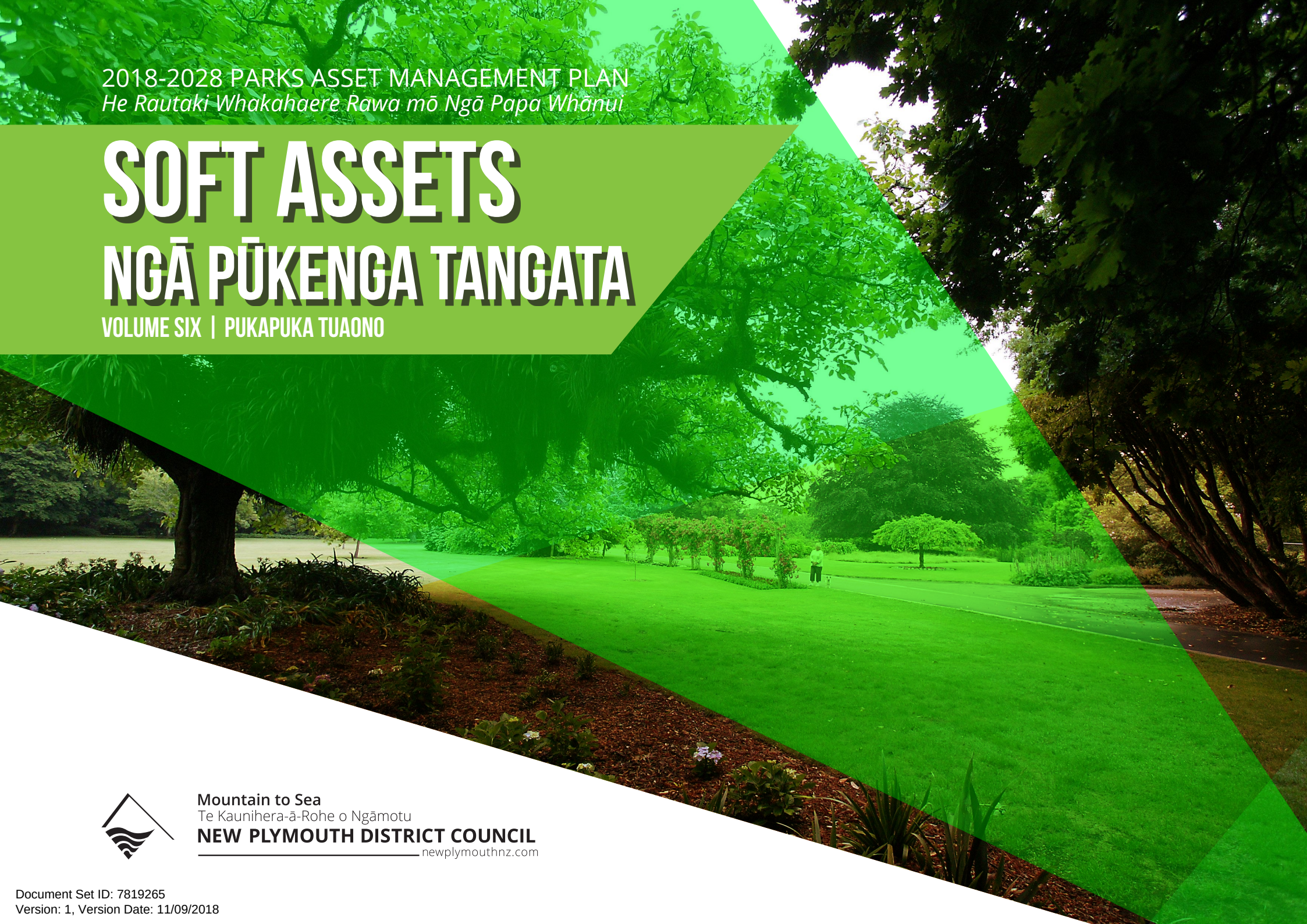
2018-2028 PARKS ASSET MANAGEMENT PLAN
He Rautaki Whakahaere Rawa mō Ngā Papa Whānui

SOFT ASSETS
NGĀ PŪKENGA TANGATA
VOLUME SIX | PUKAPUKA TUAONO



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DOCUMENT CONTROL

Document Name	2018-2028 Parks Asset Management Plan Volume 6 - Soft Assets
Prepared By	Steve Ilkovics, Asset Operations Planning Lead Cristina Gonzalez, Asset Engineer
Reviewed By	Stuart Robertson, Manager Parks and Open Spaces
Approved By	David Langford, Infrastructure Manager

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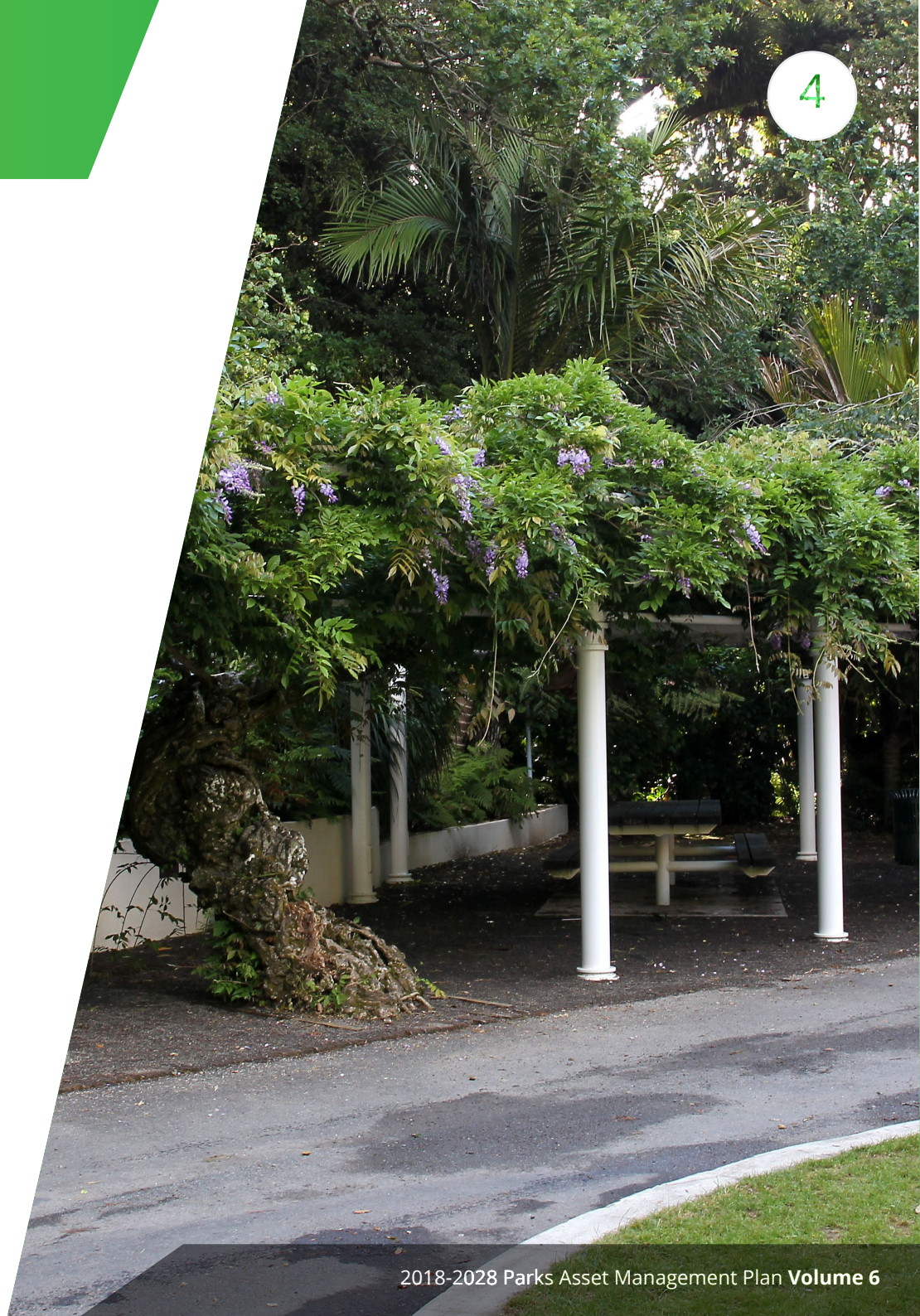
CONTENTS

LIST OF TABLES

List of Tables



1. INTRODUCTION

This volume provides details of the asset lifecycle management for the **Soft Assets** 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 • Strategic Framework • Guiding Themes • High Level Information for Each Asset Class Council Services • High Level Information • Levels of Service • Financial Plan
2	Asset Management Strategy	General Asset Management Principles and Overview
3	Asset Class General Volumes	General Information and Glossary about each asset class • Executive Summary • Introduction • Levels of Service • Future Demand • Risk Management Plan • Financial Summary • Plan Improvement and Monitoring
4	Asset Category Lifecycle Management Volumes	Asset Life Cycle Management for each asset category within each asset class • Description • Condition • Remaining Lives • Valuation • Operations & Maintenance • Renewals • Acquisition and Augmentation • Disposals • Annual Work Plan • Risk Management • Financial Summary • Improvement Plan

Purpose and Key Issues

Parks soft assets include turf at sports grounds, reserves and streetscapes, trees and gardens, and coastal dunes.

We provide first class turf at Yarrow Stadium and Pukekura Park to support national, provincial and international matches and to provide a range of sports ground surfaces to accommodate different sporting codes. We also provide inviting open space general reserve areas and attractive landscaped streetscape environments that are sustainable and easily maintained.

The key issues facing turf assets for the future are:

- Turf asset data captured in the asset database requires field inspection and verification.
- Maintenance issues relating to overlapping sports seasons.
- Planning around overuse and underuse of some sports grounds.
- Maintenance and marking of grounds and pitches, and artificial wickets are the responsibility of the sports clubs, with the exception of Pukekura Park cricket pitch and a few other pitches.

1. INTRODUCTION

Tree assets provide attractive landscaped environments to the most appropriate and sustainable level. The key issues facing tree assets in the future are:

- Tree asset data captured in the database requires field inspection and verification.
- Safety of trees.
- Tree succession planning.
- Detailed asset knowledge.
- Public perception, involvement.
- Memorial trees
- Line Clearance (Electricity Act 2003 implications).

Garden assets provide an ornamental horticultural landscape infrastructure and to provide attractive landscaped environments to the most appropriate and sustainable level. The key issues facing garden assets in the future are:

- Data captured in the database requires field inspection and verification;
- Knowledge, lifecycle and renewal information; and
- Maintenance, location and extent.

The purpose of coastal dune assets is to manage coastal environment to the most appropriate and sustainable level. The key issues facing coastal dunes assets in the future are:

- Data captured in the database requires field inspection and verification;
- Detailed asset knowledge;
- Managing access and safety;
- Ongoing coastal erosion; and
- Level of vandalism.

Levels of Service

The levels of service for the operations, maintenance, renewals and minor improvement of the structures in the park service are included in Section 3 of the Parks General AMP volume.

Related Policies and Legislation:

- General Policies for Council Administered Reserves (P06-003) 2006
- Electricity (Hazards from Trees) Regulations 2003
- General Policies for Council Administered Reserves (P06-003) 2006
- District Tree Policy 2008
- Coastal Strategy 2006
- Coastal Erosion Strategy 1995

Related Management Plans

- New Plymouth District Neighbourhood Reserves Management Plan 2009
- Waitara Neighbourhood Parks Management Plan 2009
- Coastal Reserves Management Plan 2006
- Pukekura Park Management Plan 2004
- Sports park Management Plan 2012
- New Plymouth District Cemeteries Management Plan 2012
- Barrett Domain Management Plan 2013

Future Demand

The growth in population and increased tourism numbers will result in increased use of Parks soft assets. This requires increased capacity and improvements to existing soft assets to cater for increased demand and to satisfy changing trends and participation/ usage.

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

2. LIFECYCLE MANAGEMENT PLAN

2.1 Asset Description

2.1.1 Turf

Taranaki is fortunate to have very good soils. Mainly volcanic loam, they provide very good grass cover and are generally well-draining. As a result, there is largely no requirement for modification to the subsurface of our turf assets. We do irrigate the Pukekura Park cricket pitch, Puke Ariki Landing and parts of the Coastal Walkway. An inventory of the turf assets is shown in Table 2.

Table 2 Turf asset details

Asset Type	Location	Area (ha)
High Profile Parks	Coastal WW, Puke Ariki Landing, Pukekura Park, Crematorium and Cemeteries	11.03
High Profile - Sportsground	Pukekura Park Wicket	2.79
High Profile Street	Airport Drive	3.13
Sports Grounds	Playing Surface and surrounds only	67.98
General Reserve Mowing	Areas within reserves and walkways	215
Streetscapes	Berms and traffic islands	24.55
Grazing Areas	Leased to third parties	317.19

2.1.2 Trees

Notable and protected trees are defined and listed in the District Plan. The location and generic data of notable trees is captured on the GIS system.

GIS holds records of the location of street trees, which includes the botanical and common names and power-line clearance issues for each tree.

We estimate the total area of trees in reserves from the GIS system. Accurate data will not available until we complete the process of capturing and verifying soft asset data. An inventory of the tree assets recorded in GIS is shown in Table 3.

Table 3 Trees asset details

Asset Type	Location	Area (ha)
Reserve Trees	Trees within reserves with an amenity "value" and/or planted - proactive maintenance	101.73
Orchard Trees	Groups of fruit trees located on public reserves	1.95
Plantation Trees	Excluding Lake Mangamahoe	2.17
	Forestry - Lake Mangamahoe, Colson and Busing forests	225.4
Bush Remnant	Trees within reserve areas - reactive maintenance only	294.18
Street Trees	3,072 trees contained on the District Arborist street tree register	n/a
Notable Trees	1,817 trees listed on the notable tree register. Note: the majority of notable trees are on private property and do not have a NPDC asset number.	n/a

2.1.3 Gardens

Estimates from the GIS system show the area of gardens contained in our reserves to be between 8 to 10 hectares. The area of gardens in CBD streetscapes and bedding displays is unknown. No accurate areas will be available until the capture of soft asset data is completed and verified.

In March 2012, the Parks service appointed a Botanical Records Officer based at Pukekura Park. A programme has since been initiated to capture garden and plant information at Pukekura Park into the IRIS-BG botanical database, in collaboration with the Taranaki Regional Council and regional gardens. We envisage this work will significantly improve the garden asset data at Pukekura Park and have a flow on effect, improving definition and records in other areas. An inventory of the gardens assets is shown in Table 4.

Table 4 Gardens asset details

Asset Type	Location	Area (ha)
Amenity Planting	along streets and within reserves, excludes flower displays	12.5
Collections	significant plant collections and specific rose gardens	3.13
Displays	Intensive areas of flower bedding - "anything with colour"	0.12

2.1.4 Coastal Dunes

For planning purposes, we estimate the area of coastal dune assets from the GIS system. No accurate area data will be available until we complete capturing and verifying soft asset data. Details of the recorded coatal dune assets are shown in Table 5.

Table 5 Coastal dunes asset details

Asset Type	Asset	Area (ha)
Dune	Coastal dune and sea area - reactive maintenance only	42.35
Dune revegetation	Dune areas with specific planting and fenced regeneration areas	25.99

The data presented in this AMP on the quantity and type of the assets is classed as grade **C – Uncertain** due to numbers being estimated in some cases and many assets not yet captured in sufficient detail in EAM and/or GIS.

2.2 Asset Condition

Soft assets are not subject to condition inspection and assessment.

2.3 Asset Remaining Lives

Asset remaining lives are not applied to soft assets.

2.4 Asset Valuation

Soft assets are not subject to valuation.

2.5 Operations and Maintenance

2.5.1 Turf

Planned Operations and Maintenance

Planned maintenance is generally to maintain the integrity of surfaces for the life of the asset. We schedule planned maintenance of sports grounds twice a year based on advice from the NZ Sports Turf Institute.

Reactive Maintenance

Reactive maintenance is normally in response to complaints or damage identified during programmed inspections. It is often related to vandalism or when a rapid response is required to prevent damage to the asset e.g. pest infestation such as insects and rabbits.

Routine Operations and Maintenance

Routine maintenance includes regular inspection of turf areas by Parks staff. We do have a programme of sports turf maintenance that includes mowing, coring, grooving, topdressing, fertilising and under sowing. The turf type and usage determines the frequency of these activities. Currently, fine turf areas (e.g. Pukekura Park cricket pitch, Yarrows Stadium, Puke Ariki Landing, Brooklands Park etc.) are mown weekly, or to performance targets set by users. The Coastal Walkway, sports grounds, cemeteries etc. are mown fortnightly. Reserves and walkways are mown every three to four weeks. All operations and maintenance activities are heavily dependent on the weather.

Major Maintenance

Turf assets require major planned maintenance very infrequently, and generally it occurs following some failure of the surface. We do conduct verti-draining of some sites regularly to address drainage and compaction issues.

2.5.2 Trees

Planned Operations and Maintenance

Planned maintenance is generally for maintaining the integrity of tree areas for the life of the asset. The Arborist Lead and Coordinator coordinate biannual inspections of notable trees and annual inspection of other streetscape trees. We also undertake planned pest control activities.

Reactive Maintenance

Reactive maintenance is generally in response to customer enquiries, referrals, or complaints and is recorded through the Service Request system which documents and tracks our response times. Much of the reactive maintenance undertaken is in response to weather events (clearing of debris), vandalism and pest control.

Routine Operations and Maintenance

Routine maintenance includes regular inspection of trees by Parks staff. We are responsible for trees on berms or other Council land and for trees growing under power lines that were historically the responsibility of power companies. In-house staff and contractors undertake routine maintenance following inspections. The work to trim back trees under power lines is contracted to Asplundh or Tricky Trees (Powerco approved contractors).

Major Maintenance

Major maintenance is required infrequently but generally occurs following severe weather events or storms.

2.5.3 Gardens

Planned Operations and Maintenance

Planned maintenance focuses on maintaining the integrity of garden areas for the life of the asset. Garden areas can range from CBD streetscapes, bedding and gardens that are maintained and replaced twice yearly, to special plantings that may have a life from 3 to 20 years depending on species and location. Annual maintenance plans determine the timing and scope of maintenance for these areas.

Reactive Maintenance

Reactive maintenance is generally in response to customer enquiries, referrals, or complaints and is recorded as tasks and service requests in Technology1, which documents and tracks our response times. Much of the reactive maintenance undertaken is in response to weather events (clearing of debris and reinstating damaged areas) and vandalism.

Routine Operations and Maintenance

Routine maintenance includes regular inspection of garden areas by Parks staff. Routine maintenance is generally undertaken in accordance with set and well defined levels of service.

Major Maintenance

Major planned maintenance is required infrequently but generally occurs following instances of disease or pest infestation.

2.5.4 Coastal Dunes

Planned Operations and Maintenance

Planned maintenance focused on maintaining the integrity of coastal dune areas. Coastal dune work is undertaken in the area above *mean high water springs* and includes sand redistribution, planting fencing and dune restoration projects. Annual maintenance plans determine the timing and scope of maintenance for these areas.

Reactive Maintenance

Reactive maintenance is generally in response to customer enquiries, referrals, or complaints and is recorded through the INFRA system, which documents and tracks our response times. Much of our reactive maintenance is in response to weather events (clearing of debris and reinstating washed out areas), removal of dead livestock and pest control.

Routine Operations and Maintenance

Routine maintenance includes regular inspection of coastal dune areas by Parks staff.

Major Maintenance

Major planned maintenance is required infrequently and generally occurs following a severe weather event or storm.

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

2.6 Renewals Plan

Soft assets generally do not require renewal so no renewal expenditure is forecast for the period of the AMP. However, the recent trend to install rain gardens as part of new sub-divisions as specified in NZS4404:2010 (currently under review) will result in renewals being required in the future. The performance of these assets will be monitored and renewals plans included in future AMPs when required.

2.7 Acquisition and Augmentation Plan

Acquisition

New soft assets installed by developers in reserve designated land to serve new domestic and non-domestic developments are usually vested in us. Assets are built to our NZS4404: 2010 – Land Development and Subdivision Standard and to the specific requirements as defined in New Plymouth District Council (NPDC) and South Taranaki District Council (STDC) adopted standard for Land Development and Subdivision Infrastructure, which is based on NZS 4404:2010 (currently under review) with local amendments. When an asset is vested with us, we have full responsibility for the asset and it is included in our operations, maintenance and future renewal plans.

Level of Service

No level of service projects are planned during the period of the AMP.

Growth

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

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

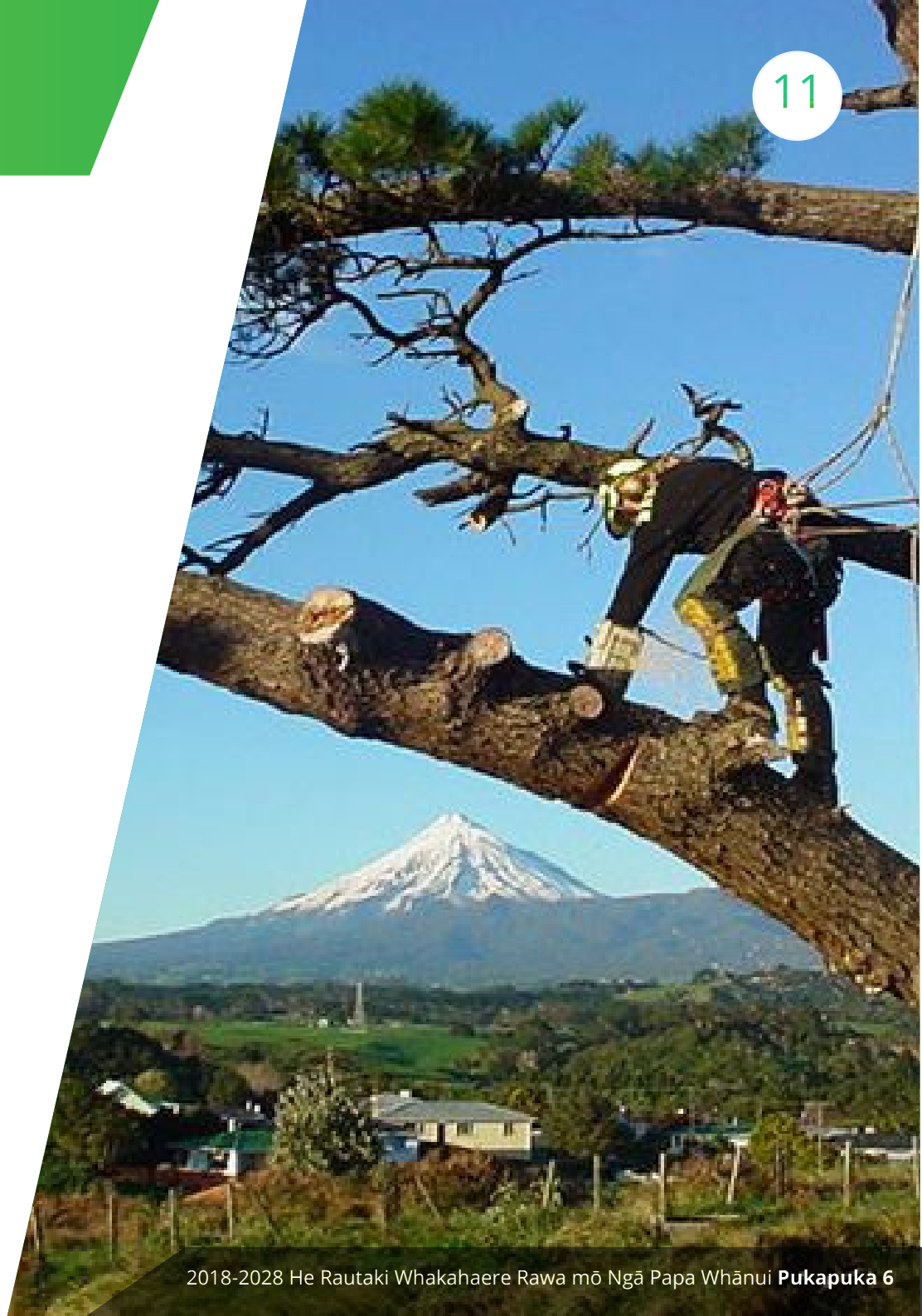
Soft assets are not considered critical so are not subject to criticality assessments. However, the emergence of rain gardens on new sub-divisions will need to be considered in the future when the functionality and performance of these assets is better understood.

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 and where appropriate, included investment.



4. FINANCIAL SUMMARY

No capital expenditure is planned for soft assets during the period of the AMP.

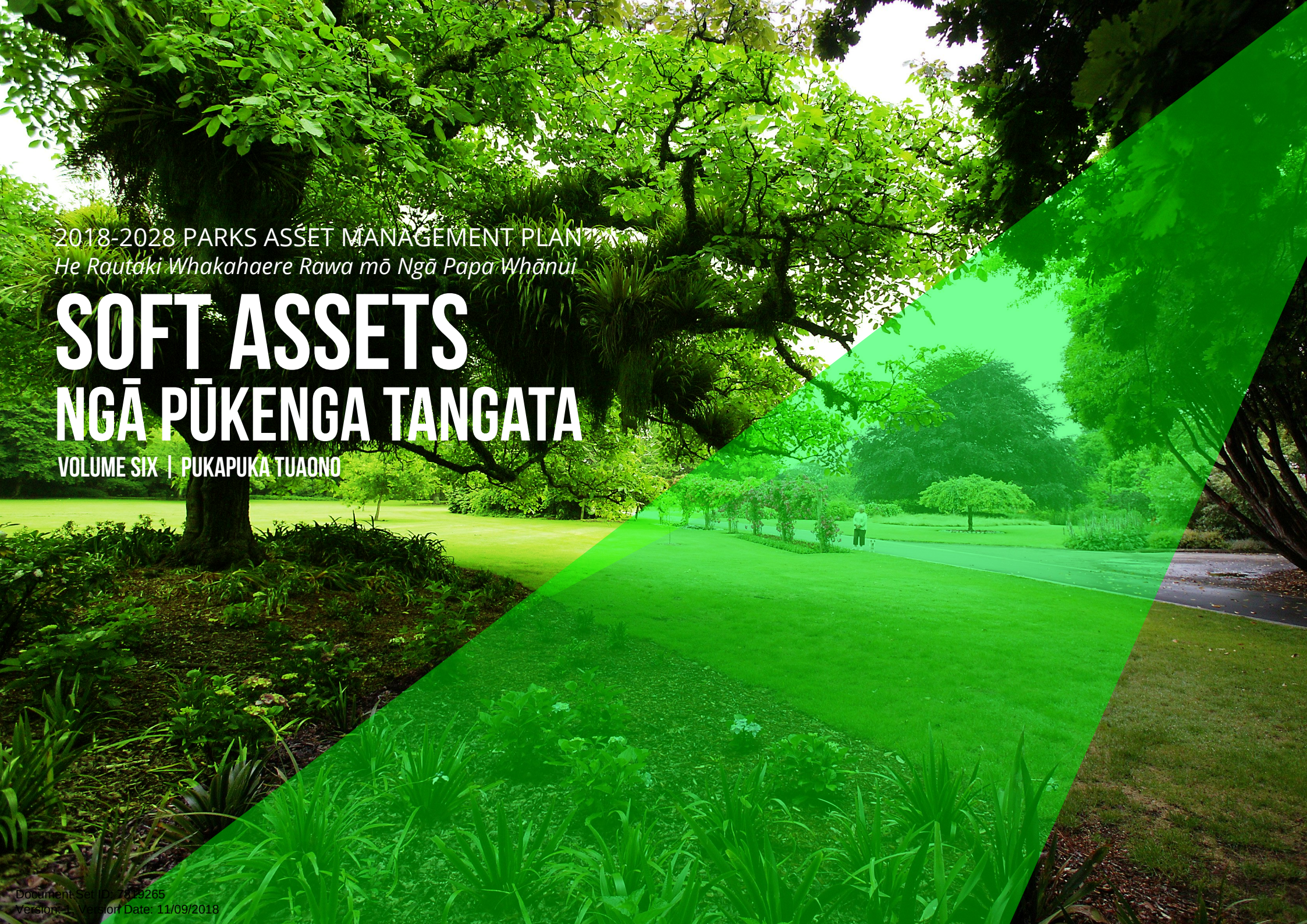
The Opex forecast for operations and maintenance is included in the overall Opex forecast for Parks as detailed in the LTP and included in the Parks General Volume.

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.

No specific areas of improvement have been identified for soft assets.



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