Wānaka-Upper Clutha Community Board

5 November 2026

Report for Agenda Item | Rīpoata moto e Rāraki take [1]

Department: Community Services

Title | Taitara: Approval of Public Toilet Location within Lismore Park Reserve

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to seek approval from the Wānaka-Upper Clutha Community Board (WUCCB) for the location of a new two-bay public toilet facility within Lismore Park Reserve.

Recommendation | Kā Tūtohuka

That the Wānaka-Upper Clutha Community Board:

1. **Note** the contents of this report; and

2. **Approve** the location of a new two-bay public toilet facility within Lismore Park Reserve, as shown in Attachment A.

Prepared by:	Endorsed by:	Reviewed and Authorised by:
		
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7 October 2026	7 October 2026	14 October 2026

Context | Horopaki

1. Queenstown Lakes District Council (QLDC) is proposing to install a new two-bay public toilet unit within Lismore Park, Wānaka to improve the level of service and support the growing recreational use of the reserve.

2. The Lismore Park Reserve Development Plan (adopted in 2024) identified indicative locations for future toilet facilities (Attachment B). The locations were initially selected because they are close to key recreation destinations, including the bike park, and would provide convenient access for reserve users. Detailed site investigations have now determined that the identified locations are not feasible. This is due to servicing constraints, including limitations associated with connecting to water, wastewater, and power infrastructure. Consequently, an alternative location has been identified.

3. The Wānaka Central Reserves Management Plan 2019, which includes Lismore Park, contains a general policy supporting the provision of public amenities on reserves, stating that public toilets and shelters may be constructed where required to meet the needs of reserve users.

Analysis and Advice | Tatāritaka me kā Tohutohu

4. Lismore Park is a well-used community recreation reserve that accommodates a range of activities including the bike jump park, disc golf course, cycling trails, informal recreation, and provides a key Pools to School commuter biking and walking route. While use of the reserve has increased over time, there are currently no public toilet facilities within the park. The nearest public toilets are located at Domini Park and the Wānaka Marina, both of which require users to leave the reserve and travel more than 400 metres.

5. The need for public toilets at Lismore Park has been identified through the publicly consulted Development Plan, as well as Council's toilet gap analysis, community feedback via Requests for Service, and previous planning undertaken for the reserve. Toilet provision is also consistent with the reserve's classification as a Community Park.

6. A review of public toilet provision across the district identified Lismore Park as a priority location for new public toilet infrastructure. The assessment considered factors such as park classification, recreational use, bike park facilities, trail connections, development planning, community feedback, and Requests for Service.

7. Investigations have been undertaken to assess a range of potential locations within the reserve. The preferred location is adjacent to Beaumont Street, in an informal carpark, near the existing rubbish bins. This location provides efficient access to infrastructure services, good passive surveillance, convenient access for reserve users, and appropriate integration within the wider reserve environment. The area is also near the disk golf course.

8. Council has undertaken consultation on a toilet location with Mount Aspiring College. Mount Aspiring College expressed concerns regarding an earlier toilet location directly opposite the school, noting that a public toilet in close proximity to the school could encourage anti-social behaviour beyond the school's ability to monitor or manage. While the proposed location has since been moved, it remains within the wider vicinity.

9. Council has also contacted residents opposite the proposed site by letter and email and has informed key user groups, including Bike Wānaka and the local disc golf community. Feedback received from disc golf was supportive, with the group noting that a public toilet has been one of the most commonly requested improvements for Lismore Park over a number of years.

10. Bike Wānaka expressed a preference for the toilet to be located near the bike park, noting the bike park is the activity hub within Lismore Park and is used by the majority of reserve users. They considered the proposed location to be less convenient and felt the Development Plan location would provide greater overall benefit to park users.

11. The recommended location remains consistent with the overall intent of the Reserve Development Plan by providing an appropriate public amenity that supports existing and future recreational use of the reserve.

12. Subject to approval of the proposed toilet location, the new toilet installation is expected to be completed within the 2026/27 financial year, in line with the approved budget and programme.

13. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.

14. Option 1: Approve the location (Attachment A) of a new two-bay public toilet facility within Lismore Park Reserve

Advantages:

- Addresses an identified service gap within the reserve.
- Close proximity to existing water and wastewater services, reducing construction costs and complexity.
- The proposed location is accessible from surrounding roads and shared-use paths and is well positioned to serve users of the disc golf course.
- Responds to community feedback, Requests for Service, and previous planning undertaken to provide a toilet for Lismore Park.
- Improves visitor amenity and user experience for reserve users.
- Supports longer stays and a wider range of recreation activities.

- Provides a facility that can support future growth in reserve use.
- May improve accessibility and inclusiveness for families, older adults, and people with disabilities.

Disadvantages:

- The proposed location is further from some of Lismore Park's key recreation areas, including the bike jump park which means some users may need to travel further to access the facility.
- The proposed location is within the wider vicinity of Mount Aspiring College, who have raised concerns regarding potential anti-social behaviour and the school's ability to monitor activity outside school grounds.
- Requires capital expenditure and ongoing operational and maintenance funding, such as cleaning, servicing, and asset renewal over the life of the facility.
- May create potential issues with vandalism, anti-social behaviour, or misuse.
- May generate objections from some users regarding location, design, or perceived impacts.

15. Option 2: Do not approve the location of a new two-bay public toilet facility within Lismore Park Reserve

Advantages:

- Avoids capital expenditure and ongoing maintenance costs.
- Retains the reserve in its current form with no additional infrastructure.
- Avoids potential effects associated with toilet facilities, such as vandalism or anti-social behaviour.
- Removes any amenity and visual impacts on nearby users and adjoining properties

Disadvantages:

- Does not address the identified toilet provision gap.
- Does not respond to community feedback, Requests for Service, and previous reserve planning.
- Reserve users will continue to rely on facilities outside the reserve.

- May result in ongoing complaints or requests for toilet provision.

16. This report recommends **Option 1** for addressing the matter because it addresses an identified gap in public toilet provision within Lismore Park and responds to community needs. The proposed location is considered appropriate due to its proximity to existing services, resulting in a more cost-effective solution and reducing the extent of new infrastructure required, while providing access for reserve users.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

17. This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because it considers the location of a public facility and the level of service within a recreation reserve.

18. The persons who are affected by or interested in this matter are the local community and users of the Reserve.

19. Council has undertaken consultation with Mount Aspiring College, the local disc golf community and Bike Wānaka and has contacted residents opposite the proposed site by letter and email.

Māori Consultation | Iwi Rūnaka

20. The Council has not specifically consulted with iwi relating to this matter.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

21. This matter relates to the Community & Wellbeing risk category. It is associated with RISK10005 Ineffective planning for community services or facilities within the QLDC Risk Register. This risk has been assessed as having a high residual risk rating.

22. The approval of the recommended option will allow Council to avoid the risk. This will be achieved by planning for and providing toilet facilities that support the needs of the community.

Financial Implications | Kā Riteka ā-Pūtea

23. The Annual Plan includes a capital budget of $357,000 for the provision of a public toilet in Wānaka. In addition to the capital expenditure, the facility will incur ongoing operational and maintenance costs, including cleaning, servicing, utilities, reactive maintenance, and asset renewal over the life of the facility. These operational and maintenance costs are also included in the Long Term Plan.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

24. The following Council policies, strategies and bylaws were considered:

- Vision Beyond 2050: Our Strategic Framework | Queenstown Lakes District Council specifically alignment with thriving people;
- The Reserves Act 1977;
- QLDC Parks and Open Strategy 2021;
- Future Parks and Reserves Provision Plan 2021;
- Wānaka Central Reserves Management Plan 2019 for the recreation reserves known as: Lismore Park, Kelly's Flat, Allenby Park, Faulks Terrace, Domini Park & Kennedy Crescent;
- Lismore Park Development Plan 2024; and
- QLDC Disability Policy.

25. The recommended option is consistent with the principles set out in the named policies.

26. This matter is included in the Long Term Plan/Annual Plan, under the Wānaka New Toilets budget for the 2026/27 financial year.

Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kīaka

27. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; (b) to meet the current and future needs of communities for good-quality, cost-effective, and local - (i) infrastructure; (ii) public services; (iii) performance of regulatory functions; and (c) to support local economic growth and development by fulfilling the purpose set out in paragraph (b) Approval of the recommended option will improve public amenity and support the social well-being of residents and visitors by providing access to essential public toilet facilities. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

28. The recommended option:

- Can be implemented through current funding under the Long Term Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not significantly alter the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council.

Attachments | Kā Tāpirihaka

A	Proposed Location of Public Toilet Facility - Lismore Park Reserve
B	Lismore Park Development Plan 2024 - Toilet Locations

Attachment A: Proposed Location of Public Toilet Facility - Lismore Park Reserve

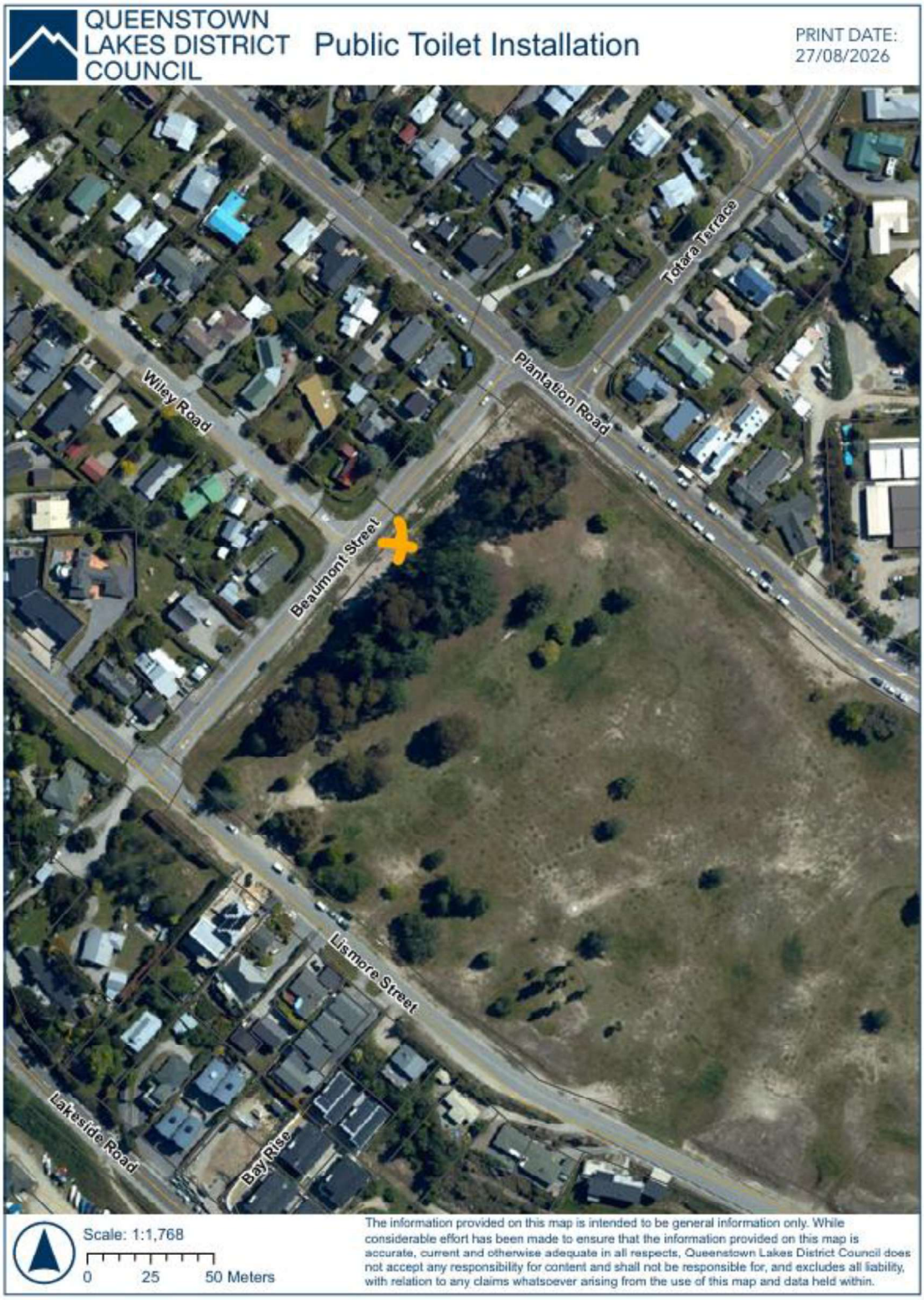


Figure 1: Proposed location of the public toilet facility, shown in orange.

LISMORE PARK DEVELOPMENT PLAN



LEGEND

- EXISTING 18-HOLE DISC GOLF COURSE
- GOLF HOLES REQUIRING REALIGNMENT
- MAJOR CONNECTIONS
- EXISTING VEGETATION
- PROPOSED NATIVE PLANTING
- PROPOSED PLANTING
- ENTRY/WELCOME SIGNAGE
- WĀNANGA OUTDOOR LEARNING SPACE
- TOILETS
- BARBEQUE FACILITIES
- BIKE HUB
- ECOLOGY-FOCUSED PLANTING
- VIEWING POINT
- (A) (B) LOCATION OPTIONS FOR 'BIKE HUB' TO BE CONFIRMED ONCE PUMP TRACK LOCATION IS CONFIRMED.
- (C) (D) LOCATION OPTIONS FOR PUMP TRACK TO BE DEVELOPED FURTHER IN CONJUNCTION WITH THE WĀNAKA BIKE CLUB, QLDC AND ARBORIST INPUTS. PATHWAYS ADJUSTED TO SUIT

The Draft Development Plan for Lismore Park focuses on enhancing park amenities to support its existing uses, including the Lismore Bike Jump Park, the Lismore Disc Golf Course, and its function as a local recreation space.

A perimeter loop track is proposed to provide connection with existing and proposed amenities, including an informal outdoor learning space opposite Te Kura o Tititea / Mt Aspiring College, and the facilities supporting the Jump Park such as a bike repair station and drinking fountains.

Accessible parking is provided at the western end of the park, close to a new disc golf learners space suitable for children and people with limited mobility. On street parking is located around the perimeter of the park in key locations, the majority of which is within road reserve although some may fall within the park boundaries (particularly along the southern end of Lismore St).

Planting proposed supports what is currently on site. Medium-height shrubs provide structure and block wind, while fruit trees and colourful deciduous trees create connections to the changing seasons.

A reflective space is proposed overlooking Lake Wānaka, celebrating the stunning views and providing relief from the busier part of the park.

A second toilet at the Hedditch St/Lismore St entrance could be considered in the future.