

# Kaunihera | Council

## Ngā Tāpiritanga – Mēneti | Attachments – Minutes

Attachments – Minutes of a meeting of an ordinary meeting of Matamata-Piako District Council held in the Council Chambers, 35 Kenrick Street, TE AROHA on 27 Sep 2023 at 9.00am.

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### 7.1 Matamata Domain Playground - upgrade (approval of concept)

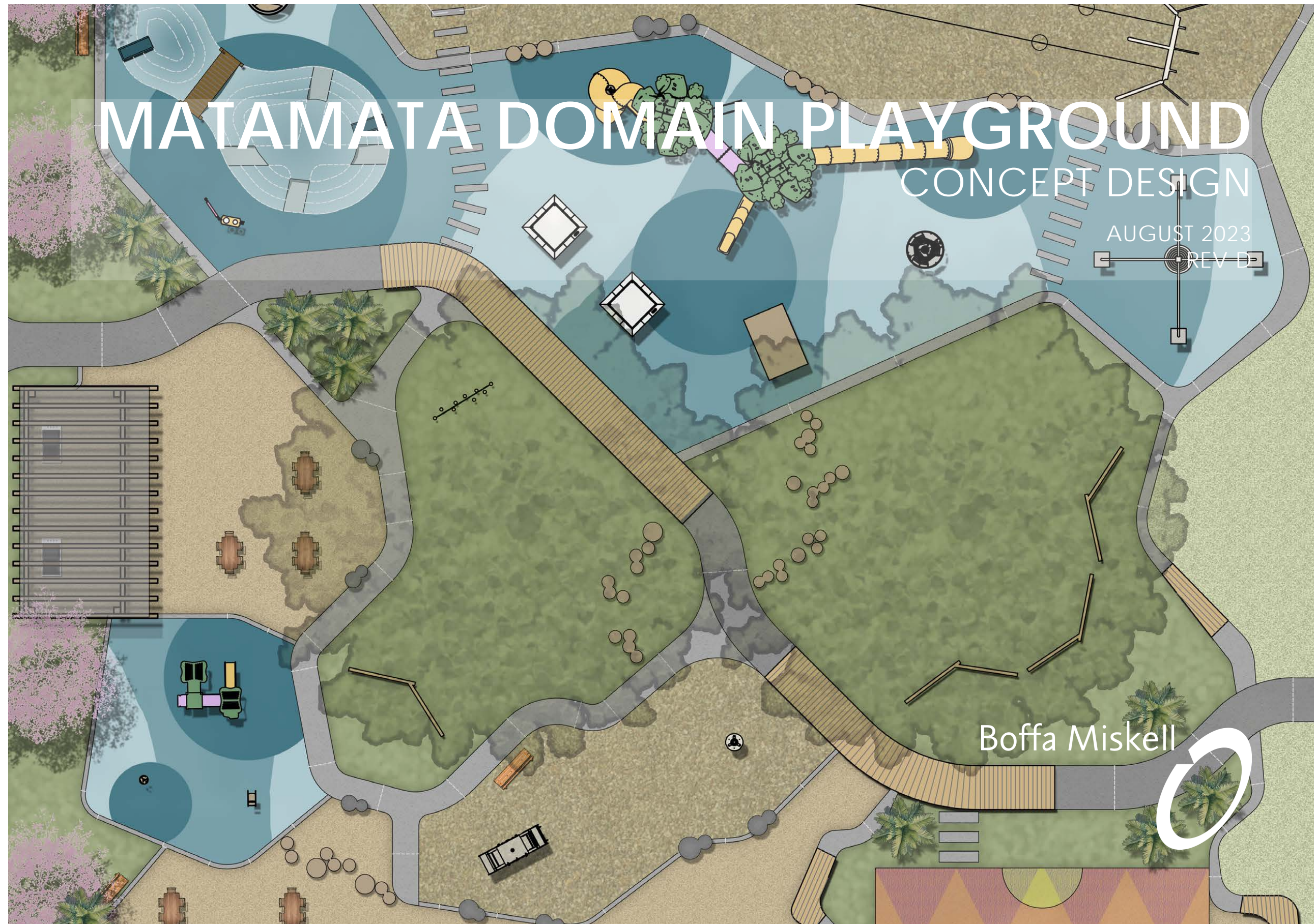
Attachment A BM221199\_Matamata\_Domain\_Playground\_Concept\_Design\_RevD....2

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**Note:** The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.









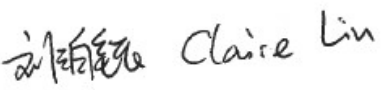


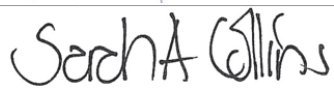


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Boffa Miskell, 2023. *Matamata Domain Playground Concept Design*. Report by Boffa Miskell Limited for Matamata Future Trust.

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STATUS: [FINAL CONCEPT]	Revision / version: D	Issue date: August 2023

File ref: BM221199\_Matamata\_Domain\_Playground\_Concept\_Design\_RevD

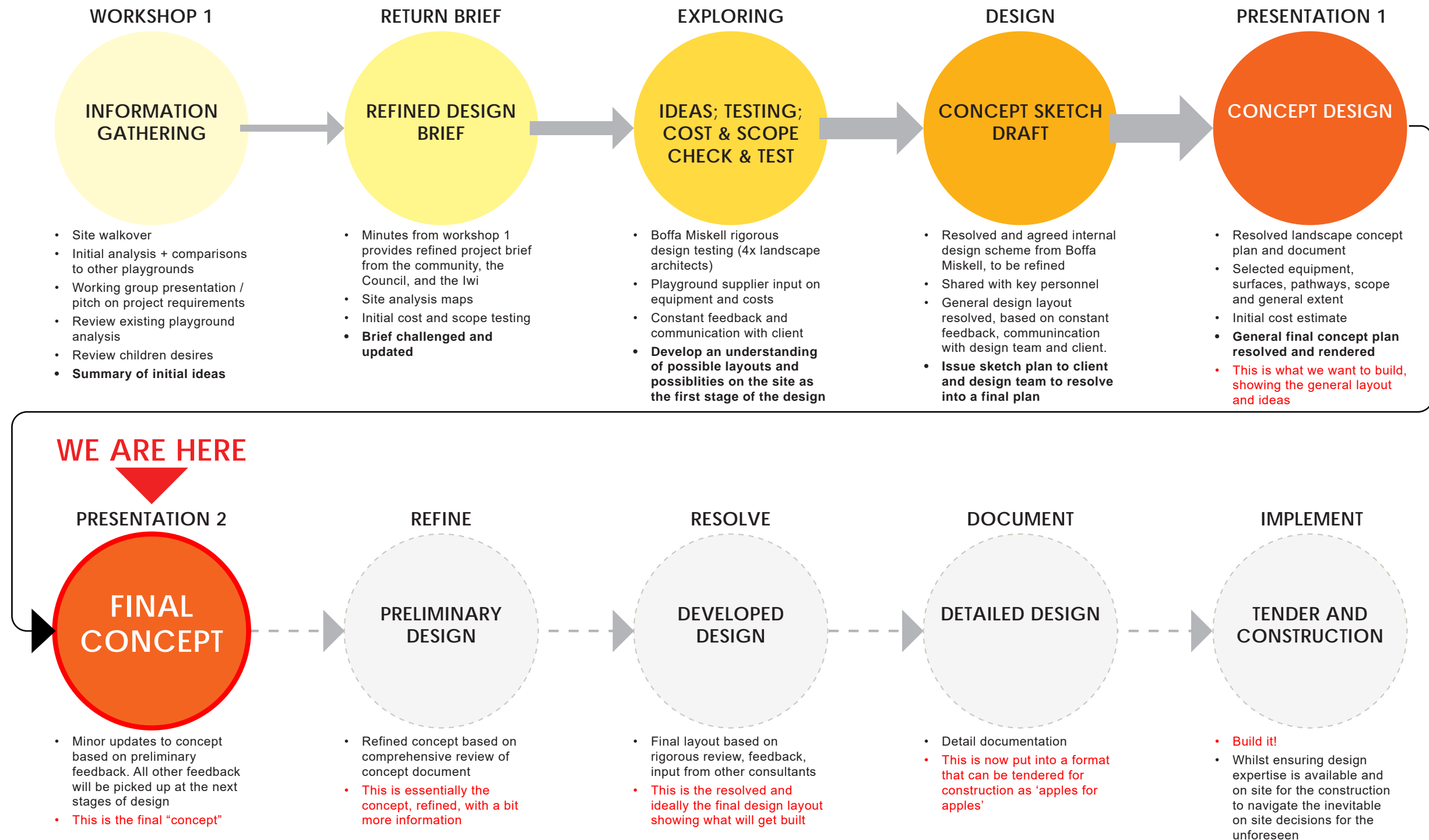
Cover photograph: Site Photo © CLi, 2022

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## PROCESS



BOFFA MISKELL | MATAMATA DOMAIN PLAYGROUND : CONCEPT DESIGN | PROCESS

4



CONTEXT - EXISTING PLAYGROUND AND SITE





CONTEXT - SITE ANALYSIS

KEY

- - Primary Site Boundary
- ① Kuranui School
- ② Matamata Primary School
- ③ Swim Zone Matamata
- ④ St Joseph's Catholic School
- ⑤ Matamata Bible Church
- ⑥ SH 24
- ⑦ Bedford Park (United Matamata Sports)
- ⑧ Town / shopping precinct

MAP



EXISTING EQUIPMENT

TO BE REMOVED FROM SITE, AND POSSIBLY USED ELSEWHERE



SPACE NET



SWING SKATE



MODULAR - JUNIOR



SWING 2 BAY



MODULAR - SENIOR



SWING DOUBLE



LOG ROLL



SWING 3 BAY

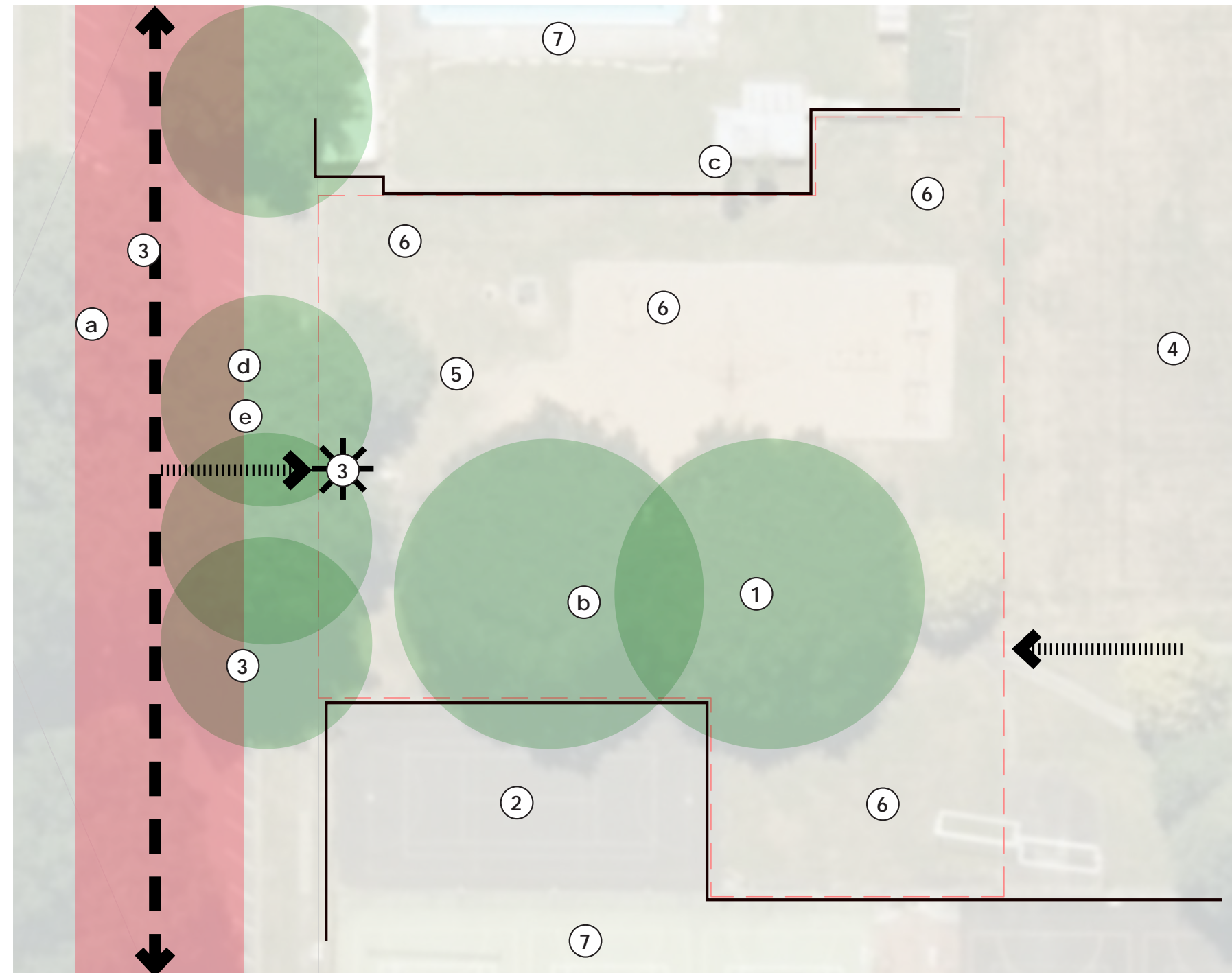




## OPPORTUNITIES

- ## CONSTRAINTS

- The large Plane trees, planted by the Beautification Society, shade the entry and drop large leaves
- The protected trees in the centre of the site do limit the space for equipment
- The wall and shed on the North of the site is unattractive
- The adjacent road provides a potential safety issue if not carefully designed to face inwards and address the internal park space
- The stormwater capacity is at maximum and already floods in heavy rain along the road edge



BOFFA MISKELL | MATAMATA DOMAIN PLAYGROUND : CONCEPT DESIGN | CONTEXT - OPPORTUNITIES &amp; CONSTRAINTS

0 10m  
1:400 @ A3















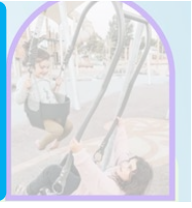




DESIGN BRIEF - COMMUNITY INPUTS






WHAT THE CHILDREN TOLD US

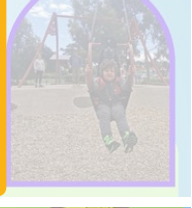




188 local tamariki (80 boys, 108 girls) were asked what equipment they would prefer within a set of activities. These are the top picks:


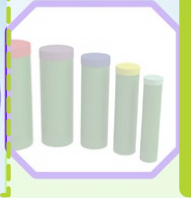















CLIMBING


SPINNING


SWINGING

JUMPING

FLYING

MUSIC

 1ST CHOICE

 2ND CHOICE

**PLAY**  
Quality and varied play value to ensure hours of entertainment

**WHANAU**  
A place to meet, eat, socialise and connect

**PLACE**  
A landscape setting with planting and character in fitting with the area

**CONNECT**  
Responds to the stories of the site and is unique to matamata and its people

The design brief requests a place for quality play focused for 'tweens', as well as a social hub for the community and whanau, and a place to tell stories

BOFFA MISKELL | MATAMATA DOMAIN PLAYGROUND : CONCEPT DESIGN | DESIGN BRIEF - COMMUNITY INPUTS  
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DESIGN BRIEF - IWI INPUTS

WHAT THE LOCAL IWI TOLD US

May 4th the design team met with members from Ruakawa and Ngāti Hinerangi, with apologies from Ngāti Hauā. Initial themes and ideas were discussed. The Iwi will respond more formally in time.



THE TE ARANGA MAORI CULTURAL PINCIPLES:

MANA

THE RECOGNITION AND RESPECT OF ALL INVOLVED.

The local Iwi and community and council have been engaged pre design, to develop a relationship through the life of the project. The team members are wide and varied, and each stage of design will provide opportunity to respond and reflect in a mana enhancing manner. We will look at opportunities to include Iwi and community during construction, such as blessing of site before construction starts, dawn blessing/ opening ceremony, and planting days, providing for a high level of community ownership, identity and care.

WHAKAPAPA

THE RECOGNITION AND RESPECT OF NAMING.

Alongside the iwi, we will look at opportunities to celebrate the cultural context and character within the playground to enhance sense of place connections and respond to local naming in a subtle way - as is the initial advise from the local Iwi.

TAIAO

THE NATURAL ENVIRONMENT IS PROTECTED OR ENHANCED.

The key natural landscape element within the design are the large existing trees, which will be maintained and incorporated for shade and character in the playground. We envisage using native planting, locally sourced, and locally sourced materials where possible. The playground will enhance the site, improve the area and provide for a significant community asset.

MAURI TŪ

THE APPLICATION OF HOLISTIC SUSTAINABLE ENVIRONMENTAL DESIGN.

The central town centre location facilitates to a variety of transport options fostering a walkable and cyclable community. Planting is envisaged to be native, and locally sourced, and materials will include a relatively high percentage of natural play elements, including timber, boulders, rope etc.

TOHU

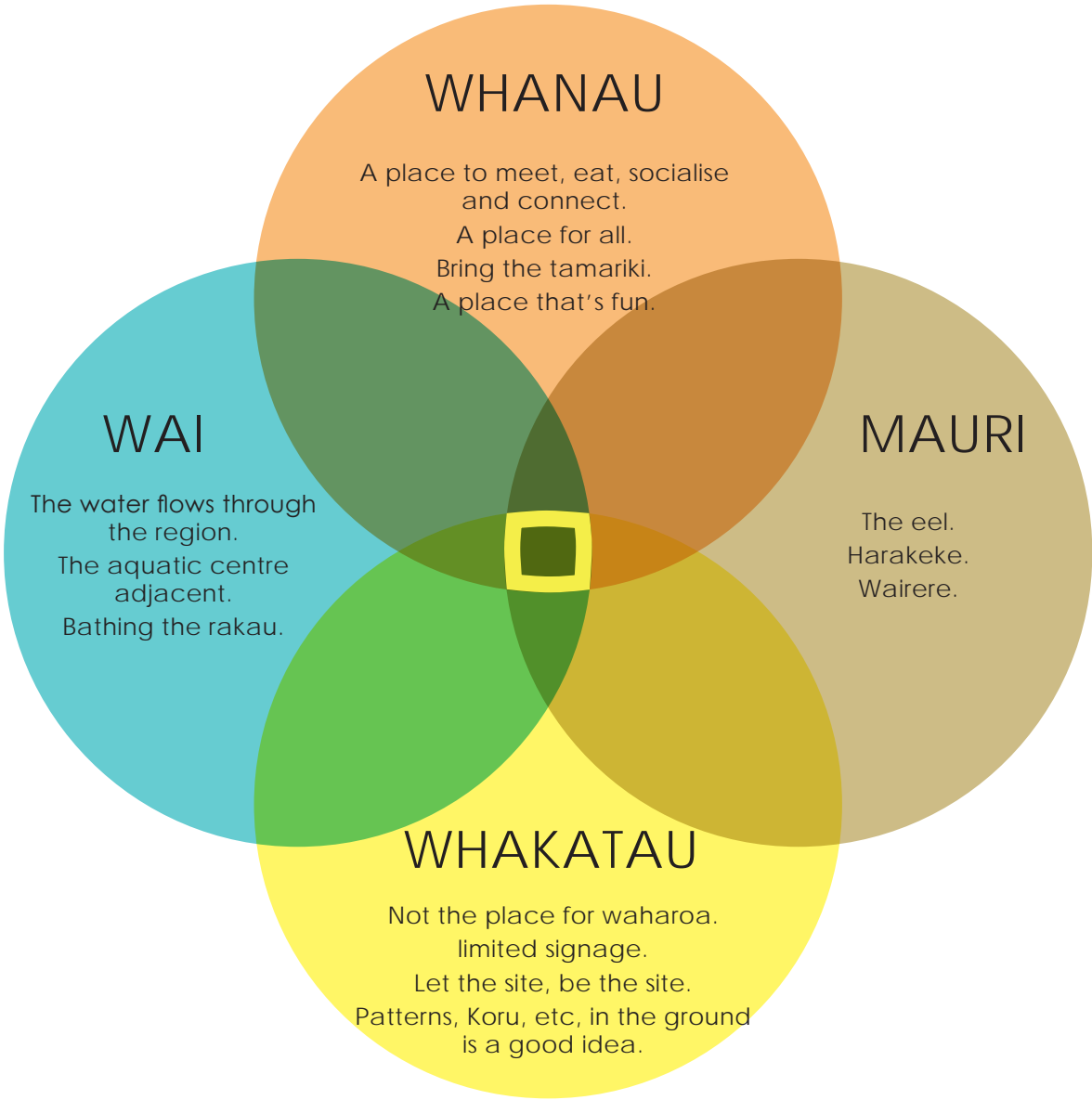
THE RECOGNITION OF TOHU CULTURAL LANDMARKS IN THE WIDER AREA.

We have met and discussed with Iwi the ideas around mahi toi opportunities to reflect local stories and narratives, and are working closely to find appropriate ways to incorporate these into the design, to enrich the outcome and provide for a uniquely Matamata playground.

AHI KĀ

TO CREATE A PLACE WHERE THE CUSTOMARY, CULTURAL AND COMMERCIAL DIMENSIONS ARE ENHANCED.

Having met with the Iwi, the clear feedback at the time was to provide for “the best play space possible” which will enhance the town centre, developing a social hub with an enduring presence for all. This is the initial design intent. The design team and council will continue to work closely with the iwi at each stage of design to ensure opportunities are captured.

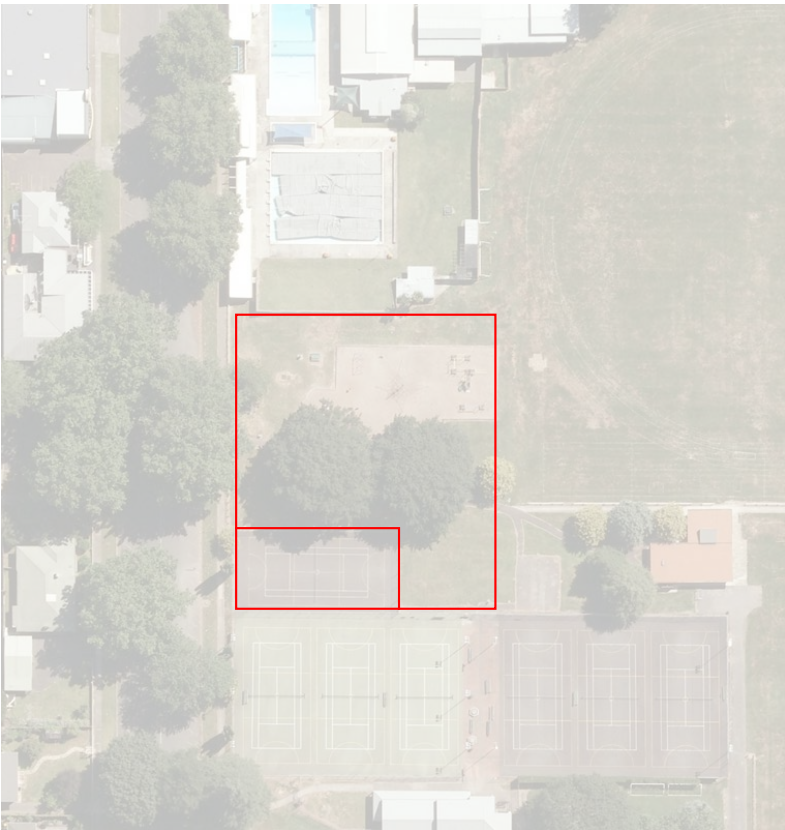


This will be a place for tamariki and whanau.  
Using water and harakeke responds to the local narratives.



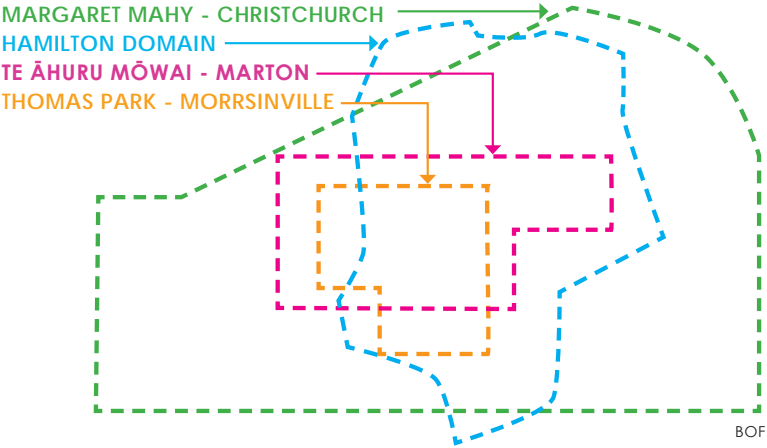
PRECEDENTS & COMPARISONS

SITE



The site appears a comparatively large space, however the two large trees reduce the outdoor useable footprint. The adjacent court provides additional space to potentially extend the playground footprint.

COMPARISONS TO OTHER PLAYGROUNDS



MARGARET MAHY - CHRISTCHURCH  
HAMILTON DOMAIN  
TE ĀHURU MŌWAI - MARTON  
THOMAS PARK - MORRISVILLE

TE ĀHURU MŌWAI - MARTON










The Marton playground consistency comes up as a good example of a playground to aspire to, within a similar size community and footprint











CONCEPT - LANDSCAPE PLAN
























LEGEND

	Trees		Concrete steppers
	Garden / low planting		Concrete footpath
	Lawn		500mm wide concrete edge beam
	Rubber matting / softfall		Boulders
	Bark mulch / softfall		Log hopper ends
	Hoggin / limechip		Timber balance beams
	Picnic tables and chairs		Asphalt with colour imprint
	Bench seating		Concrete edge with raised seating
	Timber boardwalk		Fenced toddler area

KEY

	01 Main entry		04 Half court
	02 Alternative entry from road		05 Pavilion and bbq
	03 Accessible toilet (future works)		06 Fence / wall (existing)

PLAY EQUIPMENT


	01 Multi play tower		13 Junior tower
	02 Eagles nest basket swing		14 Crazy daisy see saw
	03 Double flying fox		15 Rocker horse
	04 Hamster wheel		16 Ocean see saw (inclusive)
	05 Serious Air Swing		17 Log hoppers
	06 Swings, multi types		18 Timber balance beams
	07 In ground trampolines		19 Scooter carousel
	08 Rope twister (inclusive)		20 Post hopper
	09 Carousel (inclusive)		21 Basket swing
	10 Tunnels under mound		22 Boulders
	11 Rubber mound		23 Basketball hoop
	12 Music bells		






CONCEPT - SPACES & CIRCULATION


LEGEND




Formal paths & edges as informal paths




Garden / low planting




Water Play Area




Advanced Play Area




Nature Play Area



Family/Seating Area

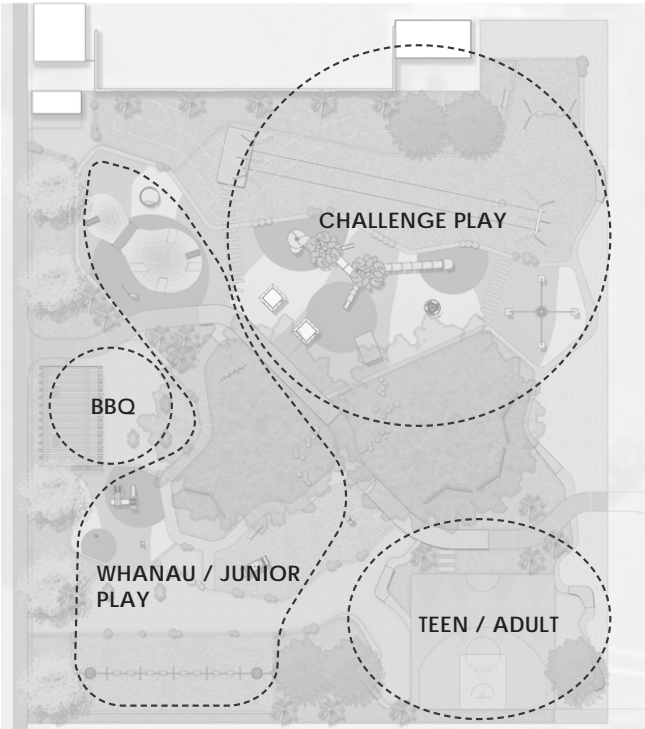


Junior Play Area



Half court

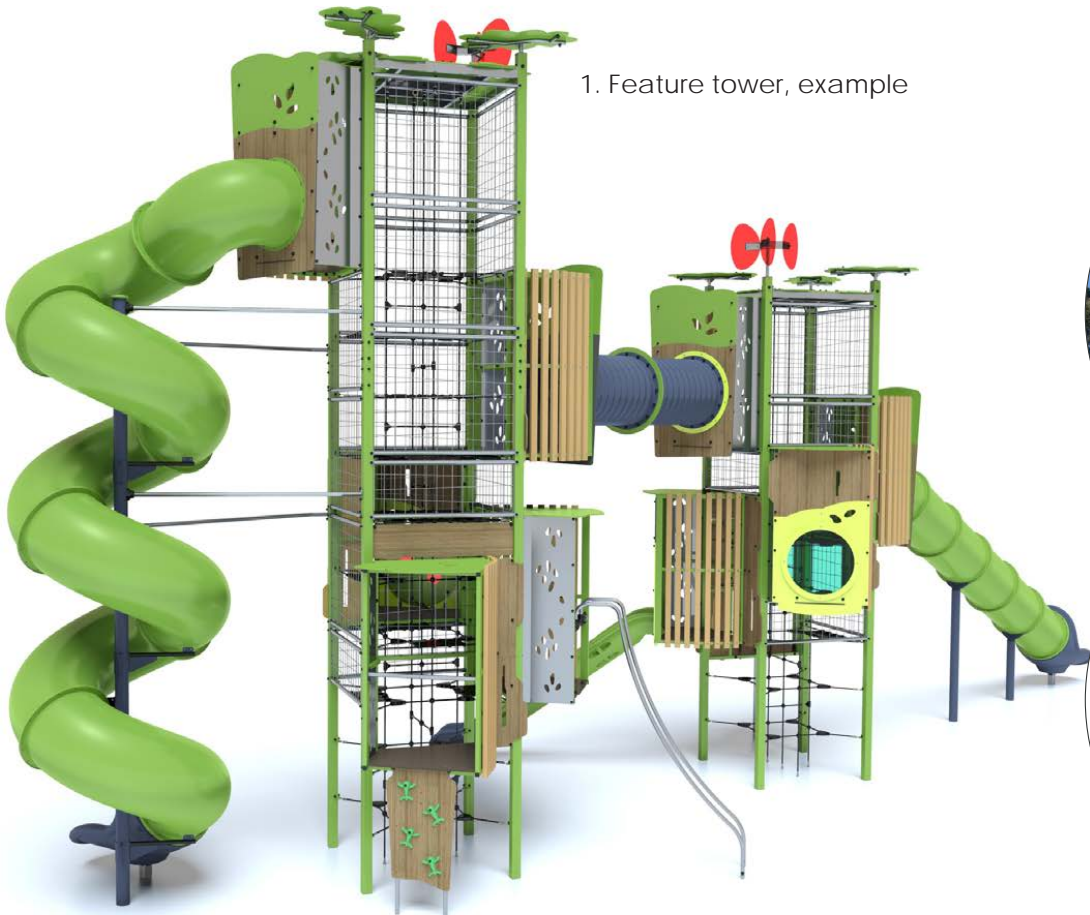
STRUCTURE





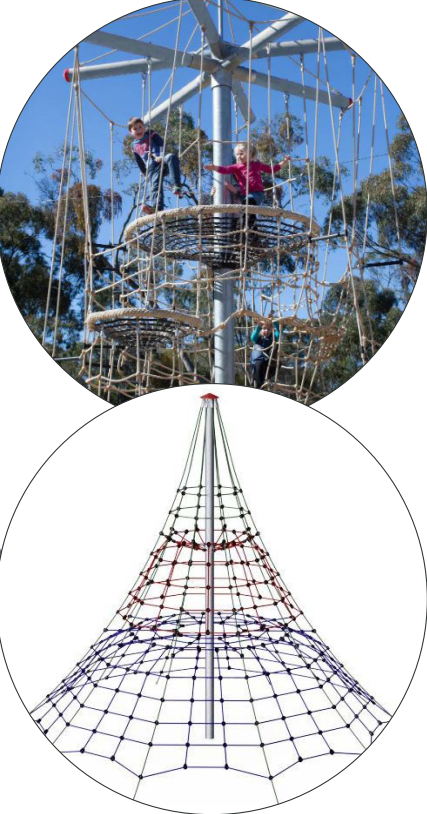
PLAY - STATEMENT PIECES

A key design aspect for the playground design is to provide a statement piece as a draw card. Additionally, exciting, challenging, large play items ensure a challenging and exciting playground experience. The statement tower shown is indicative and options will be provided and consulted upon during preliminary design.



1. Feature tower, example

Alternative feature item



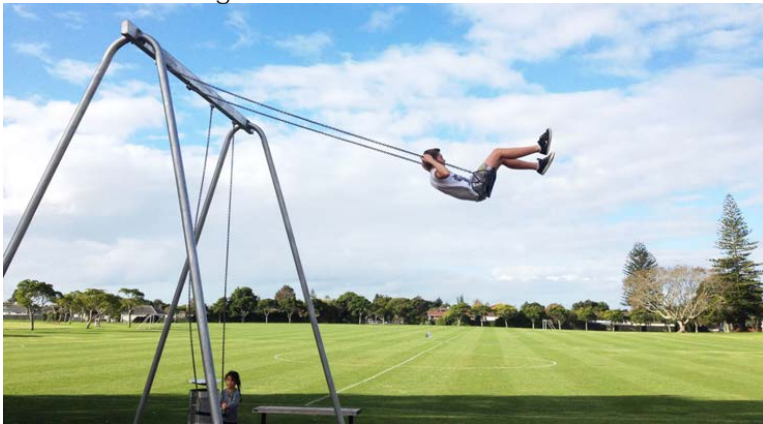
2. Double (racing) flying fox



3. Giant eagles nest swing



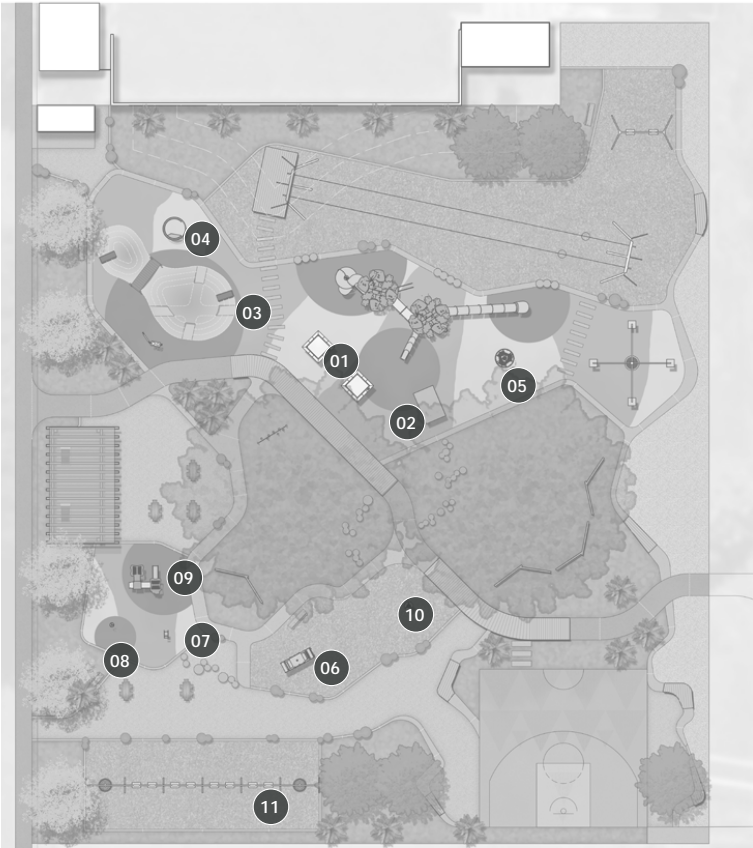
4. Serious air swing





PLAY - ADDITIONAL FORMAL PLAY

Carefully selecting a range of play items will cater for a range of structured and safe activities for children and tweens. This ensures the playground is not only 'fun', but also improves the users strengths, coordination and balance. E.g. jump; spin; hang; slide etc.



1. Mini tramps



2. Mouse wheel



3. Carousel (inclusive)



4. Scooter carousel



5. Inclusive twister



6. Ocean Seesaw



7. Rocker



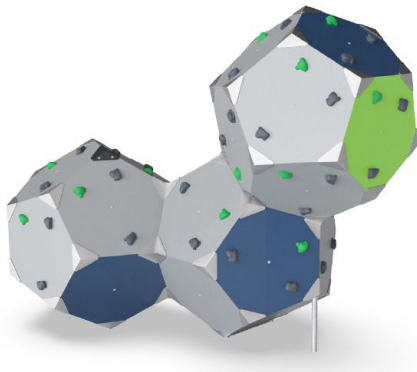
8. Crazy Daisy



9. Junior play structure



10. 'Blox' climber



11. Swings selection





PLAY - ADDITIONAL INFORMAL PLAY

Natural play elements allow for additional play activity between the formal items and the flexibility of the installation means these can be installed under trees amongst tree roots, and along edges to break up formal lines. Using boulders and logs also creates character and interest, providing for an additional deeper level of imagination and fun that complements formal play elements.



1. Timber balance beams



2. Log hoppers



4. Boulders



3. Balance posts



6. Music play



5. Informal edges as play





IMAGINATION MOUNDED PLAY

Water is a strong narrative from the initial iwi consultation. This can be reflected by using rubber matting topography and faux bridges to provide a mock water area. We create an imaginative play area, with tunnels, slides, bridges, and areas to climb.



1. Indicative layout shown, yet to be designed in detail

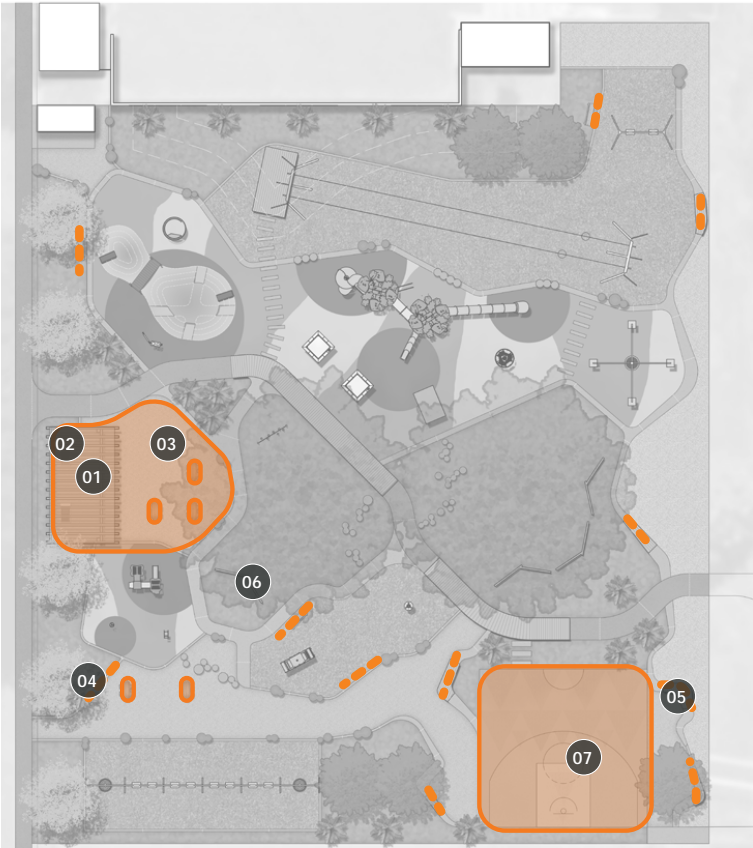
Example imagery





SOCIAL OPPORTUNITIES

Playgrounds are more than just play, they are opportunities for social interactions. They become social hubs, central places to meet, eat, share a coffee with a friend while the children play. This playground provides a variety of social interactions which allow for larger groups or a single parent wanting a place to rest.



1. Shelter, demarcates the site and sitting area



3. Picnic tables. Simple, robust



2. BBQs Electric, robust



4. Bench seating



5. Edge seating for opportune sitting areas



6. Informatal play also used as seating



7. Half court. Provides opportunity for personality





ROUGH ORDER OF COSTS

NOTE: ROUGH ORDER OF COSTS IS TO BE USED AS A GUIDE ONLY AND IS BASED ON CONCEPT DESIGN. WE HAVE EXTRAPOLATED QUANTITIES BASED ON THE CONCEPT AND PROVIDE COSTS BASED ON A COMBINATION OF PREVIOUS WORK AND TENDER PRICES RECIEVED FOR SIMILAR WORK, & SUPPLIER INSTALL COSTS FOR PLAY EQUIPMENT.  
EXCLUDES TOILET. ALLOW \$200,000. ALSO EXCLUDES DESIGN AND CONSENTS

	LANDSCAPE ITEMS	COSTS
01	DEMOLITION & REMOVAL	\$12,500
02	SERVICES <ul style="list-style-type: none"><li>Plumbing to drinking fountain</li><li>Power to BBQ</li><li>Electrical for lighting</li></ul>	\$19,500
03	SURFACES <ul style="list-style-type: none"><li>Concrete</li><li>Hoggin</li><li>Concrete edges</li><li>Concrete steppers</li><li>Asphalt</li><li>Coloured pattern on hard court</li><li>Timber boardwalk</li><li>Bark softfall</li><li>Rubber matting</li></ul>	\$445,000
04	FURNITURE <ul style="list-style-type: none"><li>Picnic tables</li><li>Barbecues</li><li>Drinking fountain</li><li>Bench seating</li><li>Low timber post fence along road</li><li>Pergola \$75,000</li><li>Seats on walls</li></ul>	\$170,000
05	PLANTING <ul style="list-style-type: none"><li>Garden beds</li><li>Mulch</li><li>Lawn reestablishment along edges</li><li>Trees</li><li>Nikau</li></ul>	\$150,000

	PLAY ITEMS	COSTS
06	PLAY ITEMS	\$993,000
	<ul style="list-style-type: none"><li>Tower \$400,000</li><li>flying fox \$60,000</li><li>giant eagles nest \$34,000</li><li>serious air swing \$9,000</li><li>mini tramps \$50,000</li><li>mouse wheel \$10,000</li><li>carousel \$31,000</li><li>scooter carousel \$30,000</li><li>inclusive twister \$50,000</li><li>see saw \$6,000</li><li>rocker \$3,500</li><li>crazy daisy \$4,500</li><li>jnr play tower \$36,000</li><li>blox climber \$55,000</li><li>swings \$11,000</li><li>basket swing \$11,000</li><li>music thing \$6,000</li><li>log hoppers \$8,000</li><li>balance beams \$5,000</li><li>balance posts \$4,500</li><li>boulders \$18,500</li><li>mound play \$150,000</li></ul>	
	SUBTOTAL	\$1,790,000
	PRELIMINARY & GENERAL 12%	\$215,000
	<ul style="list-style-type: none"><li>Site establishment</li><li>Fencing for construction</li></ul>	
	CONTRACTOR MARGIN 5%	\$90,000
	SUBTOTAL	\$2,095,000
	CONTINGENCY 25%	\$525,000
	TOTAL	\$2,620,000





**About Boffa Miskell**

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Whangarei, Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin, and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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