SOUTH WAIRARAPA DISTRICT COUNCIL

20 FEBRUARY 2019

AGENDA ITEM C1

WAIHINGA PARK AND PLAYGROUND PROJECT (STAGE 2)

Purpose of Report

To inform members of the fundraising and consultation undertaken by the Waihinga Centre Trust and to seek approval for the Waihinga Park and Playground Project (Stage 2) to commence.

Recommendations

Officers recommend that the Council:

- 1. Receive the Waihinga Park and Playground Project (Stage 2) Report.
- 2. Agree that the Martinborough Park and Playground Project (Stage 2) can formally proceed.
- 3. Approve the Martinborough Park and Playground Project (Stage 2) design in principle, and allow the Waihinga Trust to call for expressions of interest for the construction of the playground.

1. Executive Summary

The Waihinga Centre is a vibrant community hub, consolidating all possible community functions in one location, and is intended to be the first stop for visitors to Martinborough.

The Waihinga Centre is now open for business. Work undertaken during Stage 1 of the Project included strengthening and refurbishment of the Town Hall, the addition of a new adjacent building to house an i-Site, Library, Plunket, the Toy Library and some essential landscaping works.

The Waihinga Centre Trust are now seeking approval to:

- Formally proceed with Stage 2 The Waihinga Centre Park and Playground Project,
- of the playground design,
- seek expressions of interest for the playground construction.

Approval to commence fundraising has previously been given on 10 August 2016.

2. Background

Leisure Planners SGL Group conducted a Feasibility Study in 2013 for the Martinborough Town Hall Working Group and South Wairarapa District Council (SWDC).

As part of this process SGL interviewed 80 people representing 44 different groups, visited 13 venues and held 8 workshops.

Underpinning the feasibility recommendations, it was essential the final direction met a real community need, was achievable and was operationally sustainable. Also underpinning the planning process was the recognition that for Martinborough to achieve a bold solution, having fewer well-designed, multi-functional community venues will optimise both utilisation and cost efficiencies.

As part of the feasibility process SGL looked at the importance of the park and play area to the overall project. Play and park amenities are vital for the health and wellbeing of all communities — the Waihinga Park and playground will serve as the connector between the town and the new community centre. They will play a vital role in supporting the services within the new centre.

The project aim is to create a destination playground to service a real community need, and to increase visitor numbers. The proposed park and playground are designed to add value to the South Wairarapa as both a place for recreation and play and as a great place to live and work.

3. Discussion

3.1 Why a New Playground?

The previous/existing playground does not fully meet the needs of the community, as much of the equipment is outdated. Some equipment has been removed to allow room for development of the Centre and is not suitable for reinstatement. The existing playground does not have age appropriate spaces nor does it provide any purpose-built accessible play equipment for disabled children. The Trust want to create a multi-use facility providing play and recreation opportunities for all ages and abilities.

3.2 What will the New Playground Look Like?

The proposed upgraded playground will include a range of equipment and natural opportunities for imaginative play, suitable for all ages and abilities, including limited mobility. The redevelopment plans include new planting, parking, paths, seating and tables, a children's water play area and new and improved green areas. Much of the equipment will be new but many of the existing play elements are to be repurposed and relocated. This is in the interest of minimising costs and preserving some of the iconic play elements which have been used and loved by the community over the past decades.

- **Parents/caregivers with young children:** The park and play areas are designed to support the Waihinga Centre service providers including Plunket and the Toy Library. The younger children's play area is located adjacent to the new centre. It includes a covered outdoor play area on the terrace overlooking the under-5 play area. This area includes a re-purposed play bridge and timber play structure and balance elements. An area of water play at the entrance to the playground closest to the Square will invite families with younger children with imaginative water play features.
- **Ages 5–7:** Play areas provide challenging play including swing sets, a small slide, and climbing and balance elements.
- **Ages 7–11:** Play areas demonstrate planned play for older children including re-location of existing council owned flying fox and climbing net, a new climbing tower and slide.
- **Youth:** The hard surface play area incorporates the existing skate park and re-shaped and surfaced asphalt basketball/netball and ball court area. The natural zone grassed area offers open playing fields.
- **Older age groups:** Community events and gatherings are central to the success of the new park area. The park will be a relaxing place to rest and recreate with the provision of wooden seating, accessible paths, and shading requirements met with the provision of trees. More active programs like yoga or tai chi could also be accommodated in the space.

The Developed Design for the Martinborough Park and Playground is included in Appendix 1 (Stage 2).

3.3 Consultation

The proposed developed design is a response to the extensive community consultation that has been undertaken with the community. Following is a list of playground specific consultation undertaken, and examples of the opportunities are presented in Appendix 2.

- **Dec 2014:** Competition run for playground in all schools in the ward to "design your dream playground"
- **June 2016:** Playground and Park fundraising launch in Martinborough Star (attached)
- **Jan 2017:** Waihinga Park and Playground website set up and promoted within the community <u>https://www.waihingacentre.nz/</u>.
- **2017-2019:** Facebook communications around proposed design and different ideas
- **2017-2019:** Working with Martinborough Community Board on projects, fundraising and allocation of town beautification funds.
- August 2017: Playground consultation article in Martinborough Star
- **August 2017:** MCB ran community priorities for Martinborough Town Beautification Survey using Survey Monkey
- **October 2017:** Playground questionnaire in Martinborough Star and sent to all parents in all primary schools in the ward.
- **October 2017:** Survey monkey survey.

- **October 2017:** Equipment selection consultation Martinborough School (red dot exercise)
- **October 2017:** Waihinga Centre Park and Playground "Great Treasure Trail" family information day
- **October 2018:** Update to landscaping plans by Wraights and Associates
- **December 2018:** Stage 1 of Centre opens some of the landscaping has been included in Stage 1 and is completed.
- **December 2018:** Updated landscape plans are mounted in internal street for community.
- **January 2019:** Website updated to reflect new playground plans and proposed equipment.
- **February 2019:** Double page spread in Martinborough Star identifying proposed new playground equipment.

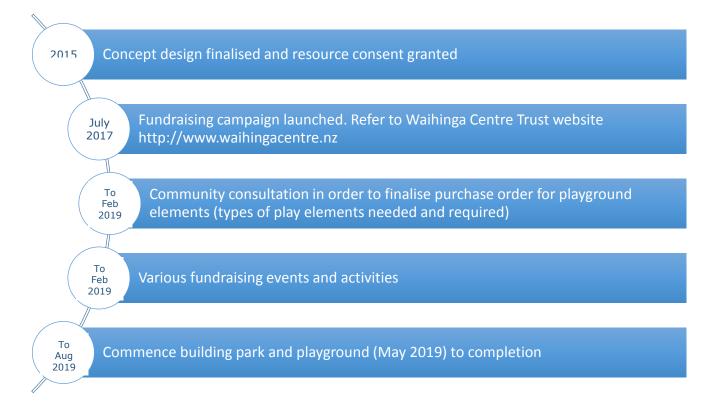
3.4 Options

Only one developed design option is being presented to Council to approve as the project has been widely consulted and publicised. In addition, working towards only one final solution has the effect of reducing the overall costs for Stage 2 of the project.

In terms of the financial implications of only presenting one option; the Trust will work with the successful contractor to tweak the final design to meet available budget once the build costs are known.

3.5 Project Timeline and Next Steps

Following is the Stage 2 Project Timeline, including completed milestones:



Following approval of recommendations, the Waihinga Centre Trust would undertake the following programme of work up until the May 2019 Council meeting when approval would be sought from Council to start building the playground.

- Call and receive expressions of interest
- Get pricing done for the job as tender or otherwise
- Confirm which parts of work would be undertaken
- Seek resolution from council to undertake the work

3.6 Legal Implications

There are no legal implications that would result from approval of Council officer's recommendations.

3.7 Financial Considerations

There are no financial considerations to Council that will result from an approval of Council officer's recommendations. However, Council needs to be satisfied that the condition imposed by resolution DC2016/135 has been met, or will be met by May 2019 when approval to start the build process is sought.

The resolution is as follows:

COUNCIL RESOLVED (DC2016/135):
1. To receive the Mayor's Report.
(Moved Mayor Staples/Seconded Cr Napier) Carried
2. To authorise the Waihinga Centre Fund Raising Committee to apply to grant funding agencies for funds for stage two (if approved) of the Waihinga Centre.
3. To recognise that stage 2 will still need a formal resolution to proceed and will be subject to sufficient funds being raised.
(Moved Cr Jephson/Seconded Cr Robertson) Carried Cr Olds voted against the motion.

3.7.1. Stage 2 Fundraising Summary

This project is community led. Much of the fundraising effort for the development has been led by members of the community invested in the success of this project by raising funds through activities such as the sale of key play elements and landscaping features, individual donations, events and grants.

To minimise costs the Trust is facilitating community groups to build some play elements and approaching contractors to donate labour and/or materials.

The overall budget for the developed design is \$400,000. This is anticipated to cover site preparation, surfaces, sundries, trees, walls and kerbs and play areas. The Trust expects that the projected budget will allow them to complete the project.

Currently the Waihinga Charitable Trust has \$300,000 in funds (pledged and collected) and just over \$100,000 in donated items.

4. Conclusion

The Waihinga Trust has successfully led and fundraised Stage 1 of the Waihinga Centre project to completion. There is a track record of success and limited risk to Council in approving officer's recommendations. The community has been without a full playground since 2016, it is recommended that Council formally approve Martinborough Park and Playground Project (Stage 2) to commence.

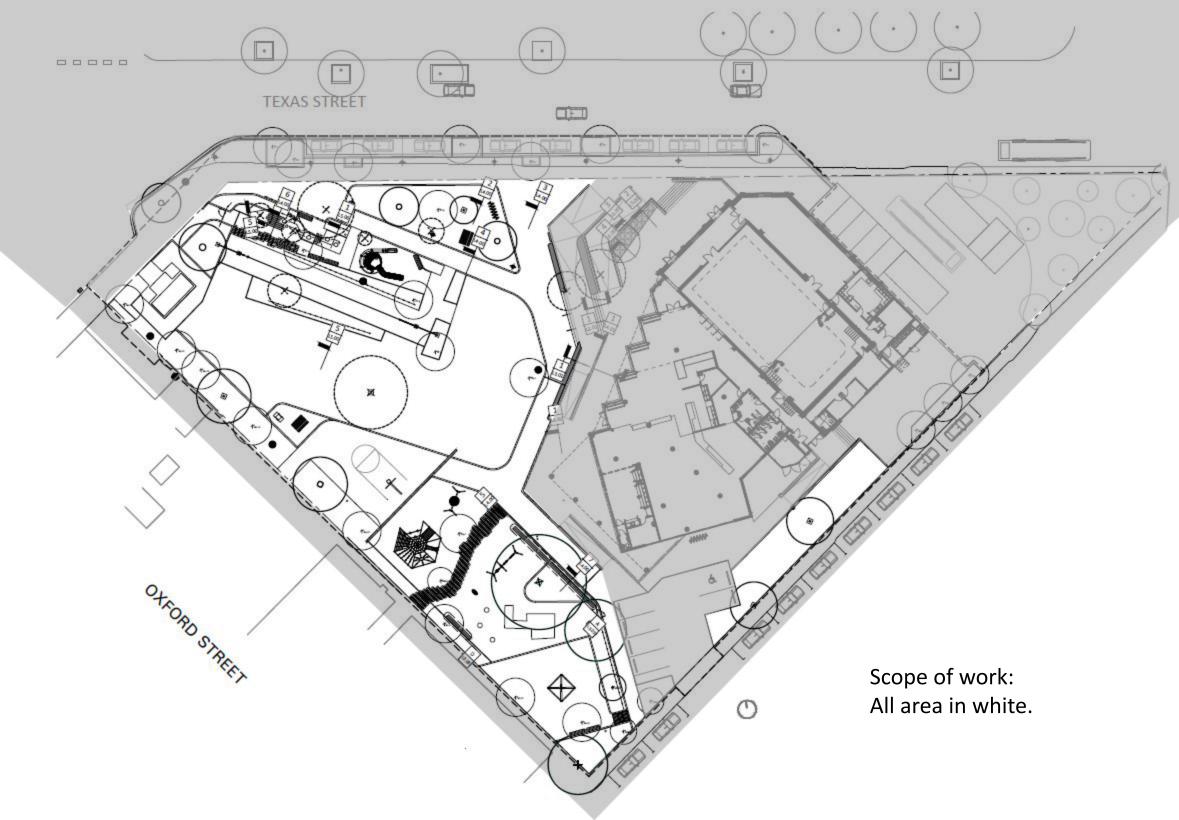
5. Appendices

Appendix 1 – Developed Design for the Martinborough Park and Playground

Appendix 2 – Examples of Community Consultation

Contact Officer: Paul Crimp, Chief Executive

Appendix 1 – Developed Design for the Martinborough Park and Playground





WAIHINGA PARK MARTINBOROUGH

in collaboration with WARREN & MAHONEY ARCHITECTS

Client: SOUTH WAIRA **UPDATED D**

DATE 04 JULY.18 -10 JULY.18 А

Wā contact: Nicole Thompson

ph +64 4 381 3355 nicole@waal.co.nz

WELLINGTON lvl 2/282 wakefield st po box 19212, wellington p: +64 4 381 3355 e: office@waal.co.nz w: www.waal.co.nz

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REVISION

NOTES For Discussion For Review



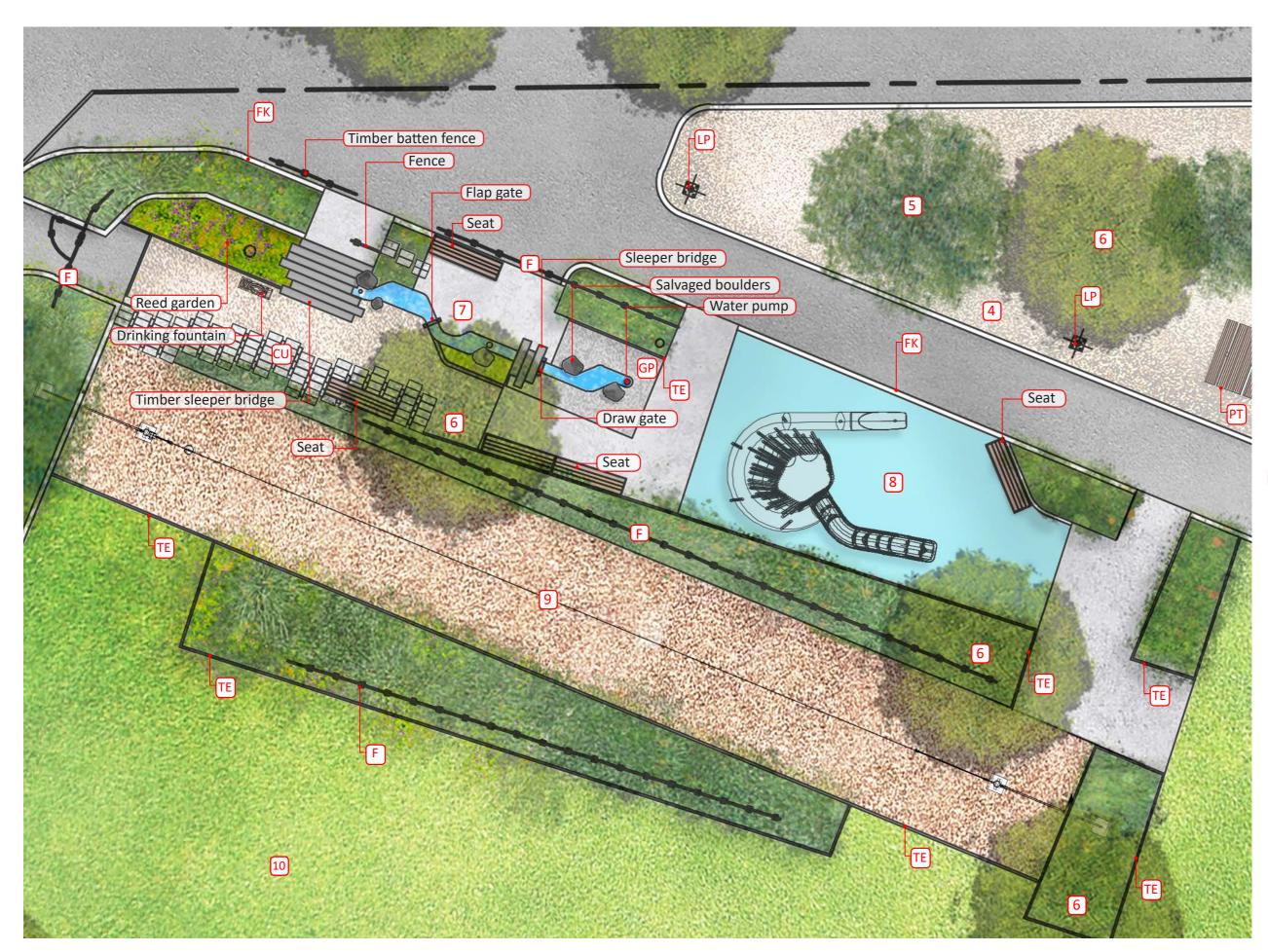
Key



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1 ENTRY TERRACES
2 TOWN HALL
3 COMMUNITY CENTRE / LIBRARY
4 LIMECHIP GROVE
5 EXISTING TREE RETAINED
6 NEW TREE
7 WATER PLAY
8 TOWER SLIDE
9 'TRAVELLER' FLYING FOX
10 CENTRAL LAWN
11 BBQ AREA
12 RETAINED BASKET BALL HOOP
13 EXISTING TOILET BLOCK RETAINED IN SITU
14 NEW LIMECHIP PAVED CURTILAGE
15 GARDEN BED
16 EXISTING CLIMBING TOWER RETAINED
17 NEW FLYING SAUCER
18 RELOCATED EXISTING SWING SET
19 RETAINED REFURBISHED PLAY STRUCTURE (RE PAINTED, NEW SLIDES AND ROPE NETS)
20 RELOCATED 1#EXISTING SPRING TOY (SURF BOARD)
21 NEW SPINNING CIRCUS
22 BELL BRIDGE

23 NEW 3# INCLUSIVE SPINNERS



NORTH PLAY DETAIL 1:100 @ A3 Key

4 LIMECHIP GROVE

5 EXISTING TREE RETAINED

 (\mathbf{T})

- 6 NEW TREE
- 7 WATER PLAY
- 8 TOWER SLIDE
- 9 'TRAVELLER' FLYING FOX
- 10 CENTRAL LAWN
- F FENCE
- PT PICNIC TABLE
- CU FIRTH PAVING ON CONCRETE BASE
- LP FUTURE LIGHT POLE
- TE TIMBER EDGE
- FK FLUSH KERB
- GP GRAVEL PAVING

Materials Key

	ASPHALT
1	CONCRETE
	SOFTFALL BARK

- SOFTFALL RUBBER
- LAWN
- LIME CHIP
- GARDEN BED
- RAIN GARDEN / REED BED





8 TOWER SLIDE



12 RETAINED BASKET BALL HOOP

17 NEW FLYING SAUCER



19 RETAINED REFURBISHED PLAY STRUCTURE (RE PAINTED, NEW SLIDES AND ROPE NETS)



21 NEW SPINNING CIRCUS



22 BELL BRIDGE



PLAY EQUIPMENT





23 NEW 3# INCLUSIVE SPINNER PLAY EQUIPMENT



9 'TRAVELLER' FLYING FOX

7 WATER PLAY







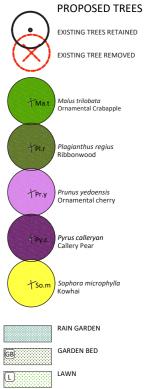
16 EXISTING CLIMBING TOWER RETAINED

18 RELOCATED EXISTING SWING SET



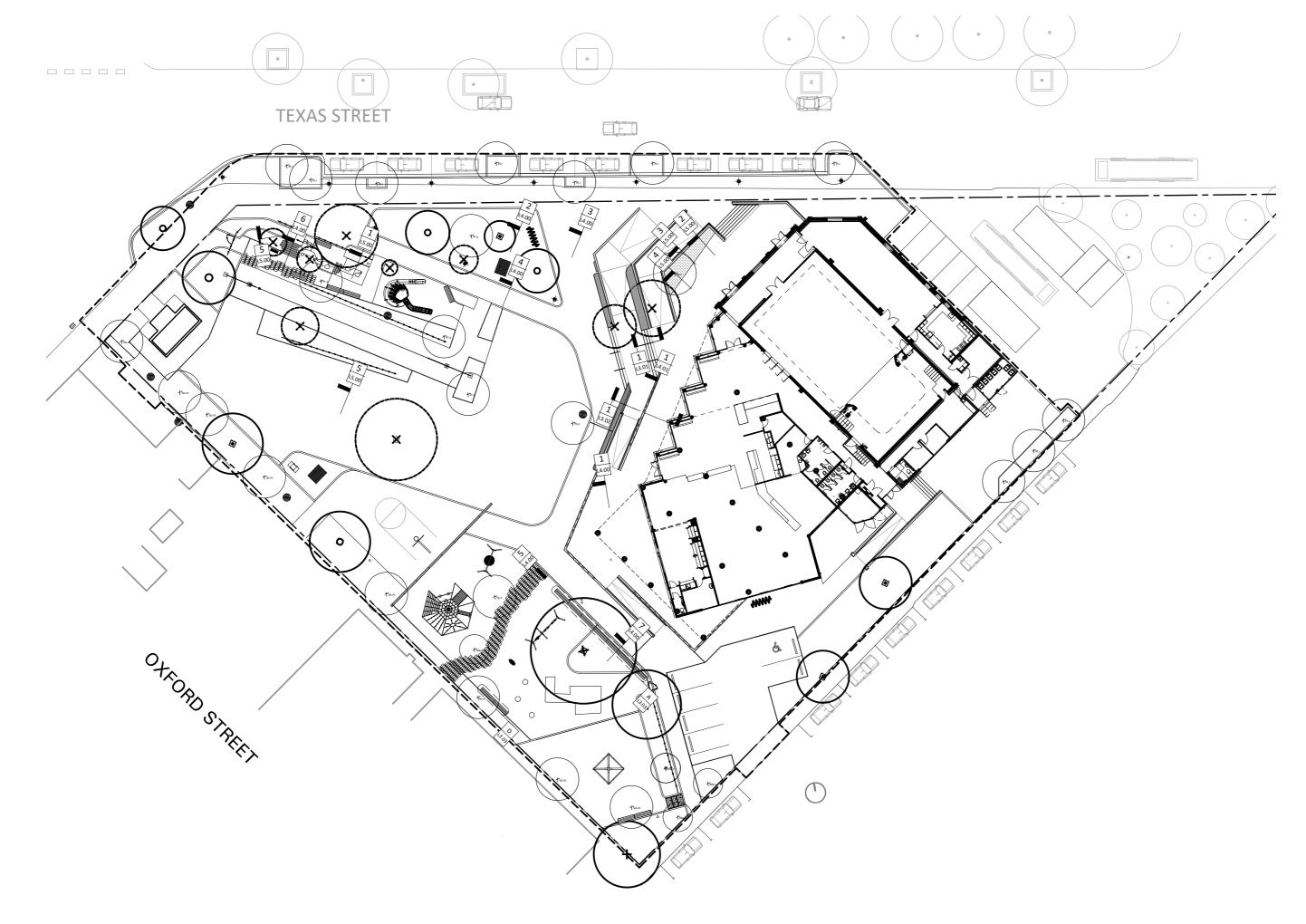




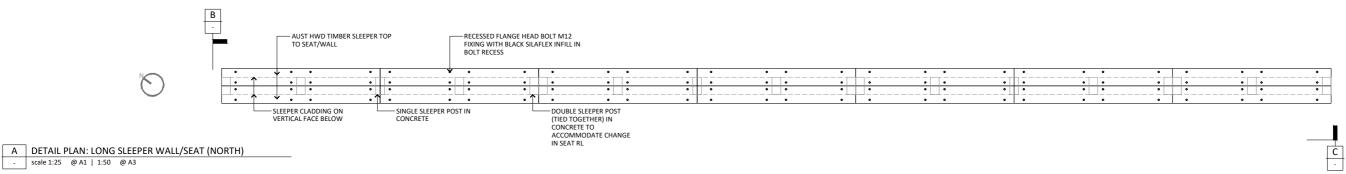


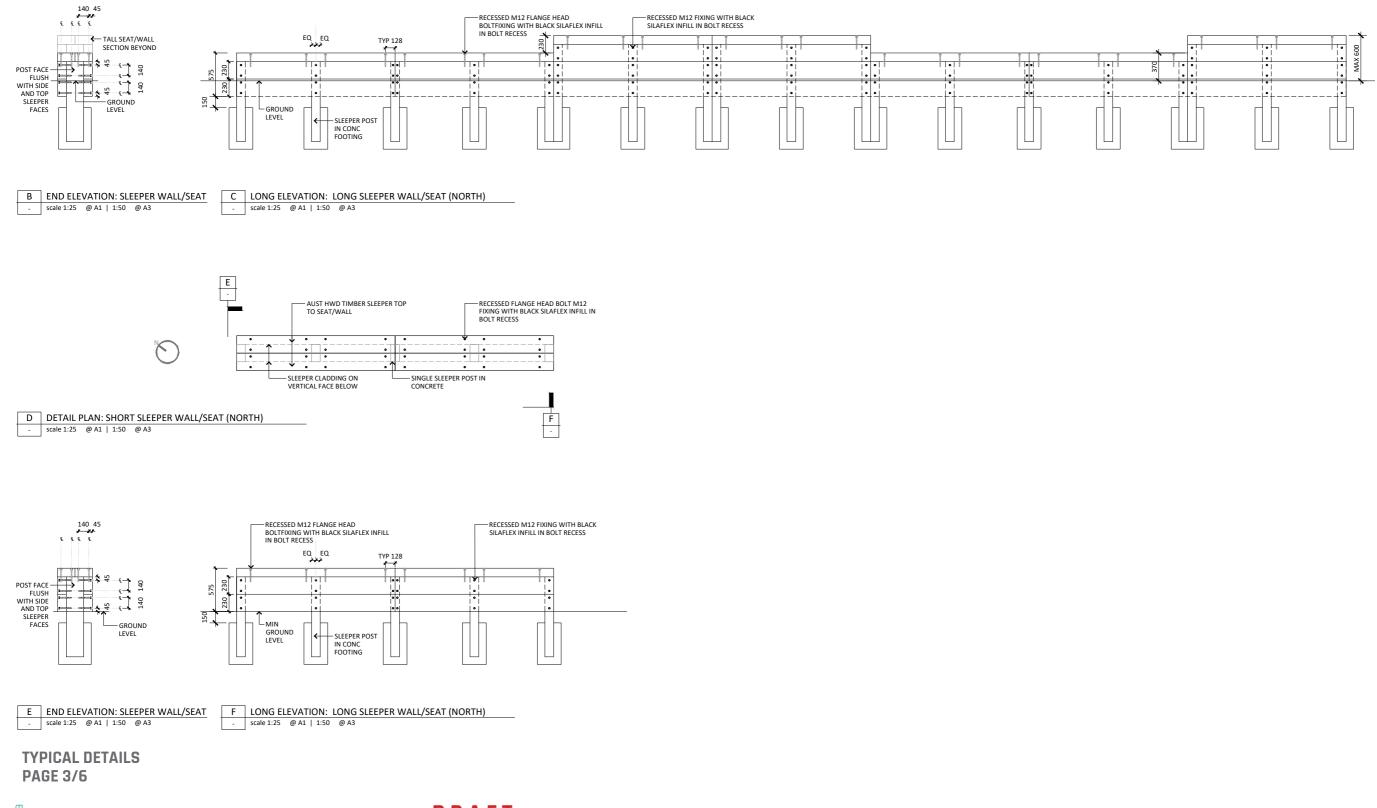
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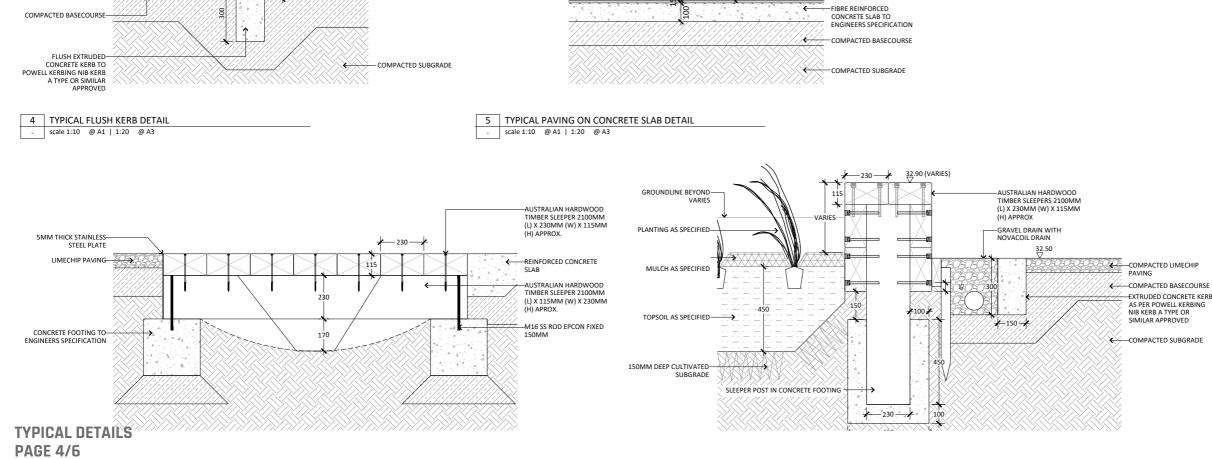


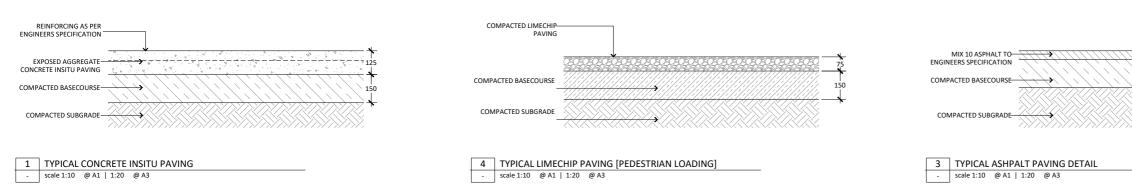
TYPICAL DETAILS REFERENCE PLAN





150 -





-COMPACTED LIMECHIP PAVING

_FIRTH CONCRETE PAVING UNITS. JOINTS FILLED WITH JOINTING SANDS

__15 DEEP SAND + CEMENT MORTAR

TYP.5

8

400

FALL

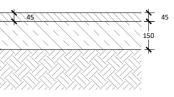
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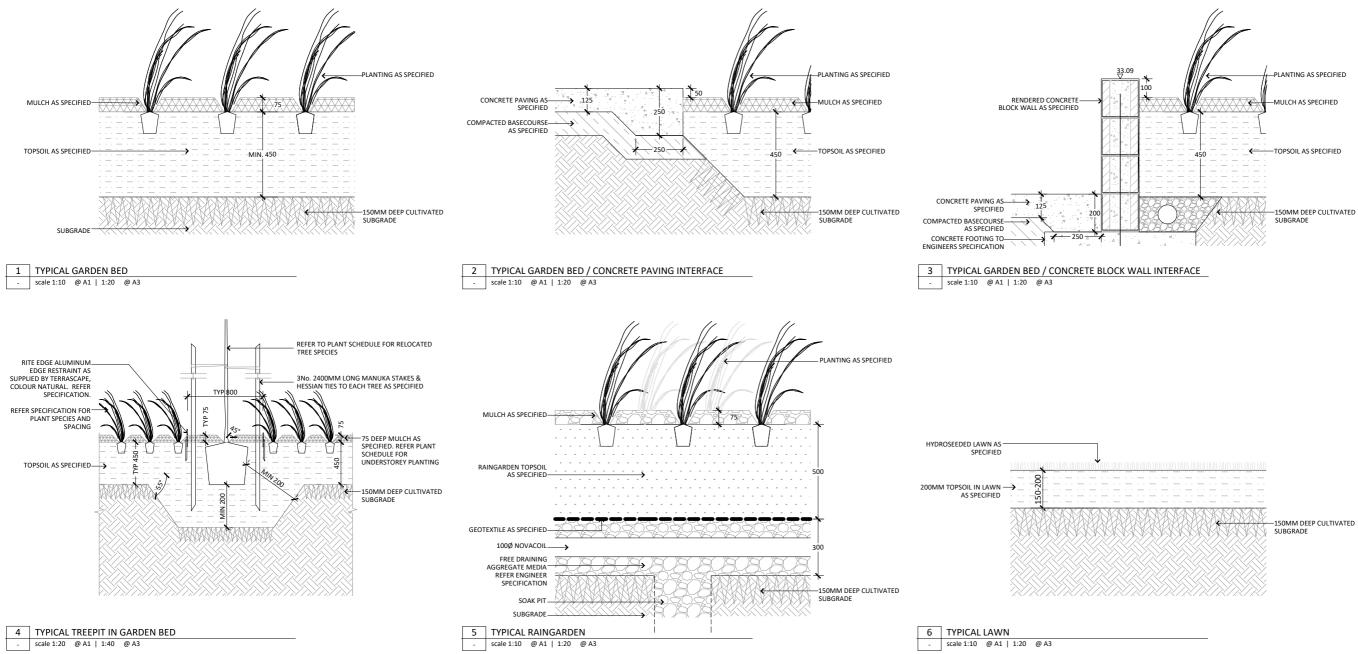
ASPHALT PAVING TO-ENGINEERS SPECIFICATION



COMPACTED LIMECHIP

EXTRUDED CONCRETE KERB AS PER POWELL KERBING NIB KERB A TYPE OR SIMILAR APPROVED

COMPACTED SUBGRADE



TYPICAL DETAILS PAGE 6/6



FINISHES & FEATURES | 1:100

CP	CONCRETE PAVING
PU	CONCRETE UNIT PAVING ON CONC BASE
AP	ASPHALT PAVING OR CHIPSEAL
LC	COMPACTED LIMECHIP
	RIVER ROUND GRAVELS
	BARK SOFTFALL
	RUBBER SOFTFALL
	RAIN GARDEN
GB	GARDEN BED
	LAWN
	TOTARA BATTEN FENCE/ GATE
	WAHINGA PARK SCOPE OF WORKS
	EXISTING SERVICES RETAINED
SP .	NEW SOAK PIT
CR	CYCLE RACK
	SEAT
LP	FUTURE LIGHT POLES. ALLOW DUCTING BELOW PAVING
DF	DRINKING FOUNTAIN
	KICKRAIL
SR	SCOOTER RACK
Tq	PICNIC TABLE
HT	HOSE TAP
	revision:
12/07/18	FOR DISCUSSION



scale: 1:200 @ A1, 1:400@A3

PLAN

date: 10/07/18

drawing no.

project name WAIHINGA PARK

project no. 1415

client: SWDC



t +64 4 381 3355 +64 4 381 3366 office@waal.co.

Appendix 2 – Examples of Community Consultation

Martinborough Playground

Consultation questions for children, young people and anyone interested in the development of the park and playground.

We are planning a new and improved playground. We would like to know what you think we should do there to make it a better place to play.



HOW OLD ARE YOU? _____

HOW OFTEN DO YOU GO TO THE MARTINBOROUGH PLAYGROUND? Tick one

- □ Every day
- $\hfill\square$ Once a week
- \Box Sometimes
- □ Rarely

WHAT DID YOU PLAY WITH MOST AT MARTINBOROUGH PLAYGROUND? Tick as many as you wish

- □ Swings
- □ Carousel
- \Box Seated four person swing
- \Box See Saw
- \Box Flying fox
- \Box Net Climbing Frame
- \Box Wooden climbing frame with bridge and slides
- \Box Spring toys
- □ Spinning surfboard
- \Box Slide

WHAT, IF ANYTHING, DID YOU NOT LIKE ABOUT MARTINBOROUGH PLAYGROUND?

WHAT THREE IMPROVEMENTS WOULD YOU LIKE TO SEE AT MARTINBOROUGH PLAYGROUND?

1.

2.

3.

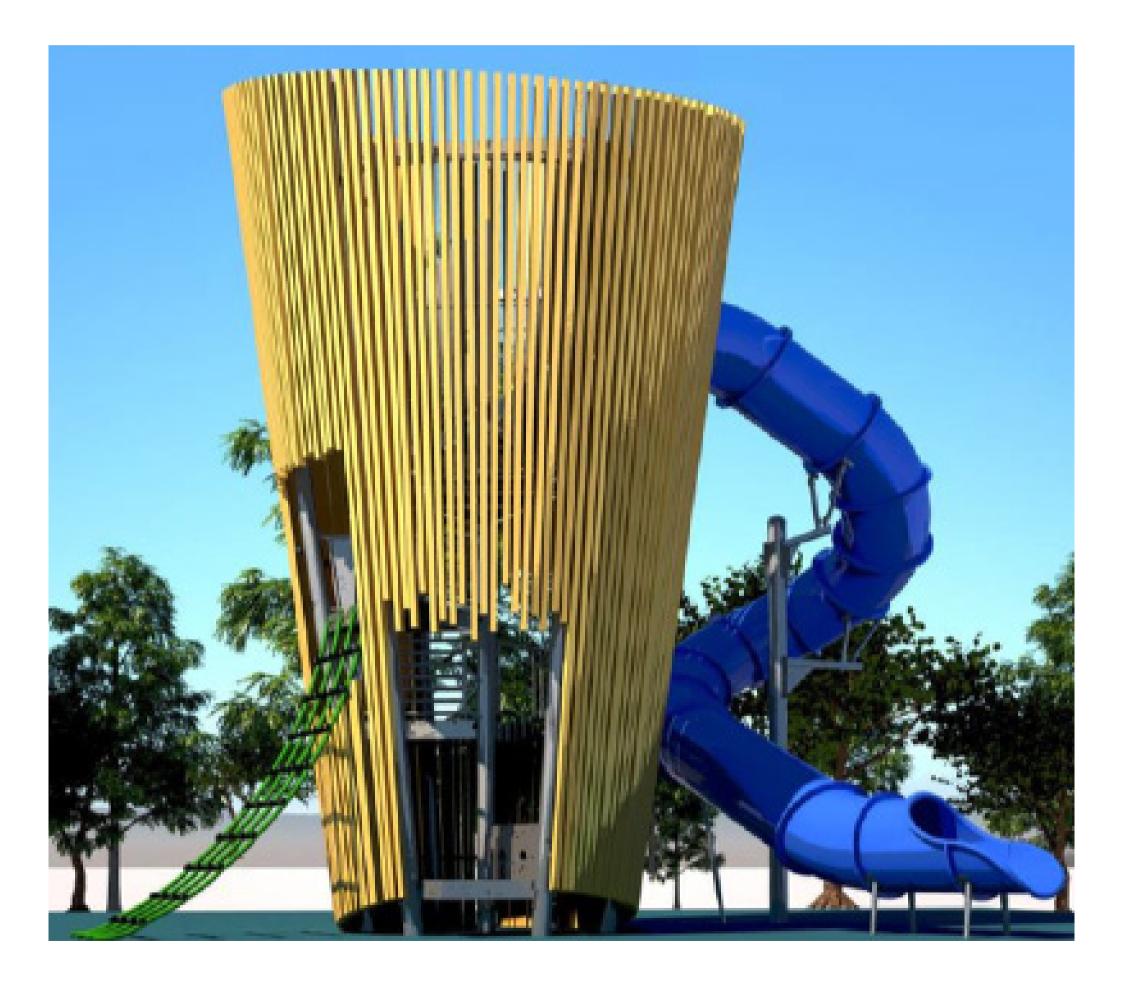
ARE THERE ANY OTHER ITEMS/FEATURES YOU WOULD LIKE TO HAVE INCLUDED IN THE PARK AND PLAYGROUND DESIGN?

PLEASE ADD ANY ADDITIONAL COMMENTS HERE.

THANK YOU FOR YOUR PARTICIPATION IN THIS CONSULTATION

Please return this form to the school office

Waihinga Centre PLAYGROUND Martinborough



Some old favourites will reappear



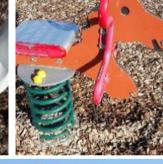


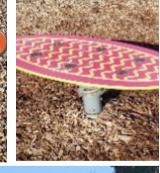












06 9



INTERACTIVE TOYS Pick your favourite!

Tunnels and Mini Trampolines







Musical Instruments



0R.....

Games



SWINGS Pick your favourite!











SEE-SAWS Pick your favourite!











SPINNERS Pick your favourite!













WATER PLAY Pick your favourite!











Martinborough Playground

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WAIHINGA PLAYGROUND & PARK

We're a growing community with a diverse range of wants and needs. The new playground will include areas, which can be used for social gatherings, formal events and all year round recreation. The proposed upgraded playground will include a range of equipment and natural opportunities for imaginative play, suitable for all ages and abilities, including limited mobility.

The images on this page are of play equipment chosen by the children of Martinborough during our consultation process.



Activity Tower.

Kindly donated by Martinborough Lions.

We will reinstall a number of play items including the flying fox, climbing frames and swings.



The **Spinning Circus** is the latest in Pendulum Swings. You can fly through the air like a real circus acrobat!

A super versatile piece of equipment, for all ages, with a variety of hanging and swinging activities.

Can you help? We still need donations to purchase this exciting piece of equipment





Coin operated **BBQ** Station Kindly donated by Powerco.

2 x Picnic Tables Kindly donated by Powerco.







Inclusive

Flying Saucer.

Kindly donated

Plunket Trust.

by the Royal NZ



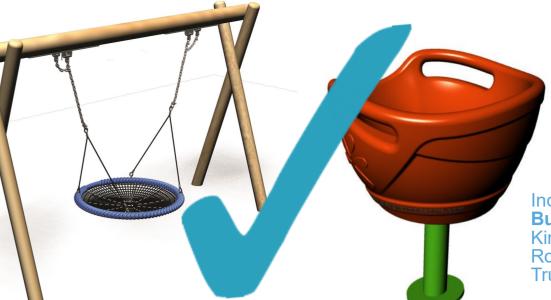
Kindly donated by Mitre 10 and Royal NZ Plunket Trust

HOW YOU CAN HELP!

1. Want to know more? We'd love to hear from you if you would like more information on the cost of specific play items or to make a larger donation

2. Want to volunteer? We need more help! Join our happy group of community minded people to help us with our fundraising activities Contact: info@waihingacentre.nz or Cath de Groot 021526757 or Vicky Read 0272271252

3. Ready to donate now? Internet banking account: Waihinga Charitable Trust 01 0671 0391532 00 or PO BOX 201, Martinborough.



Inclusive **Spinning Bucket**. Kindly donated by the Royal NZ Plunket Trust



An amazing new water play station will allow for hours splashing about fun. Completely interactive with a hand pump, gates, and buckets this one will have the kids thinking, as well as playing.

There are many individual play items within this area—if you could help with the purchase of any of these items we would love to hear from you.



A beautiful park needs plenty of trees!

You can donate a tree today - visit our website for details.

www.waihingacentre.nz



We are still \$100,000 short of our target and every dollar helps



WAIHINGA CENTRE ΤΙΝΒΟ R



This month sees the launch of a community driven campaign to fundraise for Stage 2 of the Waihinga Centre Project; The playground and park.

Waihinga Playground & Park

FUNDRAISING FOR STAGE 2 OF THE WAIHINGA CENTRE PROJECT





230K RAISED TOWARDS THE NEW PLAY

TO FUND THE ENTIRE PROJECT

VISIT OUR NEW WEBSITE FOR MORE DETAILS www.waihingacentre.nz

We're a growing community with a diverse range of wants and needs. The new playground will include areas, which can be used for social gatherings, formal events and all year round recreation. The proposed upgraded playground will include a range of equipment and natural opportunities for imaginative play, suitable for all ages and abilities, including limited mobility.





including active, creative and cognitive play. There are grassed terraces and long areas of seating edges which allow for recreational groups or organized events.

THIS IS A 'ONCE IN A **GENERATION' PROJECT**

The brief to the designers was to create a signature park for Martinborough which could become a major attraction for the town; the first choice for play, recreation and relaxation







The Park and Playground will have a strong sense of place with extensive plantings of appropriate trees, low grasses and native shrubs and a shallow water stream providing a sheltered and safe play area.

HELP OUT **BY BECOMING A VOLUNTEER** Sign up to our volunteer

register today CALL MAX ON 3069095 or email maxandlizstevens@gmail.com

RE-USE AND RECYCLE Many of our existing play pieces have been earmarked for repurposing and relocation



reach our one million dollar target. We will also be providing details on the design of the park and play areas. If you would like to find out more about the project please visit our new website www.waihingacentre.nz.

updating this page with news of

fundraising events planned and applications for grants filed in order to



