

10.3 Marton Swim Centre Update

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1. Reason for Report

- 1.1 This report outlines and provides some analysis of the options available to Council for the Marton Swim Centre.
- 1.2 The report aims to provide information to help facilitate Council's decision making for how to address the structural issue with the Marton Swim Centre.

2. Context

- 2.1 In August 2024, structural damage to a beam caused a partial collapse of the Marton Swim Centre roof and this facility was subsequently closed.
- 2.2 In September 2024, Council voted to keep the swim centre closed for the 2024/2025 swimming season. Council instructed staff to conduct further investigation of the Marton Swim Centre to determine a more holistic understanding of the necessary repairs required as well as exploring ways to future-proof the facility.
- 2.3 Officers engaged Create Architects & Engineers to conduct a detailed condition and compliance assessment of the entire Marton Swim Centre. Phase 1 of this work included the detailed condition and compliance assessment which was completed at the end of January 2025.
- 2.4 This assessment identified all assets that needed to be renewed or upgraded for the facility to comply with modern standards. It also identified old equipment that should be replaced with new technology that would be more efficient and cost effective to operate.
- 2.5 Phase 2 of the work included creating an asset renewals and enhancement programme. Phase 2 made use of the outputs from Phase 1 to provide a list of building elements, plant and equipment, and estimated cost of renewals. The Phase 2 work has now been completed.
- 2.6 The renewals and enhancement programme developed by Create Architects & Engineers groups all the asset renewals and upgrades together into four (4) potential options for Council to consider that range from do the minimum to a complete reconfiguration/redesign of the facility.

3. Options and high level analysis of the options

- 3.1 The options identified by Create Architects & Engineers were presented to the Assets/Infrastructure Committee (the Committee) at a workshop on 10 April 2025. These options were identified as:
 - Option 1A "Do Minimum"
 - Option 1B "Base recommendations"
 - Option 2 "Mid-term Enhancements"

- Option 3 “Full Consolidated Upgrade of Marton Swim Centre”
- 3.2 Each option is briefly described later in this report and a more detailed description of the options is attached.
- 3.3 The Committee discussed the options at the workshop as well as some potential funding opportunities. The Committee also noted several other options which were not identified by Create Architects & Engineers but can also be explored and these are:
- Close the Marton Swimming Centre permanently
 - Construct a new pool facility (either at the current site or a new site)
 - Remove the roof of the Marton Swim Centre and revert it back to an outdoor facility
- 3.4 Officers are now seeking direction from Council on how it would like to proceed with addressing the issues with the Marton Swim Centre.
- 3.5 Below officers have provided analysis of the options identified by Create Architects & Engineers and the options identified by the Committee at the April workshop. This includes identification of high-level, known advantages and disadvantages of the options, and the potential requirements for public consultation.
- 3.6 Council may also want to delay pursuing any of the below options to request officers undertake additional work to better understand these options or to explore other options which were not discussed at the workshop.

Analysis of Options:

Option: Close the Marton Swim Centre Permanently

- 3.7 Council could decide not to proceed with repairing the facility and instead explore the permanent closure of this facility.
- 3.8 This option would require public consultation and would trigger a Long Term Plan (LTP) amendment as this would be a significant alteration to an existing level of service and the swim centre is a significant asset.

Advantages:

- 3.9 Cost savings over time as Council would no longer need to maintain or provide for the operation of this facility.

Disadvantages:

- 3.10 Loss of a significant facility for our community.
- 3.11 Does not align with Council’s strategic priority of *Enhancing our Community Hubs*.
- 3.12 Contractual liabilities for the remainder of the pool operational contract with Community Leisure Management (CLM) who currently operate the facility.

Option: Construct a new pool facility (either at the current site or a new site)

- 3.13 Demolition of current pool facility and construct a new facility either at the current site or at an alternative site.
- 3.14 This option would require public consultation and would likely trigger a LTP amendment.

Advantages:

- 3.15 Could design and construct a modern facility that meets the current building code and can more comprehensively provide for a range of our community's needs (e.g. better facilities for people with a disability, for people requiring physical rehabilitation, and for younger people).

Disadvantages:

- 3.16 Expensive option and lengthy implementation period.
- 3.17 There would be no Council facility available locally for the duration of the design and construction.
- 3.18 Potentially not well aligned with the Government's direction for local government to focus on core infrastructure.

Option 1A "Do Minimum"

- 3.19 Replace or repair only the elements of the structure that is needed to restore the facility to its former status and reopen the pool.
- 3.20 This option would not require public consultation. Council should consider its Significance and Engagement Policy including that there is a high level of public interest in the Marton Swim Centre which is a "strategic asset".

Advantages:

- 3.21 Fastest and lowest cost option to reopen the Marton Swim Centre for the community to use.

Disadvantages:

- 3.22 Swim centre is no more than 35% NBS and likely to be earthquake prone so there is still a risk to public safety.
- 3.23 Does not address other known issues with the facility (e.g. leaks, out-of-date filtration system, and shortfalls in sanitation and accessibility).
- 3.24 May trigger a building consent and this could result in other upgrades to the building being required (e.g. upgrade the fire safety system and ensure compliance with minimum accessibility standards). This has potential to increase cost and timeframes for this option.
- 3.25 Swim centre not likely to be fit for all year-round use, if this was to be considered again in the future.

Option 1B "Base recommendations"

- 3.26 This option includes Option 1A (except for the temporary works) and proposes that the swim centre main pool hall is strengthened to >67% NBS (excludes changing rooms and reception) and includes a range of repairs and some replacement of end of life or out of date assets.
- 3.27 Could consider alternative roof types as part of this option, as discussed during the April workshop.
- 3.28 Possible that this option would not require public consultation, however, this option could be a substantial cost. Council should consider its Significance and Engagement

Policy including that there is a high level of public interest in the Marton Swim Centre which is a strategic asset.

Advantages:

- 3.29 Lower cost and faster than options 2 and 3 and could facilitate either of these options being undertaken in the future.
- 3.30 Earthquake strengthening the building reduces risk to the community.
- 3.31 Possibility that the facility could be used all year-round.

Disadvantages:

- 3.32 Still some shortfalls in the assets and facility (e.g. DE filtration, changing rooms and reception not strengthened, and uninsulated block work walls).
- 3.33 Does not test with the community whether this facility (including pool configuration) still meets their requirements.
- 3.34 Facility would remain closed until the works are complete.
- 3.35 Option not currently budgeted for in the LTP.

Option 2 “Mid-term Enhancements”

- 3.36 This option includes Option 1B and proposes some additional replacement, upgrading, and enhancement of the facility’s assets.
- 3.37 Possible that this option would not require public consultation, however, this could be a substantial cost. Council should consider its Significance and Engagement Policy including that there is a high level of public interest in the Marton Swim Centre which is a Strategic Asset.

Advantages:

- 3.38 Enhances current facility and addresses many of the known issues or shortfalls with the assets.
- 3.39 Earthquake strengthening the building reduces risk to the community.
- 3.40 Possibility of staging works so that the facility could be open for a season between the stages.
- 3.41 The facility could be used all year-round.

Disadvantages:

- 3.42 Still some shortfalls in sanitation and uninsulated block work walls.
- 3.43 Does not test with the community whether this facility (including pool configuration) still meets their requirements.
- 3.44 Facility would be closed for the duration of the works. If the works are done in stages, then the facility could be open between stages.
- 3.45 Option not currently budgeted for in the LTP.

Option 3 “Full Consolidated Upgrade of Marton Swim Centre”

- 3.46 In addition to Option 1B this option would also look at reconfiguring the facility including the existing 50m lap pool into a 25m lap pool and add three (3) warm water pools (being hydrotherapy, learn to swim, and indoor water play for toddlers). This would also

include replacement, upgrading, and enhancement of the facility's assets. Note: There could be more suitable alternatives to the configuration suggested by Create Architects & Engineers. Council would be able to consult with the community about their needs and the cost/funding of such a project if a reconfiguration of the swim centre is preferred.

3.47 This option would require public consultation.

Advantages:

3.48 Would be a more modern facility that would more comprehensively provide for a range of our community's needs (e.g. better facilities for people with a disability, for people requiring physical rehabilitation, and for younger people).

3.49 The new pool layout will create a smaller asset footprint used more extensively than the existing configuration with a large, combined footprint not being used to its full potential.

3.50 Earthquake strengthening the building reduces risk to the community.

3.51 The facility could be used all year-round.

Disadvantages:

3.52 Most expensive option and the facility would need to be closed for the duration of the reconfiguration works.

3.53 Loss of a 50m pool could restrict training opportunities for local competitive swimmers.

3.54 Option not currently budgeted for in the LTP.

Remove the roof of the Marton Swim Centre

3.55 That the roof of the facility is removed, and it becomes an outdoor facility.

3.56 This option would require public consultation and may trigger an LTP amendment if this was considered a significant alteration of the level of service for this significant asset. Community engagement as part of the 2024-34 Long Term Plan noted strong community support for a year-round pool which would not be possible if the roof was removed.

Advantages:

3.57 This would address the structural issues with the building and the associated public safety issue.

Disadvantages:

3.58 At this time, Officers do not have a good understanding of the feasibility of this option or what the implications would be for the capital cost of reverting the pool to an outdoor pool or the ongoing operational costs.

3.59 Still other issues with the facility that would need to be addressed (e.g. leaks and the filtration system etc).

Stage/sequence options

3.60 Council has the ability to stage/sequence options.

3.61 For example, Council could decide to go with Option 1A to get the pool open as soon as possible and then either; pursue one of the other options over a longer timeframe (and consult if required); or continue to consider the other options and decide at a later date

which of these options to pursue. *Note: If Option 1A triggers the requirement for a building consent and additional works are needed then this option could substantially increase in cost and the timeframe will also increase.*

4. Financial Implications

- 4.1 The options have substantially different financial implications.
- 4.2 The four options identified by Create Architects & Engineers range from an estimated capital cost of less than \$1 million to around \$12 million. Although these costs would likely vary depending on decisions Council made during the detailed design stage and/or when the works were undertaken.
- 4.3 Officers do not currently have an estimated capital cost for closing the pool permanently or for removing the roof.
- 4.4 There is some money in this year's CAPEX budget and next year's CAPEX budget that was allocated for renewals and minor upgrades for the Marton Swim Centre that could be used for which ever option Council prefers. Noting that this is substantially less than even Option 1A "do minimum".
- 4.5 Funding options, including any potential external funding, to cover the capital expense can be explored depending on which option is preferred by Council.
- 4.6 The options will have implications for operational costs which will need to be budgeted for.

5. Impact on Strategic Risks

- 5.1 There are a number of strategic risks associated with this issue and the options that are outlined in this report including:
 - Reputational risks – trust and confidence is tarnished, insufficient capability and capacity to fulfil agreed commitments, and obligations to health and safety are not met.
- 5.2 With regards to reputational risks the Marton Swim Centre is a strategic asset and there is a high level of community interest. This significant community facility was closed for the 2024-2025 swim season due to a structural issue. There are many options available for Council to consider for addressing the issue.
- 5.3 When making a decision Council should consider how public engagement and open and transparent decision making can reduce the risk of trust and confidence being tarnished.
- 5.4 Some of the options have greater reputational risks in relation to health and safety for example Option 1A would not earthquake strengthen this community facility.
- 5.5 Council should also carefully consider our ability to deliver the options based on information that is currently available or whether additional information is needed before making a decision to ensure we have sufficient capability and capacity to fulfil agreed commitments.

6. Strategic Alignment

- 6.1 The Marton Swim Centre is a strategic asset and how the issue with this asset is addressed will have different implications for social wellbeing and for Council's strategic

priorities (notably working collaboratively to improve community wellbeing and enhancing our community hubs).

- 6.2 Council needs to consider how the different options align with its strategic framework as it works through its decision making processes.

7. Mana Whenua Implications

- 7.1 No mana whenua implications have been identified.

8. Climate Change Impacts and Consideration

- 8.1 No specific climate change impacts have been identified for the options outlined in this report at this stage. However, some of the options could provide for more energy efficiency outcomes for this facility.

9. Statutory Implications

- 9.1 There are statutory requirements in relation to public consultation which vary depending on which option the Council chooses. Some of the options explored in the report may, or will, trigger a LTP amendment.
- 9.2 Officers have provided direction on these implications throughout the report, however, this should be viewed as preliminary advice and requires further legal consideration.
- 9.3 Council has statutory obligations under the Building Act 2004 which it must meet when altering, reconstructing, or constructing new buildings. Council's preferred option will need to meet the requirements of this Act.

10. Conclusion

- 10.1 Structural damage to the Marton Swim Centre building has resulted in this facility being closed.
- 10.2 This report outlines a range of options available to Council to address the issue/s with the Marton Swim Centre.
- 10.3 The best suited option and associated timelines depends on Council's short and long-term vision for this facility. The option that Council chooses will drive the next steps in the process.

11. Decision Making Process

- 11.1 Council may decide to pursue one of the options (or even to stage several of the options) outlined in this report. Alternatively, Council may decide to direct officers to provide additional information on one or more of the options and then report back to Council at a later date.
- 11.2 If Council decides to pursue one of the options (or to stage several options) then officers can confirm the next steps in the process.

Attachments:

- 1. Marton Pool options**
- 2. Marton Pool existing floor plan**
- 3. Marton Pool consolidated floor plan**
- 4. Marton Pool new roof plan**

Recommendation 1

That the report Marton Swim Centre Update be received.

Recommendation 2

That Council requests officer progress with the following option [select one]:

- *Close the Marton Swimming Centre permanently.*
- *Construct a new pool facility (either at the current site or a new site).*
- *Option 1A “Do Minimum” as described in Stage 2 report from Create Architects and Engineers.*
- *Option 1B “Base recommendations” ” as described in Stage 2 report from Create Architects and Engineers.*
- *Option 2 “Mid-term Enhancements” ” as described in Stage 2 report from Create Architects and Engineers.*
- *Option 3 “Full Consolidated Upgrade of Marton Swim Centre” as described in Stage 2 report from Create Architects and Engineers.*
- *Remove the roof of the Marton Swim Centre and revert it back to an outdoor facility*
- *A staged approach with short-term term repairs as identified in [add option/detail here], and complete further work on the long-term approach [add here].*

Marton Swim Centre

Potential Upgrade Options V2

Short Term Option 1A 'Do Minimum'

- Temporary: Replace partial roof cladding & secondary timbers between grid lines 5-7 (like for like)
- Replace delaminated beam between grid lines 6 and strengthen the remaining primary glulam rafter beam
- Temporary: Replace defective steel diaphragm roof strapping
- Repair egress doors main pool hall
- Replace pool lights
- Temporary: Patch repairs to HVAC and boilers

Accept

- Swim Centre is no more than 35% NBS more likely to be Earthquake Prone
- Leakage to 50 metre pool delivery in return
- Leakage through roof to Main Pool
- Accept roof and wall cladding to Teaching Pool as is
- Accept shortfalls in Sanitary and Accessibility
- Shortfalls in slip resistance to pools
- More toxic DE filtration
- Limitations of 50m Pool and Teaching pool remain
- Seasonal Pool use only
- Facility remains as it is currently.

Short Term Option 1B 'Base Recommendations'

In addition to 1A (with removed temporary works)

- Swim Centre main Pool Hall strengthened to >67% NBS (excludes Change rooms and Reception)
- New HAVC System and Heat Pumps
- Install Fire safety System Type 3
- Replace pipe work to 50m pool
- Replace surrounds and drainage to 50m
- Replace whole roof cladding and secondary timbers with insulated metal roof
- Accept roof and wall cladding to Teaching Pool as is
- Replace all glulam roof beams with new glulam timber
- Replace steel diaphragm roof with full steel diaphragm
- Strengthen block work side walls
- Allowance for pool tank repairs
- Repair Egress doors to main pool hall
- Replace DE detention Tank

- Possible to use pool all year round

Accept

- Shortfalls in Sanitary and Accessibility
- Shortfalls in slip resistance to pools
- More toxic DE filtration
- Limitations of 50m Pool and Teaching pool remain
- Uninsulated block work walls

Mid Term 2-5 years Enhancements – Option 2

In addition to Options 1A & 1B

- Enhance slip resistance around pools
- Upgrade Main Switch Boards
- Replace high level glazing to pool hall and egress doors - Insulated
- Replace Cladding to Teaching Pool with insulated Metal Roof
- Replace roof to Change rooms
- Replace Glazing to Teaching pool hall windows and egress doors – Insulated
- Carry out Seismic Strengthening of Change rooms
- New Acoustic Ceilings in Pool Hall
- Upgrade Shower DHCW system
- Change away from more toxic DE to Sand Filtration
- Address Accessibility Shortcomings

Accept

- Shortfalls in Sanitary
- Limitations of 50m Pool and Teaching pool remain
- Uninsulated block work walls

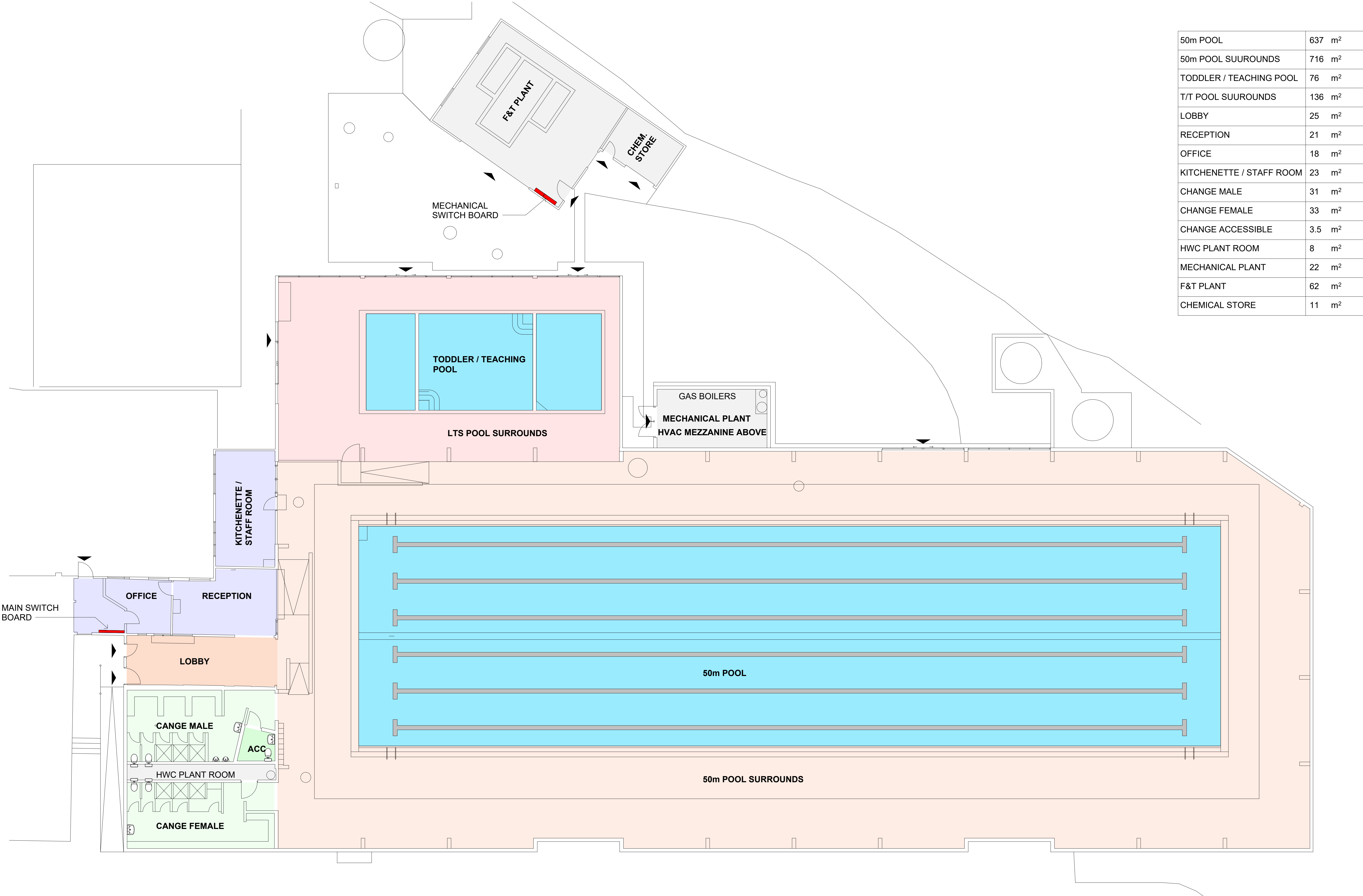
Alternate Mid Term Option 3: Full Consolidated Upgrade MSC with reconfigured 50m to 25m Lap pool and 3 warm water pools

Instead of Option2 – reinstate Facility with 50 year design and maximum community engagement
(In addition to options 1A & 1B above)

- Remove Teaching pool and earmark for outdoor wet deck at some point
- Reconfigure 50m pool into 6 lane 25m Lap pool – dive entry & short course competition
Plus 3 warm water pools: Hydrotherapy, Learn to Swim and Indoor water play for toddlers.
- Change away from more toxic DE to Sand Filtration
- Replace Reception and change rooms with new modern facilities
- Include ETFE light well over pools - *(note if a valued option then it needs to be factored in as part of 1B to allow this to happen).*
- New Acoustic Ceilings in Pool Hall around ETFE light well
- Enhance slip resistance around pools
- Upgrade Main Switch Boards
- Replace Glazing pool hall windows and egress doors – Insulated
- Address all shortfalls in sanitary

- Address all shortfalls in accessibility
- Side block walls of main pool hall are insulated

Provides a consolidated facility asset that utilises key aspects of the existing facility and enhances it to reinstate 50-year vision, with the widest community engagement.



50m POOL	637 m ²
50m POOL SUUROUNDS	716 m ²
TODDLER / TEACHING POOL	76 m ²
T/T POOL SUUROUNDS	136 m ²
LOBBY	25 m ²
RECEPTION	21 m ²
OFFICE	18 m ²
KITCHENETTE / STAFF ROOM	23 m ²
CHANGE MALE	31 m ²
CHANGE FEMALE	33 m ²
CHANGE ACCESSIBLE	3.5 m ²
HWC PLANT ROOM	8 m ²
MECHANICAL PLANT	22 m ²
F&T PLANT	62 m ²
CHEMICAL STORE	11 m ²

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KEY PLAN

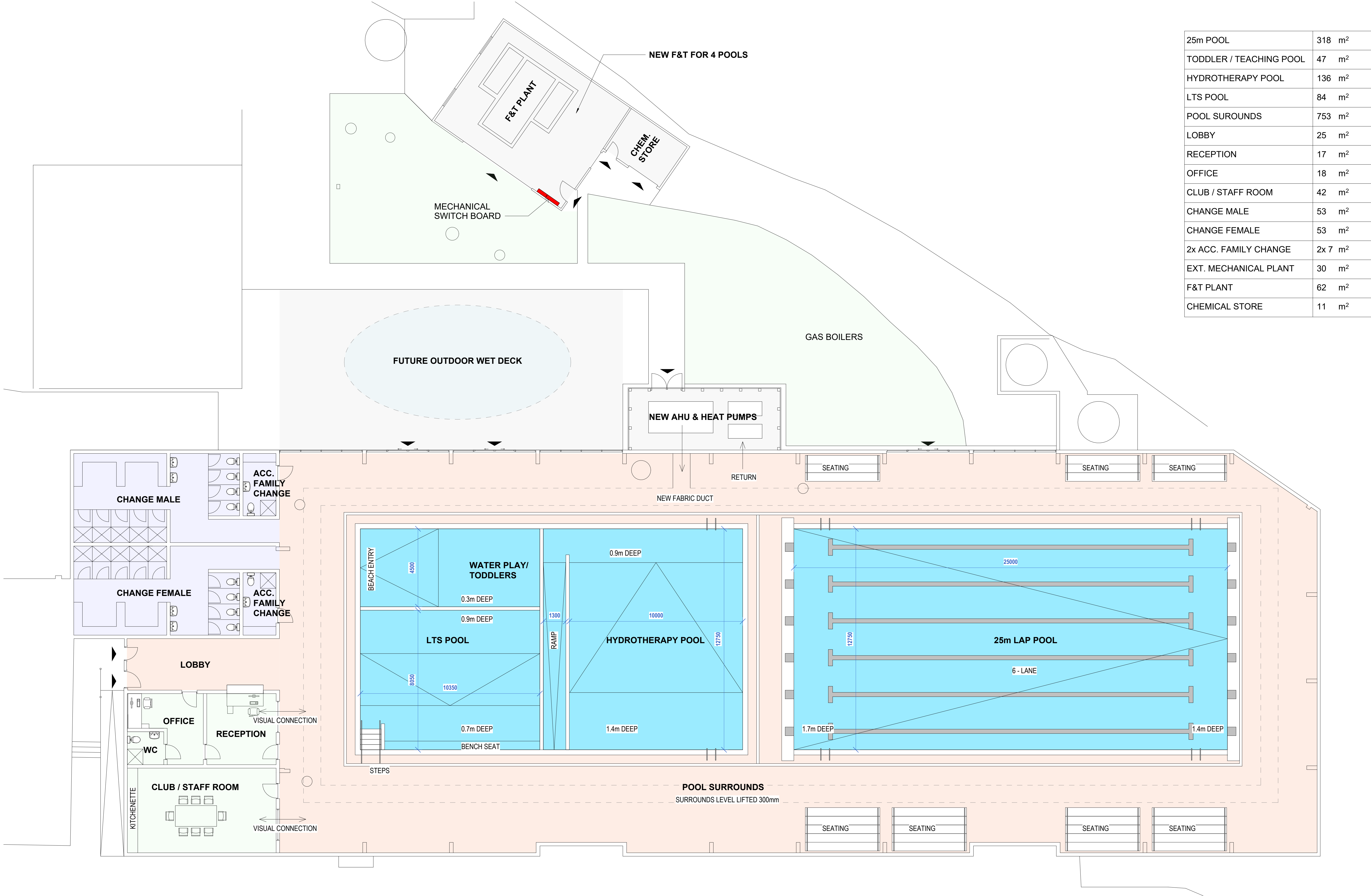
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PROJECT TITLE
Marton Pool
25 Hereford Street, Marton 4710
Rangitikei District Council
SHEET TITLE
GA Floor Plan - Existing

SCALE - ORIGINAL @ A1 1 : 100	DATE
DRAWING STATUS Preliminary	
PROJECT NO. 1853	SHEET NO. A100
	REVISION



25m POOL	318	m ²
TODDLER / TEACHING POOL	47	m ²
HYDROTHERAPY POOL	136	m ²
LTS POOL	84	m ²
POOL SUROUNDS	753	m ²
LOBBY	25	m ²
RECEPTION	17	m ²
OFFICE	18	m ²
CLUB / STAFF ROOM	42	m ²
CHANGE MALE	53	m ²
CHANGE FEMALE	53	m ²
2x ACC. FAMILY CHANGE	2x 7	m ²
EXT. MECHANICAL PLANT	30	m ²
F&T PLANT	62	m ²
CHEMICAL STORE	11	m ²

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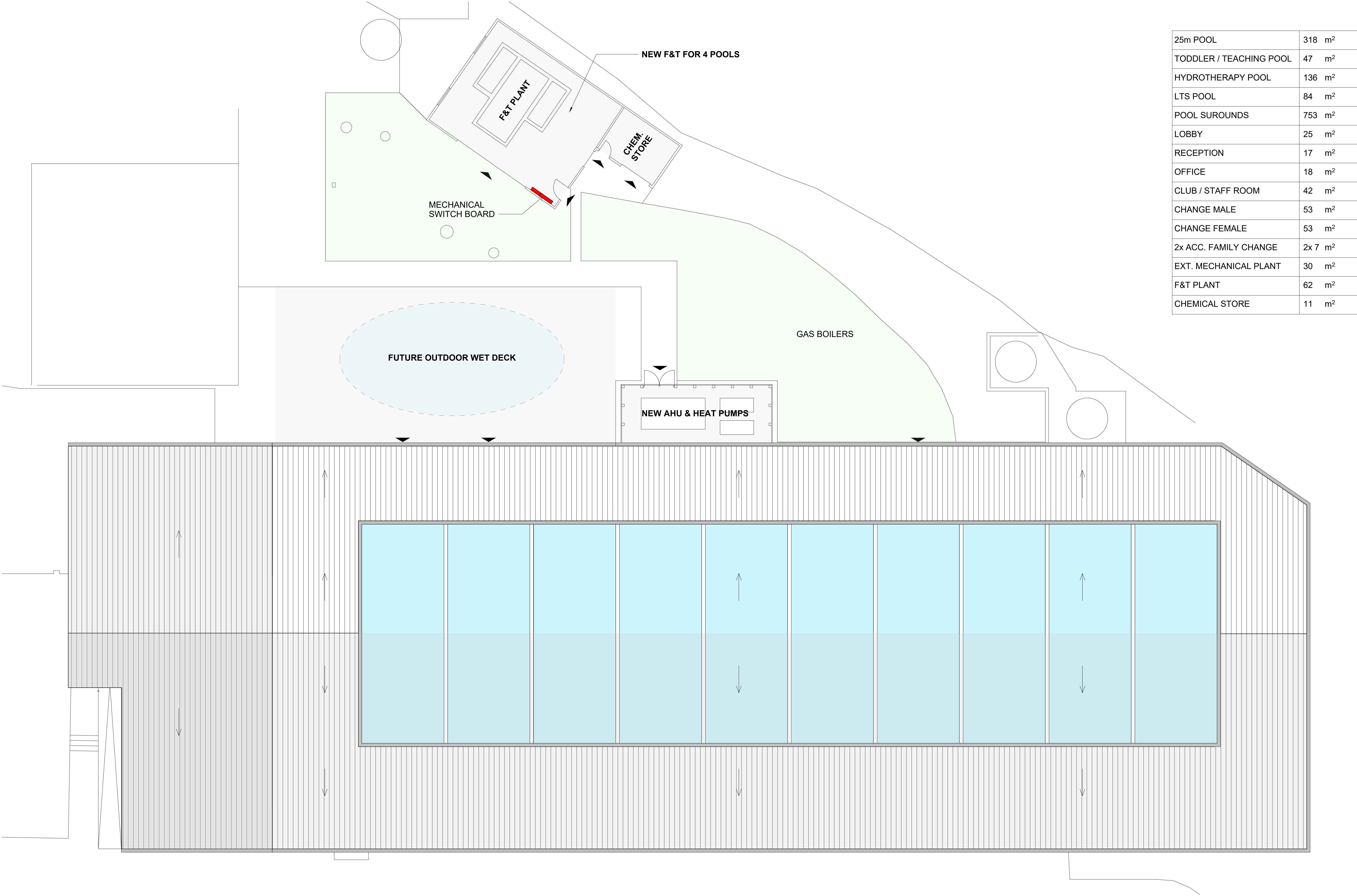
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PROJECT TITLE
Marton Pool
25 Hereford Street, Marton 4710
Rangitikei District Council
SHEET TITLE
GA Floor Plan - Consolidated Floor Plan

SCALE - ORIGINAL @ A1 1 : 100	DATE
DRAWING STATUS Preliminary	
PROJECT NO. 1853	SHEET NO. A101
	REVISION



25m POOL	318	m²
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CHANGE FEMALE	53	m²
2x ACC. FAMILY CHANGE	2x 7	m²
EXT. MECHANICAL PLANT	30	m²
F&T PLANT	62	m²
CHEMICAL STORE	11	m²