

6. TULETT PARK – PROPOSED PUBLIC TOILET

General Manager responsible:	General Manager City Environment
Officer responsible:	Greenspace Manager
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PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval to build a public toilet at Tulett Park, Harewood.

EXECUTIVE SUMMARY

2. The Greenspace Unit Capital budget has \$55,156 allocated in the current financial year for a public toilet at Tulett Park. Public toilet/changing facilities are generally provided on senior level sports parks, and although winter sports teams access clubroom amenities at the north (Claridges Road) end of Tulett Park these toilets are not available for casual use.
3. Anecdotal feedback has also indicated a need for a toilet facility at the south end of Tulett Park for the convenience of families at the children's play area, and for teams at the south end of the park.
4. Consultation has been carried out with residents, sports clubs and local community organisations in order to ascertain the level of support for a public toilet, and if positive, the preferred location (refer **attachment 1**).
5. Four locations were offered to the public as viable options for the location of the toilet. These were:
 - a) Central to Tulett Park
 - b) Adjacent to Glasnevin Drive (south end of Tulett Park)
 - c) Near the children's play area (south end of Tulett Park)
 - d) Status quo – no toilet
6. The preferred option was C, nearby the play area.

FINANCIAL AND LEGAL CONSIDERATIONS

7. The proposed toilet for Tulett Park is programmed in the Greenspace Unit's capital budget, for construction over the 2005/2006 financial year.

Specifically:

\$55, 156 Buildings/Equipment – New

STAFF RECOMMENDATIONS

It is recommended that the Board:

- a) Support the location of the proposed toilet facilities to the south end of Tulett Park, nearby the play area.
- b) Approve the proposed plan in order to proceed to detailed design and construction.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendations be adopted.

BACKGROUND ON THE PROPOSED PUBLIC TOILET FOR TULETT PARK

8. Tulett Park is a mixed level sports park, with four senior and three junior soccer fields and cricket in the summer. Nomads Association Football Club (Nomads AFC) lease park space for clubrooms and car parking off the Claridges Road end of the park.
9. As the first stage of consultation, a Greenspace Unit project team discussed with Nomads AFC the possibility of siting the public toilet with the clubrooms or having the clubroom facilities available for public use. Neither of these options was feasible.
10. A draft concept plan was distributed in March 2005 throughout the local community, to local interest groups and organisations for public comment. The plan asked for the level of interest in a public toilet for Tulett Park and indicated four options for the toilet. One of these options was for the status quo – no public toilet on Tulett Park.
11. The concept plan received a very good response from the community with the majority supporting the need for a public toilet. The table below shows the level of endorsement for the different options offered:

Option A (Centre of Park)	Option B (Glasnevin Drive frontage)	Option C (Adjacent to play area)	Option D (No toilet)
9	22	60	23
Responses:		114	

Some issues:

- There were some respondents who had concerns that a toilet facility would attract undesirable behaviour
 - A few comments were made about a public toilet devaluing nearby housing. Many of the residences with a direct outlook to Tulett Park have open frontages and/or no fencing
 - There were comments about the standard of maintenance and cleanliness needed at the facility
12. As a result of these submissions, a delegation of Shirley/Papanui Board members and Council Staff attended a site meeting with those residents who had concerns about the proposed toilet. In order to mitigate some unease felt about the safety of having a public toilet on the park, it was agreed that the facility would be locked at night and no lighting provided.
 13. In addition, a personal safety audit using Crime Prevention Through Environmental Design (CPTED) has been commissioned for the proposed toilet locations. The results will be tabled at the Board meeting.

OPTIONS

14. There were four options considered for a public toilet at Tulett Park:
 - A. Central to Tulett Park. Although this location is equidistant from all sports fields, it is not convenient for family groups at the play area due to distance. Informal surveillance is limited to those few houses with direct sightlines to the facility.
 - B. Adjacent to Glasnevin Drive. High level of informal surveillance from passing pedestrians/traffic. Convenient and safe for children and families at the play area, and those playing sport at the south end of Tulett Park. Perception of a less desirable outlook for those residences directly opposite this location.
 - C. Near the play area (south west end). Facility integrates into park setting well and is a convenient location for those at the play area or south end playing fields. Clear sightlines from Glasnevin Drive and the park for passive surveillance. Views from residences into Tulett Park not obstructed.
 - D. Status quo. No toilet facility on Tulett Park.

PREFERRED OPTION

15. The preferred option is C, which is consistent with feedback received through community consultation.