

# Report

Subject: **Marton Development Group: Playground Extension**

To: Assets/Infrastructure Committee

From: Athol Sanson, Parks and Reserves Team Leader

Date: 14 March 2019

File Ref: 6-RF-4-1

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## 1 Background

- 1.1 The Marton Development Group (MDG) formed in 2018, becoming an incorporated society in November that year, to promote and develop play opportunities for residents and visitors to Marton. The society has 15 members from the local community and is chaired by Mrs Lucy Skou.
- 1.2 The MDG identified the Memorial Hall Playground on Wellington Road as the initial project due to the age of the facility. The group aims to raise \$700,000 - \$800,000 for the new playground. Current funds raised are approximately \$335,000.
- 1.3 The MDG has employed Sarah Collins and Aynsley Cisaria from Boffa Miskell to design a destination playground for Marton. Expressions of interest were called from four playground designers and Boffa Miskell was chosen due to the style of destination playgrounds they design. Sarah's playground at Anderson Park in Hastings won Recreation Aotearoa Outstanding Park Award 2018.
- 1.4 The limited footprint of the existing playground has been identified as a barrier to achieving what would be considered to be a 'destination playground'. The MDG approached council staff to guidance on extending the existing playground into the Memorial Hall carpark. A map showing the proposed extension, alternative thoroughfares and adequate carpark space is attached as Appendix 1
- 1.5 The playground extension will require 595 m<sup>2</sup> of existing parking space and a possible additional 362m<sup>2</sup>, at a later date, for a further playground/greenspace/carpark extension.
- 1.6 The MDG is now seeking Council approval to allow the proposed extension of the playground as outlined in the attached map. Boffa Miskell will incorporate this extended area into the new concept plans.

## **2 Comment**

- 2.1 The current Memorial Hall unmarked carpark can accommodate approximately 30 cars and is used by users of Memorial Hall and the playground. St John use the carpark by Lower Beavan Street for staff parking and as an entry/exit point for the ambulances. The carpark is further utilised during ANZAC day. It is in good condition and apart from hall events is rarely fully utilised.
- 2.2 The MDG has consulted with affected parties and will continue consultation during the planning and concept stage of this development. To date, all affected parties have indicated support for the playground extension as shown on the map (attached as Appendix 1).
- 2.3 St John has requested a clearway for the ambulances and staff parking carparks. They noted concern regarding the height of the boundary fence. These requests can be accommodated and incorporated in the design by Boffa Miskell.
- 2.4 Marton RSA is in full favour of the development.
- 2.5 The resident at 5 Lower Beavan Street is in favour of the extension, providing play equipment is kept away from the boundary fence. This request will be incorporated in the design by Boffa Miskell.
- 2.6 Memorial Hall requires 52 carparks to meet district plan requirements, which include road side parking. The gravel area at the rear of Memorial Hall could be developed into a sealed carpark, easily allowing for carpark requirements, as demonstrated in the map. Works required would include kerb and channel, existing gravel areas to be sealed, storm water connections and marking. Infrastructure have estimated the cost would be approximately \$37,700, which includes an 11% contingency sum. This could be funded in full from the 2019/20 Parks Upgrade Partnership budget as Council's contribution to the project'.
- 2.7 Resource consent is not required to extend the playground into the carpark, and there are no legal impediments to the carpark being used for an extension to the playground. The proposed works will be an extension of activity, entirely within existing land boundaries. No Public Works Act or Resource Management Act matters require consideration.
- 2.8 Due to the future increased visitor numbers to the destination playground, consideration will need to be given to either renovate the hall toilets, providing a means of access directly to toilet facilities, or to provide new toilet facilities. An application will be made to the Tourism Infrastructure Fund for a stand-alone facility, while options (and costings) for providing access to the current hall facilities are also being sought. It is anticipated that these costs will be available for the meeting.

## **3 Conclusion**

- 3.1 Our annual resident's survey highlights the need for new or revamped playgrounds in our region and is one of the most commented on issues in this survey.

- 3.2 Moving the carpark will not adversely affect the hall users, however should the proposed playground extension be declined, the scope of the development will need to be significantly reduced. That will jeopardise the impact the playground will have on the wider community.
- 3.3 The proposed destination playground will be the first of its kind in the region and, when completed, will be a significant drawcard for visitors and residents of Marton. Adding to other community-led projects, this will further promote Marton as a destination for families seeking adventure for their children.

#### **4 Recommendations:**

- 4.1 That the report 'Marton Development Group - Playground Extension' to the Assets/Infrastructure Committee meeting on 21 March 2019 be received.
- 4.2 That the Assets/Infrastructure Committee recommend to Council that the request from the Marton Development Group to extend the playground into the Marton Memorial Hall carpark be approved.
- 4.3 That a sum of \$37,700 to develop the gravel area behind Memorial Hall into a sealed carpark be funded in full from the 2019/20 Parks Upgrade Partnership budget as Council's contribution to the project Marton Memorial Hall playground extension.

Athol Sanson  
Parks & Reserves Team Leader

# *Appendix 1*



6.7m

8m

19

20

9

Memorial Hall

7

7

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Futher extension  
Parking  
Green Space  
362 m2

Playground Extension  
595 m2

Memorial Playground

Wellington Road

