A construction site in the middle of the CBD was never going to be ideal; but the outcome will be worth it.

We can’t wait for the official opening of the revitalized Tokoroa CBD Upgrade. It will be a great moment of celebration to share with our community and business sector.

So where are we at?

Council resolved last year to not proceed with the construction of the iconic building due to the significant increase in construction costs meaning the full project would have gone over budget by close to a $1M. Despite this, we still needed to deliver a project that addressed as many drivers for the development identified from the outset as possible and keep within the budget of $3.9 million. The critical success factors identified in the original project and endorsed by the community through our Long Term Plan and Annual Plan included:

- Talking Pole forest development to showcase our history, poles and artwork;
- a ‘Wow’ factor to draw visitors;
- a plaza area for visitors and locals to use; and
- new toilets - a focus for this document.

PUBLIC TOILETS
Public toilets are available at the temporary i-SITE in Leith Place, from 9am to 5pm weekdays; and from 9am to 5pm weekends and again from 4pm to 5pm. A 24-hour toilet service will not be available. Council is looking into the possibility of opening the toilets at Dunham’s Park, albeit not ideal being across the highway.

INTERCITY BUS
During the construction period the bus stop will operate from outside the Raukawa office block (between the building and the Gull Service Station).

SITE WORKS
On Monday 18 March the construction fence around the southern car park area was installed. And civil works are now underway. This includes demolition of the old buildings and foundations, tree root removal, earthworks, underground services like water, wastewater and stormwater pipelines, paving and sealing of carpark and roads.

Progress to date

TREE REMOVAL
The trees in Leith Place have been removed. We will be planting new trees in Leith Place as well as other plantings to help keep our town centre looking green and vibrant.

SH1 CHANGES
State Highway 1 has changed to one northern lane and one southern lane with on and off ramps to improve safety and access into the CBD. The stretch of state highway through Tokoroa is due for further refurbishment in late 2019.

LOCAL ROAD CHANGES
There will be some changes to the Bridge Street and Swarston Street entrances into Leith Place to help improve safety and accessibility.

CAR PARKS
Carparks in Leith Place will drop from 132 to 100 to make way for the new open space. Council has made improvements to the Dreghorn carpark to compensate for the loss of these parks.

BUDGET
Council is investing $3,970,000 into the Tokoroa CBD Upgrade.

CONTRACT
The contract has been awarded to Downer for Civil and Landscape works.

TALKING POLE REMOVAL
Talking poles have been removed and are being stored at the depot to be reinstated when the civil works are complete. The Chainsaw Man will not be moving.

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Exciting new toilet and plaza design launched

Months of planning, many meetings, significant community feedback... and a few hiccups along the way... but now the Tokoroa CBD Upgrade has finally started.

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We’re very pleased to bring our community a brand new and very unique toilet design that ticks off toilets and the ‘wow’ factor fantastically.

Mayor Jenny Shattock

For more information
www.southwaikato.govt.nz | info@southwaikato.govt.nz | 07 885 0340
About the toilet design
We wanted a feature that would draw attention and get passing traffic off the highway. Plus, we needed improved toilets for both visitors and locals alike. This new design delivers both and was seen by Council as an ideal solution.
Five individual toilets will be placed in the area, marking out the Southern Cross constellation. The Southern Cross is representative across a number of cultures and ethnicities as it has long been a navigation tool used by Māori, Pasifika and Europeans, indeed people from many backgrounds.
The toilets will be joined by a covered walkway for shelter, with a larger shelter at one end for bus passengers.
Adding the ‘wow’ factor to the functional toilet base is the extrusion of the toilets to form cylinders of varying heights. These act as an eye-catching attraction for passing motorists and balance with the Talking Poles forest to the south near the Chainsaw Man.
The toilet cylinders will vary in heights from seven to nine metres and consist of a stand-alone and enclosed toilet at the base, metal framework with wooden fins up its height and a shining sparkling disc on the very top. This will project light back down and through the open fins, creating a dramatic effect.

About the overall design
The grassed and paved plaza area will create an open green space for people to relax. Activation of the area will be a focus of the new Town Centre Manager role already approved in Council budgets. The full scope of this role is still being finalised.

With regard to the issue around car parking, both Council surveys (as detailed in the Urban Design Framework) and observation during the removal of the trees in Leith Place, indicated that at least 30 cars parked in Leith Place on a long term basis, were occupied by owners working in the CBD. This was addressed specifically during the consultation phase and it was agreed that 100 car parks would be sufficient, which has been provided in the final design.
Council reminds people that there is ample parking in the wider Tokoroa CBD, including at Dreghorn carpark, around 500 metres away. Dreghorn is ideal for longer term parking. Leith Place parking limits include several 120 minutes, some 60 minute bays to very short term stays of 15 minutes. Compliance activity in the area has increased since construction started to ensure the regular turnover of parked cars.

About the architect
The design was created by DCA Architects, award winning architects of transformation who have created compelling architecture around New Zealand including the Redwood Forest toilets, International Honey HQ in the Bay of Plenty and the Toi-Ohomai Health and Science Building in Tauranga.