

8. BROMLEY PARK TOILETS AND CHANGING ROOMS UPGRADE

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| General Manager responsible: | General Manager City Environment, DDI 941-8656 |
| Officer responsible: | Transport and Greenspace Unit Manager |
| Author: | Joanne Walton, Parks and Waterways Area Advocate |

PURPOSE OF REPORT

1. The purpose of this report is to seek approval to the plan for the upgrade of the Bromley Park toilets and changing rooms following consultation with reserve user groups and immediate neighbours.

EXECUTIVE SUMMARY

2. The Transport and Greenspace Unit have prepared a plan for the upgrade of the toilets and changing rooms at Bromley Park. The existing toilets do not meet the 'safer parks' standards and are frequently vandalised. A number of reserve user groups were consulted in the early stages of the project with feedback taken into consideration in developing the proposed design. The proposal is to demolish the existing toilets and add new public toilets to the south side of the building. There will also be additional new toilets and showers inside the changing rooms which are accessible only to sportsfield users. There is only a small change to the footprint and area of the building.
3. As the proposal is essentially an alteration to an existing building that has no immediate residential neighbours, it was intended to seek feedback from only the key stakeholder groups that were consulted during the preliminary design stage of the project. However, this was subsequently extended to include those residents in the surrounding streets who are able to view the facility from their properties and the plan was also circulated to approximately 30 households surrounding the park.
4. A total of two reserve user groups and six residents returned the comment form providing feedback on the proposed plan. The response was very positive with all respondents indicating a good level of support for the building upgrade.
5. Two respondents did express concerns about vandalism, especially graffiti. It is anticipated that the new design with the public toilets opening directly to the outside of the building will improve visibility and safety, and reduce the risk of vandalism. The preferred practice at this time is to continue to repaint the exterior surfaces when graffiti is present. The option of painting the building with a community artwork may be investigated further if graffiti does continue at an unmanageable level.
6. As the overall feedback was positive, the Transport and Greenspace Unit do not propose to make any alterations to the original proposal (refer to **attached plans**).
7. The issue of traffic calming measures and speeding vehicles was raised by one respondent, however, this is considered to be outside the scope of this particular project. This issue will be referred to other Units within the Council as appropriate.
8. All respondents who supplied their contact details have been sent a letter of reply thanking them for their input. The letter has also informed respondents that the 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 other key stakeholder groups advising them of this process.

FINANCIAL AND LEGAL CONSIDERATIONS

9. The current Greenspace Capital Works Programme has funding available to undertake the upgrade of the toilets and changing rooms at Bromley Park with \$80,000 available in the current 2006/07 year. Subject to any unavoidable delays, the works will be completed within the current financial year.
10. The necessary building consent will be applied for as part of the implementation process.

STAFF RECOMMENDATIONS

It is recommended that the Board approve the plan for the upgrade of the Bromley Park toilets and changing rooms and the Transport and Greenspace Unit commence the construction programme.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

OPTIONS

11. There are two options:

(A) Do nothing/maintain the status quo.

This is not considered a viable option as the existing public toilets are in poor condition, do not meet 'safer parks' standards and are frequently vandalised.

(B) Approve the plan for the upgrade of the Bromley Park toilets and changing rooms and the Transport and Greenspace Unit commence the construction programme.

This will allow the Transport and Greenspace Unit to provide a toilet and changing room facility with an improved design that provides better facilities for reserve users, both sports players and the general public, and promotes safety.

PREFERRED OPTION

12. The preferred option is (B).

ASSESSMENT OF OPTIONS

The Preferred Option (B)

13. Approve the plan for the upgrade of the Bromley Park toilets and changing rooms and the Transport and Greenspace Unit commence the construction programme.

| | Benefits (current and future) | Costs (current and future) |
|----------------------|--|--|
| Social | Improved facilities for reserve users both sports groups and general public; Improved safety for users. | None identified. |
| Cultural | No benefits identified. | None identified. |
| Environmental | Enhancement of recreation facilities. | None identified. |
| Economic | No positive economic impact for the community identified. | Upgrade of building \$80,000 already in capital programme for 2006/07 year; ongoing maintenance costs may be less than for existing 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:
Those local residents and user groups who did respond indicated good level of 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)

14. 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. | None identified. |
| Economic | No immediate financial cost of upgrade. | Continuing maintenance and repairs/upgrade of building. |
| <p>Extent to which community outcomes are achieved: N/A.</p> <p>Impact on Council's capacity and responsibilities: No impacts on Council's capacity and responsibilities have been identified.</p> <p>Effects on Maori: No effects on Maori have been identified.</p> <p>Consistency with existing Council policies: N/A.</p> <p>Views and preferences of persons affected or likely to have an interest: Those neighbours who did respond indicated a high level of support for the proposal. Some key stakeholder groups did not make a submission.</p> <p>Other relevant matters: None identified.</p> | | |