



Public Conveniences

Community Facilities Asset Management Plan

2021-2031

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1 Introduction

1.1 Aim and Purpose

The purpose of the Community Facilities Asset Management Plan – Public Conveniences 2021-2031 is to create a comprehensive single document that summarises and highlights the issues, operational plans, renewal, capital and disposal projects, and improvement requirements for the Manawatū Districts Public Conveniences Activity. Specifically, this plan aims to:

1. Ensure that the asset management requirements, which includes maintenance and renewal requirements, are appropriately funded, prioritised and scheduled;
2. Form the baseline document to work with Elected Members to identify capital or maintenance requirements to meet the community's needs now and into the future;
3. Plan for the management of assets in a fit for purpose and safe manner;
4. Understand the relationship between physical assets and the role of these assets in the delivery of Levels of Service (LoS) linked to the 10-Year Plan 2021-2031;
5. Align with the vision and strategic goals set out in the Community Facilities Strategy.

This plan aims to achieve a 'basic' level of asset management sophistication. The Improvement Plan Section of this plan, sets out how we intend to improve our asset management practices for Public Conveniences.

1.2 Plan Structure

This separate Public Conveniences Asset Management Plan forms part of the Community Facilities Asset Management Plan – Strategic Summary for 2021-2031 for Manawatū District Council (MDC). This is the third time that the Public Conveniences activity has been separated out as a standalone plan, providing Officers, Elected Members and the Community with a comprehensive single document that summarises and highlights the issues, operational plans and renewal, capital and disposal projects for Public Conveniences.

This asset management plan should be read in conjunction with the Community Facilities Asset Management Plan – Strategic Summary 2021-2031. How this Plan links to the Strategic Summary is detailed below:



Community Facilities Asset Management Plan – Strategic Summary 2021-2031

- Provides summary of Community Facilities activities – Aquatics, Parks and Sportsgrounds, Cemeteries and Public Conveniences.
- Describes and highlights overall Community Facilities Activity demand and levels of service, asset responses, key issues and approaches to improvement.



Community Facilities Asset Management Plan – Public Conveniences

- Provides specific detail of the Public Conveniences Activity
- Specifically describes and highlights demand, levels of service, asset responses and issues, and approaches to development and improvement for the Public Conveniences Activity.

1.3 Summary

The Public Conveniences activity includes a total of 18 facilities. For the purpose of this Plan Public Conveniences refers to public toilet and ancillary facilities (dump, E-charging and nappy changing stations, dog dispenser bags and drinking water fountains) owned by Manawatū District Council.

The aim for the Public Conveniences Activity, as outlined in the Community Facilities Strategy 2020, is to:

Provide a basic level of public conveniences asset management that is safe and fit for purpose

The activity does not include toilets or changing rooms located on Parks, Reserves and Sportsgrounds, where the primary purpose of the facility is to service the surrounding park, reserve or sportsground. These public conveniences have been captured in the *Community Facilities Asset Management Plan: Parks, Reserves and Sportsgrounds*.

1.4 Key Risks

The key risks for the Public Conveniences Activity are identified in the table below. These are the risks that have a post-treatment rating of Extreme or High. All of the identified risks relating to the Public Conveniences Activity are detailed in the Risk Management section of this Plan.

Risk Description	Risk in relation to Appetite	Further Controls or Treatments Proposed
<p>Issue: Failure of Services such as no water supply, blocked sewer for failed power.</p> <p>Risk:</p> <ul style="list-style-type: none"> • Disruption to delivery or services- sometimes longer term • Limited one-off local negative publicity • Adverse inspection comments from a health perspective 	High	<ul style="list-style-type: none"> • Identify critical assets where failure can be controlled and put treatments in place – i.e. recurring sewer blockages, undertake criticality-based asset management. • Ensure planned maintenance and renewal of critical assets such as water or sewer pumps are planned for and undertaken. <p>Note: There are limited options to mitigate the risk for power and reticulated water supply, other than by providing ancillary services. No provision to provide these services is made in this plan.</p>

1.5 10 Year Plan 2021-2031 Key Projects

The key projects identified for the Public Conveniences activity in this plan, for the period of 2021 – 2031, are detailed in the table below.

These projects have been identified as the key projects to address the demand and expected increases in levels of services identified in this plan.

Location	Project Description	Year	Value
Himatangi Beach	Himatangi Beach Toilets - Shower Upgrade	4	\$31,727
Fielding	Precinct Four/Pharazyn – New Public Toilet	6	\$321,881

1.6 Key Financial Implications

This Plan proposes the development of two new high-profile public conveniences in Feilding, both public toilets. One is proposed for the new park within Precinct Four and the other is for the GreenSpine walkway. The public toilets proposed for the GreenSpine walkway are expected to replace the toilets at the Feilding Railway Station, which are currently leased by Council from Kiwirail.

1.7 Key Improvement Areas

The next steps resulting from this Asset Management Plan to improve asset management practices are:

- Implement the actions outlined in the *Community Facilities Strategy 2020*
- Implement RAMM as the Asset Database for the Public Conveniences Activity
- Conduct a comprehensive review of Levels of Service for the Public Conveniences Activity
- Carry-out periodic condition assessments on the assets within the Public Conveniences Activity to provide accurate condition data.

1.8 Summary of Assets/Scheme or Asset Group

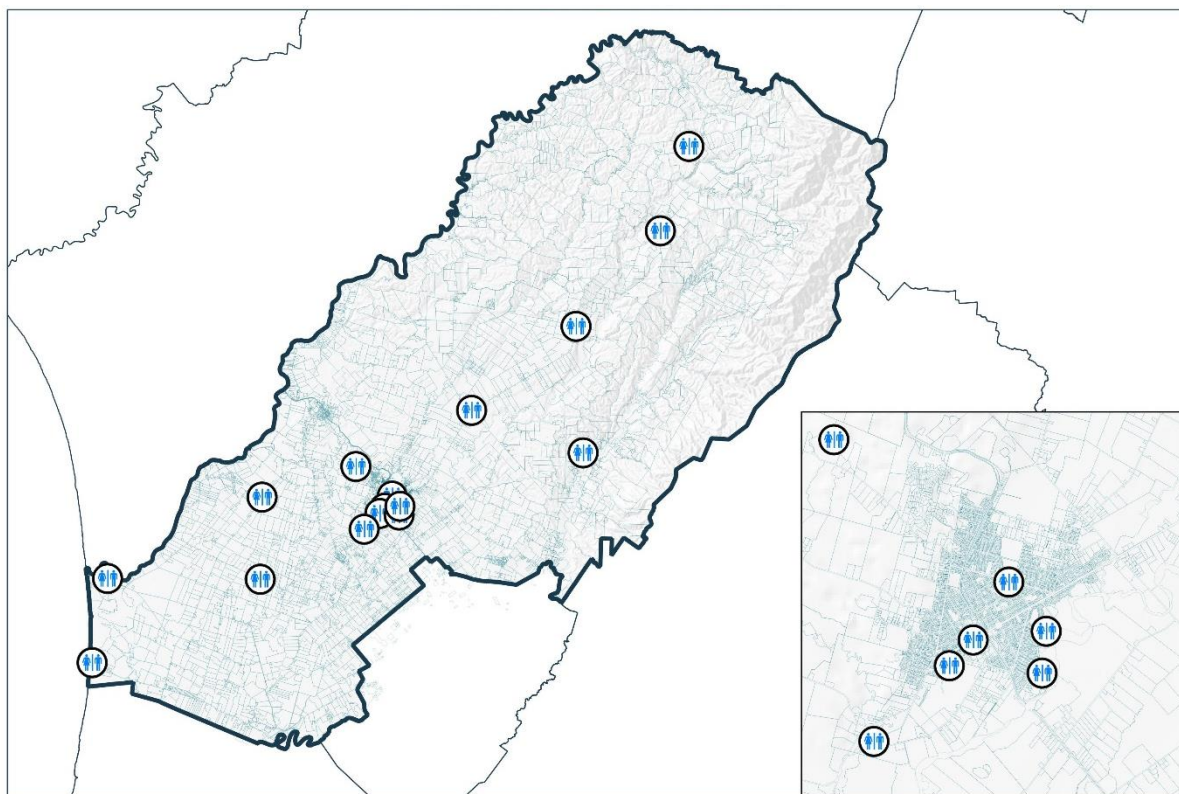
The Public Convenience assets have been split into different categories relating to their profile, to assist in the determining appropriate service levels and to assist in prioritising work programmes.

The three categories of Public Conveniences are High, Medium and Low-Profile. A breakdown of our different public conveniences by category is shown in the below table.

High-Profile	Medium-Profile	Low-Profile
Feilding CBD Toilets	Duke Street Toilets	Apiti Toilets
Sanson Playground Toilets	Himatangi Beach Toilets	Kitchener Park Toilets

Dump Stations x3	Kowhai Park Toilets	Cheltenham Toilets
	Timona Park Toilets x2	Rangiwahia Toilets
	Kimbolton Toilets	Pohangina Valley Toilets
	Johnston Park Toilets	Tangimoana Toilets
	Rongotea Toilets	
	Feilding Railway Station Toilets	

A map showing the location of the Districts Public Conveniences



The value of the built assets that comprise the Public Conveniences activity is summarised in the below table (this does not include land value). These values are derived from Council's Insurance Schedule which is reviewed every three years.

Asset	Value
Public Convenience Portfolio	\$2,506,350

1.9 Operation of Activity/Scheme or Asset Group Summary

The Public Conveniences Activity is managed through Manawātū District Council in-house staff and Councils Parks and Open Spaces Contractor – Recreational Services.

The Parks and Property Team manage the day to day 'higher level' operational issues associated with the Public Conveniences activity, as well as programming and assisting to implement operational, renewal and capital projects associated with the activity. The team also lead the management practices for Public Conveniences, including unscheduled asset inspections.

Councils Parks and Open Spaces Contractor provides day to day operational cleaning, maintenance and inspections of the public conveniences. The contract specifies cleaning standards for each public convenience and also requires the Contractor to proactively identify maintenance issues

1.10 Physical Parameters Summary

All of the public conveniences are owned by the Manawatu District Council with the exception of the Feilding Railway Station Toilets, which are leased from KiwiRail through Feilding and District Promotion.

1.11 Asset Capacity/Performance Summary

We expect our Public Conveniences to have a suitable level of capacity in relation to the demand and levels of services set for the activity for the term of this plan.

There has been an improvement in performance overall for the activity. The Level of Service for public conveniences measures the number of complaints for the activity as a result of inadequate maintenance or poor cleaning. In the 2018/19 year 5 complaints were received against a target of 10 complaints. In the 2019/20-year 1 complaint has been received against a target of 10 complaints.

This improvement in performance is suggested to be as a result of new operational management strategies. Through the previous Asset Management Plans, a considerable capital and renewal programme has resulted in many old public convenience assets being replaced and or upgraded.

We plan for some assets, especially low-profile public conveniences to not meet the peak level of demand placed on them. The peak demand is generally short or one off in nature and does not justify a higher level of provision.

1.12 Asset Condition Summary

Similar to the 2018 *Community Facilities Asset Management Plan – Public Conveniences*, the proposed projects and renewals identified within this Plan are based on visual assessments undertaken at each site by Council staff, and suitably qualified and experienced professionals.

The Improvement Plan within this Plan identifies that periodic condition assessments need to be carried out to improve confidence in Council's condition data.

2 Levels of Service

2.1 Understanding Customer Expectations

Our customers have differing expectations of our Public Conveniences. Generally, these expectations differ in relation to the demographic and location of the customer.

An in-depth analysis of our customers' expectations is detailed in the *Community Facilities Asset Management Plan – Strategic Summary 2021-2031*.

2.2 Community Satisfaction – Annual Residents Survey

An in-depth analysis of the results of Council's annual residents survey, and feedback received through other channels, for the Public Conveniences Activity is detailed in the *Community Facilities Asset Management Plan – Strategic Summary 2021-2031*.

Historically, the method of measuring customer satisfaction has been through monitoring and reporting customer complaints. Complaints relating to the level of service measure are recorded in Councils Corporate Management System Ozone and reported quarterly to Council. A summary of the last five years of complaint data is shown below.

Table showing the last five years of Public Convenience complaint data: Source Ozone Corporate System

Financial Year	Target	Number	Comment
2015/16	< 35 complaints	45	New Long-Term Plan 2015-2025
2016/17	< 25 complaints	3	
2017/18	< 17 complaints	7	
2018/19	< 10 Complaints	5	New Long-Term Plan 2018-2028
2019/20	< 8 complaints	1	

Council also operates a community engagement process to undertake customer satisfaction surveys across Councils activities. Public Toilets are one of Council's Public Facilities which are included in this survey. The results of the survey over the previous three years are relatively consistent, with an average of 88% of those surveyed satisfied with the facilities provided and how they are maintained.

2.3 Legislative, Strategic, External and Internal Contexts

This section should be read in conjunction with the *Community Facilities Asset Management Plan – Strategic Summary 2021-2031*, which provides a full description of the Legislative, Strategic, External and Internal Contexts under which this plan has been prepared.

How the Public Conveniences activity contributes to the wider strategic and corporate goals of the organisation are described more fully in each of the following sections, along with the internal and external strategic context specific to this activity.

2.3.1 Internal Context

This section explains the internal factors that influence the planning and operation of the Public Conveniences activity.

An in-depth analysis of these internal factors is detailed in the *Community Facilities Asset Management Plan – Strategic Summary 2021-2031*.

2.3.1.1 Council Vision and Outcomes

As part of preparations for the 2021-2031 10-Year Plan Council created a vision statement for the Manawatū District. It is a stated desire for the future and helps guide Council with the decision it needs to make.

**Manawatu District – Proudly Provincial.
A great place to land.**

To support the vision, six Council outcomes that underpin Manawatū District's vision were established. How the Public Conveniences activity contributes to one of these six outcomes are described in the below table.

Council Outcome	How Public Conveniences contribute to Councils outcomes
An environment to be proud of	Public Conveniences contribute to the environmental wellbeing of the community by providing safe, clean spaces the public and tourists can use.

2.3.1.2 Community Facilities Strategic Framework

The Community Facilities Strategy acts as a tool to assist decisions on the planning of provision and distribution of community facilities, with the aim of providing a ‘fit-for-purpose’ network throughout the Manawatū District. The Strategy is split into three parts:

- Part one is the Strategic Framework which sets out the vision and goals for the Community Facilities Activity. This framework also highlights all the points which need to be considered for future investment/divestment in community facilities.
- Part two are the various Sub-Plans which categorise each group of community facilities. These sub-plans set out the aim, goals, objectives and actions specific to that facility type.
- Part three is a Community Toolbox which provides Council and the Community with decision-making guidelines and additional information about the Strategy.

The assets which make up the Public Conveniences Activity can be found within the Public Conveniences sub-plan.

2.3.1.3 Community Planning Process

Most of the Manawatū District Communities have a local Community Committee with an established structure in place. These Committees are a means for many local communities to advocate for development of public convenience projects and/or activities, or to seek resolution or guidance on operational issues. Historically there have been numerous issues relating to the maintenance and operations of our District’s public conveniences.

Most issues relating to operational programming and management have been resolved through new operational management strategies, including the introduction of a new Parks and Open Spaces Contractor.

2.3.2 External Context

This section explains the external factors that influence the planning and operation of the Public Conveniences activity.

An in-depth analysis of these external factors is detailed in the *Community Facilities Asset Management Plan – Strategic Summary 2021-2031*.

2.3.2.1 Impact of Tourism and Freedom Camping

Manawatū District Council’s Freedom Camping Bylaw 2020 is intended to encourage responsible freedom camping in the Manawatū District. Its purpose is to regulate freedom camping in the Manawatū District by identifying local authority areas where freedom camping is prohibited or restricted, to manage the effects of freedom camping.

Freedom camping has been up taken particularly by international tourists in tourist ‘hotspots’, however it has also provided many New Zealanders with the opportunity to enjoy the freedom of camping in parks and open spaces.

Since the introduction of the Legislation, the Manawatū District has generally had few issues, with a Freedom Camping Bylaw supporting the implementation of the legislation. Key issues that have begun to arise include freedom campers using public conveniences to dispose of grey and black waste rather than approved waste dump stations. In particular this is a concern for sites operating on septic tanks, with the chemical toilets killing septic tank bacteria preventing the effective operation of the tanks.

Rangiwahia Hall is the only public convenience at this time where the impact of freedom camping has been significantly noted on the public convenience activity.

While limited in issues currently, it is possible that the northern rural sector of the District may be affected in the longer-term, with an ongoing increase of freedom camping and campers in areas such as Apiti and Rangiwahia. Long Term this may require increased levels of service to cater for demand.

2.3.2.2 E-Charging Stations

No provision of E-charging Stations is included within this Plan as demand for this service is not currently evident within the Manawatū District. Provision of these facilities is currently provided by the private sector within the District.

It is also unclear whether the provision of E-charging stations should be considered core Council business or if they should be a private sector facility. Further investigation into the provision of E-charging stations within the Manawatū District should be undertaken if the demand for these facilities increase.

2.3.3 Legislative Context

A full breakdown of the Legislative and Industry Standards context relating to Community Facilities is provided in the *Community Facilities Asset Management Plan – Strategic Summary 2021-2031*.

The specific legislation, regulations and standards driving levels of service for Public Conveniences are detailed in the table below.

Legislation	Description	Impact for Service
Building Act 2004	To provide for the regulation of building work to ensure buildings can be used safely, that they contribute to people's health, wellbeing and physical independence and ensure that work is undertaken in accordance with the building code.	Buildings are constructed in accordance with the Building Code. Provides minimum standards for public safety in relation to buildings. Provides minimum standards for equal accessibility into buildings during times of modifications or improvements. Liability extends to buildings not owned by Council, however on Council land.
Health Act 1956	Provides for Local Authorities to provide 'sanitary works' including public conveniences and minimum health standards for enforcement	Council is empowered to provide public conveniences for use by the Public. Also provides an enforcement mechanism for Council to be held to account for insanitary public conveniences.
Freedom Camping Act 2011	To provide for the regulation and management of freedom camping on Council and DOC owned and managed land.	Possible increases to public convenience use in rural locations.

2.4 Current Levels of Service

The table below lists the current levels of service (as detailed in the 2018-2028 Asset Management Plans) to the assets under the Public Conveniences Activity.

Level of Service Area	Description
Level of Service Statement	Provided to protect public health and meet the expectations of residents and visitors
Level of Service	You can expect satisfaction with our public toilets
Performance Measure	We will measure customer satisfaction by monitoring the number of complaints we receive about inadequate maintenance and poor cleaning of our public conveniences.
Performance Measure Standard	Year 1 - 2018/2019: < 10 complaints received Year 2 - 2019 /20: < 8 complaints received Year 3 - 2020/21: < 6 complaints received Years 4-10 – 2021 onwards: < 6 complaints received.

2.4.1 Activity Performance

The table below shows the achievement against the levels of service within the previous Long-Term Plan.

Measure		Result
You can expect satisfaction with our public toilets	2018/19 We will measure customer satisfaction by monitoring the number of complaints we receive about inadequate maintenance and poor cleaning of our public conveniences - <10 complaints	Target Met 5 complaints received

	2019/20 We will measure customer satisfaction by monitoring the number of complaints we receive about inadequate maintenance and poor cleaning of our public conveniences - <8 complaints	Target Met 1 complaint received
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2.4.2 Desired Levels of Service

A review of current Levels of Service for the Public Conveniences Activity was undertaken in the 2020/21 year. Proposed levels of service for the 2021-2031 Plan are detailed in the table below:

Level of Service Area	Description
Level of Service Statement	We provide and maintain public conveniences to protect public health and meet the expectations of residents and visitors.
Level of Service	Clean and well-maintained public toilets
Performance Measure	The number of valid complaints received about inadequate maintenance and/or poor cleaning of our toilets.
Performance Measure Standard	Year 1: < 8 complaints received Year 2: < 8 complaints received Year 3: < 8 complaints received Years 4-10: < 8 complaints received

3 Future Demand

The *Community Facilities Asset Management Plan – Strategic Summary 2021-2031* provides a greater level of detail relating to the demand drivers and trends that will affect the Community Facilities Activity. This section outlines the drivers and trends that will have a direct impact on the Public Conveniences Activity.

This Plan bases future demand on the population forecasts provided by Infometrics (August 2020), Council's own planning documents and observation of current trends.

3.1 Demand Drivers

3.1.1 Population and Demographic Changes

The resident population of the Manawatū District is forecast to increase by 14.2% to 37,320 during the period covered by this 10-Year Plan. The proportion of residents living in the urban area of Feilding is forecast to increase from 54.5% to 57.1% over the same period.

The portion of the population aged over 65 years and older is forecast to increase significantly from approximately 16.5% of the population in 2019 to 21.0% by 2051. Of particular interest is the percentage of the population aged 85 years and over which is also forecast to increase significantly, from 626 in 2019 to 2,684 in 2051.

When compared with national data the Manawatū District is predominantly bi-cultural, that is predominantly European and Maori, although the data does suggest that the proportion of residents identifying as Pacific Peoples or Asian has doubled between 2013 and 2018.

3.2 Demand Trends

3.2.1 Aging Population

There has been an identified change in demand as a result of an aging population for the District. This is in the form of an increased demand on public conveniences that are accessible for those with mobility challenges. Improvement projects will need to be identified for key high-profile and medium-profile public convenience sites to improve accessibility, in order to meet this demand.

3.2.2 Increasing Expectations

Ever increasing customer expectations is a trend that is experienced every year. In general, the desired level of service and provision of facilities is often an improvement on what has been delivered previously. This demand for improved standards has implications for future provision and design of services.

Meeting the future demand requirements for public conveniences along with the cost of provision and on-going maintenance can present a significant challenge. The *Public Conveniences* sub-plan of the *Community Facilities Strategy 2020* outlines a decision-making assessment for Public Conveniences to help determine future investment in existing and new assets.

3.2.3 Freedom Camping

Since the introduction of the Freedom Camping Act 2011 the Manawatū District has seen an increase in the number of freedom campers visiting the District. The *Manawatū District Council Freedom Camping Bylaw 2020* defines those areas within the District where freedom camping is prohibited.

The Manawatū District has generally had few issues since the introduction of the Legislation, however some issues have begun to arise around freedom campers using public conveniences to dispose of grey and black waste rather than approved waste dump stations. In particular this is a concern for sites operating on septic tanks, with the chemical toilets killing septic tank bacteria preventing the effective operation of the tanks.

While limited in issues currently, it is possible that the northern rural sector of the District may be affected in the longer-term, with an ongoing increase of freedom camping and campers in areas such as Apiti and Rangiwahia. Long Term this may require increased levels of service to cater for demand.

3.3 Demand Impacts on Assets

The table below shows the demand issues and the asset programme/approach to meet this demand for the Public Conveniences Activity.

Demand Issue	Description of Demand	Asset programmes/Approach to meet demand
Aging Population	Increased demand for public conveniences which are accessible due to the aging population of the District	Improvement projects for high and medium-profile public conveniences to improve accessibility
Increasing Expectations in Quality of Public Conveniences	As has been experienced in previous years, the public has ever increasing expectations in the quality of public conveniences	Periodic refurbishment of public conveniences throughout the District Decision Making Assessment within the <i>Community Facilities Strategy 2020</i>
Freedom Camping	Increased freedom camping at sites in the Northern rural sector of the District may increase the profile of public conveniences (for low to medium-profile)	Potential increase in levels of service at sites where the impacts of freedom camping are felt significantly

4 Financial Plan

The *Community Facilities Asset Management Plan – Strategic Summary 2021-2031* provides a detailed breakdown of the financial implications of the operational, renewal and development funding requirements for the Community Facilities Activity.

The following sections outline the funding requirements for operational, renewal and development projects for the Public Conveniences Activity for the *10-Year Plan 2021-2031*.

4.1 Operational Funding Requirements

This section outlines the operational funding requirements for the Public Conveniences Activity. Operational funding is for those activities which are carried out to provide a service by an asset.

4.1.1 Summary of New Operational Funding Requirements

This section outlines the new operational funding requirements as a result of consequential operating expenses from the completion of new assets and operating projects.

The figures below do not include any depreciation or finance costs and are solely the new operational costs for the Public Conveniences Activity.

New Asset OPEX Funding Requirement	Y1 21/22	Y2 22/23	Y3 23/24	Y4 24/25	Y5 25/26	Y6 26/27	Y7 27/28	Y8 28/29	Y9 29/30	Y10 30/31	Total
High-Profile	\$0	\$0	\$0	\$0	\$0	\$15,000	\$36,000	\$0	\$0	\$0	\$51,000
Medium-Profile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Low-Profile	\$6,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$114,000
Total	\$6,000	\$12,000	\$12,000	\$12,000	\$12,000	\$27,000	\$48,000	\$12,000	\$12,000	\$12,000	\$165,000

4.1.2 Operational Funding Requirements

This section outlines the operational funding requirements for Public Conveniences Activity.

OPEX Funding Requirement	Y1 21/22	Y2 22/23	Y3 23/24	Y4 24/25	Y5 25/26	Y6 26/27	Y7 27/28	Y8 28/29	Y9 29/30	Y10 30/31	Total
High-Profile	\$0	\$0	\$10,895	\$0	\$0	\$12,994	\$0	\$0	\$15,401	\$0	\$39,290
Medium-Profile	\$8,248	\$6,359	\$9,806	\$5,601	\$10,363	\$0	\$18,216	\$0	\$19,251	\$0	\$77,844
Low-Profile	\$0	\$7,419	\$0	\$6,721	\$4,606	\$8,269	\$0	\$0	\$8,984	\$0	\$35,999
Total	\$8,248	\$13,778	\$20,701	\$12,322	\$14,969	\$21,263	\$18,216	\$0	\$43,636	\$0	\$153,133

4.2 Renewal Funding Requirements

This section outlines the renewal funding requirements for the Public Conveniences Activity. Renewal funding is for activities that return the service capability of an asset up to that which is had originally provided.

The summary of the renewal funding requirements of the Public Convenience Activity is detailed in the table below.

Renewal Funding Requirement	Y1 21/22	Y2 22/23	Y3 23/24	Y4 24/25	Y5 25/26	Y6 26/27	Y7 27/28	Y8 28/29	Y9 29/30	Y10 30/31	Total
High-Profile	\$15,416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,416
Medium-Profile	\$0	\$0	\$0	\$3,807	\$0	\$0	\$0	\$0	\$0	\$0	\$3,807
Low-Profile	\$0	\$0	\$0	\$0	\$0	\$0	\$73,168	\$0	\$0	\$0	\$73,168
Total	\$15,416	\$0	\$0	\$3,807	\$0	\$0	\$73,168	\$0	\$0	\$0	\$92,391

4.3 Development Funding Requirements

This section outlines the development funding requirements for the Public Conveniences Activity. Development funding is for activities to provide a higher level of service or a new service that did not previously exist.

The summary of development funding requirements for the Public Conveniences Activity is detailed in the table below.

Development Funding Requirement	Y1 21/22	Y2 22/23	Y3 23/24	Y4 24/25	Y5 25/26	Y6 26/27	Y7 27/28	Y8 28/29	Y9 29/30	Y10 30/31	Total
High-Profile	\$0	\$0	\$0	\$0	\$0	\$321,881	\$0	\$0	\$0	\$0	\$321,881
Medium-Profile	\$0	\$0	\$287,489	\$31,727	\$0	\$0	\$0	\$0	\$0	\$0	\$319,216
Low-Profile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$287,489	\$31,727	\$0	\$321,881	\$0	\$0	\$0	\$0	\$641,097

4.4 10 Year Plan Outcomes 2021-2031

An extensive asset management planning exercise was undertaken for the assets within the Public Conveniences Activity. The aim of the exercise was to determine the operational and capital investment required over the 10-year period of the 2021-2031 10- Year Plan.

In the current economic climate, Council needs to ensure all of its decisions align with the principles outlined within its Financial Strategy. This has resulted in a number of projects within this Public Conveniences Asset Management Plan not being funded through the 2021-2031 10-Year Plan. These projects have been identified within the Lifecycle section of this Plan. The Financial section of this Plan shows only those projects that will be funded through the 2021-2031 10-Year Plan.

5 Risk Management

5.1 Risk Context

The purpose of risk management for infrastructure is to document the findings of identification, assessment and treatment of risks associated with providing services for infrastructure.

When identifying the risks associated with the Public Conveniences activity, the risk appetite of Council has been considered as per Council's *Risk Appetite Statement 2020*.

Risk appetite is the level of risk we are willing to accept in the pursuit of our outcomes and objectives. Our aim is to consider all options to respond to risk appropriately and make informed decisions that are most likely to result in successful delivery whilst also providing an acceptable level of value for money.

The acceptance of risk is subject to ensuring that all potential benefits and costs are fully understood and that appropriate measures to manage risk are established before decisions are made.

The key risks relating to the Cemeteries activity are summarised in the table below. It includes the risk assessment, controls and treatments identified. The risks were developed during a workshop with Community Facilities team members.

5.2 Risk Assessment Matrix

Risk Description	Controls or Treatment			Current Controls or Treatments	After Controls or treatment			Post Treatment Score Low, Guarded, Moderate, High or Extreme	Proposed Risk Control/Treatment method Either: avoid, transfer or mitigate	Further Controls or Treatments Proposed
	Likelihood (1-Rare 5- Certain)	Consequence (1-16) Either 1, 2, 4, 8, 16	Raw Score Low, Guarded, Moderate, High or Extreme		Likelihood (1-Rare 5- Certain)	Consequence (1-16) Either 1, 2, 4, 8, 16	Post control or treatment rating			
Issue: Offensive graffiti and wilful damage at Public Conveniences, making some assets inoperable Risk:	4	4	16	<ul style="list-style-type: none"> Vandal proof and robust fixtures are installed where possible. Toilets are provided with CPTED principles Management approaches taken at some locations such locking at night or providing security. 	3	4	12	Moderate	Mitigate	<ul style="list-style-type: none"> CPTED principle projects are proposed at sites where there are recurring issues. Plan projects with CPTED principles in mind Continue installing and replacing fixtures with vandal proof and robust fixtures where possible.
Issue: Failure of Services such as no water supply, blocked sewer for failed power. Risk:	5	4	20	<ul style="list-style-type: none"> Empty sewer blockages within a quick response time. 	5	4	20	High	Mitigate	<ul style="list-style-type: none"> Identify critical assets where failure can be controlled and put treatments in place – i.e. recurring sewer blockages, undertake criticality-based asset management. Ensure planned maintenance and renewal of critical assets such as water or sewer pumps are planned for and undertaken. <p>Note: There are limited options to mitigate the risk for power and reticulated water supply, other than by providing ancillary services. No provision to provide these services is made in this plan.</p>
Issue: Unclean toilets resulting in dissatisfied customers and toilet complaints Risk:	4	1	4	<ul style="list-style-type: none"> Regular cleaning and inspection in accordance with maintenance standards. 	3	1	3	Low		<ul style="list-style-type: none"> <i>No further controls or treatments are proposed</i>
Issue: Insufficient Capacity or suitable provision of public conveniences Risk:	4	4	16	<ul style="list-style-type: none"> Demand needs and trends are considered as part of asset management planning practices. Engage with community, consider feedback as part of public voice on changing need. 	2	4	8	Moderate	Mitigate	<ul style="list-style-type: none"> Continue to improve asset management practices as part of this plan.
Issue: Unsafe public conveniences resulting injury or harm to users Risk:	3	8	24	<ul style="list-style-type: none"> Ensure buildings comply with legislation Employ CPTED practices, including considering the location, sightlines, lighting and design of toilets 	3	4	12	Moderate	Transfer	<ul style="list-style-type: none"> There is an element of personal responsibility that people have to have for their own safety. Users of our facilities also have to be aware of their surroundings and people or situations where they may be faced with risk.
Issue: Unplanned asset failure resulting in loss of service Risk:	4	8	32	<ul style="list-style-type: none"> RS contract on place for repairs with KPI measure for timeliness of reaction 	2	4	8	Moderate	Mitigate	<ul style="list-style-type: none"> Preferred supplier list for immediate repairs
Issue: Septic system failure from dumping of chemicals in mobile accommodations Risk:	3	4	12	<ul style="list-style-type: none"> 	3	4	12	Moderate	Accept	<ul style="list-style-type: none"> Signage around the type of waste that can be dumped into the dump station Regular monitoring/testing of the septic system to ensure it is working correctly

6 Routine Operations and Maintenance Plan

Routine maintenance is the regular ongoing day-to-day work that is necessary to keep assets operating. This also includes instances where portions of the asset fail, and immediate repair is required to make the asset operational again.

6.1 Operations Plan

The table below outlines how the Public Conveniences Activity is operated, from the day-to-day management of the assets within the Public Conveniences Activity to the strategic and asset management responsibilities.

	Day to Day Management	Strategic and Asset Management	Programme Management	Operational Tasks and Duties	Customer and Administrative Functions
Public Conveniences	The day-to-day 'high-level' operational issues associated with the Public Conveniences Activity are managed by the Parks and Property Team.	The Parks and Property Team Leader is responsible for the strategic planning and asset management of the Public Conveniences Activity. This is under the direction of the Community Facilities Manager and overseen by the General Manager Community and Strategy.	<i>Programme management is not applicable to the Public Conveniences Activity.</i>	Recreational Services, Council's Parks and Open Spaces Contractor, provides day-to-day operational cleaning, maintenance and inspections of public conveniences.	Council's Parks and Property Officer and the Parks and Property Team Leader are responsible for responding the customers on day-to-day requests.

6.1.1 Community Facilities Strategy Operational Actions

The *Community Facilities Strategy 2020* includes six sub-plans which categorise community facilities into groups. These sub-plans include an action plan to ensure Council continues to effectively manager and deliver the facilities within that group.

The *Public Conveniences* sub-plan lists the following operational actions for the assets covered by the Public Conveniences Activity:

Operation Actions – Public Conveniences			
Key Action	Partners	Cost (est.)	Timeframe
Council will continue to contract the operational procedures of cleaning, maintenance and inspections.	Open Spaces Contractor	TBC	2020-2023
Council ensures an Asset Management Plan remains in place and, at its minimum, achieves a 'basic' level of advancement. The Asset Management Plan may evolve to become of 'intermediate' standard reflecting a continuous improvement of asset management practises across Council.	Council	No Cost	2020-2023
Council apply investment process (Appendix 2 of the Strategy and Attachment 2 of this Sub-Plan) and divestment process (Appendix 3 of the Strategy and Attachment 2 of this Sub-Plan) to guide when Public Conveniences facilities may need to be replaced in the future, including an upgrade or alternative arrangement decision making process to rationalise when unnecessary duplications of service are identified.	Council	No Cost	2021-2024
Council will ensure a forward programme of works informs the 2021-2031 Plan.	Council	No Cost	2020-2021

Council will continue to implement the planned renewal programme to replace any future assets.	Council	TBC	2021-2024
Council will continue to provide appropriate signage and wayfinding to facilities.	Council	TBC	2021-2024
The desire for continuous improvement and a willingness to add facilities to the network over time that are fit for purpose	Council	TBC	2021-2031

6.1.2 Summary of Future Operational Costs

The total cost of proposed operational projects over the 10 years of this Plan is \$153,133. Operational costs include grounds maintenance (at some sites), facility maintenance and cleaning, repairs and minor refurbishments. The table below summarises the operational costs associated with the assets within the Public Conveniences Activity. A summary of the operational costs for each category can be found in the Financial Section of this Plan. A full breakdown of the proposed operational projects for each category can be found within the Lifecycle Section.

Facility	Summary of Future Operational Costs
High-Profile Public Conveniences	For this Plan it is anticipated that \$51,000 of new operational funding and \$39,290 of operational projects are required.
Medium-Profile Public Conveniences	For this Plan it is anticipated that \$77,844 of operational projects are required. There is no anticipated new operational funding required for this Plan.
Low-Profile Public Conveniences	For this Plan it is anticipated that \$114,000 of new operational funding and \$35,999 of operational projects are required.

6.1.3 District-wide Operational Projects

The following proposed operational projects have been identified for Public Conveniences across the District.

Public Convenience	Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
There are no District-wide operational projects identified within this Plan					

6.2 Maintenance Plan

This section covers the approach and strategy to the maintenance of Council's public conveniences.

6.2.1 Maintenance Strategy

There are three maintenance approaches applied to public conveniences in the District. The key differences between the three standards are summarised in the table below:

Maintenance Aspect	High-profile Public Conveniences	Medium-profile Public Conveniences	Low-profile Public Conveniences
Provision and standard	<ul style="list-style-type: none"> Highest level of provision, generally gender separate, full baby change facilities. Provided to meet high demand and influxes of people. 	<ul style="list-style-type: none"> Medium level of provision, baby change facilities in higher demand areas. Recognise that demand will exceed provision at times. 	<ul style="list-style-type: none"> Lowest level of provision. No baby change facilities, single sex or single cubical toilets. Recognise that demand will exceed provision regularly.

	<ul style="list-style-type: none"> Tiles, modern partition and ceramic fittings. Electric taps, floor coatings. 	<ul style="list-style-type: none"> Porcelain bowls dominate, however stainless bowls with seats. Tiles, floor coatings 	<ul style="list-style-type: none"> Generally concrete finishes and minimum floor coatings. Stainless bowls/basins and basic level of provision.
Servicing Frequency	<ul style="list-style-type: none"> At least daily clean provision, sometimes up to three depending on demand. 	<ul style="list-style-type: none"> 3-5 times a week. At least daily for peak times or events. 	<ul style="list-style-type: none"> 2-3 times a week. Some seasonal increases however generally low level of servicing.
Hygiene Services	<ul style="list-style-type: none"> All Hygiene services, flowing soaps, air fresheners, hygiene bins, hand driers 	<ul style="list-style-type: none"> Hygiene bins in higher profile or issue sites, hand driers and soaps. 	<ul style="list-style-type: none"> Soap provision, hygiene bins in issue areas, no hand driers
Inspections	<ul style="list-style-type: none"> Daily inspections by contracted staff. Monthly senior contract staff and officers. 	<ul style="list-style-type: none"> Onsite inspections by contracted staff 4-5 times a week. Bi-monthly inspections by senior contract staff and officers. 	<ul style="list-style-type: none"> Onsite inspections by contracted staff when on site. Six monthly inspections by senior contract staff and officer.
Refurbishment	<ul style="list-style-type: none"> A major refurbishment every 3-4 years 	<ul style="list-style-type: none"> A major refurbishment every 5-6 years 	<ul style="list-style-type: none"> A major refurbishment every 8-9 years.
Security	<ul style="list-style-type: none"> Locked at night or security provisions such as cameras and lighting. 	<ul style="list-style-type: none"> Open access. Generally, some security such as lighting or cameras. 	<ul style="list-style-type: none"> Unrestricted access. Limited or no security – i.e. lighting or similar.

Detailed descriptions of service standards and specifications are contained in the Parks and Open Spaces Maintenance contract.

6.2.2 Maintenance Approach

High-profile public conveniences receive the highest levels of maintenance, reflecting their place as high-profile conveniences. This includes a higher level of asset provision and overall standard of maintenance. The level of provision, maintenance and services are relatively less for medium and low-profile public conveniences.

7 Renewal Plan

Renewal expenditure is major work which does not increase the asset's design capacity but restores, rehabilitates, replaces or renews an existing asset to its original capacity.

7.1 Identification of Renewals

Renewal works are identified through requests for maintenance, condition assessments and periodic inspections by Council's Open Spaces Contractor, Recreation Services.

Conducting condition assessments enables assets to be renewed prior to failure and reduces the risk of increased maintenance costs and reactive tasks. The Improvement Plan of this Plan proposes that periodic condition assessments should be carried out on all assets within the Community Facilities Activity to inform planned/preventative maintenance plans, which will ensure the assets are well maintained.

7.2 Districtwide Renewal projects

The following proposed renewal projects have been identified for public conveniences across the District.

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
There are no District-wide renewal projects identified within this Plan				

7.3 Summary of Renewal Project Costs

The total cost of the proposed renewals for the assets within the Public Conveniences Activity over the ten years of this plan is \$92,391. This is made up of renewal projects within the High, Medium and LowProfile categories.

A summary of the renewal costs for each category can be found in the Financial Section of this Plan. A full breakdown of the renewal project costs for each category can be found within the Lifecycle Section.

8 Development Plan

Development is the acquisition or creation of new assets that did not previously exist or works which will upgrade or improve an existing asset beyond its existing capacity. New assets may result from growth, demand, social or environmental needs, or be donated to/vested in Council.

8.1 District Wide Development Plans

The following proposed development projects have been identified for Public Conveniences across the District.

Development Description	Increased level of service (%)	Response to growth demand (%)	Includes component of renewal (%)	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)	Estimated other capital income (grants not Council)
	These three percentages should add up to 100%					
There are no District-wide development projects identified within this Plan						

8.2 Summary of Key Development Projects Costs

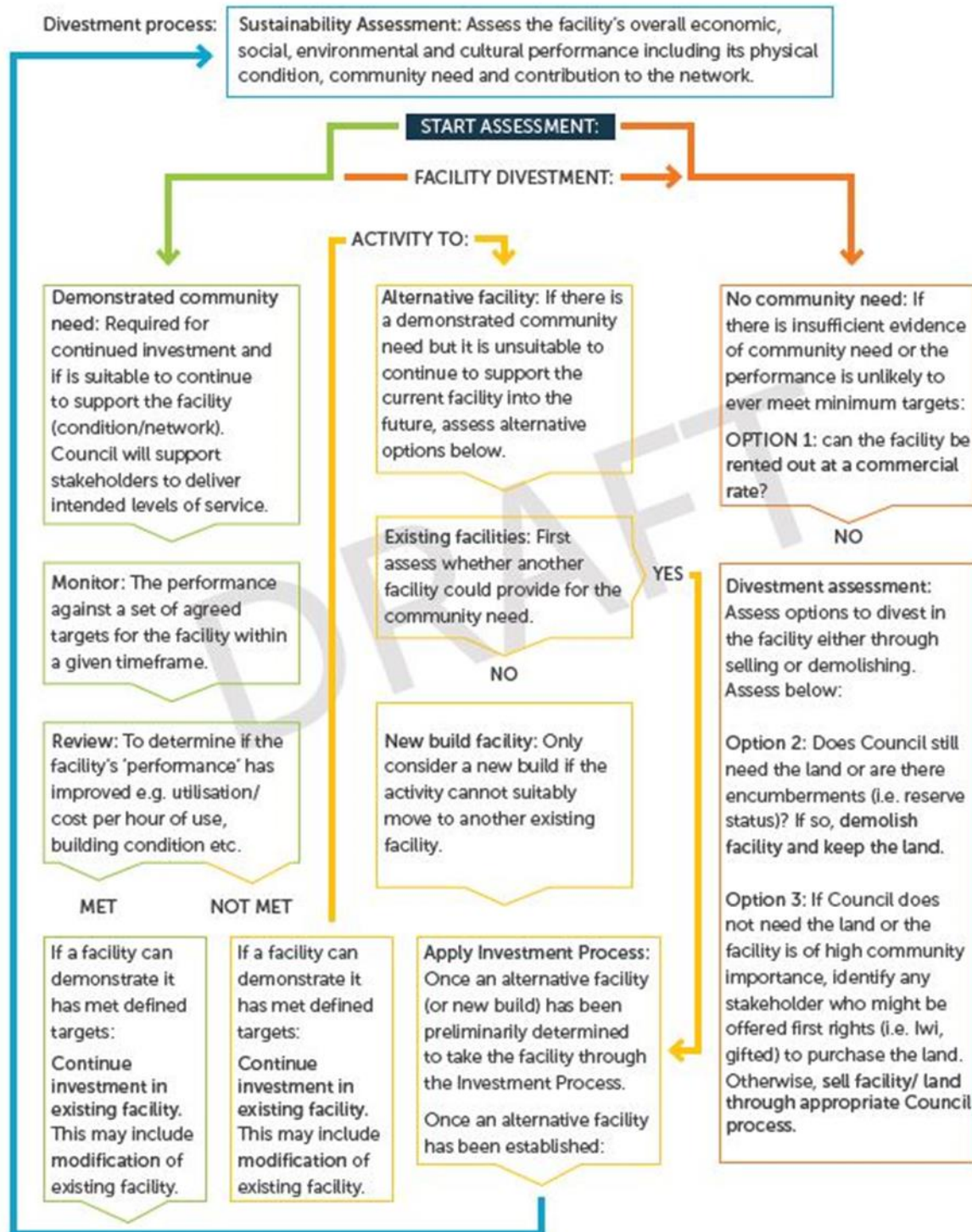
The total cost of proposed development projects over the ten years of the plan for Public Conveniences is \$641,097. A summary of the development costs for each category can be found in the Financial Section of this Plan. A full breakdown of the proposed development costs can be found within the Lifecycle Section. The key development projects over the next ten years, driving development costs, include:

Location	Project		Value
Feilding	Precinct Four/Pharazyn – New Public Toilet To support the proposed urban growth in Precinct Four, we are proposing a new toilet block to meet expected increased demand in this location. At this time, we are also proposing development of the urban park area in Precinct Four/Pharazyn Area.	6	\$321,881

9 Disposal Plan

Disposal is any activity associated with the disposal of a decommissioned asset, including sale, demolition or relocation.

The *Community Facilities Strategy 2020* outlines a divestment process for Community Facilities which are no longer sustainable. This process provides a transparent, robust approach to assess whether a facility should be divested. A flow diagram of the process is featured below:



9.1 Disposal Schedule

The table below shows those assets within the Public Conveniences Activity that have been identified for disposal and the desired timing:

Facility	Location	Timing of Disposal
No assets have been identified for disposal		

10 Improvement Plan and Monitoring

10.1 Improvement Plan

The full Improvement Plan for the Community Facilities Activity is detailed within the *Community Facilities Asset Management Plan: Strategic Summary*. This section outlines the future improvements for this Plan and the planning process, to ensure effective asset management and informed decision making.

Task	Responsibility	Resources Required	Timeline
Implementation of Community Facilities Strategy to provide strategic direction on provision of Public Conveniences	Community Facilities Manager and Parks & Property Team Leader	Staff Time, within existing budgets	2021-2024
Implement RAMM as asset management database for assets within the Public Conveniences Activity	Community Facilities Manager and Parks & Property Team Leader	Staff Time; within existing budgets	2021-2024
Conduct comprehensive review of Levels of Service for the Public Conveniences Activity to ensure community expectations are being met	Community Facilities Manager and Parks & Property Team Leader	Staff Time, within existing budgets	2022/2023
Carry-out periodic condition assessments on the assets within the Public Conveniences Activity to provide accurate condition data.	Parks & Property Team Leader	Third Party Building Inspector; additional budget provision	2021-2024

10.2 Monitoring and Review Procedures

The table below describes the tasks involved in the monitoring and review of the *Community Facilities Asset Management Plan: Public Conveniences*. These tasks seek to align this Plan with Council policy and community needs, as well as bring the Plan to the appropriate level of advancement.

Frequency	Monitoring/Review Task
Ongoing	Asset management plan data updated on a continual basis as operations, maintenance and renewals are carried out or new assets are created.
Annually	internal review of the asset management plan including renewal projections and valuation. Customer satisfaction surveys carried out and customer complaints register analysed.
Three-yearly	Formal review of the asset management plan prior to the review of the Long-Term Plan, strategic plan and funding and financial policies. External audit of the asset management plan.
Six-yearly	Formal level of service review carried out in line with the wider community outcomes consultation.

11 Lifecycle Plans

The following separate Lifecycle Plans have been developed:

Section	Asset Category
11.1	High-Profile Public Conveniences
11.2	Medium-Profile Public Conveniences
11.3	Low-Profile Public Conveniences

11.1 High-profile Public Conveniences Lifecycle Plan



11.1.1 Summary

High-Profile	Location	Capacity (pans)
Feilding CBD Toilets	Feilding	7
Sanson Playground Toilets	South	2
Dump Stations x3	Feilding x2 and Rangiwahia	N/A

11.1.2 Asset Description

There are three high-profile public conveniences in the District.

These conveniences have the highest levels of operational services being provided to them, being serviced as a minimum once a day, reflective of the high use they receive.

High-profile sites should have the highest levels of proactive maintenance and renewal work to ensure they remain to a high standard. This means, that high-profile public conveniences should be maintained and renewed to ensure a condition rating of 1 – *Excellent* at all times.

11.1.3 Demand

Usage demand is not measured for the High-Profile Public Conveniences Activity. The *Public Conveniences* sub-plan of the *Community Facilities Strategy* states that there is currently sufficient provision of public conveniences across the District.

11.1.4 Key Issues and Threats

The key issues and risks specific to High-Profile Public Conveniences are detailed below:

Issue/Threat	Consequence and likelihood (high/med/low)	Treatment
There are no issues or risks specific to High-Profile Public Conveniences.		

11.1.5 Operations Plans

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for High-profile Public Conveniences.

11.1.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for High-Profile Public Conveniences. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure as a result of development.

The values provided below are not inclusive of depreciation or any funding costs such as interest.

New Asset/Opex Funding Requirement	Y1 21/22	Y2 22/23	Y3 23/24	Y4 24/25	Y5 25/26	Y6 26/27	Y7 27/28	Y8 28/29	Y9 29/30	Y10 30/31	TOTAL
<i>Green Spine Toilets – New public toilet operating costs from development – NOT FUNDED</i>	\$0	\$0	\$0	\$0	\$15,000	\$36,000	\$36,000	\$0	\$0	\$0	\$87,000
Precinct Four/Pharazyn – New Public Toilet operating costs form development	\$0	\$0	\$0	\$0	\$0	\$15,000	\$36,000	\$0	\$0	\$0	\$51,000
Total	\$0	\$0	\$0	\$0	\$15,000	\$51,000	\$72,000	\$0	\$0	\$0	\$138,000

11.1.5.2 Operational Projects

The following proposed operational projects have been identified for High-Profile Public Conveniences. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Feilding CBD toilets interior refurbishment	Med	Med	\$10,895	3
Feilding CBD toilets interior refurbishment	Med	Med	\$12,994	6
Feilding CBD toilets interior refurbishment	Med	Med	\$15,401	9

11.1.6 Renewal Plans

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for High-Profile Public Conveniences is detailed below.

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Fielding CBD toilet re-roof	1	High	\$15,416	1

11.1.7 Development Plans

The proposed development plan for High-Profile Public Conveniences is detailed in the table below.

Development Description	Increased level of service (%)	Response to growth demand (%)	Includes component of renewal (%)	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)
	These three percentages should add up to 100%				
Green Spine Toilets – New Public Toilet: <i>Development of new public toilets on the Greenspine, recognising proposed increase in use and pedestrian traffic in the area. Proposed that these toilets will supersede the railway station toilets for provision long term – NOT FUNDED</i>	25%	75%		5	\$260,000
Precinct Four/Pharazyn – New Public Toilet: To support the proposed urban growth in Precinct Four, we are proposing a new toilet block to meet expected increased demand in this location. At this time, we are also proposing the location of the development to be at the juncture of the exchanged Rimu Park land area, and future Pharazyn walkway extension. We have treated this site as a public convenience, rather than a park development recognising that the primary purpose will be as a public convenience in this location. This funding is timed to coincide with development work for Rimu Park and the Pharazyn Walkway along the Makino Stream.		100%		6	\$321,881

11.2 Medium-profile Public Conveniences Lifecycle Plan



11.2.1 Summary

Medium-profile	Location	Capacity (pans)
Duke Street Toilets	Feilding	2
Feilding Railway Station Toilets	Feilding	2
Himatangi Beach Toilets	South	8
Johnston Park Toilets	Feilding	2
Kimbolton Toilets	North	2
Kowhai Park Toilets	Feilding	3
Rongotea Toilets	South	2
Timona Park Toilets x2	Feilding	4

11.2.2 Asset Description

Medium-profile public conveniences receive a steady level of use and often receive peak periods of demand. These peaks may relate to their location or to cyclical activities, such as sale days on Friday, or events, such as Saturday morning netball at Duke Street.

There are nine medium-profile public conveniences in the District.

Generally, these toilets are serviced 3-4 times a week, or in peak times daily or multiple times a day. Medium-profile public conveniences should receive a moderate-to-high level of general maintenance and renewal, achieving a condition grading of 2 to 3 – *Average to Good* at all times.

11.2.3 Demand

The District has seen significant increases in the number of freedom campers, particularly within the northern rural sector of the District and Timona Park. While few issues have arisen from the increase so far, it is possible that increases in levels of service to some of Council's public conveniences may be required to meet demand.

The *Public Conveniences* sub-plan of the *Community Facilities Strategy* states that there is currently sufficient provision of public conveniences across the District.

11.2.4 Key Issues and Threats

The key issues and risks specific to medium-profile public conveniences are detailed below:

Issue/Threat	Consequence and likelihood (high/med/low)	Treatment
<p>Freedom Camping Key issues that have begun to arise include freedom campers using public conveniences to dispose of grey and black waste rather than approved waste dump stations. In particular this is a concern for sites operating on septic tanks, with the chemical toilets killing septic tank bacteria preventing the effective operation of the tanks.</p>	<p>High</p>	<p>Increased inspection regime for public conveniences where the effects of freedom camping are being felt</p>

11.2.5 Operational Plans

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for medium-profile public conveniences.

11.2.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for medium-profile public conveniences. they are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure as a result of development.

The values provided below are not inclusive of depreciation or any funding costs such as interest.

New Asset/Opex Funding Requirement	Y1 21/22	Y2 22/23	Y3 23/24	Y4 24/25	Y5 25/26	Y6 26/27	Y7 27/28	Y8 28/29	Y9 29/30	Y10 30/31	Total
No new operational funding is required for this Plan											

11.2.5.2 Operational Projects

The following proposed operational projects have been identified for medium-profile public conveniences. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Medium-profile public conveniences refurbishment programme (this budgeted programme provides for the refurbishment of the nine toilets once over the 10 years or as priorities allow)	Med	Med	\$8,248	1
Feilding railway station toilets refurbishment	Med	Med	\$6,359	2
Medium-profile public conveniences refurbishment programme (this budgeted programme provides for the refurbishment of the nine toilets once over the 10 years or as priorities allow)	Med	Med	\$9,806	3
Kowhi Park - Rose garden Toilet Block Refurbishment	Med	Med	\$5,601	4
Medium-profile public conveniences refurbishment programme (this budgeted programme provides for the refurbishment of the nine toilets once over the 10 years or as priorities allow)	Med	Med	\$10,363	5
Timona Park - Amenities block at playground refurbishment	Med	Med	\$7,286	7
Medium-profile public conveniences refurbishment programme (this budgeted programme provides for the refurbishment of the nine toilets once over the 10 years or as priorities allow)	Med	Med	\$10,930	7
Medium-profile public conveniences refurbishment programme (this budgeted programme provides for the refurbishment of the nine toilets once over the 10 years or as priorities allow)	Med	Med	\$11,551	9
Feilding railway station toilets refurbishment	Med	Med	\$7,700	9

11.2.6 Renewal Plans

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for medium-profile public conveniences is detailed in the table below.

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Kimbolton toilets macerator (expected to reach end of life)	5	High	\$3,807	4

11.2.7 Development Plans

The proposed development plan for medium-profile public conveniences is detailed in the table below.

Development Description	Increased level of service (%)	Response to growth demand (%)	Includes component of renewal (%)	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)
	These three percentages should add up to 100%				
Johnston Park - Upgrade toilets to make accessible	75%		25%	3	\$131,308
Johnston Park - New Toilets	100%			3	\$156,181
Himatangi Beach Shower Upgrade - in accordance with the community plan, we are proposing the upgrade of the showers and shelter areas surrounding Himatangi Beach Toilet Block. This will create shelter and improve the overall foot washing/showering area for peak summer use.		60%	40%	4	\$31,727

11.3 Low-profile Public Conveniences Lifecycle Plan



11.3.1 Summary

Low Profile	Location	Capacity (pans)
Apiti Toilets	North	2
Cheltenham Toilets	North	3
Kitchener Park Toilets	Feilding	2
Pohangina Valley Toilets	North	2
Rangiwahia Toilets	North	3
Tangimoana Toilets	South	1

11.3.2 Asset Description

There are six Low-Profile Public Conveniences in the District. These low-profile sites receive a low to moderate level of use from one off events or activities relating to nearby facilities.

Low-profile public conveniences receive the lowest level of operational servicing, maintenance and renewal priority, with the focus being on the medium and high-profile facilities. A suitably high enough level of service, maintenance and renewal should be provided to ensure that the number of complaints do not exceed the acceptable number of complaints set in the level of service performance measures.

11.3.3 Demand

The District has seen significant increases in the number of freedom campers, particularly within the northern rural sector of the District and Timona Park. While few issues have arisen from the increase so far,

it is possible that increases in levels of service to some of Council’s public conveniences may be required to meet demand

The *Public Conveniences* sub-plan of the *Community Facilities Strategy* states that there is currently sufficient provision of public conveniences across the District.

11.3.4 Key Issues and Threats

The key issues and risks specific to low-profile public conveniences are detailed below:

Issue/Threat	Consequence and likelihood (high/med/low)	Treatment
<p>Freedom Camping Key issues that have begun to arise include freedom campers using public conveniences to dispose of grey and black waste rather than approved waste dump stations. In particular this is a concern for sites operating on septic tanks, with the chemical toilets killing septic tank bacteria preventing the effective operation of the tanks.</p>	<p>High</p>	<p>Increased inspection regime for public conveniences where the effects of freedom camping are being felt</p>

11.3.5 Operational Plans

This section sets out the operational projects and new operational funding required for the successful implementation of this plan for low-profile public conveniences.

11.3.5.1 New Operational Funding Requirements

These are the new operational funding requirements identified for low-profile public conveniences. They are the result of increased levels of operational maintenance identified in this plan to respond to demand and/or to meet the desired levels or service, or as a result of consequential operational expenditure as a result of development.

The values provided below are not inclusive of depreciation or any funding costs such as interest.

New Asset/Opex Funding Requirement	Y1 18/19	Y2 19/20	Y3 20/21	Y4 21/22	Y5 22/23	Y6 23/24	Y7 24/25	Y8 25/26	Y9 26/27	Y10 27/28	Total
Cheltenham Toilets – Increased operating costs as a result of new toilet provision	\$6,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$114,000
Total	\$6,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$114,000

11.3.5.2 Operational Projects

The following proposed operational projects have been identified for low-profile public conveniences. These projects have either been identified as a result of identifying extraordinary planned maintenance or are projects required for the future planning of the assets.

Project Description	Criticality (high/med/low)	Consequence if not completed (high/med/low)	Estimated cost of project (Excl GST)	Desired time of Project (1 to 20 years)
Low-profile toilet refurbishments	Med	Med	\$7,419	2
Kitchener Park – Refurbishment of toilet block	Med	Med	\$6,721	4
Tangimoana - Public Toilet Refurbishment provided for standard of medium profile public toilets.	Med	Med	\$4,606	5
Low-profile toilet refurbishments	Med	Med	\$8,269	6
Low-profile toilet refurbishments	Med	Med	\$8,984	9

11.3.6 Renewal Plans

Renewal plans provide for the renewal of all or part of an asset, which increases the life of an asset or replaces the asset at the end of its lifecycle.

The proposed renewal plan for low-profile public conveniences is detailed below:

Asset Description	Estimated Remaining life (years)	Consequence if not renewed (high/med/low)	Estimated cost of renewal (Excl GST)	Desired time of Renewal (1 to 20 years)
Apiti - Toilet, water pump and roof renewal	7	High	\$73,168	7

11.3.7 Development Plans

The proposed development plan for low-profile public conveniences is detailed in the table below.

Development Description	Increased level of service (%)	Response to growth demand (%)	Includes component of renewal (%)	Desired time of Development (1 to 20 years)	Estimated cost of development (Excl GST)
	These three percentages should add up to 100%				
No development projects have been identified within this Plan					



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