
Open Meeting

To	Waikato District Council
From	Roger MacCulloch General Manager Service Delivery
Date	24 February 2020
Prepared by	Reuben Rink Project Delivery Team Leader
Chief Executive Approved	Y
Reference #	CCL2020
Report Title	Capital Toilet Budgets – Request for Budget Reallocation

1. EXECUTIVE SUMMARY

The purpose of this report is to request that Council approves:

- the reallocation of capital toilet budgets to better align the appropriate funding types;
- the reallocation of unspent 2019/2020 Ngaruawahia Dog Pound budget to the Centennial Park toilet;

This report also requests that the Council approves the vesting of the Onewhero Rugby Club onsite wastewater treatment and disposal system asset in Council for Responsible Camping.

2. RECOMMENDATION

THAT the report from the **General Manager Service Delivery** be received;

AND THAT the Council approves the vesting of the **Onewhero Rugby Club** onsite wastewater treatment and disposal system asset in Council for **Responsible Camping**;

AND FURTHER THAT the Council approves that:

- a. **\$79,513** of Loan Funded be transferred from District Wide parks and reserves (IRGI0085-C0-0119) to Toilet budget (ITO10000-C0-0216), to reverse a previous transfer of loan funded budget used for Onewhero onsite wastewater treatment and disposal, so it can be made available for the Centennial Toilets; and
- b. **\$54,179** of 2019/2020 budget be made available for the Centennial Toilets capital works project (ITO10000-C0-0216) to be funded from unspent Ngaruawahia Dog Pound (IDO10020-C0-0219).

3. BACKGROUND AND DISCUSSION

3.1 DISCUSSION

Now that the 2019/2020 capital works programme for toilets has been finalised and projects fully scoped and the full cost of the programme is better known, an update of budgets is needed to ensure delivery can be completed.

The 2019/2020 capital works programme has come from a combination of:

- the Tourism Infrastructure Funding agreement (renewal and refurbishment of four toilets in Raglan);
- the renewal works programme (existing toilets requiring refurbishment at The Point Ngaruawahia and Pokeno);
- a new toilet through the 2015 Toilet Strategy (Centennial Park, Ngaruawahia);
- replacement of the fire damaged Tuakau toilet (St Stephens Ave, Tuakau);
- temporary provisioning of toilet facilities at Tamahere Park due to completion of the recreation reserve development ahead of funding being available in the New Toilet capital programme;
- a proposed upgrade of the Tuakau Domain toilet (Alexandra Redoubt Rd, Tuakau).

A number of these projects have been brought forward (from later Long Term Plan years) due to the successful TIF application, the accelerated work programme for Tamahere Park and demand driven by sport ground users.

The projects have all been scoped with cost estimates or actuals as outlined below. All amounts are GST exclusive unless stated otherwise.

Tourism Infrastructure Fund

All works are now successfully completed and the Tourism Infrastructure Funding Agreement (reference TIF-RI-040) is closed with achievement of all project tasks. The actual project costs came in lower than our 2019 cost projections and the final Ministry of Business, Innovation and Employment grant paid was \$807,758 (INPI0000-C0-0318).

The projects scope was prioritised due to the increasing demand driven by tourism, and works were completed to increase public toilet capacity at four locations around Raglan, improve car parking usability and installation of rubbish bins. The toilet renewals were completed at Joyce Petchell Park, Cliff Street, Ngarunui Main Beach, and Ngarunui Beach car park. Car parking was upgraded at Joyce Petchell Park, and Rubbish Bins upgraded at Manu Bay and Papahua.

Toilet Refurbishments for 2019/2020 – the Point, Ngaruawahia and Pokeno

The Contract (18/213 Toilet Refurbishments) has been awarded for both toilet facilities to be fully refurbished. The Point, Ngaruawahia, is to have an additional pan constructed on the existing footprint and Pokeno is to have new partitions installed.

The cost committed to complete these works (including risk contingency) is \$313,184.

Centennial Park, Ngaruawahia

A new toilet is proposed for Centennial Park, Ngaruawahia. The toilet facility project has arisen through the 2015 Toilet Strategy with an integrated small storage locker room being

provided as a feature in the toilet building for use by the Ngaruawahia United Football Club as the predominant park user.

A Request for Proposal was put to market requesting a design solution for an agreed sum. Two tenders were received for the work and a preferred supplier chosen based on the price quality method of tender evaluation. Once the preferred supplier was identified a value engineering negotiation process reduced the scope of the build to an affordable solution. This reduced design solution will be presented to the Ngaruawahia Community Board and the Ngaruawahia United Football Club for comment, and Council staff assistance will be provided to those groups to facilitate external fundraising to complete the ultimate project scope in a staged approach over time. Futureproofing for this approach is incorporated into the proposed toilet build scope.

This is a Level of Service project and the existing loan funding is insufficient to cover the full cost of the project, as outlined below. It would not be appropriate to utilise Replacement Fund funding for this new toilet project.

The estimated total project cost is \$205,758. To make this project possible, it is proposed that loan funded money from Onewhero onsite wastewater treatment and disposal (IRG10085-C0-0119) be transferred back to ITO10000-C0-0216 (The reason for this transfer is discussed late in this report) and the budget of \$54,179 from Ngaruawahia Dog Pound (IDO10020-C0-0219) be made available for the Centennial Toilets project.

St Stephens Ave, Tuakau

These works are all complete with the new toilet facility installed and now available for public use. The project will be funded from the confirmed insurance claim of \$169,303 following fire damage to the existing toilet block.

Some minor works to install fencing between the structure and the level change to the power transformer is being arranged to ensure safety for the public.

The old toilet structure was removed and a garden area formed in its old footprint. The garden will be planted in autumn.

Tamahere Park

A new toilet at Tamahere Park is proposed in later years of the 2015 Toilet Strategy, and following completion of the playground and skate park this had to be revised because of the immediate need for a toilet facility. Under the Tamahere Piazza and Recreation Reserve Contract (C17/120) which is primarily for a permanent wastewater treatment and disposal system to be installed, a temporary 'porta-com' facility is provided for, until a permanent new toilet is available.

It was proposed in 2019 to have Exeloo Ltd refurbish the old Joyce Petchell Park toilet block and install the refurbished toilet at the Tamahere Park. However, this work did not proceed due to the high cost proposed by Exeloo Ltd of around \$90,000 (a similar cost of a new 2 pan unit).

The toilet is currently held in storage, at the Old Taupiri Road Wastewater treatment plant, until a use is determined for the toilet.

The Domain, Tuakau

The toilet facility (including change-rooms, showers, and toilets) at the Domain, Tuakau is due for renewal and has suffered significant vandalism so that it is no longer able to be used.

The intention is to make the full facility available for Domain users and for overflow use for the Dr John Lightbody Reserve Sport Ground users.

Inspections and preliminary design has shown that in addition to the cost of refurbishment of the facility, an entire renewal of the onsite wastewater treatment and disposal infrastructure would be needed at a cost of \$250,000.

The project will not proceed at this time due to the cost and the lack of current community need, therefore no Tuakau Domain toilet capital costs are forecast to occur in 2019/2020, and Council staff continue to review and design the upgrade of toilet facilities at Dr John Lightbody Reserve.

Onewhero Rugby Club Toilet

Council constructed a Public Toilet at the Onewhero Domain in May 2017. Since this time Council has maintained and emptied the previously-existing rugby club septic tank as necessary.

With the new Public Toilet, an extended Onewhero Rugby Clubrooms facility, and the introduction of Responsible Camping users at the Domain, the previously-existing rugby club septic tank started to experience failure from inability to cope with extra wastewater in flows. As a result, the Onewhero onsite wastewater treatment and disposal upgrade project (IRG10085-C0-0119) was initiated and is currently fully designed and costed. Emergency works were necessary to address public health sanitary issues and the system upgrade is currently partially constructed.

To enable funding for the final stage, and enable future maintenance works to be carried out by Council to protect the system integrity and ensure the wastewater asset is suitable to cater for the freedom camper requirements, the Onewhero Rugby club has vested the original septic tank in Council. This formalisation of the system as a WDC-owned asset will then allow the essential renewal works to occur from within Toilet Replacement funding.

The final stage of the wastewater project is currently being planned, and once funding is confirmed, Council will go out for tender as soon as possible for installation prior to 30 June 2020.

The estimated cost to complete these works (including risk contingency) is \$140,000.

Ngaruawahia Dog Pound Car Park Project

Council envisioned a project to extend the Ngaruawahia Dog Pound Car Park and allocated budget of \$54,179 for 2019/2020 for this purpose. This project has not been able to progress due to a proposed review at Council staff level on the feasibility of such an extension to the existing facility or the potential centralisation of pound facilities. Further consultation will occur on this in due course. In addition, Watercare currently operate out of the area identified for the Ngaruawahia Dog Pound Car Park extension.

This report proposes \$54,179 loan funded 2019/2020 budget be made available for the Centennial Toilets capital works project (ITO-10000-C0-0216) from Ngaruawahia Dog Pound (IDO10020-C0-0219).

3.2 OPTIONS

Option 1 Council approves the recommendations of this report.

The vesting in Council of the onsite wastewater treatment and disposal system asset located at Onewhero Rugby Club. The use of Toilet Renewal funding as detailed.

This option is recommended.

Option 2

Council declines the recommendations of this report.

Centennial Toilet will not be built this 2019/2020 year. Onewhero Rugby Club wastewater system will remain in its defunct state with a risk of resource consent/public health breaches in the coming winter.

Centennial Toilets and Onewhero Toilet onsite wastewater treatment and disposal projects will need to be prioritised for funding in the next Long Term Plan process.

This option is not recommended.

4. CONSIDERATION

4.1 FINANCIAL

Council funding for 2019/2020, as at January 2020, is as follows:

Project	Annual Budget 2019/2020	Cost to date	Insurance Claim	Remaining Budget*
Toilet Project				
ITO-10000-C0-0000 District Wide Toilets	\$492,474	\$191,610		\$300,864
ITO-10000-C0-0216 District Wide (allocated to Centennial Toilet)	\$124,369	\$37,262		\$87,107
ITO-10000-C0-0117 Tuakau Toilet	\$47,591	\$205,949	\$169,303**	\$10,945
ITO-10000-C0-0218 District Wide Toilets	\$341,101	\$9,297		\$313,804
	\$1,005,535	\$444,118	\$169,303	\$730,720
Other Project				
INPI0000-C0-0318 Neighbourhood Parks (TIF Toilet and Carpark Project only)	\$321,553	\$321,153		\$400
IRGI0085-C0-0119 Onewhero Domain Toilet and Wastewater system for Responsible Camping	\$52,655	\$40,932		\$11,723
	\$374,208	\$362,085	-	\$12,123
Total	\$1,379,743	\$806,203	\$169,303	\$742,843

** Insurance claim confirmed but not yet received.

The cost to date is made up of the following (across all projects):

- \$191,610 for the District Wide Toilets renewals (C17-120)
- \$37,262 design and procurement costs for the Centennial toilet supply contract (C18-010) and the installation contract (C18-226)

- \$205,949 for completion of the Tuakau Toilet supply contract (C18-201) and install C18-226)
- \$9,297 preliminary costs for procurement of the refurbishment contract (C18-226)
- \$321,153 for completion of the TIF Raglan toilet projects (C18-146)
- \$40,932 Onewhero Domain Toilet - Wastewater System Upgrade Stage 2

The remaining budget of \$742,843 is funded as follows:

	Remaining Budget	Replacement Fund Budget (Renewals)	Loan Funding Budget (New Asset)
District Wide Toilet	\$643,613	\$643,613	
Centennial Toilet	\$87,107	\$15,041	\$72,066
Return of loan funding budget from Onewhero to Centennial Toilet	\$0	(\$79,513)	\$79,513
Onewhero Domain Toilet and Wastewater system for Responsible Camping	\$11,723	\$11,723	
Budgets (Toilet TIF)	\$400	\$400	
Available Funding (by type)	\$742,843	\$591,264	\$151,579

The forecast costs expected to complete the 2019/2020 toilet capital works programme, should the recommendation in this report be approved by Council, will be as follows:

- \$313,184 for toilet refurbishments at The Point, Ngaruawahia and Pokeno (C18/213)
- \$5,000 for Tuakau toilets final reinstatement (C18/226))
- \$93,508 Centennial toilet installation proposed cost to install toilet and services (Provisional tender sum with Allens United Earthworks and Drainage Ltd for C18/010)
- \$112,250 Centennial toilet build - proposed cost to supply fabricated toilets (Negotiated tender sum with Permaloo Ltd for C18/226, to be award on approval of this report)
- \$140,000 Onewhero Wastewater system upgrade - proposed costs including risk contingency (estimate)

These estimated forecast costs and required additional budget, should the recommendation in this Report be approved by Council, will be funded as follows:

	Total Budget	Replacement Fund (renewals)	Loan Funding (new asset)
Available Funding	\$742,843	\$591,264	\$151,579
Pokeno & Point Toilet Refurbishments (C18/213)		\$313,184	
Tuakau toilet (C18/226)		\$5,000	
Centennial toilet (C18/226)			\$93,508
Centennial toilet (C18/010)			\$112,250
Onewhero Wastewater		\$140,000	
Budget Surplus / (Deficit)		\$133,080	(\$54,179)
Deficit funded from:			
Transfer of loan funding from Ngaruawahia Dog Pound (IDO-10020-C0-0219)			\$54,179

The Ngaruawahia Dog Pound budget (IDO-10020-C0-0219) is funded from Loan Funding, which is appropriate for new asset construction, such as the Centennial toilet.

4.2 LEGAL

Council has an inferred obligation to fulfil established expectations that the Onewhero Rugby Club seek Waikato District Council to remedy wastewater septic tank failures that became apparent after the Freedom Camping Bylaw Law change allowed Freedom camping at the site.

4.3 STRATEGY, PLANS, POLICY AND PARTNERSHIP ALIGNMENT

In 2015 Council adopted a Toilet Strategy. The proposed work programme aligns with the current toilet strategy details all toilet renewal work (replacement) and new toilet builds (new toilets) in the work programme and indicates their order of priority.

4.4 ASSESSMENT OF SIGNIFICANCE AND ENGAGEMENT POLICY AND OF EXTERNAL STAKEHOLDERS

The Significance & Engagement Policy is not triggered for the funding increase. Engagement with the community is being undertaken for each project.

5. CONCLUSION

If Council resolve to accept the recommended option, the works programme will be continued with all new toilets and renewals projects scheduled for 2019/2020 being able to be completed.

6. ATTACHMENTS

- Vesting letter from Onewhero Rugby Club – Gift of onsite wastewater treatment and disposal system asset located at Onewhero Rugby Club.

Waikato District Council

13 February 2020

To whom it may concern;

Re: Gifting of Onewhero Rugby Football Club Wastewater Septic Tank

The Onewhero Rugby Football Club is pleased to gift the wastewater septic tank located at Onewhero Domain to Waikato District Council.

Since the Public Toilet at the Onewhero Domain was constructed in May 2017, WDC have maintained and emptied the previously-existing rugby club septic tank as necessary, and in acknowledgement that the WDC-owned Public Toilets contribute wastewater into the clubs septic tank, it is more appropriate that the septic tank be an asset owned by Council, and added to the recently constructed WDC-owned Wisconsin mound and associated treatment system.

The Onewhero Rugby Football Club declares that the septic tank is vested in Waikato District Council as at 31 February 2020.

Kind Regards,



John Deihl

Onewhero Rugby Football Club President