Rodney Local Board

OPEN ATTACHMENTS

ATTACHMENTS UNDER SEPARATE COVER

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Note: The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
William Fraser Reserve, Omaha

Local Board Workshop

June 2019

Sandra May
Senior Renewals Coordinator – Investigation and Design, Community Facilities
OBJECTIVES

The objective of this workshop is to:

- Present and discuss the feasibility report
- Choose preferred location between two presented options
- Discuss community engagement
Current Facilities at Omaha Surf Club

Investigation:

Evaluation two locations for additional public toilet facilities in or close to William Fraser Reserve

Rodney Toilet Provisions report states aspirations to provide visible public toilet location that better serves beach goers and public.

Investigation of the Level of Service required to ensure any new facility is adequately sized for the location
Level of Service Requirements

Two days of Data Collection on site

- Fine weather days
- Waitangi Day February 6th 2019
- Sunday February 10th 2019
- Data compiled in 15 min intervals from peak time of 10am to 2pm

- Existing facilities provide:
  - 2 pans in Female + change rooms
  - 1 pan + 2 urinals in Male + change rooms

Peak Count returned requirement of between 4 to 6 pans (combined), and Average use counts returned a requirement of between 2-4 pans (combined)

Based on count data 4 unisex pans would be considered suitable; but 6 pans is considered ideal for this location.
Location: Option One – East of Carpark – Main Reserve

- Location adjacent to playground
- Two orientations shown on image
- Toilets centrally located, close to play, bbq and picnic
- Highly visible through most areas of reserve and car park
- Ideally located for beach goers
- No vehicle traffic to navigate access
Location: Option One – East of Carpark – Main Reserve

- Located within cleared grass area, no arborists required
- Concrete footpath already in place – minimal additional works
- Existing services in place – minimising ground works

- Location within flood plain, classification of public amenities defines “flood tolerant”
- Building Consent required and Watercare application for wastewater
- Resource Consent required – may require additional consent for earthworks within a flood plain,
**Location: Option One – East of Carpark – Main Reserve**

<table>
<thead>
<tr>
<th>Item</th>
<th>Estimated Costs</th>
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<tbody>
<tr>
<td>Civil/ Building supply and delivery/ Installation</td>
<td>$750,000.00</td>
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<tr>
<td>Consenting Fees</td>
<td>$80,000.00</td>
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<tr>
<td>Professional Services (Design, Specs, Drawings, Details)</td>
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<tr>
<td>Physical Works supervision</td>
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<tr>
<td>Contingency 20%</td>
<td>$166,000.00</td>
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<tr>
<td>Provisional Sum for Water treatment for the facility</td>
<td>$50,000.00</td>
</tr>
<tr>
<td><strong>TOTAL Estimate</strong></td>
<td><strong>$1,046,000.00</strong></td>
</tr>
</tbody>
</table>

Estimates are to be confirmed, pending final design
Location: Option Two – West of Carpark

- Location adjacent to car park
- One orientations shown on image
- Toilets visible from car parks and shops,
- Less convenient for beach goers – may result in beach goers continues use of surf club facilities.
- Crossing through reserve, car park on both sides, playground – with conflicts with pedestrian and vehicle traffic - Result is lower level of safety and desirability
Location: Option Two – West of Carpark

- Amenities (bbq, seating, playground) located across car park
- Young children will require accompanying to the facilities
- Alterations to kerb required from car park for accessibility
- Likely reduction of car parks required
- Arborists required due to proximity of existing trees
- Additional lighting required
- More extensive grounds works required as services further away form this location.
Location: Option Two – East of Carpark – Main Reserve

- More extensive grounds works required as services further away form this location.
- Building Consent required and Watercare application for wastewater
- Resource Consent required

Benefits to this location:
Retaining large open green area of William Fraser Reserve
### Location: Option Two – West of Carpark

<table>
<thead>
<tr>
<th>Item</th>
<th>Estimated Costs</th>
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<tbody>
<tr>
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<td>Consenting Fees</td>
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<td>Professional Services (Design, Specs, Drawings, Details)</td>
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<td>$1,064,000.00</td>
</tr>
<tr>
<td>TOTAL Estimate</td>
<td></td>
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</table>

Estimates are to be confirmed, pending final design.
## Recommendation

<table>
<thead>
<tr>
<th>Infrastructure/Services</th>
<th>Option 1 - Eastern side of Carpark</th>
<th>Option 2 - Western Side of Carpark</th>
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</thead>
<tbody>
<tr>
<td>Cost</td>
<td>Moderate</td>
<td>Moderate</td>
</tr>
<tr>
<td>Construction time/disruption</td>
<td>Moderate - 6-8 weeks</td>
<td>Poor - 8-12 weeks</td>
</tr>
<tr>
<td>Consent</td>
<td>Moderate</td>
<td>Moderate</td>
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<tr>
<td>Use of Reserve Space</td>
<td>Moderate</td>
<td>Ideal</td>
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<tr>
<td>Visibility</td>
<td>Ideal</td>
<td>Moderate</td>
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<tr>
<td>Ease of access for beach goers</td>
<td>Ideal</td>
<td>Poor</td>
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<tr>
<td>Diverts use from SLSC</td>
<td>Ideal</td>
<td>Poor</td>
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<tr>
<td>Total</td>
<td>11</td>
<td>18</td>
</tr>
<tr>
<td>Feasibility Rank</td>
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<td>2</td>
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Option 1 – Easter side of Car Park would be most suitable.

Option 1 best fulfills the intentions of a visible location to serve beach goers and therefore effectively draw the public from the Omaha Surf club facilities.

Option 1 – provides a high level of service to the community with minimal disruption and at lower costs.
Draft Concept Plan

Concept plan is based on submission of Omaha Beach Community Inc suggestions and investigation results for ideal size and location.
Next Steps

- Community Consultation
  - Contact with Omaha Beach Community Inc.
  - Local community drop in session
  - Collect feedback on location and get input for concept design development

- Iwi Consultation

- Concept Design Development
Attachment A

Item 20

Thank you!
Rodney Toilets

Local Board Workshop
December 2019

Sandra May
Senior Renewals Coordinator – Investigation and Design, Community Facilities
OBJECTIVES

The objective of this workshop is to:

**William Fraser Reserve, Omaha**
- Rebuild toilet and amenity block.

**Waimauku, New Toilet Facility**
- Present location options and get feedback on preferred location
William Fraser Reserve, Omaha
Current Facilities at Omaha Surf Club

Investigation to June 2019:

Two locations for additional public toilet facilities within William Fraser Reserve indentified

Rodney Toilet Provisions report states aspirations to provide visible public toilet location that better serves beach goers and public.

Investigation of the Level of Service required to ensure any new facility is adequately sized for the location
William Fraser Reserve, Omaha
Level of Service Requirements

Existing facilities provide:

- 2 pans in Female + change rooms
- 1 pan + 2 urinals in Male + change rooms

Two days of Data Collection on site in February 2019.

Based on count data 6 pan toilet block plus changing facilities has been identified as an ideal outcome for this site.
William Fraser Reserve, Omaha  
Location: Option One – East of Carpark – Main Reserve

June 2019 workshop – Option One  
East of Carpark identified as preferred option.

- Location adjacent to playground  
- Two orientations shown on image  
- Toilets centrally located, close to play, bbq and picnic,  
- Highly visible through most areas of reserve and car park  
- Ideally located for beach goers  
- No vehicle traffic to navigate access
William Fraser Reserve, Omaha
Community Engagement – Meeting 14/08/2019

Draft Concept Plan and preferred location presented to Omaha Community and Surfclub Members.

Received general positive feedback to the project, location and draft design. Feedback integrated into draft concept design.

UPDATED CONCEPT DESIGN:
William Fraser Reserve, Omaha
Next Steps

- Community Consultation – Second Meeting in early 2020
  - Contact with Omaha Beach Community Inc. and Omaha Surfclub

- Iwi Consultation

- Planning Assessment / Stormwater assessment / Investigation into water supply and options to provide potable water

- Updated Cost Estimate
Waimauku, New Toilet Facility

Provision study undertaken by Parks, Sport and Recreation has identified the provisional requirements are lacking in three areas within the Rodney area:

Priorities are:

- William Fraser Reserve (In progress)
- Waimauku Town Centre, and
- Riverhead (Dinning Road or adjacent to new play space development).

Waimauku had three possible locations identified in the study.
Attachment B

Waimauku, New Public Toilet Facility
Waimauku, New Public Toilet Facility

The toilet provision study identified three possible locations within Waimauku:

1. Corner of State highway 16 and Factory Road – Car park area
2. Glasgow Park
3. Waimauku War Memorial Hall

Initial Community Engagement:

Meeting to discuss location and site visits with representatives of the Waimauku Lions Club – Meeting held on 02\textsuperscript{nd} October 2019
Waimauku, New Public Toilet Facility

1. Corner of State highway 16 and Factory Road – Car park area
Waimauku, New Public Toilet Facility

2. Glasgow Park (within vicinity of the playground)
Waimauku, New Public Toilet Facility

3. Waimauku War Memorial Hall
# Waimauku, New Public Toilet Facility

**Option 1: State Highway 16 / Factory Road**
- Would cater for transit traffic on highway 16
- A few daily Commuters (bus stop)
- Very little locals would benefit from this location
- High traffic volumes
- Fast and busy road to cross
- Difficult to reach from Waimauku village – 5 to 7 min walk across busy roads and no footpath connection
- Land not in AC ownership

**Option 2: Glasgow Park**
- Off main road, with limited parking
- Serve majority of Locals
- Enable park users to use park for extended hours
- Very busy playground, especially on weekend (several requests received over past years for toilet facility)
- Easy accessible for walkers/ dog walkers across path network through Glasgow park
- Close to new Waimauku Town centre / large new housing area with many young families
- Will not serve transit or commuter traffic
- Could serve non-local and beach traffic to Muriwai by providing road signage

**Option 3: Waimauku War Memorial Hall Vicinity**
- Cater Locals around village
- Low traffic
- Approx. 5 min walk from village,
- Requires walk across traffic
Waimauku, New Public Toilet Facility

Best suited location: Glasgow Park

Lions Club aspiration for the park is to activate the space and enable:

- Town centre/ hub
- Community area
- Saturday markets or other activities

To cater for growth and increasing demand / usage of the current facilities a new toilet facility could best suited within Glasgow Park.
Waimauku, New Public Toilet Facility
Next steps

- Community Engagement
- Iwi Consultation
- Professional Services Engagement for Concept Plan Development
Wellsford Toilet, 118 Rodney Street
Update

Exterior Design Detail: The contours of Wellsford
The texture added to the concrete panels to provide visual interest and variation, deter vandalism and provide some local reference. The contours reference the gently rolling landscape and Wellsford’s location on a low-lying ridgeline.

Thank you!
Attachment C

Item 20

LOCATION PLAN

- Visualisation Angle
- Proposed Location

EXISTING SITE PHOTO

WILLIAM FRASER RESERVE, OMAHA

VISUALISATION SHOWING CONCEPTUAL TOILET BLOCK

DEVELOPED CONCEPT