

Attachment B – Options Analysis Gulf Harbour Recreation Reserve

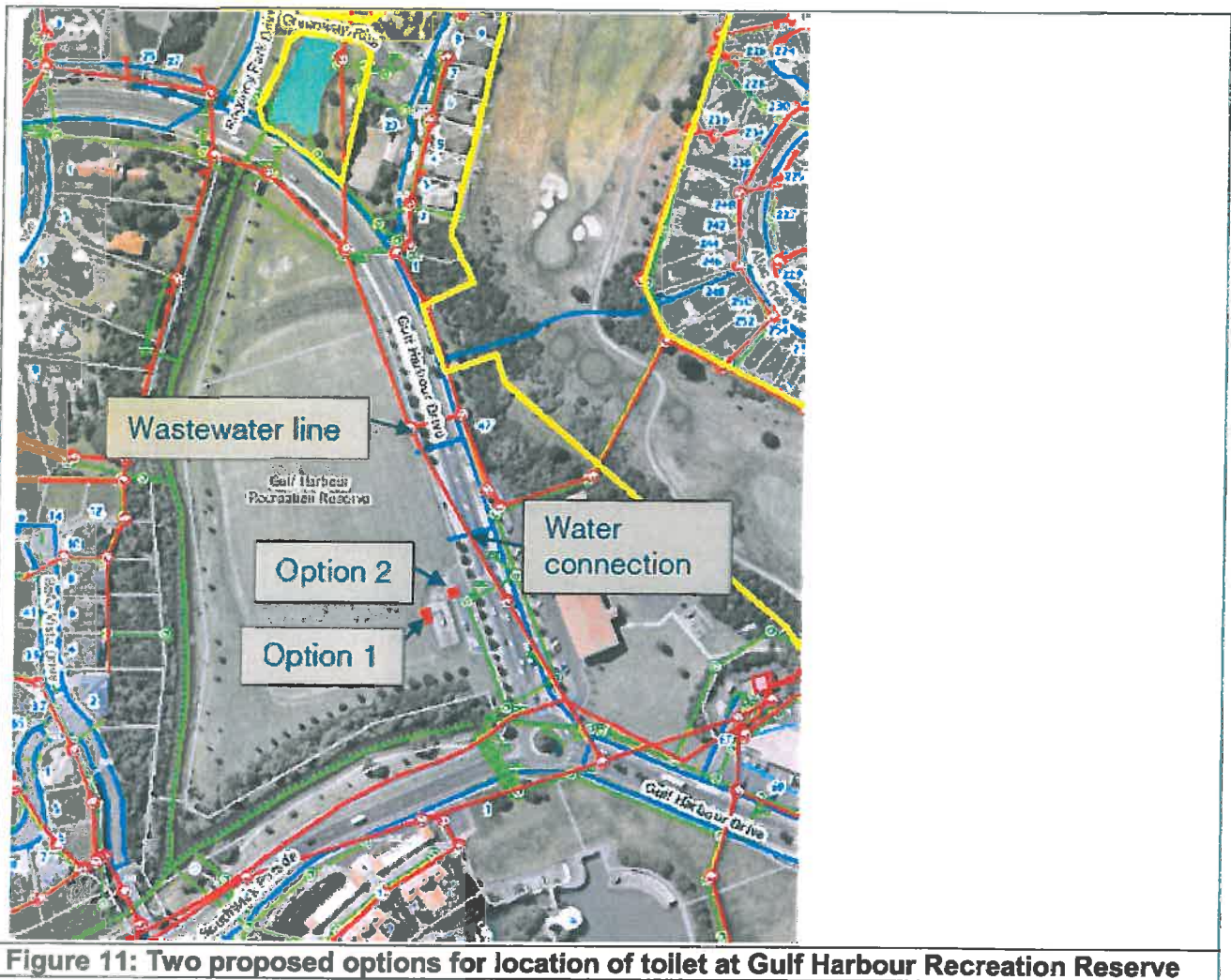


Figure 11: Two proposed options for location of toilet at Gulf Harbour Recreation Reserve

Option One: North of Playground

Option one would offer a location which has optimal surveillance from the adjacent school if orientated towards the car park facing east. This location also provides maximum visibility of the front of the toilet block from the car park.



Figure 12: Option One: North of Playground – Proposed Location



Figure 13: Option One: North of Playground – Artists Impression

Option Two: North of Car Park

Option two would allow a degree of passive surveillance from Wentworth College, located across the road. During school hours, the view of site option two from the school is slightly obscured by the existing Pohutukawa trees planted along the boundary line.

These trees would however reduce the visual impact of a new toilet in this location but detracts from elements of crime prevention through environmental design (CPTED), requiring open vistas and clear sightlines. If option two was seen to be the most feasible the Pohutukawa trees should have some crown lifting undertaken to create clear vistas to both toilet entrance ways.



Figure 14: Option Two: North of Car Park – Proposed Location



Figure 15: Option Two: North of Car Park – Artists Impression

Table Three: Cost break down of each option:

Gulf Harbour Recreation Reserve:	
Option #1	\$254,850.00
Option #2	\$261,120.00

Table Four: Summary of options analysis for Gulf Harbour Reserve

	Option 1 – North of playground	Option 2 – North of Carpark
Social	2	1
CPTED	3	2
Vegetation	1	2
Visual/Aesthetics impact	3	2
Water	2	1
Wastewater	2	1
Stormwater	1	2
Power	2	1
Cost	1	2
Total	18	14
Feasibility Rank	2	1