

Puketāpapa Public Toilet Provision Assessment 2018

Background:

Public toilets are an important component to park development. They enable increased use of public open space by allowing the public to spend longer within a reserve than they otherwise could have. This is particularly important for families with young children, seniors and those with specific access needs.

In FY18/19 the Puketāpapa Local Board funded a provision assessment focusing on public toilets found within public open space in their local board area. The assessment considered toilets within parks and also in other public spaces such as town centres.

The aim of this provision assessment is to identify where public toilets are currently provided across the network, and suggest possible locations for additional toilets to create a robust network across Puketāpapa.

Current State:

The Puketāpapa Local Board area has a comprehensive network of public toilet facilities.

Currently there are seventeen public toilets within the local board area, mapped on the following page. These are located at:

- Walmsley Park
- Mt Roskill War Memorial Park
- Dominion Road
- Fearon Park
- Big King – Te Tatua a Riukiuta
- Three Kings Reserve
- Monte Cecilia Park
- Seymour Park
- Hillsborough Park
- Keith Hay North
- Keith Hay South
- Richardson Road
- Taylors Bay Reserve
- Waikowhai Park
- Lynfield Reserve
- Margaret Griffen Park
- Lynfield Cove Reserve

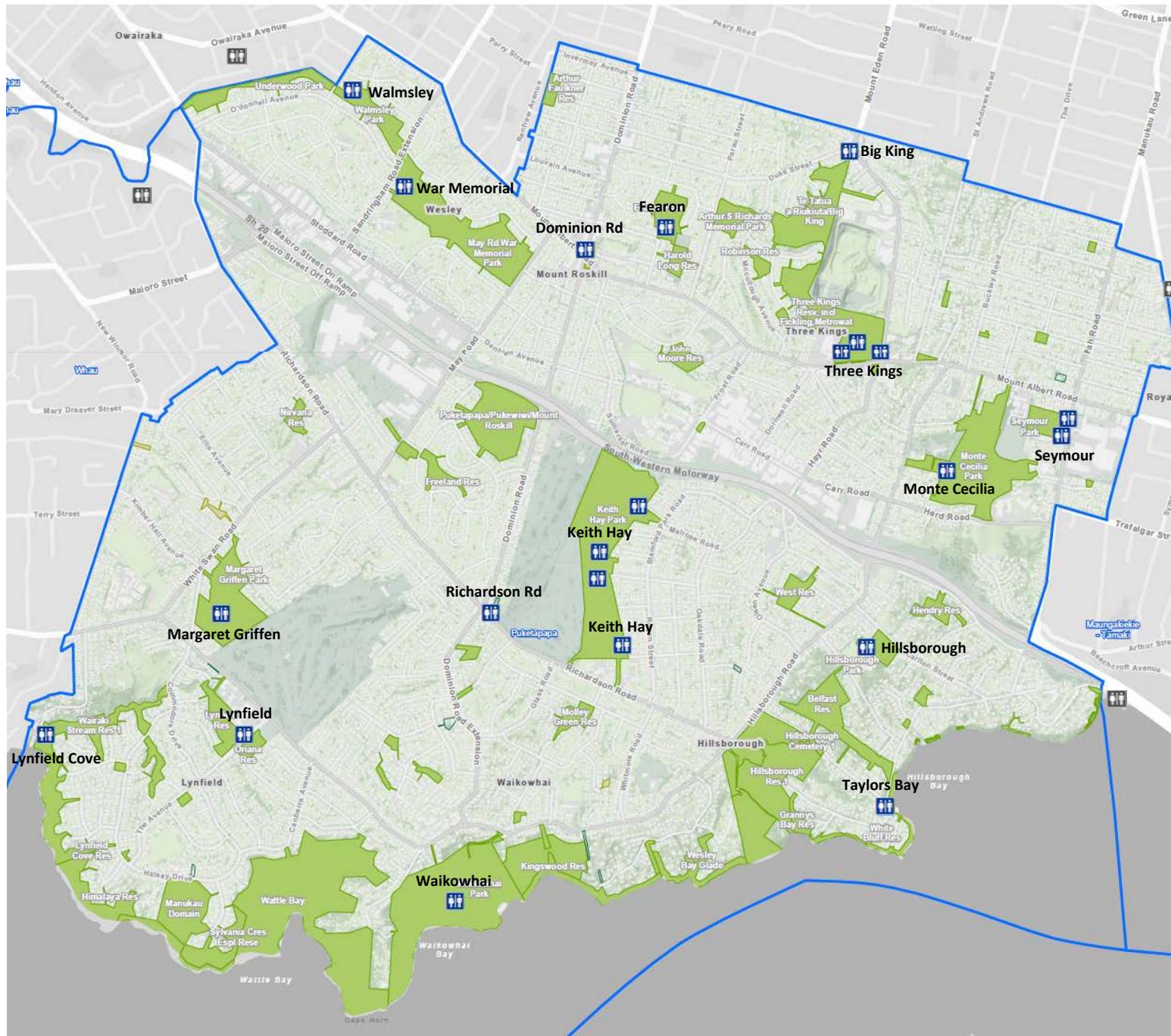
Public toilets located just over the border in other Local Board areas are also likely serving Puketāpapa residents. These are located at:

- Ōwairaka Park (Albert-Eden)
- Taumanu Reserve (Maungakiekie Tamaki)
- Cornwall Park (Maungakiekie Tamaki)
- Valonia Reserve (Whau)

The only clear gaps in the existing network are found within growth areas at Roskill South and Three Kings Quarry. There is a slight lack of provision in the Waikowhai suburb, and east of Keith Hay Park. There has been a request from the public to install a toilet at the western end of Stoddard Road.

Current Public Toilet Provision 2018

Puketāpapa Local Board



Creating a Robust Network:

To build on the existing network of public toilets, you must consider principles of where a public toilet would best enhance public use of the space.

New public toilets facilities require significant investment for their construction and ongoing maintenance. As such, they must provide significant benefits to the community for investment to be justified.

The principles used for this assessment to identify appropriate locations for the development of new public toilets are as outlined below:

- The open space has a high level of visitation, or is a destination space.
- Open space users stay within the park for a significant amount of time.
- The park holds organised sporting activity.
- The park provides a significant playground or play space for children.
- It is situated on an important active transport / walking route.
- There is a lack of other toilet facilities nearby (e.g. businesses, malls, sports clubs).
- There is an appropriate location at the site to ensure safety and security.

Long term Provision:

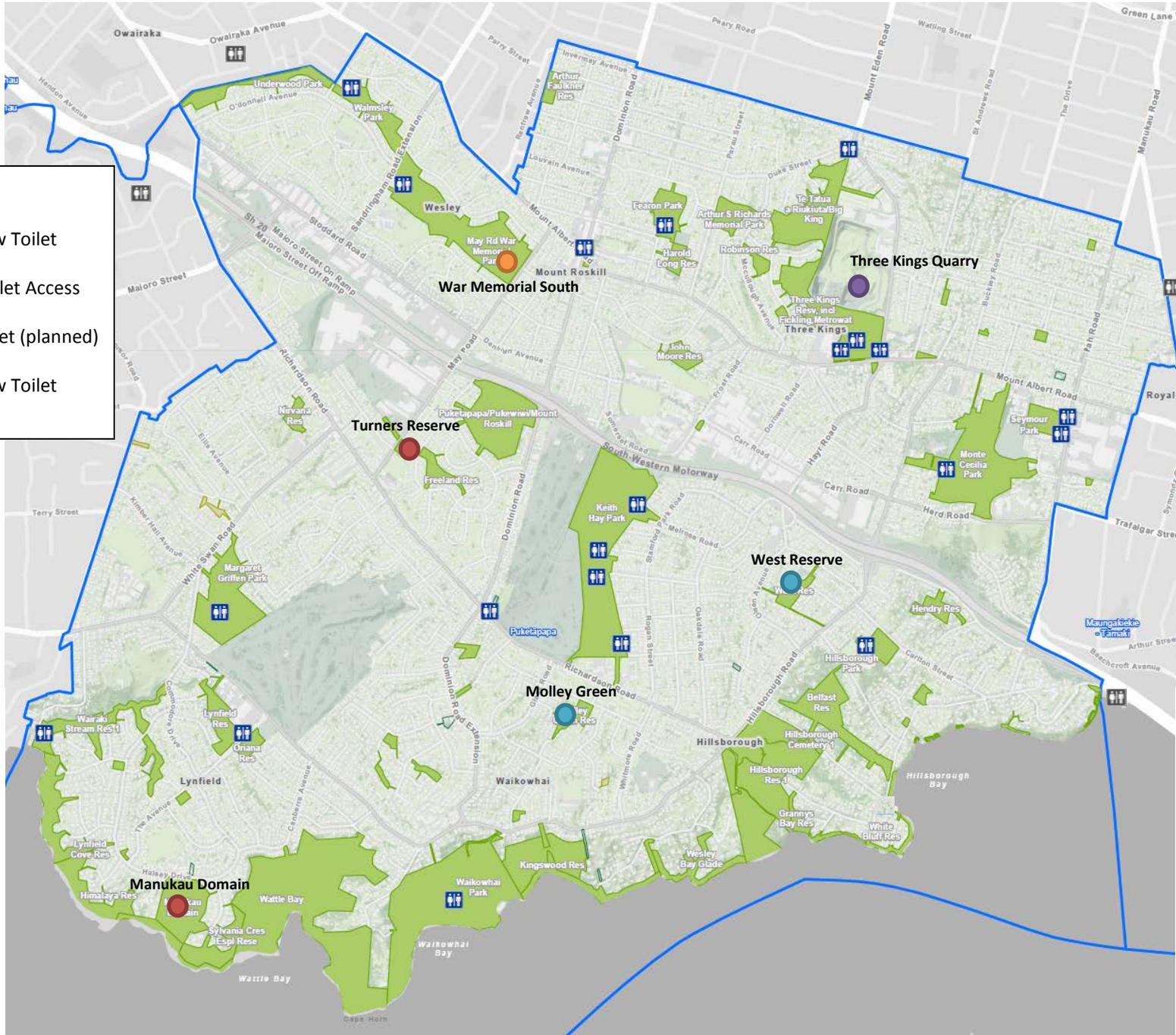
Additional public toilet sites were recommended for the following sites, also shown on a map on the following page:

Location	Rationale
Mt Roskill War Memorial South	This suburb park is a significant park for the area, providing community outcomes and hosting organised sports, as well as play and passive recreation opportunities. The southern end of the park does have a changing room facility with toilets, however these are not always available to park users. The hall also provides toilets, however these are only available to hall users. It is recommended that facilities are upgraded upon their renewal and made available at all times to public at this end of the park.
Three Kings Quarry Development	Significant housing development within this area as well as development of new sports fields at this site necessitates a toilet and changing room facility. While toilets are available at the nearby Three Kings Reserve, these are inaccessible to users due to the topography of the quarry site, with the new park below ground level. Growth funding has already been flagged to enable toilets and a changing room to be delivered at this park.
Turners Reserve	Turners Reserve is already a significant space for youth, which includes a large playground, basketball half courts and a learn to ride bike track. This park forms the recreational heart of the Roskill South housing development led by HLC and HNZ, and is likely to increase in use and importance to the community. A toilet is required to enable improved utilisation of the park.
Manukau Domain	Manukau Domain is an important open space along the Waikowhai Walkway. Situated roughly halfway between Lynfield Cove and Waikowhai Park along the walkway (both which have toilets), this park presents the perfect opportunity to provide an additional toilet stop along the Waikowhai Walkway. The walkway is predicted to increase in usage as a regionally significant walk, as its development continues and exposure grows. As a largely undeveloped park, a toilet should be considered in addition to other assets as play and recreation in a concept plan.
Molley Green Reserve & West Reserve	These two sites are very popular neighbourhood parks which include provision of play features as well as active recreation through basketball. Adding toilets would provide extended the use of each park for the community. Given the significant investment required, these two sites should be considered long term options.
Stoddard Road West	Local businesses would like to see a public toilet installed in this area. However, there are no appropriate locations without necessitating removal of parking areas. In addition, a toilet in this area would result in limited public benefit and meets few of the principles outlined above.

Proposed Long Term Public Toilet Provision Puketāpapa Local Board

Key

- = Proposed New Toilet
- = Improving Toilet Access
- = Proposed Toilet (planned)
- = Proposed New Toilet (long term)



Prioritisation:

The six sites suggested for public toilets within Puketāpapa have been prioritised below to provide a suggested order for future delivery. Sites were prioritised based on how many of the principles previously described for where a toilet should be installed were met.

- **Mt Roskill War Memorial Park**

The existing toilets at Mt Roskill War Memorial Park South should be upgraded upon renewal. Effort should also be made in the short term to improve accessibility of these toilets by ensuring that they are unlocked every day and not only on match days. These actions will ensure that the required provision is met at this site.

- **Three Kings Quarry**

The proposed new toilets within the Three Kings Quarry Development are already funded through growth funding as part of the development of the Quarry. The Local Board should continue to advocate for these facilities to ensure that they are delivered as planned.

- **Molley Green & West Reserves**

These are popular neighbourhood parks within areas of under provision of public toilets. However, the current use of these parks does not justify the significant expense of a toilet. Council guidance is to only consider toilets in parks of high use. As such, these sites should instead be flagged as possible options for the long term.

- **Manukau Domain**

A toilet here would provide benefit to users of the Waikowhai Walkway, ensuring that toilet facilities are available the length of the walkway in key locations. It will also help to serve a growing population in an area of the local board with low public toilet provision. However, the park is currently under-developed, and is not well used. In addition, the Waikowhai Walkway will continue to largely bypass the park until the coastal route is developed further. A toilet should be therefore considered alongside other assets in a concept plan for potential delivery in the future.

- **Turners Reserve**

The lack of toilet facilities within the Roskill South area, combined with significant housing development in this area, and existing youth facilities at Turners Reserve, make this park a high priority for installation of a toilet. While there is limited space within this park, it is recommended that a new toilet at this site is considered for delivery in the short term. This should also be included in ongoing discussions with HLC, who are undertaking significant housing development in the area that should unlock growth funding opportunities.

Next Steps:

Investigation and Design for a new toilet within Turners Reserve should be included in future work programmes.

Future renewal of existing toilet facilities across the local board area should consider improvements to accessibility and additional wayfinding signage to increase public awareness.