

# ANNUAL PLAN 2023-2024

## SEDDON: MDC Domain & Reserves for our Future SUBMISSION 08/05/23 HK Turnbull

A number of Seddon locals got together recently to discuss what Seddon needs and wants, and this is what we came up with.

### **COMMUNITY HOUSING SCOPE**

For affordable, safe new housing for people currently unable to go anywhere but the Seddon Camping Ground.

MDC does this for people in other parts of Marlborough under the Marlborough Sustainable Housing Trust on a renting basis. We NEED it here in Seddon too,

We need help to identify a place for this. Our thoughts of some possibilities:

- ?MDC land on corner of Nursery Rd and opposite Nursery lane.
- Renwick St - previously pensioner flats with an unused section beside
- Old Starborough Pub land on Goulter St for long term permanent stayers in caravans and house buses.
- ?Other MDC land/church land??

### **THE SEDDON CAMPGROUND**

WE WANT SEDDON CAMPGROUND TO CHANGE and convert to a limited stay area that motor homes and caravans would WANT to use.

It sits on the old Croquet court ground that is DoC land.

At times it has been known as a convenient dumping ground for some long term misfits and we would like to change that image.

In recent past the following have been an issue:

So, No drug use in camp or drunken disorderly behaviour. No selling of drugs, alcohol or sex. No fights, no cruising in cars there at night, no threatening behaviour, no bullying or intimidation tolerated, good pet control required.

Unacceptable behaviour gets one warning unless it is a serious breach. Further disruptive behaviour and they are out.

Some long term people are model citizens but some are not.

There always needs to be an ON-CALL responsible CARETAKER living nearby and a cleaner cleaning everyday. There has been suspicion in the past that money may have been paid for non-existent cleaning.

Rules for unacceptable behaviour to be displayed and ENFORCED.

### **Whale trail CYCLISTS NEED a SAFE and ATTRACTIVE CAMPGROUND**

PROPOSAL: that a new campground be created asap.

- Situated parallel with the Scarborough Creek, between the Bike Pump Track and the Swimming Pool complex.
- Two/three night stay max.
- Camp sites for tents.
- Meanwhile, a separate area for a few self contained camper vans that would prefer not to go to the existing campground.
- BBQ, picnic tables, seating, running water, sink benches and also a hand basin. A kitchen attached to the back of the existing swimming pool complex would work as there is water and electricity there.
- They could use the existing shower/ toilet rooms on end of swimming pool complex meanwhile.
- Electricity to charge phones and E Bikes.
- Wifi?
- A shelter for bad weather & bikes.

## SEDDON INFORMATION CENTRE

When Cruise ship people come to Seddon this office should be open for the hour they are here. There will be multiple visits by these Steam Train visitors next season and they come all days of the week.

## WHALE TRAIL

- We want an attractive bollard that lifts up for garden/WT track maintenance for trucks at both ends at Seymour St and Mills Rd (SH1) of the cycle/walk way.
- Want this to be a friendly attractive entrance area for walkers and cyclists on Seymour St Alleyway/ "Downers" want this and so do AVT and WT gardeners as it is too hard to cart water, equipment, mulch from a long distance.
- CLEANUP and MAINTAIN the unkempt Starborough Creek riparian land along the Underpass Walkway where the Whale Trail goes. There are untidy willows that need removing to open up the area for more light (H&S) and to get better river flow. Old Man's Beard and weeds abound.
- Drinking water bubbler near Tui Garden or somewhere central for Whale Trail riders and others.
- Electric charging station for vehicles and bikes.

## DOMAIN: Things we want

- Better nets for the tennis court - they are difficult to put up and down, to allow for different uses of the area (hockey/cricket practices etc)
- Build a skate park for youth who need to be active, entertained and busy.
- A concrete track around the Domain for walkers, wheelchairs/push chairs, trikes and motorised scooters to keep feet dry in the wet and an easy surface for wheels.
- EXERCISE EQUIPMENT - several simple pieces like the ones at Pollard Park, alongside the previously proposed walking track.
- PLAYGROUND - seating and more play equipment, natural theme such as logs, flying fox etc.
- BBQ's
  - Either we bring our own gas bottle or MDC provides it and regularly checks it or we pay a coin for ?15min.
  - A BBQ near to the Bike Pump Track as well as some at the new Whale Trail Cyclist Campground area.
- SEATING
  - More seating at the Playground & Bike Pump Track. Some SHELTER would be good there too.
  - Wooden seats for people needing to rest as they walk to and from the central Seddon area.

## SWIMMING POOL

- this is definitely under utilised because the open hours and months are restrictive.
- Some relaxation on who can use the pool and when would be good (private usage eg: lane swimming membership), while still ensuring safety. There are many responsible people here.
- More solar heating needed to warm the pool water. (It's famous for being cold)
- Extend the months of usage.
- Swimming lessons to create jobs and offer a local option for children. Instructors could also be life guards.
- Young children area is very basic and unattractive. Raise the base of the pool to make it less of a drop to the water and create a play space.
- Seating is basic and unattractive.
- More overhead sunshades required please.

Imagine pushing the pool fence out towards the road, install a small solar heated hot pool area with greenery and rocks (like Methven), sectioned off by a grandstand next to the big pool.

Marlborough locals and cyclists would enjoy this section year round.

## STREET TREES

Plant WHITE flowered Crepe Myrtle trees please for Duncan St this year. (Not the pink/purple ones, thank you.)

TOWNSHIP HIGHWAY SAFETY

- Need rail over bridge foliage cut back on SH1 (NZTA & MDC)
- Need sign saying “watch out for pedestrians” both ends of Seddon’s centre. See Heather’s request email from AVT in February 2023 to MDC and NZTA for action on these - which has not happened so far.

Submission by Heather Turnbull

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Do we want to present to the MDC personally? Yes please.