

6. BEVERLEY PARK - PROPOSED PUBLIC TOILET

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PURPOSE OF REPORT

1. The purpose of this report is to seek Board approval to build a public toilet at Beverley Park, Avonside.

EXECUTIVE SUMMARY

2. A sum of \$55,000 has been allocated in the current financial year to build a new public toilet at Beverley Park, Avonside. A public toilet that was positioned in the middle of the park was removed in 1992 following a local petition and advice from the Police that sexual activity and soliciting was occurring there. Over recent years however, requests have been made for public toilet facilities and funding was allocated for 2004/05.
3. A draft concept plan (attached) was distributed to approximately 350 local residents and park users, including the Englefield Neighbourhood Committee in December 2004 inviting feedback on the proposal. 60 submissions were received, with 53 supporting the proposal and six opposing it.
4. There was strong support from a number of elderly residents, a church, a community group and from caregivers of children using the playground. There was particular support for encouraging more use of the park, its integration with a bus stop and for making safety the design priority. The opposition to the proposed new toilet was based on:
 - Its design, location and landscaping;
 - Concern that it would get vandalised;
 - The experience of problems with the previous toilet and concerns they will reoccur;
 - That there are sufficient public toilets in the area or alternative reserves where toilets could be installed and;
 - The view from across Stanmore Road.
5. As a result of these submissions it was decided to reassess other possible toilet locations, commission a personal safety audit of Beverley Park and ask the Police for their opinion.
6. The local Community Constable advised that he had no objections to the proposal, in fact indicated that it would enhance the park. He did however think that graffiti may be an issue. It is proposed to minimise this by its visible location, coating all painted surfaces with graffiti guard and by lighting the building at night.
7. A personal safety audit was undertaken using Crime Prevention Through Environmental Design (CPETD) principles. The audit identified no safety issues with the proposed new toilet and considers that there is no other site for the toilet which would offer more safety for users, mainly because the proposed site affords the most passive surveillance. The only concern raised was whether the toilet should be lit at night as there are benefits in that passive surveillance would be enhanced, however CPETD principles advocate the use of lighting only if an area is to be used at night. The safety issues the audit did identify in Beverley Park were the tall, dense planting along Stanmore Road, within the playground area and along the internal path and associated obstructions to the internal lighting. The toilet block proposal includes the removal of the dense planting from Stanmore Road. Further planting could be removed following the recommendations of the audit.
8. The Council is reviewing its provision of public toilet facilities throughout the City as part of the Water and Sanitary Services Special Assessments required under the Local Government Act 2002. Levels of demand are currently being researched at a number of sites throughout the city prior to developing a provision policy. In the future, it is likely that a more detailed analysis of demand would be needed prior to approving new toilets. Community requests have been received for many years for a new, safe public toilet on Beverley Park. There are public toilets in Linwood Village, Woodham Park, Avebury Park and in the supermarket opposite Richmond Village Green. Some elderly submitters noted that facilities in Beverley Park would help them when walking to the shops. A toilet on Beverley Park will also be used by those people walking along the Avon River, a toilet on a reserve away from the river would be less beneficial.

9. A landscape assessment of Beverley Park was undertaken prior to identifying the proposed toilet location. The proposed location is near Stanmore Road to allow passive surveillance rather than in the middle of the park, where the previous toilet was, or the Te Orewai Place end where there is little passing traffic. Locating the toilet on the Avonside Drive side of Beverley Park would afford less passive surveillance, is much further from the playground and is not on a bus route so could not be integrated with a bus stop. The proposed location is near the power kiosk, keeping buildings in one area of the park and opposite Lychgate Close but avoiding being directly opposite residential properties across Stanmore Road.

FINANCIAL AND LEGAL CONSIDERATIONS

10. \$55,000 has been allocated in the 2004/05 financial year to build a new public toilet at Beverley Park and the proposed toilet has been designed accordingly.
11. A resource consent would be needed for the construction of the proposed toilet block as by incorporating it with a bus stop and to improve visibility, it does not meet the minimum set back distances from the road boundary or planting specification.

STAFF RECOMMENDATION

It is recommended that the Board approve the location and concept plan for a new public toilet on Beverley Park.

CHAIRPERSON'S RECOMMENDATION

That the recommendation be adopted.