

## 12. CRACROFT RESERVE – PROPOSED TOILET BLOCK

<b>Officer responsible</b> Parks and Waterways Manager	<b>Author</b> Ann Liggett, Parks and Waterways Area Advocate, DDI 337 4513
Corporate Plan Output: Capital Works	

The purpose of this report is to seek the Boards adoption of the recommendations regarding the:

- Proposed siting
- Proposed design

of the new toilet block at Cracroft Reserve and the

- Future of the existing toilet block and site

of the existing toilet block and site on the corner of Hackthorne Road and Takahe Drive.

### **Introduction**

The Board may recall a report prepared by the Community Technical Adviser for the May 2000 Board meeting (copy attached) and the subsequent recommendations (copy attached) regarding the upgrade of the toilet block at the Sign of the Takahe (corner Hackthorne Road and Takahe Drive).

As a result of the recommendations to the Annual Plan, the Parks and Waterways Unit was allocated \$88,603.00 in their 2001/2002 budget for a new toilet block to be sited on Cracroft Reserve. This was to replace the existing 1960's built facility, currently being maintained by the Advocacy Team at Beckenham Service Centre.

### **Background**

#### ***Consultation Process***

Prior to any information going out to the local community, Council Officers attended a Cashmere Residents Association meeting to gather feedback on the consultation process and for input into the layout of the information and questionnaire. Some valuable input was received and a letterbox drop was carried out in the local area, as well as a copy to all known tour bus operators that go up to the Sign of the Takahe. An information sheet, plans, and questionnaire were sent out for comment.

### **Results**

A total of 161 households responded to the letterbox drop.

#### ***Siting of the Toilets***

A total of 141 households supported the siting of the toilets

A total of 20 households did not support the siting of the toilets

#### ***Design of the Toilets***

A total of 143 households supported the design of the toilets

A total of 15 households did not support the design of the building

#### ***Future of Existing Toilet Block and Site***

A total of 129 households supported the concept of demolition of the toilet block and landscaping of the site

A total of 13 households supported the retention of the existing building

Many submitters also provided quite a few extra ideas for this site, which will be incorporated when a landscape plan is produced.

### **Conclusions**

Several meetings were held on site, one with the Council Heritage Planners and the lessee of the Sign of the Takahe, and another with residents directly affected by the original proposed site.

Although the majority of submissions supported the original site, residents directly affected raised concerns and a site was considered within the reserve. The building would have been in plain view of diners at the Sign of the Takahe, which is located on a heritage site. In consultation with the Heritage Planners, Property Unit, and the Sign of the Takahe lessee, the opportunity presented itself to use the site of the green storage shed on Cracroft Reserve next to the entranceway off Hackthorne Road.

By utilising this existing site, it eliminates the need for any additional buildings to be placed on the reserve and recognises the unique characteristics and landscape of the area in retaining the uncluttered views available at present.

The shed at present is used for the storage of sofa's from the Sign of the Takahe (part of the lease agreement) and firewood. The new design has allowed for this storage to continue by extending the building out the back (plan attached).

Another concern raised was that they could become a place for "hoons" to hang out at night, this has been addressed by way of the toilets being locked every night.

The overall design of the toilet block will be in keeping with our Safer Parks Policy, have disabled toilets, and will also include a family room with a bench that can be used as a changing table, (which we received several requests for). The internal fit out will be of a higher standard with ceramic pans and hand driers to cater for the high number of tourists it is expected will be using the facility. The exterior will feature Halswell Quarry stone halfway up the walls, with the top half being built in vertical board and colour-corrugated roofing. A drinking fountain with a dog bowl will be erected alongside the building as part of the development.

### **Existing Site**

The majority of submissions supported the demolition of the existing toilet block and for the site to be landscaped.

The site is classified as Road Reserve, and the Advocacy Team at Beckenham Service Centre administers the toilets. The Community Technical Adviser will arrange the demolition of the existing toilet block once the new building has been completed. A landscape plan will be prepared for the site in consultation with local residents. The landscape development is not expected to be undertaken until next financial year but in the meantime, the site will be grassed and maintained.

### **Time Frames**

Work is expected to commence before the end of the 2001/02 financial year.

**Recommendations:** That the Board resolve to:

1. Construct a new toilet block on the site of the existing green storage shed in Cracroft Reserve, next to the Hackthorne Road entrance, subject to pending Historic Places Trusts approval.
2. Install a new drinking fountain with a dog bowl next to the new toilet block.
3. Support the design to be in keeping with the Safer Parks Policy and to incorporate a family room and storage facilities.
4. Support a gate closing contract to be undertaken for the opening and closing of the toilet block in Cracroft Reserve.
5. Support the demolition of the existing toilet block on the corner of Takahe Drive and Hackthorne Road, once the new toilet block is operating, and the site to be prepared for landscaping.
6. Approve a landscape plan to be developed and distributed for comment for the existing site prior to any work being undertaken.

**Chairman's**

**Recommendation:**

For discussion.