

4. BARNETT PARK – TOILET BLOCK DEMOLITION

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PURPOSE OF THIS REPORT

The purpose of this report is to gain the Board's recommendation to the Parks, Gardens and Waterways Committee that the toilet block situated at the front of Barnett Park be demolished to enable construction of the proposed new crèche building. The reasoning for building the crèche in this location is set out in clause 3. A plan of the present site will be tabled at the meeting.

CONTEXT (PROCESS AND FINANCIAL) OF REPORT

This report is being placed before the Board to make recommendation to the Parks, Gardens and Waterways Committee. This Committee will need to recommend a decision to the Council on additional expenditure to cover write off costs associated with this proposal

BACKGROUND

The first public toilets in the area were built in front of Monck's Cave on the Cave Terrace/Main Road Corner, opposite where the present toilets are situated. In the mid 1960's a runaway Council rubbish truck demolished this toilet block. The Council of the time decided to build replacement toilets, in a safer location on the present site. The plans for these toilets are dated September 1967.

The present toilets at the front of the Park contain three pans (two in the women's and one in the men's), a three bay urinal, and associated hand washing facilities.

In July 1970 a building permit was issued to build the present pavilion at the park east of the main car park, beside the drainage swale located on the eastern park boundary.

The present pavilion contains two changing rooms, one storage room, and toilet facilities. The toilet facilities are the same as those in the toilet block at the front of the park. It is proposed to upgrade the pavilion toilets to current building standards, i.e. the two women's toilets will be upgraded to unisex disabled toilets. This work is estimated to cost approximately \$15,000. No money is available to undertake this work in the current financial year, however it is intended that the work be undertaken in the 2003/04 financial year using money from the toilet upgrading vote in the Parks and Waterways Unit Budget.

It is unusual to have two toilets situated so close together in a suburban park. Here the two toilet blocks are located approximately 165 metres apart. Officers believe this came about by circumstance - initially because of the need to replace the demolished public toilets, and secondly by the need to provide pavilion toilets for the public using the sports fields.

ISSUES FOR CONSIDERATION

The toilet block at the front of the park (asset number 200689) is valued at \$28,000, as determined by independent valuation on 1 July 2002. Therefore, \$28,000 is the write off value which needs to be accounted for. Demolition costs have not been determined, but this cost will be in addition to the \$28,000, and payable as part of the capital cost of constructing the new crèche.

A Working Party made up of Linwood Advocacy, City Solutions, Property, Parks and Waterways Unit Staff, Crèche Management Committee and Staff, and Elected Representatives has investigated the new crèche site. The Working Party agreed that it would be better for the public toilets, if still required, to be moved elsewhere in the park, away from the crèche. The location of the present public toilets compromises the proposed layout of the crèche building and grounds.

It costs approximately \$50,000 to build a new double unit unisex, disabled toilet block. It costs approximately \$2700 annually (2003 rates) to maintain such a facility. This cost is made up of \$2600 in cleaning costs and \$100 in facility maintenance costs. Against this background it is therefore necessary to carefully consider the issues necessitating replacing the toilets before doing so.

Officers acknowledge that there is a number of elderly people living in the area who may use the toilets at the front of the park on their way to and from the Redcliffs shops, there being no public toilets located in the shopping precinct. However there will still be public toilets available in the park, approximately 160 metres further back into the park.

Barnett Park caters for the following recreational pursuits:

District playground and picnic/ barbecue area
Summer sports; 2 cricket wickets, 1 athletic track
Winter Sport; 1 soccer field, two soccer training fields
Barnett Park walkway

Officers are of the view that one set of toilets will adequately cater for the needs of people using a park of this size. This view is based upon existing toilet facilities servicing parks of similar size, with a similar range of recreational activities, found elsewhere in the city. Officers propose however that in addition to the upgrading proposed above for the pavilion toilets, that the existing pan in the men's toilet be altered so that it becomes a further unisex toilet although not being altered to disabled standard.

Officers are of the view that there is not enough justification to replace these toilets at the end of their economic life. The early retirement of this asset will save the Council \$2700 annually (2002/03 figures) in operating costs in the future.

However, if it is decided necessary to replace the toilets at the front of the park, public accounting standard FRS 3 dictates that the cost of writing off the present toilet facility, and building the new toilet block, becomes a capital cost against the creche project, because it is this project that requires the toilets to be relocated. This requirement would add approximately \$78,000 to the capital cost of the project (\$28,000 for writing off the existing toilet block, and \$50,000 for building the replacement toilets).

CONCLUSION

Parks and Waterways Unit officers are comfortable with accepting writing off of the toilet block from the Parks and Waterways Unit Budget. Officers believe that the service provided by the asset is surplus to the park's requirements. The reason for this surplus is the newer toilet facilities built upon the north end of the pavilion further into the park, these to be shortly upgraded, which will increase the level of service offered to the public by the renovated toilets. It is unlikely that the processes for Change of Classification of part of Barnett Park, Resource Consent, and obtaining Building Consent will be completed before the end of June this year, and therefore officers will be recommending making allowance for the write off to occur within the 2003/04 financial year from the existing Parks and Waterways Unit Budget.

Staff

Recommendation: That the Board recommends to the Parks, Gardens and Waterways Committee that it agrees to approve the write off of the toilets situated at the front of Barnett Park to allow the proposed crèche to be built upon the site, subject to the following conditions:

1. Public consultation being undertaken with affected parties about the proposed demolition of the toilet block as part of the joint public advertising of the proposed Change of Classification and notified Resource Consent Process.
2. The write off occurring in the 2003/04 financial year from the currently proposed Parks and Waterways Unit Budget.

Chairperson's

Recommendation: Not seen by the Chairperson