

7. TAYLOR'S MISTAKE BEACH TOILETS AND CHANGING ROOMS REPLACEMENT

General Manager responsible:	General Manager City Environment, DDI 941-8656
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 the plan for the Taylor's Mistake Beach toilets and changing rooms replacement, following consultation with the local community, and occupation of legal road reserve by the replacement building.

EXECUTIVE SUMMARY

2. Board members will recall that the concept plan for the replacement of the toilets and changing rooms at Taylor's Mistake Beach was presented to the Board meeting on 8 March 2006 prior to the Greenspace Unit carrying out consultation with the local community.
3. The plan was circulated to approximately 65 residential properties on the eastern side of Taylor's Mistake Road leading down into the bay, and mailed to 35 individual bach owners, in April/May 2006. It was also circulated to a number of identified key stakeholders, both individuals and organisations, and an information sign was placed on the site. There was a very good response from the local community with a total of 47 residents returning the comment form providing feedback on the proposed plan.
4. Certain key stakeholder organisations, ie the Taylor's Mistake Surf Life Saving Club, Save the Bay Ltd, and the Taylor's Mistake Association, were consulted in the early stages of this project. Prior to the distribution of the plan, representatives of these organisations were advised by telephone that a public information leaflet would be forthcoming and they would be able to make a formal comment on the proposal. The plan was subsequently mailed to individual bach owners in the Taylor's Mistake Association. The Greenspace Unit noted that none of these organisations responded formally during the consultation period.
5. Overall we received a very positive response from the community with the feedback indicating a good level of support for the building replacement.

Support for proposal	Yes	No	Not indicated	Total
Number of responses	40	5	2	47
%	85%	11%	4%	100%

6. In recognition of the residents' feedback, the Greenspace Unit proposes to make a number of minor alterations to the original proposal (**refer to attached plans**).

Proposed Changes:

- The seating will not be attached to the side of the building as originally shown. Instead the seating is likely to be situated in a more open, safe, and pleasant location on the other side of the wash-down area.
 - A drinking water fountain will be provided.
 - The facility will be provided with lighting.
 - In addition, the position of the building is now approximately 3 metres south of the previous location with the adjacent footpath realigned slightly to accommodate this. There will be no increase in the area of hard landscaped surface.
 - Funding has also been secured for an artwork to be integrated with the function of the building. It is anticipated that details of this will be presented at the meeting. It is proposed that the wooden panels on the sides of the building will be replaced with artworks of a similar theme to others in the city's coastal park environment.
7. The plan of the proposed new toilet and changing rooms building shows a range of additional facilities: male and female changing rooms each with its own toilet; additional male and female toilet cubicles opening directly to the outside of the building; an additional family changing room and an accessible changing room, each with its own toilet and hand-washing facilities, and opening directly to the outside of the building, and; a wash-down shower area and seating outside the changing rooms.

8. There was generally a high level of support for the design of the new toilets and changing rooms. Some respondents did express concerns about the adequacy of the new building in terms of its size. The Greenspace Unit is confident that the design of the new building will offer a range of options for users, with an increased number of toilets and more effective use of space. The design and materials of the building will also be more in keeping with the surrounding coastal environment, as will the removal of the existing septic tank system and the connection of the building to the reticulated sewerage system.
9. The outside seating will not be attached to the side of the building as originally shown, but will likely be positioned on the other side of the wash-down area. This is a more open, safe, and pleasant location, and provides a place for people to set down their belongings while using the showers. This also removes the possibility of people using the seating to look into the changing rooms from above.
10. Some respondents expressed concerns about the position of the new building in relation to the surrounding sand dunes, vegetation and car-parking area, and potential coastal hazards. The new toilets will be consistent with our current "safer parks" design. The new building has been moved several metres south of the existing building location so that the toilet and changing room doors are further away from the adjacent dunes and vegetation, and can be easily seen from the road carriageway and car-park. In addition, when the doors of the additional toilets and changing rooms to the outside of the building are opened, the user can immediately see into the entire toilet area. This will provide a greater level of visibility and improved safety for users of the facilities. The adjacent footpath will be realigned slightly to accommodate the change in location, but the area of hard landscaped surfacing around the building will not increase. The new building is also located well clear of the coastal hazard line identified in Environment Canterbury's Regional Coastal Environment Plan.
11. A number of issues that were raised by respondents were considered to be outside the scope of this particular project. These included the upgrading of Taylor's Mistake Road, the provision of toilets at Boulder Bay, and the provision of other amenities and improvements in the Taylor's Mistake Beach area. These issues will be considered separately by the Greenspace Unit or referred to another unit within the Council as appropriate.
12. The existing toilet and changing rooms building at Taylor's Mistake Beach is built on legal road. A large proportion of the beach, dune and car-parking area, including the existing facilities, is unformed legal road that is continuous with both Taylor's Mistake Road, and other unformed legal roads along the coastline to the north and south of the beach, and has previously been identified as road to be stopped.
13. The new toilets and changing rooms will be situated immediately south of the location of the existing building, and will still be within the legal road. The Greenspace Unit has consulted with officers from the Transport and City Streets Unit on this issue who have advised that they would be in support of this proposal. There is essentially no change to the current situation. The proposed new building is a replacement of an existing structure which currently occupies the legal road reserve. It will be located in approximately the same position but will occupy a slightly smaller footprint. The proposed new building will not interfere with vehicular traffic, or cycle and pedestrian movements.
14. All respondents have been sent a final letter of reply thanking them for their input. The letter has also informed respondents that the final amended plan would be presented to the Hagley Ferrymead Community Board for approval. Details of the meeting were provided so that any interested people could attend. Letters have also been sent to the Taylor's Mistake Surf Life Saving Club and Save the Bays Ltd advising them of this process.

FINANCIAL AND LEGAL CONSIDERATIONS

15. The current Greenspace Capital Works Programme has funding available to undertake the replacement of the toilets and changing rooms at Taylor's Mistake Beach, with \$87,275 carried forward from the 2005/06 year and \$90,000 available in the current 2006/07 year. Subject to any unavoidable delays, the works will be completed within the current financial year.
16. A resource consent will be required from the Christchurch City Council for the erection of a building in a Conservation 1A Zone and will be applied for as part of the implementation process.

OPTIONS

17. There are two options:

- (a) Do nothing/maintain the status quo.

This is not considered a viable option as the existing building is in poor condition.

- (b) Approve the plan for the replacement of the Taylor's Mistake Beach toilets and changing rooms, amended as a result of consultation feedback, and for the Greenspace Unit to commence the construction programme. To also approve the occupation of the legal road reserve at Taylor's Mistake Beach by the replacement building.

This will allow the Greenspace Unit to provide a toilet and changing room facility with an improved design and location that provides a range of options for beach users, and promotes safety. The construction of the new facility cannot proceed without the related approval to occupy the legal road.

PREFERRED OPTION

18. The preferred option is (b).

STAFF RECOMMENDATIONS

It is recommended that the Board approve:

1. The attached plan for the replacement of the Taylor's Mistake Beach toilets and changing rooms, amended as result of consultation feedback, and that the Greenspace Unit commence the construction programme.
2. Occupation of the legal road reserve at Taylor's Mistake Beach by the replacement toilets and changing rooms building.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted and the Greenspace Unit be congratulated for the final plan and consultation process undertaken.

ASSESSMENT OF OPTIONS

The Preferred Option

Approve the plan for the replacement of the Taylor's Mistake Beach toilets and changing rooms, amended as a result of consultation feedback, and the Greenspace Unit commence the construction programme. Approve the occupation of the legal road reserve at Taylor's Mistake Beach by the replacement building.

	Benefits (current and future)	Costs (current and future)
Social	Improved facilities for wider range of users; Improved safety for users.	None identified.
Cultural	No benefits identified.	None identified.
Environmental	Removal of existing septic tank systems from beach environment. Enhancement of recreation facilities.	None identified.
Economic	No positive economic impact for the community identified.	Replacement of building \$177,275 already in capital programme for 2006/07 year; Ongoing maintenance costs may be less than for existing outdated facility.

Extent to which community outcomes are achieved:

Primary alignment with community outcome: "Our City's natural resources, biodiversity, landscapes, and ecosystem integrity are protected and enhanced".
Also contributes to: "Our City's infrastructure and environment are managed effectively, are responsive to changing needs and focus on long-term sustainability".

Impact on Council's capacity and responsibilities:

No impacts on Council's capacity and responsibilities have been identified.

Effects on Maori:

No effects on Maori have been identified.

Consistency with existing Council policies:

Parks & Waterways Access Policy
Public Toilets Policy

Views and preferences of persons affected or likely to have an interest:

Local residents indicate good level of support of proposed plan; Sumner and Redcliffs Residents' Associations both in support of proposed plan; Other key stakeholder groups have not made a submission.

Other relevant matters:

None identified.

Maintain The Status Quo (If Not Preferred Option)

Do nothing/maintain the status quo

	Benefits (current and future)	Costs (current and future)
Social	None identified.	Recreation experience is not enhanced by inadequate facilities; possible safety risks in older building design.
Cultural	None identified.	None identified.
Environmental	None identified.	Existing septic tanks will remain in coastal environment.
Economic	No immediate financial cost of replacement, however existing building will be at end of useful life.	Continuing maintenance and repairs/upgrade of older building.
Extent to which community outcomes are achieved: N/A		
Impact on Council's capacity and responsibilities: No impacts on Council's capacity and responsibilities have been identified.		
Effects on Maori: No effects on Maori have been identified.		
Consistency with existing Council policies: N/A		
Views and preferences of persons affected or likely to have an interest: Local community indicated a high level of support for the proposal, however five local residents considered that the existing facilities were adequate and/or Council should allocate funding to road improvements; Some key stakeholder groups did not make a submission.		
Other relevant matters: None identified.		