

These risk are being mitigated through;

- Public conveniences are appropriately located across the city. Special attention is paid to areas with high resident and tourist visitation numbers. Public conveniences are easily accessible for people with disabilities, parents with children and all residents and visitors.
- Public conveniences are available without cost to the user.
- Facilities are well maintained and offer a high standard of cleanliness and hygiene.
- Public conveniences and their surrounding sites are designed or upgraded using Crime Prevention through Environmental Design (CPTED) principles and are maintained to ensure spaces are safe and secure for all users.
- All recently upgraded public conveniences are fitted with fire sprinklers and comply with Building Act specifications.
- Council holds insurance for all the public conveniences against loss, damage or destruction by fire, earthquake and other such risks as deemed necessary or desirable to protect the community's investment.

7.7 The Future and Risk Mitigation

7.7.1 Demand

Analysis of demand may reveal that current usage has altered or that resources (including physical assets) may be better used elsewhere.

Demand should therefore be monitored continuously to avoid drop in level of service and to ensure the achievement of the Council's community service goals.

There are areas where demand has fallen below a level considered unsustainable and public conveniences are to be closed. There are some conveniences Council want to close because of misuse and others where number counting is proposed to see whether it is justified they remain open.

There are a number of new proposals for the future years, some which still require further investigation. These include:

- **Makara Peak Mountain Bike Park** - Submissions and feedback from local users highlight the need for facilities at this popular recreation site. Further investigation is required around the existing wastewater and water services in the area, and what would be the most appropriate type of convenience and its cost i.e. using the existing Council services or looking at a composting type convenience.
- **Mt Victoria Lookout** - Council is preparing a landscape concept plan for the Mt Victoria Lookout area. As part of Stage 2 of this plan, investigation will be undertaken regarding the possible installation of public conveniences.
- **Te Aro Park** - Te Aro Park is one of Councils most frequently used facilities though also has the highest vandalism rate. Upgrading these facilities into a staffed facility like the ANZ/Lambton Quay facility will greatly reduce the ongoing cost of vandalism as well as increase the public usage. A drop in vandalism will help to offset the costs for staffing.
- **Lyall Bay Integration Project** – As part of this project, new conveniences are planned for the eastern end of Lyall Bay (Surfers Corner). It is planned to situate the new conveniences on the road reserve area opposite the Beach. A pedestrian crossing and appropriate safety measures will be incorporated into the design. It is still to be determined if existing conveniences at the western end of the beach at the junction of Queens Drive are to be renovated or decommissioned.
- **Glover Park** – As part of the upgrade to this park no public conveniences are planned. Instead Council is working with local parties (Global Cafe on corner of Garrett Street and Service Lane and the old Mayfair Hotel on Ghuznee St) who will open out onto the park. Both are amenable for the public to have access to their toilet amenities in their cafes. This option aligns with Councils development strategy for non-ownership options.
- **Owhiro Bay Quarry** – The Owhiro Bay carpark that serves Red Rocks and the South Coast seal colony is to be upgraded. Improvements are likely to include public conveniences. Suggestions and submissions for the area are being sought and Council will be surveying people in the carpark in September 2005.

Other areas that are likely to experience development in the future, and therefore need ongoing assessment, are:

- The Outer Green Belt
- Northern Growth Management Plan Areas

- Te Aro Flat
- The Northern Gateway (Westpac Stadium)

The increase in tourism numbers within the Wellington region also needs to be taken into consideration. Figures from Tourism Research Council for 2003 indicated that in total Wellington received 6.2m visitors (9.8% of the national total). By 2010, total visits to the Wellington region are expected to increase by 12.0% to 6.9m, representing average annual growth of 1.6%. This increase will mainly impact the CBD areas and high profile venues or attractions such as the Mt Victoria Lookout.

The following demand management strategies are appropriate for the provision and rationalisation of the public conveniences:

- Facility Upgrade: For public conveniences there is a clear link between refurbishment work and increased usage.
- Non-Asset Solutions: Council will investigate ways to minimise the impact of ongoing development expenditure within venues through sponsorship, joint ventures and fundraising. In particular, working with the local business community during developments with the intention of having them provide additional facilities for public use.
- Maintenance regime: Undertaking appropriate maintenance regimes.

Public Conveniences Upgrades Programme

An upgrade programme for public conveniences was first introduced in 1995. Most of that upgrade programme has been completed but some facilities still need to be reviewed.

A new Asset Upgrade Programme will be developed that determines whether facilities will be replaced, relocated, refurbished or disestablished after comprehensive user and site information has been collected

All new and upgraded conveniences will provide the following fixtures;

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| - Floor mounted porcelain pans and stainless steel basins | - Automatic hand driers | - Fire sprinklers |
| - Toilet seats of impervious material | - Soap dispensers | - Exterior cold water tap & drain |
| - Automated flushing system | - Coat hooks in cubicles | - Hot water in attended public conveniences or those with showers |
| - Flushing valves where possible | - Mirrors | - Foyers will be eliminated |
| - Secure, good quality locks | - Sanitary disposal units | |
| | - Toilet paper dispensers | |

7.7.2 Asset Planning

AMP's are continuously improving by carrying out various investigations and undertaking grassroots consultation to explore level of service options. AMP's also detail the likely future demands for service and how demands can be met or managed.

Council is looking to raise the service level and have all facilities around the south coast open all year and increase the cleaning frequency of some facilities.

7.8 Outcomes of Consultation for Public conveniences

Regional Public Health recommends clarifying the situation with Glover Park and future public conveniences.

It has been suggested through the Consultation process that public toilets are made available 24hours a day and are cleaned more frequently.

The public would like to see public toilets incorporated at bus stops.

7.9 Future Recommendations for Public Conveniences

Address ways to improve the service it provides to users of these facilities.

Seek to gather information number of users for each facility
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