

Courtenay Place public conveniences upgrade

1. The Proposal

It is proposed that the existing public toilet facilities at the eastern end of Courtenay Place be replaced with new facilities to cater for the Rugby World Cup (RWC) 2011 and future utilisation and events in the Courtenay Place precinct.

The current facilities are not adequate for the high utilisation of the area, particularly in the evening time and the amount of vandalism and abuse that they sustain means that they are not standing up to the condition level we would like to maintain them at. Despite an internal upgrade in 2006, they are already showing signs of degradation.

The current number of pans do not accommodate the amount of utilisation and the exterior condition is “tired”, with a dated design. It is proposed that the new facilities will accommodate more users and will be a more robust design.

2. Proposal Costs

Outline project costs per year										
Project Component	Operating expenses \$000									
	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20
Depreciation & Interest	16	58	58	58	58	58	58	58	58	58
Utility Costs	5	5	5	5	5	5	5	5	5	5
Total	21	63	63	63	63	63	63	63	63	63

Project Component	Capital expenses \$000									
	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20
Building	500									
Total	500									

3. Project Outline

In the existing facilities there are two blocks facing each other each containing two individual toilets. Two toilets are locked each night due to issues around vandalism.

The new facilities proposed would be incorporated into one block increasing the number of individual toilets to six, as well as the addition of a urinal room that can accommodate four to five. Two of the cubicles will be disability accessible and have baby change tables.

The toilets will be more resistant to vandalism utilising materials like stainless steel and recessed fittings to increase the durability of the asset. The facilities will have the ability to “autowash” themselves which will ensure they maintain a higher standard of cleanliness between attended cleans. They will also be energy efficient in design.

The new toilets will be located in approximately the same area as the existing facilities and we are working with the Urban Design Team to incorporate them into the existing landscape.

Work on the design and location is being undertaken now. Consultation with local businesses will be undertaken.

Construction would take approximately two months once design and consultation has been completed.

Building the new facilities now will ensure that they will be available for the Rugby World Cup but also provide facilities that will meet the current needs of the Courtenay Place precinct.

4. Recommendation

The existing public toilets in Courtenay Place are currently not meeting the need of users and will not meet the standards required for a high profile event such as the Rugby World Cup.

Courtenay Place will be the centre of much of the celebrations around Rugby World Cup in Wellington and is also a key destination in Wellington City.

It is recommended that these facilities are upgraded now to ensure that they cater for the Rugby World Cup 2011 and future utilisation and events in the Courtenay Place precinct.