

9. PAPANUI DOMAIN – TOILET REPLACEMENT

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The purpose of this report is to update the Board on the proposed public toilet replacement at Papanui Domain, following consultation with local residents and sports groups.

EXECUTIVE SUMMARY

Board Members will recall the budget allocation in the current financial year for replacement toilets in Papanui Reserve. The existing public toilets on Papanui Domain do not fit Council policy for disabled access, or fulfil safety requirements for users.

The plans for Papanui Domain replacement toilet facility were tabled at the 27 August 2003 deputations meeting of the Shirley/Papanui Community Board. The recommendations were that staff should enter into negotiation with the Papanui Boxing Club regarding co-location of facilities, and that the proposal be circulated to local residents for their comments and feedback.

RELEVANT POLICY

Equity and Access for People with Disabilities
Adopted by Council, 2001

Public Toilets Policy (provision of)
Adopted by Council, 1992

Environmental Design – Park Design and Management Plans
Adopted by Parks and Recreation Committee, 1994

PROPOSAL

Three locations were presented as feasible for the location of the proposed new toilet block; the existing site, a stand-alone block closer to Sawyers Arms Road or joined either end of the adjacent Boxing Club Building which is Council owned and leased to the club on a year to year basis. Board Members regarded a co-location with the Boxing Club building as the best alternative. Council Officers contemplated a plan to refurbish the existing toilet block, but the cost to bring the facility up to safety and access compliance was unaffordable. Thus, the existing toilets would be demolished and the area returned to park.

In the scheme decided upon by Board members, two cubicles abutted the north side of the Boxing Club building, with one door opening to the park, and the other toward Sawyers Arms Road. Integration with the existing building façade would be achieved by the addition of a veranda running the length of the clubrooms. The building footprint will also be shifted three metres south to protect the root system of a maturing Cupressus macrocarpa, prior to any building alteration.

The Boxing Club has approached Council with a proposal to extend the building by four metres, should the toilet siting with the clubrooms go ahead. They are currently seeking funding through Pub Charities for this project, and would look to extend concurrently with the proposed toilet renovations.

COMMUNITY CONSULTATION

Residents and sports groups based at Papanui Domain were asked to comment on the proposal to replace the toilet facilities.

A public information leaflet (PIL) showing a concept plan of the proposed refurbishment was distributed for comment to approximately 260 residents and other groups associated with Papanui Domain. Included with the written information was a computer mock-up of the Boxing Club building with the toilets for ease of reference.

Key features of the feedback received included:

- The majority of respondents agreed (and were very happy) with the proposal to replace the existing toilet block with a facility sited with the Boxing Club building.
- Further support from the Papanui Boxing Club.

- A submission from four households in Sawyers Arms Road, directly opposite Papanui Domain, opposed the siting of the toilets, especially the doors opening toward Sawyers Arms Road – (submission tabled).
- A comment from a regular playground user noting the distance between the proposed placement of the cubicles on the north side of the clubrooms and the play area – would put children out of sight.
- One respondent drew attention to maintenance required at the adjacent play area.

Council Staff arranged a site meeting with those opposed to the location of the toilet facility on Monday 29 March 2004. A successful resolution was achieved with a Council offer to reverse the location of the cubicles from the north side of the boxing clubrooms to the south side, with both doors opening toward Papanui Domain.

PLAN AMENDMENTS

It is proposed to change the location of the two toilet cubicles from the (publicised) north end of the building to the south end of the Boxing Club building, with doorways facing into the domain. The change of location does not affect safety requirements, as informal views and surveillance from Sawyers Arms Road is still achieved, albeit from a slightly different angle.

All respondents to the original plan have also endorsed these alterations.

DEVELOPMENT PROGRAMME AND FUTURE FUNDING

The Greenspace Unit will be able to fund all of this development over the 2003/04/05 financial years through the Capital Works Programme. Construction is anticipated to commence from May 2004, depending on the availability of contractors.

The Greenspace Unit 5 year Capital Works Programme has the following allocated for replacement toilet facilities at Papanui Domain:

• 2003/04	\$55,175	Greenspace Capital Works Programme
• 2004/05	\$25000	Greenspace Capital Works Programme – Toilet Upgrades

CONCLUSION

Choosing to site the replacement toilet facilities with a building already on Papanui Domain is a holistic approach to a necessary sports park function. The Boxing Club building will be given an improved look with the addition of a veranda and painting to integrate the addition of the toilets. With one less building in this area, there is also an additional sightline to the children's play area, and extra space should the play area undergo redevelopment in the future.

The new toilet design should prove to be a Community asset, with safe and user friendly facilities enhancing the already attractive aspects of Papanui Domain.

Staff

- Recommendation:**
1. That the Board approve the change of location of the proposed toilet facilities to the south end of the boxing clubrooms.
 2. That the proposed plan for replacement public toilet facilities is approved for construction.

Chairperson's

- Recommendation:**
1. That recommendations 1 and 2 be adopted.
 2. special thanks to Janine Bartlett.