PALMERSTON NORTH CITY COUNCIL

MINUTES ATTACHMENTS

SPORT AND RECREATION COMMITTEE

9AM, WEDNESDAY 7 JUNE 2017

COUNCIL CHAMBER, FIRST FLOOR, CIVIC ADMINISTRATION BUILDING
32 THE SQUARE, PALMERSTON NORTH

SPORT AND RECREATION COMMITTEE MEETING

7 June 2017

5 Deputation - St Peter's College Board of Trustees

1. Presentation St Peters College 4

7 Clearview Park Proposed Land Exchange

1. Clearview Park PNCC presentation 25
2. Clearview Park Map 45

8 Waitoetoe Park Draft Reserve Development Plan

1. Waitoetoe Park and Memorial Park Council Presentations 53

PROPOSAL TO PNCC

DEVELOPMENT OF NEW SWIMMING POOL ON ST. PETER'S COLLEGE PROPERTY

A JOINT INITIATIVE

Presentation by:
St Peter's College Board of Trustees
07/06/2017

ST PETER'S COLLEGE
PALMERSTON NORTH, NEW ZEALAND

Disclaimer

The plans, inclusions, costs and any other specs of the proposed swimming pool facility listed in this document are flexible and have significant scope of changes to accommodate the needs of the region.

The Proposal

- Under a joint initiative with PNCC, St. Peter's College Board is proposing to build a **50m x 25m covered** swimming pool sporting complex, **on St. Peter's College's land**
- With a planned **seating capacity of 1,200+** spectators and **movable floor** to accommodate pool depths ranging from 0.9 m to 3 m, this complex is expected to become a **preferred destination** for hosting of national level water sports events including Swimming, Water Polo, Canoe Polo, Underwater Hockey
- St. Peter's College Board of Trustees believe that this facility can be successfully established in near future with support from PNCC and other potential partners

Background

Our understanding is that it is in the Council's long term (20 years) plans to develop a new swimming pool facility in PN; with this joint initiative we are proposing to bring the pool development plan forward for the following reasons:

- Currently Palmerston North's swimming pools are overflowing with lane swimmers and it is hard to secure enough lane space for learning to swim and competitive training
- National guidelines suggest a ratio of 60 people per sq.m. of space for water sport and recreation. Although we have unclear statistics, it is our anecdotal belief that this ratio is higher for PN and thus we need more space
- Moreover, there is no pool of this depth and size in PN for training and hosting of rising water sports such as water polo, canoe polo, underwater hockey (Freyberg pool hosts some of these sports, but is only 25 mtr pool)

Source: http://www.stuff.co.nz/manawatu-standard/news/90104923/new-pool-proposed-for-palmerston-north

Need Gap

- Lack of availability of lanes for club swimmers due to high number of casual swimmers at PN's current pools (especially after Dannevirke swim club joined here)
- Lack of deep water pool for sports
- Lack of deep water pool for rehabilitation patients
  - LIDO receives enquires from hospital and other prescription programmes to accommodate recovery and treatment of rehabilitation patients. However, its not fully equipped for all sort of deep water treatments
- 50m pool at LIDO is outdoor and currently cannot be used in winters, making city's pools very busy for those months
- Rugby teams always looking for free space at LIDO for recovery after matches and find shortage of space mostly
- Similarly, free diving club members find lack of availability of deep pools for training purposes
- At national level, given the growing number of competitors in both swimming and other water sports, event managers are continuously facing the challenge of limited seating capacity at existing aquatic centers

Source: Discussion with Lynden Noakes of CLM (LIDO Pool Manager)

Beyond National Benchmarks

The proposed new swimming pool will not only cater to growing local demand, it could also become a national level state of the art facility

- Currently most of the national level events are held at either Wellington's Regional Aquatic centre (WRAC) or National Aquatic Centre at North Shore Auckland (also known as AUT millennium)
- WRAC with 1000 seating capacity hosts the following sports - Swimming, Diving, Water Polo, Canoe Polo, Underwater Hockey and Underwater rugby
  - As per Craig Hutchings (WRAC facility manager), "a seating capacity of 1,000 is enough to cater for all events except national swim meets."
- AUT millennium has 700 seats and mostly have to pull in extra temporary 500 seats for bigger events
- Neither WRAC nor AUT millennium has moveable floor
- **Our Unique Selling Propositions:** Movable floor and Seating capacity of more than 1,200 (Good to have 1,500, Ideal long term scenario: 2000)

Existing pools with movable floor

- For the purpose of this presentation, two swimming pool facilities with movable floors were interviewed for comparative evaluation
- Both pools find movable floor advantageous and preferred option for accommodating different water sports and training in the same pool by adjusting the pool height

- Huia Pool, Hutt Valley
  - 25m by 18.5 m pool with depth ranges from 0.8 m to 1.8 m deep
  - Sports played – underwater hockey and water polo
  - The first facility with movable floor in southern hemisphere built in 1981 and planning to upgrade with modern building materials in 2 years' time

- Kapiti Coastlands
  - 25m x 12.5m (size of movable floor size is 25x10m)
  - Depth of the pool ranges from 0.5 m to 2 m
  - Built in 2013 with only 200 seating capacity (this limited seating capacity is seen as a major issue by pool management currently)

New Proposed Facility:

- **Provision of land by St. Peter's College**
- 50 m x 25 m covered pool
- Depth ranges: 0.9 m to 3 m (could be 5 m, yet to be decided)
- Movable floor
- 10 lanes
- 1,200+ seating facility
- Changing rooms (size and numbers to be determined later)
- Storage facility (to include space for sport equipment such as Kayaks)
- 95 car parks on St. Peter's land (this number is also flexible at this stage
- Plus off street parking on double-lane JFK Drive

Economic Impact: Another Key Benefit to the region

- The **Canoe Polo event held in PN** earlier this year (in April 2017) had an **economic benefit of $118k+** for the region which involved 120 competitors and 200 spectators with following averages:
  - 89% spectators/competitors from outside Manawatu
  - 64% spectators/competitors stayed in commercial accommodation
  - Average Daily spend of spectators was $153 pp and for competitors $97 pp
  - Average stay for spectators was 2.83 nights and 3.75 nights for competitors
- Wellington Regional Aquatic Centre hosts the following per annum:
  - 6 National Events; 24 Days average 400 competitors & spectators/day
  - 7 Regional events; 18 event days average 350 competitors & spectators/day
  - 14 Local events; 14 Days average 300 competitors & spectators/day
  - 13 Individual school swimming carnivals
- If we pick up only 50% of these national events, **minimum economic benefit to our region will be around $2 million per year**
- **Main revenue stream for the pool will be from charge out to sports, sporting clubs and swimmers** – this has not been calculated and included yet

Source: Manawatu Chambers of Commerce & Wellington Regional Aquatic Centre

The Costs

- Capital Investment is estimated to be anywhere between **$29 million to $32 million** with following broad cost heads
  - Building costs: $27 to 28 million
  - Movable floor installation: $1.3 to $1.7 million
  - Installation of Vacuum DE: $30,000
  - Gas Boiler: $50,000
  - Air Conditioners: $200,000
  - Pool Covers: $20,000

- Indicative Operational costs:
  - Between $450,000 to $500,000 per year for the following: chemicals, water filtration, water heating, air conditioning, lighting/energy consumption, cleaning supplies, repairs and maintenance
  - Maintenance of movable floor: $15,000 to $20,000 per year
  - Personnel costs, which will major operational cost for running the pool depends on various factors like hours of operations, services provided, requirement of a full time facility manager, number of events hosted etc. These costs will be estimated at a later stage once details like this are finalized

Q&A

Thank you for this opportunity to present our proposal.

Clearview Park

Proposed Land Exchange

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Background

- Subdivision application
- Concerns with the initial application
- Proposed way forward
- Consultation and Hearings

Urban Design Features

- Connectivity
- Ease of Movement
- Visibility
- Amenity

Objections to the proposal - recreation - Reserves Act 1977

Objections.

1. The piece of land proposed for exchange was already planned as reserve – therefore should not need the exchange
2. Swapping good land for bad/taking away open useful land and replacing with a stream
3. Illegal re-classification of the reserve
4. Ratepayers should not be paying for the stream re-diversion

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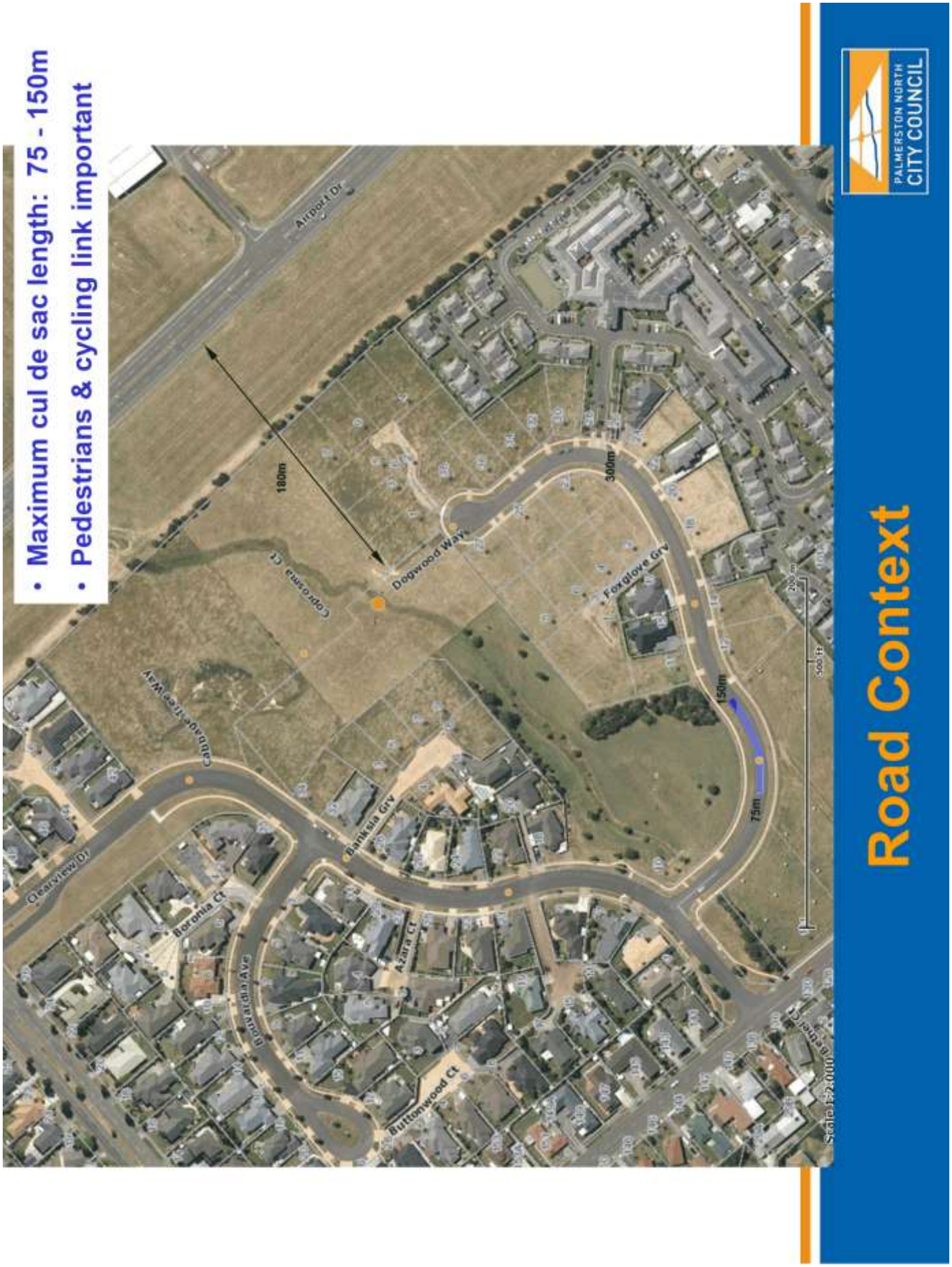
Objections to the proposal - roading

On Street Parking

Not enough parking …	Residential use is modes
	Retirement Village meets District Plan
	Controls can be imposed
Airport Users …	Activities should be self sufficient
	Airport Dr is 180m away


• Maximum cul de sac length: 75 - 150m
• Pedestrians & cycling link important
Road Context
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Airport Dr
180m
Dogwood Way
Coprosma Ct
300m
Foxglove Grv
150m
75m
Cabbage Tree Way
Banksia Grv
Clearview Dr
Boronia Ct
Azara Ct
Buttonwood Ct
Scale 1:2,000

Objections to the proposal - roading

Increased Traffic

- Dogwood is not a convenient through route
- Clearview will be closer / more convenient for some
- Efficiency vs minimal traffic; positive on balance …

Objections to the proposal - storm water

- Environmentally unsound ? No…. flow demands on current intermittent watercourse much different from the original geomorphic forces. Was a distributary of the Mangaone, being part of its wider floodplain.
- flooding in the park occurs now. Natural part of conveyance mechanism that manages higher flows. This beneficial behaviour will not be materially affected by the development.
- SW model -has been calibrated to available field evidence.
- covers key parameters better than conventional hydraulic analysis approach
- Gives more comprehensive overall picture

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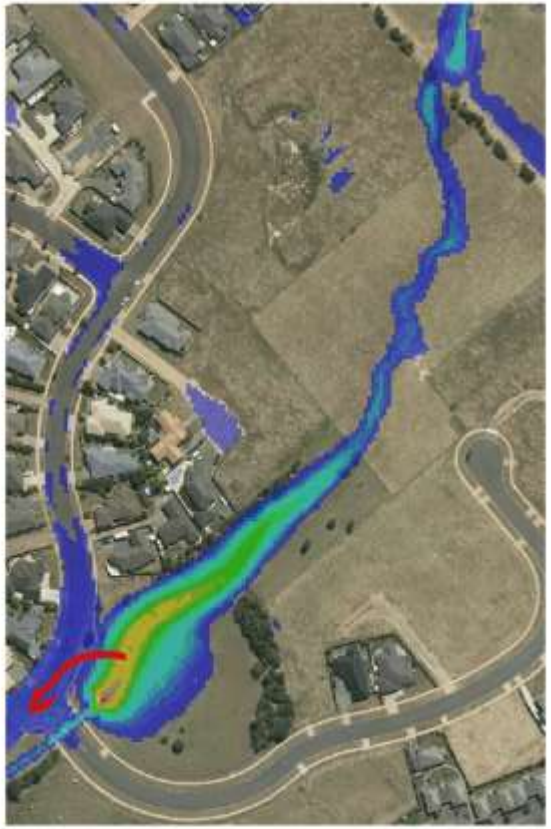
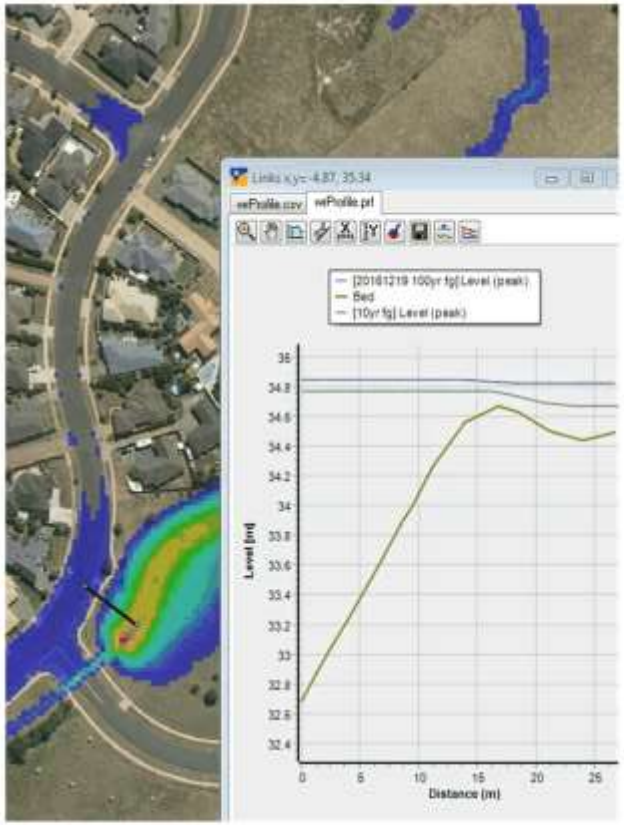
Ponding Extents 100yr &10yr

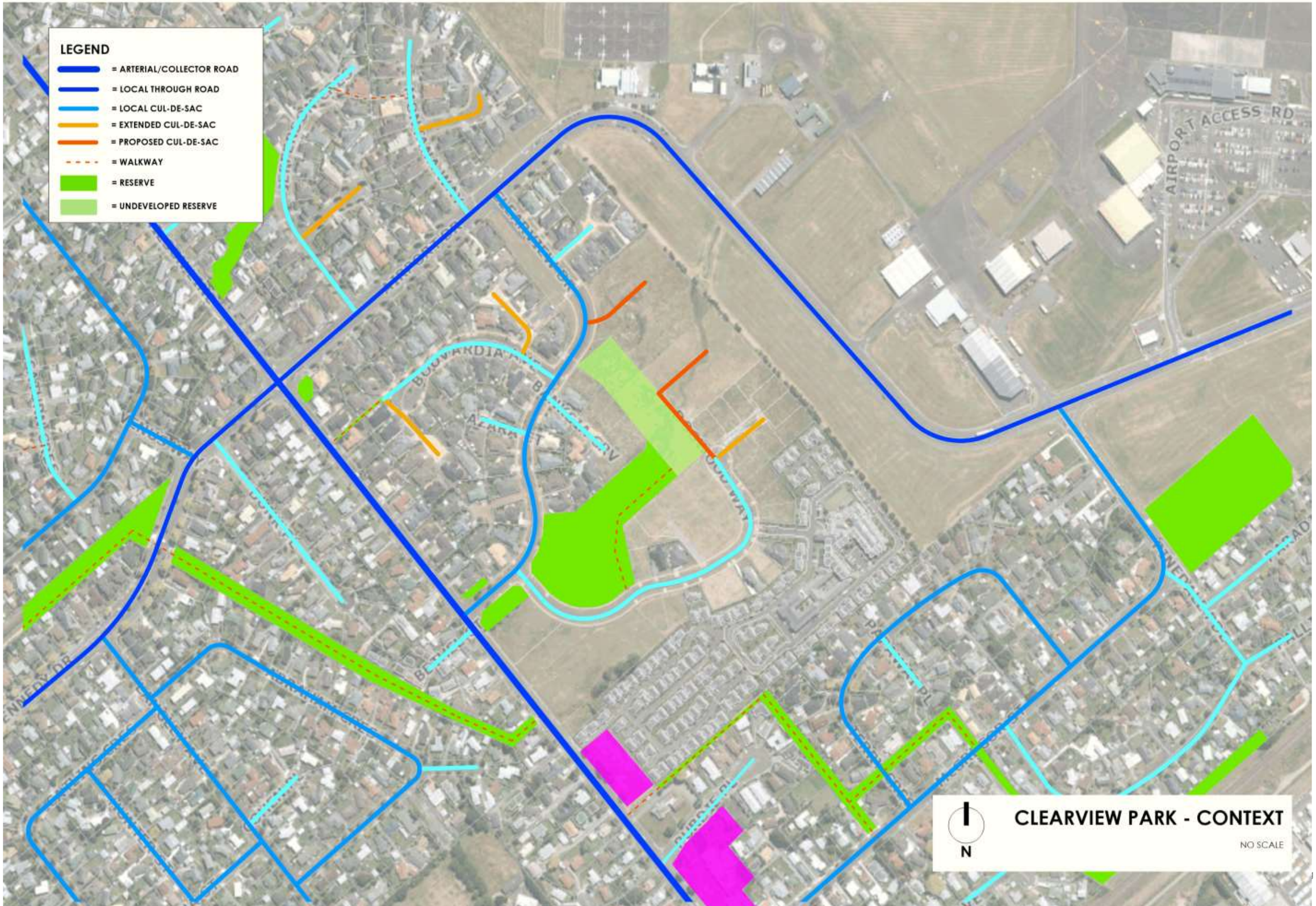
(depths< 100mm not indicated)

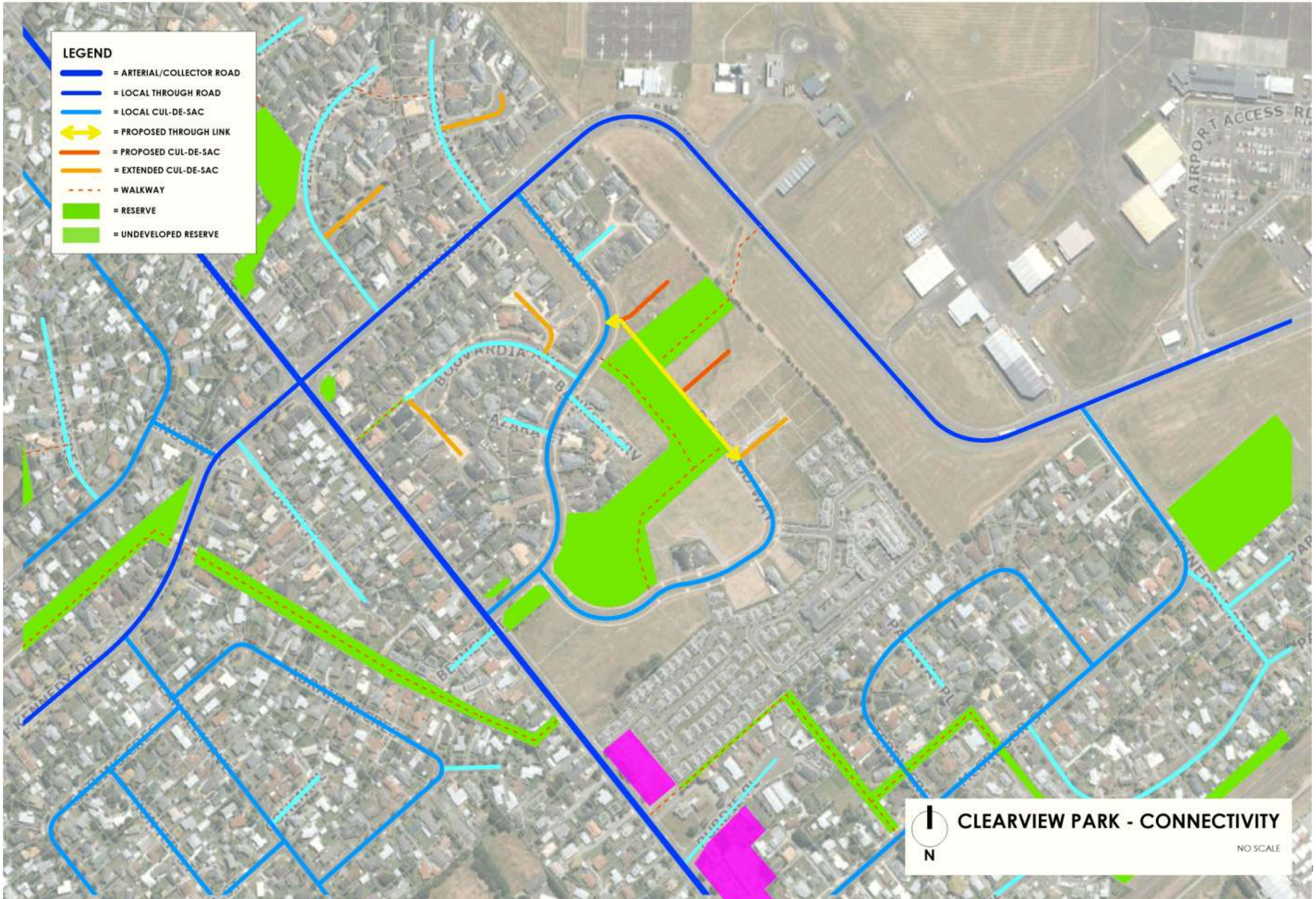




Conclusion

- The proposal provides Council with a greater amount overall of reserve land for Clearview Park
- Greater connectivity of walking/cycleways (loops)
- A diverse range of recreation park activities
- Greater overall recreation amenity value


LEGEND
= ARTERIAL/COLLECTOR ROAD
= LOCAL THROUGH ROAD
= LOCAL CUL-DE-SAC
= EXTENDED CUL-DE-SAC
= PROPOSED CUL-DE-SAC
= WALKWAY
= RESERVE
= UNDEVELOPED RESERVE
AIRPORT ACCESS RD
N
CLEARVIEW PARK - CONTEXT
NO SCALE


LEGEND
= ARTERIAL/COLLECTOR ROAD
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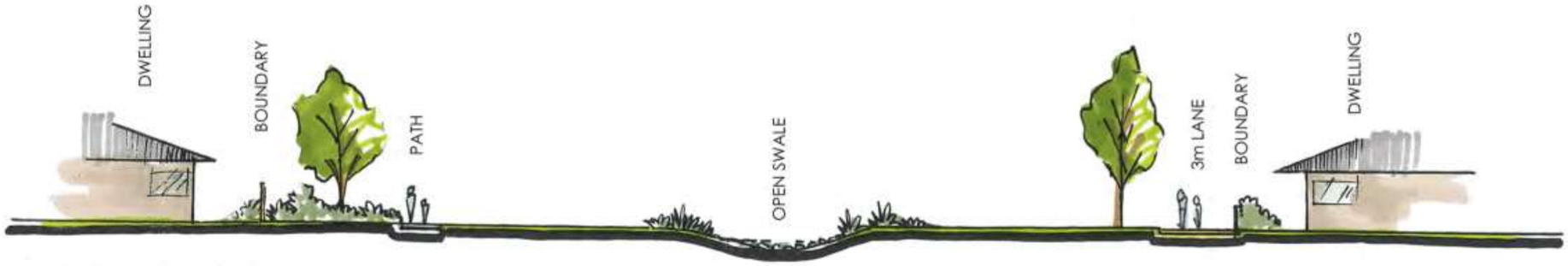
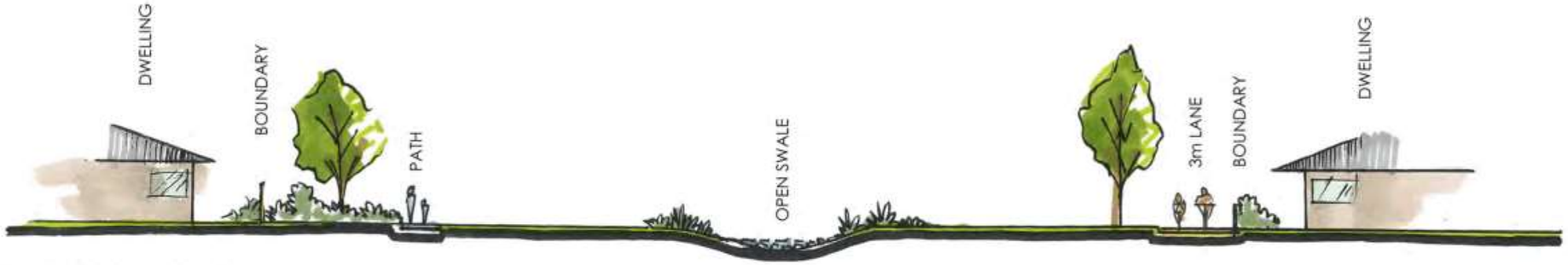
= PROPOSED THROUGH LINK
= PROPOSED CUL-DE-SAC
= EXTENDED CUL-DE-SAC
= WALKWAY
= RESERVE
= UNDEVELOPED RESERVE
AIRPORT ACCESS RD
N
CLEARVIEW PARK - CONNECTIVITY
NO SCALE

CLEARVIEW PARK - OPEN LANE EXAMPLES FRONTING OPENSPACE



SECTION A1 - WALKING



SECTION A2 - CYCLING

SECTION A3 - VEHICLE

CLEARVIEW PARK - SHARED LANE 3m WIDE

MULTI MODE SECTIONS Scale 1:200 @ A3

CONNECTIVITY - RUAPEHU BUSINESS PARK

MATERIALS - 3m WIDE PAVED LANEWAY

CLEARVIEW PARK
700m²
850m²
1000m²
900m²
1050m²
750m²
800m²
650m²
600m²
4675m²
7550m²
WALKWAY
JOHN F KENNEDY DRIVE
CLEARVIEW DRIVE
MILSON LINE
SPECIAL DEVELOPMENT SITE
RESERVE
LOCATION MAP
To Feilding
To Wanganui
Milson Line
Airport Drive
Milson Airport
Clearview Park
John F Kennedy Drive
Tennent Avenue
Railway Line
Public Hospital
Rangitikei Street
To Napier
Main Street
The Square
To Wellington
Richardson Avenue
To Massey

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Memorial Park

Reserve Development Plan
2017 - 2027

Prepared for Palmerston North City Council
Shannon Bray Ltd
May 2017

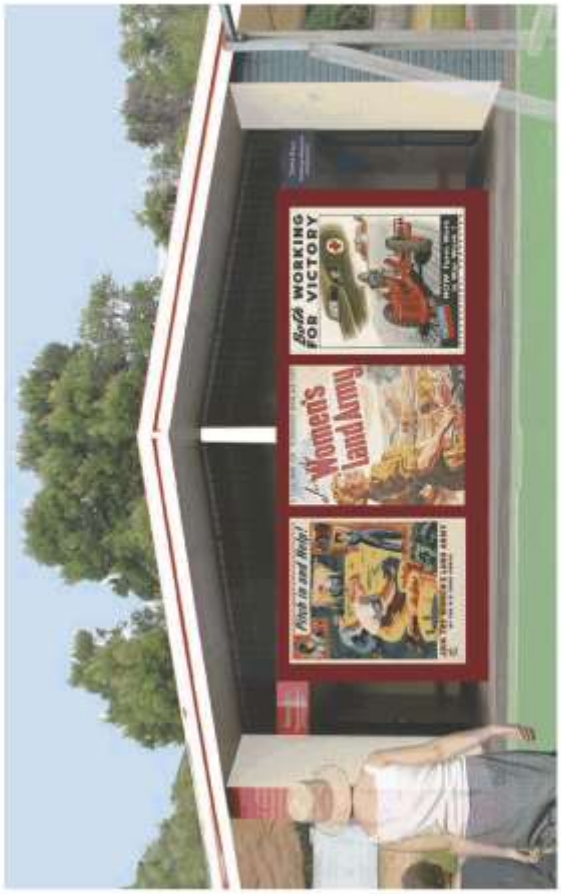
shannon bray ltd
landscape planning & strategy

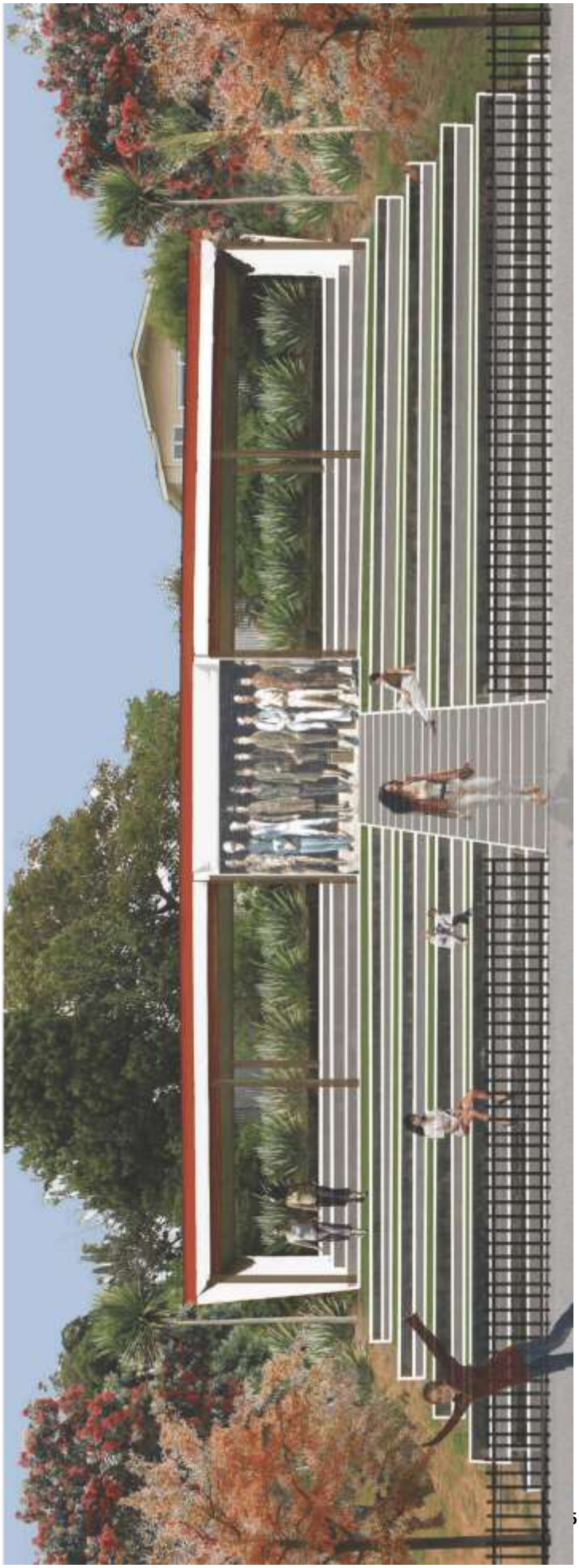
MAIN ST
MAIN ST
MAIN ST
FREDERICK ST
FREDERICK ST
PHILLIP ST
LIMBRICK ST
FITZROY ST
ARGARET ST
N AVE

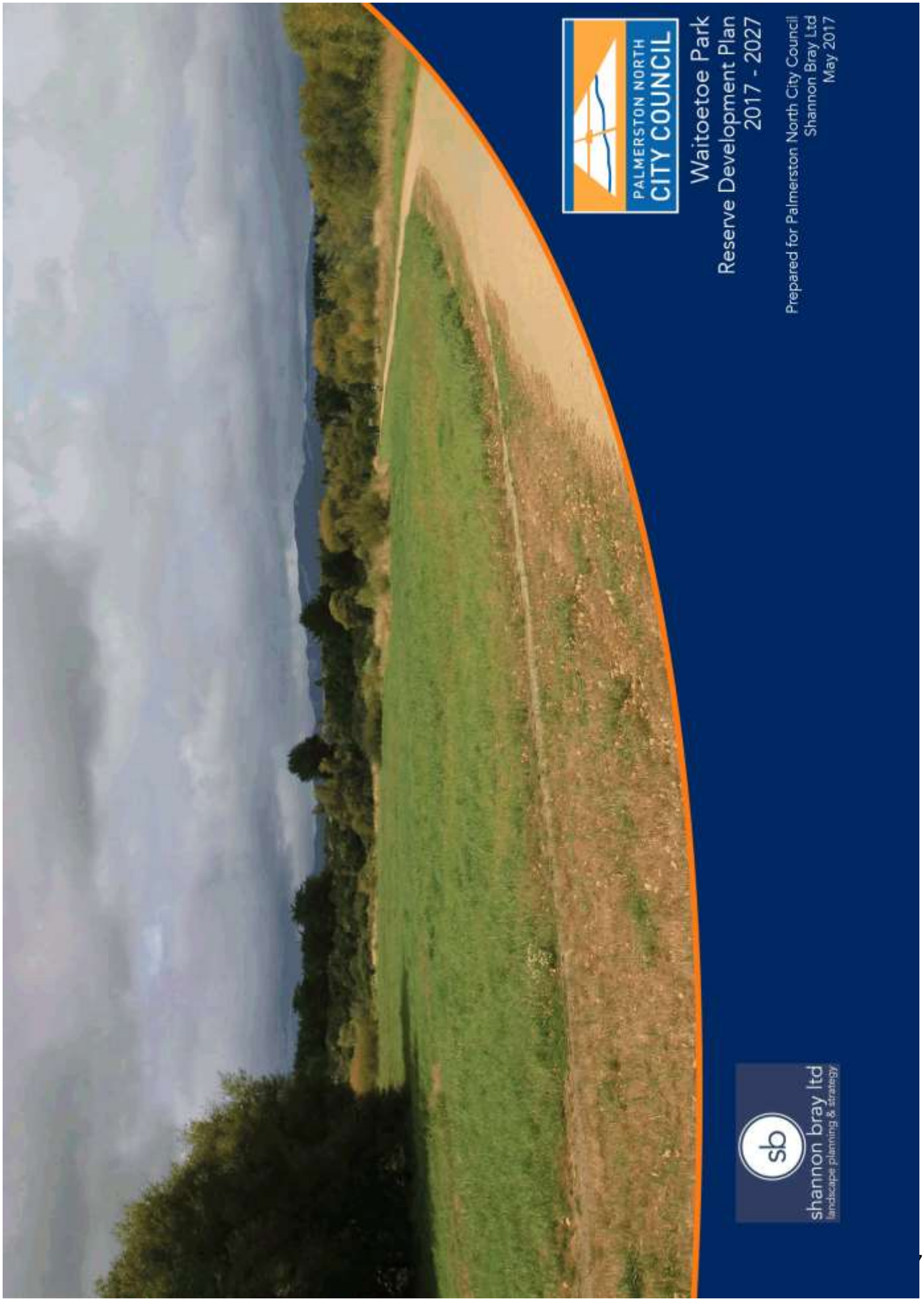
add shade trees to concrete area
plant end of mounds where gradients may be steep
create grass earth mounds to eliminate concrete bank
add shade trees to concrete area
plant end of mounds where gradients may be steep
repaint back fence in bright colours
repaint wall in bright colours
paint seats
retain track around perimiter for access, and for use by skaters
install steps to improve access to grandstand
repaint clubhouse in bright colours
remove footpath and plant with dense natives
improve connectivity between sportsground and memorial park
plant end of mounds where gradients may be steep
create grass earth mounds to eliminate concrete bank
plant end of mounds where gradients may be steep
repaint wall in bright colours
repaint back fence in bright colours
Scale 1:1000

JOIN US
in a
VICTORY JOB
WWW100

1. Entrance and feature wall
2. Upgrade paddling pool surrounds including fence
3. Skater music platform
4. Upgrade grandstand and seating
5. Upgrade roller skating rink
6. Gear and Rental shed for roller skating
7. All abilities new path link to changing sheds
8. Family picnic area
9. Upgrade play facility, surfacing and paths
10. Water play area
11. Small seating retaining wall
12. Seating and relocation of BBQ
13. Mural
14. Planting
15. Boardwalks
16. Open link to sports ground
17. Slide into paddling pool
18. New toilets
19. Sensory garden
20. In-line skating track


Women's Land Army
Kick to end Hitler!
For the WORKING MOTHER VICTORY

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Waitoetoe Park
Reserve Development Plan
2017 - 2027
Prepared for Palmerston North City Council
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sb
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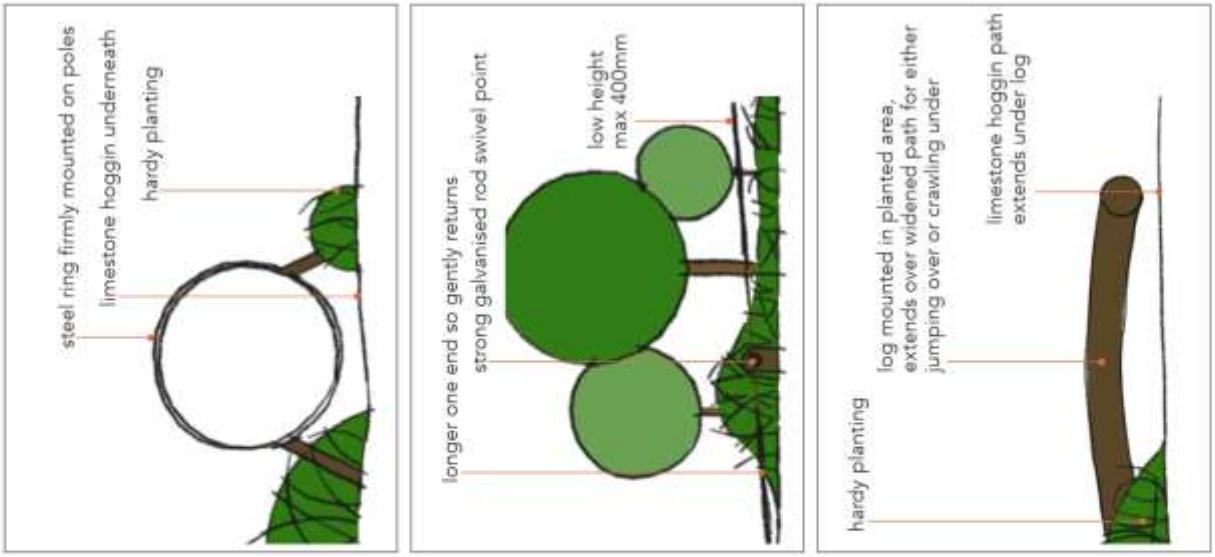
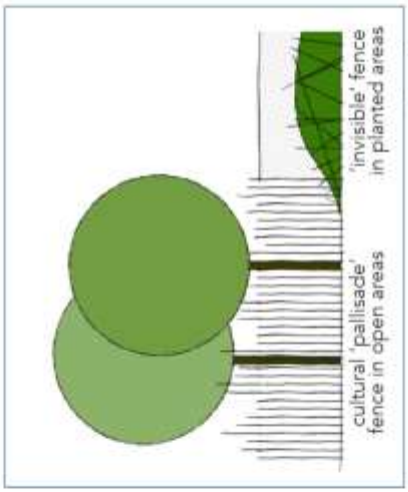
landscape planning & strategy

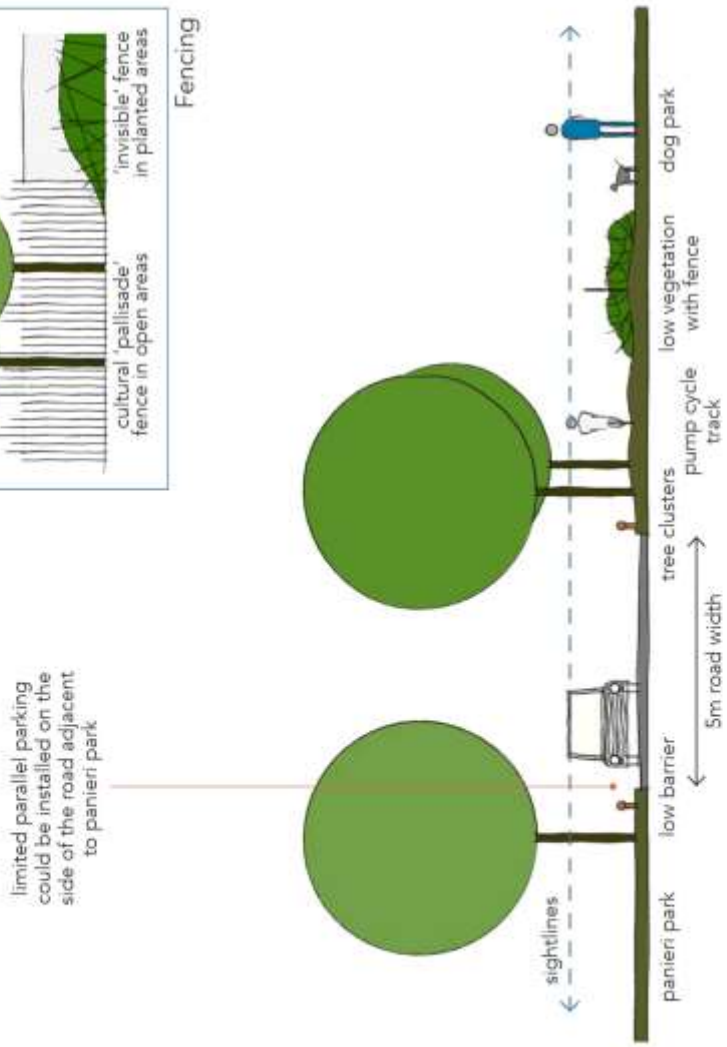
BUICK CRES
PERTH PL
STOKE PL

Strategic Concept Plan





Fencing



Typical Cross Section

Car Park Design Guidelines