

Officer responsible Parks Manager	Author John Allen, Team Leader Consents
Corporate Plan Output: Consents 9.4.8	

The purpose of this report is to submit a proposal from New Brighton Hot Pools Limited for the development of hot saltwater pools on the New Brighton foreshore.

NEW BRIGHTON HOT POOLS LIMITED

New Brighton Hot Pools Limited is currently made up of Zean Whittaker (Whittaker and Associates Limited), Mark Munroe (New Brighton Main Street Committee, Chairperson), and Simon Duncan (President of the New Brighton Surf Lifesaving Club). Mark Munroe is leader of the New Brighton Project (Main Street Committee) and has extensive experience in commercial aspects of the New Brighton area. Simon Duncan is the current President of the New Brighton Surf Lifesaving Club, professionally being a Business Manager with AMP Banking. Zean Whittaker, in his capacity as the Director of Evolution Projects Limited, has undertaken the development of a similar thermal pools project in Queenstown, construction for which is due to begin in June 2000.

PROPOSAL OUTLINE

New Brighton Hot Pools Limited proposes to construct a hot saltwater pools facility on the site currently occupied by the New Brighton Surf Club. The site is within the Business 2 zone on the New Brighton foreshore. The existing surf club building will be demolished and re-built as part of the development. The surf club will require surf boat storage, a workshop, gear, and IRB storage, first aid facilities, members room, and observation room. The proposal features several hot saltwater pools in a naturalistic setting, which offer views of the foreshore. It will be a concept similar to the Hanmer Springs Thermal reserve, but due to the site size will be limited to more passive facilities without the active water elements such as slides. The hot pools will offer passive recreational and therapeutic experience to a wide range of people. A key element will be the linking of the design of this facility with the surrounding natural environment. Space will be made in the complex for a physiotherapist, massage and beauty professionals.

The addition of this proposed hot water pool complex will add to the range of activities people can participate in, when at Brighton, thus adding to the number of recreational facilities on the New Brighton foreshore, begun with the building of the pier.

SITE PLANS

Attached is a conceptual site plan, some features of which include:

- In the south-east corner of the site it is proposed to re-site the New Brighton Surf Club’s operations in a new building.
- The balance of the site is to be occupied by the New Brighton Hot Pools Ltd’s buildings and structures. In the north-west corner of this area it is proposed that business leased space be made available for businesses specialising in health and fitness activities associated with the hot pools. It is proposed to build a small car park adjacent to Marine Parade.

FUNDING

The surf club may be able to fund the re-building of its existing clubrooms from lottery grants etc. Private investment will be sought for the remaining capital required to construct the hot water pools.

The Burwood/Pegasus Community Board made a grant of \$5,000 to the Main Street Committee, to partly fund a feasibility study into the possible construction of hot water pools at New Brighton. A similar amount was given by the New Brighton Pier & Foreshore Promotion Society. The applicant company is using this money to undertake a feasibility study into the possible construction of hot water pools on the foreshore, and to further develop the concept. Further money will be required to develop the concept into reality. It will be necessary to obtain this money from private investors. However before progressing this further the company would like an approval in principle to an option to lease the site presently occupied by the New Brighton Surf Club.

The applicants anticipate that construction of the facility will begin in May 2000, to ensure that the surf club facilities can be re-built and operational by the opening of the summer season in November. Officers are of the view that the necessary arrangements may take somewhat longer to put in place, i.e. leases, resource and building consents, and financial arrangements.

PROFESSIONAL INVOLVEMENT

The following professionals have already been contacted and are involved in the design and construction of the proposed development:

Design and Landscaping:	Boffa Miskell Ltd
Architects:	Architecture Warren and Mahoney
Engineering:	Beca Carter Hollings and Ferner Ltd
Resource consents:	Beca Carter Hollings and Ferner Ltd
Pool Construction:	Pioneer Pool & Building Ltd
Project Management:	Whittaker Associates Ltd
Accountants:	Scott MacDonald Accountants
Solicitors:	Kearney & Associates

EMPLOYMENT BENEFITS

The proposed hot water pools will provide employment for members of the surf lifesaving club as professional lifeguards at the facilities all the year round.

SUPPORT FOR PROJECT

Letters of support have been received from the New Brighton Pier & Foreshore Promotions Society, the New Brighton Surfbathing and Lifesaving Club, and the New Brighton Project Incorporated.

PLANNING ISSUES

It is most likely that the proposal will require planning consent under the Christchurch City Plan; this will depend on the final design. However issues such as excavation/filling, building design, landscaping, traffic, parking and signage, will need to be carefully evaluated by the applicant. It is likely that consent will be required from the Canterbury Regional Council, which administers the requirements of the Regional Coastal Environment Plan, one such issue which will need to be addressed is the extraction of seawater to fill the hot water pools.

LEASING ISSUES

The site presently leased to the New Brighton Surf Club is part of Lot 3 DP 50951 of 1.0041 hectares. If the Council (at a later date) formally grants an option to New Brighton Hot Pools Limited to redevelop the site, and if that option were exercised, then it would be necessary for the New Brighton Surf Club to surrender its present lease. Two new leases would need to be put in place, one in favour of the New Brighton Surf Club and the other in favour of New Brighton Hot Pools Limited.

CONCLUSION

At this stage, New Brighton Hot Pools Limited is seeking an undertaking from the Council not to grant to any other party a lease over the site presently occupied by the New Brighton Surf Club, so as to enable continued investment of both time and money in the project.

The Council is unable to give an option at this time because the details of the leasing arrangements have not yet been finalised (e.g. the amount of rent, the term of the lease and exact size of the premises has not yet been negotiated). These details will not be available until the feasibility study has been completed.

However, to give some comfort to New Brighton Hot Pools Limited, who are wanting to spend money on the feasibility study, it is recommended that the Council give the undertaking sought.

- Recommendation:**
1. That the Council agree not to resolve during 1 December 1999 to 30 June 2000 to grant a new lease to any party (other than New Brighton Hot Pools Ltd) for the use of the land presently leased to the New Brighton Surf Club.
 2. That, upon completion of the feasibility study a further report be submitted to enable the proposal to be formally considered by the Council.

The above report was considered by the Burwood/Pegasus Community Board at its meeting on 22 November 1999. The Board decided to support the construction of saltwater hot pools on the New Brighton foreshore and to recommend to the Parks and Recreation Committee that the staff recommendation be supported.

Chairman's

Recommendation: That the officer's recommendation be adopted.