

2. BARNETT PARK – TOILET BLOCK DEMOLITION

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| Officer responsible Parks and Waterways Manager | Author John Allen – Policy and Leasing Administrator - DDI 941-8699 |
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The purpose of this report is to obtain approval to demolish an existing toilet block located near the frontage of Barnett Park to enable the construction of the proposed crèche building. The reasoning for building the crèche in this location is set out in the previous clause.

CONTEXT (PROCESS AND FINANCIAL) OF REPORT

This report is being placed before the Council for approval to write off additional costs associated with the proposal.

BACKGROUND

The first public toilets in the area were built in front of Moncks Cave on the other Cave Terrace/Main Road corner, opposite where the present toilets are situated. In the mid-1960s 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 cubicles, (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 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, ie 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 carried out 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 toilet facilities situated so close together in a suburban park. Staff believe that 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 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 that needs to be accounted for. Demolition costs have not been determined, but these costs will be in addition to the \$28,000, and payable as part of the capital cost of constructing the new crèche.

A committee representative of all interested parties, including elected representatives, established to investigate the siting of the new crèche, 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. A plan of the site which shows the location of the proposed crèche building and the existing toilet building will be tabled at the meeting.

It costs approximately \$50,000 to build a new double unit unisex, disabled toilet block. It costs approximately a further \$2700 annually (2003 rates) to maintain the facility; this being 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 the replacement of the toilet building before doing so.

Staff acknowledge that there are 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, although they are some 165 metres further back.

Barnett Park caters for the following recreational pursuits:

District playground and picnic/ barbecue area,
Summer sports; two cricket wickets, one athletic track,
Winter Sport; three soccer fields,
Barnett Park walkway

Staff are of the view based on toilet facilities serving parks of similar size that one set of toilets will adequately cater for the needs of people using a park of this size, on which a similar range of recreational activities take place. They recommend however that in addition to the upgrading proposed above to the pavilion toilets, that the existing cubicle in the men's toilet be altered so that it becomes a further unisex toilet, useable by both men and women although not being altered to disabled standard.

Staff are also of the view that there is insufficient justification to replace these toilets at the end of their economic life. The early retirement of this asset will save the Council \$2,700 annually (2002/03 figures) in operating costs.

However, if it is thought necessary to replace the toilets situated on the front of the park, 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 crèche project, because it is this project that is requiring the toilet to be relocated. If the Council concludes that the toilets need to be replaced rather than renovate the other toilet block on the park, 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 plus the unknown costs of demolition).

CONCLUSION

Staff are comfortable with accepting the demolition of the toilet block located at the front of Barnett Park as the park will be adequately serviced by a newer facility that is programmed for upgrading in 2003/04. However before any final decision is made a thorough consultation process needs to be followed in association with reclassification and consent requirements.

The above proposal was considered by the Hagley/Ferrymead Community Board at its meeting on 5 March 2003. The Board recommended conditional approval.

Recommendation: That the Council approve the demolition of the toilets situated at the front of Barnett Park to allow the proposed crèche to be built on 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. That provision of \$28,000 be made in the Parks and Waterways Unit's budget for 2002/03 to accommodate write off costs before the toilet block is demolished.