

## Analysis of new toilet and shelter at Koukourarata Port Levy consultation



### Overview

On 15 July 2021, Christchurch City Council met with Te Rūnanga o Koukourarata and the local community of Port Levy to consult on the replacement of an existing toilet which has reached the end of its serviceable life. At this meeting, the Council presented a preliminary design for a new toilet at a site in front of Tūtehuarewa Marae. Te Rūnanga o Koukourarata supported this design (including location) on the condition that it include a shelter for their exclusive use. There was some support by local community attendees of the preliminary design.

In consultation with Te Rūnanga o Koukourarata, a project information leaflet was prepared by the Council and distributed to the local community of Port Levy via letter drop. The letter drop was complete on 14 August 2021. The leaflet presented a concept design, and encouraged the community to provide feedback by 6 September 2021.

Following the closing date for feedback, a report on the proposed facility will be presented to Te Pātaka o Rākaihautū Banks Peninsula Community Board seeking their approval of the concept plan. The report will include this analysis, and a copy of all feedback received in response to the leaflet. This will help to ensure that the board are able to make an informed decision on whether or not to approve the concept plan at this time.

The following analysis relates only to the feedback received in response to the leaflet.

### Submitter profile

We received 12 submissions in total. Eight submitters provided an address in Port Levy, and the remaining four submitters did not provide an address.

All submissions were from individuals, and there were no submissions from official organisations.

### Breakdown of responses

We asked “Do you have any feedback on the proposed facilities? [open text box]”.

Of the 12 responses to this question:

- Three expressed full support of the proposal;
- One was a request for additional information only; and
- The remaining eight submissions expressed concern, or were opposed to the proposal. Reasons were primarily relating to the proposed toilet location.

The key themes from the submitters included:

- Support of the project
- Toilet location
- Construction materials
- Water supply
- Public access

Examples of submissions received which are relevant to these themes have been provided in the table below. This table also includes response from the Council to common concerns and questions received.

Theme	Comments	Relevant quote(s) from submissions	Staff response
Support of the project (3 submissions, 25 percent).	Supporting feedback	<p><i>We support the proposal.</i></p> <p><i>This is an innovative and attractive concept which we fully support.</i></p> <p><i>I totally agree with this toilet proposal...</i></p>	Feedback acknowledged and noted.
Toilet location (7 submissions, 58 per cent)	Proposed location will impact the area.	<p><i>I think the location should be closer to where the current toilet is located. This is an area where people launch water craft and where cars a parked and more likely to be frequented. I think the currently proposed location will interrupt the view and look of the area in front of the marae and putting it down near the current toilet will have a less impact on the aesthetics of the area.</i></p> <p><i>There are many reasons for this “new” site to be negotiated – to close to the main road, for safety. Congestion in summer of an overload of visitors, the embankment concerns, to name a few.</i></p> <p><i>This will be an eyesore for the view from our Marae.</i></p> <p><i>Living here without buildings, giving us full view of the sea and the island was the reason for coming here 50 plus years ago and I live here full time. How would you like a toilet building placed in front of your fence?</i></p>	<p>The site of the existing toilet was deemed to be an inappropriate location given its history. It is the site of the first Anglican Church in New Zealand. While this location was previously consulted and agreed on, Te Rūnanga o Koukourarata have since expressed that they do not support the toilet being replaced in its current location, because of this history and sacredness. Council staff respect and accept the Runanga’s current view on this matter and support the proposed relocation.</p> <p>Te Rūnanga o Koukourarata accept the visual impact that the toilet will have on the view from the marae. They have seen the appended superimposed 3D image which was recently produced to give Te Rūnanga o Koukourarata an idea on the toilets visual impact.</p> <p>Locations to the south west of the marae were not supported by the adjacent property owners. Some of these locations are also prone to flooding.</p>

		<p><i>I would like to see the Council really look into the best site for any toilets as I fully opposed of any toilets being built in front of our Marae.</i></p> <p><i>The Council and the Marae had an agreement in 2007 to move the house in Angel's rest a build the toilet there. The Marae, Council and Community board worked very well and honestly together to move the dwelling in Angel's rest. It was a very public and personal process for everyone and we did it together. Please stick with the original plan that we worked so hard for.</i></p>	<p>Locations to the north east which would have little visual impact are not suitable due to:</p> <ul style="list-style-type: none"> <li>• historical value;</li> <li>• coastal impact ;</li> <li>• sea level rise/flood risk;</li> <li>• less desirable from a crime through environmental design (CPTED) perspective; and/or</li> <li>• lack of community and/or runanga support.</li> </ul> <p>The proposed location is a significantly better site in terms of CPTED and can be easily located by visitors to the bay.</p>
Construction materials (2 submissions, 16.7 per cent)	Suggestions for changes to the design of the facility including metal sheaths.	<p><i>I would like to see overall dimensions and construction materials to be used. What size and type of base . Finished heights especially and of course width and depths.</i></p> <p><i>...the desirability of having thin metal sheathing bands on the uprights to stop possums getting on to the roof.</i></p>	<p>A copy of the concept plan with dimensions is appended.</p> <p>Feedback noted and will be considered during detailed design phase.</p>
Water supply (2 submissions, 16.7 per cent)	Suggestions to have water supply.	<p><i>Given the shortage of water during the summer it could be useful to have a rainwater collection tank for the building. Even if not strictly potable having water on site would be useful for cleaning etc.</i></p> <p><i>Hand sanitizer as opposed to running water. I feel in this day with COVID 19- it would be beneficial to have both hand sanitiser AND running water to aide standard. Hand</i></p>	<p>There will be no water at the site. This is partly to minimise the environmental impact near the sea. Wastewater would be very difficult to manage and prevent any discharge into the sea.</p> <p>A resource consent would also be required and it is unlikely the proposed location would be able to meet resource consent requirements if the toilet created waste water.</p>

		<i>hygiene- washing -procedure that meets regulation, this can assist in preventing spread of diseases and viruses.</i>	
Public access (1 submission)	Concerns around whether the public will be able to access the facilities.	<i>Do the Marae understand that they should not be allowed to stop public access to the toilet during their events? Which may be likely to happen.</i>	The toilet facility is for public use.

## Appendices

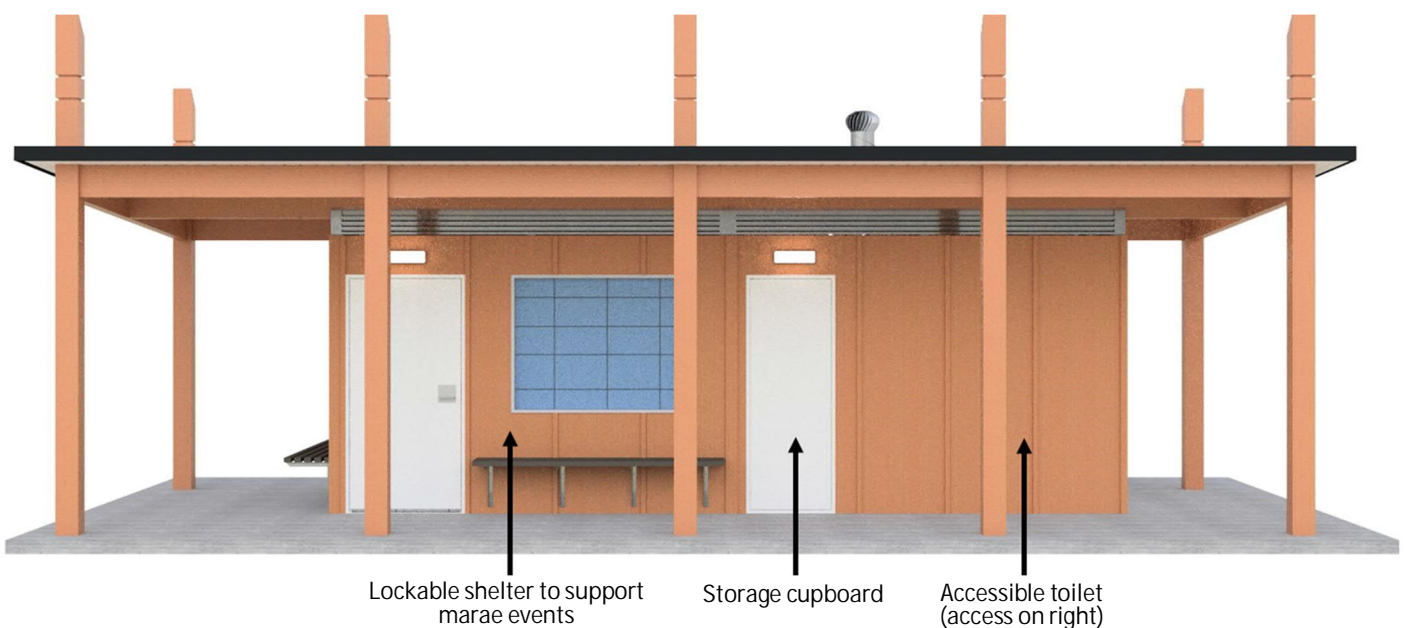
Appendix #	Appendix Title
1	Project Information Leaflet
2	Concept Design
3	Superimposed 3D image

**Appendix 1: Project Information Leaflet**

# New toilet and shelter at Koukourarata Port Levy

[ccc.govt.nz/portlevyfacility](http://ccc.govt.nz/portlevyfacility)

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## New facilities planned for Port Levy

The above concept design is for a new toilet and shelter proposed for construction in Port Levy. This is to replace an existing toilet which is located near the site of the first Anglican Church in Canterbury.

Given cultural sensitivities regarding the location of the existing toilet, the new facilities will be constructed near the corner of Puari Road and Jetty Road, in front of Tūtehuarewa Marae. Te Rūnanga o Koukourarata have agreed to this location.

The new elevated site will be less vulnerable to tidal swells and flooding. Its central location within the

settlement means it is also safer than the current toilet site.

The concept design includes one accessible toilet, outdoor covered seating, and a room available for visitors and kaumātua to shelter when waiting to be called onto the marae.

The existing toilet will remain open for use until the new facilities are completed. The original toilet will then be removed and the land reinstated.

(contd. overleaf)

If you would like to discuss this project, please contact:

Sharni McKay — Project Manager

✉ [Sharni.McKay@ccc.govt.nz](mailto:Sharni.McKay@ccc.govt.nz)

☎ 03 941 8054

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## Features of the proposed facilities

Given there is no water supply available at the new site, the accessible toilet (right) will have a fully contained dry vault system. This system ensures that there will be no wastewater discharge to the ground or harbour. Smell will be managed by a whirlybird vent which operates in light winds. Hand sanitiser will be supplied as an alternative to soap and water. A storage room will contain cleaning products.

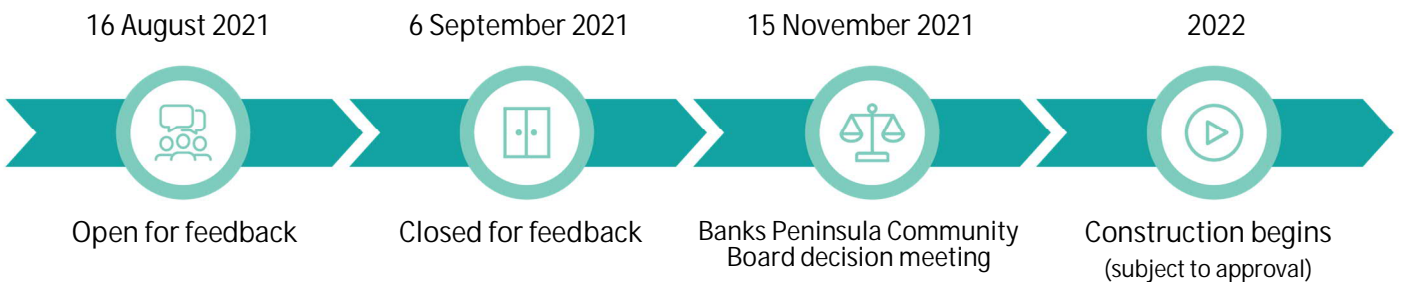
The shelter room will be available for marae visitors, while the outdoor covered seating will be available to the public.

### Next steps

Following the closing date for feedback, a report on the proposed facilities will be presented to the Te Pātaka o Rākaihautū Banks Peninsula Community Board for approval. If approved, construction is expected in 2022.



## Timeline:



## To provide feedback

- 🖱️ Go online [ccc.govt.nz/portlevyfacility](http://ccc.govt.nz/portlevyfacility) or email
- @ Gina Ryan—Engagement Advisor  
Gina.Ryan@ccc.govt.nz
- ☎️ 03 941 6727

- ✉️ Post a letter to:  
Freepost Authority No. 178,  
Port Levy project, Christchurch  
City Council, PO Box 73016,  
Christchurch 8154

Feedback is open until 6 September 2021

## **Appendix 2: Concept Design**

PORT LEVY TOILET AND SHELTER FACILITY - CONCEPT PLAN



NOT FOR CONSTRUCTION

FRONT PERSPECTIVE



NOT FOR CONSTRUCTION

SIDE PERSPECTIVE



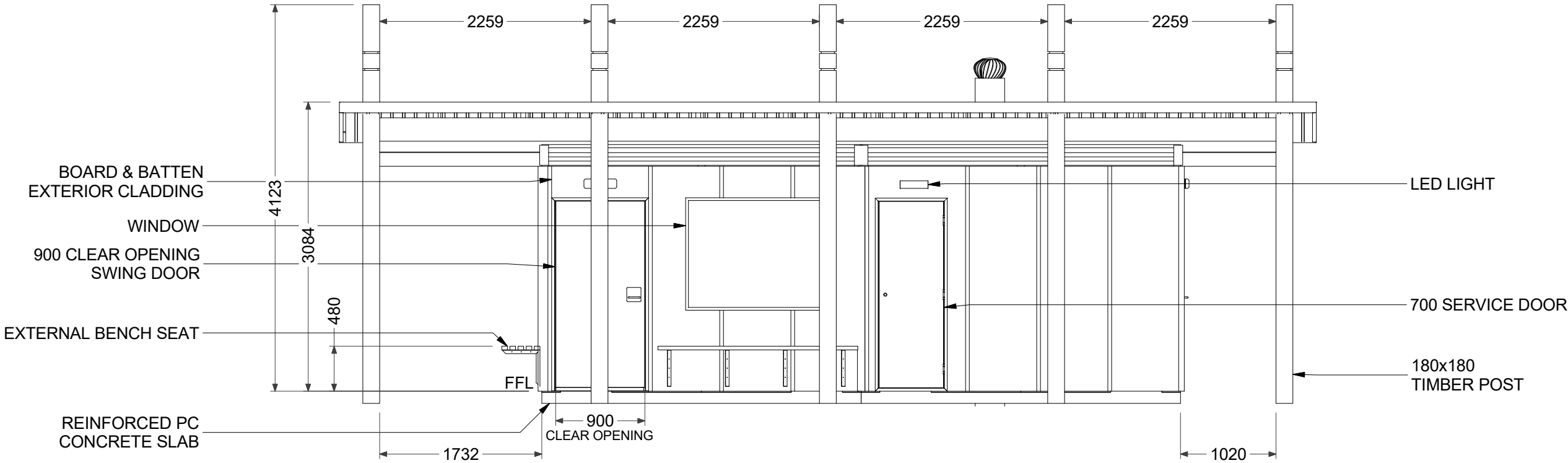
NOT FOR CONSTRUCTION

REAR PERSPECTIVE

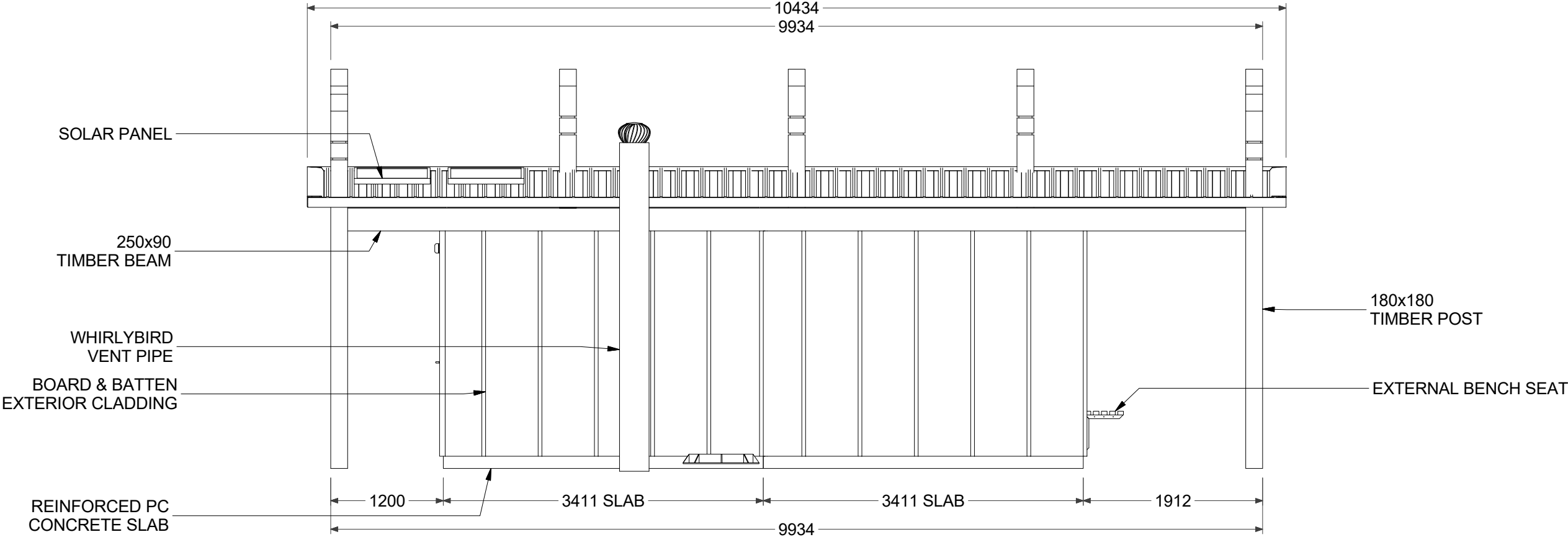


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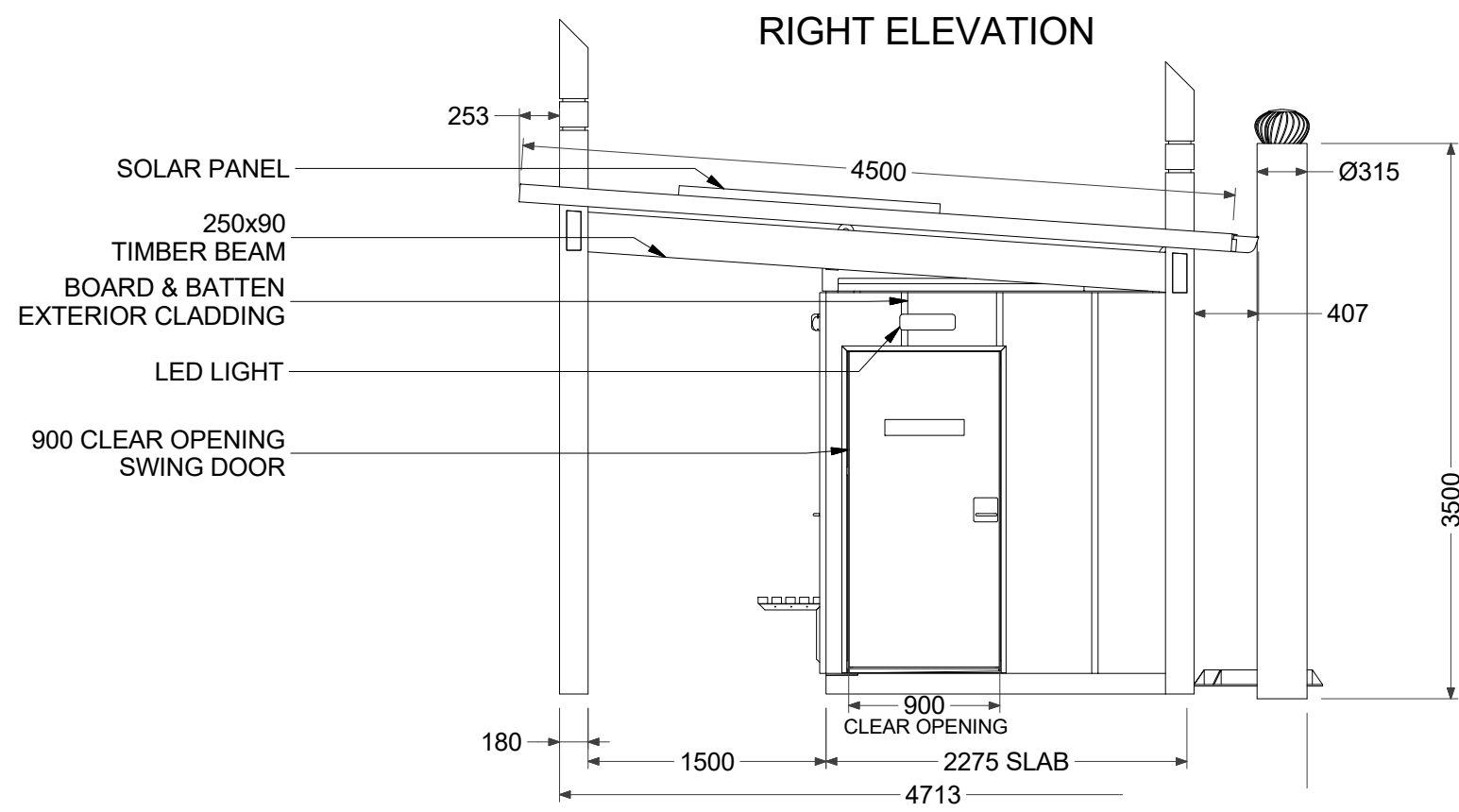
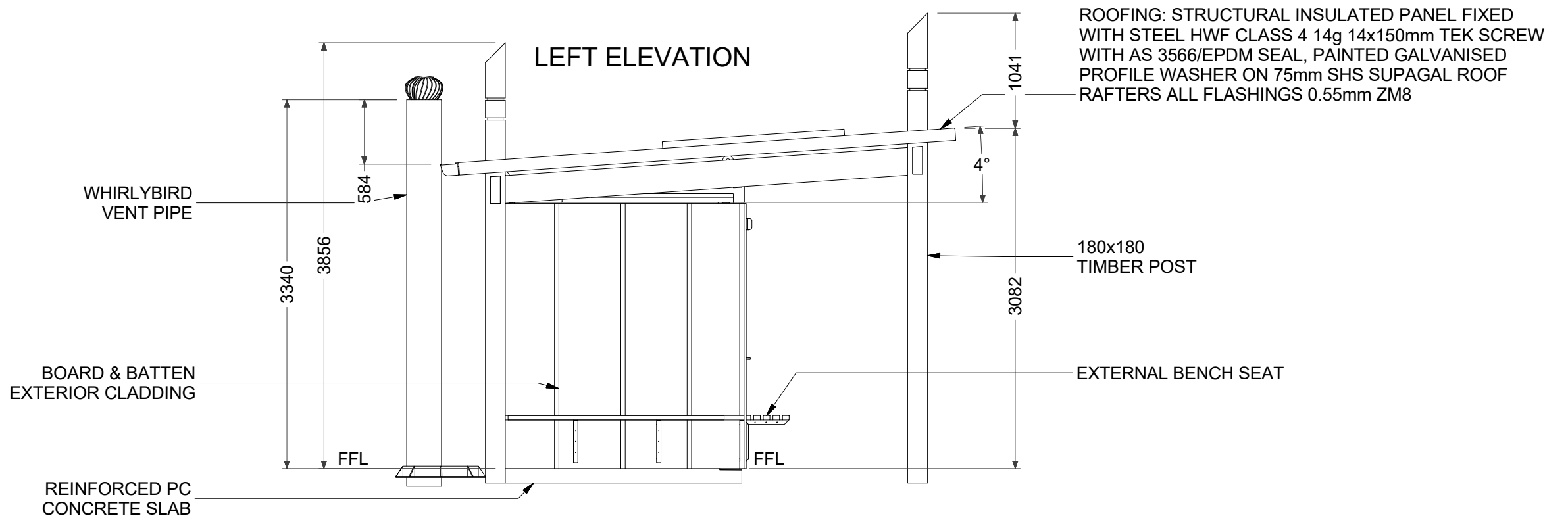
### FRONT ELEVATION



### REAR ELEVATION



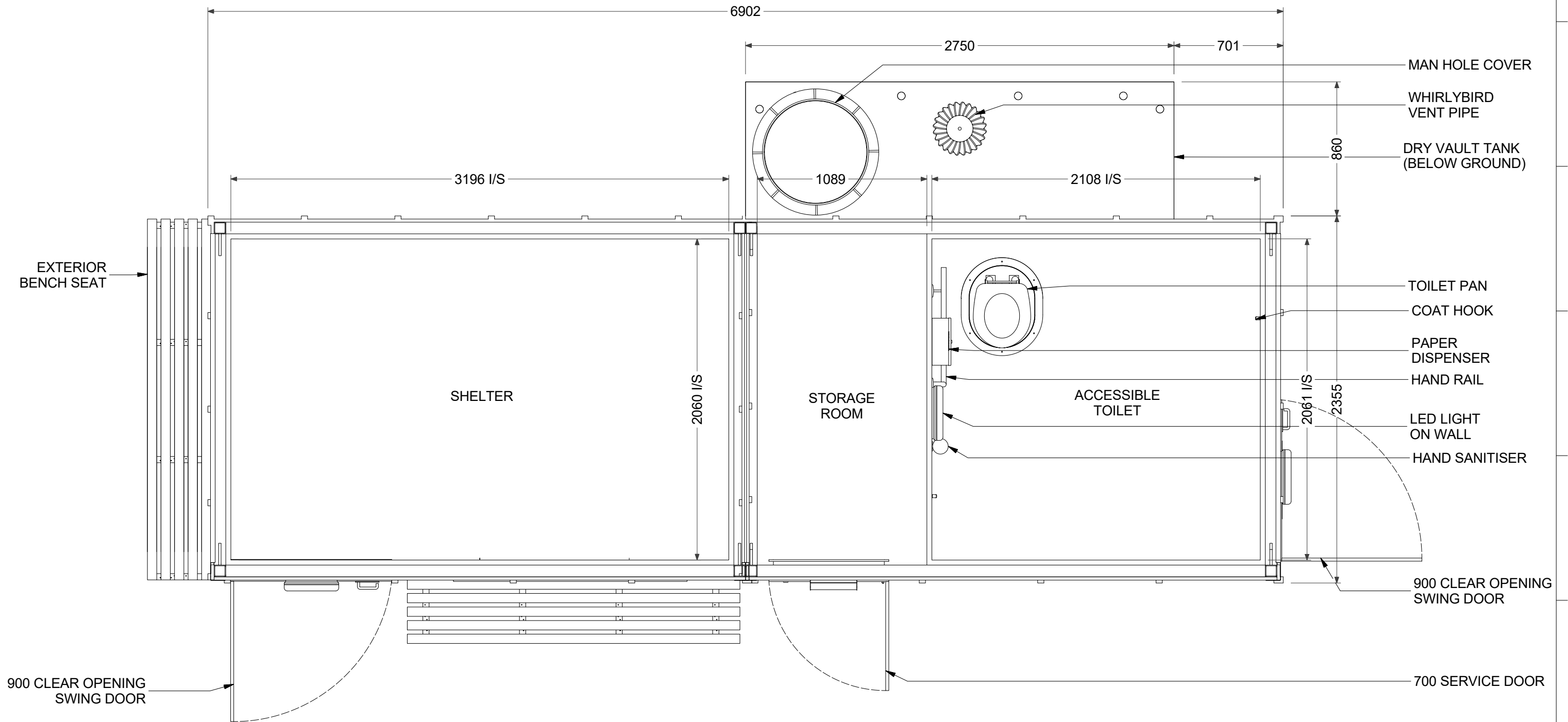
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# FLOOR PLAN



**NOT FOR CONSTRUCTION**

## Appendix 3: Superimposed 3D Image

