this process.

Initial understanding is that Consent will not be required for the solution proposed but will be explored further.

Te Tākoha ki ngā Hua mō te Hapori me te here ki te whakakitenga o te Kaunihera | Contribution to Community Outcomes and consistency with Council Vision

Theme: Healthy Communities

Community Outcome: We encourage the use and development of our facilities.

Pānga ki te pūtea, me te puna pūtea | Financial Cost and Funding Source

At its meeting on 8th September 2021, Council approved a budget of \$30,000 be provided for the initial work of the consultant and working party.

The working party is awaiting formalised quotation on potential capital investments on the proposed solution options. Initial quotations received for the two options range from \$300,000 to \$450,000 excluding GST. These costs do not include any project management costs or contingencies.

The construction costs will come out of the property renewal budget.

Ngā Tāpiritanga | Attachments

- Working Party report to Council 9 March 2022 CM 2555884
- Medium Term Solution Proposals - Summary CM 2570497
- [Quotation – NZ Temporary Structure](#)
- Thermo Roof Solution – NZ Temporary Structure CM 2555891

Ngā waitohu | Signatories

| | | |
|-----------|--|--|
| Author(s) | Shane Brodie Regional Connectivity and Planning Manager, Sport Waikato | |
|-----------|--|--|

| | | |
|-------------|--|--|
| Approved by | Working Party | |
| | Members: Sue Whiting, James Sainsbury, Neil Goodger, Wendy Clothier, Kevin Stanley, Barry Allison, Manaia Te Wiata, Rapa Young, Colin Henderson, Bill Cooksley | |