

Cass Bay toilet renewal - Key issues and staff responses

Location	Staff responses
<p>Concern expressed for the resident next door and how the fenceline location would impact them. Want what's best for them.</p>	<p>Staff met with the owner of the neighbouring property on 2 August 2019, to discuss the height and location of the toilet. The owner's concerns were addressed and they're happy with the proposed location against the fenceline.</p>
<p>Concern over the roof height if the toilet is located by the fence e.g. only prefer that location if the roof profile is low.</p>	<p>If we proceed with the fenceline option, we'll be excavating the bank. This will lower the profile of the roof and it'll only sit 1m above the fenceline.</p> <p>It's expected the neighbouring property's vegetation will hide this and views will not be affected.</p>
<p>Concerns over vandalism. This was in reference to the fenceline location making the area vulnerable to vandalism.</p> <p>Requests made for the toilet lighting to be changed and cameras to be installed to deter vandalism and other antisocial behaviour.</p>	<p>It's anticipated having the toilets closer to a residential boundary will deter any vandalism.</p> <p>Staff will monitor any activity to make an informed decision on security cameras or if vandalism remain to be a problem. At this stage cameras will not be installed.</p> <p>Lights on the new Exeloo toilet will be restricted to above the doorways and internal sensor lights.</p>
Layout/Toilet design	Staff responses
<p>Would prefer a separate changing facility e.g. to reduce pressure and wait time on the loos. Or go for a larger option with three full sized toilets.</p>	<p>The three cubicle design allows for a change room/toilet in addition to two toilet cubicles. Being unisex allows for increased capacity.</p> <p>We have designed the layout to fit with the site's available space. We're unable to go with a larger size or additional building without negatively impacting the playground or existing infrastructure due to the site constraints.</p>
<p>Concern if go for more changing functional toilets, this will result in long wait times to use them. Need to have some toilets that aren't also changing rooms, so feel more toilets is the better option.</p>	<p>Based on your feedback we have recommended the design that provides three unisex toilets, where one can also act as a changing room.</p>
Suggestions and concerns	Staff responses
<p>Feels toilet design and the pump station area is unattractive (immediate neighbour). Asked for something to be done to improve the visuals of the pump station.</p>	<p>The Exeloo toilet is the preferred style, due to its functionality and easy maintenance. The timber cladding reflects the surrounding seaside and natural landscape.</p> <p>The pump station is not within the project's scope; however, staff will provide this feedback to the Water and Waste Team and request they follow it up with the resident.</p>
<p>Fire and Emergency NZ suggested considering recessed sprinklers and using plantings and rubbish containers with low ignition factors.</p>	<p>The design team will review and assess the need for sprinklers during the detailed design phase.</p> <p>Native shrubs will be incorporated.</p>

Cass Bay toilet renewal - Key issues and staff responses

	We are not planning to have rubbish bins in close proximity to the toilets.
Creation of more parking spaces please.	We have included a mobility parking space in the landscape plan. Transport staff will continue to review parking in the Cass Bay area for potential future developments.
Include a nappy change table.	A bench has been provided in the accessible toilet that can act as a baby change surface.
Please ensure a tap suitable for a hose fitting and somewhere to wash down equipment (e.g. hard surface with adequate plumbing) is included.	The tap on the drinking fountain will be suitable for a hose attachment. The shower facilities also provide a wash down area for equipment. During the detailed design and construction phase, staff will ensure the correct drainage is installed to ensure there's no water runoff onto grassy areas.
Please ensure the old site won't be left a mess.	If we proceed with the fenceline location, the old site will be levelled, grassed and may feature additional plantings.
Concern over accessibility and path layout. Request for Council to start considering 'Changing Places'. Concern expressed over the path width and design as to how this will affect accessibility to the toilets and playground. Path width questioned in relation to the toilet door swinging open and hitting people on the path.	Staff are familiar with 'Changing Places'. However, it's not suitable to incorporate all of the features of this service. The pathway leading to the toilets will be fully accessible. The design team has reviewed the pathway and believe there's sufficient distance between the open door and the edge of the pathway - approx 1.5m. There is potential for future pathway developments around the playground as funds become available.
Will the new toilet address the messy leak and the unsanitary conditions this creates?	Yes. The new location and Exeloo style toilet will help reduce the likelihood of bark blocking drains and causing overflow. The new Exeloo style toilet will also be easier to clean and maintain compared with the existing toilet.