



The Glenorchy Pool & The ECE Centre Project

Exploring Our Options

Presented To
The Glenorchy Community

Presented By
The Glenorchy Kids Collective

The ECE Centre Project

The Glenorchy Kids Collective is a group of volunteers working to build a community-directed early childhood education centre on the site of the existing Playgroup building.

Our aim is to build a centre where families can benefit from affordable childcare within their own community, as well as a curriculum guided by our community values.

Guided by the findings of a feasibility study carried out in 2021, the Glenorchy Kids Collective has been pursuing the construction of a newly-built centre on the Ministry of Education-owned block. The new ECE centre would be designed to accommodate up to 40 enrolled students and also provide a new facility for the use of Playgroup members.

Origins of the ECE Centre Project

In 2019, Playgroup decided to act on the frustrating lack of childcare available in the community.

The ECE subcommittee was formed as a sub-group of the existing Playgroup structure to explore potential options for a childcare centre in Glenorchy.

Formerly as a subcommittee of the Playgroup, and now as the Glenorchy Kids collective, a committee of volunteers have raised funds independently and with the support of Playgroup in order to carry out a feasibility study, engage architects, liaise with the GCA and QLDC, and approach founders in order to gain momentum for this project.

Additional Uses

The original feasibility study included the following suggestions for areas of potential cross-over use of a newly built facility:

- After school care, holiday care for under- and over-5s
- Fundraising events, Facility hire
- Cooking classes-weekly
- Solar energy production & support for pool
- Wellness / Health room for under 5s
- Gym / Activity room
- Youth centre & activities
- Educational gardening

The Glenorchy Pool

The Glenorchy Kids Collective have engaged Team Green Architects to begin drafting concepts for a new ECE centre. While while working on these initial concept drawings the subject of the pool was raised and the question asked:

There is significant logistical crossover between a new ECE centre and the existing pool facility. We already have a committee, architects, and funding underway for building a new ECE centre – could we use this opportunity to carry out some upgrades to the pool while we are already undertaking a project on the adjacent site?

Then & Now

The existing pool was volunteer-built in 1984 and has served the community faithfully for many years. Currently the pool is a Glenorchy-owned asset, and its day-to-day operation relies on the input of volunteers.

In recent years, operating and maintaining the pool has fallen almost completely on the Coates family who have volunteered an extraordinary amount of time to keep the facility running. Nomes, Scotty, and the wider community have raised multiple concerns about the current state of the pool, all of which need to be addressed in order for the pool to remain open in the long term.

ECE Centre Crossover

Whether or not these two projects are combined into one larger community facility, the following items affecting the pool will all need to be addressed in the construction of an ECE centre on the planned site:

- Replacing the existing septic system which is currently shared by both the pool and the Playgroup
- Boundary setbacks between existing and new buildings, potentially limiting the amount of available space for the ECE centre
- Redesigning the Cantire Street boundary to improve parking facilities, and improve school pick-up safety
- Incorporating solar capabilities into the new ECE centre building, and whether or not this could help offset pool power consumption

Pool Concerns

In recent years hundreds of community pools around New Zealand have closed due to a lack of operational funding, staff shortages, or an inability to meet required Health & Safety guidelines. Without urgent intervention, there is a strong chance the Glenorchy Pool could meet the same outcome.

For the pool to remain open in the 3-5 year short term, up to \$300,000 worth of repairs would be required in order to stay operational. For the pool to remain open in the long term, all operational and health and safety areas of concern would need to be resolved. Without meeting Poolsafe requirements, there is no assurance of a long-term future for the Glenorchy pool.

Operational Issues

- The pool liner is in desperate need of repairs. Leak issues are a persistent problem in the maintenance of the pool
- The pool building does not have a secondary exit, making it non-compliant with building and fire code requirements
- The pool building lacks adequate ventilation or temperature control. Not only is it uncomfortable for parents and guardians supervising at the pool, this prevents the GCA from being able to hire anyone to work in the facility as a lifeguard as conditions are unsafe

Pool Safe Requirements

The Glenorchy community pool does not currently meet any of the Poolsafe minimum requirements for community pools. Key areas of concern include, but are not limited to:

- Concrete lip around the pool requires removal
- The structure around the pool must be unclimbable from the inside, preventing anyone from being able to drop or jump in from an unsafe height
- The pool lacks any supervision, and relies on individuals to honor the 'no unsupervised children under 16' policy. Pool volunteers know that this policy is not always honoured, and the liability for any accidents that could occur would fall on the GCA

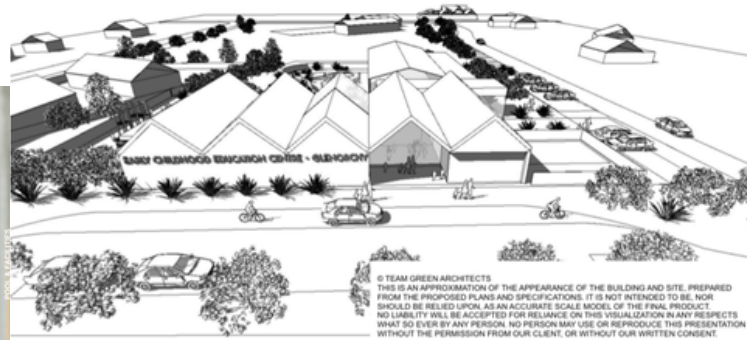
The Proposal

The Glenorchy Kids Collective propose to incorporate a renovation of the pool into the current plan to build an ECE centre. This could mean these facilities are joined into one larger structure, or that they remain separate buildings but are managed by one singular entity. In either scenario, the pool would be brought up to meet all Poolsafe requirements.

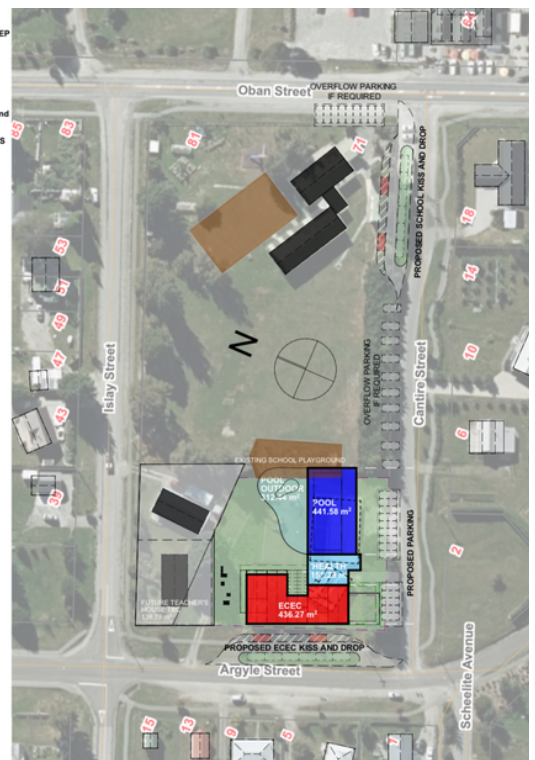
Depending on demand from the community, a renovation of the pool could be expanded to include:

- Separate splash pool for toddlers
- Expanded 25m pool
- Year-round pool use
- Gym facilities
- Commercial kitchen
- Multipurpose room
- Communal outdoor space

Concepts & Ideas



- LEGEND
- EX. SCHOOL BUILDINGS TO KEEP
 - PROPOSED ECE/CAPG
 - PROPOSED POOL
 - PROPOSED POOL FACILITIES
 - SCHOOL Playground
 - EXISTING PG & POOL BUILDINGS

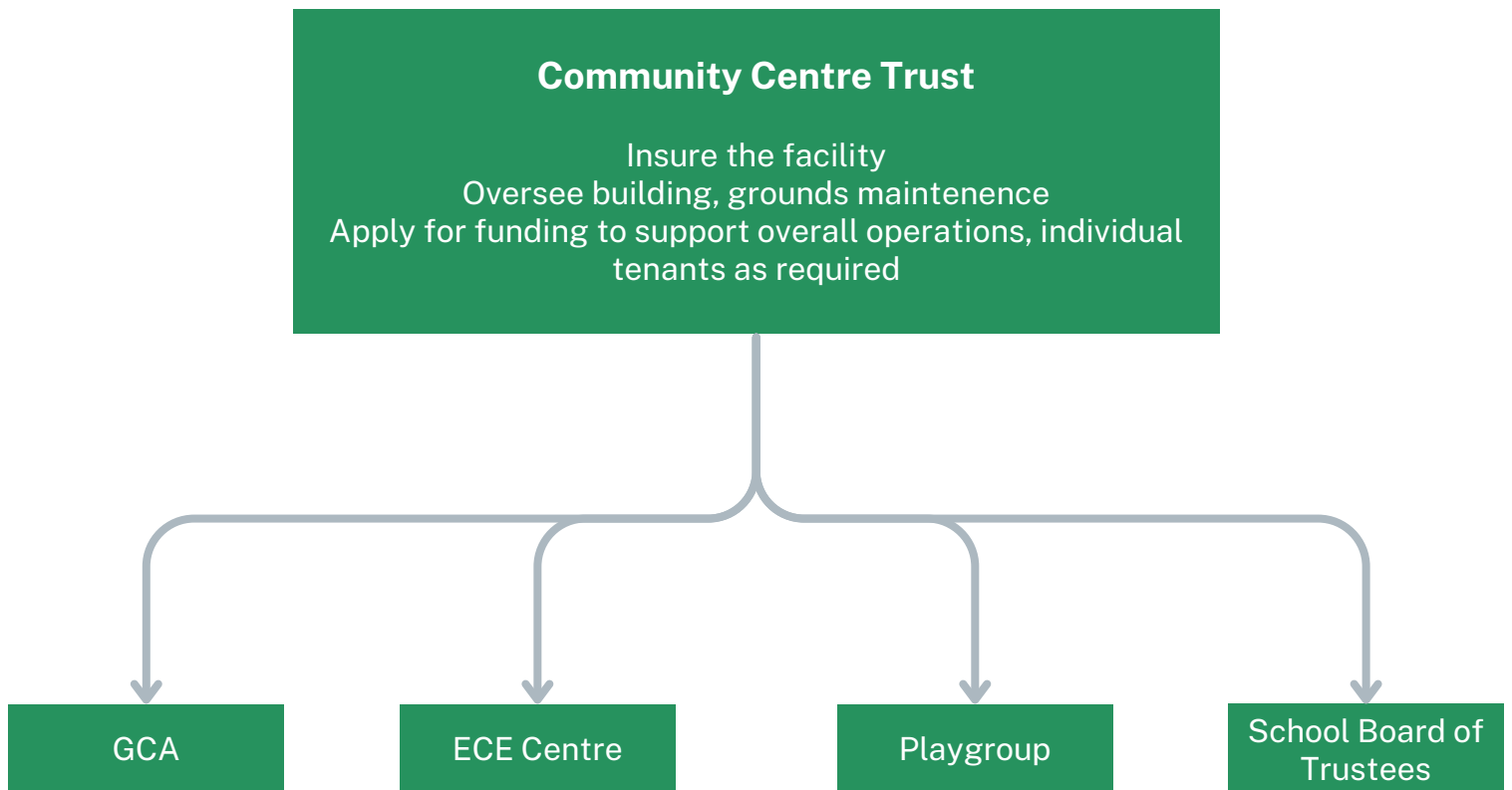


The above are intended as indicative concepts only, and not a definitive final design for a combined ECE centre/pool facility.

The Structure

Conversations with our lawyer have indicated that if the ECE centre project does become a collaborative community facility, a community trust should be established to oversee the ownership and management of the facility. This would allow the facility to remain community owned, while shareholder groups 'lease' the facilities specific to their needs.

The community trust would be made up of trustees from all of the stakeholder groups with involvement in the facility, and while 'big picture' management of the facilities (i.e. insurance, property management and maintenance) would be overseen by the community trust, each individual tenant would maintain control of their own operation within the facility.



Pros & Cons

The Glenorchy Kids Collective recognise that a project of this scale has numerous advantages and disadvantages to consider when deciding what next steps to take. While many groups within the community will be affected by the project differently, some key pros and cons to the possibility of an ECE-pool project merger have been listed here for review.

Merger Pros

- Combining the two projects allows pool improvements to begin with construction of the ECE centre, a project which has already gained momentum.
- Combination of the two projects allows for funding, planning, and design work to happen simultaneously with maximised efficiency.
- Considering both facilities simultaneously in the design of the space allows for the most efficient use of available land
- Collaborative design of the two facilities allows maximum potential benefit for solar energy use, wastewater design.
- The potential exists for QLDC to take over the management of an improved pool facility if built to meet more rigorous health & safety standards. This arrangement could mitigate or remove the burden of operating costs and volunteer commitment from Glenorchy, while the Glenorchy community would still own the facility.
- Funding is more readily available for multi-use community spaces, as opposed to a single-purpose project (i.e. ECE only)

Merger Cons

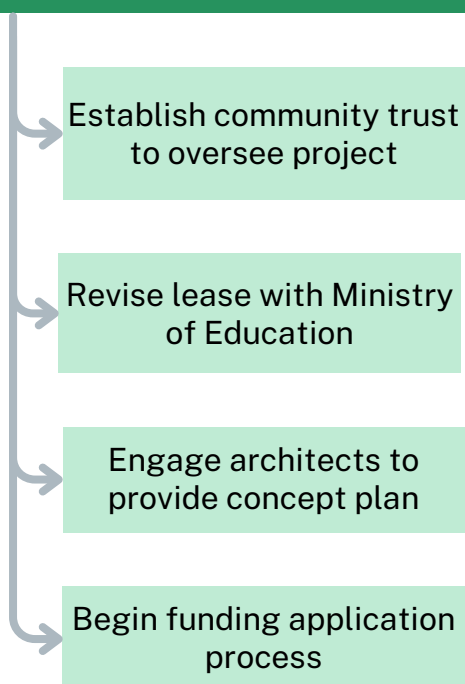
- A joint project would require additional steps to create the governing entity before proceeding with planning & fundraising.
- The total build time of a combined project could be longer than the expected build time of an ECE centre alone.
- Higher overall build cost would mean more funding to be secured before beginning the build stage of the project.
- The pool would need to close for a period while renovation works were carried out.
- Engineering requirements of a new pool on the existing site would need to be thoroughly assessed before the construction phase.

Next Steps

The Glenorchy Kids Collective & The Glenorchy Community Association have reached a stage where a decision must be made on how to proceed before any further progress can be made with either project.

The Glenorchy community are asked to submit their opinion in a public referendum: **Do you support the addition of renovations to the pool into the ECE centre project? Or do you believe these projects should remain separate?** The next steps of the Glenorchy Kids Collective will be determined by the outcome of this vote.

Option 1: ECE Centre and pool projects become combined



Option 2: ECE Centre project proceeds as originally planned

