

20 July 2022

[Redacted]

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Request for Official Information responded to under the Local Government and Official Information and Meetings Act 1987 (LGOIMA) (the Act) – reference: OIR 2122-311

I refer to your information request we received on 30 June 2022 for the following regarding Ōtaki Public toilets and Paekākāriki Seawall:

Ōtaki Public toilets

The data below is from the 2021-2041 LTP released YE 30.6.21. The toilet renewal in Otaki is given as:

2021 – 2041 Otaki Public Toilet Renewals	
Year	
2021	\$112
2022	\$1044
2023	\$14
2024	\$16
2025	\$40
2026	\$40
2027	\$20
2028	\$8
2029	\$6
2030	\$16

1. Please advise what exactly the word renewal means in relation to WCs.

All assets need to be managed over their life cycle, and it is good practice to account for the various types of expenditure in different categories:

- Operational and maintenance costs - are for activities that have no effect on asset condition but are necessary to keep the asset operating in line with service levels – this includes costs such as cleaning, electricity.
- Assets naturally deteriorate over time - a *renewal* is significant work that restores or replaces an existing asset towards its original size, condition or capacity. With public conveniences, this is generally not the entire facility, but a significant component such as plumbing.

- Upgrade - is usually work to create a new asset, or to upgrade and improve an existing asset beyond its original capacity or performance in response to changes in use, service level or anticipated future needs.

2. What Otaki public toilets will be 'renewed', each year, 2021-2030.

As outlined in the response to question 1, a renewal is not generally for the entire facility. The sums in the LTP are for components of Ōtaki public conveniences. The exception is 2022 and strengthening of the Pavilion.

3. What criteria do KCDC use to decide WC renewal is required?

We undertake condition reports on public conveniences, and aim to renew components before they fail. We also measure performance to ensure facilities are fit for purpose (see LTP p189).

4. The term 'repair' is not used in the LTP. KCDC understand - as do many - it is not cost-effective to repair many WCs, eg at Haruatai old WCs without heritage value were demolished and new Exeloo wcs installed.

Typically a repair (such as graffiti removal) is an operating cost. This is included under 'opex' in the financial accounts.

5. How many wcs in Otaki and under KCDC control are 82 years old? 82 year old Otaki Beach wcs are 'heritage'. That the Pavilion is to be earthquake strengthened show KCDC appreciate its qualities.

The Ōtaki Pavilion is the only one of that age.

6. Were the six new Exelooos replacing the four good WCs demolished in Waikanae for Mahara Gallery officially called renewals, relocations or new WCs in official documents?

The new toilets adjacent to Mahara Gallery are categorised 'upgrade' in the [LTP – Part One](#) (p195) because the asset has been improved beyond its original performance.

7. The sum of \$2,694 is allocated in 2024 for an Otaki Changing Room. Where is it? Why build it?

That is the stage 2 of improvements at Ōtaki Pool, one of the initiatives identified in the [LTP – Part One](#) (p169).

8. Is this a renewal, replacement, repair or new work? If new, what is it replacing?

This is categorised in the LTP as an asset renewal.

9. People swim at Otaki Beach, (that's why there is a Surf Club) need a change room. Is it for Otaki Beach? If not, why has no sum been set aside for Otaki Beach changing room in the years 2021–2041?

The Ōtaki Pavilion does include changing facilities. No increase to the level of service was identified during the LTP process.

10. Please confirm KCDC use the documents KCDC provide to GWRC showing growth projections when planning for WCs and change rooms. The documents show significant Otaki growth.

The Council's growth assumptions for the LTP are described on p402 of the [LTP – Part Two](#).

Paekākāriki Seawall

1. A sum of \$17.5m is allowed for a timber seawall expected to last 25 years. A cost of around \$700,000 pa. The Jacobs report anticipates seafront erosion of 8m to 31m in the 28 years to 2050.

We do not consider this to be a question, therefore no response is required.

2. Does the wall run the full length of Paekakariki seafront?

No, this project runs for approximately 960m along the seafront. This can be seen in the figure below showing the latest condition assessment result.

CONDITION AND RISK ASSESSMENT



3. Will the new seawall crumble after 25 years, or what role does it play in erosion protection?

No, the design life is the period of time that the designers expect that the wall will perform its functions within the design parameters set. A wall with a design life of 25 years may last longer but this will depend on a range of external factors.

The walls' role is to protect the road and infrastructure located behind it from the impacts of the sea.

4. Please send a map, showing the west (sea) boundary line of land KCDC own (as opposed to being managed courtesy the Crown) at Paekakariki. I am confused, by how The Foreshore and Seabed Act 2004 and Marine and Coastal Area Act 2011 feature in the wall build erosion and Crown Land ownership. Please explain.

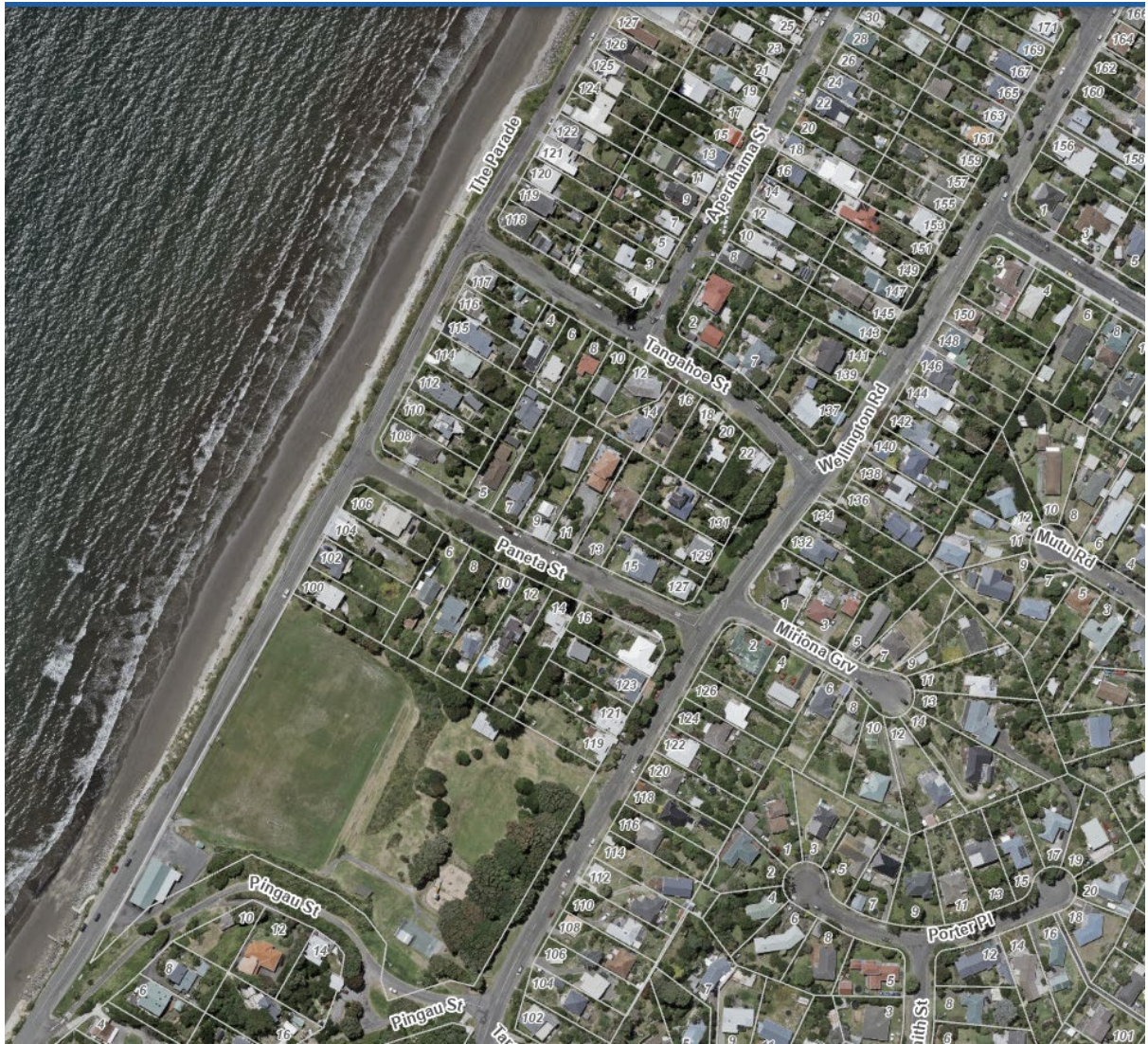
The land on which the current wall sits forms part of the road parcel that can be seen in the images below. Council does not hold title for the road.

The Council's seaward boundary is to the Mean Low Water Springs [Low tide mark] as standardised by the Government in 2011.

The Foreshore and Seabed Act 2004 was repealed in 2011.

The Marine and Coastal Area Act 2011 is the current statute and Council is required to comply with any requirements within it, i.e. seek the views of any group who have a customary marine title order or agreement prior to submitting a resource consent application for a seawall.





Ngā mihi

A handwritten signature in blue ink, appearing to read "Sean Mallon". The signature is written in a cursive style and is contained within a white rectangular box.

Sean Mallon
Group Manager Infrastructure Services
Te Kaihautū Ratonga Pakiaka