

SOUTH WAIRARAPA DISTRICT COUNCIL

18 NOVEMBER 2015

AGENDA ITEM C2

NGAWI AND SOUTH COAST TOILETS

Purpose of Report

To inform Councillors of the issues with the Ngawi public toilet and the proposed solutions.

Recommendations

Officers recommend that the Council:

1. *Receives the information.*
2. *Approves Option 2 – decommission the existing toilets and replace with self-contained dry vault toilets with holding tank.*

1. Executive Summary

This paper outlines the issues with the public toilets at Ngawi. The proposed solution requires a change in the planned allocation of the capital budget for the South Coast Reserves Development Plan for 2015/16.

2. Background

In the Long Term Plan 2015-2025 budget, Council allocated \$75,000 of the 2015/16 parks and reserves capital budget to the South Coasts Reserves Development Plan. \$47,000 was allocated for the provision of toilets and north Tora and additional toilets at the Ngawi camping area. The remainder was to be used for other items in the development plan, and for this a prioritised list was to be presented back to Council.

Continuing problems with the septic tank and filtration system for the toilets at the Ngawi Fire Station have not been able to resolved, and officers now propose an alternative allocation of funding to deal with the issue.

3. Discussion

3.1 Options

The north Tora was budgeted to cost \$23,000, leaving \$23,000 for an additional toilet at Ngawi, and \$29,000 for other development works on the coastal reserves.

3.1.1. North Tora

The single self-contained dry vault toilet with holding tank for north Tora is being manufactured at the moment and we expect to have it installed and available for use before Christmas. In total we expect the costs for this toilet to be approximately \$19,000.



3.1.2. Ngawi – problems with public toilets

The two existing public toilets at Ngawi are attached to the Ngawi fire station building. They are flushing toilets attached to a septic tank and filtration system behind the building. The septic tank and filtration system was originally installed for the toilet *inside* the hall, and the public toilets were later connected to it.

As the popularity of Ngawi as a summer destination has increased, so have the problems with the toilets and the water supply. Flushing toilets require water, and the existing rain-water tank was insufficient, so in November 2013, an additional 30,000 litre tank was purchased and installed by Council. This required refilling a couple of times over summer 2013/14, but in summer 2014/15, it had to be refilled four times. The high level of water use was investigated and attributed to campers refilling their campervan tanks from Council's tank. All of the taps have now been removed from the outside of the building, and in the toilets, where hand sanitiser is supplied instead. We do not expect to have to refill the water tanks more than once over summer 2015/16, and not at all if we cease using the fire station public toilets.

The septic tank filtration system has not worked properly for some time. The toilet is not big enough to accommodate the heavy use from the public toilets. It is also badly affected by frequent inflows from groundwater. The water table is only about 300mm below ground level, so the solids tank floods almost constantly. The field drain pipework to remove the excess water is currently blocked and contractors have not yet managed to clear the blockage. Over Labour weekend, the public toilets were shut down and Portaloos made available instead.

There are two possible options to resolve the problems with the toilets at Ngawi fire station:

Option 1 – build a new septic and filtration system for the existing toilets

Cost estimates for building a new system which could cope with the existing public toilets are in the region of \$40,000, depending on design requirements. The additional land required for filtration is available on Council property to the south of the fire station. Costs do not include the environmental reports which are likely to be required for this work. Allowing time for the reports, the work would not be able to be completed in time for summer 2015/16.

Option 2 – decommission the existing toilets and replace with self-contained dry vault toilets with holding tank

Decommissioning of the existing toilets would leave the single internal toilet at the fire station on the septic tank. The septic tank should be able to accommodate the outflow from this toilet as it is not available to the public and is only lightly used. A replacement two-cubicle self-contained dry vault tank will cost approximately \$37,000, which is \$14,500 more than originally budgeted. This toilet could be placed on Council land to the west of the fire station, and could be installed and completed before the end of January (there is a 6-7 week lead time for manufacture and delivery). This is the preferred option, both because it can be completed in time for the main part of summer 2015/16, and because the ongoing costs will be limited to annual pumping without additional water supply costs.

3.1.3. Ngawi – new toilets

Dealing with the existing Ngawi toilets as required above will use up, in fact over-run, the budget proposed for additional toilets at Ngawi, intended to be placed in the camping ground. If option 2 is selected, the remaining \$18,500 from the budget would almost fund a single self-contained dry vault toilet, which would be the same very basic model selected for North Tora. This would leave no capital available in 2015/16 for other works in the coastal development plan.

Alternatively we could operate over summer 2015/16 with the two toilets at Ngawi supplemented with Portaloos as we have done in previous years. There is money in the operating budget to fund the Portaloos. A review of the summer season could be done towards the end of March 2016 to determine whether additional toilets are required at Ngawi. At the moment, local advisers believe that two toilets will be sufficient, particularly since the addition of the toilet at Ngawi surf break.

After a review in March, a decision can be made about whether further toilets are required for Ngawi. If they are, officers propose that the remaining \$18,500 of the 2015/16 budget be carried over into the 2016/17 financial year. If another \$19,000 was then allocated in capital in the 2016/17 annual plan, a second two-cubicle self-contained dry-vault toilet could then be added to the Ngawi campground in time for summer 2016/17. If additional toilets are not required, then the \$18,500 could be put towards further works in the South Coast Reserves Development Plan.

3.2 Financial considerations

A change to the intended use of the 2015/16 capital budget for the South Coast Reserves Development Plan is required to address the issues with the Ngawi public toilets.

Table 1 – original and proposed budgets

Item	Original Budget	Item	Proposed Budget
Toilet – north Tora	23,000	Toilet – north Tora	19,000
Toilet – Ngawi campground	23,000	Toilet – Ngawi fire station (option 2)	37,500
Other works from the coastal development plan	29,000		
TOTAL	75,000	TOTAL	56,000
		Balance to be used for additional development plan works OR carried forward to 2016/17 for additional toilets at Ngawi	18,500

4. Conclusion

In providing new toilets for the south coast reserves, Council is now following a policy of using only self-contained dry vault toilets with holding tanks. The reason for this is that water for flushing does not need to be supplied to these distant sites.

The septic tank at the Ngawi fire station has proven to be unable to accommodate the high usage of the public toilets, and the demand is expected to increase. Officers recommend decommissioning these public toilets and replacing them with a two cubicle self-contained dry vault toilet for summer 2015/16, and holding the remaining budget until a review in March 2016. Council needs to approve a variation in the proposed use of the \$75,000 capital budget for coastal reserves for 2015/16.

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