Kaipātiki Local Board
OPEN MINUTE ITEM ATTACHMENTS

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Note: The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
From: Exec NPHPS  
Sent: Tuesday, 16 July 2019 7:02 AM  
To: Danielle Grant (Kaipātiki Local Board); John Gillon (Kaipātiki Local Board)  
Subject: Bartley Street and Rosie Bolt Reserve

John, Danielle,

The Northcote Point Heritage Preservation Society Incorporated (NPHPS) would note agenda Item 18 'Service property optimisation - Bartley Street Toilets' due for discussion on Wednesday 17 July 2019.

The NPHPS would seek to highlight to the Kaipātiki Local Board that the NPHPS shares amongst its objectives the aim to promote and protect the unique nature and heritage of the suburb of Northcote Point and to promote the conservation and protection of the neighbourhoods built heritage.

The NPHPS notes specifically the proposal recommendations by council officers that the site be sold with this process managed by Panuku.

The NPHPS would draw to the Local Board’s attention it’s previous submission in favour of retaining the existing community facilities with the aim of refurbishing and the renewal of the circa 70 year old building, however acknowledges the results of the consultation and the decision of the Kaipātiki Local Board in favour of construction of new facilities on Jean Sampson Reserve. The NPHPS stated in later correspondence that it would welcome the opportunity of working alongside the Local Board in achieving an outcome that delivers facilities that are not only sympathetic in nature to the character of the neighbourhood’s built heritage but also acknowledges the history of the area, and that the NPHPS would also prefer that the existing character structure at Bartley Street is maintained with the aim of renewal at a later stage, and not demolished, and asked for the board to reconsider their current position on this.

The NPHPS would now request that the Kaipātiki Local Board investigate the retention of the site with the aim of maintaining this area as a community facility through the establishment of a Local Purpose Reserve or Historic Reserve. The NPHPS believe that a small park with the inclusion of some seating and signage highlighting the many historical aspects of the Northcote Point community could fulfil either of those reserve types.

Additionally, the NPHPS would also seek to remind the Kaipātiki Local Board of its previous submission as to its support as to the retention of Rosie Bolt Reserve in Alfred Street Northcote Point as a community reserve noting at the time of its submission that (i) the Local Board should press Panuku for the site to be retained, and (ii) the Local Board should consider some minor landscaping works (essentially a 'tidy-up') aimed at opening the space up towards the street so that the site is clearly seen as a community space and does not appear as if it belongs to the neighbouring property. The NPHPS would suggest that Rosie Bolt Reserve be defined as a Local Purpose Reserve.

Regards,
Graham Hughes
Northcote Point Heritage Preservation Society Incorporated.
38 Clarence Road  
Northcote Point  
16 July 2019  

Chair and Members  
Kaipātiki Local Board  
Glenfield  

Dear Chair and Board members  

**Land in Bartley St currently occupied by public lavatories.**  

I’ve noticed that in tomorrow’s KLB agenda there is an item to the effect that Council is considering whether to effect a change of use of the above land in Bartley St, or to sell the land.  

I hereby make a plea that Council seize the opportunity to turn the land into a small reserve where the many people, who either walk around historic Northcote Point or gather for local attractions, can meet, or sit and rest or chat while gathering their strength for the rest of their walk, or while waiting for entry to the local attractions.  

This intersection is the very busy entertainment hub of Northcote Point, and a junction where walkers arrive from several directions. That there is currently no outdoor place to sit and rest or wait in the hub for a while is a very great shame. Instead, picture goers congregate on the footpath outside the theatre, making it difficult for walkers to get through the crowd. Hall St Reserve next to the theatre is not suitable because it is too steep for the elderly and also the target of a strong prevailing wind that often makes it much too cold.  

The Bartley St land, which is very sheltered, would be ideal as a resting point for those enjoying the character of Northcote Point and its attractions. Plenty of seating and a few bench tables would be desirable. Vandal-proof interpretation boards featuring the history of Northcote Point could be placed around the perimeter walls. The bricks from the existing building and low walls on the site could be used to “furnish” the space e.g. construct decorative walls, or brick bases for wooden seating.  

The reserve, which could be known as “Heritage Corner”, would complement and enhance the heritage character of this hub as well as the whole of the Point: old Balmoral House opposite which in the 1920s was the home of the much-loved local doctor, Dr Dudding; the antiques shop which was originally the premises of cabinet-maker and undertaker Albert Hulley; the Bridgeway which started life in 1927 as the Onewa Picture Drome and later the Palais, then King’s Theatre in the 1930s; and the Engine Room restaurant which was built as the local post office in 1929.  

Dinah Holman QSO, retired heritage planner.
From: Ian Bogue  
Sent: Wednesday, 17 July 2019 3:49 PM  
To: Anne-Elise Smithson (Kaipātiki Local Board) <anne-elise.smithson@aucklandcouncil.govt.nz>; Ann Hartley (Kaipātiki Local Board) <Ann.Hartley@aucklandcouncil.govt.nz>; Paula Gillon (Kaipātiki Local Board) <paula.gillon@aucklandcouncil.govt.nz>; Kay McIntyre (Kaipātiki Local Board) <Kay.Mcintyre@aucklandcouncil.govt.nz>; Lindsay Waugh (Kaipātiki Local Board) <Lindsay.Waugh@aucklandcouncil.govt.nz>; Danielle Grant (Kaipātiki Local Board) <Danielle.Grant@aucklandcouncil.govt.nz>; Adrian Tyler (Kaipātiki Local Board) <adrian.tyler@aucklandcouncil.govt.nz>; John Gillon (Kaipātiki Local Board) <John.Gillon@aucklandcouncil.govt.nz>  
Subject: Bartley Street toilets and land - opposition

Danielle and others

The Northcote Residents’ Association has consistently said that it is opposed to the removal of the Bartley Street toilets on the grounds that it is strategically placed half-way along Northcote Point, which is an area many people use for walking. We welcome the plan to install another set of toilets at Jean Sampson Reserve, not as a replacement (they are about 10 minutes walk apart) but as an additional public facility. Suburban areas like ours need more public toilets, not fewer. This opinion was endorsed unanimously at our recent Annual General Meeting of members and residents.

We understand there are plumbing replacement issues. Retention of the land is essential for eventual replacement, when funds are available, so we vehemently oppose any sale of the land as that would add to the serious reduction in recent times of facilities provided over time by our local bodies. From our members’ perspective, amalgamations have led to this reduction, not to improvements and additions.

I was in contact today with Bob and Colleen Looker, whose property adjoins the toilets. They are strongly opposed to both the demolition and to the sale of the land.

Anne du Temple, who lives a few doors to the north, in Queen Street, has often complained when passing individuals at night (on their way back from the pub?) have urinated over her low fence and she fears that removal of the toilets will increase that behaviour.

Ian Bogue  
Chairman, Northcote Residents Association