

# WACHNER PLACE PUBLIC TOILETS AND RESTROOMS

**To:** Infrastructure Committee

**Meeting Date:** Tuesday 10 October 2023

**From:** Heather Guise – Property Portfolio Manager

**Approved:** Erin Moogan - Group Manager - Infrastructure Services

**Approved Date:** Thursday 5 October 2023

**Open Agenda:** No

**Public Excluded Agenda:** Yes

## Reason for the Public Excluded

| Section of the Act                                     | Subclause and Reason under the Act  | "Plain English" Reason   | When Report Can Be Released  |
|--|---|--|--|
| 7 – Other reasons for withholding official information | (2)(i) – Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) | Council can carry on commercial negotiation without disadvantage to either party | Upon completion of the contract negotiations and renewed contract in place |

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## Purpose and Summary

The current contract in relation to cleaning and provision of staffing for the Wachner Place Toilets and Restrooms is due for review; and this is an opportune time to also consider a review of the opening hours for the facility.

## Recommendations

That the Infrastructure Committee

1. Receives the report "Wachner Place Public Toilets and Restrooms".
2. Approve an interim reduction of opening hours for the facility by three hours per day pending a decision regarding the wider redevelopment of Wachner Place and Esk Street West.

## **Background**

Council operates the public toilet and restroom facilities at Wachner Place under contract to Southland Mature Employment Services.

The facility operates as a daily 12 hour staffed opening service providing male/female toilets and showers, a parents room and locker storage facilities.

The contract is due for renewal effective 1 September 2023 and the Contractor has provided a revised quote for the continued provision of their service with a proposed \$10,000 increase.

The bulk of this increase relates to increases in hourly rates for staffing. A copy of the contract renewal quote and breakdown of costs is annexed as Appendix 1 (A4887392).

With development of Invercargill Central's Mall and the facilities located within, it is an opportune time to review the requirement for the Wachner Place facility to continue with its current opening hours.

## **Issues and Options**

### **Analysis**

Wachner Place toilets are open from 8am-8pm daily (excluding Christmas Day). Construction of the facility is of reasonably lightweight material which would not withstand a higher public use if monitoring by staff was not provided.

The Wachner Place facility is the closest public toilet to the nearby InterCity Bus terminal outside the Tuatara Café. Daily buses depart at 8.25am and arrive at 6.30pm.

The other main bus service is Catch-A-Bus, which is a door to door service. There are other ad hoc tour buses which arrive and depart throughout the day and will use the adjacent bus parking facility.

Nearby toilet facilities include a 24 hour Exeloo situated on Dee Street beside the Library and the large multi-toilet facility located within the mall which would meet any requirements from the reduced hours.

An interim reduction of hours is proposed while further investigation in relation to the opening hours and upgrade/usage of this building is undertaken as part of the wider Wachner Place/Esk Street West consultation.

### **Significance**

The proposed decision is not considered significant in terms of ICC's Significance and Engagement Policy.

## Options

| Option   | Advantages   | Disadvantages                                      |
|--|--|--|
| Reduce the opening hours of the Public Toilets and Restrooms at Wachner Place by three hours (10am-7pm)<br><i>Preferred Option</i> | Operational cost savings to Council.<br>End of trip toilet facility for incoming InterCity bus passengers remains. | Reduced facilities for early bus passengers.       |
| Retain existing opening hours  | Status quo remains for visitors within the Wachner Place space.  | Increasing costs due to increases in minimum wage. |

## Community Views

The future of these facilities would be considered within the wider Wachner Place/Esk Street West consultation.

## Implications and Risks

### Strategic Consistency

Delivery of appropriate levels of public facilities is in line with Council's strategic outcomes.

### Financial Implications

A reduction of the opening hours by three hours would provide an estimated direct operational cost savings of \$27,750 per annum in relation to staffing alone. Other operational cost savings would also be realised in regard to electricity consumption and provisioning of bathroom consumables.

### Legal Implications

This contract is renewed on an annual basis and a variation to the contract (opening hours) will form part of the contract renewal negotiation.

### Risk

There are no risks in the proposed reduction of opening hours.

## Next Steps

Staff will carry out the actions as directed by Council.

## Attachments

Appendix 1 – Quote for Renewal of Contract Services (A4887392).