

28 January 2021

Kimberley Li
Senior Planner - Auckland Council
Email: kimberley.li@aucklandcouncil.govt.nz

Further information response for proposed toilet at land adjoining 400 Titirangi Rd, Titirangi - LUC60334605

Dear Kimberley,

Thank you for your further information request letter dated 15 October 2020 (**Attachment 1**). Please see below our response to each point in the same order as that provided within your letter. Enclosed with this letter are the following supporting attachments:

- Attachment 1 - Auckland Council Information Request Letter**
- Attachment 2 - Urban Solutions Planning and Risk Assessment**
- Attachment 3 - Alternative Sites Location Plan**
- Attachment 4 - Alternative Positioning Plans**
- Attachment 5 - Visual Impact Plans**
- Attachment 6 - Visual Impact Assessment Addendum**
- Attachment 7 - Revised Internal Plan**

1. An initial Feasibility Report of potential sites in Titirangi was produced by Stellar Projects, with a subsequent Planning and Risk Assessment undertaken by Urban Solutions Projects in February 2020 (**Attachment 2**). Their detailed independent options assessment was used to identify potential sites for the toilet, with the key criteria comprising the need for the facility to be in an accessible central location and close to parking and public transport. The sites are illustrated on the map in **Attachment 3**. The alternative locations which were carefully and fully reviewed comprised the following:
 - **Option 1** – Existing car parking space in front of the former toilet block, Titirangi RoadAuckland Council were unsuccessful in obtaining consent for the toilet in this location and there were various site constraints, notably:
 - There were no easements,
 - Watercare Services Limited raised concerns about the potential new public wastewater line and the development would have resulted in the loss of a disabled parking bay.



- **Option 2** – Encumbrance area, south western corner of 490 South Titirangi Road

The site constraints comprised: there was no agreement with the landowner in regards to services connections; the toilet block would be away from the main road and town centre and is not in an obvious location for visitors using the area; the land is not owned by Auckland Council; Titirangi Centre Limited does not want the toilet block there and the public library is close to this area along with other facilities that already have toilets.

A former encumbrance from 2015 did also not fully secure the right for public toilets or services connections to be provided on the site.

- **Option 3** – There was also a previous application for the consent of replacement toilets near the now-removed ones in 2016 which was not progressed due to objections.

Other potential amendments to the scheme design included a single pan access, as illustrated in **Attachment 4**, though the local board requested a two pan scheme.

In contrast to these site constraints, the proposed development site was chosen as the preferred option, in consultation with the local community and local board, due to its accessible location close to existing public and visitor facilities, parking (including disabled spaces) and public transport. It will provide an essential and accessible service for residents and visitors (particularly the elderly and disabled) to the centre, especially as the existing toilet facilities at the Titirangi Library or at Te Uru Art Gallery are only open during office hours. It is also within the eastern side of the centre which is more appropriate as it is away from these existing toilet facilities.

2. The current layout of the space is not delineated in terms of where pedestrians should walk, and the area has a uniform finish with a disability carpark placed in the middle.

As illustrated on the submitted engineering plans, it is proposed that the existing vehicle crossing will be moved by 1m and the kerb will be extended, with new tactile paving and materials helping to provide users with a defined walking space keeping them safer compared to what is currently there. Full details will be provided at the detailed design stage – we envisage a suitably worded condition can be added to the consent to reflect this.

3. As outlined in the revised AEE which accompanied the notification review (dated August 2020, Rev. 2), the development requires consent as a restricted discretionary activity under Rule C.1.9(2) as it involves the construction of a public amenity which is not incidental to the supportive function of the road and it therefore does not comply with standard E26.2.5.4(3). With regard to the matters of discretion and assessment criteria listed under listed under E26.2.7.1(1) and E26.2.7.2(1) respectively for restricted discretionary activities, the following additional assessment is provided:

(a) The functional and operational needs of, and benefits derived from, the infrastructure

Since April 2019, there has not been a public toilet facility within Titirangi centre, except for facilities within the above facilities which are only accessible within their opening times, rather than being available for the public at large. The applicant, Auckland Council's Community Facilities Unit considers that a convenient and accessible public toilet facility is an essential Council service for a centre the size of Titirangi village.



As demonstrated in the application and above, there are no practical alternative locations within Titirangi centre for a public toilet facility that will adequately meet the needs of centre visitors. Thus, there is a clear functional and operational need for the proposed infrastructure. Furthermore, the facility will meet the needs of road users, whether they are pedestrians, cyclists or vehicle occupants.

(b) Visual effects

Since the lodgement of the original application and taking into account feedback from Auckland Council and submitters, the design of the toilet has been modified to: more suitably blend in with its surroundings; respect the massing and location of the Rimu tree; and incorporate suitable landscape softening, whilst ensuring that it does not compromise the functional requirements of the infrastructure. On this basis, and as confirmed in the original Visual Assessment and as reviewed further below and in the Addendum within **Attachment 6**, we consider that there are no cumulative significant adverse visual effects of the toilet block on the amenity values of the streetscape or adjoining properties.

(c) Where located within a road, the operation and function of road network activities and effects on the amenity values of the streetscape

The toilet facility has been carefully designed to avoid or minimise negative effects on road network activities. As outlined above, the proposed footpath works will help provide a safer, efficient and more visually appealing accessway.

(d) Noise and vibration effects

There will be no negative noise or vibration effects during the operational stages of the toilet block, with only limited and temporary impacts envisaged during the construction works.

(e) Odour effects

As noted further below, the toilets will be frequently maintained to ensure there are no significant adverse odour amenity effects.

(f & g) Shadow flicker effects and implications in terms of future planned urban development

Not applicable

4. Impact on the public and private amenity values provided by the heritage tree to the streetscape and adjoining properties;

We note that the AL Titchener Family Trust has identified that the development will have 'significant, unmitigated and adverse effects on public and private amenity values, particularly those generated by the notable Rimu tree'. We disagree with this statement, noting that the scheme has been carefully designed to reflect its location within the vicinity of the tree and the accompanying Visual Impact Plans (**Attachment 5**) demonstrate that it is a suitable height, scale and massing. We also note that the overall environmental quality of the site's surroundings is mixed, notably there is vibrant large signage, plastic coverings for the seating area of the nearby business and bin stores which currently detract from the tree. In contrast, the subtle design which is proposed will ensure that it will not dominate the visual amenity of this key site and will respect the value and status of the Rimu tree.

The accompanying Visual Impact Plans package, which have been prepared by Stellar Projects illustrate the proposed development, its relationship with the surroundings and the new planting treatment. The scheme was originally assessed by Helen Mellisop, a qualified landscape architect registered with Tuia Pito Ora, the New Zealand Institute of Landscape Architects, within the initial Visual Assessment and is reviewed further within the Addendum within **Attachment 6**. It confirms that the proposed toilet would be in a direct line of sight from the gazebo seating area on the mid-level terrace at 400 Titirangi Road, and that a lateral view of the toilet and the more distant landscape over the toilet roof would be available from parts of the upper restaurant terrace.



As can be seen in **Photograph 1** below, the gazebo dining area currently has views to the parking area and commercial buildings to the south, the mature rimu tree, the ramp and steps to the restaurant, and the Titirangi Road streetscape. The amenity of the existing views, in terms of pleasantness, coherence and naturalness, has been assessed by Ms Melsop as being moderate-low. The accompanying visualisations identify that people dining in the gazebo on the mid-level terrace would be able to view the southern elevation of the toilet building and would not have a direct view to the toilet doors. This southern elevation would also be partially screened and softened by the proposed cabbage tree and astelia planting. The presence of the partially screened toilet building would further reduce this existing level of visual amenity to a small extent.



Photograph 1: View from steps adjacent to gazebo dining area towards proposed toilet location (photograph taken at 50mm lens equivalent at 12.10pm on 12/06/20)

For people dining in the upper terrace of the restaurant, views out to the north and north-west are usually restricted to some extent by the plastic wind shelter and railings (refer to **Photograph 2**). For the majority of the terrace area, available views are directed across Titirangi Road to the north, away from the proposed toilet (refer to **Figure 1** below). People dining in the western section of the terrace currently have a view to the Rimu tree and the Titirangi Road streetscape to the north-west.



Photograph 2: View from Titirangi Road towards Thai Chef's restaurant and proposed toilet location (photograph taken at 50mm lens equivalent at 12.07pm on 12/06/20)

The eastern and southern elevations of the toilet would be visible from this area, but views to the tree canopy and more distant vegetation northwest of the centre (over the roof of the toilet) would be unaffected. The proposed vegetation on the southern toilet elevation would also assist in framing and integrating the building. The key elements that contribute to the amenity of these localised views – the Rimu tree, and the more distant bush to the north – would remain unchanged. In addition, the design features of the toilet building – the small size, recessive exterior colour, timber shingle roof, basalt stone base and integrating stone walls and planting – would adequately mitigate any adverse effects on visual amenity. The entire canopy of the tree would remain visible, with only the trunk being obscured by the toilet building.

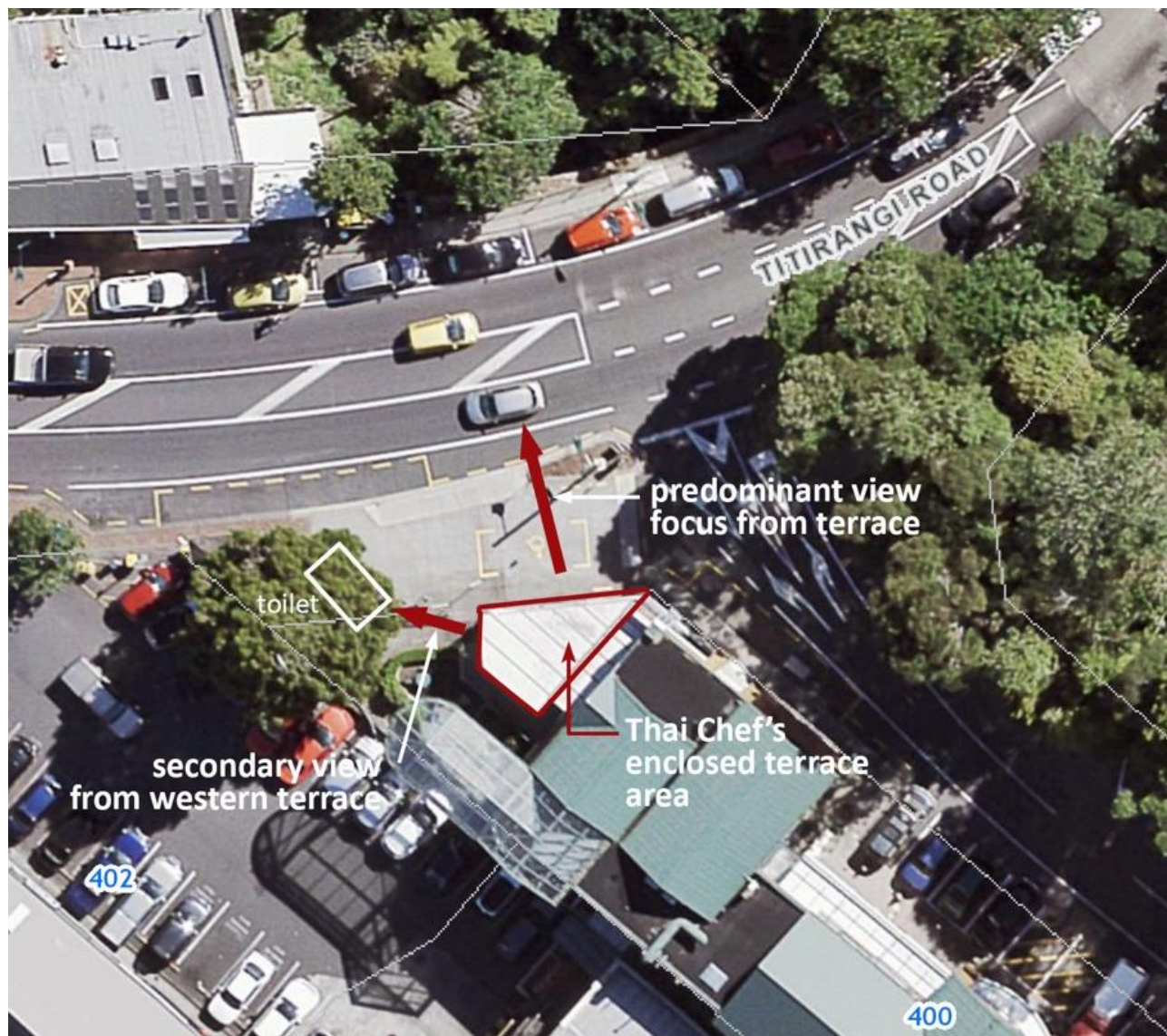


Figure 1: Direction of views from upper restaurant terrace of Thai Chef's Restaurant (Source: Visual Assessment Report).

In summary, Ms Melsop has confirmed that the additional line of sight drawings do not change her conclusions from the visual assessment of adverse effects on users of 400 Titirangi Road in the Landscape and Visual Assessment (dated August 2020) which stated as follows:

"People using the steps and ramp at 400 Titirangi Road, or dining at the terrace or gazebo at Thai Chef's restaurant would see more of the proposed building [than people in the private carpark to the west], with some views being at close proximity. The southern 'short' end of the building would be visible from the ramp, stairs and gazebo. Views to the front of the toilet would be possible from some parts of the restaurant terrace when it is open in the warmer months. Proposed planting on the southern side of the toilet would partially screen and soften the building and would add to the amenity currently provided by the raised rimu tree. For people passing through the area on the ramp or steps, views of the building would be short in duration and not in the focus of the view. Adverse visual effects are likely to be low in extent. For those dining outdoors or on the terrace, views would be of longer duration and the existing moderate-low level of visual amenity would be further reduced to a small extent.



Overall, I consider that adverse effects on the private visual amenity of the adjoining properties would be moderate-low in magnitude at most. The building would not dominate the available views and would appear coherent with the existing streetscape elements."

o Bacteria and odour emission from the public toilets;

The self-contained facility is a standard design by the manufacturer and has been devised to limit any public amenity concerns, notably in terms of health / safety and odour. In particular, the toilet will come fitted with vent stacks so there will be no adverse effects and the facilities will also be maintained and cleaned frequently by the Council so that if any issues arise, they can be quickly dealt with. On this basis, we consider that there are no amenity implications from the toilet (nor indeed the '*significant adverse*' effects which The Trust identified) on visitors and patrons of the nearby outdoor seating area and wider locality.

o Economic impact on the nearby businesses;

We understand that there may be two concerns of local businesses, namely that the development will have a negative impact on the commercial tenancies at 400 Titirangi Road and the outdoor dining experience for the patrons of the restaurant (both in terms of the visual amenity of the surroundings / Rimu tree and odour of the toilets) plus users of the facility may no longer choose to visit their business if a free toilet facility is available elsewhere.

As outlined above, the toilet is small in scale and have been carefully designed to reduce its visual and amenity impact, whilst also respecting its surroundings to the extent that any effect would be negligible (and far in excess of the '*immediate and significant loss*' to the business which has been flagged by objectors). As reflected in the accompanying visual assessment images, the view from the seating area to the toilet will be restricted and patrons will still be able to view the tree from the seating area, to the extent that we do not believe any local businesses will be adversely affected. It will also provide an essential, alternative and free service within the busy centre which will provide for the local community's and visitors needs and could help attract further footfall in this locality, which should be welcomed.

o Reduction on cycle parking spaces that are not addressed

The development will remove the existing three steel arch bicycle racks. There are a number of existing cycle stands within the vicinity of the site which are not fully utilised to the extent that further racks are not considered strictly necessary, though there is also the further option of providing new racks, if deemed necessary, between the existing seated areas outside The Hardware Café and a suitably worded condition can be added to the consent to reflect this.

o The loss of public seating area;

Titirangi centre is very well served with public seating, with substantial seating provided along the south side along Titirangi Road. The applicant has advised that they propose to install additional public seating, via the installation of a bespoke timber bench, in the berm area on the eastern corner of the Lopdell House site at 418 Titirangi Road, which is approximately 120m to the west of the site. This seating will be installed as part of an upgrade to the Lopdell House stair - full details of the development will be outlined within the forthcoming Auckland Council resource consent application (likely to be submitted in February/March 2021).



o Adverse effects on the health of the Rimu Tree due to the location of proposed works and methodology;

The Tree Report which accompanied the original submission (and the further two independent reviews which have been undertaken by an independent arborist and the Council's specialist heritage arborist) have fully assessed the Rimu tree and identified that there will be no adverse effects on the health of the specimen as a result of the proposed development. The Council's arborist, in their written response has confirmed their acceptance to the works and proposed control measures.

The scheme has been designed to align away from the Rimu and whilst the toilet block is within the Structural Root Zone, no structural roots are anticipated to be encountered during the works which would restrict the development on the following grounds:

- The base of the tree is within a raised sizeable planting pit and on top of a series of retaining stone walls.
- The roots are within a previously modified resurfaced pavement area (works were undertaken by Auckland Transport between 2012 – 2015) so shallow roots are unlikely in that area.
- The works will be distanced from, and not encroach into, the retained area below the tree so no excavations are required in that area where the majority of rooting of the tree is.
- The relatively minor depth of excavations to construct the foundations are not significant and further decreases the risk of encountering roots.

In summary, due to the location of the tree, modified area and root barrier, it is highly doubtful that significant roots will be present in the footprint of the foundations, and even less likely there will be multiple large roots. There is also sufficient overland canopy clearance so that little or no pruning is likely, though regardless if it is needed, this will comprise pruning of lower branches, in accordance with the Plan Standards.

In addition, the Tree Report confirms that the health of the tree will be carefully managed during the necessary below ground construction and service works (to install wastewater, water and power infrastructure), with the foundations to be 300m below ground. In particular, an extensive tree protection methodology, with a series of 12 appropriately worded conditions, has been prepared and will be fully adhered to during the works. In particular:



- Prior to any works commencing on site, the consent holder will arrange a site meeting with their arborist, the Council's Arboriculture and Eco Specialist and the contractor to discuss the works and confirm the tree protection fencing and the excavation and construction methodology.
- The contractor will be fully briefed about the implications of the tree and all excavations within the root zone and close to the canopies will be supervised and closely monitored by an arborist.
- Excavation of the initial 600mm depth is to be carried out by hand to identify significant roots.
- At the completion of works, the arborist will "sign off" the scheme and, if requested, provide a brief account of the project to the Council arborist which will include the effects of the works on the tree and any remedial work which may be necessary.

o The toilet design does not represent the cultural and artistic value of the local community and the centre

We note that there have been several comments suggesting that a more colourful and creative design should be progressed for the toilet. The original design which was submitted incorporated an artistic painted native flora exterior, and this was approved by the Waitakere Ranges Local Board as the preferred design option and also in terms of public feedback received, this was the most preferred option.

However, in response to the Council's notification determination and comments that the design did not sufficiently mitigate the visual impact of the toilet, a more subtle design is now proposed which is deemed more appropriate for its prominent location within Titirangi and will ensure that it will effectively blend into the wider streetscene. In particular, the toilet has been carefully designed to ensure that it does not detract from a visual amenity perspective and it respects the local centre character. The additional landscape planting which is proposed and the incorporation of a stone wall into the design will also help to soften the visual impact of the scheme respect its surroundings and the adjacent walls / bus shelter. Likewise, the roof designed has been redesigned to be consistent with the characteristic roof of the bus shelter and gazebo at 400 Titirangi Road to provide a building that is visually more cohesive with its surrounds.

The design is also in accordance with 'The Waitākere Ranges Local Parks Design Guide' which was adopted in December 2018, notably it will blend into the surrounding environment with the use of materials, colours and cladding that integrates with the local landscape that also reflects the heritage and culture of Titirangi and the Waitākere Ranges. In particular, it incorporates a form and design which is sensitive to the surrounding landscape, it is well sited and located in an active area to optimise use, it is located against a backdrop of vegetation to lessen its visual impact and incorporates building cladding that integrates well with its surroundings.

o Lack of provision of water fountains and baby changing facilities

The toilets incorporate a water fountain on the external façade of the toilet (as illustrated on the original submission plans) and the internal plan of the unit has been re-designed to include a baby changing facility, as reflected within **Attachment 7**.

- 5 – 7.** The accompanying Visual Impact Plans package (**Attachment 5**) and written methodology includes elevational plans and line of site drawings, plus the existing photos are also provided on separate pages, as requested.
- 8.** As outlined above, the scale and massing of the toilets was designed to sit below the tree canopy and to also incorporate a roof style and height which matches the bus stop shelter roof to help it blend in and reduce its visual impact.



9. This point has been fully addressed above but in summary, the toilet is discreet and a well-designed functional scheme which is appropriate within the busy centre. It is in a highly central accessible location, adjacent to the bus station and close to parking spaces. It will bring significant positive benefits to the local community and visitors which is well-supported and clearly outweigh any unwarranted concerns from nearby businesses. There is strong support for a replacement public toilet in Titirangi, as demonstrated by the number of submissions and in particular, there is recognition of the wider benefits of the scheme for the community and visitors.

As outlined above, a full review of other alternative locations along Titirangi Road and the wider area has identified no further alternative locations. The scheme represents the best and only location within the centre and there are no design or amenity legitimate reasons to refuse the development. It has been designed to be in keeping with the aesthetic of the centre, sensitive to the surrounding landscape and it is well sited and located against backdrop of vegetation to lessen its visual impact.

We trust that the above response along with those attachments provided sufficiently addresses all outstanding matters. Please however let me know if anything further is required.

Yours sincerely

Carly Hinde
Senior Planning Consultant
Stellar Projects Limited



**ATTACHMENT 1: AUCKLAND COUNCIL INFORMATION
REQUEST LETTER**

15 October 2020

Attention:

Alvin Jung
Stellar Projects,
Level 2,
Byron Avenue, Takapuna,
Auckland

Dear Alvin,

Resource consent application– Further information request

Application number(s):	LUC60334605
Applicant:	Auckland Council Community Facilities
Address:	Road Reserve near 400 Titirangi Road
Proposed activity(s):	To install a public amenity building within the road reserve of Titirangi Road beneath a notable Rimu tree

You will be aware that submissions on your application closed on 5 October 2020. I understand we have both received copies of all the submissions. Please call me on the number specified below if you think this is not the case.

Submitters raised a number of issues about the proposal which are of particular interest to us. Following my review of the submissions I am requesting the following further information from you. This is to help Council to better understand your proposed activity, its effect on the environment, and the ways any adverse effects on the environment might be mitigated.

Requested information

From review of the submissions, and to enable a thorough assessment on the potential effects on public and private amenity it is requested that the applicant provide the following information. This information will also help decision makers:

1. Whilst Council note the location has been put forward by the proposal, in light of the submissions and issues raised, please provide an explanation/reasons as to why the alternative locations were not further explored, noting that there was an encumbrance registered on 490 Titirangi Road near where the previous public amenity building was located?
2. It is noted on the engineering plans that there will be improvement made to the footpath near the proposed location to mitigate the installation of the public amenity building within the road reserve in this locality, however the provided AEE does not seem to outline this aspect. Please provide further comments as what works are involved/scope in relation to the improvement of the pedestrian footpath.

3. As the proposal fails to meet the permitted standard E26.2.5.4 (3), the general rule C1.9 infringement of standards apply. In this instance, matter of discretion specified under C1.9 (1)(3) is applicable to the assessment of the application. As such, please provide an assessment of the application and commentary against the matter of discretions listed under C1.9(3):
 - a. any objective or policy which is relevant to the standard;
 - b. the purpose (if stated) of the standard and whether that purpose will still be achieved if consent is granted;
 - c. any specific matter identified in the relevant rule or any relevant matter of discretion or assessment criterion associated with that rule;
 - d. any special or unusual characteristic of the site which is relevant to the standard;
 - e. the effects of the infringement of the standard; and
 - f. where more than one standard will be infringed, the effects of all infringements considered together
4. Please provide an assessment and commentary as how each of the key submission issues are/will be addressed by the proposal, including but not limited to the matters below (for details of the submissions please refer to the submissions provided by the submitters):
 - Impact on the public and private amenity values provided by the heritage tree to the streetscape and adjoining properties;
 - Bacteria and Odour emission from the public toilets;
 - Economic impact on the nearby businesses;
 - Reduction on cycle parking spaces that are not addressed
 - The loss of public seating area;
 - Adverse effects on the health of the Rimu Tree due to the location of proposed works and methodology;
 - The toilet design does not represent the cultural and artistic value of the local community and the village
 - Lack of provision of water fountains
 - Lack of baby changing facilities
5. Please provide elevations of the permaloo. Specifically, the southern elevation facing the property at 400 Titirangi Road is required to respond to concerns raised by two of the submitters. These should be to scale.
6. The photos provided are supported by a written methodology. It is best practice for visual simulations / montages to be supported by a methodology to provide certainty on how accurate the visuals provided are. E.g. camera lens, page size (e.g. one image per A3 page printed), how the proposal was accurately simulated into the photo - e.g. height /scaled off.)
 - The existing photos should be provided on a separate page to be able to compare the visual change easier (rather than a small image in the corner of the page)
7. It is recommended that line of site drawings from the outdoor seating areas of the restaurant (deck area and gazebo) be provided which demonstrate how the proposed permaloo would be viewed from these locations and how the proposed design is managing the potential adverse visual amenity effects.

8. Rationale behind the overall height of the structure (3.5m) and whether it could be reduced?
9. Are any additional design changes proposed to respond to the recommendations and concerns raised by submitters- e.g. visual appearance / mural / artwork.

Providing the information

Three upcoming points in the consent process are important in relation to this information request.

Planner's report to the hearing commissioners (section 42A report)

First, I will need to make a full assessment of your proposal in my report to the hearing commissioners.¹ The purpose of the report is to help them make a decision on your application. Without complete information about your proposal, I may not be able to support it. The question of whether requested information has been made available is also a matter that the commissioners are required to have regard to when they make their decision, and they can refuse consent in cases where there is inadequate information.²

My report must be completed and made available to you, to all submitters who wish to be heard, and the commissioners 15 working days before a scheduled date for the hearing. If you intend to provide the requested information, I will need to receive it in sufficient time to act on it in my report.

Deadline for the provision of information before the hearing

Second, the Resource Management Act 1991 (the RMA) requires that any information requested of applicants be made available to us no later than 10 days before the hearing.³

Deadline for circulation of evidence before the hearing

Third, you will be required to make all your evidence available to us, so we can make it available to submitters and the hearings panel / commissioners, 10 days before the hearing.⁴

Requesting more time

You can suspend the processing for up to 20 working days.⁵ As a consequence of suspending processing, the dates for a hearing and prior exchange of evidence will most likely be delayed. If you consider it will be helpful to suspend the process, please make a request to me in writing.

Next steps

Once you have provided the further information, I will review what you have provided to make sure it adequately addresses all of the points of my request.

Timeframes that will need to be met by both you and Council leading up to the hearing are:

- At least 15 working days before the hearing we will send you a copy of the planning officer's recommendation report, as well as any other expert evidence.

¹ Section 42A of the RMA

² Section 104(6) and (7) of the RMA

³ Section 92(3A) of the RMA

⁴ Section 103B of the RMA

⁵ Section 91A of the RMA

- At least 10 working days before the hearing you must provide us with all the briefs of evidence, including legal submissions, that you intend to present to support your application at the hearing.
- At least five working days before the hearing submitters must provide to us briefs of any expert evidence they are calling.

If you have any queries, please contact me on phone number and quote the application number above.

Yours sincerely,



**Kimberley Li | Senior Planner
North West Resource Consents**

Ph 09 301 0101 | Extn (42) 4252 | DDI 09 892 4252

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Visit our website: www.aucklandcouncil.govt.nz



ATTACHMENT 2: URBAN SOLUTIONS PLANNING & RISK ASSESSMENT



urbansolutions projects



Tifirangi Toilet Planning and Risk Assessment



Auckland Council

Investigation & Design | Community Facilities

Planning and Risk Assessment

February 2020

Document Quality Statement

Report Prepared By: Urban Solutions Project Limited

Report Number:	B298
Distribution:	Auckland Council
Prepared for:	Auckland Council
Document Authors:	Joshua Ackers Civil Engineer Sarah Westoby Senior Planning and Policy Consultant
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Authorised for Issue:	Lorenzo Canal Principal Engineer

Document Control

The following person(s) shall receive a copy of this document upon each subsequent release:

Name	Title/Group	Organisation
Kim Loose	Renewals Coordinator -Toru	Auckland Council

Revision History

The following table outlines the revision history of this document:

Version	Publication date	Comments
1.0	11 November 2019	Issued for client review
2.0	18 February 2020	Address correction

Limitations

This report has been prepared exclusively for Auckland Council with respect to the specific brief given to us. Information, opinions and recommendations contained in it cannot be used for any other purpose or by any other entity without our review and written consent. Urban Solutions accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report by any third party.

This planning and risk assessment and comment has been made with no plans or drawings for consideration. It has also been made without any of the following: The applicant's AEE, s92 RMA correspondence, the Council officer's report, letters from Mr. Matt Casey QC on behalf of the adjacent property owner and comments from the Local Board.

We have not commented on or assessed CPTED principles or safety outcomes

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1.0 Introduction

Urban Solutions has been engaged by Auckland Council to prepare a planning and risk assessment report for the Waitakere Local Board to identify the risks associated with constructing a new prefabricated toilet facility in Titirangi. The proposed site is located within an existing carpark / loading zone outside the site with address 490 South Titirangi Road. The site is on the corner of Titirangi Road and South Titirangi Road.

2.0 Background

Earlier in 2019, Auckland Council applied for a land use consent to install a prefabricated toilet facility in the road reserve outside of number 400 Titirangi Road (hereon referred to as 'Option A'). Upon review by the Duty Commissioner in August 2019, it was deemed that the consent should be 'Publicly Notified'. The decision was based on potential adverse effects including the facility's visual impact, lack of integration with the existing street-scene and adjoining properties, impact on a protected Rimu tree and loss of public seating at that location.

As a result, the Waitakere Local Board has requested that a planning and risk assessment be undertaken for a new facility at an alternative location to assist in determining the best way to progress the project.

The alternative site is within the road reserve outside of number 490 South Titirangi Road (referred to as 'Option B'). The alternative site is located within the Titirangi town centre approximately 100m to the west of the site for Option A. The site is part of the formed road carriageway and is located at an existing parallel accessible car parking space. An existing street tree adjoins the site to the east. Notably, Option B's site is close to the location of the recently demolished toilet facility block which can be seen in Figure 1 below.



Figure 1: Historic drone image showing location of the proposed new toilet facility site (Option B) and the recently demolished toilet facility outside 490 South Titirangi Road

In 2016/2017, Council tried to gain consent to install a new toilet facility in the road reserve at this location - 490 South Titirangi Road, Titirangi. At the time, Auckland Transport were in support of the proposal. However, Council were unable to secure an easement over the existing private wastewater line and the property owner would not negotiate. Council then investigated laying a new public line to the facility, but this was

not supported by Watercare. Subsequently, the resource consent application was withdrawn.

Construction works at 490 South Titirangi Road are currently in the early stages of building a commercial / retail building rising 2-storeys above the Titirangi Road footpath level. It is understood that commercial shopfront(s) will face out to the location of the proposed toilet facility location at ground level. The existing footpath between no. 490 and the future building is assumed to be retained.

3.0 Review of Existing Documentation

The information that has been reviewed as part of this planning and risk assessment is as follows:

- Duty Commissioner decision on notification (referenced LUC60334605 and dated 20 August 2019);
- The relevant Auckland Unitary Plan (Operative in Part) (AUP:OP) provisions, including its policy frameworks (in particular the objectives and policies in E26).
- Letter from Auckland Transport to Auckland Council dated 23 March 2016.
- Stellar Projects Titirangi Toilet Block Civil Engineering Drawings (for Option A).

Meetings undertaken include:

- Site visit with Kim Loose on 1st October 2019.
- Meeting with Watercare Services Limited on 23rd October 2019.

3.1 400 Titirangi Road (Option A): AUP:OP Appraisal

The reasons for land use resource consent at Option A; 400 Titirangi Road under the AUP:OP are for:

- works beneath a Notable Tree (Chapter D13);
- the construction of a building greater than 1m, in height within the Ridgeline Protection Overlay (Chapter D15);
- works beneath a tree in the road reserve (Chapter E17); and
- under the Infrastructure Chapter (E26) to construct a public amenity building in the road reserve.

The application was assessed as a restricted discretionary activity and is referenced by the Council as LUC60334605.

The application was considered by an independent duty commissioner for notification under sections 95A-95E of the Resource Management Act 1991 ('RMA'). The duty commissioner (in his report dated 20 August 2019) determined that the activity warranted public notification because the adverse effects on the environment are likely to be more than minor. A summary of the duty commissioner's reasons for this decision are as follows:

- The mitigation measures proposed by the applicant in the form of the mural painting on the public toilet does not sufficiently mitigate the visual impact the new public toilet will have in this prominent part of the Titirangi Village streetscene, especially as you enter the village from the New Lynn direction.
- The new public toilet does not integrate well with the existing built form and will create an adverse visual impact when viewed against, and relationship with the protected Rimu Tree.

- The new public toilet does not avoid, remedy or mitigate its adverse amenity effects on either adjoining properties or the wider street scene in this location.
- The new public toilet would result in the loss of a public seating space.

The duty commissioner’s report refers to a number of documents which were considered in reaching this decision including the applicant’s AEE, s92 RMA correspondence, the Council officer’s report, letters from Mr. Matt Casey QC on behalf of the adjacent property owner and comments from the Local Board.

We have not seen, nor do we have access to any of these documents, which was the basis of the s95 (notification) decision made by the independent commissioner.

3.2 490 South Titirangi Road (Option B): AUP:OP Appraisal

An application to install a toilet facility at 490 South Titirangi Road, the design of which is assumed to be similar to that which was applied for in Option A, and in the alternative location, would require resource consent under the AUP:OP for the following reasons:

- To construct a building greater than 1m in height and which would not be visible in front of the sea or above the ridgeline or skyline when viewed from a public place would require restricted discretionary activity consent under rule D15.4.1(A3) in the Ridgeline Protection Overlay Chapter.
- To construct a public amenity in the road reserve but which is not incidental to, nor serves a supportive function for the existing public road nor is required for safety purposes, is a restricted discretionary activity under rule E26.2.3.2 (A70) and C1.9(2).

No other rules have been identified as being applicable to this activity in the road reserve. However, there may be other reasons for resource consent.¹ It is likely that the location of the building is far enough away from the ‘protected root zone’ of the existing adjacent tree in the road that the Trees in Roads Chapter (E17) of the AUP:OP would not be applicable.

The resource consent application will likely be assessed as a restricted discretionary activity. The application would be assessed against the relevant matters of discretion and assessment criteria in chapters D15 and E26 of the AUP:OP.

4.0 Planning Assessment

The key planning risks associated with applying for a new resource consent for at 490 South Titirangi Road (Option B) have been identified as follows:

1. Legislative risks (e.g.: notification);
2. Landowner / stakeholder opposition and engagement;
3. Uncertainty of scale of additional adverse effects;
4. Public opposition;
5. Perception / reputation.

Table 1 below provides a comment against each of these identified risks, identifies the potential impacts to the project if the event or risk were to occur, and an evaluation, assessment and categorisation of each of those risks.

¹ Can only be confirmed when the design has been developed and drawings produced.

Table 1: 490 South Titirangi Road Planning Risk Assessment

Risk ID #	Identified Risk	Comments	Impacts of risk (High/Med/Low) and associated effects or implications	Likelihood of risk (high-low)	Overall Risk Category
1	Legislative process uncertainty (e.g.: public notification or limited notification).	<ul style="list-style-type: none"> - There is a risk that an application for a toilet facility at the alternative site location is publicly notified (as was Option A). - The application may be processed by the same duty commissioner who determined the existing consent application (outside no. 400). - At a high level it is difficult to know whether some of the reasons for notification determined by the duty commissioner would be overcome by the proposed relocation. E.g.: visual impacts, lack of integration with existing built form, amenity effects on neighbouring property owners / occupiers. As such this uncertainty of scale of effects is a risk. - Furthermore, risk of limited notification is high. This is because the location of the facility will be immediately outside of a shop front, which is arguably more restricting and limiting, impacting amenity values of the owner / occupier(s) of the immediately adjoining site(s) to the south of the proposed site. Noting Option A would have also been recommended for limited notification on all adjoining landowners had it not been determined to warrant public notification. 	<p>High</p> <ul style="list-style-type: none"> - Additional costs involved with drawings, preparation of new application, planning and consultant fees. - Additional time required. - Application would likely go to a hearing (minimum 6 months from design phase through to decision). - Duplication of work already undertaken. 	Medium – high	High
2	Landowner and stakeholder opposition/involvement	<ul style="list-style-type: none"> - The owner of the neighbouring site(s), in particular the owner of the new development currently under construction at no. 490 South Titirangi Road may object to the location of the facility as it is outside their soon-to-be-built retail / business development. - It is understood that Watercare will need to be engaged regarding servicing the facility, in particular as there is no wastewater connection in the immediate area. 	<p>High</p> <ul style="list-style-type: none"> - Complex consenting process with neighbour involvement, potential legal input if neighbour engages lawyer to act on their behalf. - Timely and potentially costly engagement with Watercare to provide and agree upon the 	High	High

Risk ID #	Identified Risk	Comments	Impacts of risk (High/Med/Low) and associated effects or implications	Likelihood of risk (high-low)	Overall Risk Category
			<p>necessary services to the alternative location.</p> <ul style="list-style-type: none"> - Engagement with Auckland Transport to re-approve location. Note this will likely be conditional as per the 2016 letter. 		
3	Additional adverse effects	<ul style="list-style-type: none"> - The proposed site removes the effects associated with notable and street trees which were considered more than minor under the former notification assessment for Option A. - However, the site being within the formed road may introduce additional traffic / road / pedestrian safety effects. This will likely require additional specialist assessment. 	<p>Low</p> <ul style="list-style-type: none"> - Will need to engage Auckland Transport and seek their approval (we understand this is being undertaken and risk may be being managed). - May need to engage the advice and assessment of a transport planner / engineer to provide inputs to support the planning application. Therefore, additional costs likely to be involved. - A transport expert involvement will assist to mitigate the risk of uncertainty of scale of effects. 	Medium	Medium
4	Public opposition	<ul style="list-style-type: none"> - Whether or not an application was to be publicly notified, the public will be involved in the process. - Possible opposition to the loss of a car parking space in the village. 	<p>High</p> <ul style="list-style-type: none"> - Additional time and costs of complex public engagement process. 	High	High
5	Perception / reputational	<ul style="list-style-type: none"> - Duplication of work thereby increasing public spending. - Repeat consultation with public can lead to frustration. - Titirangi residents are known to be well informed and engaged. 	<p>Medium</p> <ul style="list-style-type: none"> - Public frustration with additional time and costs of re-consultation and resubmission. 	Medium	Medium

4.1 Summary of Planning Assessment Findings

The biggest risk (i.e.: that which is both most likely and with the highest impacts) for the site at 490 South Titirangi Road (Option B) is that of notification under s95 RMA. The likelihood of notification is considered medium to high and the risks associated with that occurrence are considered to be high.

The risks associated with notification (public or limited) are:

- Duplication of work and significant additional time, cost and resource would be put into an alternative application for consent. This includes local board and public participation, further engagement with Watercare and Auckland Transport. The combination of these inputs, if leading to the same outcome (notification) as Option A, would be arguably wasted effort.
- The neighbour of the site at is likely to have similar opposition as did the neighbour to the proposal for Option A. This could similarly lead to timely and costly engagement processes and increasing the risks of notification once again.

The likelihood of public notification of the site at 490 South Titirangi Road is considered to be medium to high because:

- The application will be determined by an independent duty commissioner meaning we cannot get assurance that can be relied upon from Council as to whether notification would be warranted.
- We also consider that it is possible that a new application, even for an alternative site, could go to the same duty commissioner for determination. The probability of this occurrence, however, is a matter for Auckland Council's Manager - Resource Consents.
- We have some doubts whether the reasons for public notification associated with the more than minor adverse visual effects of the Titirangi Village streetscene and lack of integration with the existing built form would be overcome by the alternative site location. (i.e.: Whether effects of the alternative site location will be less than minor).
- It could be difficult to demonstrate how the public toilet facility at the site would *'avoid, remedy or mitigate adverse effects on amenity values of adjoining properties and the streetscene'*. This is a relevant assessment criteria and policy in Chapter E26.2.6.14(b) AUP:OP.

Limited notification to the owners of the property(ies) to the immediate south of the site is also considered likely, because:

- The location of the facility will be immediately outside of a future shop front. This outcome is arguably more restricting and limiting in terms of the effects on amenity values of the owner / occupier(s) of the immediately adjoining site(s) to the south of the site, compared with Option A. In particular, given the distances and proximity of each site for Options A and B and neighbouring buildings.
- It is important to note that Option A would have also been limited notified to all owners of adjacent buildings had it not been determined to warrant public notification (page 4 of the duty commissioner decision, 12 August 2019).

5.0 Utility Assessment

The existing civil infrastructure in the area surrounding the site at 490 South Titirangi Road has been assessed in order to understand the extent of work that will be required to service the proposed toilet facility. The following civil infrastructure service requirements have been identified as critical for the development:

- Reticulated water supply;
- Wastewater drainage;
- Power Supply;
- Stormwater Drainage.

Analysis of Auckland Council GIS, and consultation with utility service providers for the toilet facility has been completed to give insight into the infrastructure risks and a rough order of costs has been prepared as attached in Appendix A.

5.1 Reticulated Water Supply (WaterCare)

On 23rd October 2019, Urban Solutions Ltd attended a meeting with Watercare Services Limited to discuss the water supply for the site at 490 South Titirangi Road.

As shown in figure 2 below, the nearest water supply connection point for the site is the 63mm diameter polyethylene (PE) public main which is adjacent the southern side of the proposed building. Although no supply volume calculations have been made at this stage, this public PE pipe is assumed to provide enough flow for the connection to the toilet facility based on the previous drawing set from Stellar Projects for the Option A site at 400 Titirangi Road.

This is expected to be a low risk and low-cost connection. Although unlikely, if WaterCare reject this connection, the 150mm diameter asbestos cement pipe to the northern side of Titirangi Road will be the alternative point of connection. This will require work in the Titirangi Road reserve which will add significant cost and project budget risk.

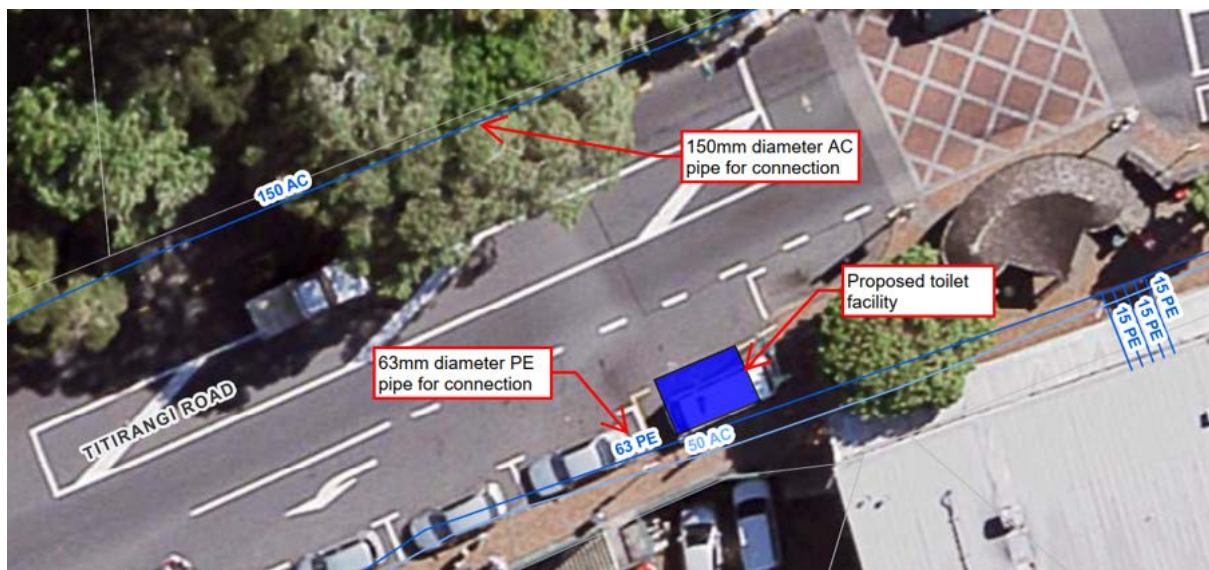


Figure 2: Water Supply to Toilet Facility (AC GeoMaps 2019)

5.2 Wastewater Drainage (WaterCare)

For the wastewater drainage, there are two public main pipelines significant distances north and south of the proposed toilet facility at 490 South Titirangi Road. A high-level options analysis was conducted in order to assess the most feasible connection point for the wastewater in terms of constructability, cost and practicality. This is shown on an Auckland Council GeoMaps printout attached in Appendix B.

The results of the options analysis indicated the most feasible option for connection is to the 180mm diameter polyethylene pipe south of the site situated down South Titirangi Road. The 150mm diameter connection from the toilet facility to the public main is proposed to be beneath the footpath / berm along Titirangi/South Titirangi Road, avoiding work in private property. The proposed connection is shown in Figure 3 below.

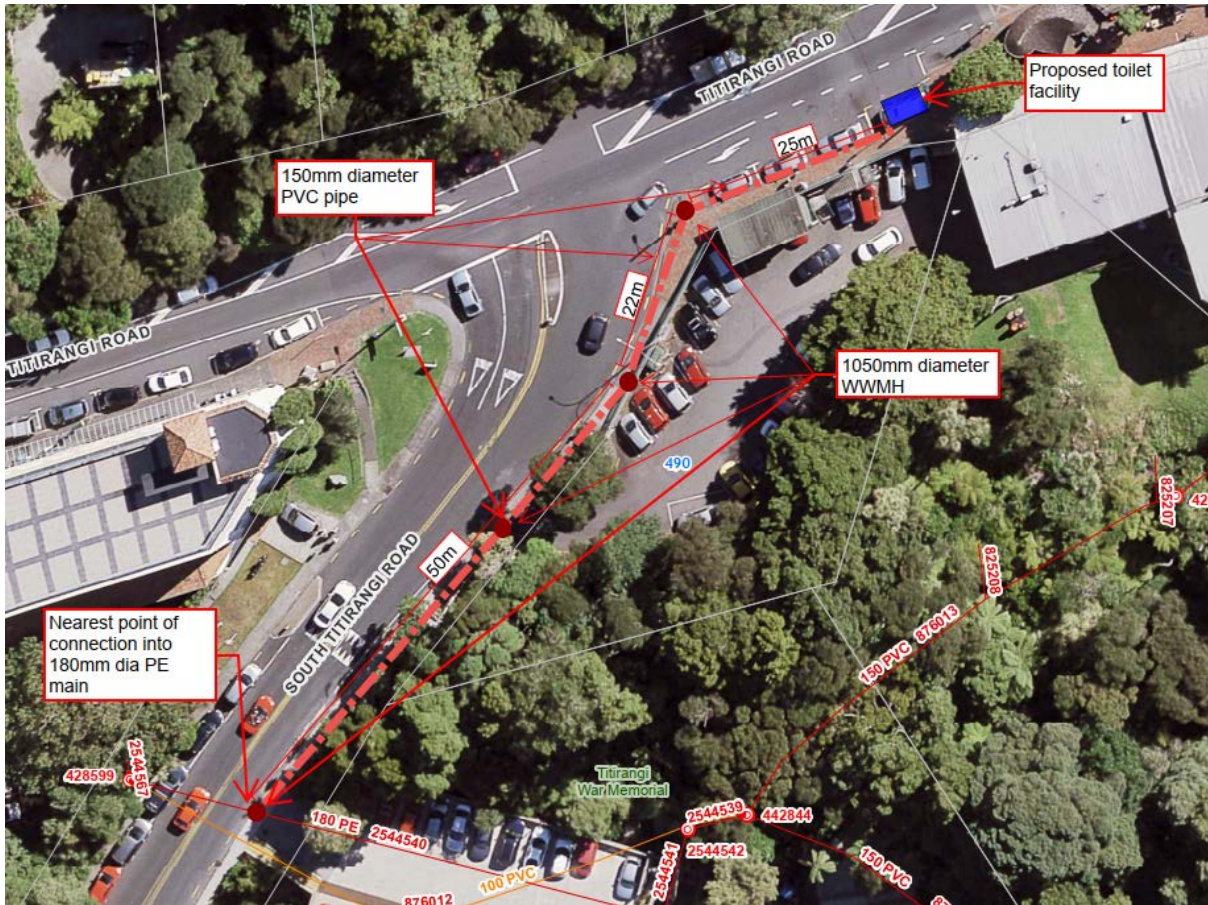


Figure 3: Wastewater connection to Toilet Facility (AC GeoMaps 2019)

The wastewater connection to 490 South Titirangi Road will be the most expensive and highest risk aspect of the infrastructure construction. The reasons for the high costs are summarised below:

- Liaison with Watercare to approve connection and design (Engineering Planning Approval);
- Construction will potentially require approximately 100m of 150mm diameter PVC pipeline and 4x 1050mm diameter manholes;
- Pipe construction will involve removal of existing footpath, significant earthworks trenching and hardfill backfill. Existing retaining walls near to trenching will need to be considered in design / construction;
- Traffic management along South Titirangi / Titirangi Road for the extent of works;
- Reinstatement of road footpath corridor post pipe construction.

A rough order of costs has been prepared based on a high-level design. As shown in Appendix A, construction costs for the wastewater servicing at 490 South Titirangi Road was estimated at \$215,000. This does not include professional services fees for design. Watercare was unable to comment whether they were in support of the connection option without further design detail, which adds risk to the design feasibility.

5.3 Power Supply (Vector)

Vector were not engaged to provide comment on the power supply as it was assumed that the facility's power requirements are standard. However, a preliminary BeforeUdig was performed in order to understand which Vector assets are nearby. It was discovered there is a combined services trench within the footpath / carpark area along the southern

side of Titirangi Road, directly beneath the proposed toilet facility location. The following services are indicated to be in the trench on Vector supplied plans as shown in figure 4 below:

- Fibre Optic
- 400V cable
- High voltage 11Kv – 6.6 kV cable
- Streetlight cable

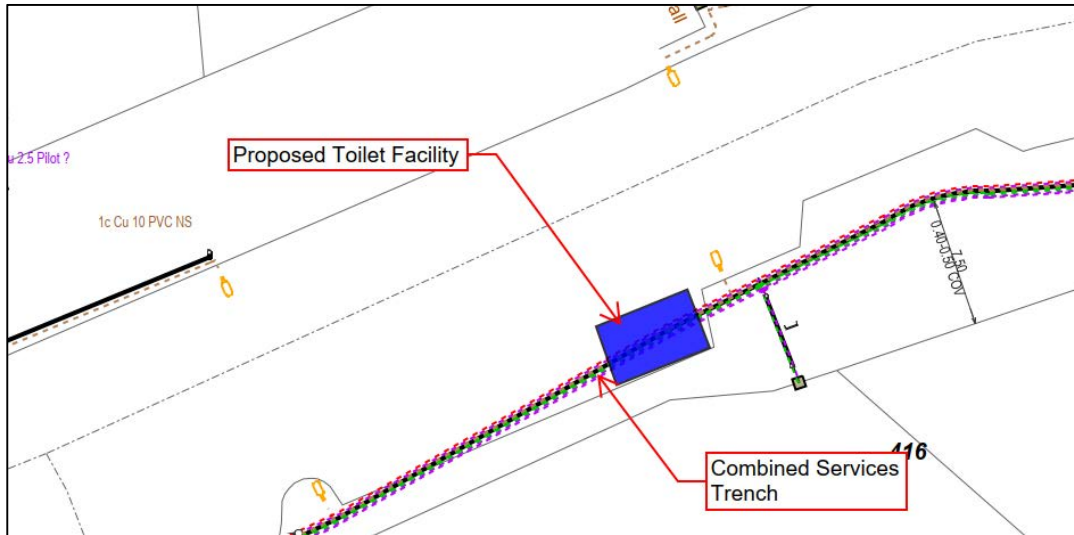


Figure 4: Vector Electricity Obstruction Plan (Before Udig 2019)

Excavation for any required foundations / service connections for the proposed toilet facility may encounter this combined services trench. Consultation with Vector will need to take place regarding close encounter consents, required safety procedures and any shutdowns required. This will add additional costs to design as well as construction, as required service clearances and construction methodologies will need to be approved by Vector. This has been reflected in the rough order of costs.

5.4 Stormwater Drainage (Auckland Council Healthy Waters)

Stormwater drainage is not expected to be an infrastructure risk to development. The stormwater for the proposed toilet facility is proposed to be discharged to the kerb. No stormwater connection will be required and as the impervious area of the site will not change with the proposed toilet facility. Auckland Council Healthy Waters are not expected to have a vested interest in the development.

6.0 Land Owner Assessment - Road Corridor (Auckland Transport)

The proposed toilet facility is located in the Auckland Transport (AT) road corridor outside 490 South Titirangi Road. Contact with AT was made on 21st October 2019, requesting comment on the proposed new facility and the encroachment into the Road Corridor. As of 11th November 2019, no comment has yet been received from AT. However, the following transport risks have been identified for consideration:

- Removal of the mobility car park for the proposed toilet will reduce the number of mobility parking spaces in the Titirangi township and the loss will need to be mitigated;
- Drivers of cars exiting the parking space adjacent the proposed facility and oncoming traffic heading west, will have restricted / shortened sight lines increasing the likelihood of collision. A desk top analysis of ATCOP Chapter 11

Parking and AUSTRROADS 2017 found no definitive standards relating to the line of sight for parallel parks adjacent structures;

- It is possible that the facility doors will open onto the footpath which will narrow existing pedestrian thoroughfare;
- It is likely that a delineation structure would need to be constructed around the road-side perimeter of the toilet facility with appropriate landscape design considerations (i.e. stone wall). The purpose of this structure will be to protect users of the toilet facility from road traffic;

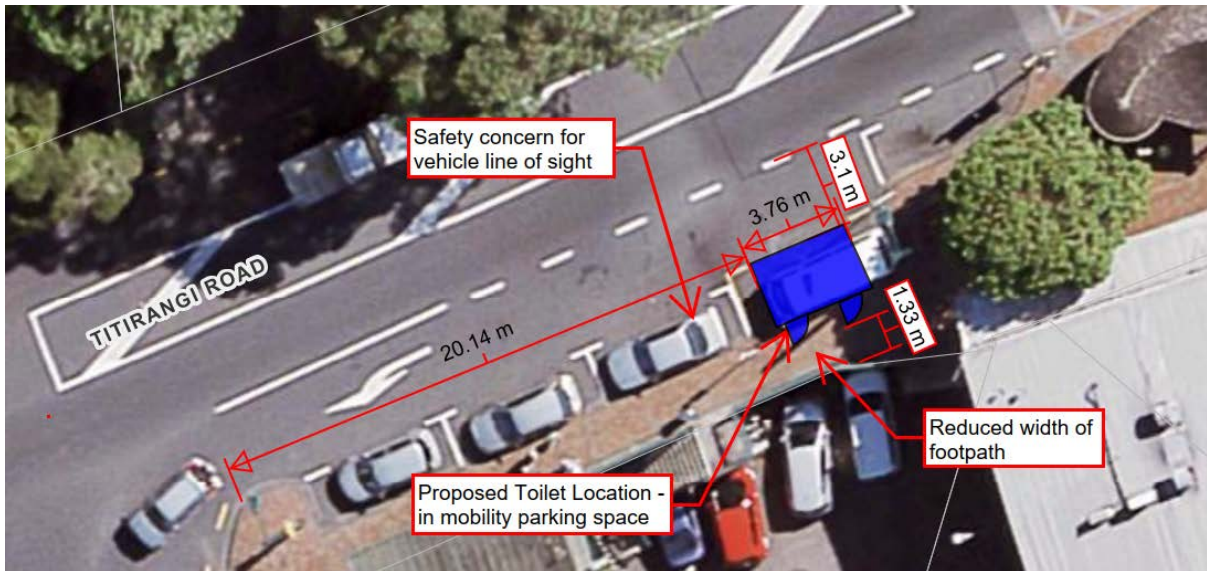


Figure 5: Road Corridor and Transport Implications of Toilet Facility (AC GeoMaps 2019)

In lieu of current comment, when Auckland Council applied for resource consent to install the toilet facility at 490 South Titirangi Road during 2016/2017, Auckland Transport were support of the proposal. The letter dated 23rd March 2016 from Auckland Transport can be found in Appendix C.

In summary, AT had considered the application provided, and was willing to allow construction and maintenance of the facility by Auckland Council, subject to the several conditions. The main conditions were:

- Auckland Council must complete any required public consultation and obtain a parking resolution prior to construction. Auckland Council must acknowledge and comply with Auckland Transport's recommendation that as part of the parking resolution, three adjoining P30 parks are to become designated mobility parking, to mitigate a shortage in the surrounding area;
- Auckland Council must complete a Corridor Access Request and comply with advice/approval from service providers;

7.0 Summary

7.1 Planning Assessment

- Strong likelihood for a publicly notified consent;
- Likely opposition from the property owner at 490 South Titirangi Road as the toilet facility will face future shop fronts;
- Increased costs for additional consent application and engagement, with a high risk of the same result as 400 Titirangi Road site.

7.2 Utility Assessment

- The additional costs are in the order of \$535,800.00 for utility services;
- Potable Water – low risk and low-cost connection;
- Wastewater Drainage – high cost due to extensive works down South Titirangi Road Reserve to nearest public point of connection ~100m away;
- Power – Liaison with Vector required and construction impact for working above a combined services trench;
- Stormwater Drainage - not expected to be a utility risk as it will discharge to kerb.

7.3 Land Owner Assessment – Road Corridor

- A delineation structure (i.e. stone wall) will most likely be required for protecting toilet users from oncoming traffic along Titirangi Road;
- Design considerations need to be made for safety and the line of site for cars exiting the adjacent carparks;
- Adjacent P30 carparks likely required to mitigate the removal of the existing mobility park spaces.

8.0 Next Steps

To avoid additional risks identified with locating the toilet facility at 490 South Titirangi Road, Council could follow through with the legislative process (notification) for locating it at 400 Titirangi Road.

To reduce the risk of notification the applicant would need to (or could):

- Undertake early engagement with the landowner / developer of no. 490 South Titirangi Road;
- Liaise with Auckland Council, Resource Consents West to understand the decision-making process (i.e.: get some more clarity of who the decision-maker might be for a future alternative application);
- Early engagement with Watercare, Auckland Transport and the general public – although the resource, time and cost implications will not be avoided.

To mitigate some of the risks we have identified, the applicant could consider further alternative sites within the immediate locality for a toilet facility.

Appendix A: 490 South Titirangi Road Toilet Facility Infrastructure Rough Order of Costs

Titirangi Toilet- 490 South Titirangi Road

Nov-19



\$ 535,800.00

Infrastructure Rough Order of Costs

Note: this rough order of costs does not include any professional services design fees or construction costs of the toilet facility itself. Only the infrastructure and civil connection works.

Item	Preliminary and General	Unit	Quantity	Rate	Total
1.1	Preliminary and general (~15% of construction cost).	Sum		1 \$ 65,000.00	\$ 65,000.00
1.2	Traffic Management along Titirangi and South Titirangi Road during construction.	day		40 \$ 1,500.00	\$ 60,000.00
1.3	Engaging and working with service providers including Vector for work near high voltage underground services trench.	Sum		1 \$ 5,000.00	\$ 5,000.00
1.0 Subtotal					\$ 130,000.00
Water Supply					
2.1	Supply, deliver and install water supply and connection into existing 63mm PE watermain (includes connection request liason with WaterCare).	LS		1 \$ 7,500.00	\$ 7,500.00
2.0 Subtotal					\$ 7,500.00
Wastewater Supply					
3.1	Supply, deliver and install 150mm PVC pipeline along South Titirangi and Titirangi Road. Earthworks and trenching rate included in item 3.2.	lm		100 \$ 750.00	\$ 75,000.00
3.2	Earthworks and trenching associated with wastewater pipeline installation. Rate includes footpath removal, trenching earthworks, work near retained areas, removal of unsuitable material and hardfill backfill with GAP65.	lm		100 \$ 1,000.00	\$ 100,000.00
3.2	Supply, deliver and install 1050mm wastewater manholes and associated connections into existing 180mm dia PE public main and 150mm PVC pipe newly constructed.	ea		4 \$ 10,000.00	\$ 40,000.00
3.0 Subtotal					\$ 215,000.00
Road Corridor Reinstatement					
4.1	Reinstatement of 2-3m wide footpath demolished during construction of the wastewater pipeline and manholes (cobble and concrete footpaths included).	lm		100 \$ 300.00	\$ 30,000.00
4.2	Reinstatement of kerbing demolished during construction of the wastewater pipeline and manholes.	lm		100 \$ 140.00	\$ 14,000.00
4.3	Works within the road corridor associated with the toilet block	Sum		1 \$ 50,000.00	\$ 50,000.00
4.0 Subtotal					\$ 94,000.00
Sub Total Physical Works Estimate (less contingency)					\$ 446,500.00
	Contingency (allowance for 30% contingency)	0.3			\$ 89,300.00
Grand Total Physical Works Estimate					\$ 535,800.00

Appendix B: Wastewater Connection Options Analysis



Connection Option 1:

- New connection required to cross Titirangi Road. Approximately 80m length of pipe to public connection point;
- Significant traffic management and construction costs required;
- Works required in private property. Land owner approval required from 429/431 Titirangi Road;

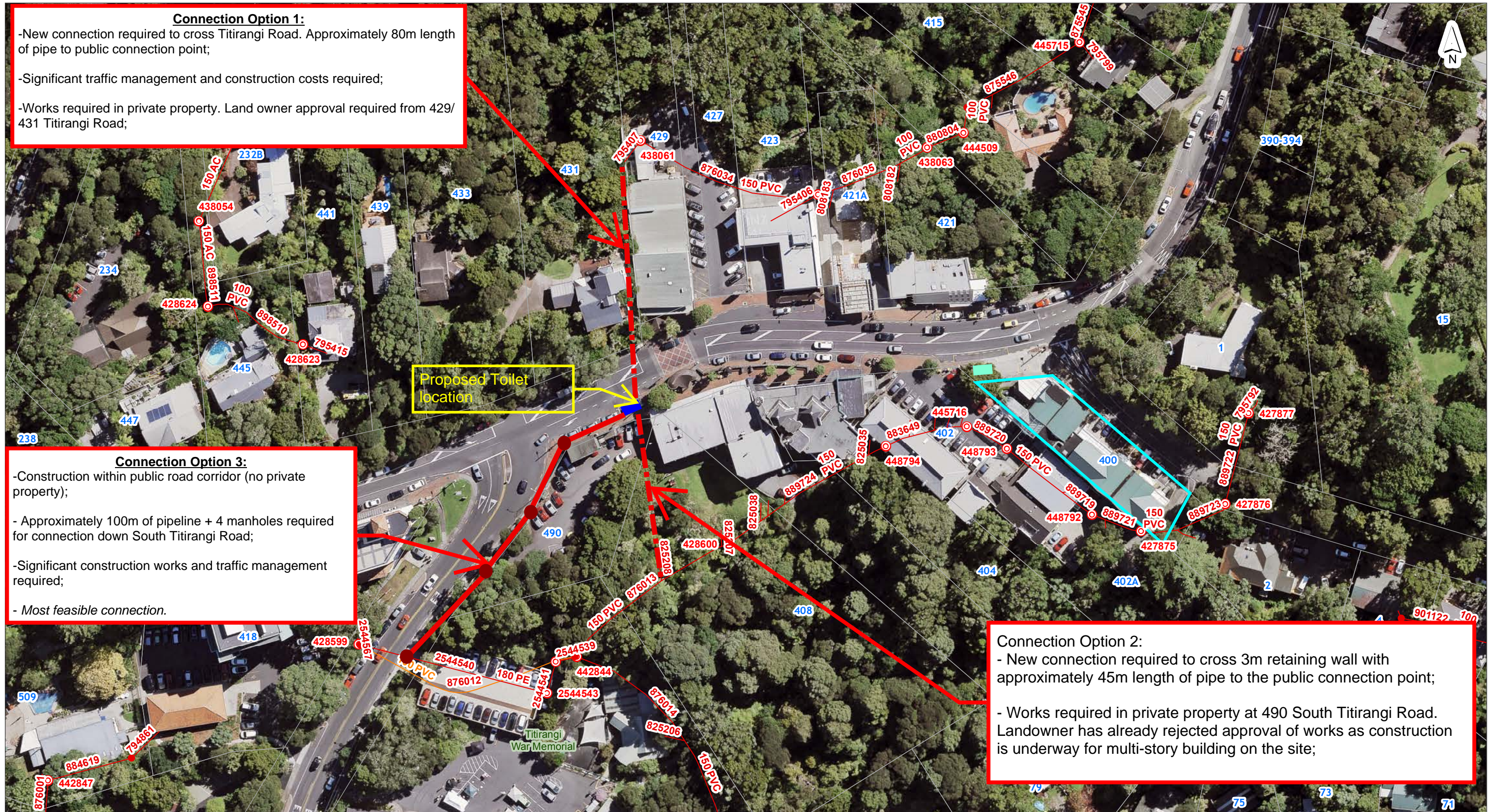
Proposed Toilet location

Connection Option 3:

- Construction within public road corridor (no private property);
- Approximately 100m of pipeline + 4 manholes required for connection down South Titirangi Road;
- Significant construction works and traffic management required;
- Most feasible connection.

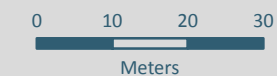
Connection Option 2:

- New connection required to cross 3m retaining wall with approximately 45m length of pipe to the public connection point;
- Works required in private property at 490 South Titirangi Road. Landowner has already rejected approval of works as construction is underway for multi-story building on the site;



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**Proposed Toilet Facility
490 South Titirangi Road**



Scale @ A3
= 1:1,000

Date Printed:
23/10/2019



Wastewater Fitting (Local)

- Wastewater Fitting (Local)

Wastewater Manhole GIS ID Label (Local)

- Wastewater Manhole GIS ID Label (Local)

Wastewater Manhole (Local)

- ⊙ Wastewater Manhole (Local)

Wastewater Pipe GIS ID Label (Local)

- Wastewater Pipe GIS ID Label (Local)

Wastewater Pipe (Local)

- In Service
- Abandoned
- - - Future/ Not Vested

Wastewater Other Structure (Local)

- Wastewater Other Structure (Local)

Wastewater Pump Station (Local)

- Wastewater Pump Station (Local)

Wastewater Fitting (Transmission)

- Wastewater Fitting (Transmission)

Wastewater Manhole (Transmission)

- ⊙ Wastewater Manhole (Transmission)

Wastewater Pipe (Transmission)

- In Service
- Out Of Service
- - - Proposed

Wastewater Chamber (Transmission)

- Wastewater Chamber (Transmission)

Wastewater Pump Station (Transmission)

- Wastewater Pump Station (Transmission)

Address

- Address

Rail Stations (8,000)

- 🚂 Rail Stations (8,000)

Railway (2,500)

- 🚊 Railway (2,500)

Auckland Council Boundary

- Auckland Council Boundary

Roads (1,000)

- Motorway
- Motorway Under Construction
- Secondary Arterial Road
- - - Secondary Arterial Road Under Construction
- Primary Arterial Road
- - - Primary Arterial Under Construction

- Collector Road

- - - Collector Road Under Construction

- Local Road

- - - Local Road Under Construction

Parcels

- Parcels

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Legend

Date Printed:
23/10/2019

Appendix C: Auckland Transport Letter Titirangi Toilet

23 March 2016

Santosh Puthran
Property Coordinator
Central-West Operations
Community Facilities
Auckland Council
Via email: Santosh.Puthran@aucklandcouncil.govt.nz

Dear Santosh,

Titirangi Public Toilet Encroachment into Road Corridor – Adjacent to 490 South Titirangi Road, Titirangi

We refer to the application for surface encroachment within the road corridor adjoining 490 South Titirangi Road, for relocation of Titirangi Village's Public Toilet facility. Auckland Transport provides this letter as confirmation of its landowner approval to the road corridor occupation.

It is understood that Auckland Council wish to construct a new public toilet facility, within the road corridor adjacent to 490 South Titirangi Road, as approximately shown labelled "Proposed Location of Toilet Block" on the Locality Plan attached. It is understood that the facility will be confined to a single parking space, and will not impact on the other three adjacent car parking spaces available.

Auckland Transport has considered the application provided, and is willing to allow construction and maintenance of the facility by Auckland Council, subject to the following conditions:

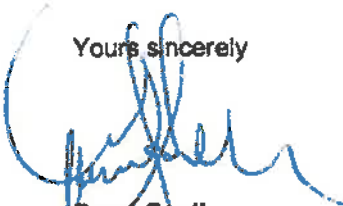
- Auckland Council must complete any required public consultation and obtain a parking resolution prior to construction. Auckland Council must acknowledge and comply with Auckland Transport's recommendation that as part of the parking resolution, three adjoining P30 parks are to become designated mobility parking, to mitigate a shortage in the surrounding area;
- Auckland Council will be responsible for ensuring that Building / Resource Consent (as required), are obtained prior to construction, including consideration for loading in relation to the nearby retaining wall (as required);
- Auckland Council must complete a Corridor Access Request via the submitica website and comply with advice/approval from service providers;
- Auckland Council is responsible for any maintenance obligations;
- Auckland Council indemnifies AT against all liability with regard to the new structure;
- Auckland Council will ensure adherence to the National Code of Practice for Utility Operators and AT's Code of Practice
- Written approval must be obtained from Auckland Transport prior to any alteration or amendment being carried out to the facility;

It is further noted that AT's 'Street Amenities in the Road Corridor Guidelines' document advises that "public toilets are owned and maintained by the council Property team. Performance standards and maintenance requirements for public toilets are determined by the council Property team."

To acknowledge acceptance of these conditions, please sign where stated below and return this letter at your earliest convenience.

If you have any further questions, please contact me on 09 355 3553 or alternatively at Doug.Shell@aucklandtransport.govt.nz and we can discuss further.

Yours sincerely



Doug Shell
Property Management Manager
Auckland Transport Property

I hereby confirm acceptance of the conditions noted above in relation to the construction of public toilet facilities within the road corridor adjacent to 490 South Titirangi Road, as approximately shown labelled "Proposed Location of Toilet Block" on the attached location plan.

Signed:



For and on behalf of Auckland Council

Santosh Puthran

Name

Property Coordinator

Position



Urban Solutions Limited

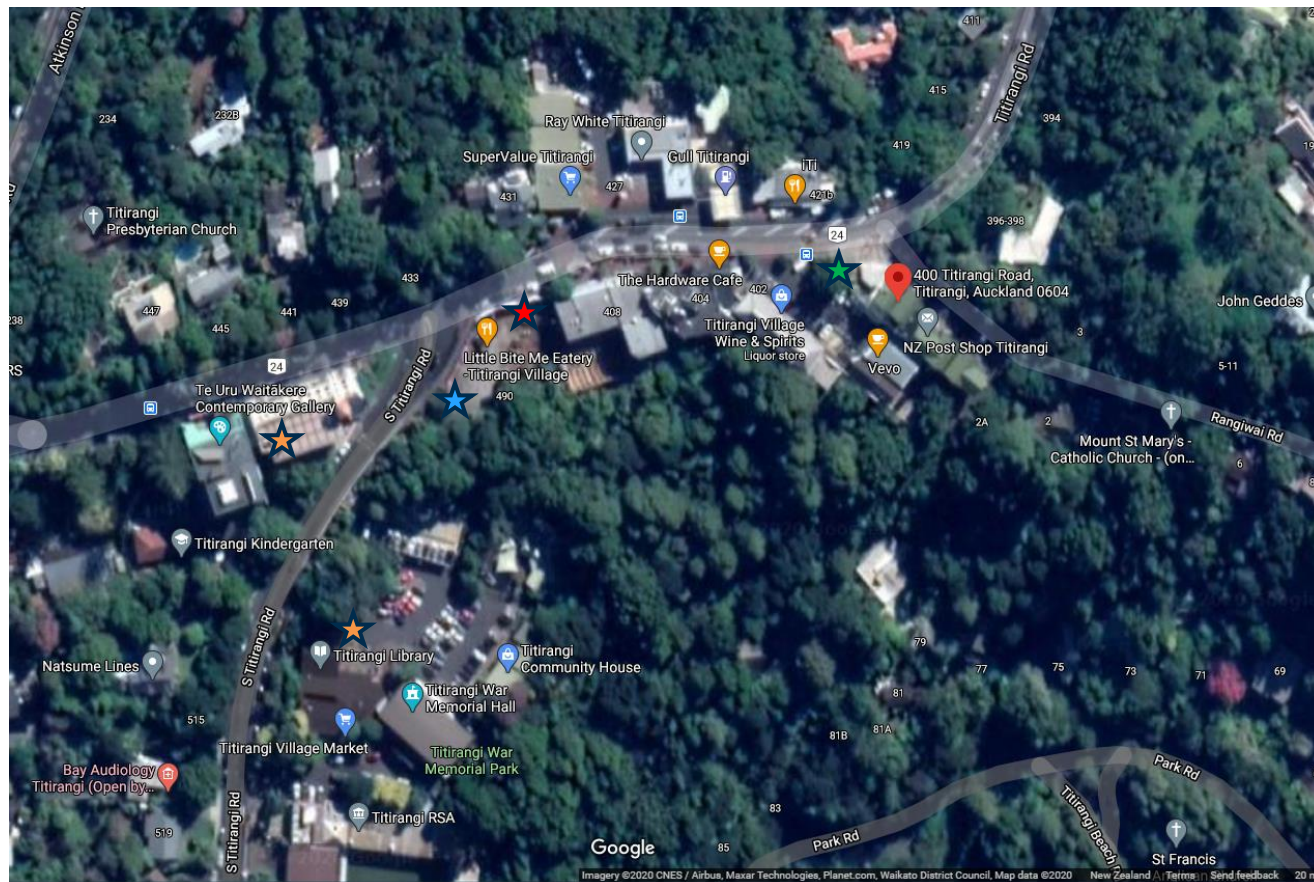
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PO Box 5738, Wellesley Street,
Auckland 1141, New Zealand



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ATTACHMENT 3: ALTERNATIVE SITES LOCATION PLAN



- ★ OPTION 1 ALTERNATIVE LOCATION**
- ★ OPTION 2 ALTERNATIVE LOCATION**
- ★ CHOSEN SITE**
- ★ TITIRANGI LIBRARY & TE URU GALLERY ALTERNATIVE TOILET FACILITIES AVAILABLE**



ATTACHMENT 4: ALTERNATIVE POSITIONING PLAN



1 ORIGINAL 2 PAN TOILET LOCATION
 501 SCALE: 1:50 © A3



2 1 PAN TOILET LOCATION OPTIONS
 501 SCALE: 1:50 © A3

LEGEND:

- OPTION 1
SAME LOCATION SINGLE PAN —
- OPTION 2
SINGLE PAN MOVED CLOSER
TO BDY —
- OPTION 3
SINGLE PAN CLOSER TO
BDY AND ROTATED —
- ORIGINAL LOCATION
2 PAN TOILET —

ORIGINAL IN COLOUR

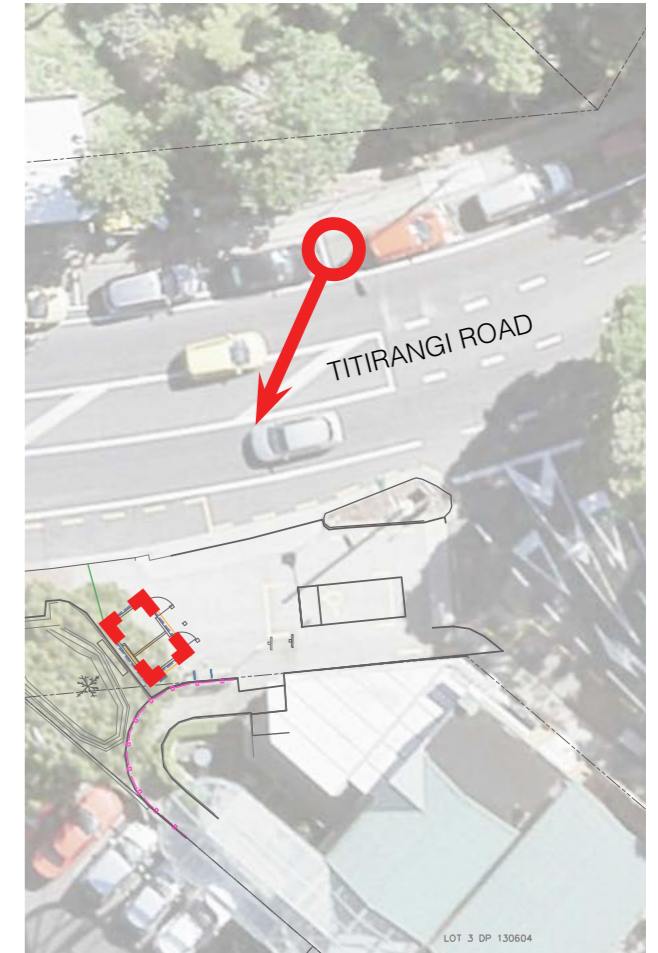




ATTACHMENT 5: VISUAL IMPACT PLANS



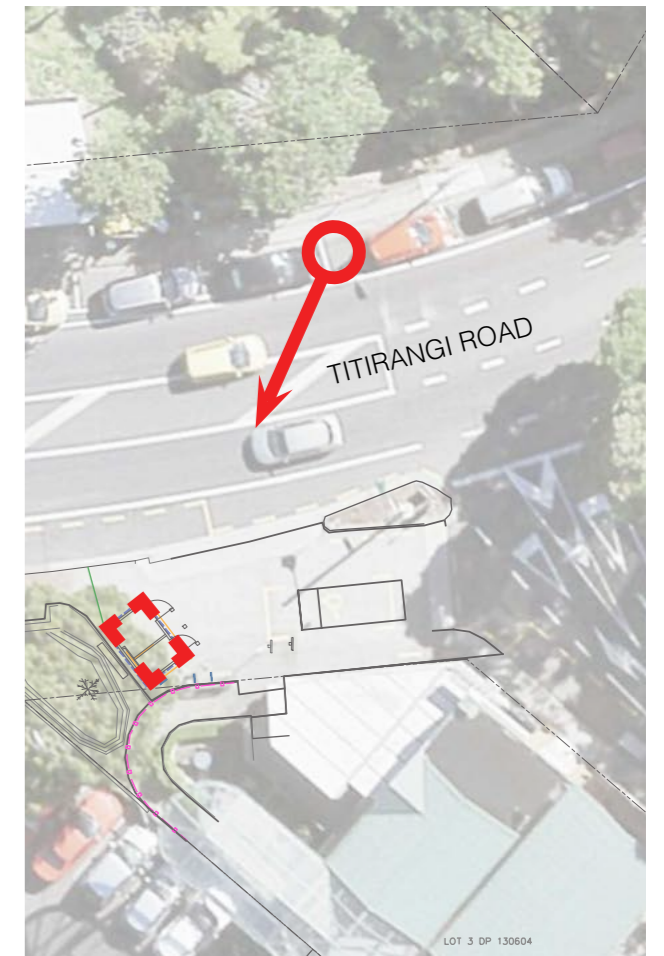
EXISTING PHOTO - Taken with Canon 6D at 40mm (Full frame)



LOCATION PLAN



PROPOSED 2 PAN PUBLIC TOILET



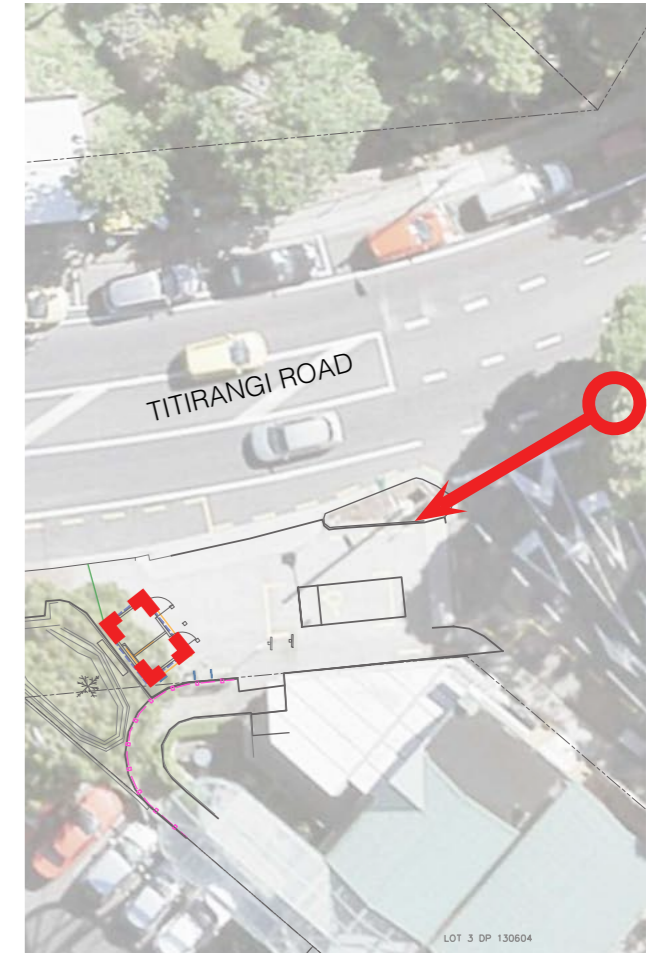
LOCATION PLAN

Note: The existing site and proposed toilet block has been 3d modeled in Sketchup Pro, using a combination of Geomaps GIS data and survey data. Methodology is as follows:

- Identify photograph location within model
- Use eye height and measured lens size to capture shots on full frame Canon DSLR / Camera Phone
- Capture GPS location using phone location ID as a backup
- Model the proposal in 3d as well as several recognisable site features in the surrounding area to check alignments / levels etc
- Locate the position of the photo within the 3d software and set lens field of view
- Fine tune photo orientation using exported images of the 3d model in photoshop overlaid onto the site photo
- Ensure alignment & levels is as best as possible with available data
- Export the proposed structure only as a high-resolution render with materials as specified by the designers.
- Clip out or repair any parts of the photo as required



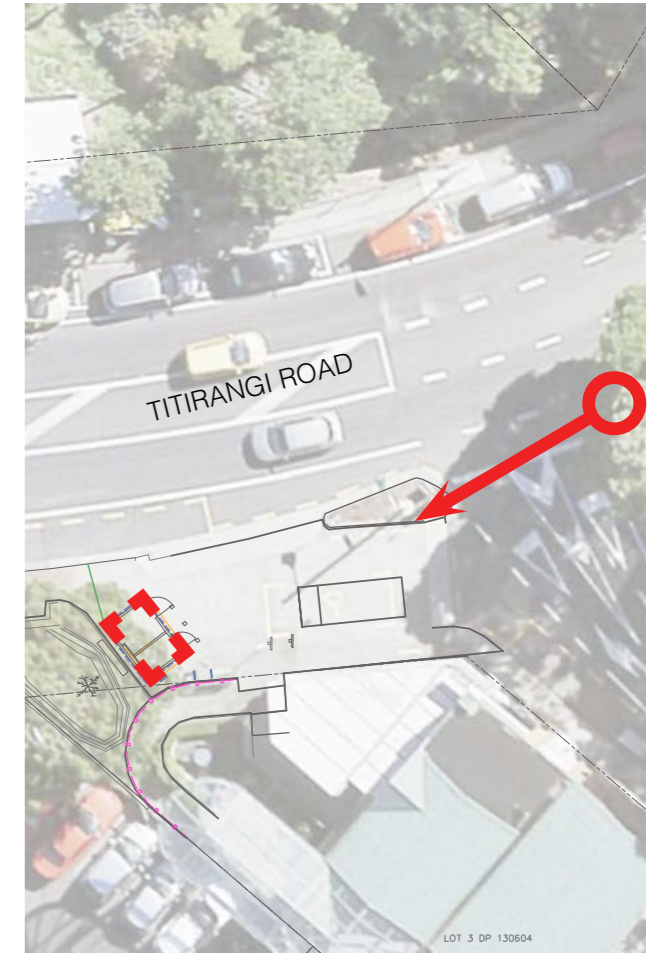
EXISTING PHOTO - Taken with Samsung S9 Phone Camera at 4mm (35mm)



LOCATION PLAN



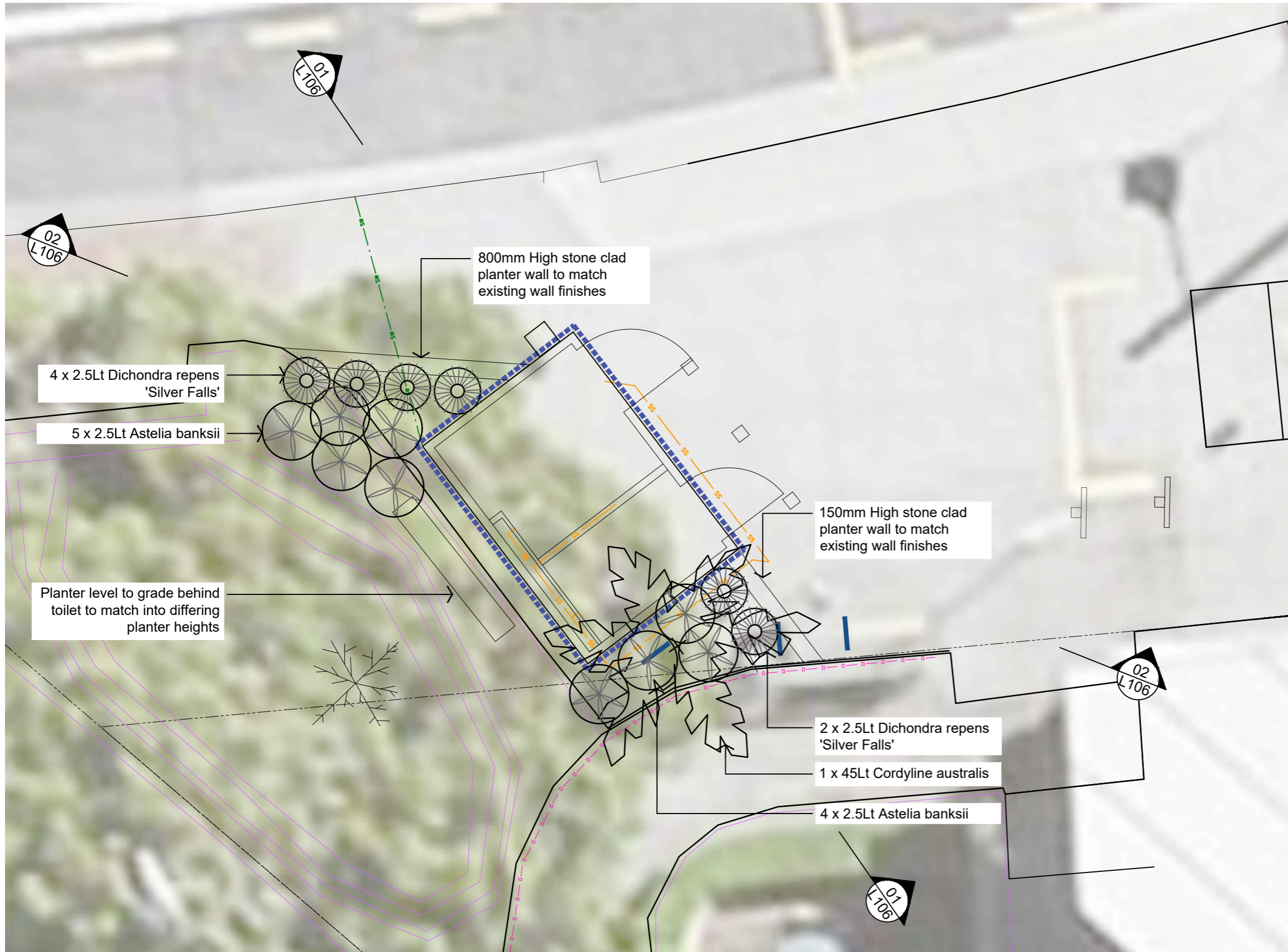
PROPOSED 2 PAN PUBLIC TOILET



LOCATION PLAN

Note: The existing site and proposed toilet block has been 3d modeled in Sketchup Pro, using a combination of Geomaps GIS data and survey data. Methodology is as follows:

- Identify photograph location within model
- Use eye height and measured lens size to capture shots on full frame Canon DSLR / Camera Phone
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- Clip out or repair any parts of the photo as required



PROPOSED STONE WALLS PLANTING LAYOUT



45Lt Cordyline australis (1)

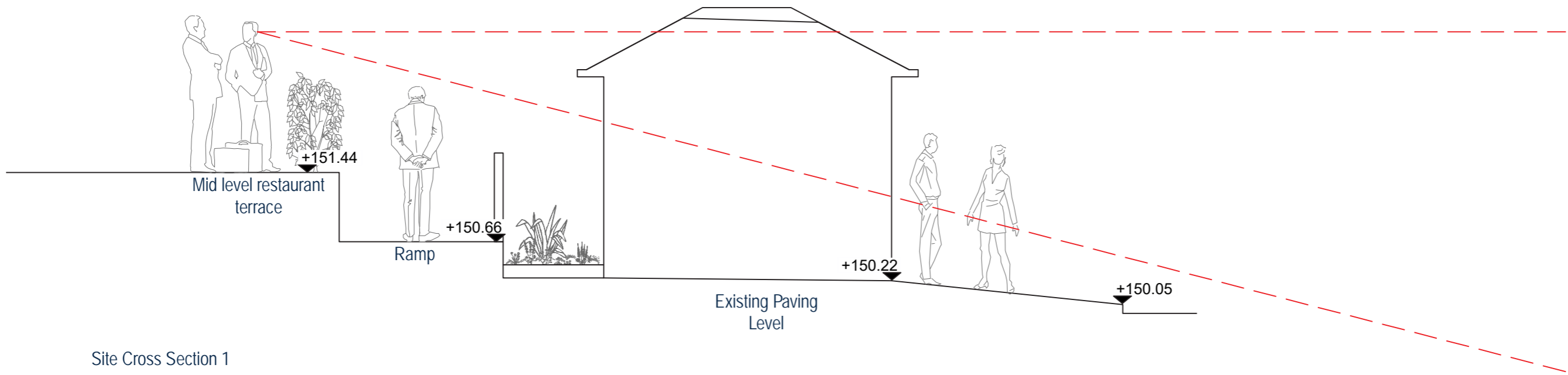


2.5Lt Astelia Silver Spear (9)

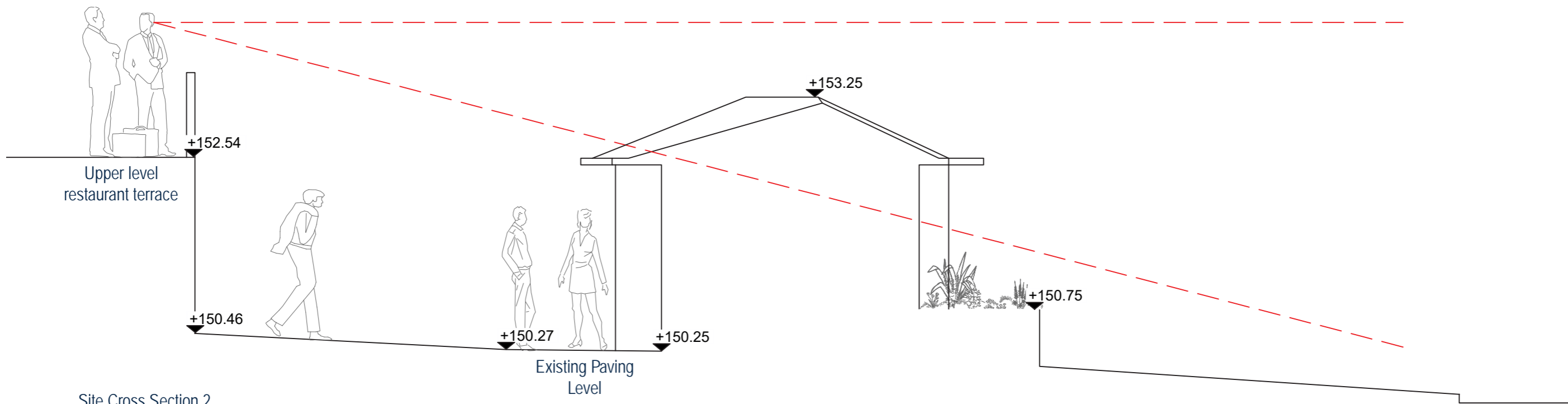


2.5Lt Dichondra repens 'Silver Falls' (6)

PLANT SPECIES



Site Cross Section 1



Site Cross Section 2



Eastern Elevation



Southern Elevation



ATTACHMENT 6: VISUAL IMPACT ASSESSMENT ADDENDUM

Memo

FILE REF: LUC60334605 - Proposed public toilet, road reserve near 400 Titirangi Road

DATE: 28 January 2021

SUBJECT: s92 request for further information response

QUALIFICATIONS AND EXPERIENCE

1. I am a consultant landscape architect, registered with Tuia Pito Ora, the New Zealand Institute of Landscape Architects. I hold the qualifications of Bachelor of Landscape Architecture from UNITEC Institute of Technology, Bachelor of Human Biology from University of Auckland and Diploma of Horticulture (Distinction) from Lincoln University. I have been practicing as a landscape architect for over 19 years, with a focus on landscape planning and landscape and visual assessment over the past 12 years. I have appeared frequently as an expert witness at Council Hearings and have also participated in numerous Environment Court mediations and prepared briefs of evidence for appeal hearings in the Environment Court. I am accredited to sit on RMA hearing panels under the Ministry for the Environment's 'Making Good Decisions' programme and was recently appointed to Auckland Council's independent commissioner panel for the 2021-2023 term. A summary of my relevant experience is included in the curriculum vitae in Appendix A.

S92 RESPONSE

2. This letter provides additional landscape and visual assessment in response to Item 7 in the s92 request for further information from Auckland Council, dated 15 October 2020:

7. It is recommended that line of site drawings from the outdoor seating areas of the restaurant (deck area and gazebo) be provided which demonstrate how the proposed permaloo would be viewed from these locations and how the proposed design is managing the potential adverse visual amenity effects.
3. Line of sight drawings from the Thai Chef's restaurant have been provided by Stellar Projects Ltd (Drawing L-106, Rev-07, dated 18-01-21). These show that the proposed toilet would be in a direct line of sight from the gazebo seating area on the mid-level terrace at 400 Titirangi Road, and that a lateral view of the toilet and the more distant landscape over the toilet roof would be available from parts of the upper restaurant terrace.
4. As can be seen in **Photograph 1** below and in the Stellar Projects' visualisations, people dining in the gazebo on the mid-level terrace would view the southern elevation of the toilet building and would not have a direct view to the toilet doors. This southern elevation would be partially screened and softened by proposed cabbage tree and astelia planting. The gazebo dining area currently has views to the parking area and commercial buildings to the south, the mature rimu

tree, the ramp and steps to the restaurant, and the Titirangi Road streetscape. The amenity of the existing views, in terms of pleasantness, coherence and naturalness, is moderate-low. The presence of the partially screened toilet building would further reduce this existing level of visual amenity to a small extent, with views to the rimu tree being maintained.



Photograph 1: View from steps adjacent to gazebo dining area towards proposed toilet location (photograph taken at 50mm lens equivalent at 12.10pm on 12/06/20)

5. For people dining in the upper terrace of the restaurant, views out to the north and north-west are usually restricted to some extent by the plastic wind shelter and railings (refer **Photograph 2** below). For the majority of the terrace area, available views are directed across Titirangi Road to the north, away from the proposed toilet (refer **Figure 1** below). People dining in the western section of the terrace currently have a view to the rimu tree and the Titirangi Road streetscape to the north-west. The eastern and southern elevations of the toilet would be visible from this area, but views to the rimu tree canopy and more distant vegetation northwest of the village (over the roof of the toilet) would be unaffected. Proposed vegetation on the southern toilet elevation would assist in framing and integrating the building. The key elements that contribute to the amenity of these localised views – the rimu tree, and the more distant bush to the north – would remain unchanged. In addition, the design features of the toilet building – the small size, recessive exterior colour, timber shingle roof, basalt stone base and integrating stone walls and planting – would adequately mitigate adverse effects on visual amenity. The entire canopy of the rimu tree would remain visible, with only the trunk being obscured by the toilet building.
6. The additional line of sight drawings from the Thai Chef's restaurant do not change my assessment of adverse effects on users of 400 Titirangi Road in the Landscape and Visual Assessment, dated August 2020. This was:

People using the steps and ramp at 400 Titirangi Road, or dining at the terrace or gazebo at Thai Chef's restaurant would see more of the proposed building [than people in the private carpark to the west], with some views being at close proximity. The southern 'short' end of the building would be visible from the ramp, stairs and gazebo. Views to the front of the toilet would be possible from some parts of the restaurant terrace when it is open in the warmer months. Proposed planting on the southern side of the toilet would partially screen and soften

the building and would add to the amenity currently provided by the raised rimu tree. For people passing through the area on the ramp or steps, views of the building would be short in duration and not in the focus of the view. Adverse visual effects are likely to be low in extent. For those dining outdoors or on the terrace, views would be of longer duration and the existing moderate-low level of visual amenity would be further reduced to a small extent. Overall I consider that adverse effects on the private visual amenity of the adjoining properties would be moderate-low in magnitude at most. The building would not dominate the available views and would appear coherent with the existing streetscape elements.



Photograph 2: View from Titirangi Road towards Thai Chef's restaurant and proposed toilet location (photograph taken at 50mm lens equivalent at 12.07pm on 12/06/20)

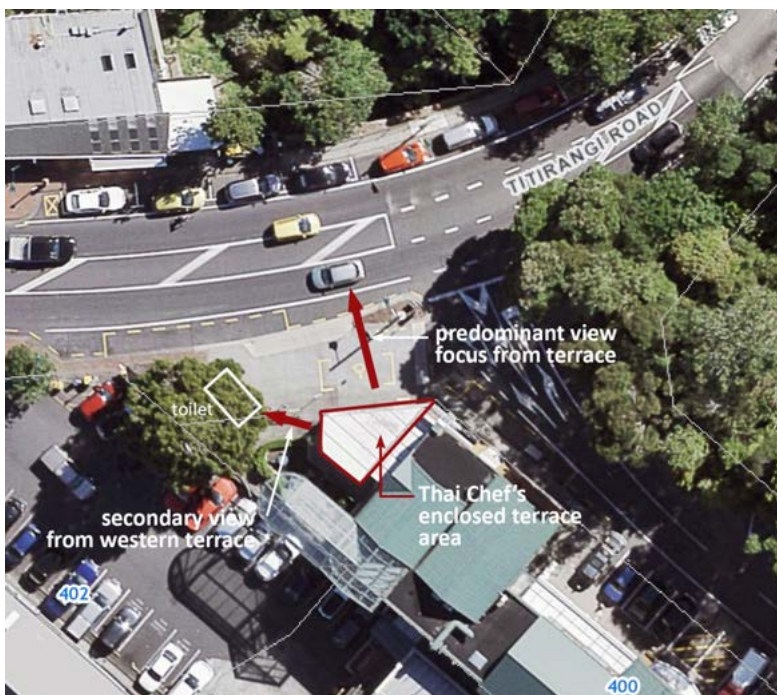


Figure 1: Direction of views from upper restaurant terrace of Thai Chef's Restaurant.

A handwritten signature in black ink, appearing to read 'Helen Mellsop', written in a cursive style.

Helen Mellsop

BLA, BHB, Dip Hort (Distinction)

Registered NZILA Landscape Architect

APPENDIX A

Helen Mellsop curriculum vitae

Helen Mellsop has over nineteen years' experience as a Landscape Architect and prior experience as a technical journalist and landscape contractor. She holds a degree in landscape architecture from Unitec Institute of Technology and has been an associate member of the New Zealand Institute of Landscape Architects since 2004 and a registered member since 2010. Helen is accredited to serve on resource consent hearing panels and is a member of the Auckland Council independent hearing commissioner panel for the period 2021-2023.

Helen is a generalist landscape architect but has particular skills in landscape planning, public open space design, environmental design, and public consultation. Landscape and visual assessment work is one of Helen's specialist areas, and she has considerable experience as an expert landscape witness in Council hearings and the Environment Court. Project work has included design, landscape assessment and project management for parks and reserves, town centres, residential and commercial developments, stormwater facilities, ecological restoration projects, rural subdivisions and educational facilities.

Qualifications

Bachelor of Human Biology, University of Auckland (1979)

Diploma of Horticulture (Distinction), Lincoln College (1982)

Bachelor of Landscape Architecture, Unitec Institute of Technology (2000)

Work history

2010 onwards	Director, Helen Mellsop Landscape Architect
2008-2010	Senior landscape architect, Lakes Environmental (owned by Queenstown Lakes District Council), Queenstown
2004-2007	Senior landscape architect, Auckland Council (open space planning team)
2001-2004	Landscape architect, Harrison Grierson Consultants, Auckland
1999-2001	Landscape architect, Thresher Associates, Auckland

Selected relevant projects – landscape and visual assessments

Drive Holdings Ltd vs Auckland Council Environment Court appeal, 2020

Provision of expert evidence on the landscape and visual effects of a proposed redevelopment of the Mission Bay local business centre, on behalf of an affected s274 party.

Queenstown Lakes District Council, various 2008-2020

Peer review of applicant's landscape and visual assessments for over 300 resource consent applications in rural and urban locations within the Queenstown Lakes District. Presentation of expert landscape evidence on behalf of council in more than 10 Environment Court appeals.

Residential development, Ōrākei Basin outstanding natural feature, 2020

Landscape and visual assessment.

Lakeview development 2020

Landscape and visual assessment review of proposed urban development that exceeded the sub-zone height limits adjacent to Bob's Peak, Queenstown.

Commercial development, Mt Eden local centre, 2019

Volcanic viewshaft and height sensitive area assessment for a proposed retail/office building in the main street of Mt Eden village.

Rural visitor zone review, Queenstown Lakes District, 2019

Landscape assessment of existing and proposed rural visitor zones, in preparation for a review of the zoning in the Proposed District Plan.

Queenstown Lakes District Council, Proposed District Plan Environment Court appeals 2018-2020

Provision of landscape evidence in appeals to the strategic chapters of the Proposed District Plan.

Coastal residential development, Waiheke, 2018

Landscape and visual assessment.

Kennedy Point Marina, Waiheke, 2017

Landscape and visual assessment, on behalf of local residents who had submitted in opposition to the proposal.

Coastal residential development, Upper Waitematā Harbour, 2017

Landscape and visual assessment.

Retirement village, Ellerslie 2015

Landscape and visual assessment.

Coastal residential development, Titirangi 2015

Landscape and visual assessment.

Coastal retirement village, Hobsonville 2012

Landscape and visual assessment.

Stoney Ridge Quarry expansion, Waiheke 2012

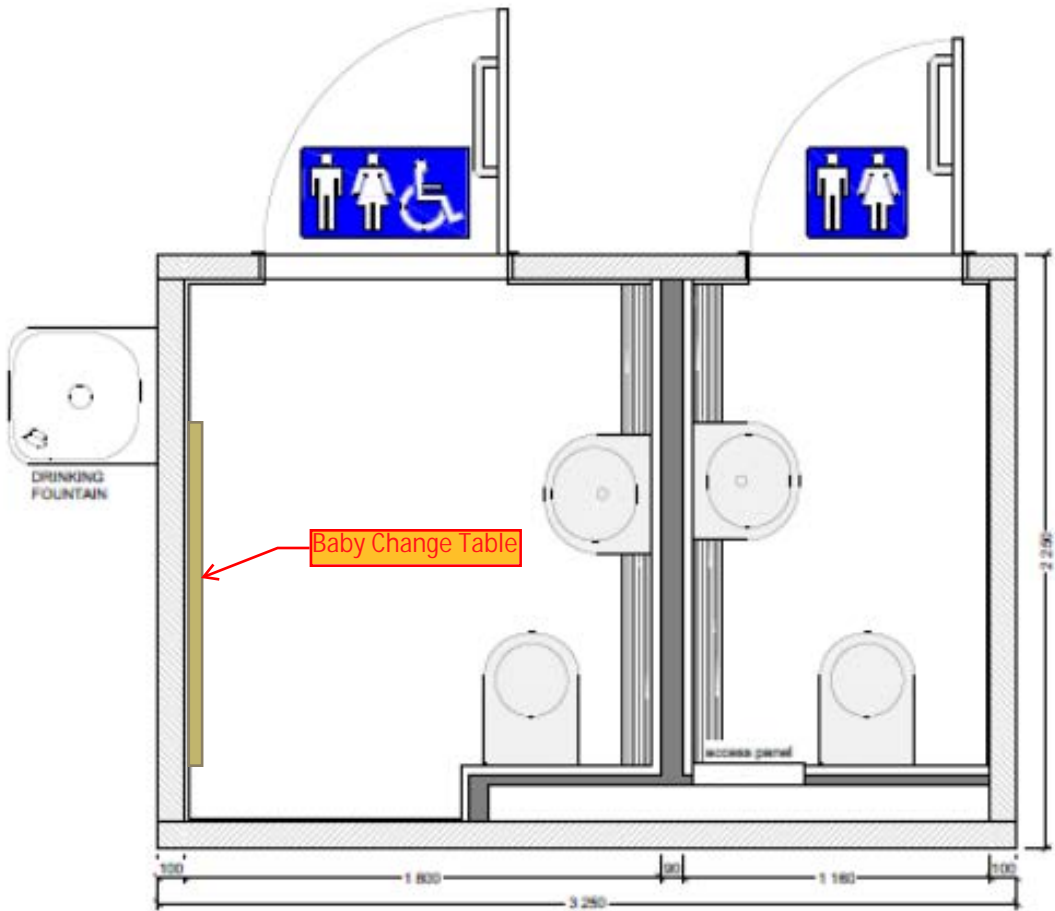
Landscape and visual assessment.

Queenstown Lakes District Council, Queenstown Height Study, 2009

Investigation of the landscape and urban design implications of increasing the maximum allowable height limits in a high-density residential-zoned land adjacent to Bob's Peak in Queenstown.



ATTACHMENT 7: REVISED INTERNAL PLAN



FLOOR PLAN
SCALE 1:20