

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

FEATURES

NGĀ MEA HANGA KAU

VOLUME FOUR | PUKAPUKA TUAWHĀ



Mountain to Sea
Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

DOCUMENT CONTROL

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This volume provides details of the asset lifecycle management for the **Features** 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 | Infrastructure Strategy <ul style="list-style-type: none"> • Strategic Framework • Guiding Themes • High Level Information for Each Asset Class Council Services <ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • 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

This section covers all outdoor furniture, lighting and services, monuments and signs.

Outdoor furniture, lighting and services assets provide high quality amenities for public use within parks and reserves. The key issues facing outdoor furniture, lighting and services are:

- Requirement for data capture of underground services such as power, water and gas and irrigation equipment.
- Level of vandalism on outdoor furniture.
- Issues with floodlighting ownership.

Our monument assets maintain heritage and promote opportunities for new public art and comfort. The key issues facing monuments are:

- Minimal planning for renewal and upgrading.
- Repairing lettering and cleaning of war memorials.
- Vandalism.
- Future art acquisitions/donations (planned and unplanned).

1. INTRODUCTION

Clear signage is important for identifying parks and parks facilities, and for giving warnings, directions and other relevant information to the public. The key issues facing our Parks teams in relation to signs are:

- Signage replacement specifications standardised by the Outdoor Signage Manual 2006 (OSM).
- The updated 2013/2014 Signage Specifications Manual has further standardised materials used and reduced production and installation costs.
- The cost of new signage under the terms of the OSM is much higher per unit than the replacement value of existing signage at existing specifications.
- 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:

- General Policies for Council Administered Reserves (P06-003)

Related Management Plans:

- Barrett Domain Management Plan 2013
- Sports Park Management Plan 2012
- New Plymouth District Historic Reserves Management Plan 2010
- New Plymouth District Neighbourhood Reserves Management Plan 2009
- Waitara Neighbourhood Parks Management Plan 2009
- Coastal Reserves Management Plan 2006
- Pukekura Park Management Plan 2004

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.

Version: 1, Version Date: 11/09/2018



2. LIFECYCLE MANAGEMENT PLAN

2.1 Asset Description

The assets included in this volume fall into a number of categories. The category and the number of each asset grouping are shown in Table 2.

Table 2 Asset summary

| Asset Category | Number |
|---|--------|
| Outdoor furniture, lighting and services | |
| Lighting\Flood | 18 |
| Lighting\Street | 303 |
| Barbecue | 6 |
| Bike Rack | 9 |
| Picnic Table | 166 |
| Rubbish Bin | 332 |
| Seat | 466 |
| Tree Pit | 12 |
| Water Trough | 28 |
| Drinking Fountain | 9 |
| Plumbing\Shower\Recreation | 12 |
| Plumbing\Supply | 1 |
| Monuments | |
| Monument & Artwork | 302 |
| Memorial Strip | 14 |
| Signs | |
| Sign | 1001 |
| Bollard | 431 |

Lighting stock is broken down into street and flood lighting in the table. Street lighting includes lights on poles in reserves and on walkways. It also includes up, down and side-lighting in high profile park areas such as Puke Ariki Landing and the Coastal Walkway.

- Flood lighting refers to single or multi-globe lights mounted on poles and located at various sports grounds. We have updated the database to reflect the correct ownership of floodlights i.e. those located on sports parks are in fact owned by the sports club lessees.
- Monuments include the wind wand, artwork, fountains, plaques, war memorials, a water wheel and a variety of miscellaneous features.
- Signs are installed for a variety of purposes including directional, information, warning, regulatory, naming, road, heritage trail, welcome and in information cabinets.

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

In the past, we assessed the condition of all general Parks assets every three years with the last assessment conducted in 2013. In 2016, we extended the timeframe of condition assessment to 5-6 years for general assets, retaining assessment at shorter intervals for a selection of more significant general assets. In general, the condition of Parks features assets deteriorates slowly, with some exceptions that are related to weather events or installation in a marine environment.

The asset condition profiles for outdoor furniture, lighting and services, monuments and signs are shown in the graphs in Figures 1, 2 and 3.

Figure 1 Outdoor furniture, lighting and services condition grades

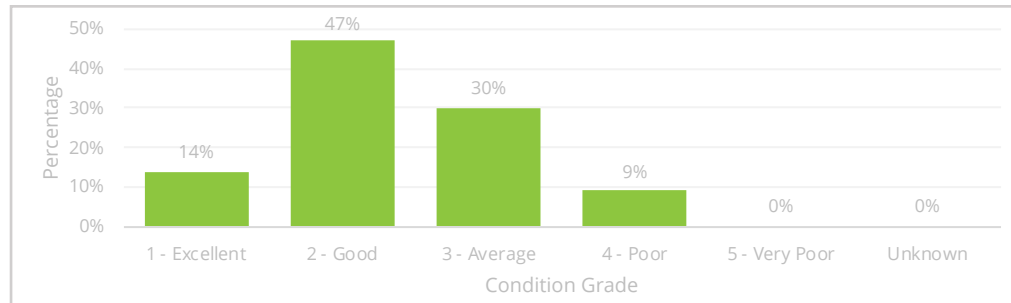
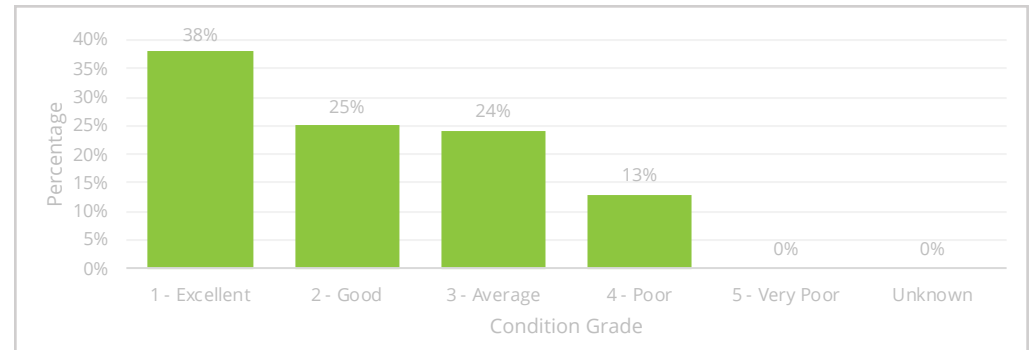


Figure 2 Monuments condition grades



Figure 3 Signs 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.

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 features assets are shown in Table 3.

Table 3 Asset average expected lives

| Asset Category | Average Expected Life (Years) |
|---|-------------------------------|
| Outdoor furniture, lighting and services | |
| Lighting\Flood | 7 |
| Lighting\Street | 10 |
| Barbecue | 50 |
| Bike Rack | 6 |
| Picnic Table | 20 |
| Rubbish Bin | 10-15 |
| Seat | 15-20 |
| Tree Pit | 25 |
| Water Trough | 25 |
| Drinking Fountain | 10 |
| Plumbing\Shower\Recreation | 20 |
| Plumbing\Supply | 25 |
| Monuments | |
| Monument & Artwork | 25 |
| Memorial Strip | 15 |
| Signs | |
| Sign | 25 |
| Bollard | 20 |

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 and guidelines.

2.4 Asset Valuation

As at 30 June 2016, the value of features assets is shown in Table 4.

Table 4 Asset valuation

| Description | Replacement Value (GCRC) (\$) | Annual Depreciation (\$) | Optimised Depreciated Replacement Cost (ODRC) (\$) |
|--|-------------------------------|--------------------------|--|
| Outdoor furniture, lighting and services | 3,686,930 | 162,971 | 1,913,564 |
| Monuments | 3,366,906 | 36,945 | 2,055,477 |
| Signs | 855,848 | 40,761 | 193,414 |
| Total | 7,909,684 | 240,677 | 4,162,455 |

Values are from the 2016 statutory valuation. The data accuracy and confidence level is rated as **B - Reliable**. Internal staff conducted a detailed valuation which was peer reviewed and endorsed by Beca Consultants.

2. LIFECYCLE MANAGEMENT PLAN

2.5 Operations and Maintenance Planned Operations and Maintenance

We identify scheduled maintenance requirements for outdoor furniture and lighting structures through inspections by our Parks team who identify maintenance items to the operational teams. Annual inspection and maintenance of lighting is contracted out to New Plymouth Electrical Limited.

We also inspect monuments, heritage and artwork. The degree of maintenance for each individual structure depends on its age, its design and construction materials, and its location. We repair lettering annually and undertake cleaning on a regular basis. We also clean and paint war memorial assets annually, prior to ANZAC day commemorations.

Our Parks staff inspect signs and identify any scheduled maintenance items for the works programme. Annual inspection of signs is built into the levels of service.

Reactive Maintenance

Reactive maintenance is generally in response to customer enquiries, referrals, or complaints and is recorded through the Service Request (formerly INFRA) system, which documents and tracks our response times. Much of the reactive maintenance undertaken is in response to vandalism and graffiti removal.

Occasionally monuments require reactive maintenance because of extreme environmental conditions. These failures are identified through regular inspections and through recorded customer information.

Routine Operations and Maintenance

Routine maintenance includes regular inspections of outdoor furniture and signs by Parks staff, and daily servicing carried out by both staff and contractors.

Monuments are regularly inspected, cleaned and repaired to ensure that our heritage assets are safe and well maintained.

Major Maintenance

The need for major repairs of outdoor furniture and lighting assets is infrequent. Routine and planned maintenance activities ensure the structural integrity and safety of heritage assets is maintained. It is unlikely that signs assets require major repairs.

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



2. LIFECYCLE MANAGEMENT PLAN

2.6 Renewals Plan

The renewals forecast includes general provisions for lighting, outdoor furniture and signs. We select assets for renewal based on asset condition or need (following damage etc.). The other renewals are for specific assets in Pukekura Park. There are no planned renewals for monuments. The renewals expenditure forecast is shown in Table 5.

Table 5 Renewals expenditure forecast

| Features 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 |
| PK1007 - Pukekura Park Primary Path lights Renewal | 30 | 31 | 32 | 32 | 33 | 34 | 35 | 35 | 36 | 37 | 335 |
| PK1015 - Lights renewals - all parks and reserves | 33 | 34 | 34 | 35 | 36 | 36 | 37 | 38 | 39 | 40 | 362 |
| PK1022 - Outdoor furniture renewal | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 50 | 446 |
| PK1024 - Signs Renewal - All parks and reserves | 50 | 52 | 52 | 54 | 55 | 56 | 58 | 59 | 60 | 62 | 558 |
| PK2007 - Pukekura Park Infrastructure - FOL Lights Renewal Programme | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 50 | 446 |
| PK2027 - Fountain Lake Fountain | 101 | - | - | - | - | - | - | - | - | - | 101 |
| Total | 293 | 199 | 202 | 207 | 212 | 216 | 222 | 226 | 231 | 239 | 2,247 |

2. LIFECYCLE MANAGEMENT PLAN

2.7 Acquisition and Augmentation Plan Acquisition

The NZ RSA plan to unveil a new statue on Armistice Day in 2018 at Regina Place. The statue will be gifted to the community and will become a NPDC asset.

Level of Service

The following project is planned to meet levels of service over the period of the AMP:

- Replace seasonal surface cables etc. with underground cable circuits in conduit, distribution boxes and switchboard for West side of main lake circuit (Year One) and Boat Shed circuit (Year Two) and Dell Lake / Poets Bridge South circuit (Year Three). Playground / Fountain Lake circuit number 3 and Water wheel circuit number 4 (year Four). This is an 'invest to save' project and provides improvements to service levels.

The expenditure forecast for level of service projects during the period of the AMP is shown in Table 6.

Table 6 Levels of service expenditure forecast

| Features 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 |
| PK1003 - Pukekura Park : New Festival of Lights Infrastructure and Path Lights | 35 | 36 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 387 |
| Total | 35 | 36 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 387 |

Growth

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

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, based on Parks team knowledge and experience. We have future plans to conduct formal criticality assessments 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 Capex forecasts included in this volume is shown in Table 7.

Table 7 Capex forecast summary

| Features 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 | 293 | 199 | 202 | 207 | 212 | 216 | 222 | 226 | 231 | 239 | 2,247 |
| Service Level | 35 | 36 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 387 |
| Growth | - | - | - | - | - | - | - | - | - | - | - |
| Total | 328 | 235 | 238 | 244 | 250 | 255 | 262 | 267 | 273 | 282 | 2,634 |

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 treatment plant assets are listed in Table 8.

Table 8 Improvements summary

| No | Improvement Area | Owner | Start Date | End Date |
|----|--|--------------------------------|------------|----------|
| 1 | Criticality assessment for features assets has not been carried out. We plan to conduct an assessment in the future to assist inspection and maintenance planning. | Asset Operations Planning Lead | Jul-18 | Jun-19 |



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