

# Memorandum

22 February 2020

To: Devonport Takapuna Local Board

Subject: Lake Town Green toilet options

From: Sarah Jones, Area Manager Operations, Community Facilities

## Purpose

1. To seek direction from the Devonport Takapuna Local Board around whether to progress one toilet option to developed design, consenting and construction in this reserve.

## Summary

- Four locations within the reserve were analysed and considered for a prefabricated concrete style toilet unit.
- Option 3 is recommended and has an estimated design, consenting and construction cost of \$264,000.00.
- Budget allocation and consultation with stakeholders are required in the next steps, if the project is to continue.

## Context/Background

2. The pre-school playground at Lake Town Green, Jutland Road, is very popular.



Figure A - Site of Lake Town Green

3. The community have indicated that a toilet would be well utilised, and the local board have indicated that this is a high priority development.

4. The Local Board have requested an investigation into options for a new toilet in the reserve and have provided LDI budget for the investigation stage. Construction budget has not been allocated at this stage.
5. If a toilet is not built the park users would continue to rely on surrounding businesses to use their amenities.
6. The service need has been assessed by the Parks team and they have recommended that a toilet is not constructed as the reserve is a small neighbourhood park.

## Discussion

### The options

7. An options assessment report has been commissioned, see Appendix A DRAFT Lake Town Green Toilet Feasibility - Jan 2020



Figure B – toilet location options within Lake Town Green

8. Assessment criteria include effect on neighbours, Crime Prevention Through Environmental Design (CPTED), services connections, capacity/service level (1 or 2 pans), consenting requirements, maintenance requirements, cost analysis.
9. The investigation was limited to a concrete style, prefabricated units to control costs. These are successfully used in numerous reserves around Auckland.
10. Both 1 and 2 pans options were included to consider the impact on cost and service levels.
11. Four options were considered, as can be seen in Figure B above.
12. No consultation with neighbours or park users has been done at this stage.

13. The impact on neighbours may be a contentious issue.

### **Conclusion.**

14. There is no ideal location in this reserve for a toilet; all options have some positive and some negative implications.
15. Consultation with neighbours, the wider community and iwi is recommended if the project is to continue.
16. Option 3, a single pan building in the corner nearest the two neighbours, is judged the most feasible, using the above criteria. This option has an estimated design, consenting and construction cost of \$264,000.00. Although option 3 is not the cheapest option and it requires a Resource Consent, it provides the community with an adequate level of service and a safe facility with minimal disruption to the existing reserve amenity.

### **Next steps/implementation**

17. If the local board wishes to continue with the project, sufficient LDI funds will need to be approved in the 2020/2021 work programme.
18. The preferred option will be used for consultation and the next stage of design.
19. The resulting detailed design will be bought back to the board for discussion, then formal approval.
20. Following that, the consenting, tendering and construction will be undertaken.