

## 10. TAKAHE TOILETS - UPGRADE

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Corporate Plan Output: Building replacement	

The purpose of this report is to request that the Board support a submission to the Annual Plan for the upgrading of the Sign of the Takahe toilets.

### **Location and History**

The toilets are situated at the corner of Hackthorne Road and Takahe Drive on the opposite corner to the Sign of the Takahe, below footpath level. The toilets are accessed by way of a sloping path to the men's and steps leading to the women's.

The facility was constructed during the 1960's and no longer meets today's standards in regard to wheelchair access and safety. Advice has been sought from City Design to the possibility of internal renovations to meet the required standards. The toilets are of solid block construction, which would make any internal renovations extremely expensive. The toilets would then need to comply with the new regulations and because of the restrictions of the present site the issues of wheelchair accessibility to the women's toilets may not be addressed.

### **Complaints and Hazards**

Over the years there have been numerous complaints about the toilets. These complaints are about the condition, and overall appearance and cleanliness of the toilets. In fact, a recent letter describes the experience of visiting the toilets as "traumatic" (see attachments).

As the toilets are situated below ground level, they are dark and not very inviting. They also have old fittings, are smelly and not very appealing. The bunker type situation leads to serious concerns over public safety.

A large number of tourist buses are now visiting the Sign of the Takahe building and the City lookout point which is situated on the Cracroft Reserve below the Sign of the Takahe building. There are toilets situated inside the Sign of the Takahe building, but these toilets are restricted to patrons of the restaurant. Visitors to the grounds of the Sign of the Takahe and the Cracroft Reserve lookout point have to cross the road to use the toilets. When several buses are parked outside the Sign of the Takahe on Hackthorne Road visibility is restricted making crossing the road difficult.

### **New Toilet Options**

There are two possible options for new toilets:

1. Use the present site
2. Locate new toilet facilities on Cracroft Reserve.

The Cracroft Reserve may be the preferred site for the following reasons:

- A new *safe parks toilet* could be built in a better, more public location. The present location is isolated. Public safety needs to be considered.
- Visitors would not have to cross the road.
- Extensive renovations would not bring the existing toilets into line with the new safety standards.
- The present toilet facilities could remain open until the new toilet is built. Rebuilding on the present site would create problems if the toilets had to be closed during renovation.

Because of the Heritage implications on the Sign of the Takahe site, Resource Consent would need to be obtained.

To build a toilet facility similar to the present facility, the estimated cost would be between \$75,000 to \$100,000. At present there is no money allocated in the Annual Plan for the reconstruction of this facility.

- Recommendation:**
1. That the Board make a submission to the Annual Plan process for funding for the renewal of the Takahe toilets and that this request be seen as a “Priority One” submission.
  2. That the reconstruction of the toilets be seen as a metropolitan issue, because of the implications on the volume of tourists to the City using the facility.