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The purpose of this report is to recommend that the Parks & Recreation Committee reallocate funding for the Bowenvale Park toilet, to construction of toilets at the Sign of the Bellbird and Castle Rock. This report is for the information of the Board and will be reported for a decision at the March Parks & Recreation Committee meeting.

BACKGROUND

The Cashmere Spur and Bowenvale Valley Reserves Management Plan adopted by Council in July 1991 stated in its Management Objectives and Policies section that “the need for a new toilet block in Bowenvale Valley shall be investigated.”

This was supported by the Spreydon/Heathcote Community Board in their submission on project proposals for the 1992/93 year who requested that consideration be given to providing toilets at the Bowenvale Avenue entrance to the park. Initial assessment at this time indicated that the project had merit and during the 1994/95 budget review it was incorporated into the Parks Five Year Capital Plan. This project is now on the current years programme for implementation.

More detailed investigations on this project have now been undertaken and have revealed that the siting of a toilet facility at the Bowenvale Avenue entrance to the park is a difficult proposition.

The 1998-99 Capital Works Budget allocates \$55,582 to the construction of a toilet at the Bowenvale Avenue entrance to the park. However, upon closer examination a number of issues have arisen.

These are:

1. The Bowenvale Avenue entrance to the park is via a right-of-way between park and road. The right-of-way is approximately 150m long. It is not legally possible to site a building on the right-of-way. Therefore, the toilet must be either sited 150m away from the road end, in the park, or adjacent to the road near residential properties. The distance also increases the cost of providing services to the toilet.
2. Local residents have objected to the siting of the toilet near residences at the end of Bowenvale Park right-of-way. It may be possible to purchase adjoining private land but this will increase the cost considerably.
3. Further information from the Port Hills rangers has indicated that the top priorities for toilet location for Port Hills Parks are Castle Rock and the Sign of the Bellbird, eg “*The proposed toilet block budget for the Bowenvale Valley would, I believe, be more appropriately transferred to a site at the Sign of the Bellbird above Kennedy’s Bush Reserve.*”

While I do agree that a toilet located in or near the Bowenvale complex of track systems would be a good idea, I feel that the demand for one in this site is not as high as the alternative of the Sign of the Bellbird.

To date, I have not received any user or local complaints regarding Bowenvale, however the Sign of the Bellbird is fast becoming a real problem in terms of pollution and public concern.

The Summit Road Authority has also recognised this site, as being in need of development, included in this is a toilet.

I feel that we should investigate the prospect of transferring this money to the alternative site and review the toilet situation in Bowenvale for the year 2001/2002.”

Both the Bellbird and Castle Rock Reserve are urgently in need of toilets, the Bellbird to cater for school groups and social functions and Castle Rock to cater for rock climbers. Use of ‘Eco’ composting toilets may allow construction of two toilets for the sum allocated for the ‘traditional’ toilet planned for Bowenvale Park. The Summit Road Authority in its June 1998 Summit Road Facilities report has also identified a need for toilets at Castle Rock and the Sign of the Bellbird.

- Recommendation:**
1. That the information be received
 2. That the Board support the reallocation of funding set aside for Bowenvale Park toilet to the provision of toilet facilities at The Sign of the Bellbird and/or Castle Rock Reserve.