

Alamar Boat Ramp and carpark improvements

Meeting: Council Meeting
Date of meeting: 30 September 2020
Reporting officer: Tim Manning, MCP Programme Manager

Purpose/Ngā whāinga

To seek approval for funding and procurement approach with regards the Alamar boat ramp & carpark

Executive summary/Whakarāpopototanga

The Alamar boat ramp is the only all tide access ramp in Mangawhai and is heavily used in summer. This presents safety issues and frustrations for users as there is limited parking capacity.

This decision paper seeks approval to design and construct an asphalt car park, with planted gardens, to treat the storm water generated from the car park.

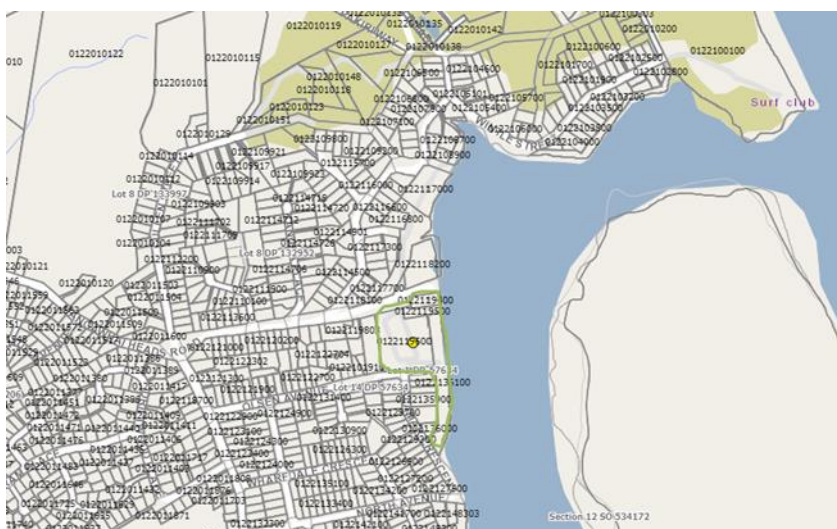
Recommendation/Ngā tūhunga

That the Kaipara District Council:

- Approves the allocation of Financial Contributions up to \$900k for the design and construction of the boat ramp car park
- Approves the Procurement Plan for the construction of the car park and
- Delegates award of Contract to the CEO subject to the price being within the approved budget.

Context/Horopaki

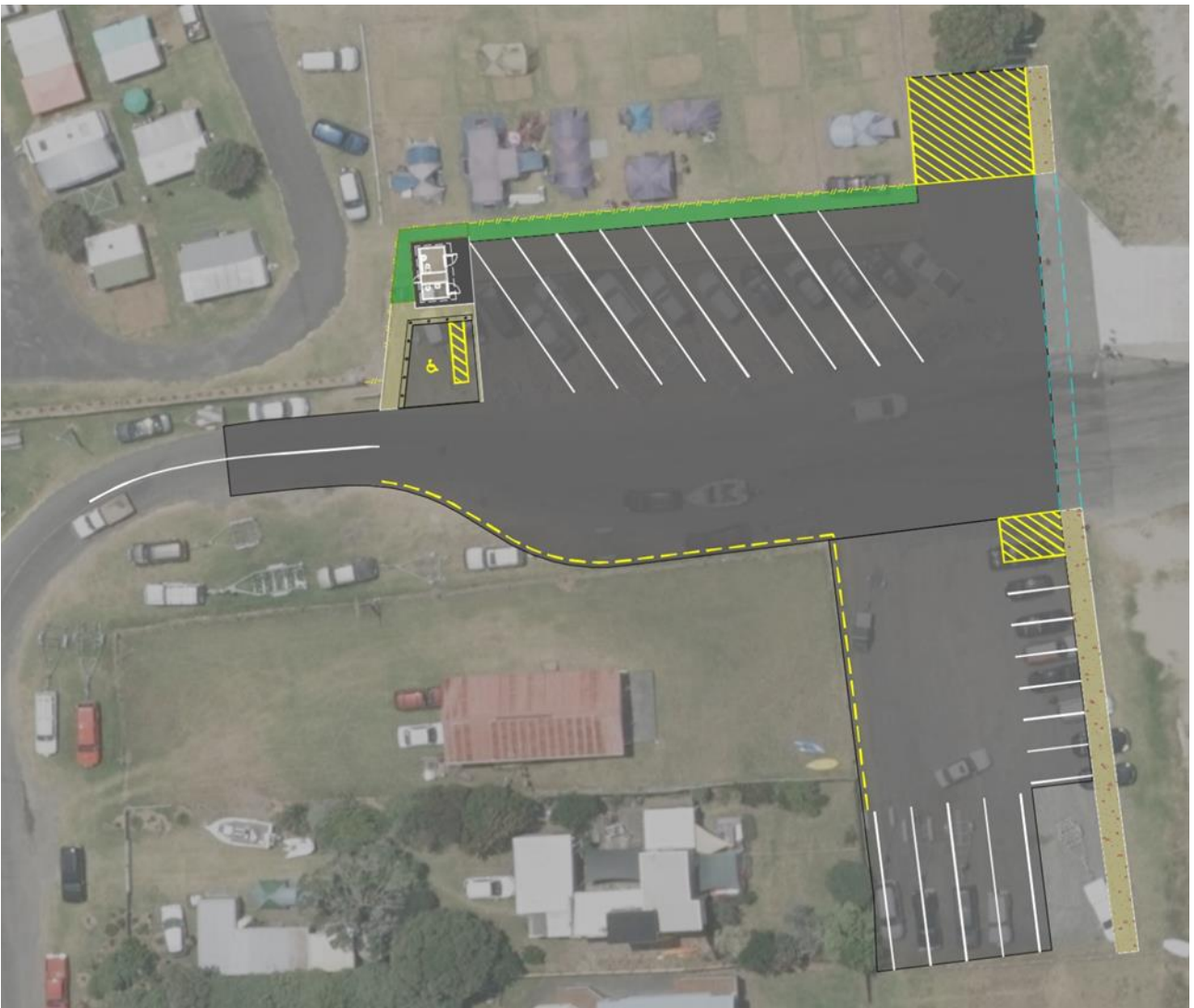
The Mangawhai Heads Domain incorporates the campground, boat club and boat ramp.



The boat ramp is the only all tide access ramp in Mangawhai and is heavily used in summer. This presents safety issues and frustrations for users as there is limited capacity.



A concept plan has been developed which will allow for safe and efficient movements in the boat ramp area. This incorporates the new toilet, coastal walkway along the front, parking, planted areas for treatment of storm water runoff and asphaltting of all vehicle and parking areas.



Key facts

- The toilet has been part funded through the Tourism Innovation Fund and a contract is in the process of being awarded. Construction is expected to commence before summer.
- Negotiations with the campground are being finalised for a 5m width of land to extend the car park on the northern side.
- Construction of the coastal walkway will commence at the end of the 2021 summer season.
- It is proposed to construct the car park and asphaltting works at the end of the 2021 summer season.

Discussion/Ngā kōrerorero

There is an opportunity to implement the new parking and circulation arrangement at a similar time to the other physical improvement works in the area. It is proposed to design and tender the car park works before Christmas enabling a late summer construction period.

A concept design has been completed and the preliminary budget estimate is \$600 - \$900k.

There are opportunities to reduce the level of service (e.g. just metal) however this brings additional maintenance costs and does not provide treatment of the storm water runoff.

Options

Option 1: construction, asphaltting, line marking and storm water treatment for a larger car park area.

Option 2: Status Quo. Leave the extended car park area as grass and install some low-cost timber markers to formalise parking better. Do not introduce any stormwater treatment or control for the area.

The recommended option is **option 1** for the following reasons:

- It will formalise parking and improve aesthetics and functionality of the car park and the boat ramp.
- It will treat the storm water prior to discharging into the estuary.

Policy and planning implications

A resource consent will be required for the treatment and disposal of stormwater into the estuary.

Financial implications

The estimated cost for the design and construction of the new asphalt car park area is approximately \$900K. This can be funded through the Financial (Reserve) Contribution.

Risks and mitigations

There is a risk that increasing the car parking area at the boat ramp will result in increased untreated storm water run-off polluting the estuary. This can be mitigated by introducing planted soakage areas that treat the storm water before being discharged via the existing out fall pipe.

There is a risk that total cost may exceed the estimated cost. This can be mitigated by following a formalised design and tendering process and only awarding the Contract if the total price is less than the \$900K estimated.

It is recommended that the funding be provided through the Financial (Reserve) Contribution. It has been confirmed that there are sufficient funds available for this project.

A Procurement Plan has been developed. This recommends a traditional procurement through an open tender process. There is likely to be reasonable interest in the project and obtaining value for money in terms of a good price is important.

Significance and engagement/Hirahira me ngā whakapapa

The decisions or matters of this report do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via agenda on the website

Next steps/E whaiake nei

Following approval of the allocation of Financial Contributions up to \$900k for the design and construction of the boat ramp car park, the next steps are:

1. Council to approve the procurement plan shown in Appendix 1.
2. Council delegates the power to the CEO to award the Construction Contract subject to the price being within the approved budget.
3. Engage Consultant to complete the detailed design.
4. Tender project.
5. Construction to start late summer 2021.

Attachments/Ngā tapiritanga

	Title
A	Proposed Procurement Plan