
Project title: South Coast facilities upgrade

Strategy area: Environment

1. The Proposal

The project is to upgrade the carpark area so it becomes a gateway to the South Coast, reflecting the natural coastal values while providing for the recreation needs of the visitor.

Key elements in the upgrade include public toilets, improved traffic circulation and car parking, information and interpretation signage, seating, rubbish bins and landscaping.

2. Strategic fit

This project fits under the Environment Strategy and is identified as a special project in the South Coast Management Plan.

It worth noting that on 22 September 2005, the Strategy and Policy Committee resolved that

That the Committee approves the Owhiro Bay quarry carpark and entrance upgrade for inclusion in the 2006/07 Long term Council Community Plan.

3. Relationship to existing activities

Over the last five years Council has been implementing the Owhiro Bay Quarry Closure Management Plan, including restoration and revegetation of the quarry faces. The final stage of the Quarry Closure Management Plan is the upgrade of the car park area as a major entrance and gateway to the South Coast.

The area is one of Wellington's most popular reserve areas with high open space values. The carpark upgrade will contribute to More liveable, Sense of Place and More sustainable community outcomes.

4. Proposal Costs

<i>Outline project costs per year</i>										
Project Component	Operating expenses \$000									
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
<i>Demolition of building</i>	\$30									
<i>Kiosk & toilets costs including depreciation, insurance, cleaning & maintenance and interest costs</i>		\$51	\$51	\$51	\$51	\$51	\$51	\$51	\$51	\$51
<i>Total</i>	\$31	\$51	\$51	\$51	\$51	\$51	\$51k	\$51k	\$51k	\$51k

Project Component	Capital expenses \$000									
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
<i>Toilets & kiosk</i>	\$335									
<i>Roading and pathways</i>	\$145									
<i>Landscaping</i>	\$120									
<i>Signage & interpretation</i>	\$100									
<i>Total</i>	\$700									

The cost estimates above have been calculated from the preliminary concept plan and provided by professional quantity surveyors and council officers.

There will be two new toilets, information /interpretation shelter, a new entrance sign, directional signs and interpretative panels telling key stories of the natural and social history of the area.

The sealed road will be extended through the site with clearly defined car and bus parking areas. A separate cycle and pedestrian walkway and appropriate coastal planting will follow the coastal edge.

5. Project Outline

The project vision is to upgrade the carpark area so it becomes a gateway to the South Coast, reflecting the natural coastal values while providing for the recreation needs of the visitor.

Key elements in the upgrade information/interpretation signage, new public toilets. Site works will include improved traffic circulation and car parking, information and interpretation signage, seating, rubbish bins and landscaping.

The site is one of Wellington's most popular reserve areas, with high ecological, landscape and recreational values. The area is increasingly used for leisure and recreation activities including walking, running, mountain biking, fishing, diving, guided tours and off road vehicle use. User counter surveys showed that on average over 1600 vehicles entering the carpark on a Sunday, and around 600 on a week day.

Due to the increasing recreation demand around the South Coast, and the lack of site development and visitor facilities, upgrading the quarry car park area has become a priority. There is an urgent need to protect and enhance the natural coastal values while accommodating the needs of visitors. Achieving the balance between recreation use and environmental protection is critical in such a sensitive coastal area.

There are considerable risks if this project was postponed. These risks include;

- Significant increase in conflicts between the different users and local residents. Visitor safety will be compromised.
- The site problems will continue to increase. E.g. vandalism, hoons using the site as a burn out area, subsidence and coastal erosion.
- Further abuse of the local coastal environment
- Further deterioration of the old quarry building making it a health & safety issue.
- Public criticism on the lack of progress and management of the area.

5.1 2006/07 Actions

Construction of the car park entrance will occur in 2006/07. The actions include;

- Completed develop design stage – June 2006
- Prepare resource and building consents applications – Sept 2006
- Prepare detailed construction drawings & specifications – Dec 2006
- Prepare tender documents – Dec 2006
- Tender period – Dec/ Jan 2007
- Tender evaluation and tender awarded – Feb 2007
- Construction period – March 2007

5.2 2007/08 Actions

- The construction maintenance period and coastal planting will occur in 2007/08

5.3 2008/09 Actions

- The construction of the car park entrance would be complete and the site under an on going maintenance programme.

6. Conclusion

The Owhiro Bay quarry carpark upgrade contributes to a number of strategic community outcomes. It takes into account the needs and expectations of the community and is in accordance with the South Coast Management Plan.

7. Recommendation

Further to the Strategy and Policy committee's resolution in September 2005, it is recommended that the Owhiro Bay Car park entrance upgrade project proceeds and funding of \$700,000 be allocated in CX 290 Coastal upgrades for this project.