

Option 3B. Mitchell Road viewing platform

Option 3B enhances an existing site east of the carpark off Mitchel Road, which presently has a seat under small trees in the bush area about 30m north of the road. A dual use path already exists from the car park up along the road, a distance of about 240m to the boardwalk.

Under this option, disability parking is provided adjacent to Mitchell Road and a switch back disability compliant path / boardwalk is constructed up to a viewing platform located where the present seat resides. The viewing platform will be built off the ground and will extend forward over the slope in front of the existing seat.

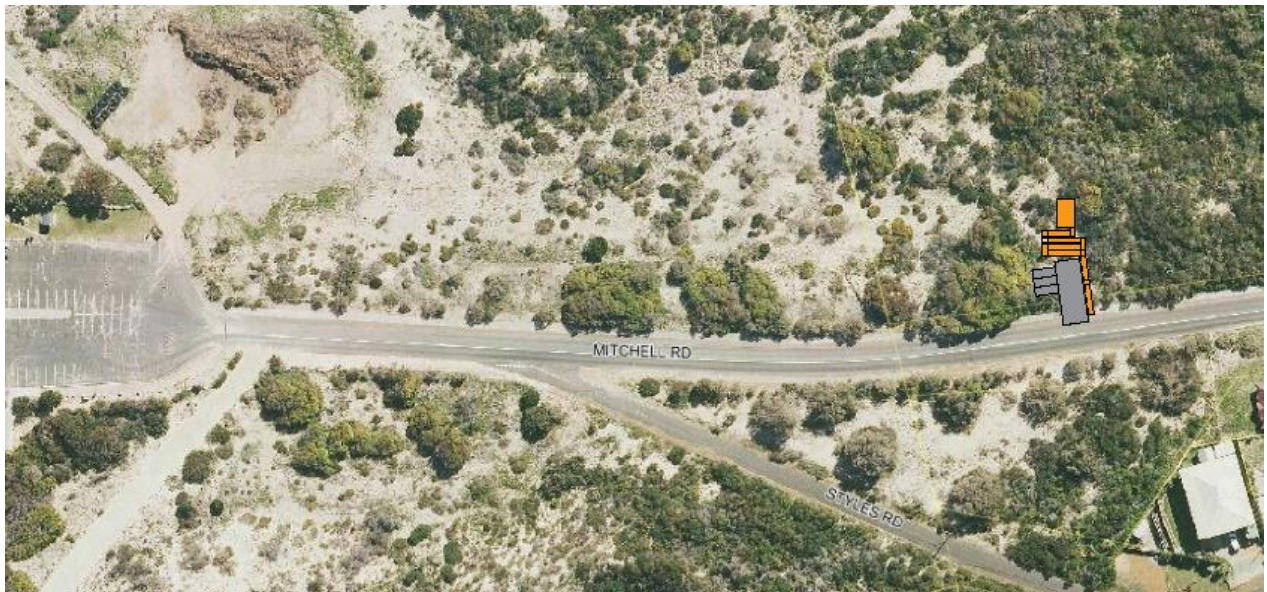


Figure 1. Mitchel Road disability car park, boardwalk and viewing platform in relation to the existing car park



Figure 2. Mitchel Road disability car park, boardwalk and viewing platform



Figure 3. Dual use path from car park up to Option 3B Mitchell Rd viewing platform area



Figure 4. Disability Parking area within 10m of Mitchell Road.



Figure 5. Pathway to seating / viewing platform area



Figure 6. Ocean view from viewing platform

Advantages

- From this vantage point there is reasonable viewing to the ocean.
- Option 3B does not create risk by taking disabled persons to the water.

- This option is at least risk of ocean damage and is well beyond the 2100 year projected inundation line. Option 3B has the lowest long term (50 years +) coastal erosion and ocean risk.
- The existing trees will provide morning shade at the viewing platform area.

Disadvantages

- Proximity to the ocean is less than the other options, giving a lower sense of connection.
- Likely to be more inviting to residents and less to visitors who may not see the viewing platform as providing the immediate connection to the ocean. The distance (about 100m from the car park may be a deterrent.
- While there are some unvegetated areas within this site, there may need to be some clearing of native vegetation to accommodate this option, particularly for the new disabled carpark. There is a need to expand disability access so that vehicles can enter Mitchell Road in a forward direction.
- Medium to high cost option, given the inclusion of the new parking bays and access.