

Bartley Street Public Toilet Renewal Options

Background:

The public toilets at 3 Bartley Street, Northcote Point are in poor condition, including minor foundation settlement, with cracking in some walls, a leaking and deteriorated roof that has led to rotting timber framing, as well as exposed utilities (plumbing, piping and electrical conduits) that are vulnerable to vandalism. In addition, Auckland Council has received multiple complaints about people using the facility for anti-social behaviour.



Bartley Street toilet location (left) and view from the road (right).

Options for renewal

Auckland Council engaged Stellar Projects Ltd to undertake an options and feasibility assessment for the renewal of the public toilet facility at 3 Bartley Street. Five options have been identified as feasible, the below is a summary of these options.

Option 1: Do nothing

- Toilets would remain open to the public in their current condition day and night.
- As they continue to deteriorate the toilets would eventually need to be closed for public safety.
- The anti-social behaviour issues would not be resolved.
- No consents required
- Cost would be nothing short term, but would lead to more expensive responses to rectify the deteriorating facilities.

Option 2: Minor Refurbishment of the existing facility

- Allows the opportunity to rectify issues with condition and arrangement of the existing facility.
- Lockable gates could be installed to deter antisocial behaviour after dark, where currently access is available 24/7.
- Repair the rotting timber in the roof structure, settlement of foundations and cracking in the walls.
- Resource consent would not be required, unless the repair works necessitated altering the exterior appearance of the building
- Cost estimate: \$120,000

Option 3: Demolish the toilet block

- Demolition of the building and leaving the land as grass
- No easily accessible public toilet in the neighbourhood town centre, with the closest alternative being in Little Shoal Bay
- The antisocial behaviour associated with the public toilets would be eliminated
- Resource consent would be required to demolish a building within the Special Character Area Overlay of the Auckland Unitary Plan.
- Cost estimate: \$80,000

Option 4: Demolish the Toilet Block and rebuild on the existing site

- Offers a new toilet facility which is designed to reduce anti-social behaviour and provide maximum visibility through the buildings position and good lighting.
- Resource consent would be required to both demolish the existing building, and to build a new one within the Special Character Area Overlay of the Auckland Unitary Plan.
- The design would be a modern facility providing two unisex toilets customised to suit the site. The design of the building would need to be durable and sympathetic to Northcote Point's Heritage.
- The new facility would provide an accessible toilet with a possible baby changing facility. A bike stand could easily be added to the site.
- Cost Estimate \$300,000



Example of the modern toilet facility that would replace the existing Bartley Street toilet building.

Option 5: Demolish the Toilet Block and rebuild in Jean Sampson Reserve

- Jean Sampson Reserve is located at 25-31 Queen Street, Northcote Point and is a 3,300m² site with a large area of flat open space, a small playground, timber seats, a basketball hoop and small concrete court area.
- The new location on Jean Sampson Reserve would spread the toilet provision out through Northcote Point, instead of having it concentrated around the neighbourhood town centre.
- The toilet would be used by park users, walkers/passers-by and cyclists on the Northcote Safe Cycle Route.

- The design would be a modern facility providing two unisex toilets customised to suit the site. The design of the building would need to be durable and sympathetic to Northcote Point's Heritage.
- The new facility would provide an accessible toilet with a possible baby changing facility. A water fountain can easily be easily to the site, as well as a bike stand.
- The new facility could be located near park assets, where the existing vegetation provides some screening but the entrance way is visible from the road and open area of the park. The suggested location would provide easy connection to the existing wastewater system in the park (red line) and the on-road water connection.
- Resource consent would be required to demolish the Bartley street Building. Building consent, but not resource consent, would be required for the new toilet building.
- Cost estimate: \$300,000



Possible location of new toilet at Jean Sampson Reserve