


335 Broadway / Drover Surveys 	Upper Façade NA
	Lower Façade Traditional high-quality brick masonry. High visual interest. Well maintained.
	Ground-Floor Fenestration Small windows with high sill.
	Veranda NA
	Signage Small wall-mounted sign adjacent main entrance.
	Activation Little visual connectivity. Raised floor.

333 Broadway / Evans, Henderson, Woodbridge 	Upper Façade Traditional, high-quality brick masonry with rendered sections. High visual interest. Well maintained.
	Lower Façade Traditional, high-quality brick masonry consistent with upper facade. High visual interest. Well maintained.
	Ground-Floor Fenestration Small windows with high sill.
	Veranda NA
	Signage Single high-quality sign consistent with architecture.
	Activation Little connectivity at ground floor. Raised floor. First-floor bay windows suggest inhabitation.

327 Broadway / Guang Dong Takeaway 	Upper Façade Modernised. Low-quality. Poor repair.
	Lower Façade Modernised. Low-quality. Poor repair.
	Ground-Floor Fenestration Inconsistent with upper level. Blanked off window.
	Veranda Poor quality. Poor repair.
	Signage Poor quality.
	Activation Limited connectivity (security mesh on door, blanked off window). Blank side elevation to park.

297 Broadway / Cooks Bar & Gaming Lounge



Upper Façade

Modernised. Low quality. Very low visual interest.

Lower Façade

Modernised. Low-moderate quality.

Ground-Floor Fenestration

Fully glazed. Most doors/windows obscured.

Veranda

Modernised. Consistent treatment. Well maintained.

Signage

Partially missing upper-façade sign. Fair veranda signs.

Activation

Opal Lounge provides only visual connectivity. Remaining windows are covered with opaque film. Degraded finish on timber cladding. Some street-facing signs on ground-floor windows. Upper façade has no openings or other architectural detail. Upper façade masks pitched roof. So, no first-floor inhabitation. Hanging baskets provide additional detail and signal custodial care.

289 Broadway / The N.Z. Farmers Distributing Co.



Upper Façade

Original art deco. Poor repair. Unflattering colours.

Lower Façade

Modernised. Distinct from upper façade. Good repair.

Ground-Floor Fenestration

Fully glazed. High connectivity. High visual interest.

Veranda

Original clerestory windows above. Fire escape added.

Signage

Original upper façade inscription. Single veranda sign.

Activation

Window displays and on-street merchandise create a highly activated retail frontage. This combines with planting and street furniture to make a virtue of discontinuity (deeper setback) in building line. When in leaf, street trees conceal upper façade. Large first-floor windows provide sense of inhabitation. Mid-block pedestrian crossing aligned with centre of building.

281-287 Broadway



Upper Façade

Original (except some windows). High-quality masonry. Poor repair. Inconsistent colour scheme.

Lower Façade

Modernised. Fragmented. Poor quality. Poor repair.

Ground-Floor Fenestration

Extensive glazing (partially obscured).

Veranda

Original. Ornate. Veranda posts. Very poor repair.

Signage

Unsympathetic AA sign. Single discrete veranda sign.

Activation

Impressive 1908 façade anchors centre of block in terms of scale and architectural quality. Let down by poorly maintained fabric. Limited indoor/outdoor connectivity owing to obscured openings. Ground-floor tenancies vacant or occupied with low-intensity activities that fail to engage street. Little sense of first-floor inhabitation owing to curtains and the fact that some windows have been reduced in size.

277 Broadway / Marton Bakery & Cafe



Upper Façade

Modernised. Poor quality. Poor repair.

Lower Façade

Modernised. Inconsistent with upper façade. Moderate quality. Moderate repair.

Ground-Floor Fenestration

Extensive glazing. Raised sill.

Veranda

Modernised. Possibly original veranda posts.

Signage

Medium quality. Strong appeal to street.

Activation

Outdoor seating. Upper façade conceals pitched roof. Diminutive vertical / horizontal scale. Hanging flower baskets add detail and signal care.

273 Broadway / Moral Bros.



Upper Façade

Original. High-quality. Fair repair.

Lower Façade

Partially modernised. Unsympathetic colours. Moderate quality.

Ground-Floor Fenestration

Fully glazed. Good connectivity.

Veranda

NA

Signage

Original upper façade inscription. Bartley Realty high-quality window signage.

Activation

Good visual connectivity. Two entrances. Passage to rear of lot. Real estate office provides relatively little engagement with street. Little sense of first-floor inhabitation despite large windows.

267 Broadway / Four Doors Down Cafe



Upper Façade

High-quality plastered masonry. Original. Good repair.

Lower Façade

As above.

Ground-Floor Fenestration

Single large window. Raised sill. One entrance glazed.

Veranda

No veranda

Signage

Discrete signage. Sympathetic to architecture.

Activation

No outdoor seating. Little visual connectivity with interior. Raised ground floor limits indoor-outdoor exchange. Some signs of first-floor inhabitation. Parallel parking allows better cross-street visibility.

255-265 Broadway / Hannan's Marton Hotel



Upper Façade

Original. High-quality. Fair condition.

Lower Façade

Partially modernised. Fragmented incl. colours. Fair.

Ground-Floor Fenestration

Partial-full glazing (some obscured). Some raised sills.

Veranda

Original. Ornate. Unusual balcony / veranda design. Not full length. Inconsistent colour scheme.

Signage

Original upper-façade inscription. Varied at ground.

Activation

Limited indoor / outdoor connectivity owing to raised sills and obscured windows. Hair salon and spa has good signage. Antons bar on corner is closed. Little sense of first-floor inhabitation. Variety of poor-quality window coverings on upper level – suggestive of vacancy / neglect.

249-253 Broadway / Marton Post Office



Upper Façade

Original (transition style). High quality. Good condition.

Lower Façade

As for upper façade. Addresses corner.

Ground-Floor Fenestration

Large windows. Original condition. Raised sills.

Veranda

NA


Signage


Original lettering on parapet. Mural to entry alcove.

Activation

Scale and quality ensure strong spatial definition at intersection. Main (corner) entrance is closed. No other access point evident. Vacant or low-intensity ground-floor use. Solid plinth and raised windows prevent eye-level visual contact with interior. Pastel colour scheme promotes art deco reading of architecture.

237 Broadway / ADS Lines etc. 	Upper Façade Modernised. Poor quality. Good condition.
	Lower Façade Modernised. Fair quality. Good condition.
	Ground-Floor Fenestration Near fully glazed. Dark glass prevents connectivity.
	Veranda Modern. Fair quality. Good condition.
	Signage Small signs on windows. Matched to fenestration.
	Activation Deeply recessed entry. Little sense of internal activity.

225 Broadway / Downs Group 	Upper Façade NA
	Lower Façade Contemporary. High quality. Good condition.
	Ground-Floor Fenestration Extensive glazing. Dark glass prevents connectivity.
	Veranda NA
	Signage High quality. Integrated with building.
	Activation Set back behind vegetation, vehicle circulation.

223 Broadway / Vision Experience 	Upper Façade NA
	Lower Façade Domestic style. Visible hip roof. Good condition.
	Ground-Floor Fenestration Domestic scale. Raised sills. Little connectivity. Recessed corner entrance addresses street.
	Veranda NA
	Signage Single street-facing sign. Integrated with building.
	Activation Set back behind vegetation. Little connectivity.

194-224 Broadway

**Upper Façade**

Original. High quality. Fair condition.

Lower Façade

Modernised. Inconsistent with upper façade.

Ground-Floor Fenestration

Fully glazed.

Veranda

Original. Medium quality. Poor-fair condition.

Signage

NA

Activation

Occupied but closed. Sense upper-level inhabitation.

204 Broadway / St Andrews Church

**Upper Façade**

NA

Lower Façade

Modernised. Poor-medium quality. Poor-fair condition.

Ground-Floor Fenestration

NA

Veranda

NA

Signage

Minimal. Discrete. Non-commercial.

Activation

Set back. Little presence. Original church concealed. Large parking lot. Concealed or remote entrances.

212 Broadway

**Upper Façade**

Original. Ornate. High quality. Poor condition.

Lower Façade

Modified original. Medium quality. Poor condition.

Ground-Floor Fenestration

Partially glazed. One section blanked off.

Veranda

Modified original. Poor quality. Poor condition.

Signage

NA

Activation

Little connectivity at ground. Vacant or low-intensity use. No sense upper-level inhabitation.

216-218 Broadway / Wallys Books etc.



Upper Façade

Modernised. Poor quality. Very poor condition.

Lower Façade

Modernised. Poor-medium quality. Fair condition.

Ground-Floor Fenestration

Text.

Veranda

Modernised.

Signage

Matched to veranda fascia. Poor condition.

Activation

Vacant ground level. Sense of vacant upper level.

222-226 Broadway / MOP



Upper Façade

Modernised. Poor quality. Very poor condition.

Lower Façade

Modernised. Poor-medium quality. Fair condition.

Ground-Floor Fenestration

Fully glazed. Window display behind security mesh.

Veranda

Modernised. Partial.

Signage

Disproportionately large. Modern. Veranda fascia. Good condition.

Activation

Dimly lit interior. Sense of vacant upper level.

230 Broadway / Eastern Ocean



Upper Façade

Parapet only. Modernised. Poor quality. Fair condition.

Lower Façade

Modernised. Poor-medium quality. Fair-good condition.

Ground-Floor Fenestration

Fully glazed. Clerestory windows remain.

Veranda

Modernised. Over-scaled fascia. Fair condition.

Signage

Modern. Co-ordinated fascia and window signs.

Activation

Takeaway business closed mornings. Good indoor / outdoor connectivity. ATM.

234 Broadway / Leader & Watt



Upper Façade

Parapet. Modernised. Poor quality. Good repair.

Lower Façade

Modernised. Medium quality. Good repair.

Ground-Floor Fenestration

Fully glazed. Window display. Security mesh.

Veranda

Modernised. Med-fair quality. Good repair.

Signage

Modern. Co-ordinated. Over-scaled parapet sign.

Activation

Large appliances in window. Little indoor / outdoor connectivity.

236 Broadway / Team Lewis



Upper Façade

Original timber. Modified parapet?

Lower Façade

Modernised. Fair quality. Fair condition.

Ground-Floor Fenestration

Fully glazed.

Veranda

Modernised. Posts. Over-scaled fascia. Fair condition.

Signage

Text

Activation

Real estate window display limits indoor / outdoor connectivity. Deeply recessed entry.

238-248 Broadway / Ministry of Social Development / Go Ahead Hair Designs





Upper Façade Parapet only. Modern. Low quality. Good repair.	Activation Non-typical development. Raised floor level. Deep setback to accommodate ramped access. Balustrade and change in datum reduces contact with street edge. Window signage greatly reduces indoor / outdoor visual connectivity.
Lower Façade Modern. Medium quality. Good repair. Raised floor.	
Ground-Floor Fenestration Fully glazed.	
Veranda Modern. Over-scaled cantilever. Shallow pitch on soffit. Exposed steep structure.	
Signage Modern. MSD fascia sign.	


252 Broadway / John Turkington Forestry



Upper Façade Modern. Fair quality. Good condition.	Activation Entrance addresses corner. Contemporary commercial architecture offers low-moderate visual interest. Images on windows prevent indoor / outdoor connectivity. Tinted glass limits sense of first-floor occupation. ATM.
Lower Façade Modern. Fair quality. Good condition.	
Ground-Floor Fenestration Fully glazed.	
Veranda Modern. Fair quality. Good condition.	
Signage Modern. Single fascia-mounted sign at corner.	

<p>256-258 Broadway / J.J.McDonald</p> 	<p>Upper Façade Original. High quality. Very good repair.</p>
	<p>Lower Façade Some original. Good quality. Very good repair.</p>
	<p>Ground-Floor Fenestration Fully glazed both frontages.</p>
	<p>Veranda Original. Good repair.</p>
	<p>Signage Discrete window signs. Original façade inscription.</p>
	<p>Activation Corner entrance. Good indoor / outdoor connectivity. Some window displays. Vacant corner tenancy. Sense of inhabitation on upper level.</p>

<p>262 Broadway / Tāmata Hauhā</p> 	<p>Upper Façade Modern construction. Consistent scale. Average quality. Low-medium visual interest. Well maintained.</p>
	<p>Lower Façade Modern. Average quality. Well maintained.</p>
	<p>Ground-Floor Fenestration Fully glazed. Partially screened by graphics.</p>
	<p>Veranda Projecting, glazed box. Conceals upper façade.</p>
	<p>Signage High quality, integrated.</p>
	<p>Activation Office reception. Limited connectivity. Little activity.</p>

<p>266 Broadway / Property Brokers</p> 	<p>Upper Façade Modernised. Consistent scale. Fair quality. Low visual interest. Well maintained.</p>
	<p>Lower Façade Modernised. Fair quality. Well maintained.</p>
	<p>Ground-Floor Fenestration Fully glazed. Mostly screened by advertising.</p>
	<p>Veranda Modernised. Well maintained.</p>
	<p>Signage Façade sign removed. High-quality awning sign / flags.</p>
	<p>Activation Real estate office. Curated window display. Limited internal / external connectivity. Little visible activity.</p>

268 Broadway / Ballentynes



Upper Façade

Early 20th century. High-quality. High visual interest. Well maintained.

Lower Façade

Modernised. Fair quality. Well maintained.

Ground-Floor Fenestration

Fully glazed. Retail displays. Recessed entry.

Veranda

Original. Partially modernised. Fully integrated.

Signage

High-quality. Integrated. Original above. Modern below.

Activation

Good internal / external connectivity.

272 Broadway / Fat Rabbit



Upper Façade

Modernised. Poor-medium quality. Fair condition.

Lower Façade

Modernised. Medium quality. Good repair.

Ground-Floor Fenestration

Fully glazed.

Veranda

Modified original.

Signage

Modern. High quality. Co-ordinated.

Activation

Good indoor / outdoor connectivity. Attractive window displays.

276 Broadway / Freshchoice



Upper Façade Parapet only. Modern. Poor quality. Good repair.	Activation Long frontage with little activation or visual interest. Applied graphics block already limited glazing. Structural cross-bracing contributes to perception of barrier at street edge. Corporate livery is intrusive.
Lower Façade Modern. Poor quality. Good repair.	
Ground-Floor Fenestration Glazing at entrance (blocked). Clerestory windows (blocked).	
Veranda Modern. Fair condition. Poor lighting.	
Signage Parapet. Modern. High-quality. Corporate livery.	

286 Broadway / Hilton's Buildings



Upper Façade Original. High quality. Poor condition.
Lower Façade Modernised. Medium quality. Partly sympathetic.
Ground-Floor Fenestration Fully glazed. Recessed door.
Veranda Original with posts. Ornate. Very poor condition.
Signage Original inscriptions. Redundant ground-floor sign.
Activation Vacant ground floor. Little sense inhabitation above.

288-294 Broadway / Ma & Pa's / Marton Pharmacy / Daily Grind



Upper Façade

Modern parapet. Low-medium quality. Fair condition.

Lower Façade

Modern. Good quality. Good condition.

Ground-Floor Fenestration

Fully glazed.

Veranda

Modern. Fair quality. Good condition.

Signage

Modern. Medium-high quality. Co-ordinated.

Activation

Three buildings present as single long façade. Horizontal emphasis almost as stark as that of Freshchoice supermarket. Pharmacy window displays add interest but limit indoor / outdoor connectivity to entrance. Café outdoor seating.

296-298 Broadway / Sash & Door Buildings



Upper Façade

Original. High-quality brick. Good repair.

Lower Façade

Modernised. Medium quality. Good repair.

Ground-Floor Fenestration

Fully glazed.

Veranda

Modernised suspended cantilever. Medium quality. Good condition.

Signage

Good signage. Co-ordinated. Original inscriptions.

Activation

Historically significant connection to prominent Marton business. Ground-floor window displays. Some on-street merchandise (McGruer's). Little sense of inhabitation above. Part of sequence of four high-quality original facades.

302-304 Broadway / Abraham & Williams



Upper Façade

Original. Very high quality. Good condition.

Lower Façade

Modernised. Poor quality. Poor-fair condition.

Ground-Floor Fenestration

Text.

Veranda

Original suspended cantilever. Partly modernised. Poor condition (temporary timber props).

Signage

Redundant Marton Seafoods signs. Original inscriptions.

Activation

Vacant ground floor. Screened windows. Temporary props to veranda contribute to separation from street. Little sense of inhabitation above. Part of sequence of four high-quality original facades.

310-314 Broadway / Davenport Bros.



Upper Façade

Original. High quality. Fair-good condition.

Lower Façade

Modernised. Fair quality. Sympathetic. Fair-good condition.

Ground-Floor Fenestration

Fully glazed.

Veranda

Modernised suspended cantilever. Temporary props.

Signage

Remnant signs on veranda fascia. Original inscriptions.

Activation

Passive display of historic farm machinery. Poorly illuminated. Veranda props and planting increase separation from street. Part of sequence of four high-quality original facades.

318 Broadway / Century 21



Upper Façade

Original. High quality. Good condition.

Lower Façade

Modernised. Various treatments on two frontages. Partly sympathetic. Good condition.

Ground-Floor Fenestration

Fully glazed. Partially screened (Kip McGrath office).

Veranda

Modernised suspended cantilever. Temporary props. Fair condition.

Signage

Redundant veranda fascia signs.

Activation

Kip McGrath office (still tenanted?). Otherwise vacant. Part of sequence of four high-quality original facades.

1 High Street / RAWR / Pip's Barbers



Upper Façade

Original. High quality. Good condition.

Lower Façade

Original. High quality. Good condition.

Ground-Floor Fenestration

Original. Fair condition.

Veranda

NA

Signage

Applied to glazing. Some free-standing signs on footpath. High quality. Sympathetic.

Activation

Two fully glazed shop fronts (one screened). Otherwise, small windows with raised sills (possibly raised ground floor) limit indoor / outdoor connectivity. Strong corner entrance. Pip's Barbers makes strong address to street (window display, planters, free-standing signs).

328 Broadway / Olympic Building



Upper Façade

Original. High quality. Good condition.

Lower Façade

Modernised. Medium quality. Good condition. Sympathetic.

Ground-Floor Fenestration

Fully glazed.

Veranda

Modernised suspended cantilever. Overly deep fascia.

Signage

Original parapet sign? Excessive contrast. High-quality co-ordinated veranda / window signs / livery.

Activation

Window display with strong street appeal. Good indoor / outdoor connectivity. Dark colour partially conceals façade detail.

340 Broadway / Guthrie Bowron



Upper Façade

Modern. Parapet with pitched roof over veranda. Fair quality. Good condition. Out of character.

Lower Façade

Modern. Fair quality. Good condition. Partly set back from street edge. Detached building in the round.

Ground-Floor Fenestration

Partially glazed. Some blank elevation at street edge.

Veranda

Reads as roof rather than veranda. Out of character.

Signage

High quality. Coordinated.

Activation

Carpark and forecourt contribute to detachment from street edge. Hybrid character represents shift towards vehicle-oriented retail format.



Do not scale. Verify dimensions on site before commencing work.

A	Discussion	06.03.2025
No.	Revision Notes	Date
Not For Construction		



North:
A
Scale:
1:400 @ A1
1:200 @ Double A1
Issued For: Discussion
level 3, 11 vivian street, wellington, new zealand, 6011

Job Number:
2408-1339
Revision:
A
level 3, 11 vivian street, wellington, new zealand, 6011

Project:
Marton Town Centre
Drawing Title:
Colourplan
www.localcollective.nz

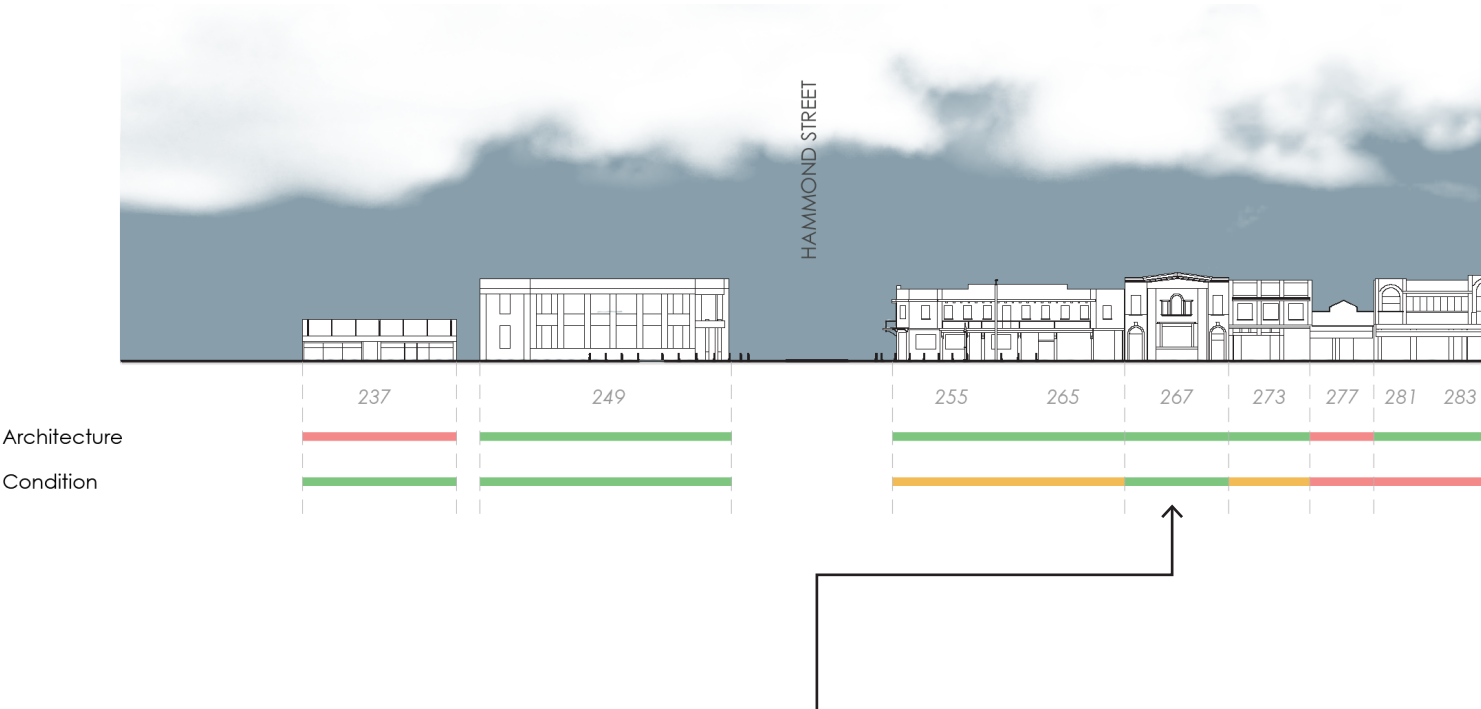
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Do not scale. Verify dimensions on site before commencing work.

A	Discussion	06.03.2025
No.	Revision Notes.	Date
Not For Construction		

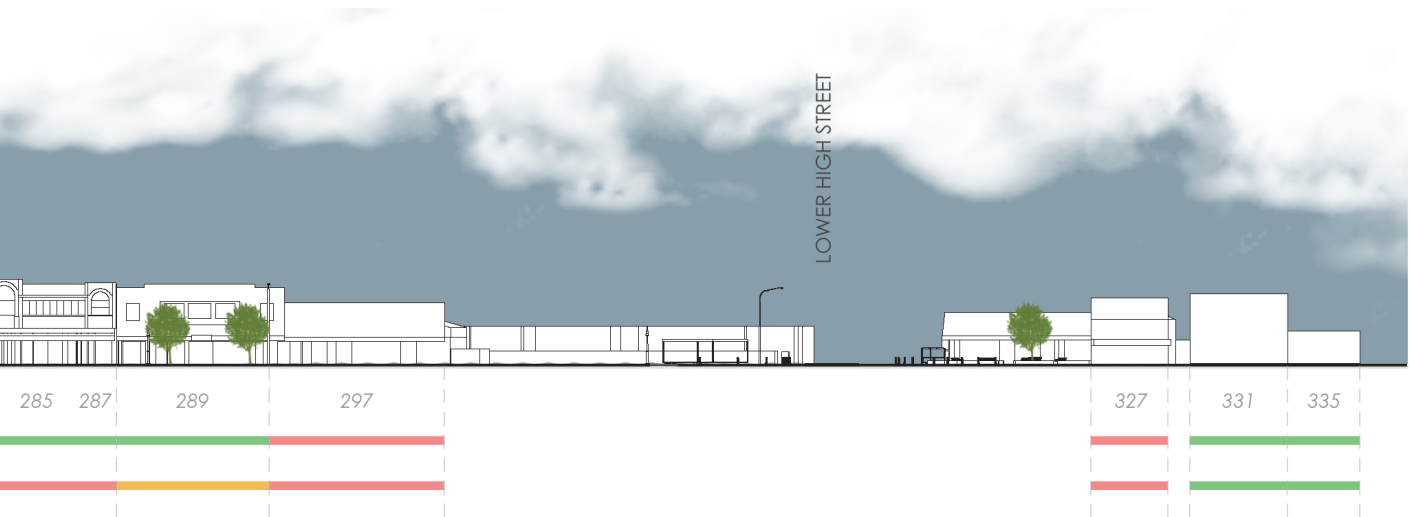
Facade Quality Survey



267 Broadway / Four Doors Down Cafe



Upper Façade High-quality plastered masonry. Original. Good repair.	
Lower Façade As above.	
Ground-Floor Fenestration Single large window. Raised sill. One entrance glazed.	
Veranda No veranda	
Signage Discrete signage. Sympathetic to architecture.	
Activation No outdoor seating. Little visual connectivity with interior. Raised ground floor limits indoor-outdoor exchange. Some signs of first-floor inhabitation. Parallel parking allows better cross-street visibility.	
ARCHITECTURE	CONDITION



- There are a wide range of facades along Broadway that vary between old or new, good or poor condition, and high or low quality architecture.
- Three contiguous blocks of heritage buildings have been identified as having potential for facade activation.
- These buildings present an opportunity for restoration that will attract passing motorists into the town.
- A temporary intervention, such as facade lighting, could be a cost-effective first step before physical upgrades.

Active Frontages and Entrances

- Shop frontages along Broadway are generally active and present many entrances to the street.
- Frontages that are off Broadway are less active but still have a good amount of activation.
- Although the Green has blank walls on two sides, it remains open and active along the other two edges.



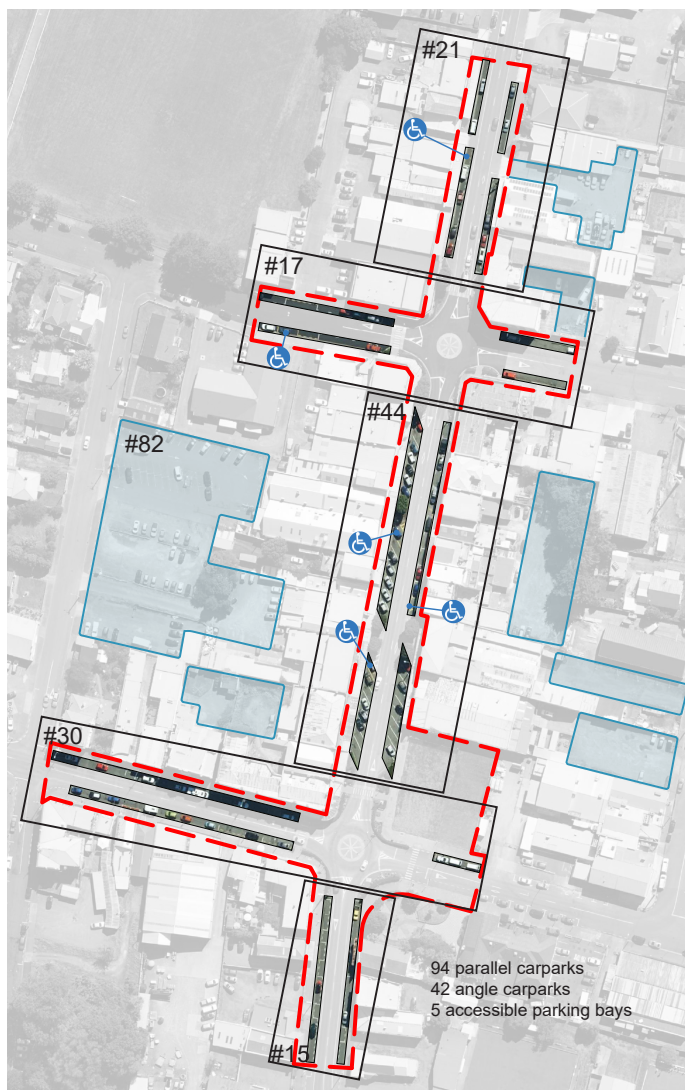
Building activities

- Broadway is dominated by General Retail and Food & Beverage Retail; this reflects the main reasons people visit the town centre.
- Office spaces are limited although there is a concentrated pockets of offices in the northwest.
- There is no trade or industrial in main town centre block.
- Residential buildings are limited to the parallel streets behind the main block.



Parking

- During the survey it was observed that there is sufficient parking on Broadway.
- More parking is available on back lots although the connection to Broadway is lacking.
- The angle of parking spaces restricts views and passage across the street.
- Accessible parks are concentrated on Broadway leaving Wellington Rd and High Street with none.
- The roundabouts provide an easy turnaround point for those searching for parking.



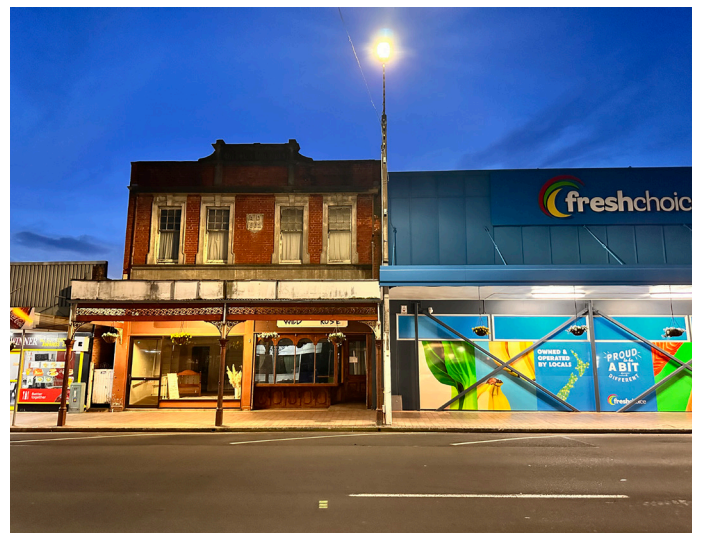
Vegetation & Surfacing

- Several large parks are within walking distance of the town centre.
- Park on the corner of Wellington Road and Lower High Street is out of scope.
- The Green is included in the scope and presents great opportunity with a blank canvas.
- Established horse chestnut trees along Broadway help to define identity but more are needed for 'avenue effect'.
- Most of the town centre is paved with concrete unit pavers; the footpath is generously wide but the pavers are worn smooth and slippery when wet.
- Raised crossings with concrete bricks contrast with road surface and increase pedestrian safety.
- Asphalt or concrete footpaths are more common further from the centre of town.



Street Lighting

- The town centre is generally well illuminated.
- Ornate light columns are concentrated around both roundabouts and central Broadway.
- Fluorescent lighting under awnings is harsh but provides a fairly consistent light source.
- Uplighting of trees using coloured bulbs brings a decorative element to the streetscape.
- There is opportunity to add artistic expression by illuminating heritage buildings.



Fixtures and Furniture

- The town centre has a good amount of seating and number of bins.
- Bench seats in the town centre are cast iron and timber, fitting the heritage theme and forming a cohesive furniture suite.
- Custom community-built seats around street trees are uniquely Marton and contribute to the community spirit and sense of place.
- Bins are frequent and well-placed
- Bicycle parking is limited to just two locations and are outdated 'wheel-bender' slot racks.
- Bollards with chains are in poor condition and obsolete due to hedges planted behind.



Sun and Shade

21 December / Summer Solstice

- Broadway is oriented roughly north-south so sun and shade are evenly distributed across both sides of the street.
- The west side of Broadway receives morning sun whilst the east side receives afternoon sun.
- The Green receives all day sun in summer with only minimal shading from the north and east.

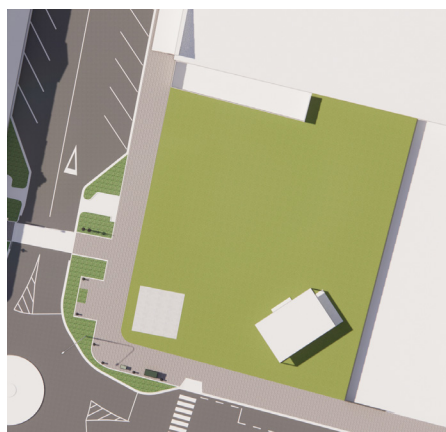
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12:00 pm



3:00 pm

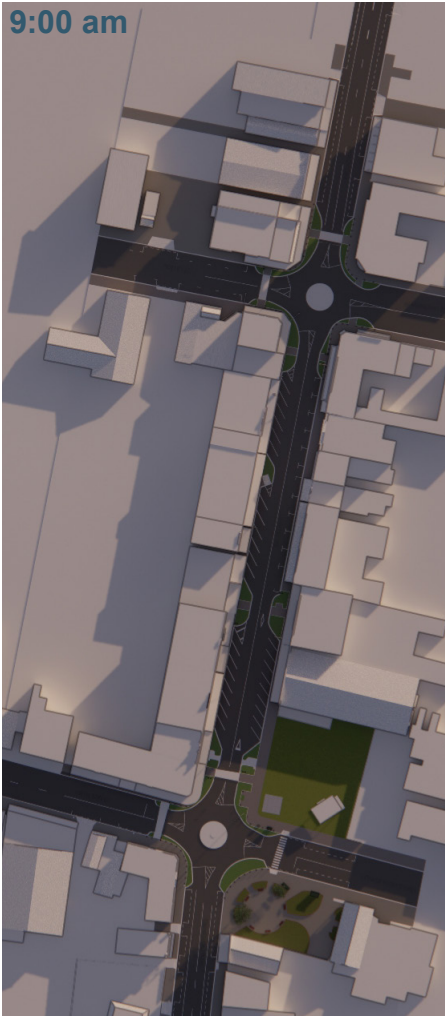


Sun and Shade

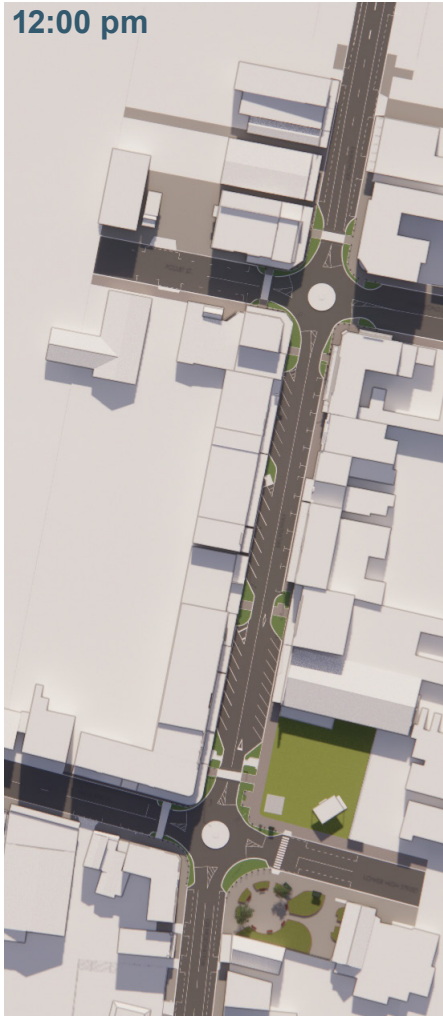
21 June / Winter Solstice

- Morning sunlight is much more limited in winter.
- The Green is shaded more in the morning and is mostly sunny by the afternoon.

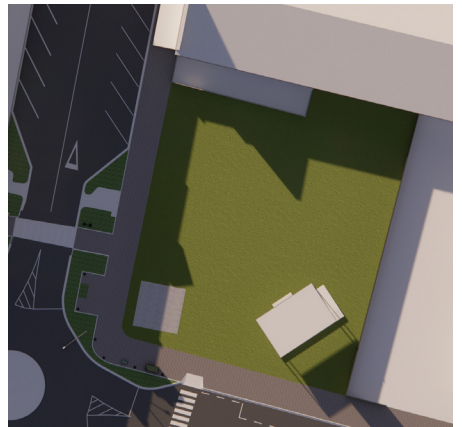
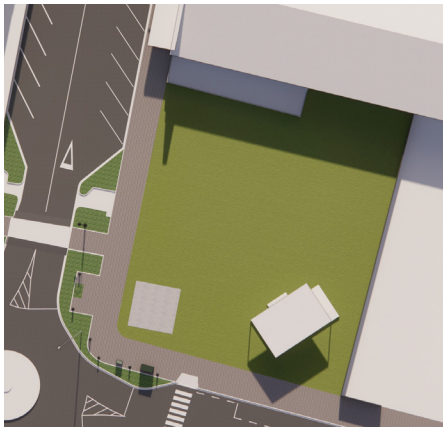
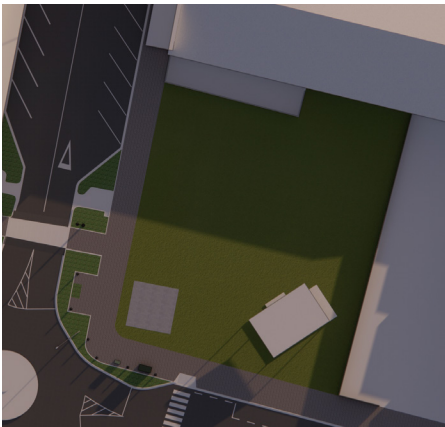
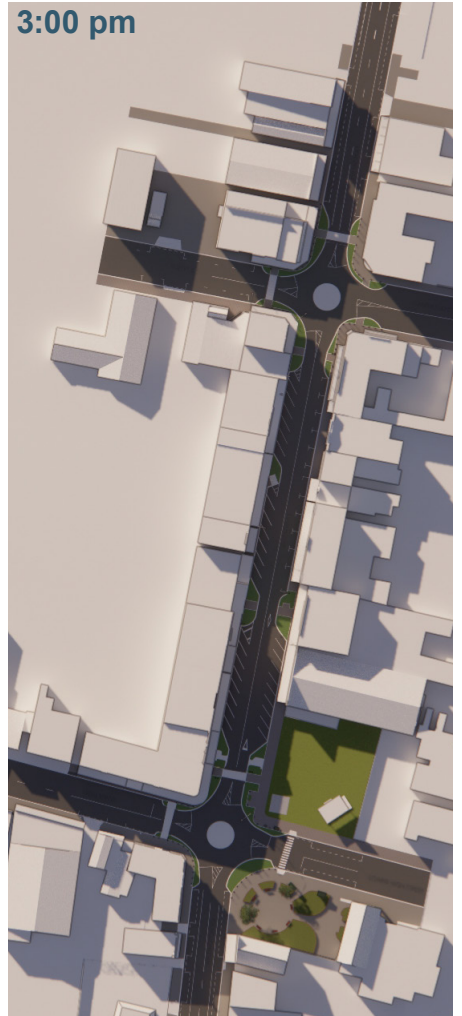
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3:00 pm



Marton Town Centre Streetscape Questionnaire

Public consultation 07.12.2024 Rangitikei District Council - McIndoe Urban – Local

1	<p>General – Are you visiting or do you live in Marton? / How you often do you visit the town centre / Do you find it serves your needs / How long do you usually stay / What do you do here / What parts of the centre would you use the most frequently?</p> <p><i>SUMMARY: Approximately 4/5 of respondents are residents (19 out of 24). Visiting the supermarket and ‘grocery shopping’ are the most common town centre activities (11/21). 6 respondents also named ‘shopping’ as an attraction. Cafés are another popular destination (9 out of 24). 17 respondents recorded frequency of visits. Among this group, 13 visit ‘frequently’ or at least once per week.</i></p> <div><div></div><div><div>1. Non-resident</div><div>2. Visitor from Palmy (monthly / day out / coffee / 0.5hr)</div><div>3. Resident (daily / supermarket / socialising / coffee)</div><div>4. Rural resident (‘not much’ / supermarket / Fat Rabbit / 0.5hr)</div><div>5. Resident (daily / supermarket / Fat Rabbit / Anton’s / 0.5-1hr)</div><div>6. Resident (daily / supermarket / Cook’s Bar / Club Hotel / Anton’s / 0.5hr)</div><div>7. Resident (supermarket / op shop)</div><div>8. Resident (3-4 times per week / between roundabouts)</div><div>9. NA</div><div>10. Visitor from Fielding (pub / stall holder)</div><div>11. Resident (daily / shops / Countdown / Fat Rabbit / ATM / Village Green / Cook’s / Anton’s)</div><div>12. Resident (daily / lunch / shopping / driving through / between roundabouts / 30mins – 1hr)</div><div>13. Resident (daily / café / grocery shopping / Highland Evolution / gym / 2hrs)</div><div>14. Resident (frequent / grocery shopping / appointments / walk through / second hand shop)</div><div>15. NA (infrequent)</div><div>16. Visitor (weekly / shopping / family / driving through / 2hrs)</div><div>17. Resident (weekly or fortnightly / shopping)</div><div>18. Resident (twice weekly / shopping / ATM)</div><div>19. NA</div><div>20. Visitor (‘every so often’ / ‘if something’s on’)</div><div>21. Resident (daily / supermarket / takeaways)</div><div>22. Resident (weekly / supermarket / coffee shop / takeaways / Ballantynes / Mitre 10 / meetings)</div><div>23. Resident (shopping)</div><div>24. Resident</div><div>25. Resident (book shop / supermarket)</div><div>26. Resident & business owner (cafes / Fat Rabbit / shops)</div><div>27. Resident / Visitor (8.30 to 9.00pm)</div></div></div>
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2	<p>How would you describe the town centre? If you had to draw a simple map for a visitor, what would you draw?</p> <p><i>SUMMARY: Most respondents (7 out of 9) describe the town centre in negative terms such as ‘tired’, ‘dreary’ and ‘dormant’. Only 2 respondents offer completely positive assessments i.e., ‘quaint’ and ‘characterful.’</i></p> <div><div></div><div><div>‘Dire’ / ‘Bit shit’ / ‘Indifferent’ (4)</div><div>‘Dormant’ (5)</div><div>Like free parking (6)</div><div>Could do with a tidy (6)</div><div>‘Tired. Dilapidated.’ (11)</div><div>Should be more pedestrian oriented (11)</div><div>Dreary apart from hanging baskets (12)</div></div></div>
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	<div><div></div><div><div>Quaint. Love Marton. (13)</div><div>Shops struggling, old (14)</div><div>Dated (16)</div><div>Nice homely feeling / welcoming (16)</div><div>Place with character / Character needs to be maintained (24)</div><div>No Brutalist architecture (24)</div></div></div>
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3	<p>Overarching observations on TC performance – do you like / dislike the TC environment / what would you like to see change?</p> <p><i>SUMMARY: Vehicle-related issues are raised by 4 of the 7 respondents. These comments can be either positive (free parking, no traffic lights) or negative (‘river of 4-way traffic’). Another respondent notes that Broadway’s hedges prevent pedestrians from crossing town centre streets. One commentator ‘loves’ the old buildings but dislikes the empty shops. Another thinks that Broadway’s facades ‘definitely need to be repainted’. The town centre as a whole should somehow ‘represent’ Marton and the wider region.</i></p> <div><div></div><div><div>Love old buildings (5)</div><div>Dislike empty shops (5)</div><div>Should represent the area we live in (11)</div><div>Flowing river of 4-way traffic (11)</div><div>Don’t like hedges because too tall & they block crossing (12)</div><div>No traffic lights / free parking / one street does it all (16)</div><div>Good parking (20)</div><div>Keep cars on Broadway (23)</div><div>Definitely needs to be repainted – use colour not usual NZ neutral (24)</div></div></div>
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4	<p>Activation period – Do you think the centre is vibrant for a sufficient length of time? When is the centre busy / When is it quiet? Would you like to see it activated for longer? If so, can you suggest how this might be achieved?</p> <p><i>SUMMARY: Broadway can seem busy at certain times of the day e.g., lunchtime and after school. However, there is general agreement that the town centre should be active for longer especially at evenings and weekends. At present, many businesses are only open Monday-to-Friday. The eastern side of Broadway is particularly quiet. More events, better restaurants, a wider range of shops and longer retail hours would help to attract people to the centre of Marton.</i></p> <div><div></div><div><div>Not vibrant / never busy / laid back (2,8,15, 19)</div><div>Limited period of vibrancy - early evening only (10)</div><div>Average (8)</div><div>Variable (11)</div><div>Busier now / Been getting busier (12, 16)</div></div><div><div></div><div><div>Quiet in the morning (18)</div><div>Busy mid-morning to mid-afternoon (16)</div><div>Busy at lunchtime (18)</div><div>Quiet lunch till 2.00 pm (18)</div><div>Busy when school finishes (5)</div><div>Busy 3.00 pm. Busy 5.00 pm. (18)</div><div>Not busy at 5pm (16)</div></div><div><div></div><div><div>Can be busy during the week (12)</div><div>Quiet nights & weekends (23)</div><div>Quiet on weekends (5)</div></div><div><div></div><div><div>Eastern side is very quiet all the time except for the food section (3)</div><div>Western side is more active (3)</div></div></div></div></div></div>
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	<p>Great space for events (12) Can usually get a park (14) Can park anywhere anytime (17)</p> <p>Want it busier (12) Needs to be active for longer (27) Needs to become busier on weekends (5) Shops open longer on weekends (5) Shops not open on weekends – lost opportunity to attract regional visitors (6) Could be open for longer e.g., 8.00 am to 7.00 pm (26) Café open on weekend (5)</p> <p>More events (5, 11, 20, 23) Fortnightly food-truck market on Village Green (1) More shops (15) Needs better range of shops / better quality shops (17, 27) ‘Cool shops’ (14) Shops are similar on both sides of Broadway e.g., three bakeries (27) Range of shops is OK (22, 25) Mitre 10 is handy (25) Promote shops better (15) Needs more / better restaurants (3, 22) More pedestrian oriented (11) Close section of Broadway to traffic to allow outdoor dining (12)</p> <p>No parking meters (11) More people moving here (12) Needs more visitors (19) New people / former residents returning owing to Marton’s [central / convenient] location (16)</p> <p>‘Keep RDC away from shops’ (23)</p>
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5	<p>Other attractors – Do you access the parks or other non-retail functions in and around the centre? Would you like better provision of open spaces or trails or river connections? What activities / uses do you think are missing?</p> <p><i>SUMMARY: Several respondents enjoy Marton Park and its proximity to Broadway. However, the most visited recreational area is Tutaenui Reservoir, which is 9km north of the town. More trails and cycleways are needed including a ‘loop around town’ and better links to open spaces from the centre of Marton. Ideally, the Tutaenui Stream would be more accessible e.g., with an extension to the current walkway. Market day is popular, and more events of this kind would help to attract visitors.</i></p> <p>Open spaces etc. are all OK (21)</p> <p>Visit the park / Centennial Park (3, 8) ‘Go away from Main Street to the park’ (3) ‘[Park] with the war cenotaph’ (24) Park is very quiet (10) Green [spaces] are more important as infill development occurs (9)</p> <p>‘Would love a [walking] loop around town’ – connected to Te Araroa to attract hikers (16) Need trail to link open spaces and local shops – [currently] not strategy for this (22) Need cycleway to connect these areas with the town (1) Needs more recreational trails (25, 26) Needs good walks in the hills (25) Needs play trail (26)</p> <p>‘Love the pathway behind school’ – this should be extended (5) River has steep banks – needs new bridge / road (8) River is not accessible (10)</p>
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	<p>Needs a nice river access point e.g., Onepuhi [<i>Onepuhi Road access to Rangitikei River?</i>] (11) Needs better access along river / would like river trail (18, 21) ‘Sit on the rocks by the river’ (18)</p> <p>Love Tutaenui Reservoir (16) Walkways / bike trails at Tutaenui Reservoir (1, 6) Walking trails around the Tutaenui dams (1, 4) Walking dogs at reservoir (13) Recreational trails (21, 26) ‘Forest & Bird walkway is really good’ (24) Lost Acre trail (4) Bike trails (16)</p> <p>Farm Source Supplies (1) New World Supermarket (1)</p> <p>Can usually get a carpark (14)</p> <p>Needs information centre in more central location (2) Needs a cinema (26) Needs public toilets (19)</p> <p>Market day is great (12) Needs more markets (27) Needs farmers market (27)</p> <p>Needs dog park with fences for large and small dogs (4)</p> <p>Under-three play space is missing – everything is designed for older kids (5) Fenced play area for smaller children (5) New playground has no fence along road – people park on the grass (5) Would be good to have playground at the skate park (5)</p> <p>Don’t access parks & other non-retail amenities (11) Don’t use the parks (25) Hard to attract people to Marton – why come to Marton? (10)</p>
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6	<p>Village green on the cnr of Broadway and Lower High Street – What do you think about this space? What else would you like to see here?</p> <p><i>SUMMARY: There is strong support for retaining the Village Green as an open space and a venue for events. Although some respondents like the Green in its present form, others called for greater activation and an improved landscape with additional seating. Proposed uses include food trucks, a night market and an ‘eat street’. One commentator suggested that the Green could remain a simple, unprogrammed space provided the buildings opposite become activated.</i></p> <p>‘Great’ / ‘Love it’ / ‘Cool space’ / ‘Happy with it as is’ / ‘Nothing missing’ (11, 14, 15, 21, 24) ‘Love it apart from wall’ (12) Lovely – keep it (3) Like it kept for events (1) Valuable asset for events / ‘We need the Village Green’ / ‘Good for markets & events’ (13, 18, 24, 25) No buildings on Green (3) Retain as open / green space/ open space is good (8, 17, 20, 21, 25) OK so long as buildings opposite are activated (26) Stand is good – used by musicians (8)</p> <p>Xmas tree night was good / love Xmas tree (5, 11)</p> <p>Needs more activity (22) Enjoy activation – use it for more events (16, 17)</p>
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	<p>Market (27) <i>[Primary produce]</i> markets (16) Week-end pop-up market (6) Night market (1) Food trucks (1) ‘Eat Street’ night every second Tuesday (16) More entertainment for kids (15) Encourage primary schools to use it for culture evenings (16)</p> <p>Improve the space with landscape / more landscape design (8, 21) ‘Modern space would be good’ (10) ‘Can change’ (13)</p> <p>[More like] ‘beautiful’ Marton Park (9) Add seating / benches / tables & seating for people to sit and eat (3, 12, 25) More permanent benches (5) Mural by local artist on wall – ‘something that represents us’ (4) Tidy up the appearance of the wall / wall needs fixing (11, 23) ‘Chess kit’ (22)</p> <p>Pavilion is good idea (3) Container cocktail bar (6) ‘Take inspiration from [Marton Park] pavilion (9) Replica of Marton Park pavilion to create consistent [design] theme (9)</p> <p>Not a lot going on / not used much (4, 18) Doesn’t get used outside events (5) Doesn’t do much / doesn’t serve purpose (22) ‘Green is a waste of space’ (27) Needs to be used on weekends (6) ‘Edges are dead’ (22)</p> <p>Relies on voluntary contributions (22)</p> <p>Build on the Village Green to create more of a destination (2) New building (10) Needs building on it (22) <i>[Relocated]</i> heritage buildings (19)</p> <p>Skate rink (15)</p>
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7	<p>Lighting – Do you think the public street and building lighting is adequate? What sort of lighting improvements would you like to see?</p> <p><i>SUMMARY: Comments on illumination are quite divergent. 8 respondents consider Broadway’s lighting adequate while a similar number regard it as deficient in some manner. Broadway is perceived by some as ‘gloomy’ or ‘dark’. For others, the lighting is unreliable, inconsistent or dated. A third group of respondents offered no opinion on lighting because they never visit the town centre at night.</i></p> <p>Lighting is not adequate (2, 6) Gloomy compared to well-lit Palmy (10) Too dark at night / Needs more lighting (16, 18) Some lights don’t work / Need to be more reliable (25, 27) Needs tidying up & updating (11) Lighting is not consistent (27) ‘Doesn’t’ grab me’ (17)</p> <p>BNZ teller machine is overly bright (23) More lighting needed at rugby park (26)</p>
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	<p>Need creative lighting to make the town look nice (6) Highlight attractions / illuminate trees / beautify / add colours / increase enjoyment (16)</p> <p>Xmas lights are good (12)</p> <p>Seems OK (3, 12, 21, 23, 24, 26) Not an issue (8) Plenty of lighting (15)</p> <p>Don’t see the town centre at night / not out at night (3, 5, 14) Never notice it (4)</p>
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8	<p>Streetscape – Do you think footpaths, pedestrian crossings, planting and the street itself are adequate? Are pedestrian crossings in the right place?</p> <p><i>SUMMARY: Assessments of existing streetscape range from robust critique (‘boring as hell’) to measured support (‘good’, ‘OK’, ‘clean’). Trees and other planting attract the most favourable comments. Several respondents suggest widening footpaths or even closing the street to vehicles for limited periods. Some would like four-way pedestrian crossings at both roundabouts as well as a formalised mid-block crossing on Broadway.</i></p> <p>Good / OK (5, 10, 13, 15, 16, 18, 20) OK because Broadway is not busy (6) Crossings are OK (25) Street is clean (9) Lots of rubbish bins (9)</p> <p>Planting is good / lovely / Roses & hedges are nice (13, 14) Trees are inviting / keep the trees (9)</p> <p>Streetscape is dated (16) ‘Boring as hell’ (22) Some maintenance needed (16) ‘Footpaths are generally appalling in Marton’ (24) ‘Roundabout by Village Green is like an assault course’ (24) Road & paths need doing without the built-in obsolescence (24)</p> <p>More seating (19) Add seating & umbrellas – but no outdoor dining (17) Outdoor café spaces (19)</p> <p>Pedestrian crossings inadequate / incorrectly located (12, 21) <i>[Need crossing opposite]</i> Fresh Choice (12) Only one pedestrian crossing at Village Green (3) Pedestrian crossings on all roads at roundabouts (23)</p> <p>Need raised pedestrian crossings (3, 27) Add pedestrian crossing at north end [of Broadway] (3) Redesign should take pedestrian interface into account (11) Wider footpaths to allow spill-out space (26) Close street & pedestrianise for two months over summer & school holidays – better for children (17)</p> <p>Keep cars on Broadway (22) Need to keep people moving through (22) Free parking (9) More parking (19) Move parking to outer area (17) Take parkin off Broadway & locate at the back (26) Don’t use crossings [so no opinion] (4)</p>
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9	<p>Buildings, frontages, canopies, signage – What do you think about the buildings on this section of Broadway? What do they contribute to Marton? Are they an important part of the TC experience? What about the verandas and signage on the buildings?</p> <p><i>SUMMARY: There is broad agreement that Marton’s old buildings are a valuable asset and an important part of the town’s identity. At the same time, respondents recognise that many of Broadway’s facades and verandas are ‘dirty’, ‘dilapidated’ and ‘sad’. Collectively, the frontages create the impression that Marton is ‘struggling’ and ‘not welcoming’. At a minimum, buildings need a ‘spruce up’ and a coat of paint. Ideally, property owners would strengthen and upgrade their buildings – possibly with assistance from RDC.</i></p> <p>Buildings are dated, dilapidated & create impression that Marton is struggling / not welcoming (9, 16) Buildings need a facelift / spruce up / clean so they don’t look abandoned (4, 24) Building owners need to upgrade / maintain / keep tidy frontages (11, 12, 15, 1, 20, 22, 25, 27) Older buildings need to be improved (6) Buildings look sad / Need a coat of paint (12, 23, 17, 22) ‘Frontages need love’ (6, 16) Need to improve the ‘look’ of the town centre (8) Shops need a spruce up (23) Things on facades rattle in the wind (18)</p> <p>Don’t want graffiti (20)</p> <p>Buildings are earthquake prone – owners can’t afford to ‘do them up’ (8) Earthquake requirements are changes – owners not motivated to strengthen (13) Old buildings are costly [to preserve] (14) Either [upgrade] heritage buildings or knock them down and replace with modern construction (25)</p> <p>Verandas are ‘shit’ / disjointed (4) Upkeep of verandas is important (5) Verandas need improving / enhancing / upgrading (8, 18, 22) Verandas are ‘tired’ (11)</p> <p>‘Like [old] / heritage] buildings’ (6, 12, 18) Buildings are ‘really cool’ / ‘beautiful’ (4, 15) Facades have potential (2) Facades are valued / important part of town centre (2, 5, 17, 21, 22, 24, 26, 27) Marton would not have the same vibe without [old] buildings (5) Old buildings are unique (14) Preserve / protect / restore old buildings (5, 13, 15) Don’t modernise (13)</p> <p>Buildings are more attractive on west side of Broadway (3)</p> <p>Verandas are important (6) Like the canopies (21, 27) Continuous verandas are good (2, 6) Hanging baskets make town special / make a bid difference (6, 12)</p> <p>Sort out the south corner building opposite Village Green (8)</p> <p>Celebrate [old] buildings / heritage like Whanganui (4) Provide incentive to beautify / paint e.g., Horowhenua (4) RDC should assist owners to upgrade buildings (17) More help for owners to retain / strengthen old buildings (26) Without assistance [seismic strengthening requirement] will ‘kill the town by 2035’ (26)</p> <p>Replicate Greytown (9) Post Office is example of what can be done (24) Need modern buildings to complement heritage buildings (10)</p>
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10	<p>Safety – Do you feel safe using the TC? If not, at what times of the day and in what parts of the centre do you feel less safe?</p> <p><i>The great majority of respondents always feel safe in the town centre. Concerns about personal safety focus on traffic – particularly the need for more pedestrian crossings.</i></p> <p>Not an issue / Feels safe / Safe at all times / OK (2, 3, 4, 5, 6, 8, 10, 12, 14, 15, 16, 22, 23, 24, 25, 26) Feels safe during the day (11, 13) Feels safe when people are around (20) ‘Don’t see many riffraff at night’ (11) Cameras are good [for increasing] feeling of safety (11)</p> <p>Lots of drunks makes the town centre feel unsafe in evenings (13) Lack of lighting makes the town feel unsafe (27)</p> <p>Roundabouts slow down traffic [<i>making Broadway safer</i>] (10)</p> <p>[Need to] watch the traffic (21) Dangerous because inadequate pedestrian crossings (17, 27) No mid-block pedestrian crossing (17) Crossing is [<i>less safe because</i>] informal (22) Needs pedestrian crossing with traffic lights (17)</p> <p>From ATM to pharmacy unsafe [because] no signage (18)</p>
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Anything else?

Lacks an economic drawcard (2)
Town centre is ‘a bit sad looking’ (4)
Marton Park gas BBQ [*request?*] (9)
Spaces for young people [*request?*] (9)
Need SH1 coming through (10)
Encourage more retail options to fill empty buildings (13)
[Lower] rentals to attract more shops (16)
Fewer hanging baskets (15)
Roller skating (15)
Love this town & shop here / Don’t go out of town (17)
Keep carparks to support businesses (20)
NZ Motor Caravan [campground] adds life (22)
Need a civic square (25)
Lots of out-of-town house buyers i.e., 10 out of 11 sales (26)

Memo

Marton Town Centre Upgrade – Notes from Stakeholder Engagement 6 March 2025

To_ Jarrod Calkin (RDC)
Copy_Dan Males (Local)

From_ Chris McDonald
Date_ 11 March 2025

11 March 2025

Ref: 2272

1 Session One (RDC Officers)

- 1.1 Question about adequacy of carriageway width if angle of parking is closer to 90°.
- 1.2 Project should have a 'Plan B' if Council is not supportive of promoting heritage buildings.
- 1.3 Issue regarding location of bus stop in relation to public toilets given that those on Lower High Street are closed. Possibly relocate bus stop to Follet Street near Marton Park.
- 1.4 Re-designed Village Green could have interactive / educational installations – either integrated with landscape treatment or temporary / event related.
- 1.5 Project should give some consideration to public art e.g., preferred locations.
- 1.6 Officers to provide input on planned renewals as well as assets that are not going to be renewed in the foreseeable future.

2 Session Two (Rangitikei District Council)

Facades

- 2.1 Scaffolding is a big contributor to the cost of painting facades. Perhaps RDC could supply scaffolding or arrange alternate access e.g., cherry picker.
- 2.2 Does Council have the right to paint / upgrade privately-owned facades / verandas?
- 2.3 Do painting facades / upgrading verandas need to occur in association with seismic upgrades?
- 2.4 Brick and plaster finishes should be cleaned but not painted.

Parking & traffic

- 2.5 Broadway may not be wide enough to accommodate angle parking closer to 90° – especially given the number of large vehicles.
- 2.6 Some people think Broadway should become one-way. This could allow wider footpaths and assist with angle parking. Note: Two-way movement generally produces a better pedestrian environment because it helps to slow vehicles. Wider footpaths are not necessary and might just make the street

Residential accommodation

- 2.7 Some residential accommodation would be beneficial – presumably at first-floor level.

Flooding risk

- 2.8 Floor levels in new / remodelled buildings will need to be 0.5m higher than existing footpath – how will the transition be handled? This is a complicating factor. Most likely, level change will occur inside ground-floor premises with ramp access at the rear in some cases.

Priorities

- 2.9 Given likely extended delivery timeline, the project should identify priorities e.g., Village Green.

Planting

- 2.10 Current hedges have unpleasant smell. It would be better to replace them with natives.

Pavilion

- 2.11 Is the pavilion in the best location? Should it be deeper into the site and oriented towards the street?
[Local/MUL to prepare diagram showing how Village Green could be used for different sized events.]

3 Session Three (Business owners, etc.)

- 3.1 Village Green has multiple focal points. Redevelopment will depend on availability of funding, but the area should remain just grass. Some concerns about water feature's proximity to pub i.e., would it be used as toilet?
- 3.2 Proposed pavilion / stage is good and could provide wind shelter. But is it in the right place i.e., should it face out towards the street.
- 3.3 Would an eye-catching object – like Taihape's gumboot – be more effective than the pavilion?
- 3.4 Marton's outer reserves have had recent investment – it's time to invest in the town centre. Broadway is the missing piece in Marton's renewal.
- 3.5 Angle-parked twin-cab utes could block the street.
- 3.6 Combination of public and private investment is ideal e.g., intersection of Broadway and High Street.
- 3.7 Businesses need foot traffic. Additional parking needs to be available otherwise people will not stop.
- 3.8 Improved / expanded mid-block carpark on Stewart Street is good. Similar mid-block development could occur to the east of Broadway i.e., on Hair Street.
- 3.9 Any pedestrian connection to mid-block parking needs to be covered and well lit.
- 3.10 Question about cost / funding. There is hesitancy about cost especially as there are competing projects and business people have different objectives from country people.
- 3.11 Implementation will be staged as part of planned upgrades. Even the Village Green redevelopment could be staged.
- 3.12 Campervan Park supplies visitors to town centre. Pedestrian link to Broadway needs to be considered.
- 3.13 What is Council's role in relation to privately-owned facades / verandas?
 - Ensure building owners keep premises safe.
 - Co-ordinate façade upgrades with improvements to public space.
 - Council could provide some funding provided this is presented as an investment in the town rather than as an investment in private property.
 - Façade upgrade is challenging e.g., some building owners are effective absentees, heritage status might impose constraints.
- 3.14 Town Centre upgrade needs some early wins so that owners / tenants feel good about private investment.
- 3.15 Village Green could include a children's play area.

- 3.16 Broadway should have loading zones for couriers.
- 3.17 Bus stop needs toilets nearby. Bus stop might be relocated.
- 3.18 Business operators feedback raised the following issues:
- Condition of verandas.
 - Lighting.
 - Universal access carparks.
 - Preventing large trucks on Broadway.
 - Improvements to supermarket.

4. Session 4 (Community groups)

- 4.1 Reversing into angled carparks has been successful in some Australian Towns e.g., Bathhurst.
- 4.2 Community kitchen is example of an activity that could attract groups of people to the town centre.
- 4.3 New RDC offices are better located on High Street because they don't promote after-houses activity.
- 4.4 Proposed Village Green pavilion / stage is well located and more inviting than the present one, which could be relocated.
- 4.5 Old building could be re-purposed to accommodate 'alley' with small businesses.
- 4.6 Carparking and signage needs to make provision for campervans. Electronic signs could alert visitor to upcoming events.
- 4.7 Parking is a 'huge problem' and other parking opportunities need to be considered.
- 4.8 Town centre needs to attract diverse groups of people. Centre should provide equal opportunities for different ethnicities (including Māori / Pasifika), genders, age groups, levels of mobility, etc. Māori / Pasifika will play a more prominent part in the future of Marton.
- 4.9 Town centre should make more provision for cultural / intellectual activities e.g., new library, maker space, interactive play.
- 4.10 Proposed water feature is a draw card. However, there are many ways in which this area (Village Green?) could develop.
- 4.11 Places like Marton can erode over time. Equally, improvements happen bit-by-bit as a series of 'micro-improvements'.
- 4.12 How will old buildings be earthquake-proofed?

5 Session 5 (Community Committee)

- 5.1 Angle-parked long vehicles stick out into Broadway.
- 5.2 Intention with parking is to improve not reduce access. The same number – or a larger number – of universal access carparks will be provided. Ideally, one of these should be near the pharmacy.
- 5.3 The project will consider bus stop location.
- 5.4 Public toilets near Spears (Lower High Street) should be re-opened. Ideally, there would be toilets close to the Village Green.
- 5.5 Streetscape improvements will be staged as part of RDC renewals programme. Masterplan will ensure continuity over extended timeframe.
- 5.6 People need to feel safe in the town centre after hours – adequate lighting contributes to a feeling of security.
- 5.7 Marton's population is aging, so town centre upgrade should take needs of elderly into account e.g., universal access, vehicle access (no pedestrianisation), readily available carparks.
- 5.8 What will happen beyond the roundabouts? Ward's furniture business is an anchor business for Broadway. Businesses and building owners in these areas need to know they've been considered. Improvements to central block of Broadway can readily be extended north and south.
- 5.9 Aim is to have Council-approved masterplan by June.