

BLUFF SWIMMING POOL

1.0 Introduction

1.1 Rationale for Community Involvement

With a stable/declining population in Bluff it is no longer cost effective for Council's continued involvement. Ongoing Council involvement increases running costs due to Council requirements to prepare Asset Management Reports and Risk Management Plans which incur additional costs. A Community based Governance Group would not face these costs.

1.2 Goals and Objectives

To provide a well managed facility that meets the needs of the Community.

1.3 Community Outcomes

Community Outcomes that swimming pools contribute to:	How Bluff Pool contributes to the Community Outcomes:
Lifestyle and Culture "Southland is a great place to live" 1.2 We have a choice of places to go and things to do 1.3 We embrace and respect a diverse community	 1.2 Retaining Bluff Pool provides a choice of pools to visit in the District 1.3 Displays Council's ability to respect and support a unique community
Health and Well-Being "We are healthy people" 4.1 We are able to live healthy lifestyle	 4.1 Provides exercise and relaxation opportunities for an isolated community
Education	Teach water safety in a safe and monitored environment

2.0 Description of Existing Situation

2.1 Overview

The Bluff Swimming Pool was constructed in 1973 with monies raised by the Bluff Community. The Invercargill City Council took over the caretaker role when the Bluff Borough Council was disbanded in 1989. The pool fulfils an important role in the port town by providing the opportunity to learn to swim in a safe and monitored environment and partake in other water exercise and activities. After 36 years of service it now requires upgrading to comply with standards. The pool is scheduled for closure in October 2010 unless major works are undertaken.

2.2 Asset Details

The Bluff Pool, located at 30 Liffey Street, Bluff, is a 25m indoor heated pool with a G.V. of \$1,775,000 in 2008.

3.0 Levels Of Service and Performance Measures

3.1 Overview

The aim is to retain and upgrade the Bluff swimming pool to provide a safe and affordable facility for users.

3.2 List of Levels of Service and Performance Measures

Levels of Service	Performance Measures
Maximise duration of swimming season	Minimum season to be beginning of October to end of April
Maintain a comfortable water temperature	Maintain a minimum water temperature of 28°C

Levels of Service	Performance Measures
Ensure water quality complies with allowable limits	Complies with relevant NZ standards
Provide shower facilities	Hot showers available at all times
Provide presentable facilities	Pool, grounds and building, internal and external, are maintained in a clean, tidy and serviceable condition
Provide a spa pool facility to increase patronage of elderly and infirm	Provide pensioner rates and times and monitor on entry
Provide a well patronised pool	5.5 swims per head of population per annum
Provide suitable Learn To Swim facilities	Maintain learners pool at 32°C

4.0 Operations and Maintenance

4.1 Control and Management

The Bluff Pool would be owned by the Bluff Pool Charitable Trust. Ten Trustees would form the Governance group which have the responsibility of forming an Upgrade Committee and sourcing funding. A separate Management group would operate the facility once the upgrade is completed with assistance from Council as required.

4.2 Operating and Maintenance Issues

It is perceived that once upgraded the pool will be able to extend it's swimming season. Maintenance issues will be dealt as soon as practicable.

5.0 Future Renewals Expenditure

5.1 Future Renewals Expenditure

No renewals are anticipated for approximately 5 years.

5.2 How Renewals will be funded

I envision \$10,000 p.a. (minimum) be set aside to fund future works, as well as ongoing sponsorships and external fundraising.

6.0 Future Demand

The changing population, more suitable facilities and access should see an increase in usage by the elderly, sick or infirm.

Increasing demand by new and existing users to extend the season and the costs associated with this.

7.0 New Capital Expenditure

7.1 Future capital works for the next 10 years

None anticipated at present

7.2 How new capital expenditure will be funded

External fundraising and reserves

8.0 Funding the Cost

	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
Pool entry income ¹	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000
ICC contribution ²	\$180,000	\$187,200	\$194,488	\$202,267	\$210,357
Sponsorships and Grants	\$20,000	\$22,000	\$24,000	\$26,000	\$28,000
Total Income	\$228,000	\$237,200	\$246,488	\$256,267	\$266,357

Provision of service ³	\$210,000	\$218,400	\$227,136	\$236,221	\$245,669
Transfer to reserves	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Total Expenditure	\$220,000	\$228,400	\$237,136	\$246,221	\$255,669

Surplus	\$8,000	\$8,800	\$9,352	\$10,046	\$10,688
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¹ 5.5 (swims p.a) x 1700 (population) x \$3.00 (flat rate for adults and children)

² Inflation adjusted @ 4% p.a.

³ Current costs \$30k per month (\$30k x 7 months=\$210k) inflation adjusted @ 4% p.a.

9.0 Resource and Building Consents/Property Designations

It is hoped the ICC would show support by waiving any resource and/or building consent fees

No Resource Consent issues foreseen

Property designation issues not applicable for Bluff swimming pool

10.0 Significant Forecasting Assumptions, Uncertainties and Risk

10.1 Assumptions and uncertainties relating to this proposal

Total upgrade cost has been estimated at \$1.2M

10.2 Risks related to this proposal

Cost over-runs

11.0 Consultation Procedures

A Public Meeting will be promoted in Bluff to enlist Trustees, members and supporters

12.0 Future Consultation

Trustee meetings will be open to the public

13.0 Conclusion

This proposal requires the ongoing support from the ICC with \$180k p.a. (+4% p.a.) but alleviates Council's future responsibilities to maintain and/or upgrade the facility. All monies granted to the Bluff Pool Charitable Trust will be entitled to the associated tax benefits.

FUNDING OPTIONS

As part of this submission, research into possible funding opportunities was undertaken. Details of the possible funding options for a \$1.2M upgrade of the Bluff Swimming Pool are outlined below.

Results of Initial Funding Research

Several potential funding opportunities were identified for consideration as part of this proposal, these included:

- ICC Rate Levy
- ILT Foundation
- Community Trust of Southland
- NZ Lottery Grants Board
- Gaming and Racing Trusts
- Other Charitable Trusts and Foundations
- SPARC (Active Communities Fund)
- Sponsorship/Naming Rights
- Fundraising
- Government Funding

ICC Rate Levy

A targeted rate levy, while possible, would not assist with the capital works. This may be of more assistance once operational after extensive consultation is undertaken by the Pool Trust.

ILT Foundation

The Foundation is currently providing funding for all Invercargill schools swimming costs at Splash Palace. If the Bluff Pool closes and the Foundation implements this for Bluff schools it would be at an approximate cost of \$20,000 p.a. including transportation costs. Whilst this is possible it would be counter productive as the children would face 3-4 hours away from school for one swimming lesson. It would also be problematic to get a commitment from parents to assist the children. Anecdotally this would not be supported by the community.

An application for funding of \$200,000 may be more prudent which equates to 10 years of funding Bluff schools to travel to Splash Palace.

Community Trust of Southland

After reviewing the Trust's previous grants to similar projects and population, I feel an application for \$150,000-\$250,000 is not unrealistic.

Listed below are some comparable projects approved in 2008:

- Southland Showjumping (\$150,000) for construction of an all weather outdoor arena and associated facilities at the Gore A & P Showgrounds
- Hockey Southland (\$500,000) for a new hockey turf at Maitua
- Riverton and Districts Baths Society (\$112,000) for the upgrade of Riverton Baths
- Maitua Community Centre (\$400,000)

NZ Lottery Grants Board

The Lottery Grants Board provides opportunities in which to apply for this project, Significant Projects Fund or Community Facilities Fund.

Community support for projects are taken in to consideration and feel this could be of benefit since retaining the Bluff Pool is strongly supported by Bluff residents. An application of \$250,000 would be in line with projects funded by NZ Lottery Grants Board in the past.

Gaming and Racing Trusts

There are numerous trusts available with national distribution as well as the more well known local organisations. Application could be made to:

Lion Foundation
New Zealand Community Trust
Pub Charity
Southern Trust
Cuesports Foundation

These applications could realistically provide funding in excess of \$100,000.

Other Charitable Trusts and Foundations

G J Waddel Trust

- The Waddel Trust has a focus on the elderly and may be willing to fund the costs involved with making the Pool more suitable for elderly. Funding a hydrotherapy spa may suit their criteria.

J R McKenzie Trust

The Sargood Bequest

A variety of Trusts and Foundations exist within New Zealand, more extensive research primarily utilising Fundview should result in many more application opportunities.

SPARC (Active Communities Fund)

It is my view that the Invercargill City Council should commit \$500,000, the estimated cost of required maintenance, to this project. The Council would be able to apply to SPARC for this funding.

Sponsorship/Naming Rights

Naming rights could be made available for the main pool, learner's pool or spa. Sponsorship could provide numerous opportunities for businesses, individuals and groups.

Fundraising

Given that the upgraded pool would be not expected to be open until 2011, I feel \$50,000-\$60,000 is achievable.

Government Funding

While Government funding is not likely for a community pool, it is possible to receive assistance when implementing new energy saving initiatives through EECA. This could be taken into consideration at design stage.