

Piha Domain Public Toilet and Changing Room Upgrade

File No.: CP2011/08644

Executive Summary

The existing toilet and changing room facility at Piha Domain requires renewal. The purpose of this report is to seek approval from the Waitakere Ranges Local Board to proceed with the design of a new toilet and changing room facility.

Recommendations

- a) That the report be received.
- b) That the Waitakere Ranges Local Board support a new toilet and changing room facility at Piha Domain to serve the public and the Piha Domain Motor Camp.

Background

The existing toilet and changing room facility at Piha Domain requires renewal. Budget has been provided in the 2011/2012 financial year to undertake a refurbishment of the existing block.

The existing toilet and changing room facility at Piha Domain provides facilities for both campers from the Piha Domain Motor Camp and the general public. The facility is set back 10 - 15 meters from Seaview Road and is approximately 35 meters east of the main entry to the campground as seen on attachment A. The facility is obscured from the road due to existing vegetation and water tanks.

The main objectives of the refurbishment works were to:

- Provide separate public toilet cubicles to face the road for the general public and provide a separate entrance for camper facilities;
- Promote the location of the public toilets to visitors to Piha (in conjunction with the relocation of the water tanks);
- Swap the position of the male and female areas over so the female camper area is closer to the camp house for surveillance; and
- Upgrade fixtures and fittings to be in line with the Parks West Toilet Specification to reduce vandalism and maintenance and be more environmentally sustainable.

Further investigation has identified that the facility is in a worse condition than originally thought when budget was allocated. The budget of \$120,000 provided in the 2011/2012 financial year is not sufficient to complete all the objectives of the refurbishment works.

Consultation on this project was programmed to be undertaken at the Piha Information Day on 1 October 2011. Due to the budget shortfall three options were suggested to upgrade the existing facility, these options are outlined below:

Option A – Undertake high priority refurbishment works within the current budget during the 2011/2012 financial year. Approximately \$120,000.

Option B – Request additional budget of \$230,000 to undertake all refurbishment associated with the refurbishment plan during the 2011/2012 financial year. The total physical works costs would be approximately \$350,000.

Option C – Request additional budget to remove the existing facility and build a new facility in the 2012/2013 financial year. The total physical works costs would be approximately \$500,000

Decision Making

Facility Design

Existing Facility

The existing facility consists of five toilet pans, four urinals, three showers, three basins and a changing area in the male area. The female area consists of five toilet pans, three showers, three basins, a changing area and a baby changing table. An all accessible shower and store room is also provided. The existing facility design can be seen at attachment B.

Refurbishment Design

To achieve the objectives outlined above, the concept plan to refurbish the existing block involved providing three single toilets pans and one all accessible toilet on the northern face of the building. This would provide a total of four toilets for visitors to used. The four toilets would be visible to the public from the road. Please refer to attachment C for the refurbishment floor plan. The internal layout of both the male and female areas has changed to accommodate the external toilets. The number of toilets within both the male and female camper areas has reduced, however the overall number of toilets within the facility has increased by two.

New Facility

To date no design has been undertaken for a new facility. The design of a new facility would not be constrained to the footprint of the existing block and would be built to the Local and Sports Parks West Toilet Specification. A new facility would also provide the opportunity to consider slightly alter the location of the existing facility, to reduce the proximity to the road and ensure that the design integrates with the surrounding area.

Significance of Decision

The decision does not trigger the Significance Policy.

Maori Impact Statement

Council's Maori Strategy and Relations Officer has advised that the refurbishment project is not of interest. If the decision is made to proceed with the design of a new facility the scope of this project will be updated and there will be an opportunity for local iwi involvement if applicable.

Local Board Views

<Enter text>

Consultation

This project was discussed at the Piha Information Day held on 1 October 2011. Attendees were given the opportunity to provide feedback on the three options on how to proceed with this project. Project information sheets have also been distributed to the Piha Residents and Ratepayers Association as well as other stakeholders.

Four comments have been received all in support of upgrading the facility and supporting a new building.

Financial and Resourcing Implications

Budget of \$120,000 has been provided in the 2011/2012 to undertake the refurbishment of the facility. This budget is not sufficient to undertake all works associated with the refurbishment concept plan.

Professional services associated with the design, consenting, tendering and supervision of a new toilet block would cost approximately \$40,000. \$10,000 is currently provided within the existing project budget for professional services, the additional \$30,000 will come from the physical works budget.

Remaining funding of approximately \$90,000 allocated for physical works in the 2011/2012 financial year can be carried over to the 2012/2013 financial year. The building upgrades programme for 2012/2013 can be revised to provide additional funding of \$410,000 towards the construction of a new toilet and changing room facility. This would provide funding of \$500,000 for the construction of a new facility. Facilities that are in better condition than the Piha Domain facility will be deferred to future years to assist with the reallocation of budget.

Legal and Legislative Implications

There are no legal or legislative issues associated with this project

Implementation Issues

If the Waitakere Ranges Local Board support a new facility for Piha Domain it is proposed to undertake consultation, design and consenting within the 2011/2012 financial year with the aim to construct the facility during July/August 2012. The timing of the physical works is to coincide with the low season winter months where disruptions to the camp ground and visitors will be minimal. If there are any delays with this project, construction may be deferred until June/July 2013.

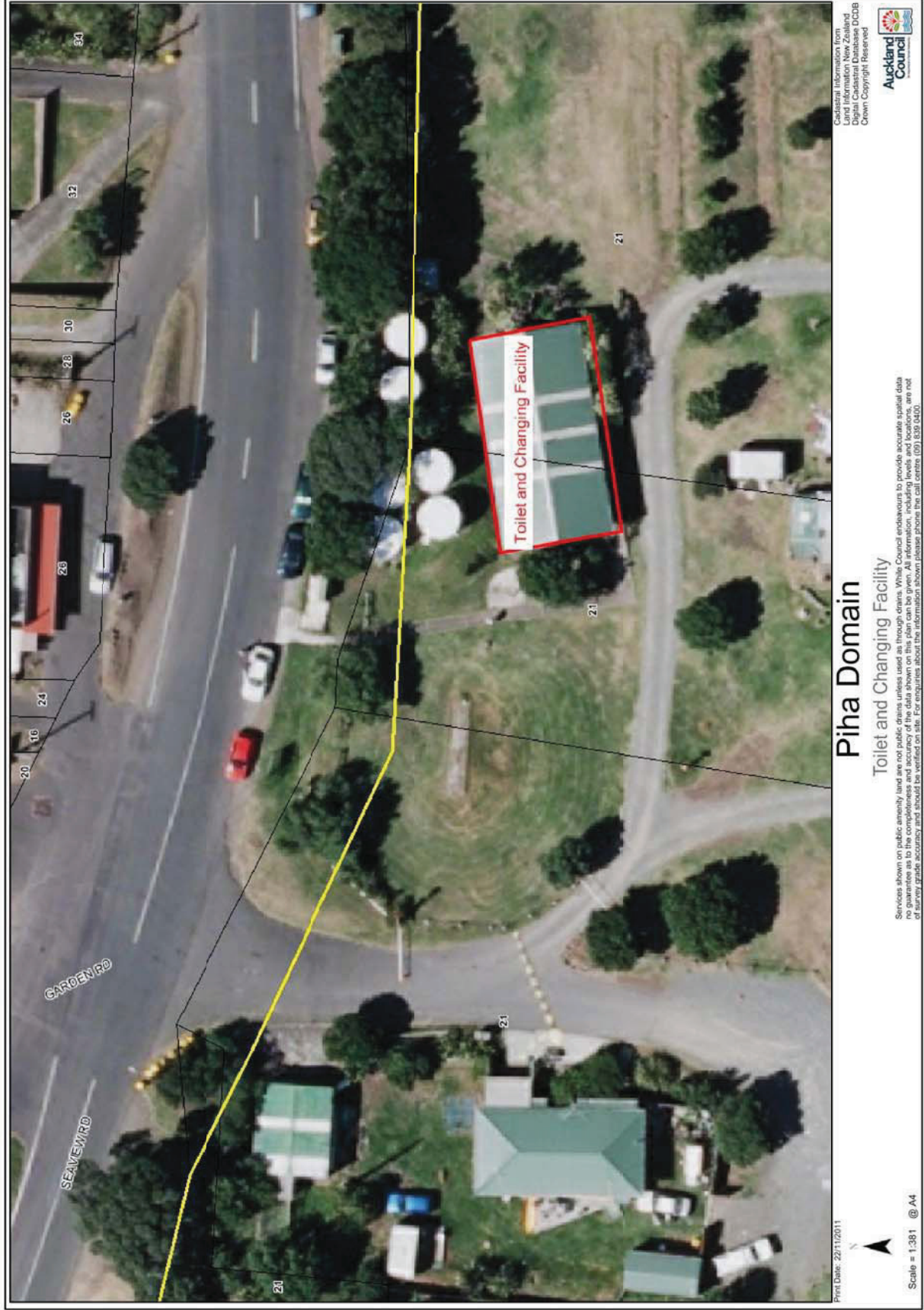
No.	Title	Page
A	Piha Domain Public Toilet Map	
B	Piha Domain Toilet and Changing Room Existing Floor Plan	
C	Piha Domain Toilet and Changing Room – Refurbishment Plan	

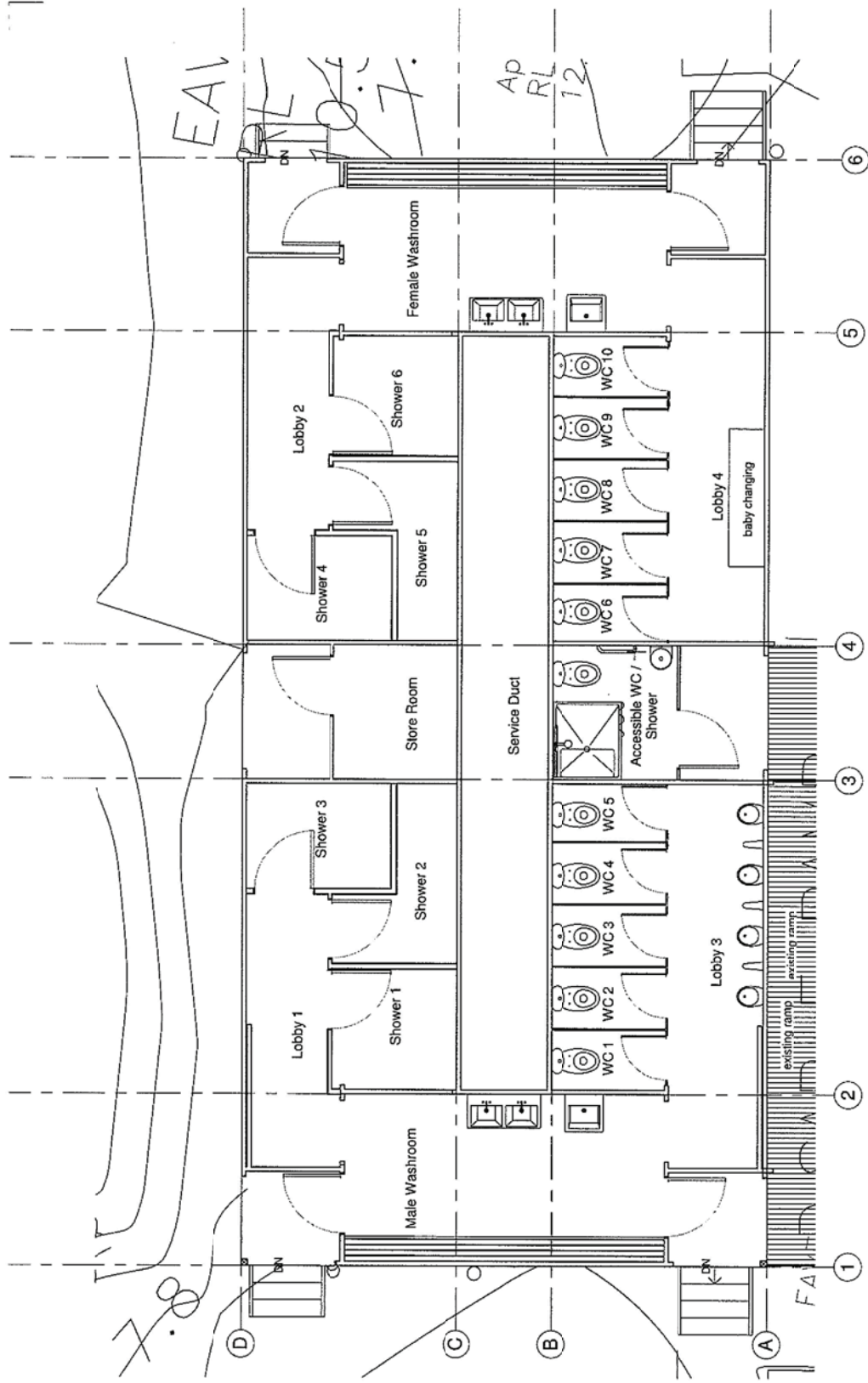
Attachments

No.	Title	Page
A	Piha Domain Public Toilet Map	23
B	Piha Domain Toilet and Changing Room Existing Floor Plan	25
C	Piha Domain Toilet and Changing Room – Refurbishment Plan	27

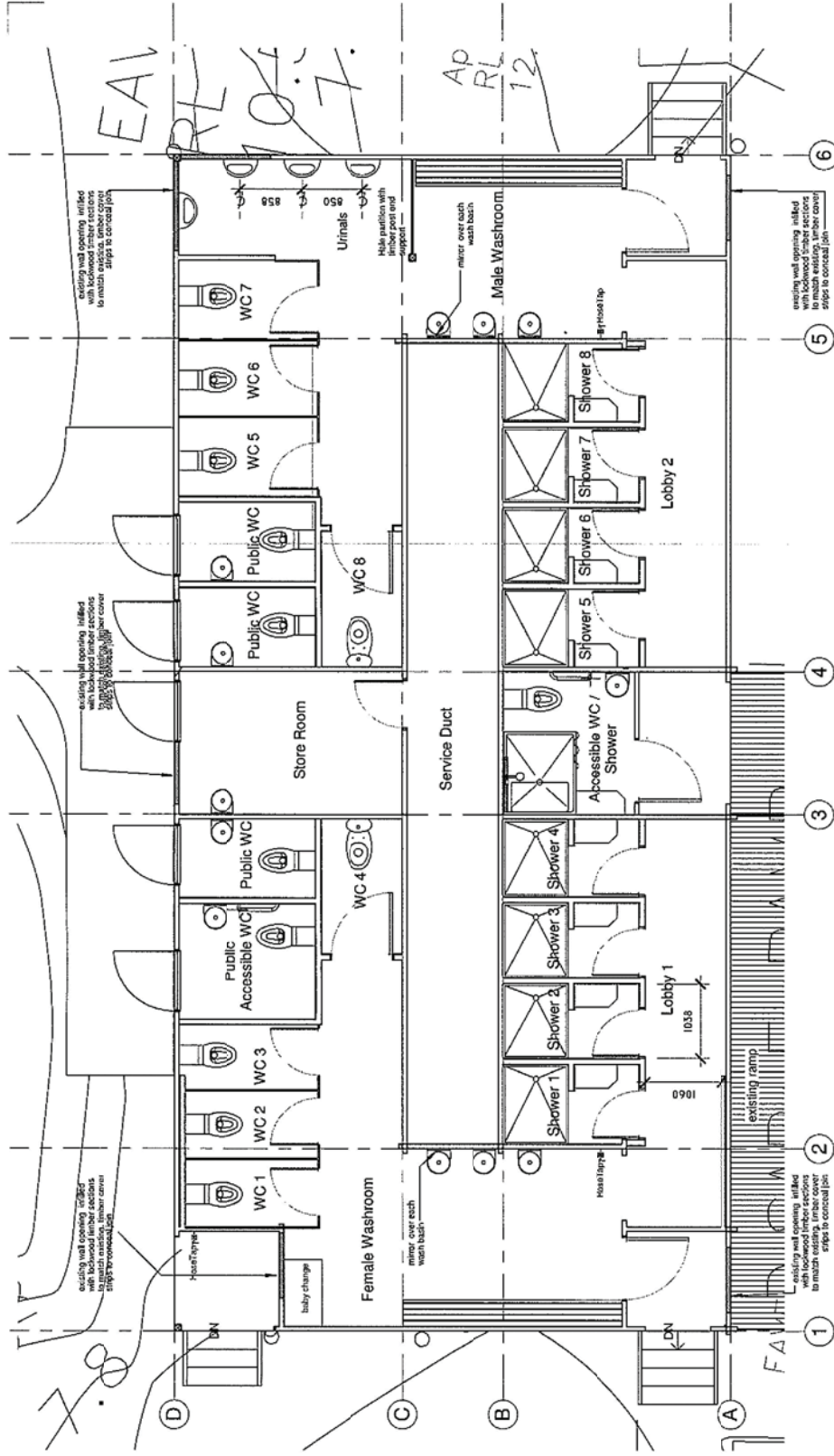
Signatories

Authors	Tracey Hodder, Parks Advisor – Development, Local & Sports Parks West
Authorisers	Grant Jennings, Manager: Local and Sports Parks West Mark Bowater, Manager: Local and Sports Parks Ian Maxwell, Manager: Parks, Sports and Recreation





Designed: L. Shaw Drawn: P. McC Checked: L. Shaw Date: 14 Dec 2011 Title: PHA Domain Public Toilet and Changing Room Upgrade Project No: 801701 Revision: A	Auckland Council Auckland Council Auckland Council	Project Title: Piha Domain - Toilets & Showers Seaview Road, Piha	Sheet No: 1:50 Sheet: SK3 Revision: A
---	--	---	--



1 Proposed Plan - Option 1

1 : 50

<table border="1"> <tr> <td>Drawn</td> <td>L. Dyer</td> </tr> <tr> <td>Checked</td> <td>P. McC</td> </tr> <tr> <td>Approved</td> <td>L. Dyer</td> </tr> <tr> <td>Scale</td> <td>1 : 50</td> </tr> <tr> <td>Date</td> <td>13 Aug 11</td> </tr> <tr> <td>Project No</td> <td>801701</td> </tr> <tr> <td>Sheet</td> <td>SK4</td> </tr> <tr> <td>Revision</td> <td>B</td> </tr> </table>	Drawn	L. Dyer	Checked	P. McC	Approved	L. Dyer	Scale	1 : 50	Date	13 Aug 11	Project No	801701	Sheet	SK4	Revision	B	<p>Project Title Piha Domain - Toilets & Showers</p> <p>Project No 801701</p>
Drawn	L. Dyer																
Checked	P. McC																
Approved	L. Dyer																
Scale	1 : 50																
Date	13 Aug 11																
Project No	801701																
Sheet	SK4																
Revision	B																
<p>Auckland Council 100 Auckland Street Auckland T: 09 350 8200</p>																	
<p>Client Name Proposed Plan - Option 1</p> <p>Scale Concept</p>																	
<p>Scale 1:50 (A3)</p>																	

