

Hot Water Beach Taiwawe Reserve Pay and Display Carpark

TO	Mercury Bay Community Board
FROM	Allan Tiplady - Programme Manager
DATE	4 August 2015
SUBJECT	Hot Water Beach Taiwawe Reserve Pay and Display Carpark

1 Purpose of Report

The purpose of the report is to seek Community Board approval to the Project Initiation Document (PID) and to proceed with the installation of pay and display parking at the Taiwawe (Bull Paddock) car park at Hot Water Beach.

2 Background

Pay and display parking was introduced at the Main Hot Water Beach Car Park for the 2013/14 year. This was done to generate revenue from the many visitors to Hot Water Beach, so that this can be reinvested back into facilities and services required to meet the visitors needs and alleviate their impact on local residents and property owners.

The Taiwawe Reserve car park was developed and available for use in 2013/14. Its purpose is to provide parking for the Hot Water Beach Area along with the Main Beach Car Park and Surf / Domain Car Park. A pay and display machine has been installed in the main Hot Water Beach car park with compliance in terms of vehicles paying the required fee in excess of 90%. At present though, occupancy of the main beach park is reduced because drivers are using the free Taiwawe Car Park. The issue is not as pronounced with the Surf / Domain Park because of its greater distance from the Main Beach. To alleviate this anomaly the Mercury Bay Community Board has approved installation of a pay and display facility at the Taiwawe Reserve car park. Budget provision is included in the Council's Long Term Plan.

The attached Project Mandate / Project Initiation Document sets out the basis of the project and its justification. (This is still to be reviewed by the Peer Review Team.) It sets out the alignment to the Council's Mission and Vision and the issues, investment costs, operating projections, project plan, risk assessment, communications and procurement plan.

The document is developed at the stage where detailed capital costs have been estimated and operating costs have been calculated based on the actual income and expenditure figures for the main beach car park.

The intent is that the project will now proceed in accord with the project plan and will be updated as each stage of the plan is implemented and completed.

3 Issue

The purpose of the project is to install and operate a pay and display parking system at the Taiwawe Reserves (Bull Paddock) car park.

Justification for the project is twofold.

1. Parking demand at Hot Water Beach, particularly over the summer period is significant. The latest statistics available are from 2006. Over the 3 month period from November to January 2005 - 2006 a total of 11,367 vehicles parked at either the main beach car park or on the roadside. This was prior to both the commencement of charging for the main car park and the development of the Taiwawe Reserve car park, which has a

capacity of 69. With this provision theoretically there should be a reduction of 69 vehicles parking on the street. Visitor numbers are known to have increased significantly since 2006, though no statistics are available to quantify this. The introduction of pay and display parking at the Taiwawe Reserve car park will be an encouragement to visitors to stay only for the period they need to enjoy the attraction of Hot Water Beach and to move on to less congested locations for other activities such as swimming, picnic and beach activities other than the hot water activity. This will in turn facilitate greater turnover and availability of parking.

2. Introduction of pay and display parking will generate income that will be available for re-investment back into services and facilities to cater for visitors to Hot Water Beach and the Mercury Bay area. These include provision of toilet and changing facilities, further car parking, play grounds, picnic and recreation facilities, walkways, barbeques etc. It can also be used for services and facilities that mitigate the impact of visitors so that the quality of the experience for local residents and ratepayers can be improved.

The net income projected of \$39,116 along with the income from the main car park of \$51,900 gives a significant sum that can be targeted and deliver a direct benefit to visitors and users of all recreation and holiday opportunities in the area.

4 Discussion

The capital cost is estimated at \$30,756. The breakdown of this is included in the PID - Attachment.

The following Operational budget has been developed. This is based on actual income from the Main Beach Pay and Display car park and has been pro-rated to apply to the likely usage of the Taiwawe Reserve car park. Details of the calculation are explained in the table below.

The outcome is that an operational surplus of \$32,602 is projected, which will give a straight line repayment of the capital cost in 11 months.

The surplus generated will in each year be separately identified and applied to other projects or services that are benefitting the residents, ratepayers and visitors to the Mercury Bay area.

Hot Water Beach - Taiwawe Reserve Car Park Operating Budget		
Revenue	Budget	Comment
Parking fees	39,116	Pro rata calculation based on main beach annual income discounted to reflect lower usage because of more remote location and to reflect greater capacity of the car park.
Expenditure		
Monitoring	840	Based on actual operating costs for main beach car park.
Stationery	2,960	
Repairs & Maintenance	2,714	
Total expenditure	6,514	
Operating surplus	\$ 32,602	

The following table sets out the anticipated benefits and dis-benefits with the mitigation measures in relation to each.

Benefit	Dis-Benefit	Dis-Benefit Mitigation
<ul style="list-style-type: none"> Reinvestment of funds generated into provision of additional and improved visitor related services and facilities. 	<ul style="list-style-type: none"> Users having to pay. 	<ul style="list-style-type: none"> Greater availability of parking through reduced time of occupancy.
<ul style="list-style-type: none"> Consistent approach to parking provision at Hot Water Beach. 	<ul style="list-style-type: none"> Visitors not staying and using other services. 	<ul style="list-style-type: none"> Use of services transfer to other parts of Mercury Bay area.
<ul style="list-style-type: none"> Introduction of an incentive for car park users to stay for only the period they need to enjoy the attraction of the hot water on the beach, meaning quicker turnover of parked vehicles and greater availability. 	<ul style="list-style-type: none"> Possible increase in parking on roadside verges. 	<ul style="list-style-type: none"> Not borne out by experience from main car park charging. Installation of additional signage directing vehicles to the two car park areas.

5 Suggested Resolution(s)

That the Mercury Bay Community Board:

1. Receives the report.
2. Approves the Project Initiation Document and installation of the Hot Water Beach Taiwawe (Bull Paddock) car park Pay and Display Parking.

References-Tabled/Agenda Attachments

Attachment A *Project Initiation Document - Hot Water Beach Taiwawe Reserve (Bull Paddock) Car Park Installation of Pay and Display Parking.*

Attachment A

Attachment A - Project Mandate - Hot Water Beach Parking Management