

# SOUTH WAIRARAPA DISTRICT COUNCIL

26 JUNE 2019

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## AGENDA ITEM C4

### WAIHINGA PARK AND PLAYGROUND PROJECT (STAGE 2)

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#### **Purpose of Report**

To inform members of the tender pricing received 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. *To note the Tender Pricing Report (Appendix 1).*
3. *Agree that the Waihinga Charitable Trust in partnership with SWDC can commence and manage the Waihinga Park and Playground Project to its completion.*

#### **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 Charitable Trust are now seeking approval to:

- Formally accept the tender pricing stage 2 – The Waihinga Centre Park and Playground Project,
- Agree that the Waihinga Charitable Trust in partnership with SWDC can manage the Waihinga Park and Playground Project to its completion.

Approval to commence the Martinborough Park and Playground has previously been given on 20<sup>th</sup> of February 2019.

# 1. Discussion

## 1.1 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The previous/existing playground does not fully meet the needs of the community, as much of the equipment is outdated.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.

## 1.2 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 tender pricing for the Martinborough Park and Playground is included in Appendix 1 (Stage 2).

## 1.3 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 <https://www.waihingacentre.nz/>.
- **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.

#### **1.4 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.

#### **1.5 Project Timeline and Next Steps**

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



## 1.6 Legal Implications

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

## 1.7 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.

### 1.7.1. 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.

## **2. Conclusion**

The Waihinga Charitable 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) tender pricing so work may commence.

## **3. Appendices**

Appendix 1 – Tender pricing for the Martinborough Park and Playground (to be tabled)

Contact Officer: Bryce Neems, Amenities Manager

# **Appendix 1 – Tender Pricing for the Martinborough Park and Playground**

