



November 2023

Thames-Coromandel and Hauraki Districts Sub-Regional Aquatic Location Assessment

INFORMATION

Document Reference	Thames-Coromandel and Hauraki Districts: Sub-Regional Aquatic Location Assessment
Authors	Anita Coy-Macken, Gordon Cessford
Sign off	Craig Jones, Visitor Solutions
Version	Final
Date	29 November 2023

ACKNOWLEDGEMENTS:

Visitor Solutions would like to express its appreciation to the Project Steering Group which comprises representatives of Thames-Coromandel District Council, Sport Waikato, Ngāti Maru, Hauraki District Council and the Sport and Education Trust, based in Thames. The Project Steering Group has provided oversight of the study along with their input into the report.

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1.0 INTRODUCTION

1.1 INTRODUCTION

In 2022, Thames-Coromandel District Council commenced investigation for replacement of Thames Centennial Pool because:

- The Thames Centennial Pool is located on an urupā (burial ground) and the Council agreed with Ngāti Maru to relocate the facility by 2027 and return the land to them.
- At 50 years old the Thames Centennial Pool is reaching the end of its useful life and significant investment would be needed to address condition issues.
- The Waikato Regional Aquatic Plan 2017 identifies a gap in all-year aquatic provision in the Thames-Coromandel and Hauraki districts. The Plan recommends 1,312m² of all-year indoor water-space to serve both districts developed through a partnership approach with a focus on meeting the needs of an aging population.

The Council commissioned Visitor Solutions to undertake a needs assessment, feasibility study and business case for a new aquatic facility to serve Thames (alongside investigation for a sport precinct).

Thames-Coromandel District Council invited Hauraki District Council to be part of the Steering Group given the potential for a partnership approach for a sub-regional aquatic facility.

The needs assessment was completed in 2022 and identified a critical decision for the feasibility study in 2023 was to determine if the new Thames aquatic facility should be a local or sub-regional facility.

In 2023, Sport Waikato asked whether the feasibility study would answer the question “Where is it best to develop a sub-regional aquatic facility to serve Thames-Coromandel and Hauraki districts?”. While related, this is a different question to determining whether a replacement Thames pool should be a local or sub-regional facility. Consequently, it was agreed to complete a companion assessment to specifically address this question.

1.2 PURPOSE OF THIS ASSESSMENT

This report is a companion report to Thames and Sub-region Aquatic Facility Feasibility Study and seeks to specifically consider:

“Where would it be best to develop a sub-regional aquatic facility to serve Thames-Coromandel and Hauraki districts?”

The Waikato Regional Aquatic Facility Plan (2017) provides the following descriptions for the hierarchy of aquatic facilities:

Local

- Predominantly serving single territorial authority.
- Ability to serve basic sporting needs.
- Indoor or outdoor pool with learn to swim, lane swimming and some aquatic sport training with limited leisure features.
- Drive time 20 minutes.

Sub-regional

- Some cross-boundary use.
- Ability to draw significant numbers of teams/competitors from across adjacent boundaries for competition or training.
- Year-round indoor heated pools with learn to swim, lane swimming, therapy/rehabilitation, relaxation spa, aquatic sport training and some leisure features.
- Drive time 30 minutes

Regional

- Significant cross-boundary use.
- Ability to host inter-regional and internal regional competitions and/or serves as a regional high performance training hub.
- And/or major destination leisure pools and features.
- Year-round indoor heated pools with learn to swim, lane swimming, therapy/rehabilitation, relaxation spa, lower level aquatic competition and aquatic sport training.
- Drive-time 90 minutes.

1.3 SUB-REGIONAL COMPONENTS

There are three components that contribute to determining the best location for a sub-regional aquatic facility in Thames-Coromandel and Hauraki. These are:

- **Geographic area** – the ability of the location to serve the greatest geographic area based on a 30 minute drive-time (being the recommended catchment area for a sub-regional facility).
- **Population capture** – the number of people living within 20 and 30 minutes of the location. While a location in the dead-centre of the districts may serve the greatest geographic area, we also know there needs to be sufficient population in the local 20 minute catchment to ensure there is sufficient daily use of the facility. This will contribute to the financial viability and sustainability of any sub-regional aquatic facility.
- **Site suitability** – the actual site needs to be suitable for aquatic facility development. Factors include:
 - Land available for development,
 - Ease of road travel to the site,
 - Road-side visibility,
 - Sufficient size to accommodate sub-regional facility,
 - Sufficient size for carparking including for bus parking,
 - Zoning appropriate for aquatic facility,
 - Resilience of the site particularly for flooding,
 - Appropriate ground conditions for an aquatic facility.

FOCUS ON WESTERN AND SOUTHERN AREAS OF DISTRICT

Due to the topography and spatial distribution of Thames-Coromandel and Hauraki districts, it is not possible for one site to serve the entirety of the two districts (within a 30 minute sub-regional catchment). As a commitment has already been made to replacing the pool in Thames, the analysis focused on the western/southern side of the two districts.

1.4 FORMAT OF THIS REPORT

Given this report is a companion report to Thames and Sub-region Aquatic Feasibility Study, it is a concise report highlighting the key components in response to the core question in the brief.

The report is structured as follows:

- **District overview** – high level overview of the demographic composition of the districts based on 2018 Census data.
- **Aquatic Network** – overview of current aquatic provision.
- **Aquatic demand** – a high-level assessment of aquatic demand based on findings from the 2022 survey completed for the Thames aquatic facility and Sport New Zealand Active Survey.
- **Drive-time catchments** – 30 minute drive-time catchments from various locations to assess the geographic reach of potential sites.
- **Population capture** – focusing on potential locations which geographically can serve Thames and Paeroa and using Statistic New Zealand data to understand the approximate population residing in the 20 and 30 minute catchments.
- **Site suitability** - a high-level assessment of the site suitability for development of a sub-regional aquatic facility.
- **Sub-regional facility** – overview of sub-regional facility requirements based on benchmark analysis and potential scale and costs for a sub-regional facility.
- **Conclusions** – drawing all the findings to inform where is it best to locate a sub-regional aquatic facility.

It is important to note the scope of this assessment did not allow for new data collection beyond the drive-time analysis. Available data has been used with noted caveats.

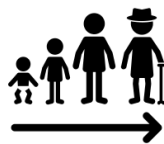
The scope of this assessment did not include a full review of aquatic provision in the sub-region, or provide direction on current aquatic facilities, or determine if a sub-regional aquatic facility is the most appropriate response to meet community needs (versus investment in local facilities). A comprehensive district-level aquatic network assessment and options analysis would be required to provide this direction.

2.0

DISTRICT OVERVIEW

KEY HIGHLIGHTS

- 54,000** Combined 2018 population in both districts.
- 32,400** Thames-Coromandel District (approx.).
- 21,500** Hauraki District (approx.).
- 32,600** Reside on western and southern side of Coromandel Ranges (including Waihi).
- 21,200** Reside on the eastern and northern side of Coromandel Ranges.
- Limited growth** Minimal projected growth in all areas but potentially constrained by housing supply.



Overall, older population.
 Median age around 50 years.
 Projected super-aging across all areas.



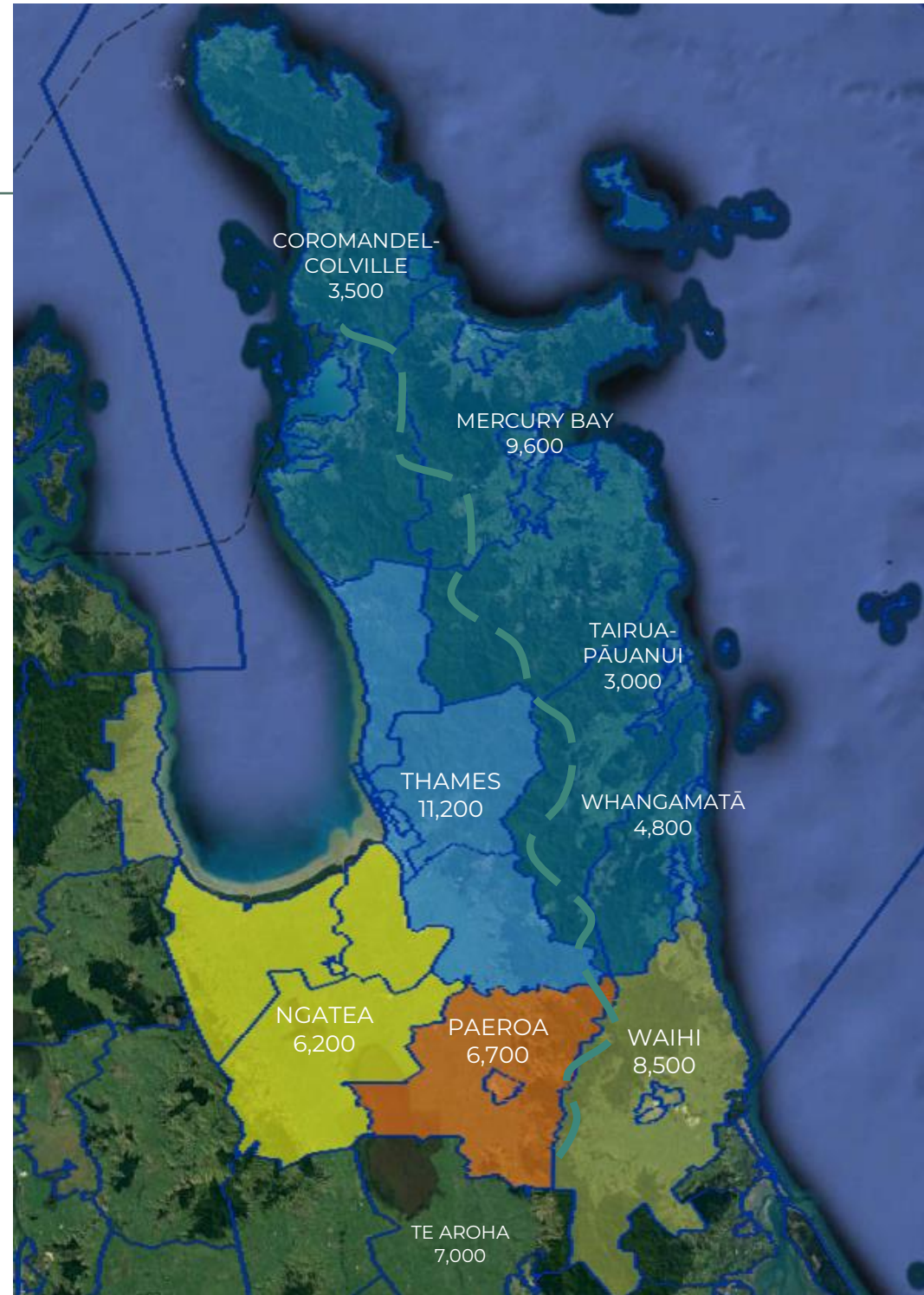
Ngatea area is younger.
 But high growth across older age-groups.



Higher levels of deprivation across.
 Thames, Ngatea, Paeroa, Coromandel-Colville and Waihi.



Geographic spread divided by Coromandel Ranges.
 4 hour round trip for 240kms.
 Resilience issues due to coastal and river inundation and hilly terrain.



POPULATION TRENDS

TABLE 2.1 POPULATION TRENDS 2006-2018

AREA	2006	2018	CHANGE	%
Thames Ward	10,233	10,644	411	4
Rest of Coromandel	15,705	19,251	3,546	23
TCDC	25,938	29,895	3,957	15
Hauraki area	5,145	5,505	360	7
Paeroa area	5,646	6,114	468	8
Waihi area	6,402	7,551	1,149	18
HDC	17,193	19,170	1,977	11

POPULATION PROJECTIONS

TABLE 2.2 POPULATION PROJECTIONS 2023-2048

AREA	2023	2048	CHANGE	%
Thames Ward	11,200	11,360	160	1
Rest of Coromandel	21,200	21,440	240	1
TCDC	32,400	32,800	400	1
Hauraki area	6,220	6,540	320	5
Paeroa area	6,720	6,880	160	2
Waihi area	8,530	8,920	390	5
HDC	21,470	22,340	870	4

AGE BREAKDOWN

FIGURE 2.1 AGE PROFILE OF GEOGRAPHIC AREAS

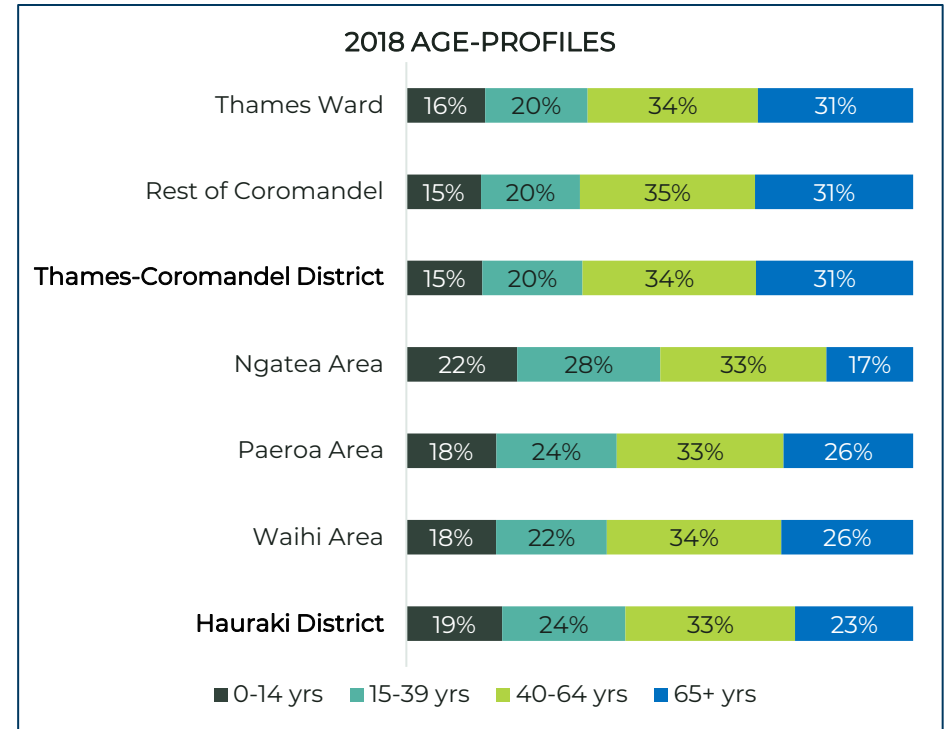


TABLE 2.3 MEDIAN AGE

AREA	MEDIAN AGE
Thames Ward	52
Rest of Coromandel	53
Thames-Coromandel District	54
Ngatea Area	40
Paeroa Area	47
Waihi Area	49
Hauraki District	47

AGE PROJECTIONS

All areas are projected to progressively age.

FIGURE 2.2 AGE PROJECTIONS FOR THAMES WARD

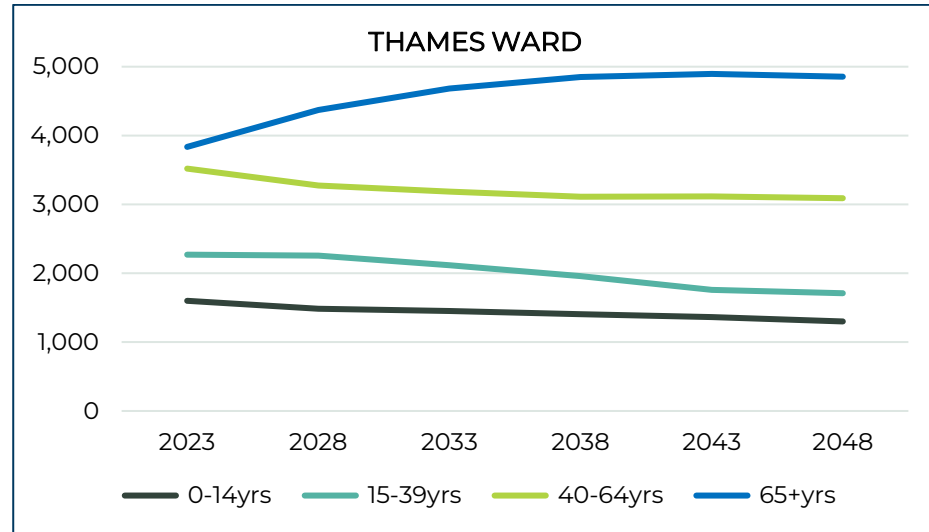
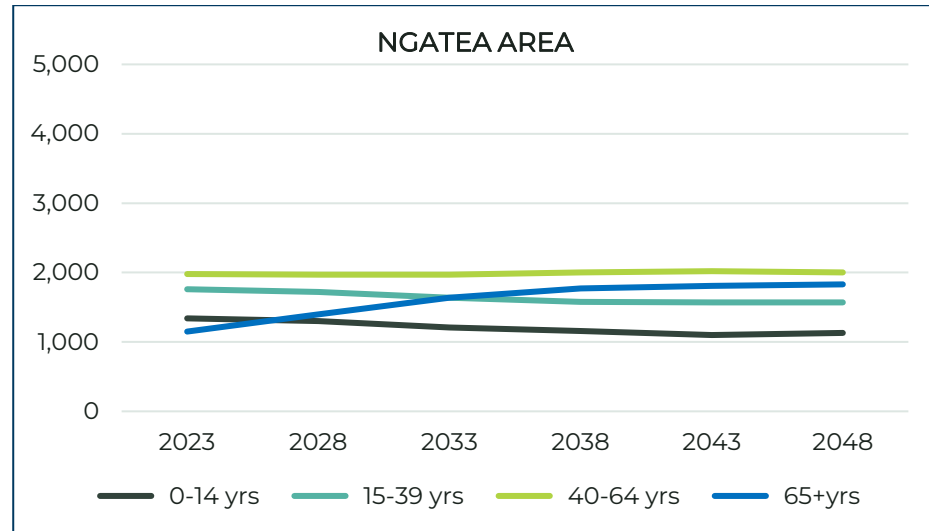
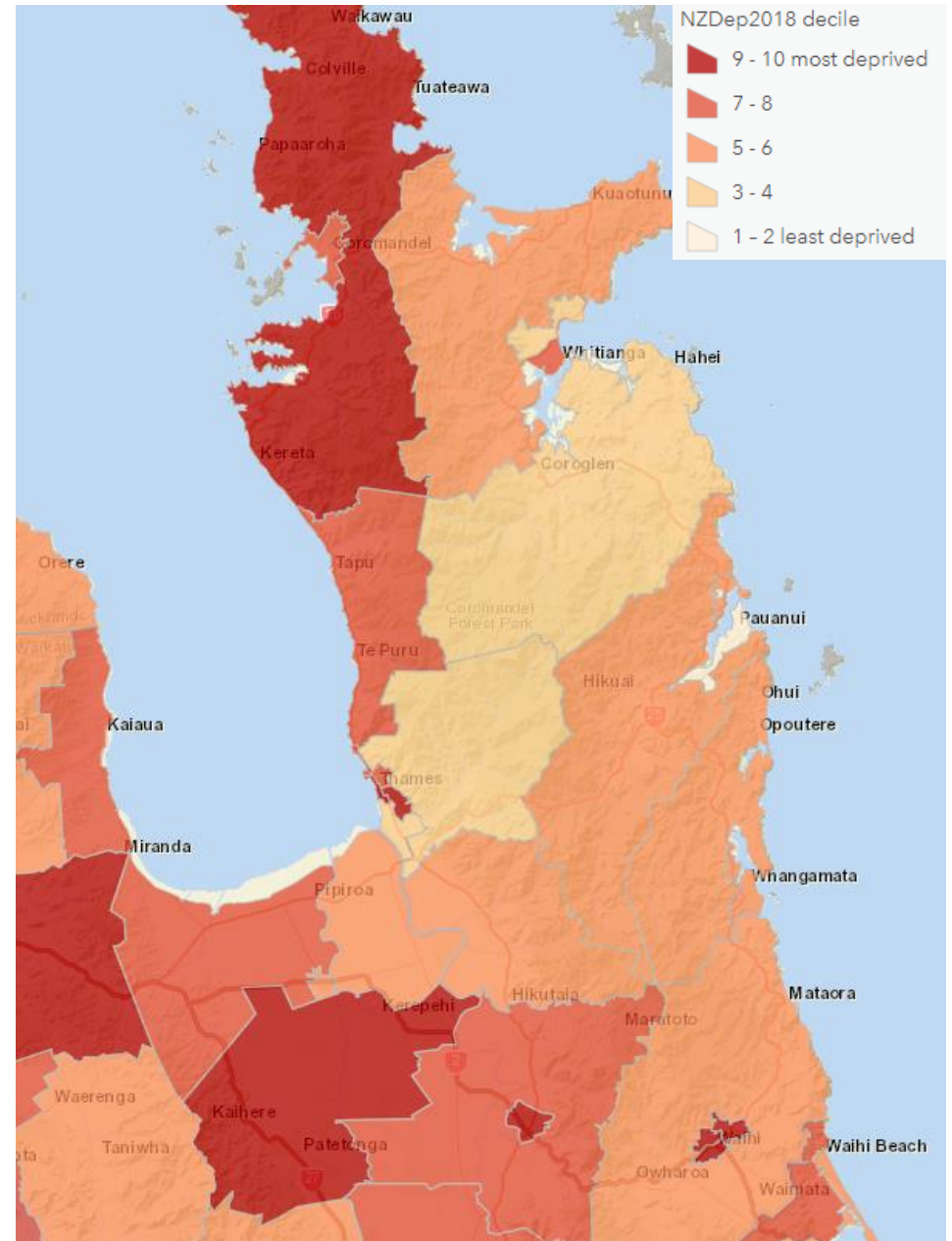


FIGURE 2.3 AGE PROJECTIONS FOR NGATEA AREA



SOCIAL DEPRIVATION

FIGURE 2.4 2018 NZ DEPRIVATION INDEX



3.0

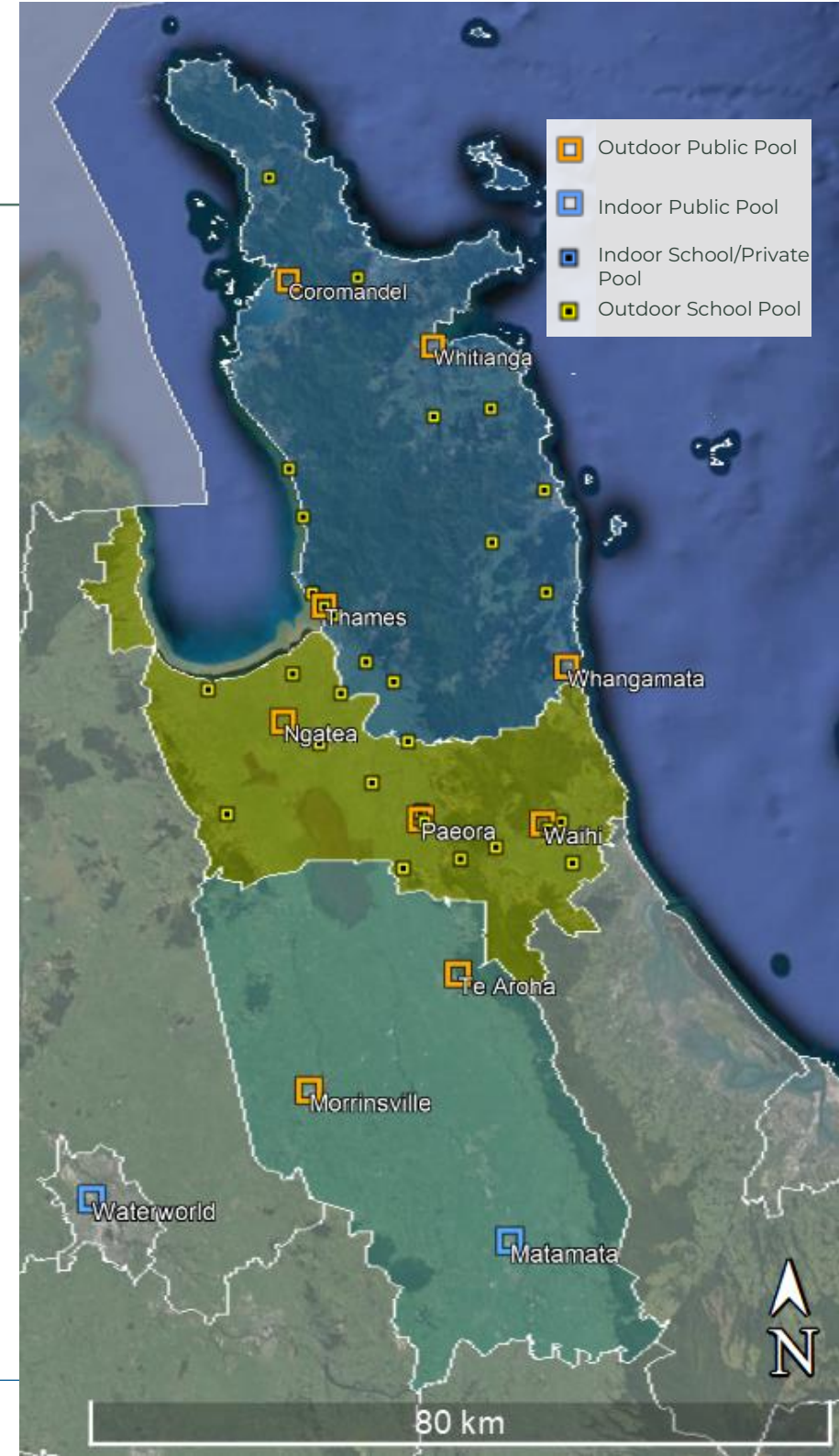
AQUATIC NETWORK

3.1 AQUATIC NETWORK

The network of swimming pools serving Thames-Coromandel and Hauraki districts, along with the neighbouring Matamata-Piako District is summarised in Table 3.1. A full inventory is outlined in Appendix 1.

TABLE 3.1 SUMMARY OF AQUATIC PROVISION ACROSS THE DISTRICTS

LEVEL	TA	FACILITY	TYPE	SEASON	BUILDING	FUNCTIONS
National/ Regional	HCC	Waterworld, Hamilton	Public	All-year	Indoor/ Outdoor	50m, 10m dive, Learn to swim, hydrotherapy, leisure
Local	HDC	Ngatea Pool	Public	Summer	Outdoor	30m & Learn to swim
Local	HDC	Paeora Pool	Public	Summer	Outdoor	25m
Local	HDC	Waihi Pool	Public	Summer	Outdoor	25m
Local	HDC	Goldfields School, Paeroa	School	All-year	Indoor	Learn to swim
	HDC	14 Schools	School	Summer	Outdoor	Various sizes
Local	TCDC	Thames Centennial Pool	Public	All-year	Outdoor	25m
Local	TCDC	Thames Hospital	Private	All-year	Indoor	Hydrotherapy
Local	TCDC	Coromandel Pool	Public	Summer	Outdoor	25m & toddler
Local	TCDC	Mercury Bay Pool, Whitianga	Public	Summer	Outdoor	25m
Local	TCDC	Whangamata Pool	Public	All-year	Outdoor	25m
	TCDC	17 Schools	School	Summer	Outdoor	Various sizes
Local	MPDC	Te Aroha Pool	Public	All-year	Outdoor	20m & toddler
Local	MPDC	Morrinsville Pools	Public	Summer	Outdoor	50m, Learn to swim & toddler
Local	MPDC	Matamata Sportscentre	Public	All-year	Indoor/ Outdoor	25m x 2, plunge pools, dive, toddler

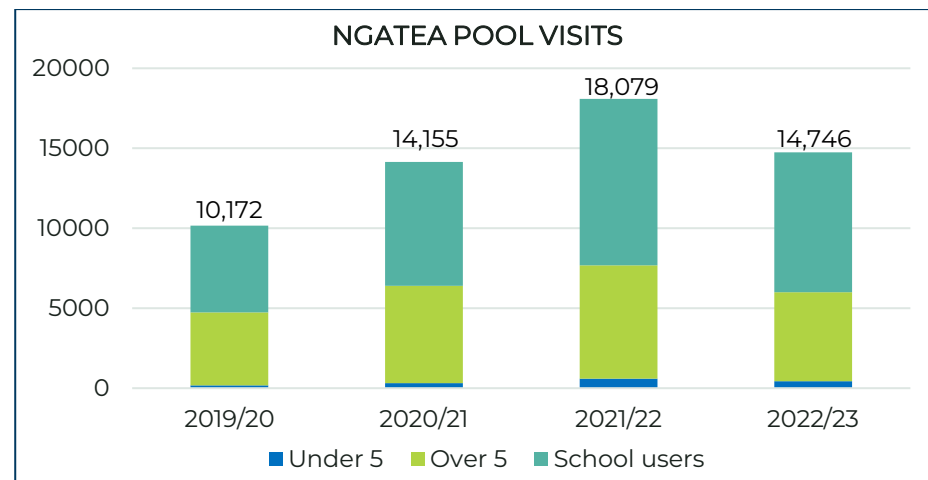


3.2 HAURAKI PUBLIC PROVISION

NGATEA SWIMMING POOL



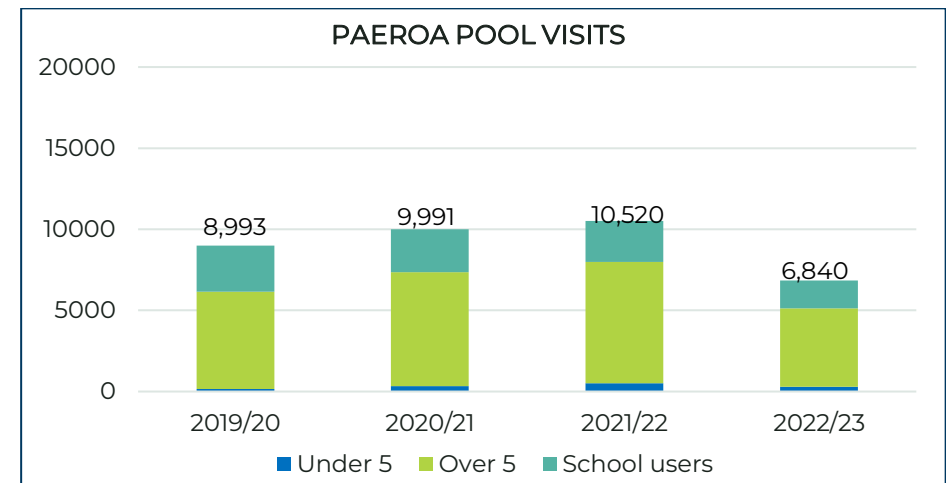
- Location: Hugh Hayward Domain, State Highway 2, Ngatea.
- Description: Outdoor 30.5 metre x 6 lanes, heated to 27°C. Small teaching pool.
- Operated: Hauraki District Council.
- Season: Mid-November to mid-March.
- Hours: 6am-6pm weekdays, 11am-5pm weekends.
- Pricing: \$2 entry for over 5 year olds.
- Built: 1961



TONY RICHARDS PAEROA SWIMMING POOL



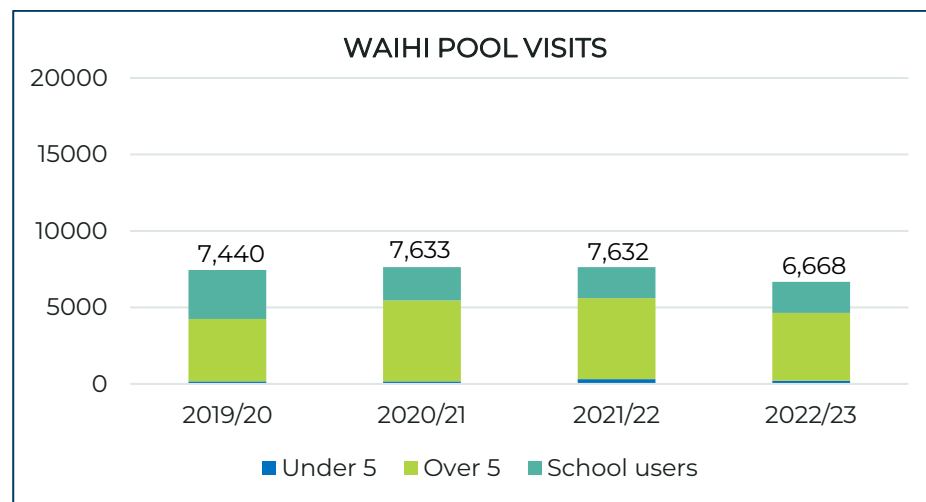
- Location: 13 Princes Street, Paeroa
- Description: Outdoor 25 metre x 6 lanes, heated to 27°C
- Operated: Hauraki District Council.
- Season: Start of November to end of daylight savings.
- Hours: 6am-6pm weekdays, 11am-5pm weekends.
- Pricing: \$2 entry for over 5 year olds.
- Built: 1930 and refurbished in 1995



WAIHI COLLEGE SWIMMING POOL



- Location: Waihi College, Rata Street, Waihi
- Description: Outdoor 25 metre x 6 lanes, heated to 27°C
- Operated: Hauraki District Council.
- Season: Mid November to mid March.
- Hours: 6am-6pm weekdays, 11am-5pm weekends.
- Pricing: \$2 entry for over 5 year olds.
- Built Unknown
- Waihi Swimming Club offer learn to swim lessons, squads and swim-fit programmes



GOLDFIELDS SCHOOL POOL



- Location: Goldfields School, 55 Norwood Road, Paeroa
- Description: Indoor 10m x 5m depth 0.6m to 1.2m, heated.
- Operated: Goldfield School and Paeroa Swim School
- Season: All-year
- Built 1980s and covered in 1990s
- Condition: Building structure is in poor condition and the School is actively seeking to upgrade the facility (or develop a replacement facility).

- Usage: Used by Goldfields School Monday to Friday 9am to 3pm for school students, to undertake swimming activity, learn to swim and as a recreational activity.

After school and on weekend mornings, Paeroa Swim School hire the pool to deliver a learn to swim programme and aqua-fit classes.

St Joseph's School use the pool for 5 weeks in term 1 for new entrant learn to swim.

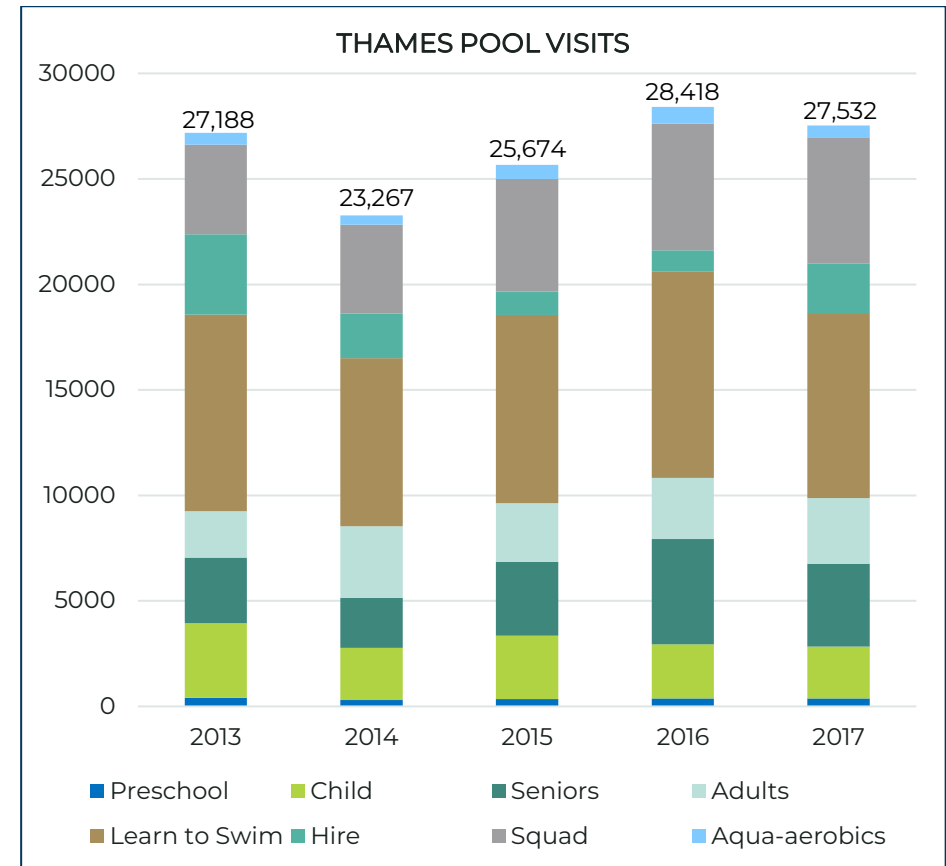
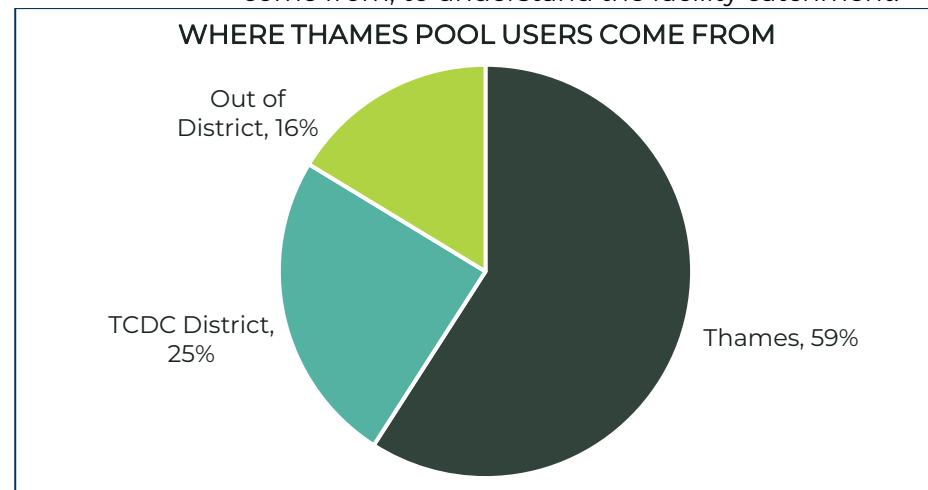
Occasionally, the pool is hired for rehabilitation or by the local residential care home.

3.3 THAMES-COROMANDEL PUBLIC PROVISION

THAMES CENTENNIAL POOL



- Location: 105 MacKay Street, Thames
- Description: Outdoor 25 metre x 7 lanes, heated to 28°C. Splashpad
- Operated: Thames-Coromandel District Council.
- Season: All-year.
- Hours: 6am-6pm weekdays, 10am-5pm weekends.
- Pricing: \$1 pre-school, \$3.50 child/seniors, \$4.50 adult
- Built: Early 1970s
- Usage: From 2020, TCDC has collected data on where users come from, to understand the facility catchment.



Insights about use of Thames Centennial Pool:

- Historically, there is up to 30,000 annual visits.
- Typically, around 3,000 visits per month over summer and around 1,000 visits per month over winter.
- Learn to swim attracts around 1,200 enrolments per year.
- Swim squad/club attracts between 50-70 swimmers.
- Aqua-aerobics attracts around 25-30 participants per session.
- Used by local Thames schools, Thames Valley primary and secondary for school swimming sports.
- Around 60% of visits are locally based and roughly 40% from a wider catchment.

COROMANDEL TOWN COMMUNITY SWIMMING POOL



- Location: Adjacent to Coromandel Area School, Coromandel.
- Description: Outdoor 25 metres x 6 lanes, heated to 28°C. Small toddlers pool.
- Operated: Coromandel Community Recreational Society.
- Season: October to April.
- Hours: Monday-Saturday 6am-8am Weekday afternoons 3pm-5pm, Weekends 12pm-5pm.
- Usage: Swim club operate learn to swim, squad swimming and aqua-aerobics. Visits around 15,000 per season.
- Age: 1991

WHANGAMATĀ REAL ESTATE COMMUNITY SWIMMING POOL



- Location: Whangamatā Area School, 112 Archilles Avenue
- Description: Outdoor 25 metres x 7 lanes, solar heated.
- Operated: Whangamatā Community Swimming Pool Inc.
- Season: All-year (recent installation of new heat pump)
- Hours: Monday-Friday 6am-6pm, Saturday 7am-6pm, Sundays 11am-6pm. Winter 6am-6pm 5 days.
- Pricing: Child/seniors \$4.50, Adults \$5.50
- Usage: Swim club, learn to swim and aqua-fit classes. In 2022/23 of 28,245 aquatic experiences.
- Age: 1991

MERCURY BAY COMMUNITY SWIMMING POOL



- Location: Mercury Bay Area School, 20 South Highway, Whitianga
- Description: Outdoor 25 metres x 6 lanes, solar heated.
- Operated: Mercury Bay Community Pool Trust
- Season: October to March.
- Hours: Monday-Saturday 10am-5pm, Sundays 1pm-5pm.
- Pricing: Pre-school \$2, Child/seniors \$3, Adults \$4
- Usage: Swim club, learn to swim and aqua-fit classes. Visits around 8,500 per season.
- Age: 1977

THAMES HOSPITAL HYDROTHERAPY POOL



- Location: Thames Hospital, 610 MacKay Street, Thames
- Description: Indoor 5.5m x 3m, 1.3 metres deep, heated to 32°C.
- Operated: Thames Hospital
- Season: All-year.
- Hours: 2.5 hours Thursday morning, when volunteers are available to support hydrotherapy use.
- Usage: Hydrotherapy activities.

3.4 MATAMATA-PIAKO PUBLIC PROVISION

TE AROHA SWIMMING POOL



- Location: Te Aroha Domain, 102 Whitakere Street, Te Aroha
- Description: Outdoor 20 metres x 3 lanes, solar heated to 31-33°C. Toddlers pool and spa pool
- Operated: SwimZone, Matamata-Piako District Council
- Season: All year.
- Hours: Weekdays 7am-6pm, Weekends 10am-7pm.
- Age: 1999

MORRINSVILLE SWIMMING POOL



- Location: Cureton Street, Morrinsville
- Description: Outdoor 50 metres x 6 lanes, heated to 26-28°C. Toddlers pool and learners pool
- Operated: SwimZone, Matamata-Piako District Council
- Season: Summer season
- Age: 1950

MATAMATA SWIMMING POOL



- Location: 10 Meura Street, Matamata
- Description: Outdoor all year 25m x 7 lanes, leisure pool, spa
Outdoor seasonal dive pool and toddler pool
Indoor 25m pool currently under review
- Operated: SwimZone, Matamata-Piako District Council
- Season: All-year
- Age: 1942
- Status: The roof over the indoor 25m has been removed. Council have established a Working Group to research replacement options designed to last at least 10 years. Further work is likely to determine the long-term future swimming facility.

3.5 REGIONAL PROVISION

Waterworld in Te Rapa, Hamilton serves as the regional facility for the Waikato Region. The large facility includes:

- Indoor 50m pool with bulk-head (creating two 25m pools).
- Indoor Dive-pool with 10m dive platform.
- Indoor 25m programme / learn to swim pool.
- Indoor hydrotherapy pool.
- Outdoor 50m pool primarily used for leisure.
- Outdoor splashpad.
- Indoor and outdoor hydrosides.

The facility hosts regional and national level aquatic sport training and competitions and has a significant leisure attraction.

3.6 ASSESSMENT OF AQUATIC NETWORK

COMPRISED OF LOCAL AQUATIC FACILITIES

The aquatic network in Thames-Coromandel and Hauraki is dominated by structured outdoor pools, primarily summer only.

Given the design, size and seasonality of facilities and the spatial distribution of the population, it would appear all would be defined as **local facilities, primarily serving a local 20 minute catchment.**

Based on available usage data, Thames Centennial Pool has an element of a sub-regional catchment, with around 40% of current visits sourced from locations beyond the local Thames area.

Initially, it was thought the aquatic facilities in Matamata-Piako District may partially serve a sub-regional catchment. On closer examination, the design, size, and seasonality of these facilities appear to meet the criteria for local facilities, serving local catchments.

AGING FACILITIES

One of the key issues for the current aquatic network is the age of facilities as this is a risk to ongoing security of access.

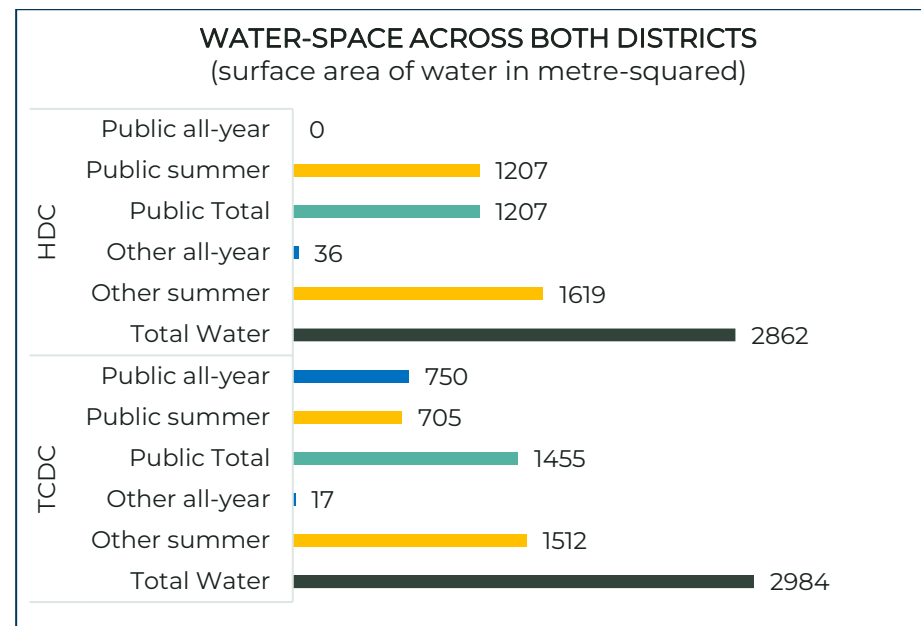
The average age across all pools is 61 years ranging from 107 years (Karangahake School pool) to 24 years (Coromandel Town Pool). Public facilities are slightly younger, with Hauraki pools average age of 45 years and Thames-Coromandel average age of 37 years.

LIMITED ALL-YEAR WATER-SPACE

Across Hauraki and Thames-Coromandel districts, there is **5,845m²** (surface area of water-space = width x length) across all pools in public, school, and private facilities. There are similar levels between Hauraki and Thames-Coromandel.

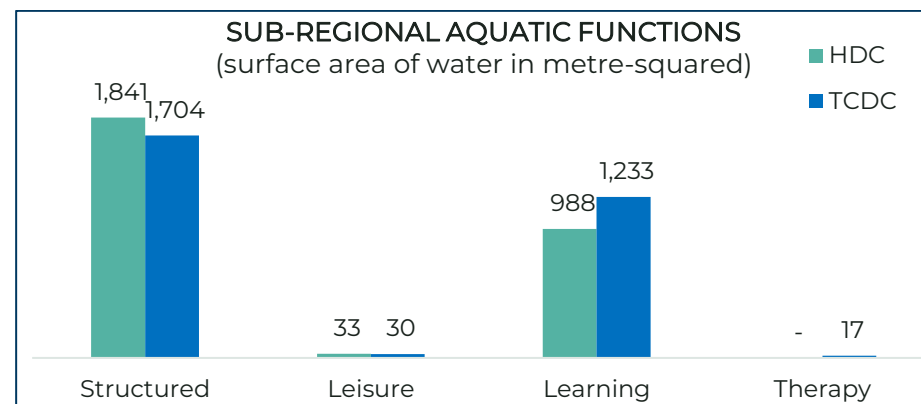
Over half, 54% of water-space is located in school and private facilities. There is **2,662m²** of water-space in public swimming facilities (46%). There is slightly more public water-space in Thames-Coromandel.

There is **803m²** of water-space **available all-year round**, amounting to 14% across both districts. The bulk is in Thames and Whangamatā with only one small learn to swim facility in Hauraki.



STRUCTURED AQUATIC FACILITIES

In the past swimming pools were almost exclusively designed as lap-pools. While these pools can be used for a range of activities, modern aquatic facilities have different pools to cater for different needs. Table 3.2 (over-page) describes the four aquatic functions, with current provision shown in the following graph.



Key challenges of current provision:

- There is only 17m² of dedicated therapy provision located at Thames Hospital, which has limited public access. Given the growing aging population, who are typically high users of warm water for in-water exercise, this represents a significant gap.
- There is only 63m² of dedicated leisure water (located in public facilities). Inflatables are used to support aquatic play in structured pools. However, the challenge is accommodating different activities at the same time and often the priority is allocated to fitness and sport to the detriment of leisure. This level of provision represents an under-supply for children, youth, and families in the districts.
- The network's learning function is almost exclusively located in school pools. This is a risk given the age of school pools. While learn to swim is delivered in structured pools using in-water platforms in deeper structured pools, this is not ideal. Given the national priority on learn to swim and developing water-safety, this is also a gap in provision. Functional and/or geographic?
- Recognising the regional/national facility in Hamilton and the outdoor 50m pool in Morrinsville, there is no need identified for a competitive 50m pool in Hauraki/Thames-Coromandel. However, current structured pools are relatively shallow which is limiting for aquatic sports. While the demand for aquatic sport is low (given the overall population profile), there may need to be some consideration to including deeper water in a sub-regional facility.

TABLE 3.2 AQUATIC FUNCTIONS & POOL DESIGN

FUNCTION	POOL DESIGN & ACTIVITY DESCRIPTION
Structured	Lap pool: typically 25m x 2.5m lanes Depth: 1.4m to 2m Temp: 25-28°C Personal fitness - in-water fitness like lane-swimming, aqua-jogging, aqua-aerobics and water-exercises. Aquatic sport - competitive swimming, water polo, flipper-ball, underwater hockey, synchronised swimming
Leisure	Freeform pools: 100m ² to 300m ² Depth: beach to 2m Temp: 32°C to 34°C Unstructured water-play and use of water features e.g. water toys, beach, splash-pads, play-structures, hydro-slides or deeper water for jumping/bombing.
Learning	Teaching pool: 10-15m x 10-25m Depth: 0.6 to 1.2m Temp: 32°C to 34°C Building water confidence and teaching the skill of swimming. To be most effective, learn to swim is delivered in a warm environment.
Therapy	Relaxation - use of spas, saunas, steam-rooms and warm water for soaking and in-water exercises. Hydrotherapy: 10-15m x 10-25m Depth: 1m to 1.4m Temp: 32°C to 34°C Dedicated pools for therapy or rehabilitation purposes.

4.0

AQUATIC DEMAND

4.1 GENERAL INTEREST IN SWIMMING

Sport New Zealand undertake research through the Active NZ Survey which provides insight in the level of interest in different sport and recreation activities. The general interest in swimming for young people and adults in the Waikato Region is shown in Table 4.1. These results indicate declining interest in swimming as a regular recreation activity and sport. The overall level of participation (around a third of the population) is typical across New Zealand.

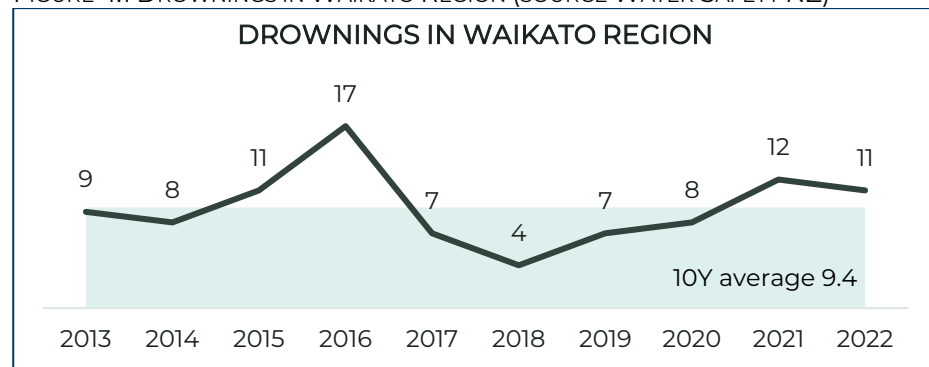
TABLE 4.1 PARTICIPATION IN SWIMMING (LAST 7 DAYS) ACROSS THE WAIKATO REGION:

	2017	2018	2019	2021	2022
Young People	31%	34%	34%	28%	24%
Adults	8%	7%	9%	8%	6%

4.2 DROWNING

In 2022, the Waikato Region had the third highest drowning fatalities in New Zealand (Water Safety New Zealand). Over a third of fatalities (37%) occurred when swimming, 40% of fatalities occurred in rivers and 27% at beaches.

FIGURE 4.1 DROWNINGS IN WAIKATO REGION (SOURCE WATER SAFETY NZ)



4.3 SCHOOL SWIMMING

In 2017, the New Zealand Secondary School Sport census indicates there are 625 secondary school students from the Waikato Region participating in swimming in the secondary school setting. This represents 18% of the national school participants involved in swimming. The Waikato Regional Aquatic Facilities Plan indicated this was high participation.

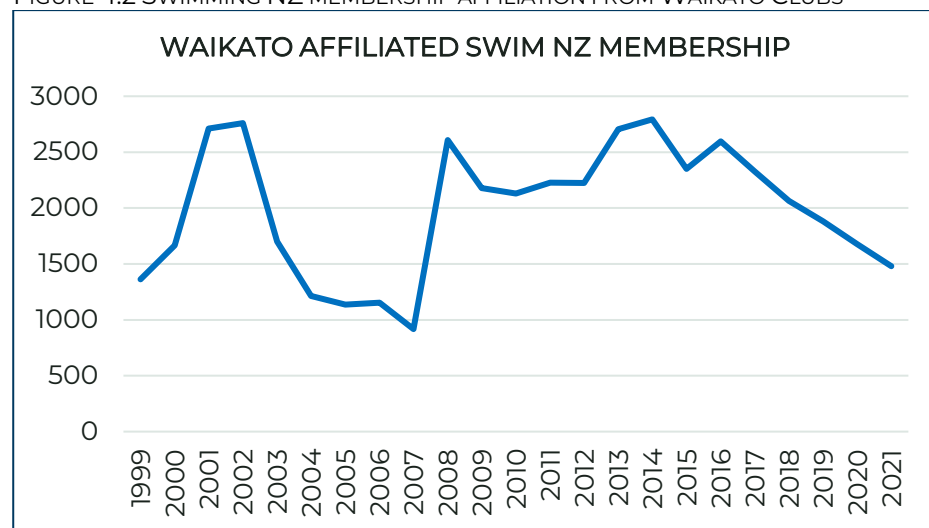
4.4 SWIMMING CLUBS

Several swimming clubs located in the sub-region are summarised in Table 4.2. Sourced from Swimming New Zealand annual reports, swimming membership in Waikato is shown in Figure 4.2 (next page). There has been a decline in affiliated membership since 2014, with membership sitting at 1,500 in 2021. Feedback from clubs advise interest remains strong, but availability of all-year indoor provision is one of the constraints for growing club membership.

TABLE 4.2 – SWIMMING CLUBS LOCATED IN THE SUB-REGION

SWIMMING CLUB	OPERATION	POOL	SWIMMERS
Thames Amateur Swimming Club	All year outdoor	Thames Centennial Pool	77
Coromandel Swimming Club	Summer	Coromandel Town Community Pool	78
Mercury Bay Amateur Swimming Club	Summer	Mercury Bay Community Pool	64
Whangamata Swimming Club	All year outdoor	Whangamata Pool	29
Waihi Swimming Club	Summer	Waihi College Pool	274
Paeroa Swimming Club	Summer	Paeroa Pool	20
Ngatea Swimming Club	Summer	Ngatea Pool	18

FIGURE 4.2 SWIMMING NZ MEMBERSHIP AFFILIATION FROM WAIKATO CLUBS



4.5 COMMUNITY SURVEY

OVERVIEW

In 2022, as part of the Thames aquatic and sport needs assessment, an open community survey was undertaken. The survey was distributed by Thames-Coromandel District Council to the community and promoted via website and local newspapers.

There were 494 survey respondents, of which 396 were active pool users. While the survey was principally undertaken to understand use of Thames Centennial Pool, the survey provides some limited insight into the wider use of aquatic facilities. However, there are two important caveats:

- The survey was self-selecting and therefore cannot be used to represent the views of the overall community (it is not statistically significant).
- Only 9% of respondents were residents of Hauraki District which is very low and **therefore the results need to be treated with caution.**

USE OF POOLS

Table 4.3 outlines the pools visited by survey respondents including which local authority they reside in. These results indicate some pool users will travel to swimming pools outside their districts, particularly between Thames, Ngatea and Paeroa. Note percentages for Ngatea and Paeroa should be treated with caution due to low counts.

TABLE 4.3 POOLS USED BY POOL RESPONDENTS

POOLS USED	COUNTS	ALL %	TCDC %	HDC %
Thames Centennial Pool	347	88%	90%	8%
Ngatea Pool	65	16%	66%	33%
Paeroa Pool	25	6%	42%	50%
Mercury Bay Pool	19	5%	89%	-
Whangamatā Pool	13	3%	92%	8%
Coromandel Town Pool	7	2%	-	-
Waihi College Pool	3	1%	-	-
Other Pools	39	10%		
	(n=396)			

Focusing on Thames, Ngatea and Paeroa Pools which had the greater response data allows further analysis. Table 4.4 (next page) provides insight into the nature of activities undertaken by survey respondents. The most interesting is the high proportion of Ngatea Pool respondents visiting to play around and have fun compared to the other pools. While the sample is low, this indicates people are willing to travel for certain aquatic experiences.

TABLE 4.4 ACTIVITIES UNDERTAKEN BY POOL RESPONDENTS

POOL ACTIVITIES	THAMES %	NGATEA %	PAEROA %
Personal swimming, aqua-walk or aqua-jog for fitness	56	36	46
Playing around / having fun in the water	45	73	50
Learning to swim	31	23	46
Watching others I've taken to the pool do their activities	21	22	29
Connecting with friends and family such as birthday parties or family gatherings	17	22	17
Soaking or relaxing or rehabilitating in the water	14	16	25
Competitive swimming or playing water-sports (including training)	14	6	17
	n=347	n=65	n=25

POSITIVE & NEGATIVE FEATURES OF POOLS

Pool users were asked what they liked and did not like about the facilities. Table 4.5 summarises the positive and negative features.

TABLE 4.5 POSITIVE AND NEGATIVE FEATURES OF POOLS

FACILITY	POSITIVE	NEGATIVE
Thames	<ul style="list-style-type: none"> • Convenient location • Staff • Heated water • Clean / tidy condition • Size 	<ul style="list-style-type: none"> • General cold experience • Not indoor • Run-down • Limited options – kids • Limited capacity
Ngatea	<ul style="list-style-type: none"> • Good for kids / families • Cheap cost • Convenient location • Good size / area • Heated water 	<ul style="list-style-type: none"> • Short season / not covered • Design of pool • Basic facility • Distance

FACILITY	POSITIVE	NEGATIVE
Paeroa	<ul style="list-style-type: none"> • Cheap cost • Convenient location • Staff • Learn to swim 	<ul style="list-style-type: none"> • Short season / not covered • Quality / cleanliness • Design of pool

These results indicate the following about current swimming pools:

- Location is a key factor for most respondents visiting pools.
- Although some respondents appear willing to travel to visit pools, this may be driven by certain pool features. For instance, Thames is open all-year and Ngatea appears more child/family friendly.
- The main areas of dissatisfaction among pool respondents are lack of all-year / indoor provision, design of pools for specific activities like play, hydrotherapy and bombing and the overall quality of facilities.
- Most important activities across all pools includes personal swimming for fitness, playing for fun and learning to swim.

IMPROVED AQUATIC/POOL FACILITIES IN THAMES

All survey respondents (including non-pool users) were asked if they support improved pool facilities in Thames, with 92% of respondents stating they would like improved aquatic provision, noting:

- Thames Pool users: 97% support
- All pool users: 94% support
- Thames-Coromandel residents: 92% support
- Hauraki residents: 90% support
- Non-pool users: 73% support

There were 48 respondents who did not support improved pool facilities. The main concerns were costs, potential impact of sea level rise, not benefiting due to distance and other higher priorities.

IMPORTANCE OF NEW FACILITY FEATURES

Respondents wanting improved pool provision (n=427) were asked to rate the importance of listed aquatic activities and potential pool features on a 5-point importance rating scale. Figure 4.2 outlines the results from TCDC and HDC respondents.

There are minor differences in the views of respondents from each district (likely impacted by the sample size). However, there is consistency on which activities are most important, with learn to swim and play the highest. Fitness swimming, soaking and sport are the next important.

FIGURE 4.2 RESPONDENT RATING OF AQUATIC ACTIVITIES

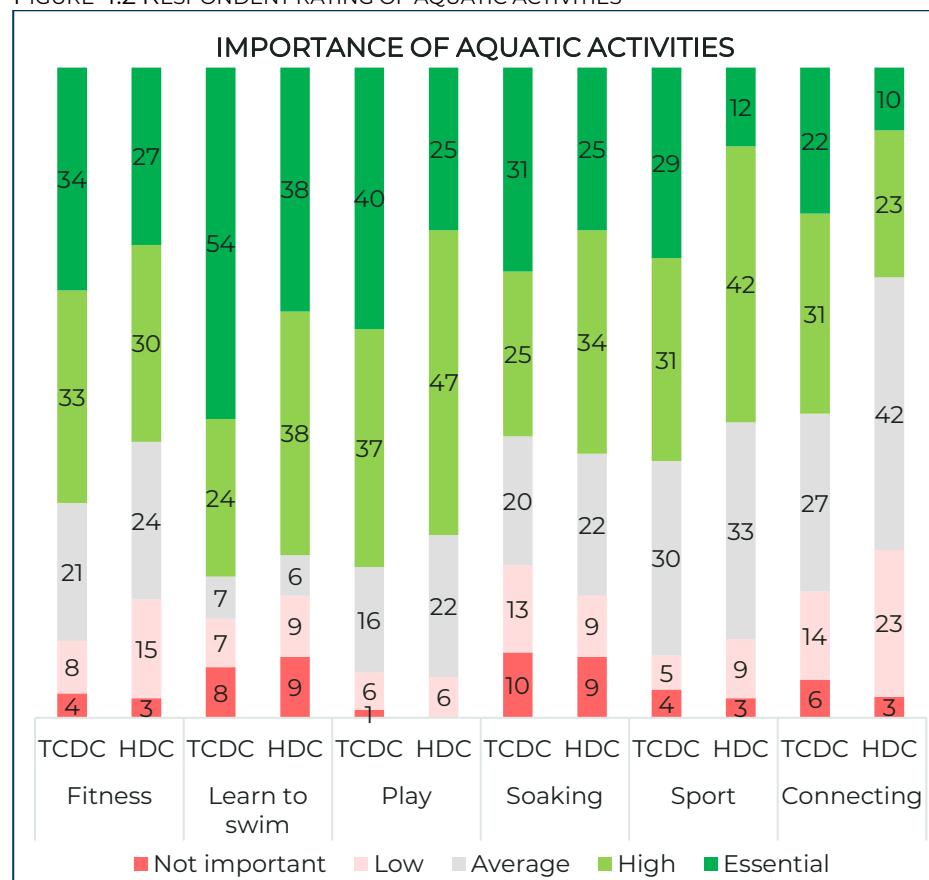


Table 4.6 summarises the importance of potential pool features by respondents. TCDC and Hauraki respondents have similar views on the overall priorities but rank specific features in a different order (likely impacted by sample size). Both sets of respondents identify the highest priorities are indoor, learn to swim pool, fun pool, and lap pool.

TABLE 4.6 IMPORTANCE OF POTENTIAL POOL FEATURES

POTENTIAL FACILITY FEATURES	% HIGH / ESSENTIAL		AVERAGE SCORE	
	TCDC	HDC	TCDC	HDC
Learn to swim pool	81	72	4.2	3.8
Shallow fun pool for young children	78	63	4.1	3.8
Lap pool for fitness, competitions	75	66	4.1	3.9
Indoor pools	72	75	4.0	4.2
Outdoor areas for picnics / gatherings	72	56	4.0	3.6
Outdoor pools	66	56	3.8	3.8
Hydrotherapy pool	51	34	3.4	3.2
Splash-pad (zero depth)	48	41	3.3	3.1
Deeper pool for bombing	45	52	3.3	3.5
Spa Pool	42	33	3.2	3.0
Indoor areas for functions / parties etc	38	41	3.2	3.3

NEW FACILITY SITING – PRIORITY FACTORS

Respondents wanting improved pool provision were asked to confirm their preference around facility siting, summarised in Table 4.7. Hauraki respondents have a stronger preference on the best quality site (noting the question was focused on Thames not the sub-region)

PREFERENCE FOR FUTURE FACILITY LOCATION	ALL	TCDC	HDC
Located on the BEST quality site	42%	42%	53%
Located on the CHEAPEST site	2%	2%	0%
Located on most ACCESSIBLE site to Thames	38%	39%	26%
n=	494	436	43

4.6 ASSESSMENT OF AQUATIC DEMAND

Using the available data sources (noting new data gathering was not in scope), the assessment of aquatic demand identifies:

- Around a third of population are likely interested in swimming as a recreational activity / sport.
- Interest in swimming appears to have been declining (or at least not grown). This may be influenced by several factors such as the COVID Pandemic (2020-22) and quality of facilities.
- Swimming clubs report high interest in the sport and the lack of indoor / all-year provision as a key constraint.
- Drowning continues to be a significant issue for the Region, with rivers and beaches key risk locations.
- Use of current swimming pools indicates most people use the closest facilities / most convenient to them.
- Although some pool users appear willing to travel, which may be influenced by certain pool features such as Thames is open all-year and Ngatea appears more child/family friendly.
- Main areas of dissatisfaction are lack of all-year / indoor provision, design of pools for specific activities and quality of facilities.
- Strong support for improved aquatic facilities by responding users, non-users and across both districts.
- There is clear support for indoor swimming pool provision which is available all year and provides warmer experiences.
- Greatest support for basic aquatic provision including learn to swim, play for children and fitness swimming.
- Lower levels of support for aquatic features most suited for sub-regional provision such as leisure features and hydrotherapy pool.
- If a facility was to cater for a wider sub-regional catchment, then finding the best site was rated as the most important across all respondents.

5.0

DRIVE-TIME CATCHMENTS

5.1 APPROACH

To consider the potential suitability of locations for a sub-regional facility, 30 minute drive-time catchments were modelled for:

1. Thames High School – Richmond Street, Thames
2. Kōpū South – 9428 Paeroa Kopu Road (SH 26)
3. Ngatea Pool – Hugh Hayward Domain, Ngatea
4. Hikutaia – 8052 Paeroa Kopu Road (SH 26)
5. Paeroa Pool – Princes Street, Paeroa
6. Waihi College Pool – Rata Street, Waihi

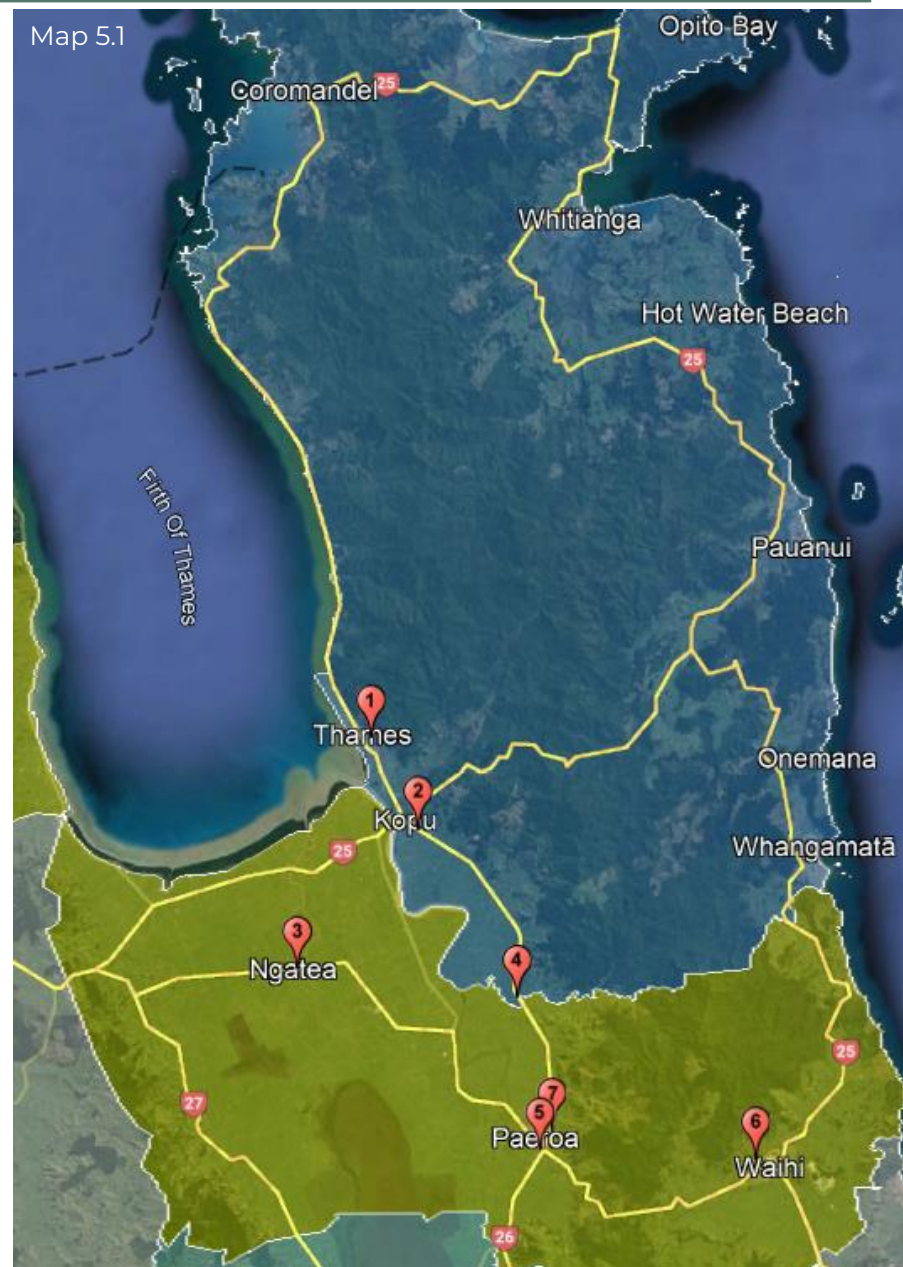
The GIS modelling used the following variables:

- 30 minute drive-time going to the site.
- Taken at 4.30pm on a Monday afternoon representing peak time.
- Applies consistent GIS traffic modelling (data is consistent across the sites but it is noted may not reflect “real-time” drive-time).

Due to a time delay and addition of an extra site at Paeroa Racecourse, a second phase of analysis used a different GIS model where the results were calibrated with Google Map drive-times (in Section 6.0).

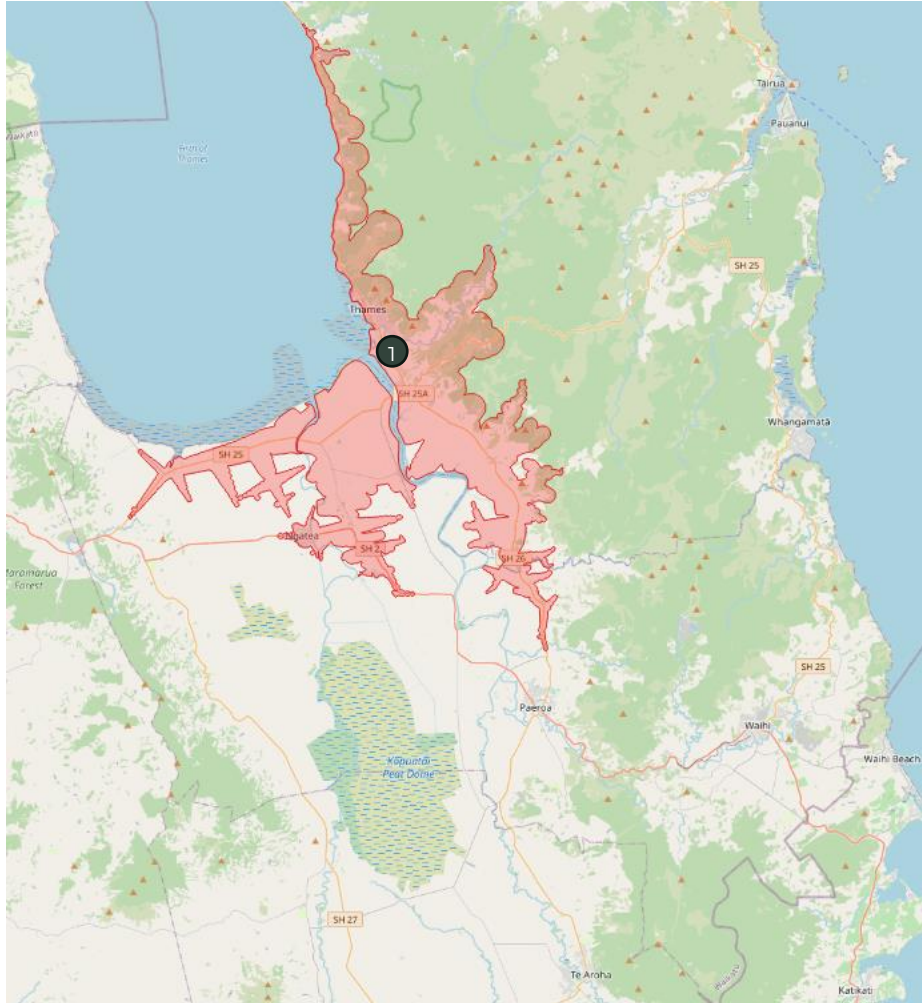
The locations focus on the south/west side of the districts because there is no location that can serve the entirety of the districts. As a new pool is already committed for Thames, the focus was on the south-west. As a minimum threshold, the 30 minute drive-time catchment must reach both Paeroa and Thames to be considered further.

TRAVEL	KMS	DRIVE-TIME
Thames – Ngatea	25km	20-21 minutes
Thames – Paeroa	33km	26-28 minutes
Paeroa – Waihi	24km	20-21 minutes
Waihi – Whangamata	30km	33-35 minutes
Whangamata - Pauanui	34km	31-32 minutes
Pauanui - Whitianga	63km	59-60 minutes
Thames – Whitianga (via SH 25)	98km	1 hour 44 minutes



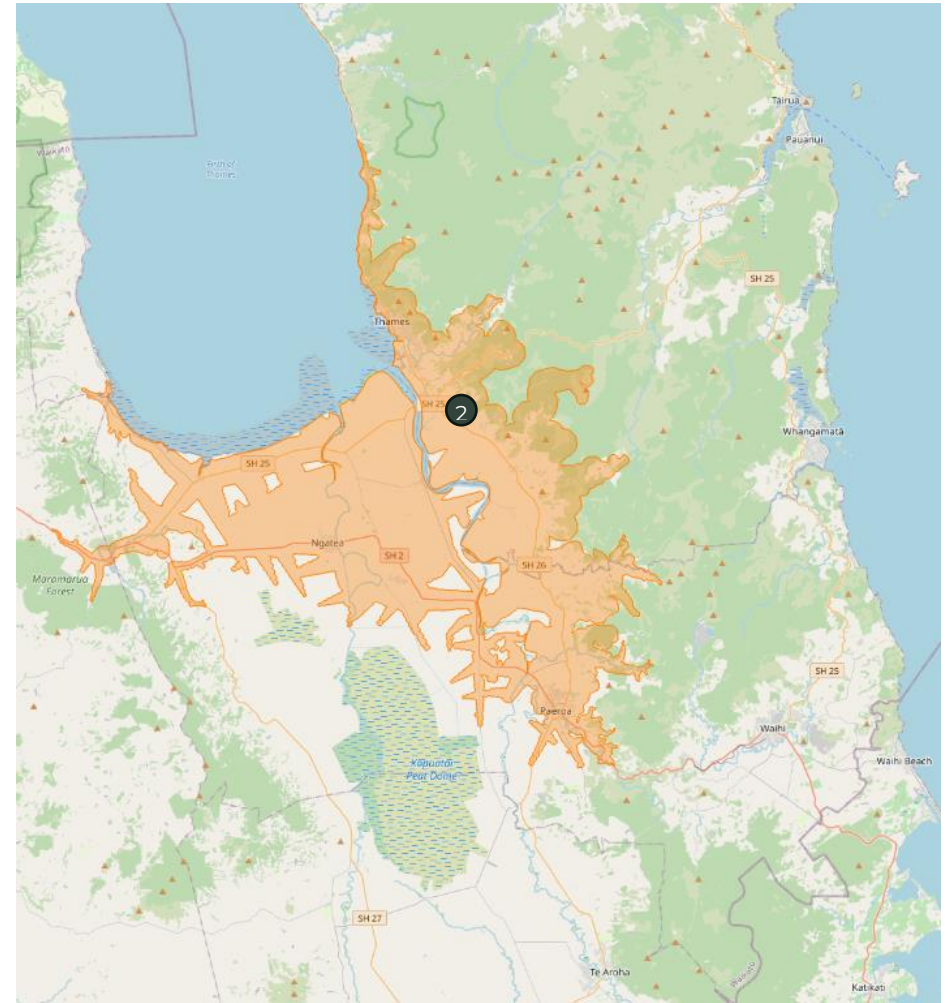
5.2 DRIVE-TIME CATCHMENTS (FIRST PHASE)

THAMES HIGH SCHOOL SITE



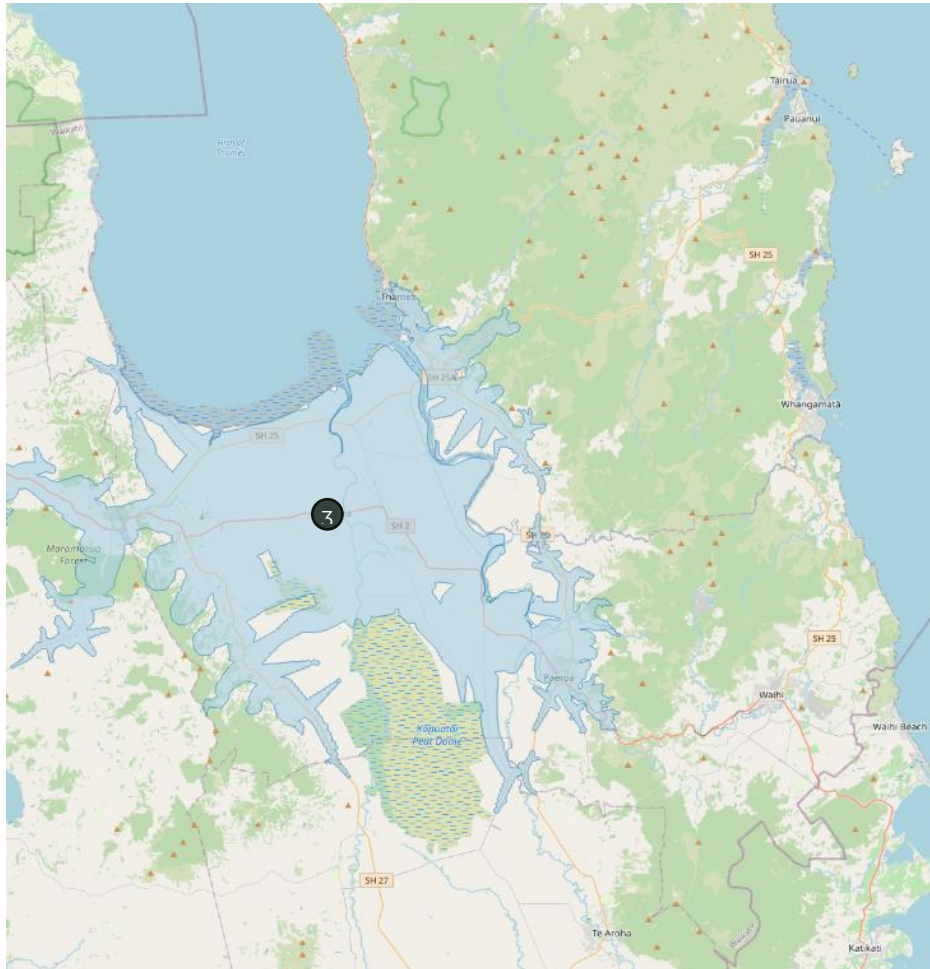
A site in central Thames covers all the Thames Ward, reaches Ngatea and most of the northern Hauraki Plains. However, it does not quite reach Paeroa. On this basis, a central Thames location was discounted.

KŌPŪ SOUTH SITE



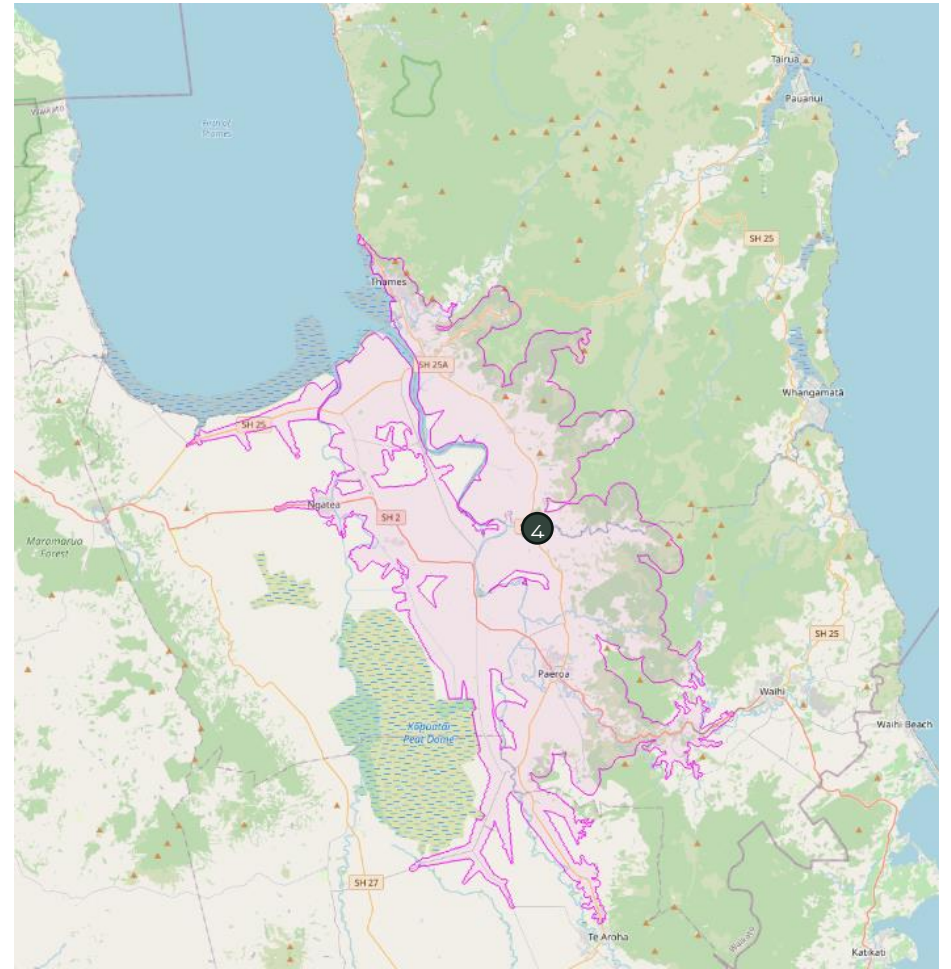
The Kōpū South location covers the Thames Ward, reaches Ngatea, Hauraki Plains and Paeroa. However, it does not reach Waihi. Given it reaches Paeroa and Thames, the location was considered further.

NGATEA POOL



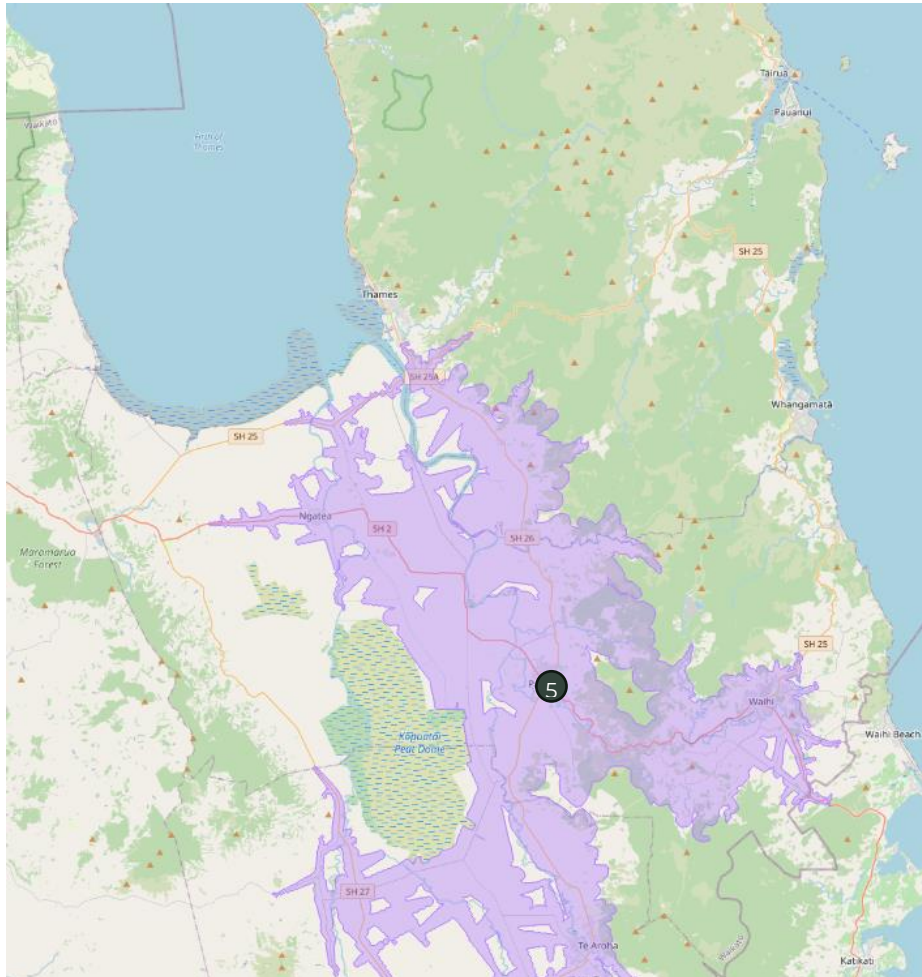
A site in central Ngatea reaches all of the Hauraki Plains and Paeroa and most of Thames township. However, it does not reach all the Thames Ward or Waihi. On the basis the location can reach Thames and Paeroa, it was considered for further analysis.

HIKUTAIA



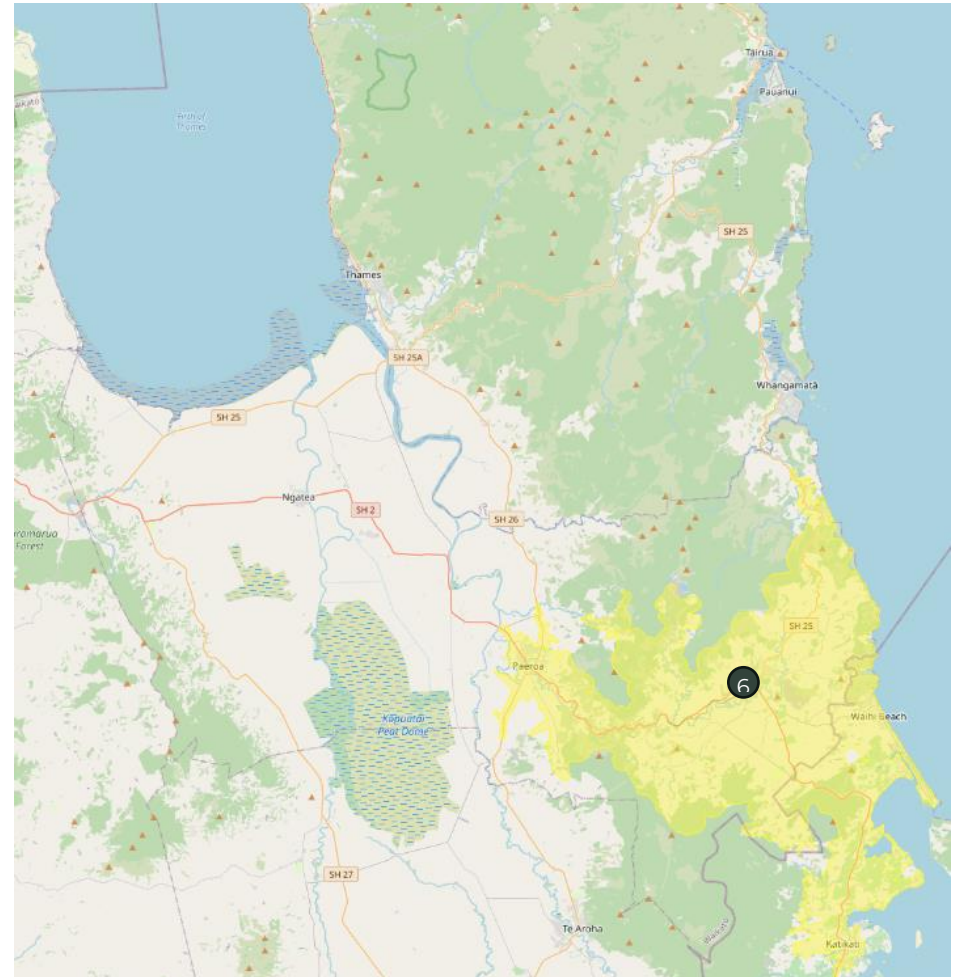
A site at Hikutaia has the most geographic potential to reach most of Thames Ward, Ngatea, Paeroa and gets close to Waihi. On this basis, the location was considered for further analysis.

PAEROA POOL



A site in central Paeroa covers most of the Hauraki District, reaches Ngatea, Waihi and to the south in Te Aroha and most of the Hauraki Plains. However, it does not quite reach Thames. On this basis (and similar to central Thames), a central Paeroa location was discounted.

WAIHI COLLEGE POOL



A site in Waihi covers the eastern side of Hauraki District and reaches Waihi close to Whangamata. However, it does not reach Ngatea or come close to serving Thames. On this basis it was discounted.



6.0 POPULATION CAPTURE

6.1 OVERVIEW

The first phase of GIS analysis (Section 5.0) identified three potential locations which meet the minimum threshold of reaching Thames and Paeroa. These sites were identified for further investigation to understand the size of population capture within the 30 minute drive-time catchment.

After the initial drive-time analysis was completed (in Section 5.0), the Paeroa Racecourse was added for consideration as it was identified it may be able to geographically serve the western/southern side of the districts.

The four sites were assessed for potential sub-regional provision:

- Site 2: Kōpū South – 9428 Paeroa Kopu Road (SH 26)
- Site 3: Ngatea Pool – Hugh Hayward Domain, Ngatea
- Site 4: Hikutaia – 8052 Paeroa Kopu Road (SH 26)
- Site 7: Paeroa Racecourse – Thames Road, Paeroa

The analysis focused on:

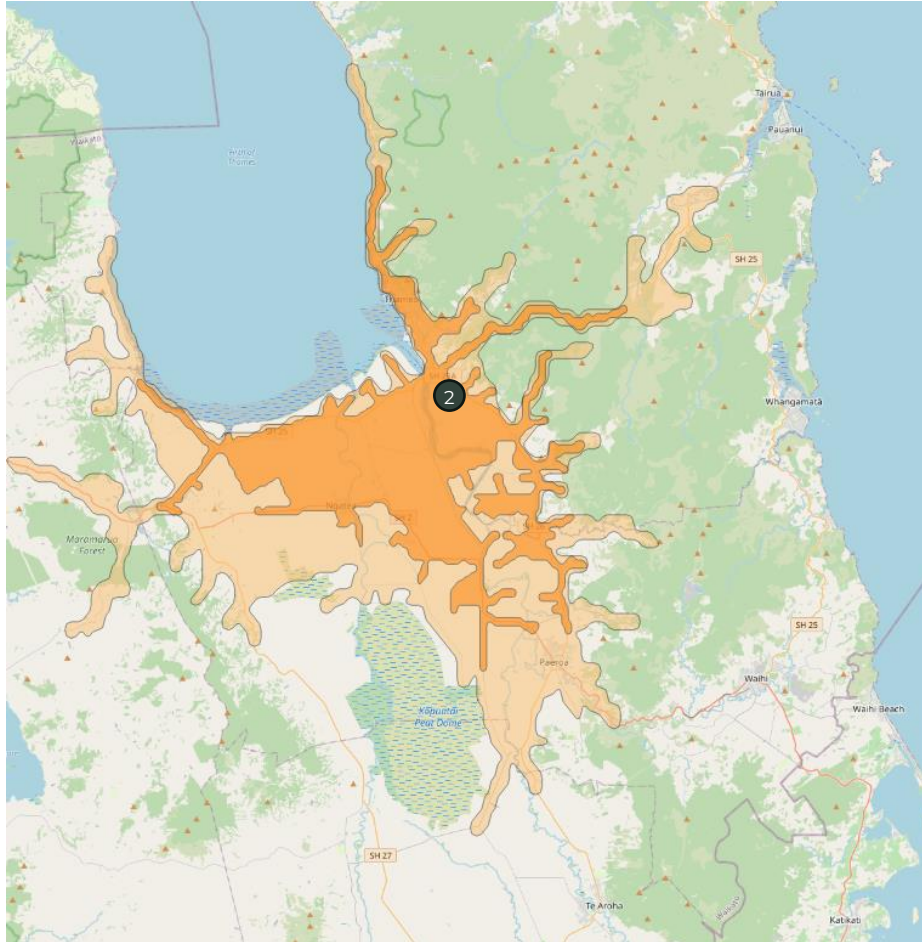
- **Drive-time catchments** - revised 20 and 30 minute drive-time catchments (using a different GIS system) and calibrated to Google Map standardised drive-times.
- **Population capture** – identifying the number of people living within 20 and 30 minutes of the location and key demographics of each area.

The following sub sections summarise the analysis.



6.2 KŌPŪ SOUTH

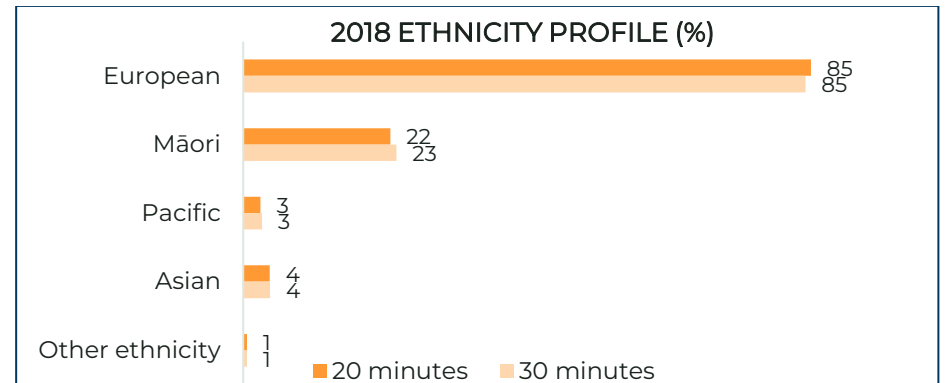
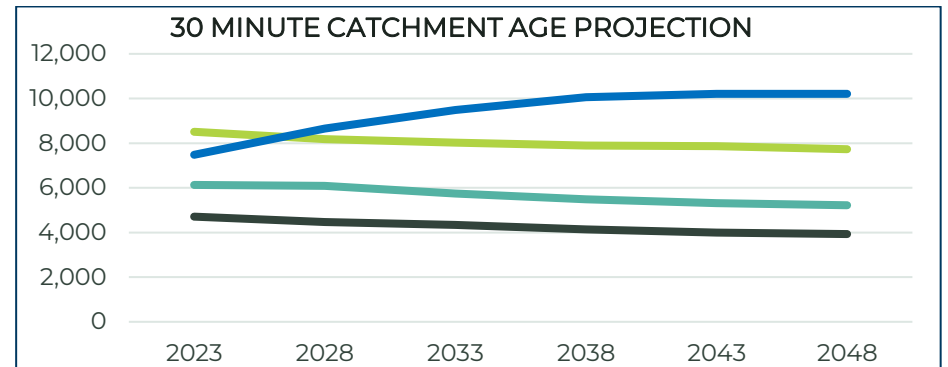
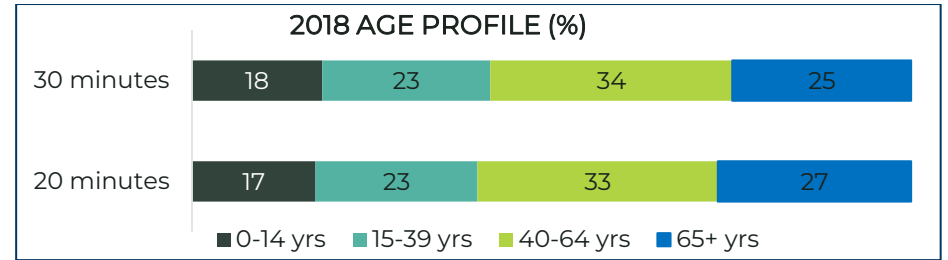
UPDATED 20 AND 30 MINUTE DRIVE-TIME CATCHMENT



Geographically, the Kōpū South site can easily serve the western side of the Districts reaching Thames and Ngatea within the 20 minute catchment. It is an indicative 21-23 minutes from the site to Paeroa. This site would not serve the population living on the eastern side in Waihi and beyond.

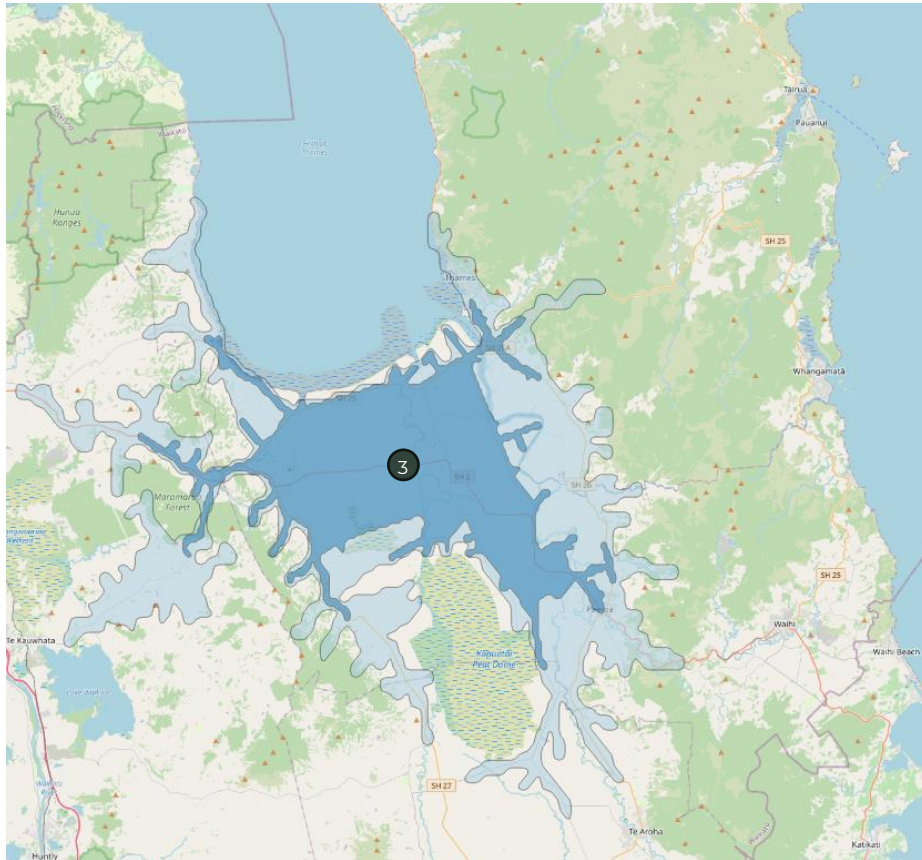
POPULATION CAPTURE

	2006	2018	2023	2028	2038	2048
20 minutes	19,719	20,967	22,650	22,650	22,720	22,070
30 minutes	23,331	25,116	27,350	27,350	27,610	27,100



6.3 NGATEA

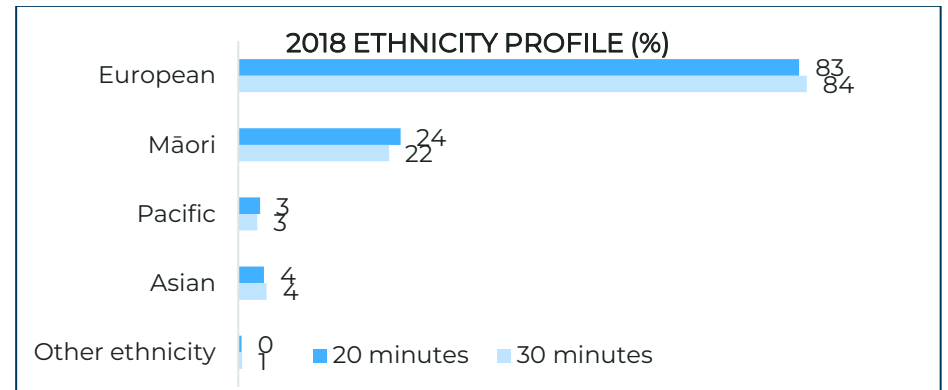
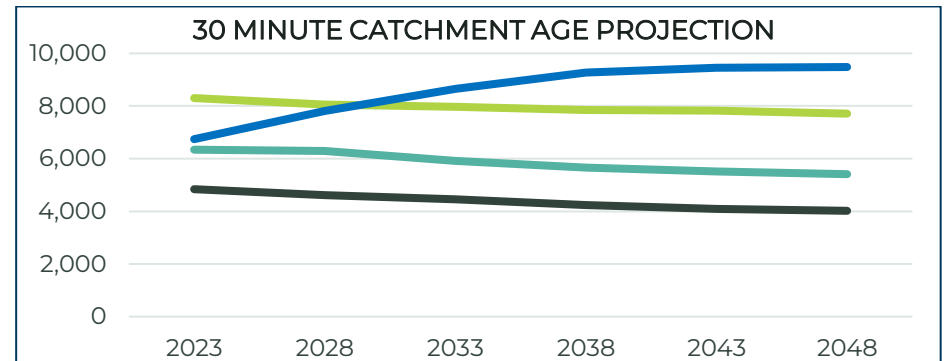
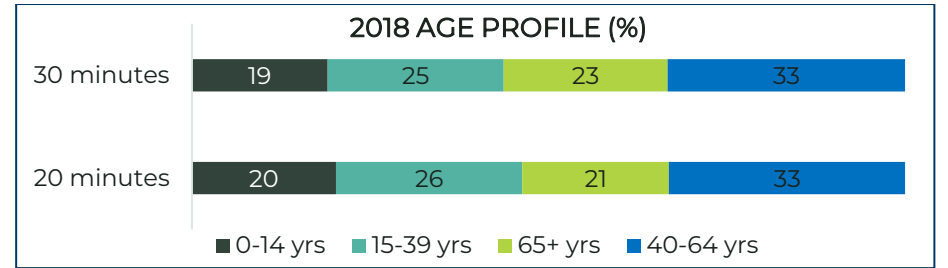
UPDATED 20 AND 30 MINUTE DRIVE-TIME CATCHMENT



Geographically, the Ngatea site can serve the western side of the Districts reaching Thames and Paeroa just within the 20 minute catchment. It would not be able to serve the population living on the eastern side in Waihi and beyond.

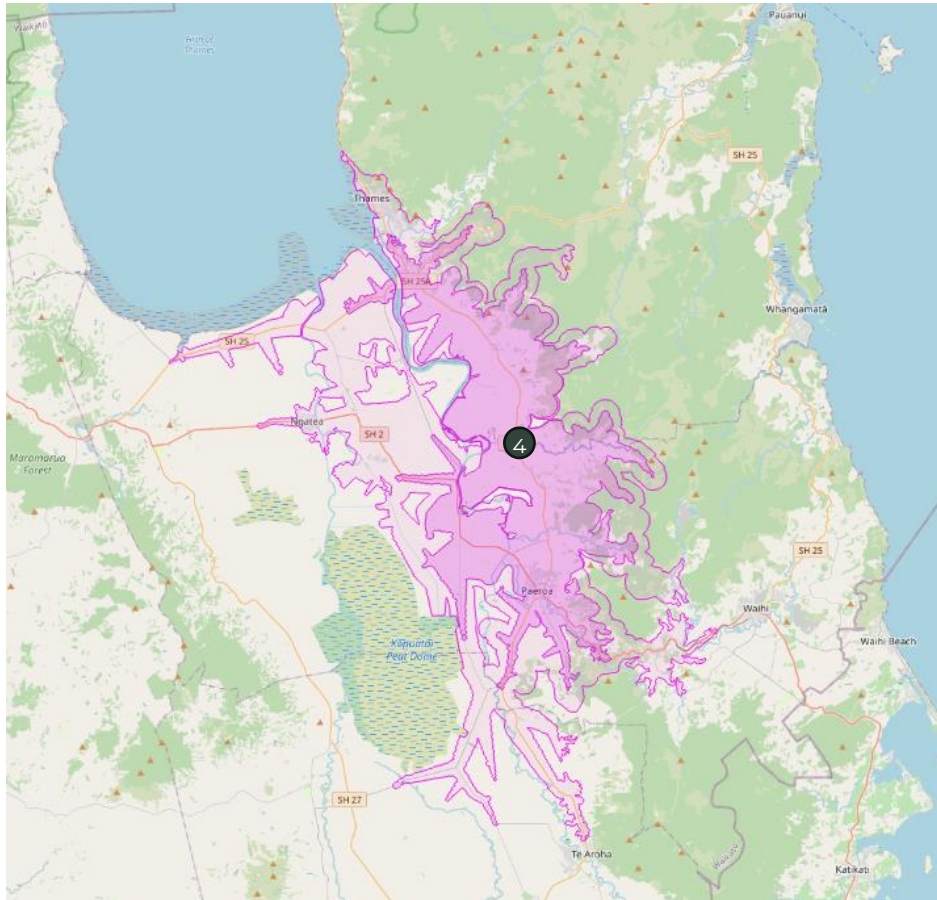
POPULATION CAPTURE

	2006	2018	2023	2028	2038	2048
20 minutes	12,888	14,253	15,390	15,760	16,040	15,950
30 minutes	22,986	24,579	26,200	26,730	27,030	26,620



6.4 HIKUTAIA

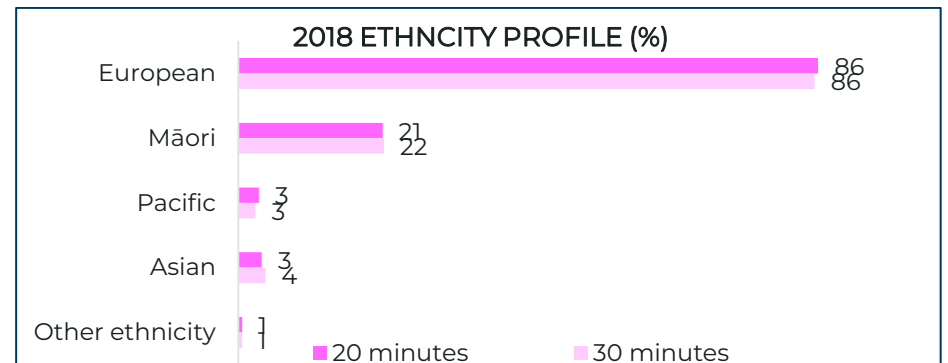
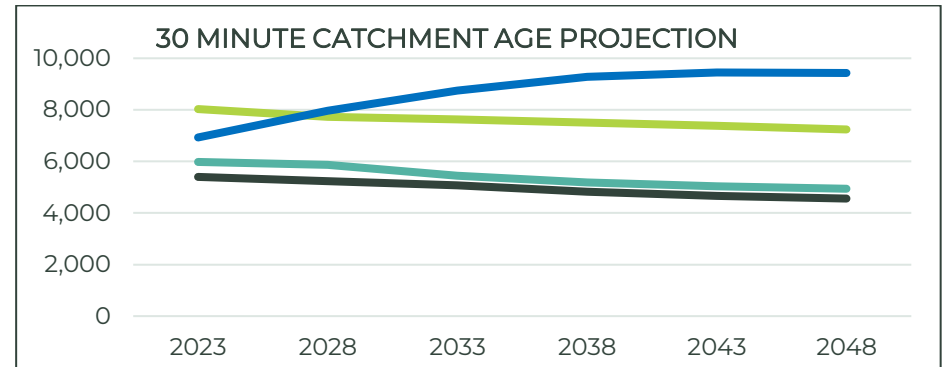
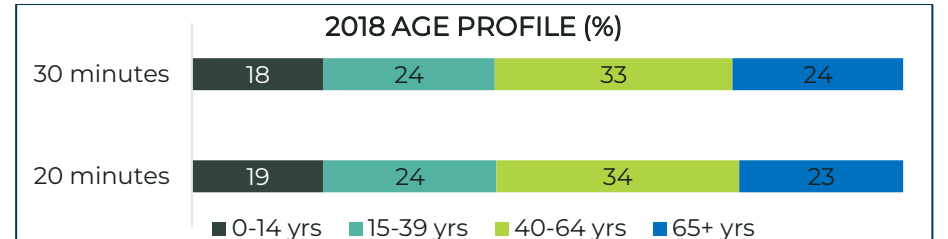
20 AND 30 MINUTE DRIVE-TIME CATCHMENT



Geographically, the Hikutaia site can serve the western side of the Districts reaching Thames, Ngatea and Paeroa in the 30 minute catchment. It also comes close to serving the population living in Waihi within the 30 minute catchment.

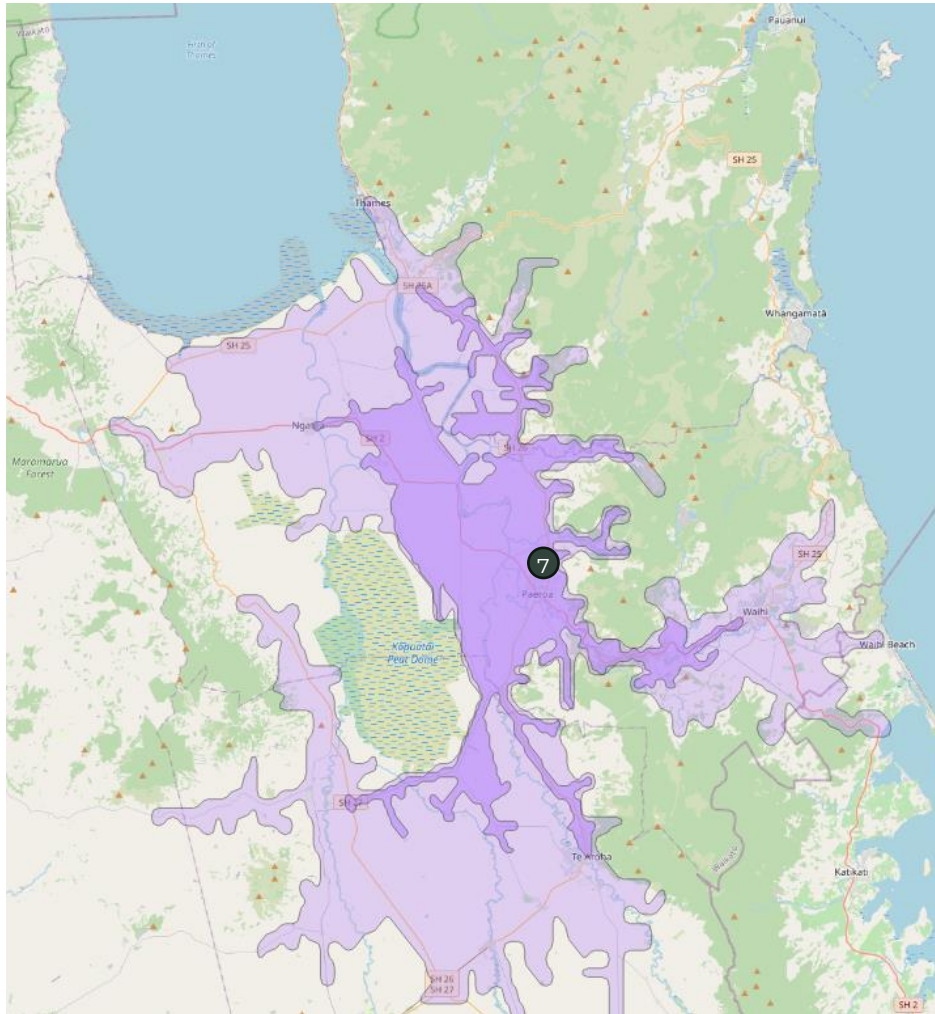
POPULATION CAPTURE

	2006	2018	2023	2028	2038	2048
20 minutes	8,730	9,405	10,060	10,260	10,290	9,980
30 minutes	22,476	24,045	27,110	27,580	27,650	26,930



6.5 PAEROA RACECOURSE

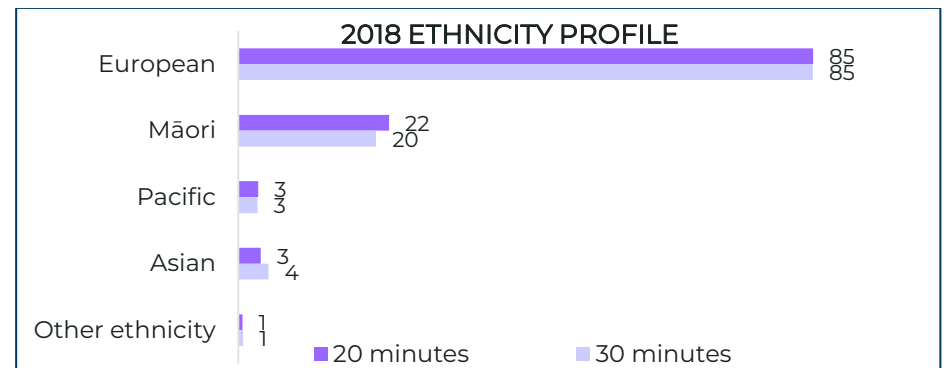
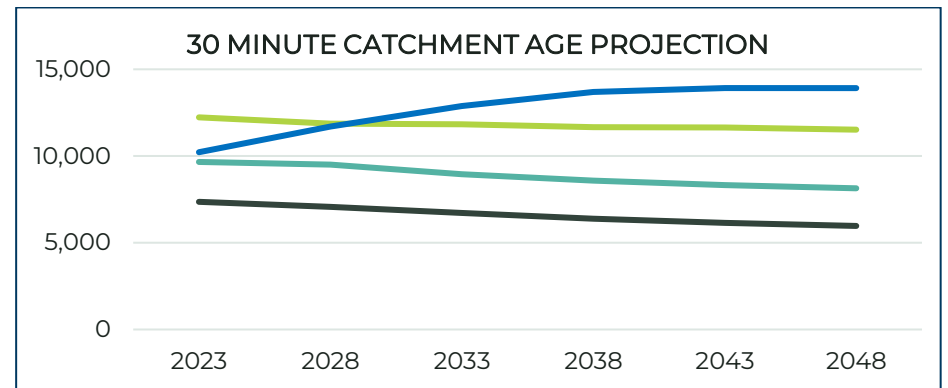
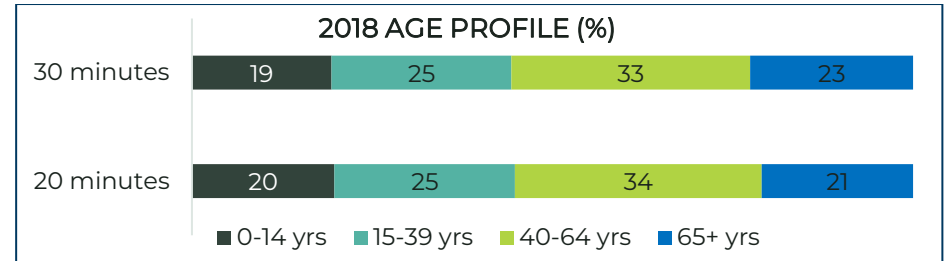
UPDATED 20 AND 30 MINUTE DRIVE-TIME CATCHMENT



Geographically, the Paeroa Racecourse site can serve most of the western area reaching Ngatea and a good proportion of the eastern area reaching Waihi (and Te Aroha) in the 20 minute catchment. The site just reaches central Thames in 30 minutes.

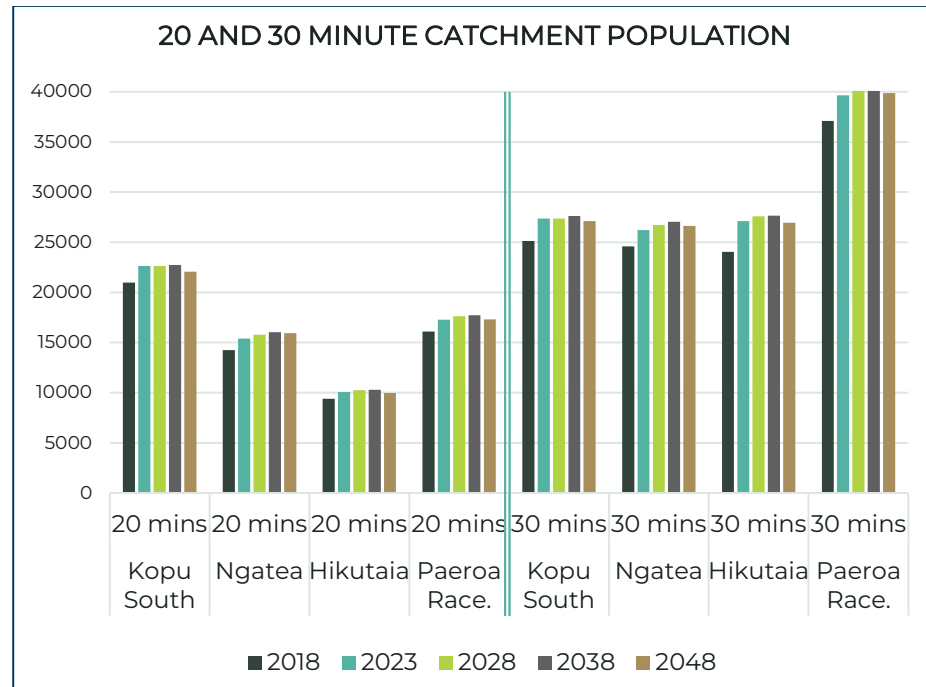
POPULATION CAPTURE

	2006	2018	2023	2028	2038	2048
20 minutes	15,003	16,086	17,270	17,610	17,720	17,320
30 minutes	33,993	37,077	39,630	40,340	40,650	39,870



6.6 COMPARISON OF SITES

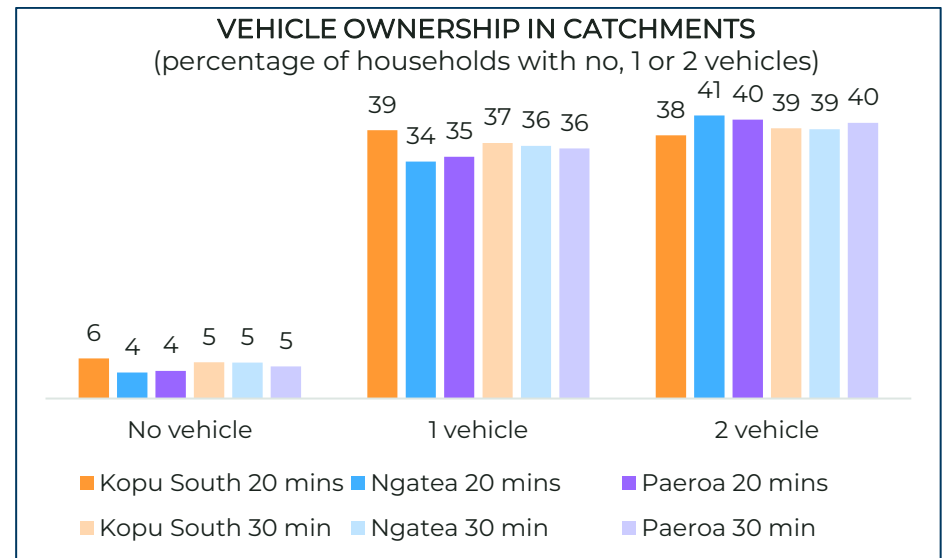
COMPARISON OF POPULATION CAPTURE



- Kōpū South has the largest 20 minute catchment at around 22,000, capturing Thames, Ngatea and most of the Hauraki Plains. The 30 minute catchment is around 27,000 and reaches to Paeroa with an estimated 21 minute drive. The key issue for this site is the inability to serve the eastern side of the Hauraki District within 30 minutes.
- Ngatea has a mid-sized local 20 minute catchment around 15,000 and 30 minute catchment around 26,000. While closer to Paeroa, it does not offer any strategic advantage over the Kōpū South site as it cannot serve the eastern side of the Hauraki District and has smaller local and sub-regional catchments.
- While geographically Hikutaia reaches the largest area across both districts, the small 20 minute catchment at 10,000 essentially discounts it as a viable sub-regional site.

- Paeroa has a mid-sized 20 minute catchment at 16,000 but has the largest 30 minute catchment at 37,000. This is because the 30 minute catchment just reaches Thames, out to Ngatea and Waihi and also the area around Te Aroha. A key factor for this site is whether the population base in Thames will travel regularly to Paeroa given it is on the threshold of the 30 minute drive-time. If this was in doubt, this could impact the viability of a sub-regional facility.

VEHICLE OWNERSHIP



Another aspect to consider for a sub-regional facility location is access to transportation. The graph above outlines the level of vehicle ownership across the population in the 20 and 30 minute catchments.

The results indicate similar levels of vehicle ownership across the three locations but Kōpū South has a slightly higher level of no vehicles.

OTHER DEMOGRAPHIC FEATURES

There are no significant differences in the other demographic features between the three sites (other than related to population size).

7.0

SITE SUITABILITY

7.1 OVERVIEW

With Hikutaia discounted for population capture/viability reasons, the final consideration is focused on the suitability of the following three sites:

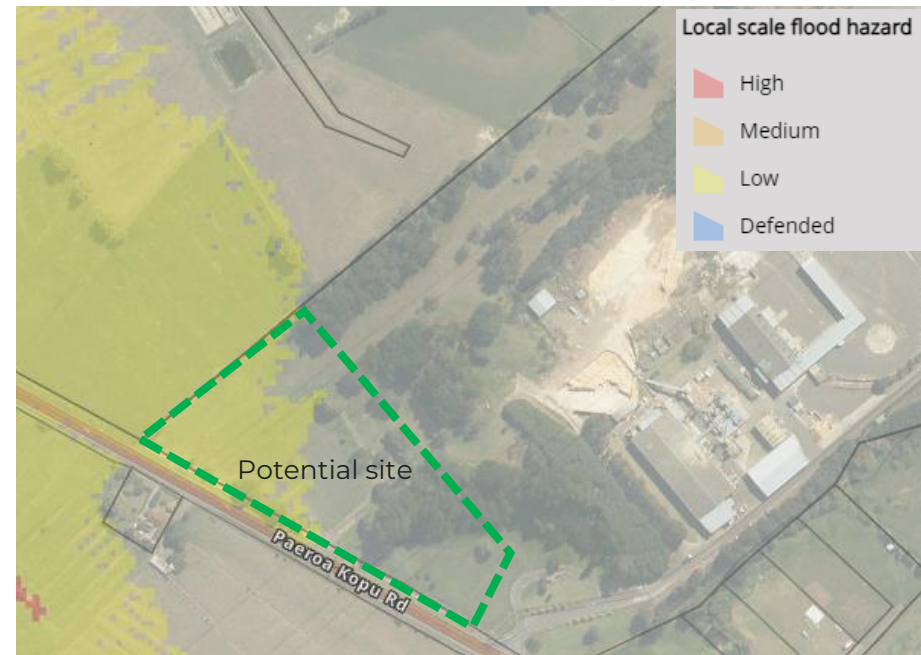
- Site 2: Kōpū South – 9428 Paeroa Kopu Road (SH 26).
- Site 3: Ngatea Pool – Hugh Hayward Domain, Ngatea.
- Site 7: Paeroa Racecourse – Thames Road, Paeroa.

The site analysis considers the suitability of the site including:

- Land available for development.
- Ease of road travel to the site.
- Road-side visibility.
- Sufficient size to accommodate sub-regional facility.
- Sufficient size for carparking including for bus parking.
- Zoning appropriate for aquatic facility.
- Flood resilience of the site.
- Appropriate ground conditions for an aquatic facility.

Information gathered as part of the Thames and sub-region aquatic facility feasibility study has been used to inform this analysis. Noting there is limited information available on the Paeroa Racecourse site as this site was identified late in the analysis. It may be necessary to gather this information to inform the overall conclusions on the best site for a sub-regional aquatic facility.

KŌPŪ SOUTH – 9428 PAEROA KOPU ROAD (SH 26)



- The site is owned by Southbridge Industrial Park.
- The site is located 9 minutes from Thames, 16 minutes from Ngatea, 21 minutes from Paeroa and 38 minutes from Waihi.
- The owners intend to develop the site as an industrial park and are open to locating complementary facilities on the site and have indicated a potential development site along the road-frontage.
- Currently the site is used by Kopine and Smart Environmental, but this may change with future development.

NGATEA – HUGH HAYWARD DOMAIN



- The site is owned by Hauraki District Council.
- The site is located 21 minutes from Thames, 18 minutes from Paeroa and 36 minutes from Waihi.
- To accommodate the footprint of a sub-regional aquatic facility the potential site would need to include the existing pool and extend into the park area, requiring relocation of the cricket nets.

PAEROA RACECOURSE



- The site is owned by Hauraki District Council.
- The site is located 26-28 minutes from Thames, 20 minutes from Ngatea and 20 minutes from Waihi.
- A structure plan has been developed for the site for residential development. The area highlighted is identified in the structure plan as a passive recreation zone.

7.2 SITE ASSESSMENT

	KŌPŪ SOUTH	NGATEA	PAEROA RACECOURSE
Availability Land available for development	GOOD <ul style="list-style-type: none"> Site owners have indicated the site is available for development, but there will be an associated cost. 	EXCELLENT <ul style="list-style-type: none"> Land is owned by Hauraki District Council and they have indicated the site is available for development. 	NOT AVAILABLE <ul style="list-style-type: none"> Initially indicated as being available. However, Hauraki District Council have now advised the site is no longer available.
Travel ease Ease of road travel to the site	GOOD <ul style="list-style-type: none"> Located on State Highway 26 with good travel connections. Proximity to Hauraki Rail Trail. 	GOOD <ul style="list-style-type: none"> Located on State Highway 2 with good travel connections. 	GOOD <ul style="list-style-type: none"> Located on the northern side of Paeroa on State Highway 26.
Visibility Road-side visibility	EXCELLENT <ul style="list-style-type: none"> Prominent location with prime road-side position available. 	POOR <ul style="list-style-type: none"> Site behind Hall which obscures visibility of the site. 	GOOD <ul style="list-style-type: none"> Good road-site visibility on main road.
Sufficient size To accommodate sub-regional facility	EXCELLENT <ul style="list-style-type: none"> Ample space to accommodate footprint plus expansion. 	POOR <ul style="list-style-type: none"> Site is very tight and has limited access points. May require design compromises. 	GOOD <ul style="list-style-type: none"> Appears ample space for footprint but potentially not expansion (depends on Structure Plan).
Carparking Sufficient size for car and bus parking	EXCELLENT <ul style="list-style-type: none"> Ample space for bus-parking and turnarounds and carparking. 	AVERAGE <ul style="list-style-type: none"> Ample carparking on Park but may come under pressure at peak times. 	AVERAGE <ul style="list-style-type: none"> Space for car and bus parking may be constrained in Structure Plan.
Zoning Zoning appropriate for aquatic facility	AVERAGE <ul style="list-style-type: none"> Zoned for industrial and likely will require resource consent. 	AVERAGE <ul style="list-style-type: none"> Zoned for open-space and recreation facilities. Resource consent triggers likely. 	AVERAGE <ul style="list-style-type: none"> Subject to Structure Plan for urban development. Potential site is indicated as a passive reserve zone. Likely requires resource consent.
Flood resilience According to Waikato Regional Hazard Mapping	AVERAGE-GOOD <ul style="list-style-type: none"> Part of the site is in the low flood-plain but can be designed to minimise risks. 	AVERAGE <ul style="list-style-type: none"> Located in regional scale flood zone with high water-table issues and proximity to river. 	EXCELLENT <ul style="list-style-type: none"> No flood resilience issues indicated.
Ground conditions Appropriate or an aquatic facility	AVERAGE-POOR <ul style="list-style-type: none"> Design will need to accommodate high water-table and soil stability (additional cost). Additional infrastructure capacity. 	AVERAGE-POOR <ul style="list-style-type: none"> Design will need to accommodate high water-table (additional cost). Infrastructure changes are also likely (additional cost). 	UNKNOWN <ul style="list-style-type: none"> Unknown at this stage.

7.3 INSIGHTS

Based on the assessment, the following insights on site suitability:

- Overall, the Kōpū South site has relatively good suitability for development of a sub-regional aquatic facility. The key issue for this site will be the cost of development, arising from the cost of securing tenure of the site from its industrial owners and construction costs due to ground and infrastructure requirements. In all other respects, the site has good visibility, access, and size.
- Overall, the Ngatea pool site has average to poor suitability for development of a sub-regional aquatic facility. The key issues are the small size and limited road-side visibility and has similar resilience / ground condition issues to the Kōpū South site. The key benefit of this site is availability for development which may reduce the overall cost of development.
- Initially the Paeroa Racecourse site was identified and assessed as having relatively good suitability for an aquatic facility. However, the Hauraki District Council later confirmed the proposed use for the site has changed and the site is therefore no longer available.

8.0 SUB-REGIONAL FACILITY

8.1 BENCHMARK ANALYSIS

The current National Aquatic Facility Strategy and Waikato Regional Aquatic Facility Plan outline a provision metric of 35 people per square metre of indoor water space.

The National Aquatic Facility Strategy is currently under review and a revised provision metric has been indicated at 27 square metres of indoor water space per 1,000 people. This is a slightly lower level of provision compared to the previous metric.

Benchmark calculations are usually applied to the population of an entire district on the assumption that one or a combination of aquatic facilities will serve the population. For Thames-Coromandel and Hauraki, it is not possible for one location to serve the entirety of both districts due to the geography and the spatial distribution of the population. Therefore, it is likely a combination of aquatic facilities will be required to serve both districts (comprised of local and potentially sub-regional scale facilities).

Table 9.1 provides benchmark comparisons for local, sub-regional and combined district provision based on the population residing in each catchment area and applying the benchmark. These calculations indicate:

- A local facility to serve a 20 minute catchment population would be sized between 400m² to 650m².
- A sub-regional facility to serve a 30 minute catchment population (western/southern side) would be sized about 650m² to 700m².
- To serve both districts (across a combination of facilities), would equate to about 1,400m² to 1,500m² of water-space.

The benchmarks are used as a guide, not a rule. Meeting community needs, operational viability and financial affordability are also important considerations to determine the right size/scale/scope of facility. Sections 8.2 and 8.3 consider these factors.

TABLE 9.1 ANALYSIS OF BENCHMARK PROVISION

		LOCAL 20 MINS	SUB-REGIONAL 30 MINS	COMBINED DISTRICTS
ESTIMATED POPULATION				
Kōpū South	2018	20,967	22,650	49,065
	2048	22,070	27,100	55,140
Ngatea	2018	14,253	24,579	49,065
	2048	15,950	26,620	55,140
WATER-SPACE BENCHMARK BASED ON 35 PEOPLE / M2				
Kōpū South	2018	599	718	1,402
	2048	631	774	1,575
Ngatea	2018	407	702	1,402
	2048	456	761	1,575
WATER-SPACE BENCHMARK BASED ON 27M2 / 1,000 PEOPLE				
Kōpū South	2018	566	678	1,325
	2048	596	732	1,489
Ngatea	2018	385	664	1,325
	2048	431	719	1,489

8.2 INDICATIVE FACILITY REQUIREMENTS

The Waikato Regional Aquatic Facility Plan (2017) distinguishes the size and composition of local and sub-regional aquatic facilities, based on their functionality for different activities, as summarised in Table 9.2.

TABLE 9.2 INDICATIVE REQUIREMENTS FOR SUB-REGIONAL OR LOCAL FACILITY

FUNCTION	TYPE OF POOL	SUB-REGIONAL WATER-SPACE	LOCAL WATER-SPACE
Structure	Lap-pool 25m length Depth from 1.4m to 2m	8-10 lanes 500 – 625m ²	4-8 lanes 250 – 500m ²
Learn to swim	Dedicated teaching pool Depth from 0.8m to 1.0m	10-15m length 100 – 225m ²	5-10m length 50 – 100m ²
Therapy	Dedicated programme pool Depth from 1.2m to 1.4m	15-20m length 150 – 300m ²	10-15m length 100 - 150m ²
Leisure	Freeform pools Zero depth to 2m deep	250 – 300m ²	0m - 100m ²
	Total water-space	1,000 -1,450m²	400 – 850m²

If a sub-regional facility was to be considered for the western / southern area of the districts, then it would need to be slightly larger than the recommended benchmark level. Based on the work completed to date, the facility would need to have water-space approximately 1,000m² to 1,100m² to accommodate the recommended components of a sub-regional facility. A smaller facility could be considered, but is likely to involve compromise around the functionality of a sub-regional facility and ability to meet needs.

A network of smaller local aquatic facilities could be considered but it is unlikely these could accommodate all the functional needs of the population.

8.3 INDICATIVE COSTS

To assist with understanding the affordability and viability of a sub-regional aquatic facility, a cost estimate for a generic indoor aquatic facility has been developed. This is compared against the indicative costs for a local aquatic facility (sourced from the Thames and Sub-region Aquatic Provision Feasibility Study).

This high-level estimate does not include any provision for specific site requirements which could be as much as \$5 million depending on the site (to cover items such as groundworks and infrastructure connections like water, waste, roading etc).

Table 9.3 provides an indicative development cost calculated by MPM projects, while the operational cost is sourced from the Thames and Sub-region Aquatic Provision Feasibility Study.

TABLE 9.3 COMPARATIVE COSTS OF LOCAL AND SUB-REGIONAL AQUATIC FACILITY

	SUB-REGIONAL	LOCAL
Indicative building size	3,800m ²	2,500m ²
Indicative water size	1,054m ²	800m ²
Indicative capital cost	\$55 - \$61 million PLUS site costs	\$35 – \$39 million PLUS site costs for indoor pool \$15 - \$20 million for outdoor pool
Indicative operation cost	\$1.5 - \$2.0 million net operating subsidy	\$700K - \$1.0 million Net operating subsidy

Two local authorities could choose to share the cost of a sub-regional facility, which could equate to around \$30 million each (or slightly lower/higher depending on the cost-sharing arrangement).

Alternatively, each local authority could choose to deliver local facilities on their own which could mean taking on the full cost of a local facility. Depending on the style and size of facility, this could equate to \$20 million to \$40 million each.

9.0

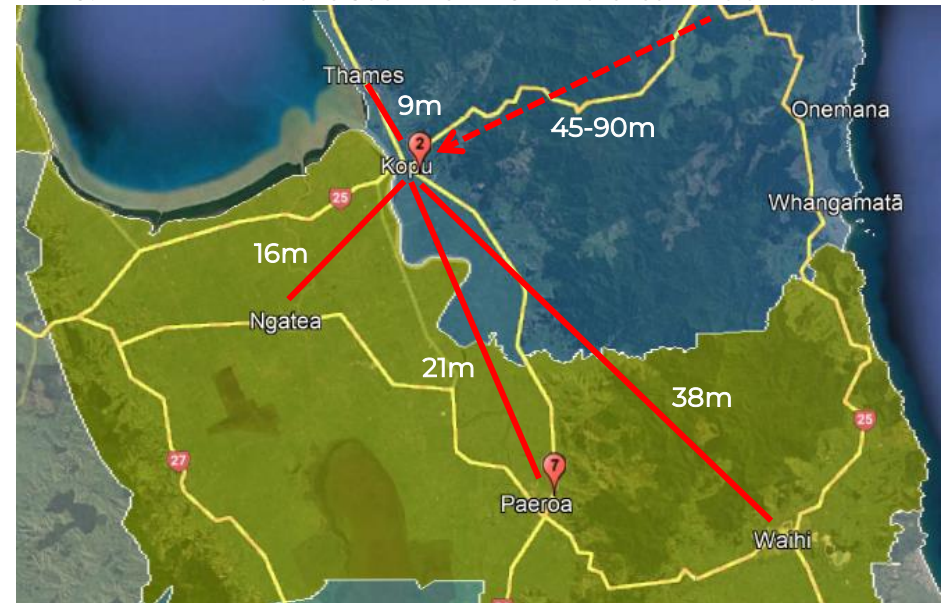
FINDINGS & CONCLUSIONS

9.1 SUMMARY OF KEY FINDINGS

- It is not possible for one facility / location to serve the entirety of Thames-Coromandel and Hauraki Districts due to the geography and spatial distribution of the population.
- A commitment has already been made to replacing the Thames Pool, the analysis focused on the west/south side of the districts.
- 32,600 people reside on the west/south side of the Coromandel Ranges (including Waihi) with 21,200 on the north/east side.
- There is limited population growth forecasted to 33,700 on the west/south side, although potentially constrained by housing.
- The population is forecast to become increasingly older which is likely to drive demand for more hydrotherapy provision (warm water gentle exercise and rehabilitation activities).
- The current aquatic network is dominated by aging structured outdoor pools. There is 2,662m² of public water-space across both districts which includes 803m² of all-year outdoor water.
- Current provision has a significant under-supply of quality learn to swim, hydrotherapy and leisure water across both districts.
- A third of the population are interested in swimming as an activity.
- Most people use the closest aquatic facilities to them, although some appear willing to travel for specific features such as winter availability or pools designed for specific activities.
- There appears to be support for improved aquatic provision. Greatest support is for indoor all-year provision with the basics: learn to swim, play and fitness. There appears to be lower priority for sub-regional features: hydrotherapy, leisure, and aquatic sport.
- Drive-time catchment analysis identified four sites have the geographic potential to serve a sub-regional 30 minute catchment which reaches as a minimum threshold to Thames and Paeroa. These are Kōpū South, Ngatea, Hikutaia and Paeroa Racecourse.

- Hikutaia was discounted due to its very small local catchment, making it nonviable.
- Paeroa Racecourse was discounted by the end of the study as the intended use of the site changed, and it became unavailable.
- Analysis of population capture identified Kōpū South has the largest local 20 minute catchment at around 22,000 and a 30 minute catchment of 26,000.
- Ngatea has a smaller 20 minute catchment population of 15,000 and a similar 30 minute catchment population of 25,500.
- Both sites have similar ground challenges but Kōpū South offers better characteristics in terms of visibility and site size.
- Based on these findings, Kōpū South has the strongest attributes for a sub-regional aquatic facility. A summary of the drive-times to the site is outlined in Map 9.1.

MAP 9.1 DRIVE-TIME TO KŌPŪ SOUTH AS THE STRONGEST SUB-REGIONAL SITE



9.2 CONCLUSIONS

The key question this analysis seeks to answer is “*where would it be best to develop a sub-regional aquatic facility to serve Thames-Coromandel and Hauraki districts?*”.

From the outset, it is not possible for one facility to serve the entirety of both districts. As a commitment has already been made to replace the Thames Pool, the analysis focused on the west/south side of the two districts.

The following analysis was undertaken:

- Review the population spread across the two districts.
- Review current aquatic provision and demand.
- Drive-time analysis of seven possible locations, which identified four potential sites for further consideration.
- Calculate population capture in the 20 and 30 minute catchments of the four sites. This reduced the analysis to three potential sites.
- Assess the suitability of the three potential sites for a sub-regional aquatic facility.

Based on the key findings in Section 9.1, Kōpū South has the strongest attributes for sub-regional aquatic provision. However it is noted this location does not serve the entirety of the sub-region, as it does not reach Waihi within 30 minute drive-time catchment. However, this site had the largest population capture which contributes to greater operational viability.

The capital and operating costs for specific facility options have been identified in the Thames and Sub-region aquatic provision feasibility study. A high level assessment provides the following generic parameters for a sub-regional aquatic facility:

- Indicative scale: 1,000m² to 1,100m² of water space.
- Indicative capital cost: \$55 million to \$61 million plus site costs.
- Indicative annual operating cost: \$1.5 million to \$2 million.

OTHER CONSIDERATIONS

In deciding where it would be best to develop a sub-regional aquatic facility, there are some points worth considering. These are:

- How far the sub-regional catchment should reach in each Councils respective boundaries for them to justify investment in a sub-regional facility? Ideally, this is based on residents' ability and willingness to travel to a sub-regional aquatic facility.
- Each Council's appetite and ability to invest in the likely capex and opex of a partnership sub-regional aquatic facility.

When preparing this report, an additional question was raised which was whether it is better to invest in one sub-regional aquatic facility or in a network of local facilities to meet community needs.

This sub-regional aquatic location assessment report did not extend to exploring meeting community needs across all potential aquatic development options in both Thames and Hauraki districts. This is best explored in a district-level aquatic network assessment and options analysis. However, the answers would likely be heavily dependent on the condition of existing aquatic facilities and the extent of improvements required to address ageing assets.

Using indicative figures (which are not location or site specific), the cost to deliver a local aquatic facility could be anywhere from \$15 to \$40 million (depending on the allocation of indoor/outdoor water and the size of the pools).

On this basis, the cost of sharing the development of a sub-regional aquatic facility could be more cost effective compared to investing in a network of local facilities.

RECOMMENDATIONS

1. That Hauraki and Thames-Coromandel district councils consider their respective appetite and financial ability to pursue a partnership approach for a sub-regional aquatic facility based on the findings.
2. If there is desire to pursue a partnership approach, then Kōpū South has been identified as the site with the strongest attributes for a sub-regional aquatic facility.

APPENDIX 1 – INVENTORY OF POOLS

SWIMMING POOLS SERVING THAMES-COROMANDEL AND HAURAKI DISTRICTS INCLUDING MATAMATA-PIAKO DISTRICT

FACILITY	LOCATION	TA	TYPE	SEASON	BUILDING	HEATING	AGE	DESIGN
Waterworld Te Rapa	Hamilton	Hamilton	Public	All-year	Indoor / Outdoor	Heated	1981	Indoor: Main pool, 50m x 8 lanes, 10m dive-well, 25m x 5 lanes, hydrotherapy and hydroslides Outdoor: 50m leisure pool and hydroslides
Ngatea Swimming Pool	Ngatea	Hauraki	Public	Summer	Outdoor	Heated	1961	30 x 6 lanes + toddler pool
Paeroa Swimming pool	Paeroa	Hauraki	Public	Summer	Outdoor	Heated		25 x 6 lanes
Waihi Swimming Pool	Waihi	Hauraki	Public	Summer	Outdoor	Heated		33 x 6 lanes
Goldfields School	Paeroa	Hauraki	School	All year	Indoor	Heated	1975	9m x 4m LTS pool
Kaihere School	Rural	Hauraki	School	Summer	Outdoor	Unheated	1947	13m x 4 m
Karangahake School	Rural	Hauraki	School	Summer	Outdoor	Unheated	1916	8m x 4m
Kerepehi School	Rural	Hauraki	School	Summer	Outdoor	Unheated	1940	25m x 9m
Kopuarahi School	Rural	Hauraki	School	Summer	Outdoor	Unheated	1966	13m x 4m
Miller Avenue School	Paeroa	Hauraki	School	Summer	Outdoor	Unheated	1973	15m x 6m
Netherton School	Rural	Hauraki	School	Summer	Outdoor	Unheated	1955	18m x 6m
Paeroa Central School	Paeroa	Hauraki	School	Summer	Outdoor	Unheated	1955	13m x 6m
Tirohia School	Rural	Hauraki	School	Summer	Outdoor	Unheated	1965	11m x 4 m
Waihi Central School	Waihi	Hauraki	School	Summer	Outdoor	Unheated	1952	25m x 12m
Waihi East School	Waihi	Hauraki	School	Summer	Outdoor	Unheated	1979	13m x 4m
Waikino School	Rural	Hauraki	School	Summer	Outdoor	Unheated	1982	9m x 4m
Waimata School	Rural	Hauraki	School	Summer	Outdoor	Unheated	1966	12m x 4m
Waitakaruru School	Rural	Hauraki	School	Summer	Outdoor	Unheated	1927	15m x 4m
Thames Centennial Pools	Thames	TCDC	Public	All year	Outdoor	Heated	1976	25 x 7 lanes
Coromandel Town Pool	Coromandel	TCDC	Public	Summer	Outdoor	Heated	1999	25m x 6 lanes
Mercury Bay Area School	Whitianga	TCDC	Public	Summer	Outdoor	Heated	1977	25m x 12m
Whangamata Area School	Whangamata	TCDC	Public	All year	Outdoor	Heated	1991	15m x 15m
Thames Hospital Pool	Thames	TCDC	Private	All year	Indoor	Heated		5.5m x 3m hydrotherapy
Colville School	Colville	TCDC	School	Summer	Outdoor	Unheated	1970	10m x 4m
Coroglen School	Whitianga	TCDC	School	Summer	Outdoor	Unheated	1965	13m x 4m
Hikuai School	Hikuai	TCDC	School	Summer	Outdoor	Unheated	1941	12m x 5m
Hikutaia School	Hikutaia	TCDC	School	Summer	Outdoor	Unheated	1950	22m x 6m
Matatoki School	Matatoki	TCDC	School	Summer	Outdoor	Unheated	1974	18m x 6m
Moanataiari School	Thames	TCDC	School	Summer	Outdoor	Unheated	1972	15m x 6m
Opoutere School	Whangamata	TCDC	School	Summer	Outdoor	Unheated	1979	9m x 3m
Parawai School	Thames	TCDC	School	Summer	Outdoor	Unheated	1959	15m x 6m
Puriri School	Thames	TCDC	School	Summer	Outdoor	Unheated	1966	22m x 6m
Tairua School	Tairua	TCDC	School	Summer	Outdoor	Unheated	1955	12m x 6m

FACILITY	LOCATION	TA	TYPE	SEASON	BUILDING	HEATING	AGE	DESIGN
Tapu School	Thames	TCDC	School	Summer	Outdoor	Unheated	1947	13m x 4m
Te Puru School	Thames	TCDC	School	Summer	Outdoor	Unheated	1966	13m x 4m
Te Rerenga School	Coromandel	TCDC	School	Summer	Outdoor	Unheated	1967	13m x 4m
Thames High School	Thames	TCDC	School	Summer	Outdoor	Unheated	1961	31m x 9m
Thames South School	Thames	TCDC	School	Summer	Outdoor	Unheated	1922	18m x 4m
Turua Primary School	Thames	TCDC	School	Summer	Outdoor	Unheated	1971	22m x 7m
Whenuakite School	Whitianga	TCDC	School	Summer	Outdoor	Unheated	1971	12m x 4m
Te Aroha Pool	Te Aroha	MPDC	Public	All-year	Outdoor	Heated	1999	20m x 3 lanes, toddler pool & spa
Morrinsville Pool	Morrinsville	MPDC	Public	Summer	Outdoor	Heated	1950	50m x 6 lanes, LTS, toddler pool
Matamata Sportscentre	Matamata	MPDC	Public	All-year	Indoor/ Outdoor	Heated	1942	Indoor: 25m x 4 lanes & 15m plunge pool Outdoor: 25m x 8 lanes, dive-pool, toddler pool

APPENDIX 2 – QUANTITY ESTIMATE

mpm projects

Rough Order of Cost Estimate

Generic Sub-regional Aquatic Facility

3 November 2023

P2635 - Generic Sub-regional Aquatic Facility

MPM Projects Limited, 6 Kirk Street, Grey Lynn, Auckland
P O Box 3257, Auckland <> Phone: (09) 303 9420 <>

Generic Sub-regional Aquatic Facility

Rough Order of Cost Estimate - November 2023 Clarifications & Exclusions

Clarifications

Estimates are based on the following :

- Email brief of building pool sizes Visitors Solutions dated 31st October 2023
- Estimates assume a traditional procurement process

Exclusions

The following are excluded from these estimates:

- Site specific allowances for geotech and topographical issues
- Site specific allowances for removal of hazardous materials & site contamination
- Development Contributions & Infrastructure growth charges
- Land, Finance & Legal costs
- Escalation costs from November 2023
- GST

Generic Sub-regional Aquatic Facility

Rough Order of Cost Estimate - November 2023

			Low		High
New Building					
Building footprint circa 3800m2 inc fitness space of 300-350m3	3,800 m2	6,700	25,460,000	3,800 m2	7,200 27,360,000
Lane Pool 529m2	1 Sum	4,400,000	4,400,000	1 Sum	4,800,000 4,800,000
Programmes Pool 155m2	1 Sum	1,400,000	1,400,000	1 Sum	1,600,000 1,600,000
Learn to Swim Pool 120m2	1 Sum	1,000,000	1,000,000	1 Sum	1,100,000 1,100,000
Leisure/ Toddler Pool 220m2	1 Sum	1,800,000	1,800,000	1 Sum	2,000,000 2,000,000
Spa Pool 30m2	1 Sum	310,000	310,000	1 Sum	350,000 350,000
Prov Allowance for equipment & fitout	1 Sum	550,000	550,000	1 Sum	650,000 650,000
Prov Allowance for Audio Visual /Active IT Equipment	1 Sum	450,000	450,000	1 Sum	550,000 550,000
Service Yard	200 m2	720	144,000	200 m2	720 144,000
Prov Allowance for hard paving around building	1 Sum	350,000	350,000	1 Sum	450,000 450,000
Prov Allowance for seating, bins, planters etc	1 Sum	75,000	75,000	1 Sum	100,000 100,000
Prov Allowance for landscaping	1 Sum	300,000	300,000	1 Sum	450,000 450,000
Prov Allowance for services infrastructure	1 Sum	1,500,000	1,500,000	1 Sum	2,000,000 2,000,000
Prov Allowance for carparking	1 Sum	1,200,000	1,200,000	1 Sum	1,500,000 1,500,000
Sub Total			38,939,000		43,054,000
Design Development Contingency	5%		1,947,000	5%	2,153,000
Escalation excluded	0%		-	0%	-
Professional Fees	15%		6,133,000	15%	6,782,000
Consent fees	1.5%		614,000	1.5%	679,000
Project Contingency	15%		7,145,000	15%	7,901,000
Total - Generic Sub-regional Aquatic Facility			\$54,778,000		\$60,569,000
		Say	55,000,000		Say 61,000,000