

2018-2028 PARKS ASSET MANAGEMENT PLAN  
*He Rautaki Whakahaere Rawa mō Ngā Papa Whānui*

# PLAY SPACES NGĀ PAPA KORIKORI

VOLUME TWO | PUKAPUKA TUARUA



Mountain to Sea  
Te Kaunihera-ā-Rohe o Ngāmotu  
**NEW PLYMOUTH DISTRICT COUNCIL**  
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# DOCUMENT CONTROL

Document Name	2018-2028 Parks Asset Management Plan Volume 2 - Play Spaces
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This volume provides details of the asset lifecycle management for the **Play Spaces** asset category of the Parks AMP. The framework and key elements of the overall asset management plan are outlined in Table 1.

**Table 1 Asset management document structure**

No.	Document Name	Key Document Contents
1	Long Term Plan (LTP)	Infrastructure Strategy <ul style="list-style-type: none"> <li>• Strategic Framework</li> <li>• Guiding Themes</li> <li>• High Level Information for Each Asset Class</li> </ul> Council Services <ul style="list-style-type: none"> <li>• High Level Information</li> <li>• Levels of Service</li> <li>• Financial Plan</li> </ul>
2	Asset Management Strategy	General Asset Management Principles and Overview
3	Asset Class General Volumes	General Information and Glossary about each asset class <ul style="list-style-type: none"> <li>• Executive Summary</li> <li>• Introduction</li> <li>• Levels of Service</li> <li>• Future Demand</li> <li>• Risk Management Plan</li> <li>• Financial Summary</li> <li>• Plan Improvement and Monitoring</li> </ul>

4	Asset Category Lifecycle Management Volumes	Asset Life Cycle Management for each asset category within each asset class <ul style="list-style-type: none"> <li>• Description</li> <li>• Condition</li> <li>• Remaining Lives</li> <li>• Valuation</li> <li>• Operations &amp; Maintenance</li> <li>• Renewals</li> <li>• Acquisition and Augmentation</li> <li>• Disposals</li> <li>• Annual Work Plan</li> <li>• Risk Management</li> <li>• Financial Summary</li> <li>• Improvement Plan</li> </ul>
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### Purpose and Key Issues

In providing parks and open spaces we create opportunities for community recreation, areas of scenic interest, off road linkages and urban ‘lungs’ in the natural environment in predominantly built-up landscapes.

This volume includes play equipment installed at playgrounds, skate parks and their associated equipment and our courts and hard playing surfaces.

Our playgrounds and skate parks provide a range of play and motor skill development opportunities for children up to the age of 15 years. They also provide specialist facilities for skateboarding activities, and half courts (basketball) for an older age-group range.

The key issues related to play equipment are:

- Health and safety and the risk of litigation.
- The financial resources to keep up with trends and community expectations in providing good quality play opportunities in public playgrounds.
- Ongoing serious vandalism.
- Changes in legislation and standards, and compliance issues (NZS5828:2015).
- The need to investigate opportunities to move away from maintenance intensive bark under surfacing and investigate more capital intensive, low maintenance artificial under surfacing.
- Provision of new playgrounds to accommodate growth.
- In general most playgrounds are adequately equipped with a limited range of features

We provide a range of courts for both organised and casual use in a variety of sports codes. We also provide half courts (basketball) in play grounds to cater for an older age range.

The key issue our Parks teams face in relation to courts and hard playing surfaces are:

- High capital cost of replacement of court surfaces.

## Levels of Service

The levels of service for the operations, maintenance, renewals and minor improvement of the structures in the Parks service are included in Section 3 of the Parks General AMP volume. Our activities must also adhere to the NZ Standards (NZS5828:2015) for playgrounds.

Related Management Plans:

- New Plymouth District Neighbourhood Reserves Management Plan 2009
- Waitara Neighbourhood Parks Management Plan 2009
- Pukekura Park Management Plan 2004
- Sports Parks Management Plan 2012

Other Plans and Policies:

- General Policies for Council Administered Reserves (P06-003) 2006 Coastal Reserves Management Plan 2006
- TSB Stadium Multisport Development Master Plan 2012
- Open Space Sport and Recreation Strategy 2015

## Future Demand

Future demand on the Parks service is driven by domestic growth across the district generally and at specific land development areas e.g. Area Q. Regulations require that developers of new subdivisions create green areas and provide access to recreational facilities, which creates additional assets for us to maintain.

General projects responding to planned growth areas in the district are included in the Parks General volume.

**Note:** All financial forecasts are shown in inflation adjusted dollar values.

# 2. LIFECYCLE MANAGEMENT PLAN

## 2.1 Asset Description

There are 50 play spaces, 9 skate parks and 14 courts/hard playing surfaces in the district. These are listed in Table 2.

**Table 2 Asset description**

Location	Street Play Areas	Town
Gardenia Avenue Reserve	Gardenia Avenue	Bell Block
Hickford Park	Smeaton Road	Bell Block
Carnival/Jubilee Park	Eliot Street	Inglewood
Te Kowhai Park	Konini Street	Inglewood
William Franklyn Park	Kelly Street	Inglewood
Aquatic Centre	Tisch Avenue	New Plymouth
Clovelly Street Reserve	Clovelly Street	New Plymouth
Tasman Prospect	St Aubyn Street	New Plymouth
Cook Street Reserve	Cook Street	New Plymouth
Drake Street Reserve	Drake Street	New Plymouth
East End Reserve	Buller Street	New Plymouth
Ferndale Park	Frankley Road	New Plymouth
Fitzroy Seaside Park	Beach Street	New Plymouth
Glen Avon Park	Alberta Road	New Plymouth
Glenpark Avenue Reserve	Glenpark Avenue	New Plymouth
Heta Road Reserve	Heta Road	New Plymouth
Hurdon Street Reserve	Hurdon Street	New Plymouth
Karamea Street Reserve	Karamea Street	New Plymouth
Kawaroa Park	Tisch Avenue	New Plymouth
Kenmore Street Reserve	Kenmore Street	New Plymouth
Lawry Street Reserve	Lawry Street	New Plymouth
Lynmouth Park	Devon Street West	New Plymouth
Marfell Park	Grenville Street	New Plymouth

Maui Place Reserve	Marama Crescent	New Plymouth
Merrilands Domain	Mangorei Road	New Plymouth
Ngamotu Beach	Ocean View Parade	New Plymouth
Onuku Taipare Domain	Ngamotu Road	New Plymouth
Peringa Park	Clemow Road	New Plymouth
Poplar Grove Reserve	Poplar Grove	New Plymouth
Pukekura Park	Rogan Street	New Plymouth
Pukekura Park	Brooklands Zoo	New Plymouth
Pukekura Park	Fillis Street	New Plymouth
Sutherland Park	Fernleigh Street	New Plymouth
Te Mete Park	Te Mete Terrace	New Plymouth
Turi Street Reserve	Tokomaru Street	New Plymouth
Vogeltown Park	Carrington Street	New Plymouth
Waimea Walkway	Bromley Place	New Plymouth
Waiwhakaiho Park	Raiomiti Street	New Plymouth
Wallace Place Reserve	Wallace Place	New Plymouth
Shearer Reserve	Tasman Parade	Oakura
Onaero Motor Camp	Main Nth Road SH3	Onaero
Okato Playground	SH45/Carthew Street	Okato
Urenui Domain	Beach Road	Urenui
Yandle Park	Ritimori Street	Urenui
Kinkade Park	Mayne Street	Waitara
Marine Park	West Beach	Waitara
Pennington Park	Leslie Street	Waitara
Waitara West Quay	West Quay	Waitara
Fernbrook	Fernbrook Drive	New Plymouth
Skate Parks		
Hickford Skate Park	Smeaton Road	Bell Block
Carnival/Jubilee Park	Eliot Street	Inglewood
East End Skatepark	Nobs Line	New Plymouth



## 2. LIFECYCLE MANAGEMENT PLAN

Location (cont.)	Street	Town
Marfell Skate Park	Cook Street	New Plymouth
Shearer Reserve	Tasman Parade	Oakura
Okato Skatepark	SH45/Carthew Street	Okato
Urenui Community Centre	Takiroa Street	Urenui
Marine Skate Park	West Beach	Waitara
Pennington Park	Leslie Street	Waitara
Courts & Hard Playing Surfaces		
Trimble Park		Inglewood
Shearer Reserve		Oakura
Cook Street Reserve		New Plymouth
Marine Park		Waitara
Tongaporutu Tennis Courts		Tongaporutu
Waiwhakaiho Park (1-10)		New Plymouth
Waiwhakaiho Park (11-13)		New Plymouth
Linda Street Reserve		Oakura
Pennington Park		Waitara
Marine Park		Waitara
Clifton Park (3&4)		Waitara
Clifton Park (1&2)		Waitara
Tarata Domain		Inglewood
East End Reserve		New Plymouth

**Note:** The play areas at Marfell Park and Cook Street are to be removed after the opening of the new Marfell Park playground. Heta Road is to be moved when replaced. Karamea Street and Poplar Grove to be removed when replaced with new facility on Rotokare Crescent.

The play areas and skate parks contain a variety of equipment. The types and numbers of equipment are shown in Table 3.

**Table 3 Asset types and equipment**

Asset type	Number
Play Areas (50 locations)	
Balance Beam	1
Basketball Hoop	6
Climber	10
Fort	4
'Roctopus' Merry-go-round	3
Modular Unit	30
Playground Base (9672m <sup>2</sup> )	83
Rocking Horse/Rocker	21
Row Boat (Pukekura Park)	10
Scale Swing	6
Seesaw	26
Slide	11
Spinner	20
Swing Sets	58
Skate Parks (9 locations)	
Wood	4
Concrete	10
Courts & Hard Surfaces (14 locations)	
Asphalt surface	10
Concrete surface	4

Our well maintained and updated EAM asset inventory means the data presented on the quantity and type of the assets in this AMP is classed as grade **B – Reliable**.



# 2. LIFECYCLE MANAGEMENT PLAN

## 2.2 Asset Condition

Asset condition grades are given in accordance with Section 5 of the Asset Management Strategy.

An external engineering consultant conducts condition and valuation assessments of skate parks, surfaces and playing courts every three years. The skate parks were mostly assessed as very good or good, although two are starting to show significant signs of aging, wear and tear.

An external playground consultant also conducted condition assessments on the rest of our playground equipment. It should be noted that many of the 'average' and 'poor' assessment ratings relate to a non-compliance with NZ standards for playgrounds (NZS 5828:2004) rather than the actual condition of the equipment. Our Parks team is progressively addressing these issues, with a target compliance rate of 98% by 2020.

The asset condition profiles for play area components, play surfaces and skate parks are shown in the graphs in Figures 1, 2 and 3.

Figure 1 Play area components condition grades



The data presented in this AMP on the condition of the assets is classed as grade **B - Reliable** due to the data being based on sound records, procedures and regular condition inspections.

Figure 2 Play surface condition grades



Figure 3 Skate parks condition grades



# 2. LIFECYCLE MANAGEMENT PLAN

## 2.3 Asset Remaining Lives

The remaining life of an asset generally depends on its construction materials, with variation based on usage and environment. The average expected remaining lives for play spaces assets are shown in Table 4.

**Table 4 Average expected lives**

Asset Type	Expected Life
<b>Play Equipment (50 locations)</b>	
Balance Beam	25
Basketball Hoop	10
Climber	20
Fort	50
Merry-go-round (large)	20
Modular Unit	20
Playground Base (9672m2)	12
Rocking Horse/Rocker	20
Row Boat (Pukekura Park)	20
Scale Swing	15
Seesaw	20
Slide	25
Spinner	20
Swing Sets	15
<b>Skate Parks (9 sites)</b>	
Wood	30
Concrete	80
<b>Courts &amp; Hard Surfaces (14 locations)</b>	
Asphalt surface	25
Concrete surface	50

The data presented in this AMP on the remaining life of assets is classed as grade **B – Reliable** due to the data being based on sound knowledge, standards, guidelines and regular estimates of remaining useful lives by engineering consultants.

## 2.4 Asset Valuation

As at 30 June 2016, the value of Play Spaces assets is shown in Table 5.

**Table 5 Asset valuation**

Description	Replacement Value (GCRC) (\$)	Annual Depreciation (\$)	Optimised Depreciated Replacement Cost (ODRC) (\$)
Play Equipment and Skate Parks	2,646,800	149,827	884,069
Play Surfaces	1,421,411	55,016	2,699,617
<b>Total</b>	<b>4,068,211</b>	<b>204,843</b>	<b>3,583,686</b>

Values are from the 2016 statutory valuation. Because the valuation was conducted by external consultants with specialist knowledge of the assets, the data accuracy and confidence level is rated as **B - Reliable**.



# 2. LIFECYCLE MANAGEMENT PLAN

## 2.5 Operations and Maintenance

We identify our scheduled maintenance requirements through inspection of play equipment and facilities. The condition of all play equipment is assessed by independent audit consultants in conjunction with the certified valuation process every three years – most recently on 30 June 2016. This ongoing audit identifies the work required to bring the playground up to compliance with NZ Standard 5828:2004.

An assessment of skate parks and facilities was undertaken by independent contracted consultants (SPIIRE). The consultant and audit reports indicated items of maintenance which were passed to the programmes team to schedule into planned work flows. The degree of maintenance required for each individual playground depends on the level of wear and tear. Maintenance includes routine painting and replacement of moving parts where failure could result in injury. We replace parts in accordance with manufacturer recommendations.

### Reactive Maintenance

Most frequently, reactive maintenance follows vandalism or occasionally the failure of moving parts. These failures are identified through regular inspections or through tracked customer complaints.

### Routine Operations and Maintenance

Routine maintenance includes regular inspections of playground equipment and facilities. In-house Parks staff conduct monthly inspections of neighbourhood playgrounds and weekly inspections of major playgrounds. Maintenance items are noted and, where possible, addressed by the operations team. Routine maintenance activities are those that ensure that the playground are safe, such as greasing moving parts and raking the loose bark under-surfacing to maintain its impact resistance.

### Major Maintenance

Major repairs are required infrequently. Routine and planned maintenance activities ensure the structural integrity and safety of the playground equipment is maintained.

The general 10-year Opex forecast for Parks assets is included in the Parks General Volume.



# 2. LIFECYCLE MANAGEMENT PLAN

## 2.6 Renewals Plan

The renewals forecast in the budget relate to an ongoing programme to upgrade to NZ Standards (NZS5828:2004). This includes full replacement of up to two separate playgrounds per year, plus some individual items of general playground equipment as required. The three and ten year renewal programme is set by the three-yearly condition assessments and is reprioritised annually to ensure we get the best outcomes and value for budget.

As play equipment assets continue to age, more investment in renewal is required to maintain current reliability levels. The renewals expenditure forecast is shown in Table 6.

**Table 6 Renewals expenditure forecast**

Play Spaces Renewals Expenditure Forecast (\$000)											
Activity	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	LTP Total
PK1023 - Playground equipment renewal	161	165	168	172	176	179	184	189	193	198	1,785
PK2013 - Playground Equipment Renewal - Kawaroa Park	-	-	-	-	330	-	-	-	-	-	330
PK2023 - Courts Renewals - Trimble Park	-	-	-	-	176	-	-	-	-	-	176
PK2028 - Playground Equipment Renewal - Rogan Street	-	-	-	-	-	-	115	-	-	-	115
PK2043 - Courts Renewals - Pennington Park	-	-	-	-	-	-	-	-	12	-	12
<b>Total</b>	<b>161</b>	<b>165</b>	<b>168</b>	<b>172</b>	<b>682</b>	<b>179</b>	<b>299</b>	<b>189</b>	<b>205</b>	<b>198</b>	<b>2,418</b>



# 2. LIFECYCLE MANAGEMENT PLAN

## 2.7 Acquisition and Augmentation Plan

### Acquisition

No play space asset acquisitions are planned during the period of the plan.

### Growth

No asset growth projects are planned during the period of the plan.

### Level of Service

The expenditure forecast for level of service projects the period of the AMP is shown in Table 7.

PK1008 - The Pukekura Park playground requires shades to meet both community expectations and national guidelines regarding provisional shade in playgrounds and public areas. Note: Other playgrounds have similar needs for sun shades and funding for this will be considered in future LTPs.

PK1072 - The new play space project includes requests made through submissions to the 2017/18 Annual Plan for a new playground at Tongaporutu, enhancements at Waitara Marine Park playground, and for fitness equipment (including on the Coastal Walkway). There are a number of expected benefits related to this project, including meeting the safety requirements for playground equipment, increasing the use of playgrounds, increasing community involvement with development, and enhancing accessibility to parks and playgrounds.

PK2050 - Improvements are also planned for the East End Skate Park to enhance amenities and provide upgraded facilities.

**Table 7 Levels of service expenditure forecast**

Play Spaces Level of Services Expenditure Forecast (\$000)											
Activity	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	LTP Total
PK1008 - Shade Structure/s Playground Pukekura Park	87	-	-	-	-	-	-	-	-	-	87
PK2050 - East End Skate Park Improvements	61	-	-	-	-	-	-	-	-	-	61
PK1072 - New Play Space Development	-	-	-	-	604	-	-	-	-	-	604
<b>Total</b>	<b>148</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>604</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>752</b>

## 2.8 Disposal Plan

Disposal is the retirement or sale of assets when they become surplus or superseded by new or improved systems. Assets may become surplus to requirements for any of the following reasons:

- Under-utilisation
- Obsolescence
- Provision exceeds required level of service
- Replacement before end of predicted economic life
- Uneconomic to upgrade or operate
- Policy changes
- Service provided by other means (e.g. private sector involvement)
- Potential risk of ownership (financial, environmental, legal, social)

No asset disposals are planned over the 10 year AMP period.

# 3. RISK MANAGEMENT PLAN

## 3.1 Critical Assets

Currently, criticality assessments for Parks assets are informal and based on Parks team knowledge and experience. We have plans to conduct formal criticality assessments in the future and record them in EAM. **This is recorded as an action in Section 5 – Improvement and Monitoring Plan.**

## 3.2 Risk Assessment

Details of our Risk Management Framework are included in section 6.2 of the Parks General AMP volume and section 7 of the Asset Management Strategy.

## 3.3 Infrastructure Resilience Approach

During the development of this Parks Asset Management Plan, we have investigated and assessed opportunities to enhance asset resilience as part of preparing and evaluating project options.





# 4. FINANCIAL SUMMARY

A summary of the expenditure forecasts included in this volume is shown in Table 8.

**Table 8 Capex forecast summary**

Play Spaces Expenditure Forecast (\$000)											
Activity	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	LTP Total
Renewals	161	165	168	172	682	179	299	189	205	198	2,418
Service Level	148	-	-	-	604	-	-	-	-	-	752
Growth	-	-	-	-	-	-	-	-	-	-	-
Total	309	165	168	172	1,286	179	299	189	205	198	3,170

The Opex forecast for operations and maintenance is included in the overall Opex forecast for Parks as detailed in the LTP and included in the Parks General Volume.

# 5. IMPROVEMENT AND MONITORING PLAN

Our general Asset Management Maturity Improvement Plan is included in the Asset Management Strategy.

General improvements to Parks assets are included in the Parks General Volume. The specific areas of improvement identified for play spaces assets are listed in Table 9.

**Table 9 Improvements summary**

No	Improvement Area	Owner	Start Date	End Date
1	We have not yet conducted criticality assessments for play space assets. We plan to conduct an assessment in the future to assist inspection and maintenance planning.	Asset Operations Planning Lead	July 2018	June 2019





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