

2. CORSAIR BAY – REPLACEMENT TOILETS AND CHANGING ROOMS

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Manager
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PURPOSE OF REPORT

1. The purpose of this report is to approve the final plan for the new replacement toilets and changing rooms at Corsair Bay, following consultation with key stakeholders and the local community.

EXECUTIVE SUMMARY

2. The existing toilets for Corsair Bay are old, do not comply with safer parks design, and do not adequately service the large numbers of visitors to the bay during the summer months. The current toilet location is surrounded by planting and does not provide clear sight lines for users of the toilets.
3. A public information leaflet outlining the project with a concept plan of the proposed new facility was circulated to approximately 95 residential properties within Corsair Bay, as well as key stakeholders which included the Corsair Bay Advisory Committee and the Corsair Bay Residents Association.
4. We received 42 responses with 40 supporting the project and two not in support (comments received **attached**). The reasons identified for not supporting the project were:
 - Did not agree with the location as this is a popular spot.
 - Would be better sited up on the carpark which would make the toilets readily available all year round.
 - Not enough toilets.
 - Separate family changing cubicle from toilet.
5. In response to these concerns, changes reflecting these comments were made as per paragraph seven of this report. However, it was felt that the original location proposed was still the best option in terms of clear sight lines between the toilets/changing rooms and the beach. This central location is important for both visitors to the bay and walkers through the bay, and the location is also not far from the carpark.
6. During the consultation it was also identified that it would be an ideal opportunity to include the changing rooms within the same facility as the toilets, therefore utilising only one area for all buildings and associated activities. As part of this project the existing changing rooms will be removed, therefore creating more flat area down by the water for visitors to the bay.
7. In recognition of the residents feedback the following changes have been made to the original concept:
 - A building which incorporates both changing and toilet facilities in one location.
 - An additional two toilets bringing the total number to six, two of which are disabled/unisex.
 - A new wash down/shower area, on the site of the original toilet block.
 - Installation of a new drinking fountain and picnic table.
 - Storage shed no longer required which allows for a larger facility.
 - Sky lights in the roof to provide natural lighting.
8. A copy of the final plan is **attached** for your information.
9. Overall the feedback received was very positive and the community were very pleased to see that this project was happening and are looking forward to the new facility.
10. A request was also received for Council to investigate the closing of the gates at night due to vehicles in the carpark at night and vandalism. This request is be followed up by the Greenspace Contract Manager and this contract should be in place by February 2007.
11. It is anticipated that the construction of this facility will be undertaken between March and June 2007.

FINANCIAL AND LEGAL CONSIDERATIONS

12. Funding is available in the 2006/07 City Environment Group Capital Works Programme.
13. All necessary resource and building consents will be obtained before any work is undertaken.
14. All work will be undertaken by a Council approved contractor.

STAFF RECOMMENDATIONS

It is recommended that the Lyttelton/Mt Herbert Community Board approve the final plan for the replacement toilet block and changing facility at Corsair Bay.