

Cass Bay toilet renewal – Submission table – August 2019

Submission ID	Preferred toilet location	Preferred toilet layout	Comments - please be as specific as possible to help us understand your views	Name	Name of organisation
26648	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	<p>Hi. Firstly It will be great to see an improved facility. We use Cass Bay to conduct Paddleboard lessons to both private students and groups including schools, so more changing rooms would be an advantage. We think option one is far better to create a more open vista from to park and the site for option one is very rarely used. The existing block area close to the road could be developed as more flat area with more picnic tables and help to create a meeting place for locals and visitors</p> <p>The new facility at Corsair Bay lifted the feel of the area and has been a great success so doing the same at Cass is very welcome.</p> <p>Feel free to call me if I can be of any assistance</p> <p>Regards</p> <p>Geoff Henry</p>	Geoff Henry	Christchurch Paddleboarding
26675	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	I like how they are unisex. Toilet layout two is better because it has more toilets.	Liam Speechlay	
26682	Location 2 - next to the playground	Toilet layout 1 - two cubicle design	Don't mind which layout really, but at the current location.	Michelle Warburton	
26692	Location 1 - against the fence line	Toilet layout 2 - three cubicle design		Dean Amiger	
26697	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	Prefer the option against the fence to open up the playground and preserve the planting as much as possible.	Andy Chisholm	
26698	Location 1 - against the fence line	Toilet layout 2 - three cubicle design		Moira Chisholm	

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26713	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	Hi. Three toilet set-up is preferred as this will accommodate the crowds in Summer along with kids at the playground. The fence line location will open up the space and allow for the extension of the playground in the future as mentioned. Also the time frame and access to the old block is of benefit.	Craig Shaw	
26714	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	Definitely the best option of the two, quicker and better for the future.	Rachel Shaw	
26731	Location 1 - against the fence line	Toilet layout 2 - three cubicle design		Karen McMullon	
26730	Location 2 - next to the playground	Toilet layout 2 - three cubicle design	<p>Could you please start looking at Changing Places whenever you are looking to upgrade or replace disabled toilets!! I have attached the link to more information with regards to this. Christchurch area has a huge disabled community that would benefit from Changing Places, and our clients would no longer have to be removed from the community and go home in the event of accidents!!! For disabled people to have access to Changing Places would mean a much more inclusive community. Just last week I know of two of our clients that missed out on a boat trip because they had to return home to be changed, as no disabled toilets in the area met their needs!! Please consult with Changing Places with all future projects, and wherever possible work with them to bring Changing Places to Canterbury!!</p> <p>http://www.changingplaces.org.nz/downloads/ChangingPlacesNZ-GeneralInformation.pdf</p>	Camille Ross	Adult Conductive Education Trust
26821	Location 1 - against the fence line	Toilet layout 1 - two cubicle design	Great to be renewing this toilet block. Thanks. It may be worth considering security cameras and lighting in that area to prevent vandalism.	Gary Freedman	
26826	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	<p>I do like the fence line option better however if I was the resident living next door to the toilet block I would certainly object to this.</p> <p>I would prefer an option with a separate change facility for obvious reasons, as often when toilets are included the floors are generally not clean and often wet. Unpleasant for changing</p>	Michele Ring	

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26837	Location 1 - against the fence line	Not indicated	<p>We [REDACTED] look directly over the park and current toilet block.</p> <p>I'd like to see Option 1 against the Fenceline as long as the height of the toilet is nested down low into the ground and has some plantings around it to lessen the visual impact of such an ugly building.</p> <p>It would be great to also see a little love with the ugly pumping station thats in this park. All it needs is the fence and pumping box to be painted out in a dark green to blend it in with the surrounding trees etc. and have some plantings around the ugly pool fence. I'd be happy to do this myself if the council supplied the paint.</p> <p>I don't mind either way on the number of toilets you build other than to say this area does get vandalised and there are thefts that frequently happen in the area so I'd love to see some council security cameras protecting the park and carpark. Also the current light that comes on at night and lights up the park like daytime does nothing but attract youths who hang about and drink around the play equipment. I've reported such problems with the police but it would be good not to have the entire playground lit up so much at night in my opinion.</p>	Aaron, Christine, Laura, Emma Green	
26891	Location 2 - next to the playground	Toilet layout 2 - three cubicle design		Hamish Fraser	
26923	Location 2 - next to the playground	Toilet layout 1 - two cubicle design		Marie Cooke	
26928	Location 1 - against the fence line	Toilet layout 1 - two cubicle design	<ul style="list-style-type: none"> - Prefer not to have existing plantings removed - Playground area can be very warm when supervising children playing and shade providing trees provide shelter from intensity of sun - Plantings also make a natural area for children to play amongst 	L Trolove	

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26929	Location 1 - against the fence line	Toilet layout 2 - three cubicle design		Tinie Vos	
26930	Location 1 - against the fence line	Toilet layout 1 - two cubicle design		Mike Percasky	
27083	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	I feel that the larger building will serve the future better. Cass Bay waterfront is getting busier. The site near the fence will allow the playground to be extended. Maybe a food truck and small cafe will one be situated there. The Kowhai tree can be preserved. Earlier completion is also an advantage - at least for summer 20/21. Thanks	Sylvia McLean	Mrs
27104	Location 1 - against the fence line	Toilet layout 2 - three cubicle design		Dave Olson	
27105	Location 1 - against the fence line	Toilet layout 2 - three cubicle design		Clifford Humm	
27106	Location 2 - next to the playground	Toilet layout 1 - two cubicle design	If I was the neighbour next to the toilet block I would not be keen to have it placed near my boundary. It could affect resale value. A very high chance of rubbish left behind the toilet block, smells and graffiti, vandalism to the adjoining property.	Sue Winter	
27132	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	Great to see - Thank You	Jay Garden	
27135	Location 1 - against the fence line	Toilet layout 1 - two cubicle design	We like option 1 due to minimal disruption, but as long as the neighbours are okay with it.	Lisa Kahi	

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27136	Location 1 - against the fence line	Toilet layout 1 - two cubicle design		S C Chan	
27161	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	<p>I think 3 cubicles are necessary as its getting so busy on weekends and summer days - surely we should be "future proofing".</p> <p>Moving it to the area by the fence is allows more room for play and picnic space...as long as *'the neighbour is OK with it being that close to their' boundary!!</p> <p>*Note: the wording has been changed slightly to protect the privacy of the resident.</p>	Maria LYFTOGT	
27169	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	<p>Toilet layout - need to have some toilets that aren't changing rooms so as to avoid long queues.</p> <p>Location layout - I like the more open layout. The other option cuts off the grass area and requires cutting down a tree.</p>	Anna Pilbrow	
27170	Location 1 - against the fence line	Toilet layout 2 - three cubicle design		James Morris	
27225	Location 1 - against the fence line	Toilet layout 2 - three cubicle design		Thea Taylor	
27292	Location 1 - against the fence line	Toilet layout 1 - two cubicle design		Libby Boyd	
27305	Location 2 - next to the playground	Toilet layout 2 - three cubicle design	We feel that it is more accessible in it's current location and would be less intrusive for the neighbour.	Shane Vickery	
27317	Location 1 - against the fence line	Toilet layout 2 - three cubicle design		Bruce Rattray	

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27319	Location 2 - next to the playground	Toilet layout 1 - two cubicle design	The Council should never even consider placing public toilet block right under the nose of adjoining property owner	Phil Winter	
27325	Not indicated	Not indicated	<p>I have reviewed the location and the fire fighting water supplies for this location and note that there are two fire hydrants within the code of practice for fire fighting water supplies.</p> <p>Fire and Emergency New Zealand will not require any further considerations for this site.</p> <p>There are local risks of incendiary fire potential relating to the gardens and rubbish containers used that you might wish to utilise plantings and rubbish containers that are low in ignition factors. Also you may wish to consider a recessed sprinkler head for each cubical to prevent total loss of the building in the event of a fire. This may operate from the street main pressure with a local isolation control valve.</p>	Bruce Irvine	Christchurch Metro (Fire and Emergency NZ)



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27349	Location 1 - against the fence line	Toilet layout 1 - two cubicle design	<p>The Sea Cadets regularly train most weekends in the summer, and also train in the cooler months. There are upwards of 14 Cadets that regularly turn up for training in the sail boats. The lay out option one, to have two larger cubicles would be optimal for the boys and girls to change quicker out of their wet suits. Thus enabling the Cadets to free up the toilets sooner, so that the general public can then also have the use of the much needed toilets.</p> <p>The site of the toilets, I was thinking of the general public having the option of further upgrades in the future. I also was wondering if the option two location lighting requirement would affect the residents in a negative way? If the lighting is a negative factor, then I would choose option two, the current location</p>	Tracy Prince	Training Ship Godley
27350	Location 1 - against the fence line	Toilet layout 1 - two cubicle design	<p>The Sea Cadets regularly train most weekends in the summer, and also train in the cooler months. There are upwards of 14 Cadets that regularly turn up for training in the sail boats. The lay out option one, to have two larger cubicles would be optimal for the boys and girls to change quicker out of their wet suits. Thus enabling the Cadets to free up the toilets sooner, so that the general public can then also have the use of the much needed toilets.</p> <p>The site of the toilets, I was thinking of the general public having the option of further upgrades in the future. I also was wondering if the option two location lighting requirement would affect the residents in a negative way? If the lighting is a negative factor, then I would choose option two, the current location</p>	Tracy Prince	Sea Cadets Training Ship Godley
27372	Location 1 - against the fence line	Toilet layout 2 - three cubicle design		Redmile	
27373	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	<p>Provided the neighbour for option one is happy, I think this is the best option as it leaves more space around the playground. I also prefer a three cubicle design as Cass Bay is becoming increasingly popular in summer and this design helps future proof it. Very supportive of the external showers and water fountain too.</p>	Rachael Cox	
27374	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	<p>Lighting - For toilet areas only. Not for the whole playground (as at the moment) it encourages all & sundry to bring their mates & their booze & sit around the lit picnic table. Also sensor lights (on / off) for inside of toilets to cater for night time toilet users. Outside tap - for kayak & paddleboard washing (Separate from shower).</p>	Liz Hales	

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27389	Location 2 - next to the playground	Toilet layout 2 - three cubicle design		Rebecca Dew	
27390	Location 1 - against the fence line	Toilet layout 2 - three cubicle design		B J Godwin	
27391	Location 2 - next to the playground	Toilet layout 2 - three cubicle design	We are not in favour for location option 1 against fence line because this will compromise green space. We absolutely in favour for toilet layout 2 with a 3 cubicle design because this is practical for swimmer or beach goer people nearest to this loo. Also cost is cheaper from what we estimate.	SK Sim	
27396	Location 2 - next to the playground	Toilet layout 1 - two cubicle design	<p>1. Larger toilet cubicles are usually kept cleaner as they tend to be lighter (natural light). See the toilets at Sign of the Takahe as an example.</p> <p>2. Toilets against the back fence may be more appealing to vandals or other people wishing to do things out of the public eye. Keep the toilet in full view of other people.</p>	Vivienne Hattaway	
27414	Location 1 - against the fence line	Toilet layout 2 - three cubicle design		Jeremy Webb	
27420	Location 1 - against the fence line	Toilet layout 1 - two cubicle design	Thank you for doing the renewal	Olga Naumova	
27421	Location 1 - against the fence line	Toilet layout 1 - two cubicle design		Michael Cope	
27434	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	<p>I'm a regular sea kayaker, often launching from Cass Bay. I fully support replacement of the existing toilet block with new facilities. The existing toilet block is damaged, tired and does not provide good space for changing.</p> <p>The proposed location against the fence is my preference as it clears the existing space perhaps for an extended playground.</p>	Ian McKenzie	Canterbury Sea Kayak Network

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27434 – Cont.			<p>The larger of the two designs is preferable, however if the smaller design is all that fits in the proposed space, then that will do. Yes it is further from car parking, but hardly a long way.</p> <p>Creation of additional parking space would be great, if that could be arranged, perhaps by designating diagonal parking on the other side of the road against the property boundary.</p>		
27436	Location 2 - next to the playground	Toilet layout 2 - three cubicle design		Philip Duggan	
27438	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	<p>I like the three cubicle idea as many people, especially the smaller children at the park, will just need to use the loo, so having the same number of toilets as are currently there is a good idea. Having one larger unit allows for families/friends to change together at once as happens in Sumner Beach but with a shorter line if there are three cubicles, and the seating area can be used as the baby nappy changing area when required.</p> <p>Having the showers outside will make it easier to wash kayaks, as currently you have to bring your own hose & connector to use the tap. I would recommend not planting around the showers as suggested in the plans, as that will make kayak & SUP access to the showers more difficult, and these are some of the main activities at Cass Bay. Such plantings would likely have a hard life and would be better placed elsewhere.</p> <p>Site location - I prefer the fence position, as it takes up less space in the park, while still providing great facilities close to the children's park & watersports carpark areas. Also, allowing the current trees & plantings to remain will allow the place to feel mature even right after the construction has been completed. I'm glad to see this conservation in the plans - removal of the old building without the destruction of the current trees.</p> <p>There has been a leak in the water mains above the current toilets for many years (unless it's been recently fixed??) causing a mucky area of grass, perhaps this will be a good chance to fix this leak once and for all when the new facilities are connected.</p> <p>I like the drinking fountain with dog fountain, as it's at the end of a long bay walk, and on hot days it will be nice to not have to find an old bottle or something to hold water for the dogs and will be very welcome.</p>	Dana Dopleach	

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27438 – Cont.			<p>The concrete path proposed to the new position along the fenceline may not be the most used travel path. It would be smarter to wait a season or two before connecting the paved portion of the path to the concrete in front of the toilet block. I'd expect to find desire paths after a season or two of use that lead to the centre of the car park area straight across the old toilet area and up the hill (mainly created by kayakers coming straight up from the beach to the shower), and a second one to the playground structures (mainly created by kids & parents). Once these desire paths have formed through common human use during that first season or two, then go back and pave the paths that people actually want to use - you'll save on concrete & maintenance of a path that leads along an area where people aren't likely to walk in great numbers (only those hiking up to Pony Point who are starting from Cass Bay and didn't get a park spot in the kayaking area), and save on slippery mud created by kayakers carrying their heavy gear to the showers straight up the grass without a path.</p>		
27449	Location 1 - against the fence line	Toilet layout 1 - two cubicle design		CHRISTINE STEVENS	
27456	Location 2 - next to the playground	Toilet layout 2 - three cubicle design	<p>Toilet layout 2 will provide more toilets which will decrease possible queuing.</p> <p>Why is a changing table not to be included in either design? Parents of preschoolers in the Bay have requested one as they say that even though they live close by, their children can need changing and doing so on the grass is unhygienic. Locals are increasingly having to pick up soiled nappies discarded around by visitors.</p> <p>With either layout it would be good to add a tap, suitable for a s hose fitting, between the outside showers. Cass Bay is popular with paddle boarders who wash down their craft after use. The shower area will have drainage and a hard surface which will prevent making grassed areas muddy. The plumbing will be an easy, low cost addition to the showers.</p> <p>Will the tap on the water fountain be suitable for a hose fitting so that the Community will be able to water new plantings over the summer months?</p> <p>Option 1 for the location of the toilet block will:</p> <p>Leave an unsightly, messy area for possibly years while extra funding is applied for to upgrade</p>	Jenny Healey	

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27456 – Cont.			<p>the playground.</p> <p>Public concern about improving access to the playground will not be addressed, as I have been told the path would only be extended in the near future to the Option 1 and not alongside the road to the playground.</p> <p>Option 1 is located directly on the Head to Head pathway which may need relocating or steps added to allow for the change in levels</p> <p>It is impressive that you have included Braille signage but it is important for safety that tactile tiles are included at the junction between road and path.</p> <p>It is great that the Council has listened to our requests and we look forward to a much improved toilet facility.</p> <p>Additional comments received 14/08/2019: Something I should have put in my submission something regarding the extension of the path if option 2 for the location of the toilet block. The diagram of the location shows the path going all the way to the sewage sub station not stopping where the section turns to go towards the toilets. The terrain suddenly slopes up so it would be difficult to continue the path to that point. In view of this the Reserves Management Committee had offered to plant a sensory border there to get around this problem and provide an extra sensory experience especially for the visually impaired.</p> <p>This is just for information in case this option is chosen.</p>		
27459	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	<p>Against the fence allows more room for playground extension or picnic table area.</p> <p>It would be good to have 3 larger toilets as they will be used as changing rooms. The 2 small toilets (in the current 3 room plan) would be a tight squeeze to get changed in, ideally make them just slightly larger to allow for changing.</p> <p>I do have a concern that the proposed path in front of the toilet block is where the toilet door swing outwards. It might be better to have more space from the path to the toilet block, both for door swings and people waiting to use the busy toilets.</p>	Paul Wright	

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27473	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	It would be good to have an actual changing shed for changing purposes only so that the toilets are not held up with people using them just for changing. Need to ensure that with the accessible toilet that there is an accessible journey to and from this toilet.	Trisha Ventom	
27474	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	Feel larger option will cater for increased future use, and fenceline location enables playground expansion if needed, plus landscaping.	John Taylor	
27480	Location 2 - next to the playground	Toilet layout 2 - three cubicle design	Two cubicle design would result in people needing to wait too often. Three cubicle definitely better given number of users at busy times. Either location would be OK but away from fence would be more pleasant for the neighbours.	Geoff Giller	
27485	Location 1 - against the fence line	Toilet layout 1 - two cubicle design	I think layout one is better due to the lower cost and because it has two changing spaces not one. I think the layout against the fence is a better option due to the early start/finish time, the lower visual impact and not restricting future changes to the playground	Arthur McGregor	
27492	Location 1 - against the fence line	Toilet layout 2 - three cubicle design		Carolyn Childs	
27493	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	I support the toilet being on the fence line as long as the near neighbour above the fence supports this option.	David Childs	
27721	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	I'm happy and would prefer what's best for the neighbour	Janet Smart	
27792	Location 1 - against the fence line	Toilet layout 2 - three cubicle design	A minimum of 3 toilets is required in this location. On busy days there are often 200 + people at the beach. A "changing" room would have been a good idea to ensure that the toilets are not taken out of action whilst the many people who come here to paddle board / kayak / sail / jet ski get into their wetsuits. Location option 1 (against the fence line) is a great idea and will	Neil	

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			free up valuable flat land in the playground which will be awesome for families. Great to see a drinking fountain and external showers too. We very much welcome this project.		
27793	Location 2 - next to the playground	Toilet layout 1 - two cubicle design	Two toilets are sufficient, less impact on neighbours, showers closer to cars / beach, toilets also closer to the beach	Majorie Russell	
27793 27793 – Cont.	Not indicated	Not indicated	<p>I have spoken to the Kaitiaki for Ngāti Wheke about the proposed new toilet.</p> <p>The concerns they have is a lot of Whānau walk from Rāpaki and use the facilities, especially the playground. They have concerns around the current contaminants that are leeching into the playground bark.</p> <p>Will the new toilets be part of the reticulated system? I am assuming the old one has a holding tank?</p> <p>The Kaitiaki have acknowledge that the toilet is needed and would like CCC to ensure that the new toilet does not cause any potential harm to human health through leeching. The preferred option for the Rūnanga would be the toilet being part of the reticulated stormwater system. Any earthworks should follow an Accidental Discovery Protocol consistent with Appendix 3 of the Mahaanui Iwi Management Plan. Any native vegetation that is removed should be avoided in the first instance and any that is removed should be replaced with locally indigenous vegetation. The council should also be looking at locally sourced indigenous vegetation for any landscaping plans.</p>	Brad Thomson	Mahaanui Kurataiao Ltd