

Title: **Playgrounds Audit Inspection**
Section: Liveable Communities
Prepared by: Carol Marter (Projects and Property Officer)
Meeting Date: 10 October 2018

Legal Financial Significance = Medium

Report to **COMMUNITY DEVELOPMENT & SERVICES Committee** for information

SUMMARY

The purpose of this report is to provide the Committee with a summary of the results of the 2018 Gisborne District Council Playground Audit (the Audit), and to advise the Committee on the proposed actions that resolve any issues identified in the Audit.

The Audit was undertaken by Park Central Playground Safety Consultants, a registered playground consultant with level 3 (peak) qualifications in New Zealand Playground Safety Standards.

In August 2018, Park Central Playground Safety Consultants audited 48 playgrounds, fitness sites and skate parks for Council.

The outcomes of the Audit informs the annual playground renewal programme and the maintenance required for the overall playground network. Most of the proposed actions will be undertaken within existing Council budgets. Other proposals that have been identified both through the Audit and through other community engagement processes, are subject to budget allocation through funding applications.

The decisions or matters in this report are considered to be of **Medium** significance in accordance with the Council's Significance and Engagement Policy.

RECOMMENDATION

That the Community Development & Services Committee:

1. Notes the contents of this report.

Authorised by:



Keita Kohere
Director Transformation & Relationships



Andrew White
Director Liveable Communities

Keywords: playground audit, park central playground

BACKGROUND

1. Council has 48 playgrounds, fitness sites and skatepark assets that are maintained and renewed by Liveable Communities. In August 2018, Council engaged Park Central Playground Safety Consultants to undertake the Audit on these playground assets.
2. The Audit is undertaken annually. The brief for the Audit was to inspect Council's 48 playground assets, rate their condition, measure their level of compliance against the New Zealand Safety Standards and provide recommendations for bringing specific items up to this standard where required.
3. The Audit included, as part of the condition assessment, the allocation of a condition rating on a scale of 1-5, 1 being excellent, and 5 being poor. The Audit also flags any safety requirements around surfacing and cushion fall. The full assessment is included as **Appendix 1** of this report.
4. The Audit is undertaken in addition to Councils ongoing monitoring and maintenance of playground assets. Councils ongoing monitoring, inspections and maintenance are undertaken on a fortnightly basis, by Parks Officers and Contractors.

DISCUSSION and OPTIONS

5. The Audit concluded that the majority of the playgrounds and associated assets are in good condition. The Audit notes that the large city playgrounds show signs of wear due to high use, and that the coastal location of many of the rural playgrounds impacts on the expected lifespan of equipment. As well, playgrounds in coastal locations are experiencing high levels of rust.
6. Overall, the Audit found that the overall levels of maintenance was variable with instances where maintenance issues are impacting on compliance. Maintenance is less frequent in rural playground assets when compared to urban areas. However, the ongoing maintenance of chains and connections for swings has resulted in improved compliance, and the removal of finger entrapment gaps.
7. Some items assessed are past their useful life and therefore considered not cost effective to repair. It is recommended that if these items cannot be replaced within the next 12 months then they should be removed, or closed.
8. The level of compliance to playground safety standards was high, at 84%. The renewal programme that Council has been undertaking is resulting in a beneficial effect, with the new playground installs greatly improving the overall compliance and condition rating of the assets.
9. The compliance rate of 84% is an improvement to previous years. 83% in 2017, 75% in 2016 and 68% in 2011. The level of compliance is high compared to other cities in New Zealand. However, many of our playgrounds are aging and are measured against the older standards.

Recent Playground Work completed

10. Council officers and contractors inspect playgrounds on a fortnightly basis and undertake repairs as needed.
11. Playground Creations have been contracted to undertake the design for a new playground at Waikirikiri Reserve. In conjunction with Sport Gisborne Tairāwhiti, three options for the new playground were taken to the community via an extensive community engagement process, whereby the community selected their favourite option. The previously rated unsafe equipment has now been removed and the new playground construction will commence in October, 2018.

12. Council officers have been working closely with communities in Te Araroa and Ruatoria (Puawaitanga Park) in developing concept plans for new playgrounds. These designs are at final concept plan stage. Delivery of these new playgrounds is subject to budget allocation through funding applications.

Proposed Actions

Proposed Renewals programme

13. The programme for renewals is based on the condition ratings as identified in the Audit. There were 5 locations that received a condition rating of 5 (very poor). This translates into a capital renewal priority rating of 1 and 2.
14. The following table outlines the proposed renewals programme prioritised by the Condition 5 rating.

Location	Priority for renewal	Proposed capital recommendation	Proposed cost	Proposed works/comments
Matawai Township Module	1 or 2	Module replacement or removal if not renewed.	\$35 000	Removal/closure if work cannot be prioritised.
Waihirere Domain	1 or 2	Replacement of swings and rationalisation of equipment, slide and surfacing under swings. Removal of old swings and slide by the pool complex.	\$21 000	Removal of old equipment by pool complex. If replacement work can't be prioritised then removal/closure is recommended.
Te Araroa Domain	1 or 2	Replacement of module.	TBA	Concept plan (Appendix 2) has been drawn up in conjunction with the community. This project is subject to funding application and Te Tumu Paeroa landowner approval which is in progress. It is recommended that the playground is closed/removed until funding is secured and approval construction from landowners is granted.
Puawaitanga Module	1 or 2	Replace module.	TBA	Concept plan (Appendix 3) has been drawn up in conjunction with the community. This project is subject to funding application for implementation. Recommended that the playground shall be closed/removed as unsafe until funding is secured.
Waikirikiri Playground	1 or 2	N/A	N/A	Construction commences October 2018.

15. The following items were rated Condition 4 (poor):
- Adventure playground Junior Module, 6 bay swings, preschool module
 - Te Karaka Module skate park and hoop
 - Ayton seesaw
 - Kaiti Beach Reserve swings
 - Lynsar Reserve Fort
 - Nelson Park Fort
 - Titirangi Fort
 - Waikanae Beach swings and spinner
 - Waiteata climber
 - Te Karaka Reserve

16. These Condition 4 items will be greatly improved with the maintenance programme, outlined below. Where the maintenance will not lift these playgrounds from a Category 4 Condition Rating, they can be included in funding applications, as required.

Proposed Maintenance Programme

17. A maintenance programme is underway that addresses items in the assessment with work to be completed before summer, with priority given to intensively used playgrounds, and playgrounds rated Category 4. Please refer to **Appendix 4** for more information.
18. The costing and pricing assumptions are based on current market rates for the supply of materials and services. The prices within this report are therefore indicative.

ASSESSMENT of SIGNIFICANCE

Criteria	This Report	The Process Overall
The effects on all or a large part of the Gisborne district	High	Medium
The effects on individuals or specific communities	Medium	Medium
The level or history of public interest in the matter or issue	Medium	Medium
Inconsistency with Council's current strategy and policy	Medium	Medium
Impacts on Council's delivery of its Financial Strategy and Long Term Plan.	Medium	Medium

19. The decisions or matters in this report are considered to be of **medium** significance in accordance with Council's Significance and Engagement Policy.

COMMUNITY ENGAGEMENT

20. The Audit has had no associated specific community engagement. However, some of the playgrounds that the Audit has identified for renewal have been alerted to Council through community engagement. Council has responded to this through developing concept plans for these playgrounds, working closely with the community.
21. The Waikirikiri playground project has included extensive community consultation through the design process, in conjunction with Sport Gisborne-Tairāwhiti.

CONSIDERATIONS

Financial/Budget

22. The preliminary costing to replace equipment and modules at Matawai and Waihirere is \$56,000.

23. Te Araroa and Puawaitanga Park playground renewals are subject to funding through funding applications. The concept plans for these playgrounds have been undertaken in close consultation with the community.
24. Council has an existing capital budget line of \$75,000 for playground renewals. We will utilise the \$75,000 as seed money for the funding applications required for Puawaitanga Park and Te Araroa, and include Waihirere and Matawai in that funding application.
25. The Waikirikiri Playground Project has its own budget line allocation.
26. The maintenance programme as outlined in **Appendix 4** will be completed within existing operational budgets.

Legal

27. The Audit is assessed against the New Zealand Playground Safety Standards and give direction on how to remedy any issues raised that is based on qualified expert analysis.
28. Council has a duty as far as reasonably practicable to ensure there is provision for maintenance of a work environment that is without risks to Health and Safety, that we provide maintenance of safe plant and structures and safe work systems.

POLICY and PLANNING IMPLICATIONS

29. The proposed renewal programmes have been assessed against the draft Community Facilities Strategy. This is to ensure Council adopts a consistent approach to playground allocation in the region.

RISKS

30. The work that is to be undertaken within existing Council budgets is considered to be low risk. There is risk associated with the funding applications however and managing community expectations around this.

NEXT STEPS

Date	Action/Milestone	Comments
November 2018	Procurement of Project – Playground Renewals 2018/2019	Procurement documents currently being prepared
February 2018	Project implementation	

APPENDICES

- Appendix 1: Gisborne District Council 2018 Playground Audit
- Appendix 2: Te Araroa Domain Concept Plan
- Appendix 3: Puawaitanga Park Concept Plan
- Appendix 4: Maintenance Plan