

16 December 2022

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Kia ora [REDACTED]

### Te Aro Precinct toilets

Thank you for your request made under the Local Government Official Information and Meetings Act 1987 (the Act), received on 21 November 2022. You requested the following information:

- Copies of the documented assessment of various sites before selecting Victoria Street.

Wellington City Council has partly granted your request for information.

Please find below a summary of the decision-making process that led to the selecting of Victoria Street as the temporary location of the Te Aro Park toilets.

#### Background

The location of the Te Aro Park toilets was a longstanding cause of cultural hurt to mana whenua given the proximity to Te Aro Pā, and the design created a secluded space which made it susceptible to anti-social behaviour and crime. The decision to demolish the block was made by the last Council as part of the Pōneke Promise – our partnership approach to improving safety and vibrancy in the central city. More information can be found [here](#).

The following criteria was considered prior to selecting the new site for the Te Aro precinct toilets:

- Within a 5-minute radius of Te Aro Park
- Not requiring significant urban design due to the temporary nature
- On Council land
- Access to civil services e.g., connection to power, sewage and water connections
- Can't upset the flow of traffic
- Adhere to Crime Prevention Through Environmental Design (CPTED) principles [Property - Crime prevention through environmental design - Wellington City Council](#)

#### Inglewood Place

We have identified a permanent location at Inglewood Place for the new Te Aro precinct toilets. However, Wellington Water is currently installing a pump station in this space, more information can be found [here](#). This is a key piece of infrastructure for Wellington's waste system and will be completed late 2023/early 2024, at which time we'll be able to install the new toilet block.

Unfortunately, we weren't able to wait until the Inglewood Place toilets are open to demolish the Te Aro precinct toilets. This is due to the planned urban design improvements in the park that are currently being co-designed with mana whenua and will be delivered August 2023 onwards.

#### Temporary Site

A decision was made to install a temporary toilet block in the area to bridge the gap whilst work is completed at Inglewood Place.

Locations considered were:

- Leeds / Ghuznee St
- Lower Cuba St
- Cuba Mall
- End of Dixon St
- Victoria St

Below is a summary of the decision-making process when selecting Victoria Street out of the possible locations above, as the temporary site for the Te Aro precinct toilets:

Location	Pros	Cons
Leeds St / Ghuznee St	<ul style="list-style-type: none"> <li>• Close proximity to existing Te Aro precinct toilets</li> <li>• Bars and residential nature allow for good visibility</li> <li>• Accessible location – the area is flat, near a range of parking options and close to bus stops</li> </ul>	<ul style="list-style-type: none"> <li>• This is not council land and would require negotiations and leasing costs to use area</li> <li>• Access from the Park is via a private laneway. Safety concerns with users having to head up the Leeds St laneway from Dixon St</li> <li>• Low traffic flow at night</li> </ul>
Lower Cuba St	<ul style="list-style-type: none"> <li>• Lots of visibility from pedestrians on Manners and Cuba St</li> <li>• The location is right in front of Cuba Street CCTV</li> <li>• Close proximity to existing Te Aro precinct toilets</li> <li>• Council owned land</li> <li>• No impact on pedestrians or traffic</li> <li>• Close to Taxi Stands (Te Aro Park toilets were frequently used by Taxi drivers)</li> </ul>	<ul style="list-style-type: none"> <li>• There will have to be quite a few modifications which would add to expense - may need urban design and civil works 'shifting' and we'd need to manage and cover the raingarden (and loss of vegetation).</li> <li>• The above can have effects on ground level flooding</li> <li>• This is a heritage area</li> <li>• Sight lines would need to be checked, potential issues/could be hidden from view (dependent on placement)</li> <li>• Would require removal of carparks (and potentially some plantings/young trees depending on location)</li> <li>• High amount of tree coverage which would need trimming and maintaining for CPTED</li> </ul>
Cuba Mall	<ul style="list-style-type: none"> <li>• Lots of visibility from pedestrians</li> <li>• Close proximity to existing Te Aro precinct toilets</li> </ul>	<ul style="list-style-type: none"> <li>• Is a heritage area</li> <li>• Visibility issues with blocked sightlines</li> </ul>

		<ul style="list-style-type: none"> <li>• Cuba St has a large amount of existing street furniture, bins etc, will become too cluttered and furniture removal will lead to a significant cost</li> <li>• Proximity to existing toilets and te aro park leads to anti-social behaviour to continue to stay or increase in the area</li> </ul>
End of Dixon St	<ul style="list-style-type: none"> <li>• Close proximity to existing Te Aro precinct toilets with straight line access</li> <li>• High visibility</li> <li>• Far away enough from Te Aro Park hot spot</li> <li>• Little impact on pedestrian or traffic flow</li> <li>• No negative impact on businesses assessed</li> </ul>	<ul style="list-style-type: none"> <li>• Whilst camera coverage is good, the area is quiet with light foot traffic, limited late-night opening businesses and an empty car park right there which might risk creating a new, anti-social location</li> <li>• It can disrupt the construction site and large trucks accessing the site</li> </ul>
Victoria Street	<ul style="list-style-type: none"> <li>• Still within the 5-minute proximity of the existing toilets</li> <li>• Close to high volume of traffic and very visible</li> <li>• Far away from hang out anchors (Te Aro and Courtney Place),</li> <li>• Council owned land</li> <li>• Would require removing some car parks, however, area is in front of a carpark building</li> <li>• Connection to power, sewage, and water connections available</li> <li>• No future plan for changes in area that might conflict – Let’s Get Wellington Moving project etc (they are planned for after 2024)</li> <li>• Far away from businesses and other buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Might require some additional CCTV coverage</li> <li>• May need sign postings so the public can locate them easily as per the 5-minute radius</li> </ul>

### In conclusion

The Victoria St location for these toilets was assessed as the best location for a temporary toilet provision for the wider public in the surrounding Te Aro area, until the permanent toilets are able to be installed in Inglewood Place in early 2024.

We have chosen this location and the design with CPTED principles in mind. Through the CPTED assessment, it has shown that the design will ensure there are good sightlines and layout to help deter anti-social behaviour, reduce fears, and increase perception of safety. The area has busy pedestrian and vehicle traffic along there, which helps ensure there is natural surveillance. We are installing a new CCTV camera on the corner of Victoria St and Ghuznee St, which will cover the toilets and the general area - a new addition to this location to further improve safety, which will be useful for safety generally in the area as well.

We hope this information has answered your question around the assessment of these various sites prior to selecting Victoria St as the temporary location of the Te Aro precinct toilets. If you would like any further information, please let us know.

**Right of review**

If you are not satisfied with the Council's response, you may request the Office of the Ombudsman to investigate the Council's decision. Further information is available on the Ombudsman website, [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz).

Please note, we may proactively release our response to your request with your personal information removed.

Thank you again for your request, if you have any questions, please feel free to contact me.

Kind regards

Ollie Marchant  
**Official Information**