



New Waiouru community playground.



Location proposal.



This consultation is seeking feedback from the Waiouru community on Council's recommendation of 38 Queree Drive, Waiouru Military Camp as the preferred location for a new playground out of three shortlisted options.

If you do not support the recommended location we would like to know which of the other two considered options you prefer and why.

Background

Discussions around the community playground project have been on-going over the last three years. These progressed as far as establishing a \$130,000* budget along with a Waiouru Playground Steering Committee (formed 2021) to progress the work and settle on a final location. *Following consultant expenses with Stellar Projects Ltd (see Further Analysis below) the available budget is now \$120,000.

Two preferred sites were under original consideration being:

1. 17 Rangipo Street. An empty section on Police property behind the public toilets and Caltex Truck Stop
2. 49/2 SH49. Reserve area behind Waiouru Police station – between SH49 and SH1

A third site on New Zealand Defence Force (NZDF) land at 38 Queree Drive, Waiouru Military Camp was then put forward for consideration. Following discussions with the NZDF the Steering Committee voted unanimously in support of 38 Queree Drive over and above the other two sites.

The Steering Committee recommendation of 38 Queree Drive was taken to the Waimarino Waiouru Community Board (WWCB) meeting of 5 May 2022 for ratification and allow development planning to commence for construction in spring. Public objections that the wider community had not been consulted on the Queree Drive location saw the WWCB ask Council to undertake this consultation.

Further analysis

To support the consultation process Council engaged specialist project delivery consultancy Stellar Projects Ltd (Stellar) to undertake an indepth analysis of the three options. The scope of this analysis included:

- Investigation and feasibility assessment for developing each site.
- Concept layout for each of the three sites, including review of layout and cost estimates.
- Site review and summary of constraints for each location.
 - Carparks
 - Stormwater (based on desktop investigation using RDC GIS)
 - Water Supply (based on desktop investigation using RDC GIS)
 - Landscaping
- Planning assessment of each option.

While the analysis by Stellar concluded that each site comes with its own benefits and limitations (which are fully outlined in the report) they found that the site at 38 Queree Drive, Waiouru Military Camp provided the best amenity value.

Additional information

The Stellar Waiouru Community Playground Feasibility Assessment along with Council's report to the WWCB of 5 May 2022 recommending the 38 Queree Drive site can be found at: ruapehudc.govt.nz



Council website
ruapehudc.govt.nz



Video of site
locations

Proposed location sites



- 38 Queree Drive - Waiouru Military Camp
- 49/2 SH49 - Adjacent to Police Station
- 17 Rangipo Street - Police section



38 Queree Drive, Waiouru Military Camp

This site is Council's preferred location for the new playground development.

Located within the Waiouru Military Camp on land owned by the New Zealand Defence Force (NZDF) Council has been offered the site on a \$0 peppercorn lease basis.

This is a large area on a well-maintained gentle slope which offers room for future expansion of the playground if wanted. There are existing pathways which offer connectivity to other public spaces and amenities such as shops, a community hub, the swimming pool, doctors surgery and early education centre.

A smaller playground is located next to the proposed site and a large skate park across the road. There is an opportunity for the existing playground to be relocated to another site in discussion with the Steering Committee and NZDF.

The surrounding local roads to this site are speed limited to 30km/hr and 15km/hr providing a safer surrounding environment. There is existing parking available near the site and two large trees bordering the site which will offer shade on hot days.

There are public toilets across the road at the community hub and a small supermarket - 4 Square. Two picnic tables, a bench seat and a rubbish bin are currently located around the existing playground.

NZDF will maintain the playground area meaning there will be no increased levels of service costs to ratepayers.

NZDF has also stated they are willing to support the foundational and construction work which is an expensive part of the build. This offer is a significant benefit to this site as the feasibility study found that the available \$120,000 budget was inadequate to fully develop any of the sites and further funding needs to be found. NZDF contributing toward the foundational and construction work improves the site viability and would mean more of the budget could go toward playground equipment.

The approximate costs* for civil site works and professional services fees is \$185,000 which leaves a short fall in budget of \$65,000.

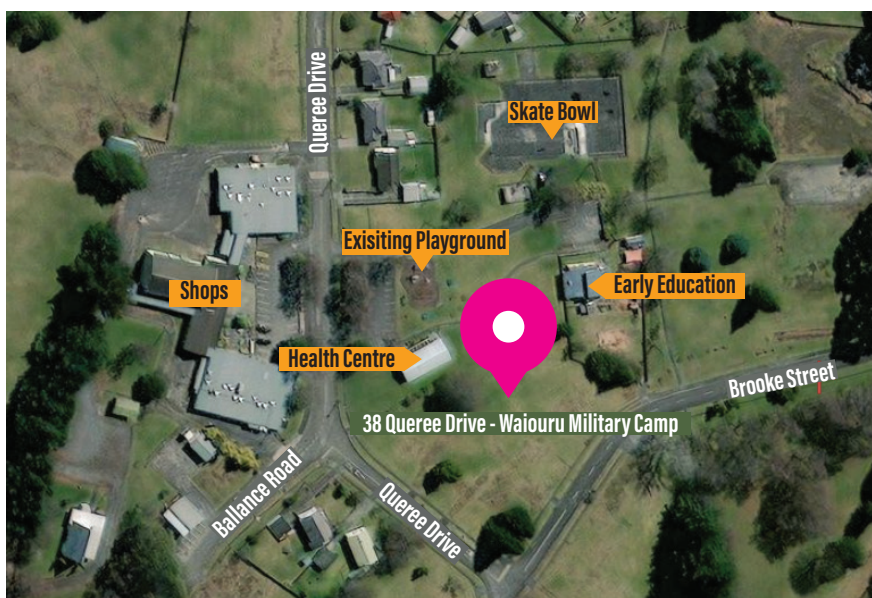
*For comparison purposes an estimated playground area of 400m2 was used in cost estimations of Civil preparation and Drainage works.

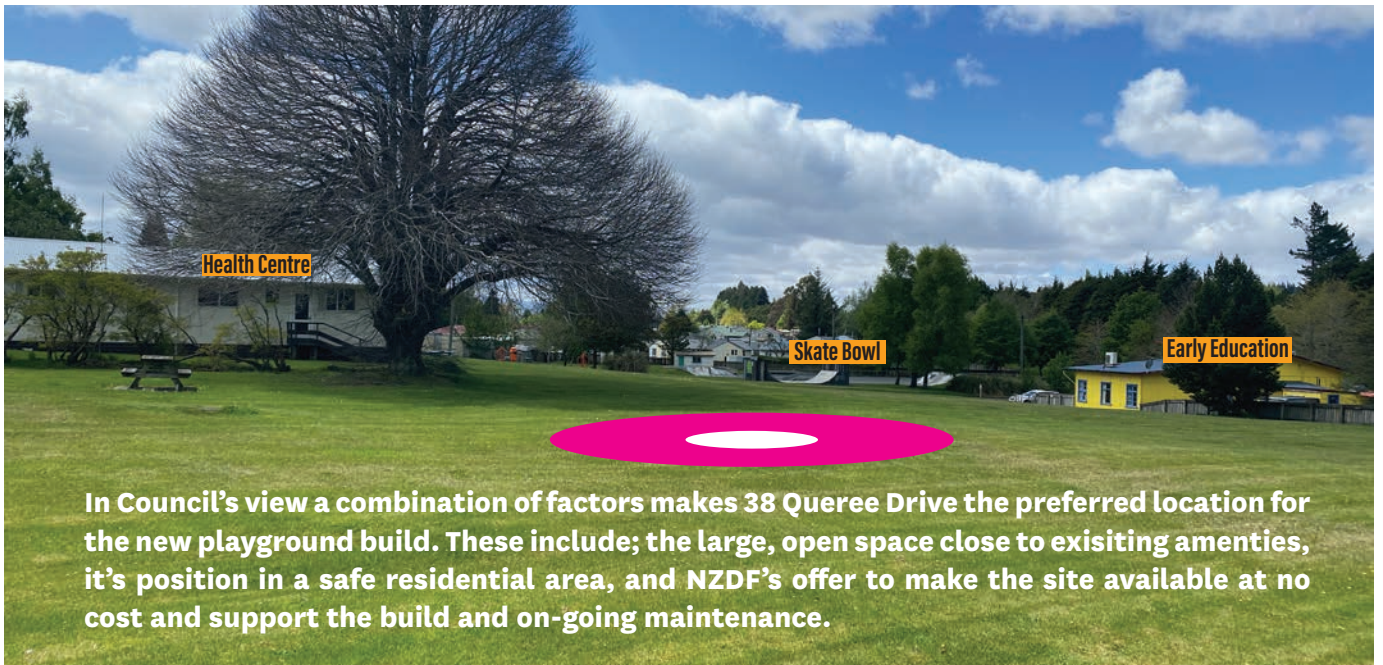
Potential advantages

- Large open space with room for future expansion.
- Close proximity to shops and community hub with doctors surgery and public toilets.
- Close to skate park and swimming pool enhancing appeal to wider range of children.
- Next to school and play centre.
- Established tables, seating and shade from established trees.
- NZDF offering site on \$0 peppercorn lease and contributing toward cost of build and long term maintenance. Enables more of the budget to be spent on equipment and installation.
- Established carparking and fencing.
- Safe site in residential areas with low surrounding speed limits 30kph and security cameras.

Possible disadvantages

- On NZDF owned land who could close under certain circumstances. Worth noting that all Council playgrounds were closed during the COVID19 shutdown.
- Isolated from SH1 and passing traffic. Very much a playground for the Waiouru community however this may be seen as a benefit to some.





17 Rangipo Street - back section of police house

This site at approximately 400m² of area for a playground is the smallest of the three sites under consideration. The site is owned by the NZ Police and adjoins a NZ Police house site. The land lease for the site has previously been agreed to be \$1 per year.

The section is fenced off from the Police residence and is not utilised by the tenants. It is currently overgrown with vegetation and fenced on all four sides. There is limited shade within the site.

A local purpose reserve (18 State Highway 1, Waiouru) adjoins the rear (eastern) boundary of the site and contains public toilet facilities, four picnic tables, rubbish bins and landscaping around. There are shops nearby and established carparking on the SH1 slip lane that could be utilised for playground access.

The fencing around the 17 Rangipo St property and the machine yard would need to be replaced.

There will only be one site access through the RDC owned public toilet section off State Highway 1. Having one entry and exit point to the small site can pose as a safety risk.

The site neighbours to the Caltex truck stop could be of concern having small children near large trucks with many blind spots.

The approximate costs* for civil site works and professional services fees is \$205,000 which leaves a short fall in budget of \$85,000.

*For comparison purposes an estimated playground area of 400m² was used in cost estimations of Civil preparation and Drainage works.

Potential advantages

- Location on SH1 adjoining existing public toilets with tables and seating providing additional value to visitors.
- Centrally located with shops nearby providing local businesses with economic opportunities.
- Playground can be used by both locals and travellers passing through.
- Established carpark owned by Council.

Possible disadvantages

- Small site with limited room for future development and playground equipment options.
- Close to Caltex Truck Stop with high volume of heavy vehicle traffic and potential dangers for small children.
- No established trees or existing shade.
- New fencing required to keep children away from surrounding potential dangers.
- Location may be seen as a benefit for travellers rather than local community.





49/2 SH49 - Adjacent to the Police Station

The site is large and serves as an open reserve for the public to enjoy as a picnic space surrounded by large established trees offering shade. It is located behind the Waiouru Police Station on land owned by the NZ Police. The land lease for the site has previously been agreed to be \$1 per year.

There are two picnic tables located on site, but no public toilets, rubbish bins, water, shops or other amenities nearby.

There are no established car parks on site, however there is a gravel loop road with people parking on the grass.

Consultation with Waka Kotahi will need to be considered to provide safe walking access to the site by way of pedestrian crossings for local children and families walking from nearby residences to the playground safely and a specialist arborist report may be required as part of resource consenting requirements.

The approximate costs* for civil site works, professional services fees and maintenance fees is \$350,000 which leaves a short fall in budget of \$230,000. The costs include perimeter fencing and a gravel carpark.

* For comparison purposes an estimated playground area of 400m² was used in cost estimations of Civil preparation and Drainage works.

Potential advantages

- Large area for future expansion and development.
- Existing picnic tables and seating in place.
- Police presence providing additional security.
- On the intersection between SH1 and SH49 at northern entrance to Waiouru providing visibility from main roads and place for visitors to stop and rest assisting road safety.
- Established grass area with trees and shade.

Possible disadvantages

- Location between SH1 and SH49 with associated traffic and pedestrian risks.
- No established carparking which needs to be allocated and well thought out to mitigate the vehicles risk to pedestrians accessing the playground.
- No public toilets or rubbish bins.
- On outskirts of town isolated from shops and other community facilities. May reduce the access and amenity value to locals.







WAIOURU PLAYGROUND LOCATION

Feedback form.

Thank you for taking the time to consider the issues raised in the Consultation Document and providing your feedback. Your views will form an important part of the Waimarino Waiouru Community Board's (WWCB) considerations.

All feedback must be received by Council by Friday 24 February 2023 - Any queries please call Candice on 07 895 8188

Name: _____
Organisation (if applicable): _____
Postal address: _____
Best daytime contact number: _____
Email: _____

Would you like to support your feedback by speaking to the WWCB? Yes No

Do you agree with Council's recommendation of 38 Queree Drive, Waiouru Military Camp as the preferred location for a new playground? Yes No

• If **NO**, please tell us why:

Do you prefer 17 Rangipo Street - empty Police section adjacent to SH1 public toilets by Caltex Truck Stop? Yes No

• If **YES**, please tell us why:

Do you prefer 49/2 SH49 (adjacent to the Police Station) as the location? Yes No

• If **YES**, please tell us why:

Have your say.

When you have completed the Feedback Form you can either:
• Post it for free to: **Freepost 492, Ruapehu District Council, Private Bag 1001, Taumarunui 3946**
• or **drop in at your nearest Council office** (37 Ayr Street, Ohakune or Corner of Seddon & Duncan Street, Raetihi).

You can also give feedback on-line via:
• Council's website: ruapehudc.govt.nz
• Facebook page: facebook.com/ruapehudc or Instagram: instagram.com/ruapehu.council
• Email: consultation@ruapehudc.govt.nz with 'Waiouru playground' in the subject line
• Use the on-line feedback form - www.surveymonkey.com/r/Waiouruplayground or
• Use your smartphone and **QR code** to go direct to the on-line feedback form! ●●●●●▶

