

110516018304

180-01



TRIM Record Number

DISTRICT PUBLIC TOILET STRATEGY



ORIGINAL APRIL 1997

UPDATED AND ADOPTED JUNE 2000



WAIMAKARIRI
DISTRICT COUNCIL

June 2000

Title: District Public Toilet Strategy
Author: Community Facilities Asset Manager
Publisher: Waimakariri District Council
Private Bag 1005
RANGIORA

Date of Publication: June 2000
File No: 180-01
Computer File Reference: N:\Daily\00052400009.doc

ISBN:

Copyright: Copying of this publication is encouraged,
providing the source is acknowledged.

CONTENTS

	Page
1. PREPARATION OF STRATEGY.....	1
2. PURPOSE OF STRATEGY	2
3. GOALS AND OBJECTIVES.....	3
4. DESIGN CRITERIA.....	4
5. LOCATION	9
6. SERVICE LEVELS.....	13
7. UPGRADING EXISTING TOILETS	16
8. FUNDING OPTIONS AND DEVELOPMENT PROGRAMME.....	17
 APPENDICES:	
A List of existing public toilets	26
B. Example of cleaning specification	32

Cover Photo: Main Street Toilets, Oxford
 Winner of the 1996 Hygenex/Keep NZ Beautiful National Competition

1. PREPARATION OF STRATEGY

1.1. Working Party

This strategy has been prepared by a Working Party of Councillors and Community Representatives.

Members are as follows:

Ian Monk	WDC Councillor
Joyce McIver	WDC Councillor
Barry Thompson	WDC Councillor
Linsey Burgess	WDC Councillor
Trevor Minchington	Oxford Ward Advisory Group Representative/WDC Councillor
Moya Robinson	Ashley Eyre Advisory Group Representative
Olwyn King	Rangiora Advisory Group Representative
Kath Adams	Kaiapoi Community Board Representative
Brian Milne	Community Facilities Officer

1.2. Process

The process involved the following:

- a) Establishment of working party
- b) Identification of issues, concerns and possible solutions
- c) Release of issues and options paper for public submission
- d) Consideration of submission followed by release of Draft District Public Toilet Strategy
- e) Consideration of submissions and amendments to strategy
- d) Strategy referred to Council for approval
- e) Approved deferred subject to finalising funding approvals
- f) Approved by Council June 2000

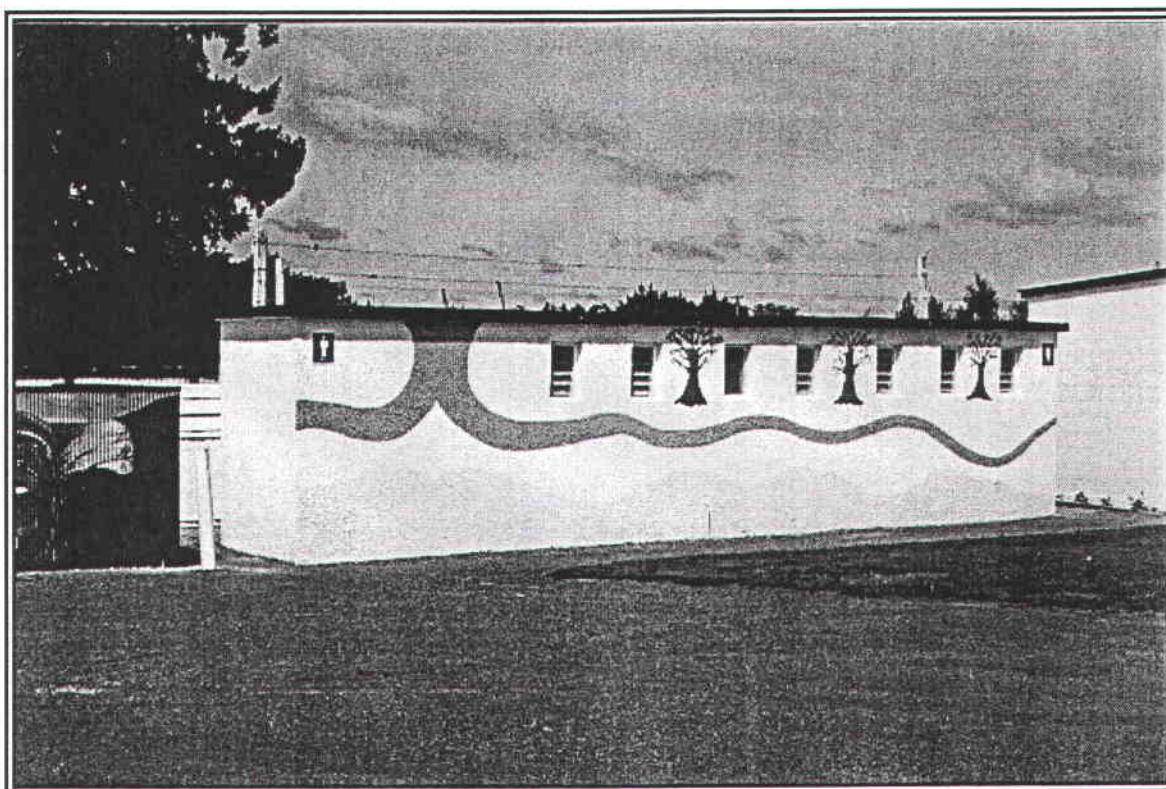
2. PURPOSE OF STRATEGY

The District Public Toilet Strategy is being prepared in response to the belief that the public toilets provided in the Waimakariri District, are generally of poor quality and that many important locations have no toilet facility at all.

The strategy aims to identify and confirm any such deficiencies or oversupply.

It will then provide specific details of appropriate maintenance and service levels and recommend a programme for the provision of new public toilets based on agreed criteria for location and design.

A list of existing public toilets and assessment of their condition is provided in Appendix A.



**Pearson Park Toilet, Oxford. 1995 winner of "Most Improved Toilet"
Keep N.Z. Beautiful/Hygenex National Competition**

3. GOALS AND OBJECTIVES

The provision of public toilets in the Waimakariri District is guided by the following statements:

GOAL

To provide public toilets at appropriate locations which are attractive to use and maintained to a high standard of cleanliness.

OBJECTIVES

1. To provide toilets in public areas where people regularly congregate, and where there are no other facilities available.
2. To encourage commercial and recreation developers and operators to provide public toilet facilities for their customers.
3. To provide toilets which are of a high quality, appropriate to the location and usage and are safe and desirable to use.
4. To provide toilets which are visually attractive and in character with the environment.
5. To implement a regular planned building maintenance programme on all toilets to ensure the condition of the facility is maintained to a high standard.
6. To implement a cleaning programme appropriate to the site and usage, which ensures the toilets are maintained in a condition which makes them desirable to use and achieves a high level of customer satisfaction.

4. DESIGN CRITERIA

4.1. Introduction

The standard of construction and materials used in the public toilets is outlined in this section.

Three design categories based on the level of use are provided. These design criteria will be used for all new toilets. Existing toilets will be progressively upgraded to these standards as practicable.

4.2. NZ Standard For Public Toilets

This standard has been released as a draft and submissions are now being considered prior to its publication.

The criteria included in this strategy are considered to be consistent with what the NZ Standard will specify. However, where inconsistencies do occur, these criteria will be amended to meet the NZ Standard as required.

4.3. Standard Criteria

Generally, the following criteria will apply to all toilets.

4.3.1. NZ Building Act 1991 and the NZ Building Regulations 1992

All new toilets must meet the requirements of the NZ Building Act and the NZ Building Regulations 1992 which includes the need for full access for people with disabilities.

4.3.2. Floors

All floors will be concrete, with either a permanent impervious non slip coating or tiles. Floors will be graded to provide rapid drainage to a waste, of any surface water.

4.3.3. Walls

Concrete block or concrete slab are the preferred material. Timber framing and cladding with hard wearing interior lining may be appropriate for low use toilets.

Concrete walls will be either plastered or tiled on the interior.

4.3.4. Natural Light

Ample natural light will be provided by skylights or similar, for each cubicle. Polycarbonate or similar non-breakable material will be used.

4.3.5. Painting

Unless tiles or other high quality materials are used, toilets will be painted on the exterior and interior. A standard interior colour of a light shading will be used to assist with rapid removal of graffiti.

4.3.6. Urinals

Urinals will be stainless steel. Where concrete urinals already exist, these will be treated with an impervious coating.

Flushing is to be controlled to provide regular, and complete flushing of the unit, but minimise wastage of water.

4.3.7. Toilet Pans

Porcelain pans with plastic seats will generally be provided. Stainless steel pans may be installed where the incidence of vandalism is such that their cost is considered to be warranted.

4.3.8. Hand Basins

Stainless steel hand basins, with cold water, slow release push button taps will be used. These will be mounted at a height that can be comfortably reached by children and adults.

4.3.9. Signage

Signs will be provided using international standard symbols to identify male/female/unisex/disabled toilets. Also information signs regarding contact names and numbers for servicing will be provided.

4.3.10. Artificial Lighting (External)

Toilets will be sited adjacent to street lights, or if not available, overhead lighting will be provided.

4.3.11. Plumbing

Where possible all plumbing will be hidden behind walls, ideally in a central service duct. Any external plumbing will be stainless steel.

4.3.12. Refuse Bins

Refuse bins will be located outside all high and medium use toilets, unless there is an existing bin in close proximity.

4.4. High Use Toilets

4.4.1. Location

These toilets are intended to be high quality, located in central business areas or other high profile/use situations.

4.4.2. Surface Finishes

Internal walls and floors will be tiled.

Floor tiles will be of a non-slip type.

External walls and roof will be of a high quality appearance, in keeping with the surroundings.

4.4.3. Automated Cleaning

An automatic cleaning system will be used if considered appropriate.

4.4.4. Size

A two cubicle unisex toilet is considered adequate for most potential locations at this stage (refer Appendix C for design examples).

4.4.5. Facilities

The following additional facilities/services will generally be provided:

- hand driers
- sanitary towel disposal bins
- baby changing facilities
- mirror (stainless steel)
- coat hook

4.4.6. Artificial Lighting (Internal)

Toilets will be fully lit during the hours of darkness.

4.5. Medium Use Toilets

4.5.1. Location

These toilets are intended to cater for the bulk of locations, most of which are park situations.

4.5.2. Surface Finishes

Internal floors will be coated concrete, sealed with an appropriate coating. Internal walls will be plastered block or concrete.

External walls will be painted and in keeping with the surroundings.

Roofing will generally be colour steel, or texture coated steel.

4.5.3. Size

Either single cubicle or double cubicle unisex toilets will be used, depending on the size/expected use of the toilet.

In some situations, where infrequent high levels of use are expected, then the permanent toilets may be supplemented with portable toilets.

4.5.4. Changing Rooms

Where toilets are located at beaches and rivers where swimming is popular, consideration is to be given to incorporating changing cubicles in addition to the toilets.

4.5.5. Artificial Lighting (Internal)

If exterior overhead lighting does not provide adequate internal lighting during the hours of darkness, then sensor activated interior lights will be installed.

4.5.6. Facilities

The following additional facilities/services will be provided:

- hand driers in selected locations
- outdoor shower/tap in beach locations
- coat hooks

4.6. Low Use Toilets

4.6.1. Location

These toilets are intended to be provided in low use locations. Different design solutions will be required for specific sites depending on factors including:

- user numbers
- potential for vandalism
- availability of services such as power/water/sewer
- cost

4.6.2. Materials

May be either; permanent materials such as concrete block, timber or low cost moulded plastic.

4.6.3. Waste Disposal

Options include:

- septic tank
- storage tank
- composting

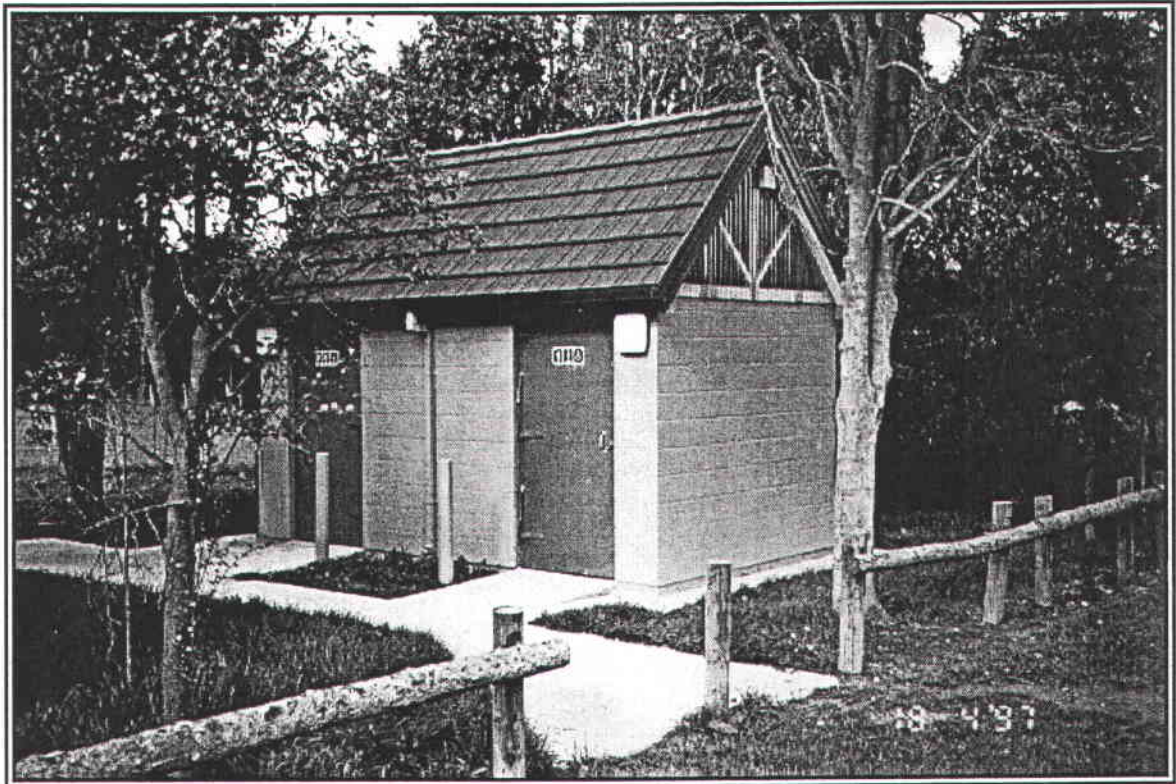
The decision on which system to use will be based on level of use, cost and supply of power/water and environmental factors.

4.6.4. Size

A single unisex cubicle will be sufficient for most locations.

4.6.5. Temporary Toilets

Where the need for a toilet is only periodic, or a short term solution is required, then portable toilets, serviced weekly, are a suitable option.



Matawai Park Toilet, constructed 1996
An example of a medium use two cubicle toilet

5. LOCATION

5.1. Introduction

The purpose of this section is to provide guidelines to assist the Council and community in determining where public toilets should be located.

5.2. Siting

All new toilets are to be sited where they are highly visible, people can be seen entering/exiting the building and there is the highest concentration of pedestrian traffic. Such siting will encourage users to feel safe and reduce incidents of vandalism. The site should also be adjacent to adequate parking.

5.3. Central Business/Town Areas

For Waimakariri these are currently defined as Kaiapoi, Rangiora, Oxford and Woodend. At least one public toilet will be located in these areas in a location convenient to the shopping area.

5.4. Reserves

Although it would be desirable to provide public toilets in virtually all reserves, this is not practical due to cost.

The criteria to be used is that toilets **may be provided in reserves that are likely to attract users for a length of time greater than ½ hour and that they travel to the reserve by vehicle.**

The District's Reserves are categorised according to use and purpose. The following table lists those categories and whether a toilet is likely to be provided.

Reserve Category	Public Toilet May Be Provided
Neighbourhood	No
Community Park	Yes
Amenity	Generally "No", but may be necessary for some sites
Sportsgrounds	Generally "Yes" for community/public use parks, but not for grounds only used by sporting groups
Esplanade	No
District	Yes
Conservation	No

The definitions of the above categories are as follows:

5.4.1. Neighbourhood Reserves

Neighbourhood Reserves primarily serve a neighbourhood and are high in play and amenity value. They are spaces, of generally less than one hectare, where children can play and adults can relax in a pleasant setting. The reserves provide a common ground "just down the street" where neighbours can meet on a casual basis.

5.4.2. Community Parks

A Community Park is a 'ride-to' park designed to serve the residents of a group of neighbourhoods that constitute a community. The service area for a Community Park often coincides with that of a school, especially in rural areas. The rural 'Domains' are defined as Community Parks.

A Community Park is larger and contains more facilities than a neighbourhood reserve and is primarily intended to meet the recreation needs not met by these smaller areas. Can be a focal point for the community.

5.4.3. Amenity Reserves

Amenity reserves are green spaces designed for visual enjoyment and less organised recreational pursuits such as cycling, walking, horse riding, play, picnicking and relaxation.

Amenity reserves can be quite different in appearance and function. Some are larger areas with mature trees and natural landscaping, others are more formally laid out as public gardens and a few have a purely ornamental function, enhancing the intersection of main roads and uplifting local streets.

5.4.4. Sports Grounds

Sports grounds may serve a "Community Park" function or be specialised. Specialised sports grounds are parks which are exclusively used for a limited number of specialised sports activities. The only facilities provided are those which are directly related to the predominant sporting use.

5.4.5. Esplanade Reserves

Esplanade reserves are linear open spaces that follow rivers, shorelines, streets and motorways. Green belts, cycle paths and the Queens Chain are common examples.

5.4.6. District Reserves

District Reserves are intended to serve the districts residents as well as visitors from neighbouring areas and tourists and are primarily developed to make special resources such as rivers, forests, walkways and beaches available for recreation use. Since they are generally designed for resource-orientated activities such as boating, swimming, fishing, water skiing etc location is dependant on the availability of the required resources.

5.4.7. Conservation Areas

Conservation areas are areas to be left in a natural stage because of their special scientific, historic, botanic or scenic value. Some have a vital role to play in the maintenance of functions such as wildlife reproduction and feeding.

5.5. Rivers and Remote Locations

5.5.1. Introduction

There is some demand for the provision of toilet facilities along rivers, walkways and other remote areas. These are often at picnic, fishing and boat launching areas.

5.5.2. Provision

Consideration will be given to providing toilets in areas which are owned or managed by the District Council, where the demand and use of a toilet is clearly demonstrated.

This excludes the Waimakariri and Ashley Rivers which are owned/managed by the Regional Council; and also adjacent to Department of Conservation land.

However, the Council remains concerned about the health hazards created by the high concentration of people using these resources at certain sites. As such, consideration will be given to the provision of toilets, on a joint cost sharing basis with the other parties involved in the management or use of these sites.

5.6. Commercial Premises

Developers and operators of commercial retail buildings will be encouraged to provide public toilets for use by their customers.

The Council may consider joint funding/maintenance of public toilets within business premises, provided they are appropriately located, and substitute the need for toilet provision by the Council, in a given location.

5.7. Neighbourhood Shopping Centres

Public toilets will not be provided at neighbourhood shopping centres, on the basis that the users of these shops are stopping for a short period only (less than ½ hour).



**'Exeloo' toilet at Morgan Williams Reserve, Kaiapoi.
An example of the High Use Toilet**

6. SERVICE LEVELS

6.1. Cleaning Standard

6.1.1. Frequency

a) Central Business Areas:

Monday to Saturday

Toilets are to be cleaned once daily, early in the morning, with two further checks through the day to determine if further cleans are required.

Sunday

Toilets cleaned once in the morning, with one further check in the afternoon.

Note: This standard is for non-automated self cleaning toilets.

(b) Urban Reserve Toilets

Toilets will be cleaned once on Monday, Wednesday and Friday. (Includes Woodend and Oxford toilets.)

Consideration will be given to increasing this frequency during school holiday periods, for toilets located at popular play areas.

(c) Rural Reserves

Toilets will be cleaned once per week on a Friday.

Note: Some rural reserve toilets are cleaned by the Advisory Group managing the reserve on a voluntary basis. The frequency of cleans will be at each group's discretion depending on the level of use.

6.1.2. Specification

The cleaning specification will provide a thorough clean of all surfaces within the toilet, to achieve a consistent high quality result.

An example of the proposed cleaning specification is included as Appendix B.

6.2. Control of Graffiti

a) Removal

Any graffiti on the inside or outside of the toilets is to be removed/painted out within 24 hours of being found/reported.

b) Method

At this stage the most effective and efficient method is considered to be the use of a standard interior colour, with any graffiti being over-painted, following removal/sealing.

In some toilets, the use of protective anti-graffiti guards may be appropriate to protect toilets which have interior artwork.

This approach will be reviewed, and new products evaluated, as they come onto the market.

c) Deterrents

It is considered that the best approach to deterring graffiti (and other vandalism), is to provide high quality toilets, together with rapid removal of any graffiti.

The use of murals and other artwork on the exterior and also interior at older toilets is also an excellent way of deterring graffiti. The painting of appropriate murals and artwork on existing toilets by school or voluntary groups will be encouraged wherever possible.

6.3. Building Maintenance

For general maintenance and repairs, the following standards will be used:

a) Damage or Fault affects usage.

High use toilets - response time 8 hours maximum
- repaired within 24 hours

Medium use toilets - response time 12 hours maximum
- repaired within 48 hours

Low use toilets - response time 24 hours maximum
- repaired within 5 working days.

b) Damage or Fault does not affect usage - response time 24 hours maximum - repaired within 5 working days

6.4. Opening Hours

6.4.1. High Use/Central Business Area Toilets

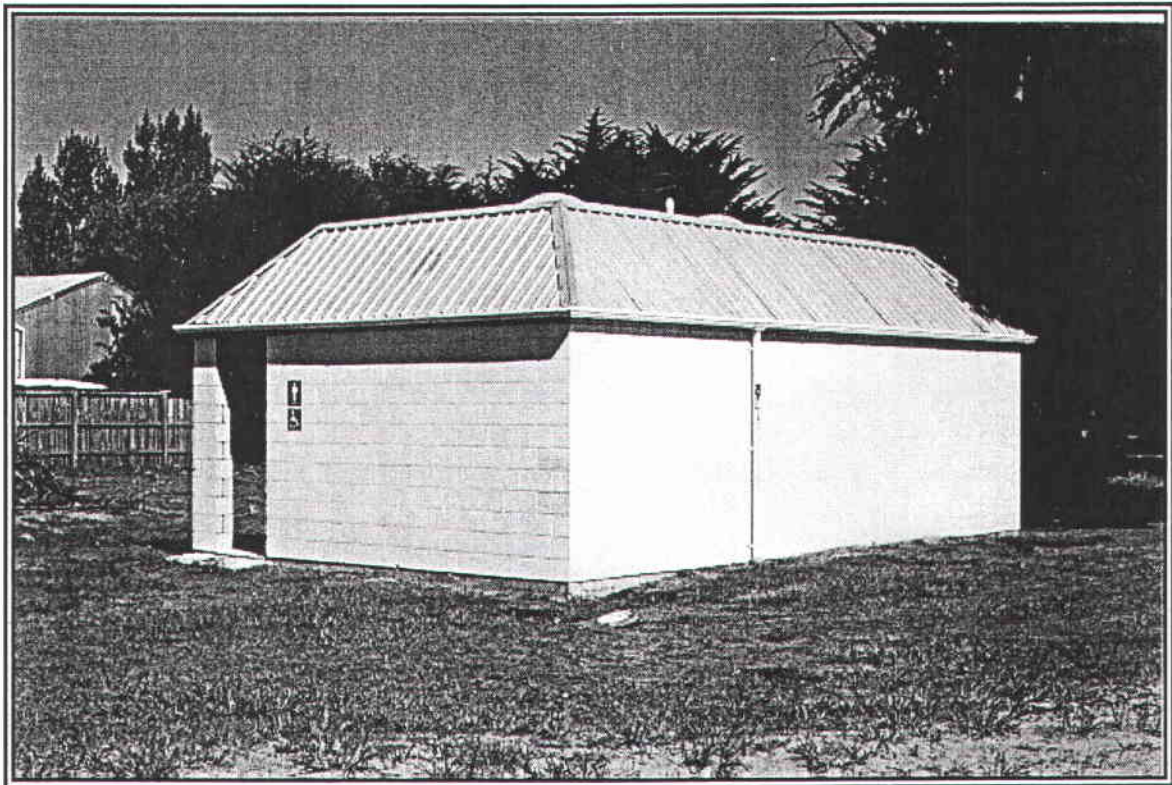
These toilets will be kept open 24 hours per day.

The present Good Street toilets suffer from a higher than average degree of vandalism during the night, which is considered to be due to its isolated location. Until such time that it is upgraded in a better location, it will be closed at night.

6.4.2. All Other Toilets

Other toilets will be kept open 24 hours per day as this is the most practical option, unless vandalism/security problems are occurring, whereby night-time closure will be considered.

All new toilets will be designed to allow them to be locked if necessary.



6.4.3. Waikuku Beach Toilets

Relatively new public toilets which are typical of the
“traditional design”

7. UPGRADING EXISTING TOILETS

7.1. Introduction

It is acknowledged that many of our existing public toilets are in poor condition and consequently the quality is seen to be very low. Increasing the cleaning standards will do little to rectify this image, if the basic condition of the building is poor.

The reason for the poor condition is a combination of poor design/materials; lack of an ongoing maintenance/upgrading programme; and insufficient or poor quality minor maintenance work.

7.2. Work Required

The work required includes the following:

- painting
- installation of skylights
- reroofing
- lighting
- sealing concrete floors
- plumbing repairs, such as new cisterns and taps
- sealing of concrete urinals
- signage
- upgrading door hinges and latches.

It is estimated that approximately \$40,000 is required to initially upgrade existing toilets that are not being replaced, to the standards identified in this strategy, to the extent that this can be achieved.

This cost has been incorporated into the funding options in Section 8.

It is also important that programme maintenance and minor upgrading be funded annually on a ongoing basis, to ensure the toilets continue to be maintained in a quality condition. This will require approximately \$15,000 to \$20,000 annually.