I INTRODUCTION

FACILITY MANAGEMENT

Once a skate facility is in place, it is key to understand the ongoing upkeep required to maintain these spaces to a level of safe and functional condition.

All facilities require ongoing maintenance to upkeep them and have them functioning safely. With this in mind, it is estimated that facilities designed and constructed to best practice principles, meeting the required tolerances and specifications of current industry standards, will have a functional life of approximately 20 years before major repairs, renovation or renewal is needed.
The following provides an insight into the level of ongoing maintenance required:

0-10 YEARS

Maintenance should be regular and of a minor nature.

10-15 YEARS

Maintenance will increase in frequency and scale.

15-20 YEARS

Maintenance will require a high level of care.

Over time, the facility will be exposed to user wear and tear, environmental impacts and natural weathering. These factors impact the concrete, steel, timber, surface treatments, painting and other components that form a facility.
It may be difficult to rate older facilities in this way as they may not have been designed and constructed to the appropriate quality.

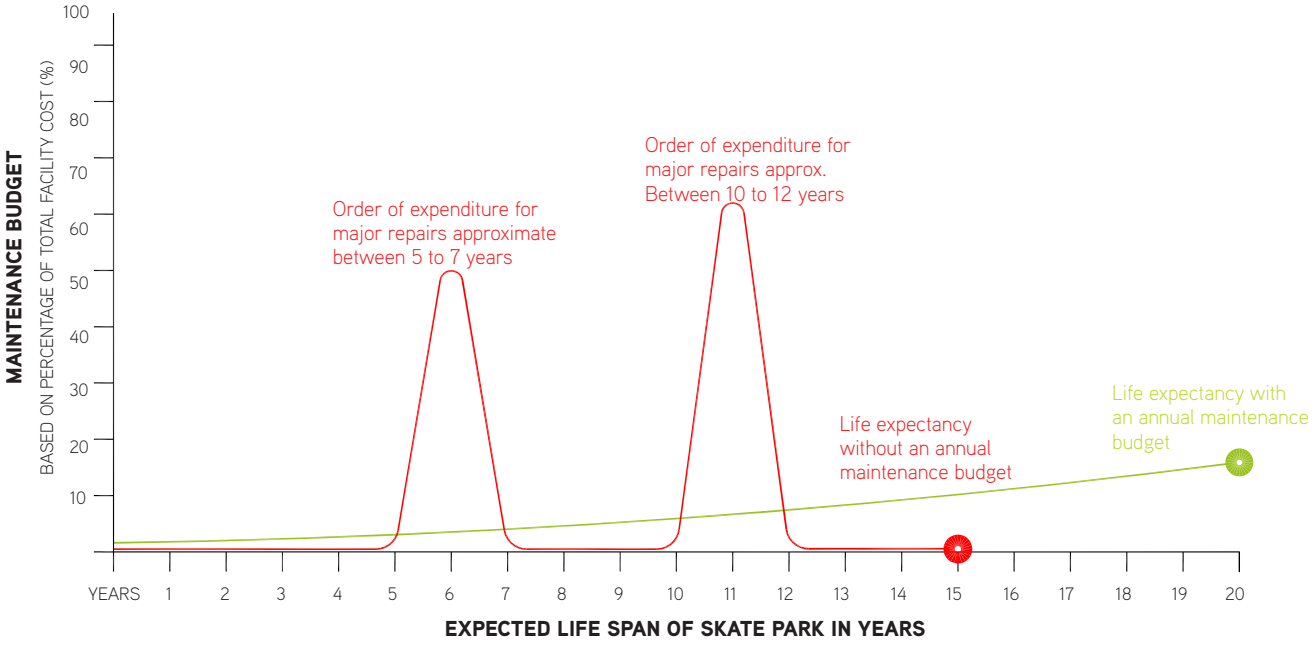
Maintenance of these facilities is also extremely important for the function to remain relevant and safe, and to prolong the life of the facility. It is suggested that annual maintenance budgets for action wheeled sports facilities should be 5 - 10% of facility value/build cost dependant on the age of the facility.

As per any public asset in use by children and youth such as playgrounds and parks, maintenance budget allocation should be set aside to ensure safe functional use of an asset. At a high level, approximately $5k - $10k a year should be allowed for maintenance in the first 5-10 years. 10 years + costs will likely go up more significantly dependant on various impacting environmental and usage.

The development of a maintenance manual specific to the facility, including a maintenance schedule is key and will provide clear directions and objectives for the upkeep of each of the facilities. Facilities need to be effectively maintained and developed in order to cater for these newly emerging skate styles, allow for progressive challenge and for skill development of users within the facility.

MAINTENANCE SCHEDULING

For the longevity of a facility and its upkeep, regular ongoing maintenance should be budgeted for and undertaken. The table below demonstrates the cost expense of not regularly maintaining a facility and the impact on life-span.



II ASSESSMENT CRITERIA

OVERVIEW

The facilities have been assessed and rated based on the two key criteria of; CONDITION and FUNCTION. Both of these identified criteria assess the usability and quality of a facility. These criteria are co-dependent and as such make up a 50/50 split with respect to the final assessment evaluation and score.

A facility's function and condition are intrinsically related. If the facility's condition is poor this inherently impacts on function. Alternatively, a facility can be in excellent condition, however, the overall layout and design may be poor or outdated and may not actually meet the needs of users.

FACILITY RANKING SYSTEM

FACILITY RATING CHART

The facility is rated to describe its current CONDITION and FUNCTION in accordance with the following ranking system;

CONDITION

RATING: EXCELLENT (SCORE 1/5)
An asset in excellent overall condition with no visible signs of deterioration. (Approximately 100% of life remaining)

RATING: GOOD (SCORE 2/5)
An asset in good overall condition but with some early stages of deterioration evident, but the deterioration is still minor in nature and causing no serviceability problems. (Approximately 75% of life remaining)

RATING: FAIR (SCORE 3/5)
An asset in fair overall condition where deterioration would be obvious and there would be some serviceability loss. (Approximately 50% of life remaining)

RATING: POOR (SCORE 4/5)
An asset in poor condition with severe serviceability problems and needing rehabilitation immediately. There is a risk to the community if the facility is to remain un-repaired and in service. (Approximately 25% of life remaining)

RATING: FAILED (SCORE 5/5)
An asset that has failed, is no longer serviceable and should not remain in service. There is an extreme risk in leaving the asset in service. (0% life remaining)

FUNCTION

RATING: EXCELLENT (SCORE 1/5)
Design and layout suitable for intended use, with adequate on-site amenities.

RATING: GOOD (SCORE 2/5)
Majority of design and layout suitable, however minor improvements necessary. Moderate on-site amenities.

RATING: FAIR (SCORE 3/5)
Some design and layout suitable, however considerable improvements necessary. Minimal on-site amenities.

RATING: POOR (SCORE 4/5)
Extensive design and layout flaws with major improvements necessary. Minimal on-site amenities.

RATING: FAILED (SCORE 5/5)
No function. No on-site amenities

II ASSESSMENT CRITERIA

CONDITION ASSESSMENT CRITERIA

The Condition Assessment determines the current state of a facility. This does not consider the design of the facility, only its physical condition.
The condition assessment criteria of the skate facility has been broken down into two categories:

FEATURES AND OBSTACLES

This includes:

- Coping and rail connections and installation.
- Steel including damage, rust and corrosion.
- Skate-able surfaces including chips, cracks, and concrete surface quality.
- Sharp or extruding edges.
- Concrete joints, saw cuts, and connections
- Drainage and pooling issues,
- Graffiti and vandalism to surfaces,

LANDSCAPE

This includes surrounding landscape condition:

- Deteriorating vegetation or leaf litter / seed pods dropping on skate-able surface.
- Drainage and pooling issues.
- Amenity condition: seats, rubbish bins and shelter etc.
- Litter and debris, graffiti and vandalism.
- Soil erosion and spillage.

FUNCTION ASSESSMENT CRITERIA

The Function Assessment determines how the facility is used by participants and observers.
The function assessment criteria of the skate facility has been broken down into three categories:

SKATE FUNCTION

This includes:

- Flow and general layout
- Distance between features
- Features and obstacles

OVERALL DESIGN & LAYOUT

This includes:

- Provision for skill levels.
- Style of facility (street, transition, combination).
- Acceptable waiting areas.
- Variety.
- Comparison with current skate trends.
- Fall heights and safety standards.

LANDSCAPE & AMENITY

This includes:

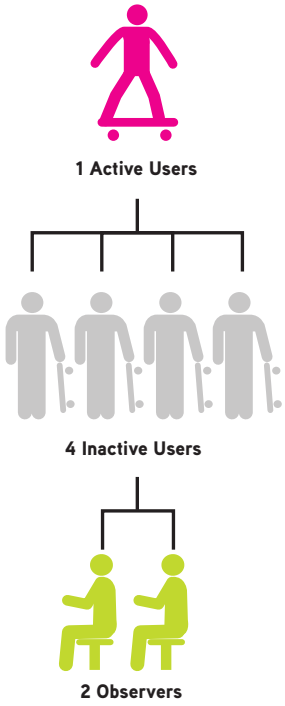
- Access, footpaths, car parking etc.
- Surveillance.
- Amenities e.g.. bins, shade, drinking fountains, toilets.
- Lighting
- Recreational provision
- Local youth context, theming and vibrancy.

CAPACITY

The expected capacity of a facility helps to determine if it is catering to the needs of users and visitors and gives a broader understanding of how many active and passive users a facility caters for in the wider skate context of a region.

This method of calculation is based on anecdotal research and observations over 25 years. These figures are calculated based on the size of the facility and anticipated use. A clear distinction is made between an active user, an inactive user and an observer. For every active user, it is estimated there are four inactive users and two observers. Refer the graphic right.

For example, although the facility may only cater for one active user at a time, it is conservatively assumed there is up to seven participants at the facility.



11. PAEKAKARIKI SKATEPARK

PAEKAKARIKI SKATEPARK

OVERVIEW

The Paekakariki skatepark is a 'Neighbourhood Level' facility located off Pingau Street in Campbell Park, adjacent to the Campbell Park Playground and football field. The skatepark sits on steep terrain in a scenic location with Pohutukawa Trees to the eastern extent and the dramatic backdrop of Paekakariki beach to the West.

The facility is a popular hangout for locals with simple functional elements located within a 'back and fourth' layout.

There are some amenities located nearby the skatepark including seating, drinking fountain, rubbish bins, footpaths and toilet block.

CONTEXT PLAN

PAEKAKARIKI SKATEPARK

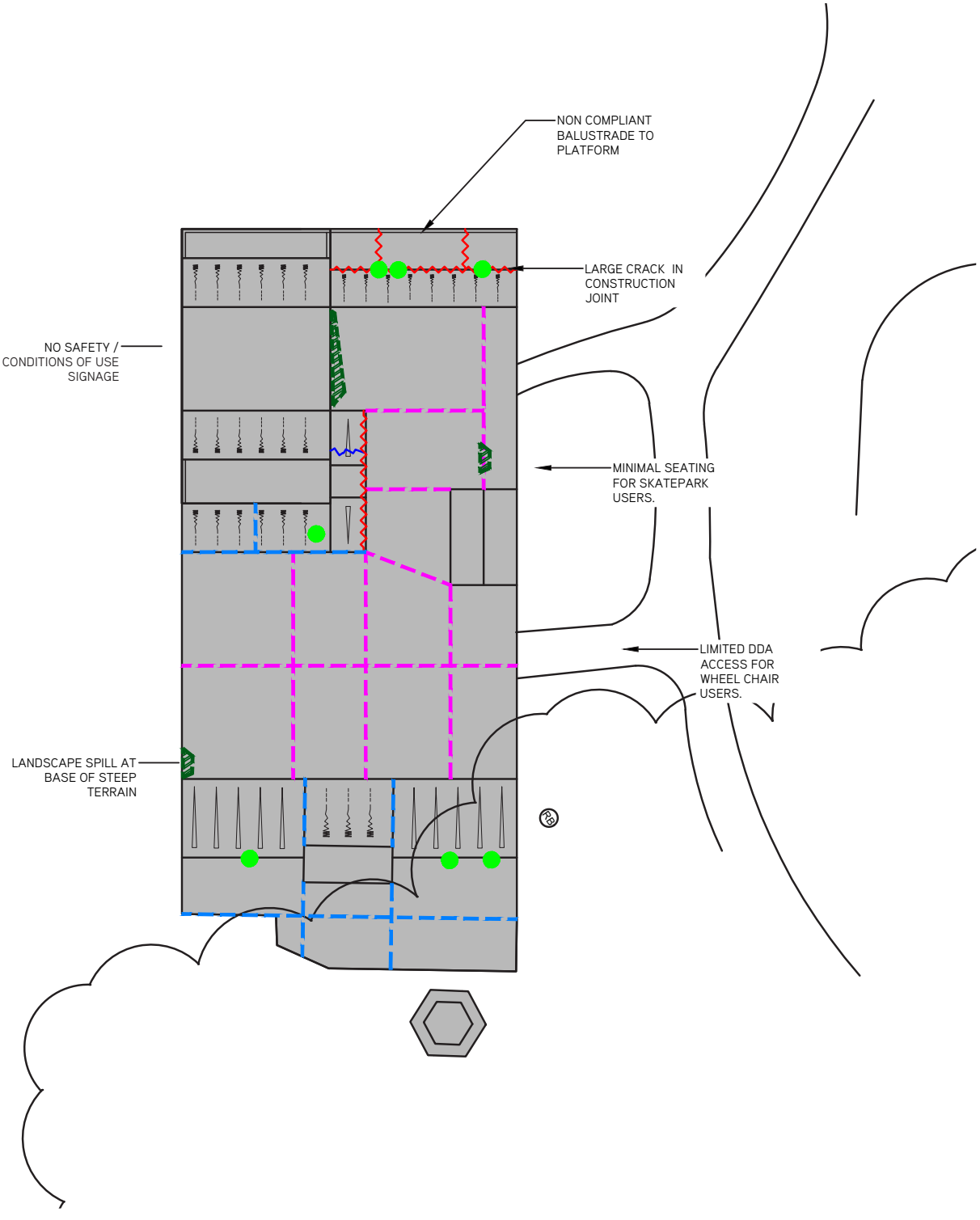
CONDITION + FUNCTION PLAN

LEGEND:

- CHIPS IN CONCRETE TO BE REPAIRED AS PER SCHEDULE
- LIFTING IN SKATELITE TO BE REPAIRED AS PER SCHEDULE
- LARGE CRACKS
- MINOR CRACKS
- CONSTRUCTION JOINT TO BE CAULKED
- SAW CUT TO BE CAULKED
- LANDSCAPING SPILL ONTO CONCRETE SLAB TO BE CLEANED.
- DIFFERENTIAL SETTLEMENT TO BE REPAIRED.

REFER TO ORDER OF WORKS TABLE

NOTE:
LOCATIONS, LENGTHS AND NUMBER OF AREAS TO BE REPAIRED ARE SHOWN AS APPROXIMATE AND SHALL BE DETERMINED ON SITE.
CONTRACTOR TO NOMINATE ALL AREAS PROPOSED TO BE REPAIRED FOR APPROVAL BY SUPERINTENDENT.

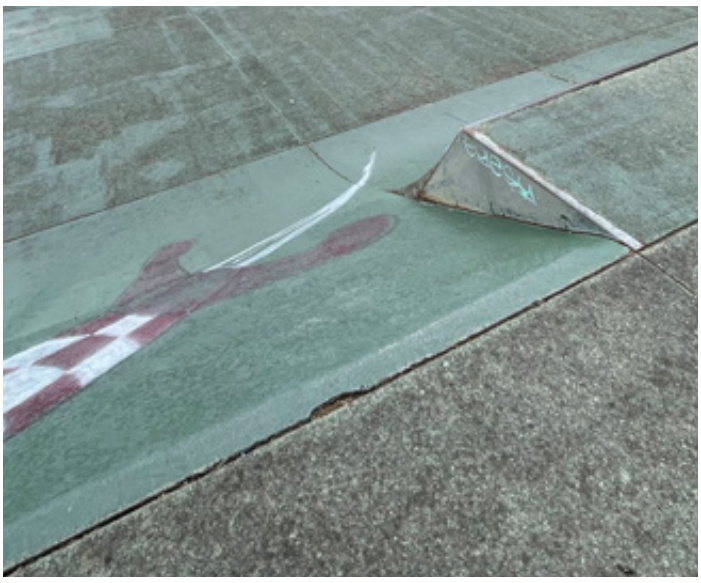


PAEKAKARIKI SKATEPARK

CONDITION ASSESSMENT - SKATE SURFACE

01. WIDE CONSTRUCTION JOINTS + CHIPPING:
Some construction joints within the skatepark are of poor quality and are widening. Wide joints and saw cuts create a hazard for small scooter and skateboard riders as their wheels can become trapped causing the rider to fall unexpectedly creating a safety hazard. Further, wide joints are at risk of widening further and creating holes within the concrete surface.

RISK RATING: HIGH

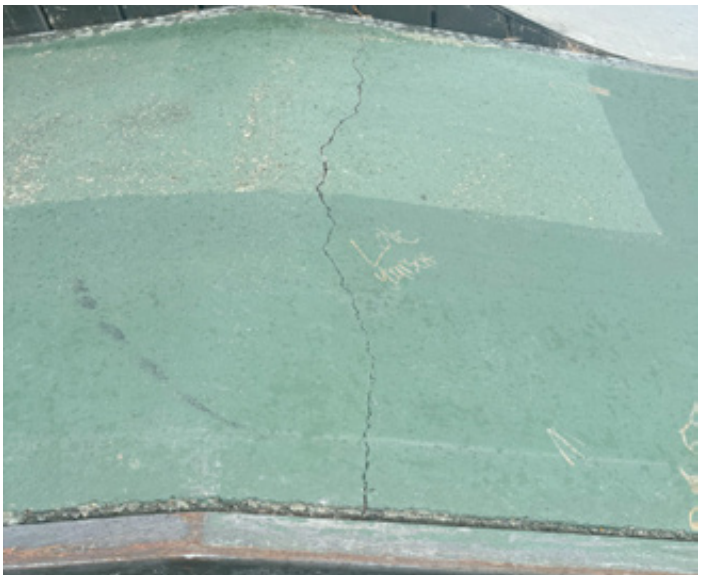


02. CHIPPING:
Chipping has formed along some concrete joints and on obstacles. If left unattended chips will continue to develop, creating a greater hazard. These chipped areas are hazardous to riders as they can catch small wheels causing users to fall creating a safety hazard.

RISK RATING: MEDIUM

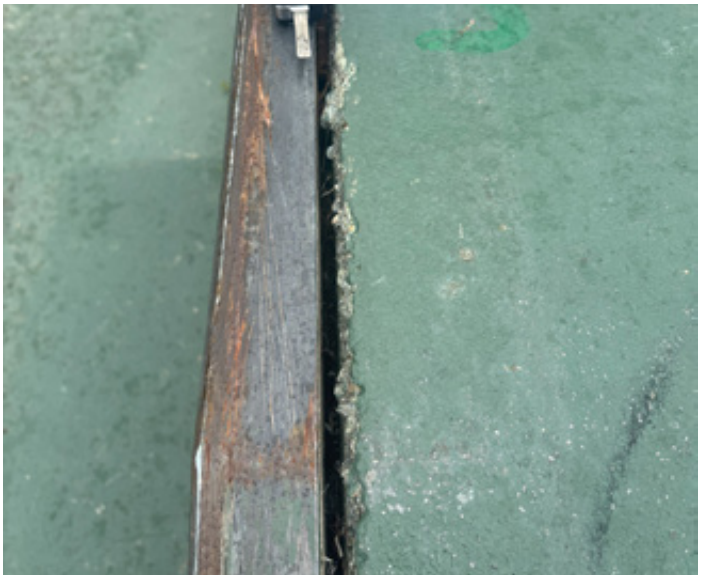
PAEKAKARIKI SKATEPARK

CONDITION ASSESSMENT - FEATURES AND OBSTACLES



03. FINE CRACKING:
Hairline and minor cracking is evident through the sections of the skatepark. Cracks like these currently pose a low risk, however if left unattended can turn into larger cracks and increase the chance of concrete chipping posing a higher risk to riders.

RISK RATING: LOW



04. CONSTRUCTION JOINTS AND COPING GAPS:
Some gaps are widening within construction joints and also steel coping joints with obstacles. If left unattended gaps will continue to develop, creating a greater hazard. These gaps are hazardous to riders as they can catch small wheels causing users to fall creating a safety hazard.

RISK RATING: MEDIUM

PAEKAKARIKI SKATEPARK

CONDITION ASSESSMENT - LANDSCAPE

05. LANDSCAPING AND EROSION:
Some areas of landscape surrounding the skatepark have started to erode onto the skatepark surface. This should be maintained as small stones and dirt can create safety hazards for small wheels to get stuck.

RISK RATING: LOW

PAEKAKARIKI SKATEPARK

SKATE FUNCTIONALITY

Layout, size and capacity: The existing skatepark has approximately 225m2 of concrete riding surface, plus the addition of 40m2 steel mini ramp. The skatepark is a Neighbourhood Level facility with a mix of street and transition features. The facility has adequate waiting areas and space around obstacles to cater to the local community capacity, however may get busier with holiday influx.

Skill level: The size, style and layout of the skatepark features make the facility suitable for beginner to intermediate skill level, it lacks for skill progression into advanced obstacles but provides flat space and functional features to keep most users interested.

Riding Style: The facility can be used by skate, BMX and scooter with something for everyone.

Obstacle Spacing: There is adequate spacing around obstacles for functional run up and roll away.

Street obstacles: The street obstacles are functional with the fundamental ledge and manual pad that will maintain interest, however flat bank feature to the west is limiting and some simple cost effective additions could contribute to the overall street functionality of the park.

Transition obstacles and flow: The transition elements work well with a functional mini ramp much loved by the community and flow between obstacles to link lines and work on a range of tricks.

Inline with current trends: The facility is a functional, however there is little that references modern / contemporary skatepark design features.

Value contribution: Overall, the skatepark is fun and functional for a Neighbourhood Level facility and contributes positively to the Paekakariki community as well a good edition to the Regional frame work of skateparks.

FUNCTION RATING: MEDIUM

PAEKAKARIKI SKATEPARK

LANDSCAPE AND AMENITY

Location: The skatepark sits on steep terrain in a scenic location with Pohutukawa Trees to the eastern extent and the dramatic backdrop of Paekakariki beach to the West.

CPTED: The site has open views in and out from most angles however is blocked from the east towards Wellington Road due to large existing trees, these also provide areas for anti social behaviour and hiding from view. The playground, parkland and beach help to contribute to a busy, activated space.

Pedestrian access (DDA) and parking: There is some on street parking on Pingau Street and Wellington Road. There is footpath access to the facility however the terrain is steep and unlikely to be DDA accessible.

Amenity provision: An old toilet block and drinking fountain is located nearby with seats and a rubbish are located at the park, however there are minimal seats within close proximity for active or passive users or spectators. The large embankment to the south can provide informal seating for some users. There is no built shade provision however there are many lush Pohutukawa trees along the eastern edge of the space to sit under in hotter seasons that also add aesthetic appeal.

Design identity + vibrancy: The park has a faded green paint finish across the surface that ties in with the natural setting of the area, there is some graffiti that could be removed and a fresh coat of paint. There is little vibrancy however the scenic outlook and trees contribute to identity and feel of the space.

Passive + Youth Recreation Opportunities: There is plenty of grass parkland around the space for kickabouts and picnics as well as a vibrant children's playground and the beach to cool off within 50m.

Signage: There is currently no safety signage or conditions of use signage accompanying the facility.

PAEKAKARIKI SKATEPARK

KEY CONDITION FINDINGS

In summary, the key condition findings are:

SURFACE, FEATURES AND OBSTACLES

- The concrete surface in general is in good riding condition, with a smooth surface finish.
- There is a small amount of chips and cracks around expansion joints and saw cuts that can be remedied with appropriate repair and maintenance.
- There is one major crack that needs more immediate attention.

LANDSCAPE MAINTENANCE

- Landscape erosion onto skate surface needs to be maintained and vegetation around eastern quarter pipe trimmed back off features.

KEY FUNCTION FINDINGS

In summary, the key function findings are:

SKATE FUNCTION

- The park is functional and interesting for the facility scale and services the local region well.
- The features are simple and fundamental to skate building blocks. One or two simple / cost effective additions could add high value for local users.
- The facility caters to beginner to intermediate users.

LANDSCAPE & AMENITY

- CPTED in general is good with some areas of concern around trees to the east of the facility near Wellington Road.
- There is some supporting amenity with nearby toilet block, rubbish bin, drinking fountain and picnic bench. There could be some better provision for skatepark seating and a safety sign with conditions of use is required for the facility.
- There is some parking and footpath access however DDA access is limited due to steep terrain.

OVERVIEW OF KEY FINDINGS

Based on the key condition and function findings, the ratings in accordance with the Facility Ranking System are as follows:

CONDITION

The facility has been given a condition rating of:
SCORE 3/5 - FAIR
The current condition of the park is fair, however there is a major joint that has opened up and requires immediate attention.

FUNCTION

The facility has been given a function rating of:
SCORE 2/5 - GOOD

Function of space is generally good and provides for the local community, one or tow cost effective additions would increase functionality and interest dramatically.

OVERALL

The key findings of the skate facility assessment has identified an overall rating of:
RATING 5/10 - FAIR TO GOOD.

Some items need to be addressed to bring the facility up to a 'GOOD' rating and increase the functionality and estimated lifespan.

FUTURE DIRECTION

The following recommendations have been prepared with respect to repair and redevelopment works.
These options aim to improve the safety, condition and function of the facility to varying levels.

All approaches should consider a level of community engagement to ensure community acceptance.
The facility's condition will require ongoing observation, appraisal and maintenance to provide a high level of condition and function and to ensure the lifetime of the facility is maximised.

PAEKAKARIKI SKATEPARK

RECOMMENDATIONS

REPAIRS AND MINOR RENEWAL

Based on the site evidence and reporting, measures should be implemented to address the immediate safety condition of the existing skatepark and to enhance the longevity of the facility. As well as this, some simple functional elements could be implemented to increase functionality. This will generate interest and improve the space as a valued Neighbourhood Level asset within the community. Recommendations include:

- Address and rectify all identified high risk condition items.
- Introduce simple supporting amenity provision including safety signage and some skatepark seating.
- Introduce functional elements to add interest and value to community asset. Examples could include a slappy kerb on the western flatbank and a rail in the street area.
- All approaches should consider a level of community engagement to ensure community acceptance.

These works, in conjunction with introduced regular maintenance, are deemed as the minimum required works to ensure the facility can fulfil its remaining life.
A detailed breakdown of the high risk items for repair has been provided on the following pages.

ORDER OF PROBABLE COSTS

IMMEDIATE WORKS (Address safety hazards):
-Crack repair to construction joint
- Chip repair
- Landscape erosion maintenance and tidy up
- Safety signage

$5,000 - $10,000

MODERATE WORKS (Increase functionality and life span):
- Re seal concrete skate surface
- 1 no. slappy kerb included on western flatbank
- 1 no. new rail included in flat slab
- Introduce basic skatepark seating

$10,000 - $15,000

*Total costs are exclusive of GST.

12. MACLEAN SKATEPARK

MACLEAN SKATEPARK

OVERVIEW

The Maclean skatepark is located in Maclean Park at Paraparaumu Beach.

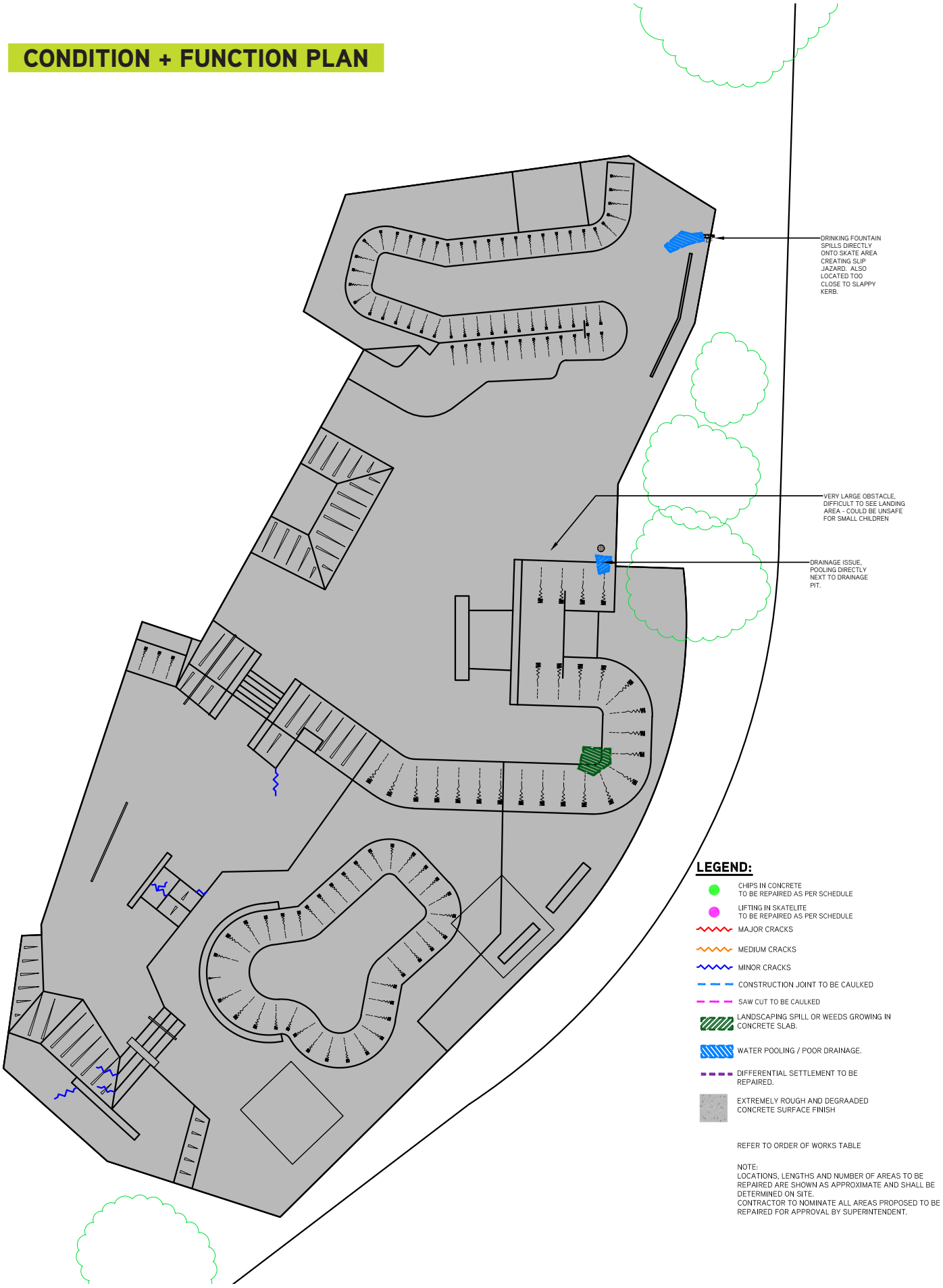
The skatepark is located off Marine Parade on the waterfront, opposite the beach front shops. There is spacious grassed parkland surrounding the park with the playground to the West and car park to the north and south.

The skatepark is a 'Destination Level' park that has just recently completed construction. There is also a half court, shade shelters, picnic and BBQ areas located within the development.

CONTEXT PLAN

MACLEAN SKATEPARK

CONDITION + FUNCTION PLAN



MACLEAN SKATEPARK

CONDITION ASSESSMENT - SKATE SURFACE

01. FINE TO MEDIUM CRACKING:
Hairline cracking is evident through some areas of the skatepark. Cracks like these currently pose a low risk, however if left unattended can turn into larger cracks and increase the chance of concrete chipping posing a higher risk to riders.

RISK RATING: LOW

02. POOLING:
An area of pooling is occurring where the grading and drainage does not drain towards the drainage pit. This water has nowhere to go and will take a long time to evaporate. Wet patches on the concrete can become a safety hazard whereby water creates a slip hazard in a high speed location after the jump box.

RISK RATING: MEDIUM

MACLEAN SKATEPARK

CONDITION ASSESSMENT - SKATE SURFACE

03. DRINKING FOUNTAIN WATER RUN OFF / SAFETY HAZARD:
An area of pooling is occurring where the drinking fountain drains onto the skatepark surface. Wet patches on the concrete can become a safety hazard whereby water creates a slip hazard near the obstacle landing zone. The drinking fountain is also very close to the slappy kerb skate obstacle and could be hazardous if an active user falls into the hard extrusions on the drinking fountain.

RISK RATING: MEDIUM

04. LANDSCAPE EROSION AND LANDSCAPE DEBRIS:
Due to the surrounding vegetation, leaf litter and landscape debris is gathering on skate surfaces. This can cause a safety hazards where small wheels can get caught creating 'wheel bite'. Regular maintenance will limit the issue.

RISK RATING: LOW

MACLEAN SKATEPARK

SKATE FUNCTIONALITY

Layout, size and capacity: The skatepark has approximately 1950m2 of concrete riding surface. The skatepark is a 'Destination Level' scale facility with transition and street style features. With multiple zones of varying skill level, built to a high standard it will easily hold a high capacity of users.

Skill level: The facility has multiple different street and transition areas that start at beginner and work up to advanced allowing skill progression and interesting / challenging obstacles for more advanced users.

Riding Style: The facility caters for all user styles (BMX, Skate, scooter, inline) the surface is smooth and built to high quality allowing for all riding styles with a variety of obstacles for all riding styles.

Obstacle Spacing: The majority of obstacles have sufficient run up and roll away space with plenty of space around for users to safely avoid each other at busier times of use. The drinking fountain located next to the slappy kerb could be hazardous as it is located within the fall zone of this obstacle.

Street obstacles: There are a number of street obstacles within the facility that cater from beginner to advanced user with fundamental elements as well as more unique / challenging features to maintain interest.

Transition obstacles and flow: The skatepark has good flow with many quarter pipes and flatbanks to gain momentum throughout. The mini ramp has many different heights for learners to work there way up to more advanced transition and the bowl is a traditional shape with pool coping for added interest and challenge. The jumps box is a large obstacle in the middle of the park that can be difficult to see behind and could be unsafe for children if out of site with someone jumping over at high speed. Children should be closely monitored by adults in this area of the facility.

Inline with current trends: The facility has many obstacles that are fundamental to wheeled sports and has many features that are popular in contemporary parks today.

Value contribution: Overall, the facility is an excellent new addition to the broader Wellington Regional skate network.

FUNCTION RATING: HIGH

MACLEAN SKATEPARK

LANDSCAPE AND AMENITY

Location: The skatepark is centrally located off Marine Parade on the waterfront, opposite the beach front shops in Maclean Park. It is in close walking distance to various shops, food outlets and amenities.

CPTED: CPTED principles are very good being located on the main street with clear views in and out of the space and various other forms of passive and active recreation nearby to create a visually prominent hub where young people feel safe.

Pedestrian access (DDA) and parking: There is adequate pedestrian access with multiple entry points and DDA accessibility. There are large car parks located to the north and south of the facility.

Amenity provision: The skatepark has excellent amenity provision with shade shelters, BBQ areas, rubbish bins, seating, drinking fountains and toilets facilities.

Design identity + vibrancy: The park has coloured concrete that ties in with the coastal environment and some local graffiti honouring and remembering locals.

Passive + Youth Recreation Opportunities: The skatepark sits in Maclean park with plenty of open green parkland, playground, half court and BBQ areas to form a vital hub for the youth in the region with plenty for young people and families to do whether active or passive park users.

Signage: There is adequate safety and conditions of use signage.

MACLEAN SKATEPARK

KEY CONDITION FINDINGS

In summary, the key condition findings are:

SURFACE, FEATURES AND OBSTACLES

- Overall the newly built Maclean skatepark is in great condition with quality skatepark specialist construction tolerances.
- There a couple of minor cracks and areas of pooling that should be addressed with maintenance.

LANDSCAPE MAINTENANCE

- Some landscape erosion and debris is building and requires simple clean up and maintenance.

KEY FUNCTION FINDINGS

In summary, the key function findings are:

SKATE FUNCTION

- The skatepark is a 'Destination Level' scale facility with transition and street style features. With multiple zones of varying skill level, built to a high standard it will easily hold a high capacity of users.
- The facility has multiple different street and transition areas that start at beginner and work up to advanced allowing skill progression and interesting / challenging obstacles for more advanced users.
- The facility has many obstacles that are fundamental to wheeled sports and has many features that are popular in contemporary parks today. Overall, the facility is an excellent new addition to the broader Wellington Regional skate network.

LANDSCAPE & AMENITY

- The facility is in a great location, central to Paraparaumu Beach and where young people want to be, near shops and complimentary passive and active recreation.
- The skatepark has excellent amenity provision with shade shelters, BBQ areas, rubbish bins, seating, drinking fountains and toilets facilities.
- The skatepark sits in Maclean park with plenty of open green parkland, playground, half court and BBQ areas to form a vital hub for the youth in the region with plenty for young people and families to do whether active or passive park users.

OVERVIEW OF KEY FINDINGS

Based on the key condition and function findings, the ratings in accordance with the Facility Ranking System are as follows:

CONDITION

The facility has been given a condition rating of:

SCORE 1/5 - EXCELLENT

The asset in excellent overall condition with minimal visible signs of deterioration. (Approximately 100% of life remaining)

FUNCTION

The design and layout is suitable for intended use, with excellent on-site amenities.

SCORE 1/5 - EXCELLENT

Some design and layout suitable, however considerable improvements necessary. Minimal on-site amenities.

OVERALL

The key findings of the skate facility assessment has identified an overall rating of:

RATING 2/10 - EXCELLENT

FUTURE DIRECTION

The following recommendations have been prepared with respect to the future direction of the facility.

MACLEAN SKATEPARK

RECOMMENDATIONS

REGULAR ONGOING MAINTENANCE

Based on the site evidence and reporting, the Maclean Skatepark is generally in excellent condition. It is recommended that annual maintenance be introduced to ensure the facility reaches its intended life span. A small number of low risk items items were highlighted to be reviewed by Council

- Monitor hairline cracks and rectify during maintenance.
- Due to coastal environment it is suggested Council reseal concrete once a year to maintain concrete finish.
- Rectify areas of pooling with poor drainage.
- Review location of drinking fountain - creating slip hazard and possible hazard in obstacle fall zone.

These works, in conjunction with introduced regular maintenance, are deemed as the minimum required works to ensure the facility can fulfil its remaining life.
A detailed breakdown of the high risk items for repair has been provided on the following pages.

ORDER OF PROBABLE COSTS

MODERATE WORKS (Increase functionality and life span - rectify hazards):
- Re seal concrete skate surface annually
- Monitor cracks
- Rectify areas of pooling
- Monitor drinking fountain and potentially relocate in the future.

$10,000 - $15,000

*Total costs are exclusive of GST.

13. WAIKENAE SKATEPARK

WAIKENAE SKATEPARK

OVERVIEW

The Waikenae skatepark is located approximately 5 minutes drive from town in Waikenae Park just off Park Avenue.

The facility is located in open parkland with dense bush to the north. There is a large car park to the west with a gym, wrestling club and public toilet block. To the east is a temporary pump track, the old Waikenae Playground and another parking area.

The skatepark is a 'Community Level' park that looks to have been built in the late 90's to early 2000's.

CONTEXT PLAN

WAIKENAE SKATEPARK

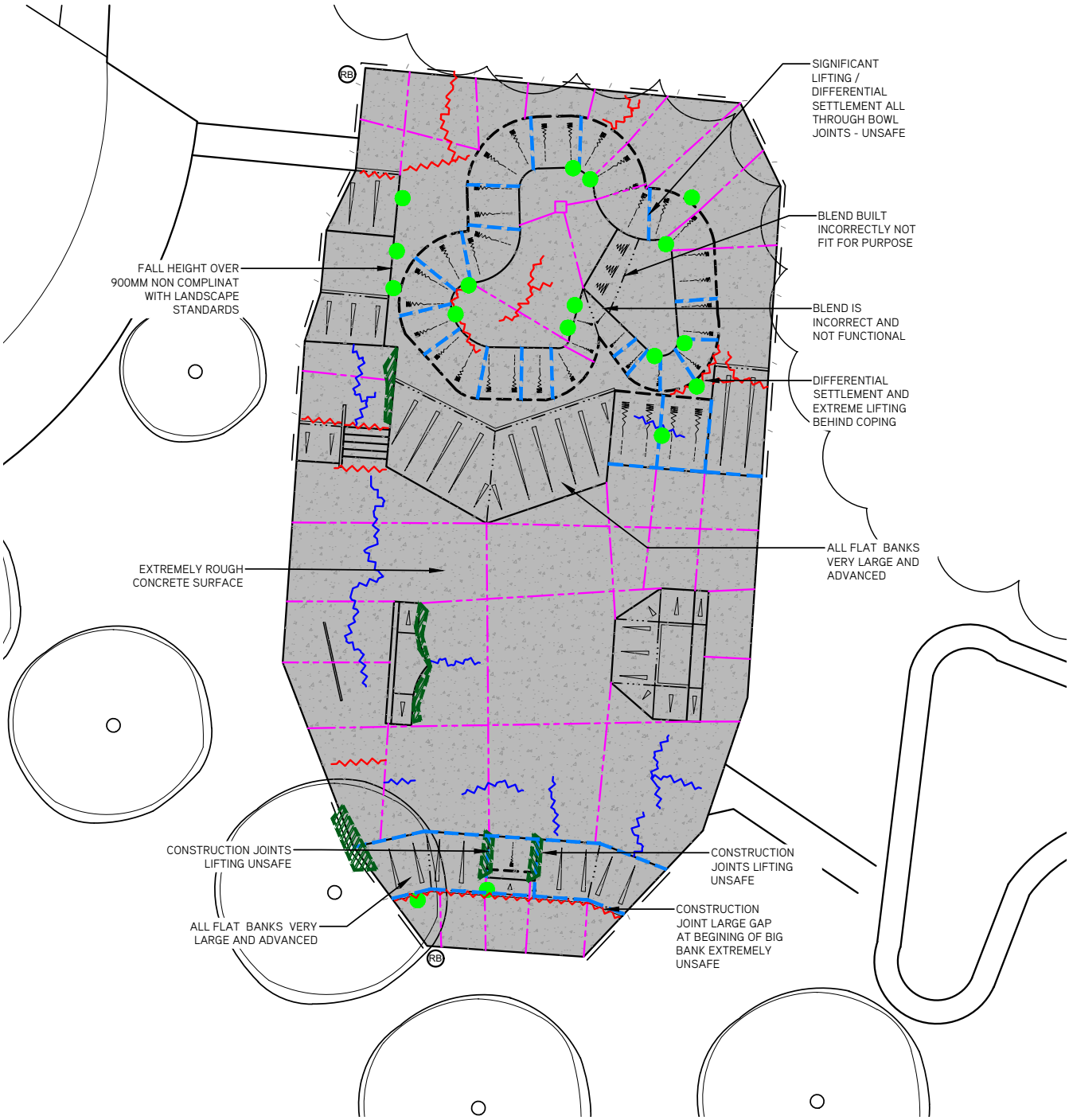
CONDITION + FUNCTION PLAN

LEGEND:

- CHIPS IN CONCRETE TO BE REPAIRED AS PER SCHEDULE
- LIFTING IN SKATELITE TO BE REPAIRED AS PER SCHEDULE
- MAJOR CRACKS
- MEDIUM CRACKS
- MINOR CRACKS
- CONSTRUCTION JOINT TO BE CAULKED
- SAW CUT TO BE CAULKED
- LANDSCAPING SPILL OR WEEDS GROWING IN CONCRETE SLAB.
- WATER POOLING / POOR DRAINAGE.
- DIFFERENTIAL SETTLEMENT TO BE REPAIRED.
- EXTREMELY ROUGH AND DEGRAADED CONCRETE SURFACE FINISH

REFER TO ORDER OF WORKS TABLE

NOTE:
LOCATIONS, LENGTHS AND NUMBER OF AREAS TO BE REPAIRED ARE SHOWN AS APPROXIMATE AND SHALL BE DETERMINED ON SITE.
CONTRACTOR TO NOMINATE ALL AREAS PROPOSED TO BE REPAIRED FOR APPROVAL BY SUPERINTENDENT.



WAIKENAE SKATEPARK

CONDITION ASSESSMENT - SKATE SURFACE

01. GAPS IN JOINTS AND SAW CUTS:

Construction joints within the skatepark are extremely poor quality and are widening, chipping and cracking due to differential settlement. Wide joints, and saw cuts create a hazard for small scooter and skateboard riders as their wheels can become trapped causing the rider to fall unexpectedly creating a safety hazard. Further, wide joints are at risk of widening further and creating holes within the concrete surface.

RISK RATING: HIGH

02. CHIPPING + CRACKING:

Large chips and cracks have formed along many concrete joints and throughout the surface of the park. These chipped areas are hazardous to riders as they can catch small wheels causing users to fall creating a safety hazard, some of these chips are extremely unsafe due to locations at high speed critical flow points and large size of features.

RISK RATING: HIGH

WAIKENAE SKATEPARK

CONDITION ASSESSMENT - SKATE SURFACE

03. FINE CRACKING:
Hairline cracking is evident through sections of the skatepark. Cracks like these currently pose a low risk, however if left unattended can turn into larger cracks and increase the chance of concrete chipping posing a higher risk to riders.

RISK RATING: LOW

04. ROUGH SURFACE FINISH / DIFFERENTIAL SETTLEMENT:
The surface of the concrete is extremely degraded and rough due to age and weathering. It is evident there have been attempts to grind back differential settlement in some areas and applied surfaces and patching in other areas to remedy poor surface quality. This rough surface can become a safety hazard when it is no longer smooth or functional / is rough + painful to fall on, making it susceptible to injury.

RISK RATING: HIGH

WAIKENAE SKATEPARK

CONDITION ASSESSMENT - SKATE OBSTACLES

05. COPING CRACKS + CHIPS:
Chipping and cracking is occurring behind and under CHS coping in certain areas throughout the park. This is a safety issue catching trucks and small wheels at a high speed locations in the park.

RISK RATING: HIGH

06. LEAF LITTER AND LANDSCAPE DEBRIS:
Leaf litter and landscape debris is gathering on skate surfaces. This can cause a safety hazards where small wheels can get caught creating 'wheel bite'. Regular maintenance will limit the issue.

RISK RATING: LOW

WAIKENAE SKATEPARK

CONDITION ASSESSMENT - LANDSCAPE

07. FALL HEIGHTS:
There are locations within the facility that have non compliant fall heights exceeding landscape safety standards over 900mm with no balustrades where people can fall onto hard surfaces causing injury.

RISK RATING: HIGH

WAIKENAE SKATEPARK

SKATE FUNCTIONALITY

Layout, size and capacity: The existing skatepark has approximately 500m2 of concrete riding surface. The skatepark is a medium 'Community Level' facility with transition and street style features. Due to the poor condition of the facility and minimal functional obstacles, for a Community Level facility it would struggle with holding its designated capacity.

Skill level: The size, style and layout of the skatepark features make the facility suitable for intermediate to advanced skill level, it lacks in beginner features. Due to the poor condition of the concrete surface it caters exclusively to more advanced riders capable of dealing with the surface and defects.

Riding Style: The facility caters for all user styles however due to the surface quality it would be more suitable to bigger wheeled usage such as BMX and scooters.

Obstacle Spacing: Obstacle spacing is adequate however due to the large level change with flat banks over 2m in height at each end users would have too much speed for the obstacles in the street section.

Street obstacles: There are some street obstacles with a fun box, rails, stair set and out ledge feature however all of these are difficult / hazardous to use give the surface quality and the gaps in construction joints at critical locations within the facility.

Transition obstacles and flow: The skatepark has a mix of large flatbanks, hips and quarter pipes that surround the space. These are of large proportions, aged and built to very poor quality not inline with skatepark tolerances. The transition is extremely limited in functionality. The bowl has many defects with settlement lifting coping and forcing cracks and lifting in many locations. A combination of outdated construction techniques, settlement and weathering render much of the facility unusable and unsafe.

Inline with current trends: The facility is an obsolete and outdated traditional late 90's skatepark style. The park is no longer functional or inline with current industry standards. Some features on flat surface are still functional but users run the risk of falling on extremely rough surface and grazing rather than sliding as intended on modern facilities.

Value contribution: Overall, although the facility is defined as a 'Community Level' skatepark, it contributes very little to the Kapiti Coast skate network due to the poor quality, hazardous unsafe nature of features and surface, outdated style and limited functionality.

FUNCTION RATING: LOW

WAIKENAE SKATEPARK

LANDSCAPE AND AMENITY

Location: The Waikenae skatepark is located approximately 5 minutes drive from town in Waikenae Park just off Park Avenue. The facility is in open parkland with dense bush to the north. There is a large car park to the west with a gym, wrestling club and public toilet block. To the east is a temporary pump track, the old Waikenae Playground and another parking area.

CPTED: Views in and out of the site are somewhat impaired due to the large trees along Park Avenue and also the elevated ends of the skatepark mean it is difficult to see in. There are open views in from the playground and car park area.

Pedestrian access (DDA) and parking: There is parking available for users with access to vehicles and it is located relatively central to town. There is footpath access however it is non complaint and not DDA accessible.

Amenity provision: The skatepark has rubbish bins and toilets available at the gym facilities. The low post and rail fence provides seating opportunities around much of the perimeter, there is no drinking fountain.

Design identity + vibrancy: The park lacks in colour and vibrancy and does not have much appeal or identity for youth to relate or feel drawn to. The parkland and vegetation around the space help to soften the concrete expanse.

Passive + Youth Recreation Opportunities: The skatepark sits in Waikenae Park with sports fields nearby, ninja warrior course and old play ground sitting adjacent to the skatepark. Although all elements are currently detached, sitting isolated from each other.

Signage: There is currently no safety signage or conditions of use signage accompanying the facility.

WAIKENAE SKATEPARK

KEY CONDITION FINDINGS

In summary, the key condition findings are:

SURFACE, FEATURES AND OBSTACLES

- The concrete surface is extremely rough, due to old age, differential settlement issues and weathering. Many of the surfaces are inconsistent and not inline with current construction techniques.
- There is evidence of chipping, cracks and widening of joints throughout the facility that are extremely unsafe and hazardous for active users.
- Obstacles have many defects throughout at critical points of high speed flow causing many safety hazards.

LANDSCAPE MAINTENANCE

- Landscape erosion onto skate surface is evident in several locations and weeds are growing through concrete cracks.

KEY FUNCTION FINDINGS

In summary, the key function findings are:

SKATE FUNCTION

- The facility design and style is an outdated traditional park with mainly large scale advanced features, no longer inline with current trends.
- Obstacle sizes only cater to intermediate to advanced skilled users, there is little for beginners in the space.
- Given the extremely poor condition of the construction quality as well as all of the defects much of the park is unusable and should be considered unsafe.
- The facility contributes little to the Kapiti skate network, the rail and fun box are the only fundamental features adding value to active users.

LANDSCAPE & AMENITY

- Overall there is good provision of amenity, however a conditions of use and safety sign should integrated into the space.
- CPTED principals could be improved. Views in and out of the space are limited in areas and some crown lifting of trees and pruning of shrubs could help improve safety in space.
- There is adequate parking nearby, however DDA access into the space is poor and connections to the playground are limited.

OVERVIEW OF KEY FINDINGS

Based on the key condition and function findings, the ratings in accordance with the Facility Ranking System are as follows:

CONDITION

The facility has been given a condition rating of:
SCORE 5/5 - FAILED
This asset has failed its condition review and is at the end of its lifespan, there are multiple risk items and safety hazards currently in this public space.

FUNCTION

The facility has been given a function rating of:
SCORE 5/5 - POOR TO FAILED

Extensive design and layout flaws with major improvements necessary.

OVERALL

The key findings of the skate facility assessment has identified an overall rating of:
RATING 10/10 - FAILED

FUTURE DIRECTION

The following recommendations have been prepared with respect to the future direction of the facility.
This aims to improve the safety, condition and function of the facility, taking into consideration this is a public asset currently open to all members of the community with many safety items that need to be addressed.

All approaches should consider a level of community engagement to ensure community acceptance.

WAIKENAE SKATEPARK

RECOMMENDATIONS

The following provides a guide for the future development of the Waikenae Skatepark in line with the findings of the assessment.

Based on the site evidence and reporting, any level of refurbishment will not bring the facility up to an 'EXCELLENT' rating that is of value to the Kapiti Coast skate network.

***Council to review pros and cons of investing further into this facility to make safe given its poor functionality, CPTED issues and minimal contribution to the skate network.**

Council to consider liability in relation to keeping the facility open in the short term while planning, consultation and design is undertaken for new replacement facility.

At the least a safety sign highlighting risks should be installed immediately.

DEMOLISH, REDESIGN REBUILD TO CURRENT INDUSTRY STANDARDS.

Once renewal budgets become available for design and construction the following is recommended:

- Development of a community consultation strategy to establish a clear path forward for the skatepark redesign
- Concept design relevant to funding and associated budgets.
- Demolish existing skatepark
- Construction of new skatepark and youth hub that is a holistic contemporary approach, inline with current skatepark trends, integrated with the future Waikenae Park masterplan.

ORDER OF PROBABLE COSTS

MAJOR WORKS:
- Demolish current facility
- Design new Community Level skatepark to similar size
- Construction of new Community Level skatepark to industry standards.

$800,000 - $1,000,000

*Total costs are exclusive of GST.

14. OTAKI SKATEPARK

OTAKI SKATEPARK

OVERVIEW

The Otaki Skatepark is a Local - Community Level facility located on Riverbank Road, surrounded by industrial buildings and land on all edges. The skatepark is located on the outskirts of Otaki and is disconnected from residential, community and shopping areas.

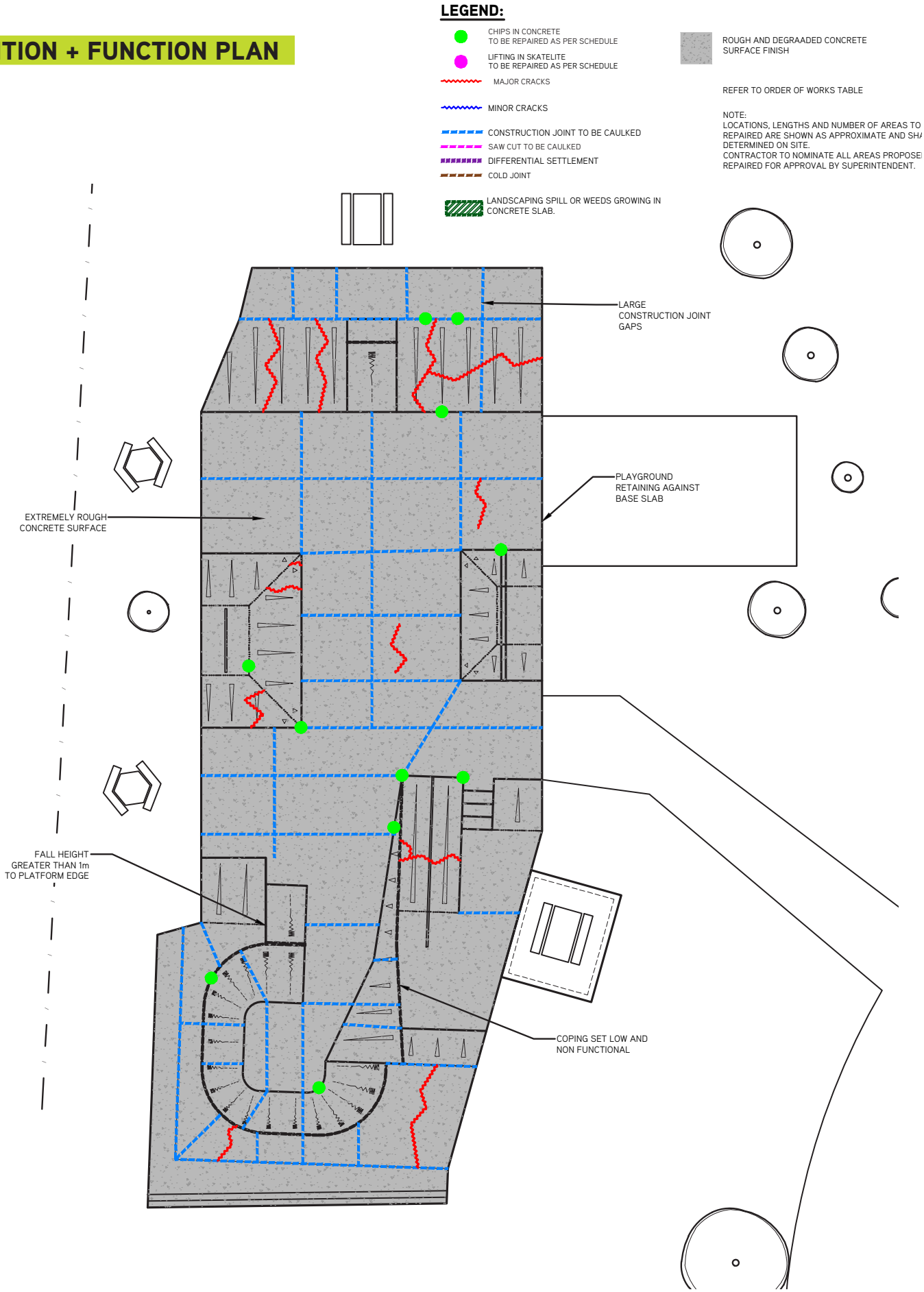
The facility is a street and transition style concrete skatepark with intermediate to advanced obstacles. The facility shows signs of significant wear and tear, repairs appear to have been undertaken over the years with grinding to the entire skatepark surface apparent.

There are supporting amenities located nearby the skatepark including car park, playground, learn to ride track, seating, toilet and shelter.

CONTEXT PLAN

OTAKI SKATEPARK

CONDITION + FUNCTION PLAN



OTAKI SKATEPARK

CONDITION ASSESSMENT - SKATE SURFACE

01. GAPS IN JOINTS AND SAW CUTS:
Construction joints within the skatepark are of poor quality and are widening, chipping and cracking. Wide joints, and saw cuts create a hazard for small scooter and skateboard riders as their wheels can become trapped causing the rider to fall unexpectedly creating a safety hazard. Furthermore, some of these are at the top of ramps increasing the hazard risk in a high speed area.

RISK RATING: HIGH

02. CHIPPING AND CRACKING:
Chipping and cracking has formed along many concrete joints and around obstacles. These chipped areas are hazardous to riders as they can catch small wheels causing users to fall creating a safety hazard, many of these chips are at the bottom or top of obstacles where it is unsafe due to higher speeds at critical flow points.

RISK RATING: HIGH

OTAKI SKATEPARK

CONDITION ASSESSMENT - SKATE SURFACE

03. ROUGH SURFACE FINISH:
The majority of the skatepark surface is **very rough** and weathered due to age and minimal maintenance. This rough surface is a hazard as it is no longer smooth or functional for most wheeled sports and is rough to fall on, making it more susceptible to injury.

RISK RATING: MEDIUM

04. RUST AND CORROSION:
Surface rust and heavy corrosion is apparent in some steel coping and rail areas. The friction created from surface rust on steel makes the obstacle unpredictable for function where a user may become stuck and fall. Heavy corrosion creates sharp flakes which may cause injury if a user was to fall onto exposed edges.

RISK RATING: MEDIUM

OTAKI SKATEPARK

CONDITION ASSESSMENT - SKATE OBSTACLES

08. FALL HEIGHTS:
The central spine and jump box feature have fall heights exceeding safety standards. Although within the space these vertical drops have no ramp to catch a users fall.

RISK RATING: HIGH

06. COPING OFFSETS:
The coping leading into the open bowl is set very low with not fit for purpose dimensions. The low set coping is unable to make contact with skateboard trucks meaning a user is unable to perform a lip trick and flow back into the open bowl.

RISK RATING: LOW

OTAKI SKATEPARK

CONDITION ASSESSMENT - LANDSCAPE MAINTENANCE

07. LANDSCAPING AND EROSION:
Earth battering around ramp edges has eroded in some areas exposing a floating slab. Overtime this may cause structural impacts to the concrete structure.

RISK RATING: MEDIUM

OTAKI SKATEPARK

SKATE FUNCTIONALITY

Layout, size and capacity: The skatepark has approximately 700m2 of riding surface. The skatepark is a smaller scale 'Destination Level' facility with an even mix of transition and street style features. The facility has adequate waiting areas and separated lines of flow with good spacing between obstacles, however due to its extremely poor quality it does not cater to its intended capacity.

Skill level: The size, style and layout of the skatepark features make the facility suitable mainly to intermediate to advanced skill level, it has minimal beginner features and due to the poor condition of the concrete surface makes it cater more to intermediate and advanced riders capable of dealing with the surface.

Riding Style: The facility predominantly caters for mainly skateboarding, some scooter and BMX style usage however the poor surface quality makes it easier for larger wheeled apparatus.

Obstacle Spacing: Obstacle spacing (run up and roll away) is adequate for most features, however the playground interface makes a narrow landing for the adjacent funbox and quarterpipe obstacles.

Street obstacles: The street layout design is obsolete and no longer inline with contemporary trends. Two funboxes offer similar provision, this repetition lacks interest and functionality. The stair set and long down rail are located adjacent the shelter and help split up faster lines of flow. All street obstacles are intermediate to advanced skill levels, there is no beginner street provision or slow speed elements such as a flat rail or ledge.

Transition obstacles and flow: The facility has a large spine ramp to open bowl area. The open bowl ramp surface is extremely rough and slow to use with inconsistent, lumpy transitions. It is no longer functional for most users other than BMX with bigger wheels. The open bowl nature does not offer any back and forth lines with flow required along the entire length of facility. This means there is no isolated transition section creating collision risks during busier periods.

Inline with current trends: The park is overall outdated, with many obstacles that are not functional or strange dimensions. Due to the poor riding surface and defects most obstacles are now very limited in functionality outside of BMX and large wheeled disciplines.

Value contribution: Overall, although the facility is defined as a 'Destination Level' skatepark it contributes little to the region; for the size of the facility there are minimal functional features that maintain interest or create a destination facility.

OTAKI SKATEPARK

LANDSCAPE AND AMENITY

Location: The site is situated on the outskirts of Otaki in a very 'back of house' industrial location. Disconnected from the town center the facility is not an appealing location to hang out and is not a location that celebrates young people in a prime / central location.

CPTED: The site is visually constrained with poor CPTED principles. Earth mounding blocks much of the views in from the car park and adjacent industrial buildings.

Pedestrian access (DDA) and parking: There is adequate parking for the facility with a large parking lot adjacent. Gravel access connects the car park and facility, however this is not a ridable surface for skateboards or scooters. The main entry is DDA accessible, however the shelter and surrounding picnic tables are not DDA compliant.

Amenity provision: The skatepark has a good level of amenity with shelter, rubbish bins, seating, drinking fountain and toilet block in close proximity.

Design identity + vibrancy: The park lacks in colour and vibrancy and does not have any art or identity for youth to relate or feel drawn to.

Passive + Youth Recreation Opportunities: Play space and learn to ride circuit are located adjacent the facility.

Signage: There is currently no safety or conditions of use signage accompanying the facility.

OTAKI SKATEPARK

KEY CONDITION FINDINGS

In summary, the key condition findings are:

SURFACE, FEATURES AND OBSTACLES

- The concrete surface is rough, due to old age and weathering. Surfaces are inconsistent and lumpy not inline with current construction techniques.
- There is evidence of chipping, cracks and widening of joints throughout the facility that are unsafe and hazardous for active users.
- Many obstacles have defects at critical points creating hazards for users.

LANDSCAPE MAINTENANCE

- Battering around some ramps has eroded to expose a floating concrete structure.

KEY FUNCTION FINDINGS

In summary, the key function findings are:

SKATE FUNCTION

- For the size of the facility there are minimal functional obstacles with limited space or defects in obstacles.
- Obstacle sizes cater more to intermediate to advanced skilled users, there is little for beginners in the space aside from flat zones.

LANDSCAPE & AMENITY

- Overall the skatepark is a back of house location and does not celebrate young people in a prime central location.
- The site is visually constrained with poor CPTED principles.
- There is adequate parking and access to public transport, however DDA access into the space is poor not compliant to shelter and other seating areas.

OVERVIEW OF KEY FINDINGS

Based on the key condition and function findings, the ratings in accordance with the Facility Ranking System are as follows:

CONDITION

The facility has been given a condition rating of:

SCORE 4/5 - POOR

An asset in poor condition with severe serviceability problems and needing rehabilitation immediately. There is a risk to the community if the facility is to remain un-repaired and in service.

FUNCTION

The facility has been given a function rating of:

SCORE 4/5 - POOR

Extensive design and layout flaws with major improvements necessary, however amenity and location are good.

OVERALL

The key findings of the skate facility assessment has identified an overall rating of:

RATING 8/10 - POOR TO FAILED

FUTURE DIRECTION

The following recommendations have been prepared with respect to the future direction of the facility.

This aims to improve the safety, condition and function of the facility, taking into consideration this is a public asset currently open to all members of the community with many safety items that need to be addressed.

All approaches should consider a level of community engagement to ensure community acceptance.

OTAKI SKATEPARK

RECOMMENDATIONS

The following provides a guide for the future development of the Waitangi Park Skatepark in line with the findings of the assessment.
Based on the site evidence and reporting, any level of refurbishment will not bring the facility up to an 'EXCELLENT' rating. It is recommended that major safety defects be addressed in the short term until renewal budget becomes available for a holistic redesign and build.

PHASE 1: ADDRESS IMMEDIATE SAFETY DEFECTS. INITIATE FUNDING PROCESS FOR PHASE 2.

- Address and rectify all HIGH RISK condition items that are currently safety hazards for community.
- Install clear conditions of use and safety signage at entry points to facility.
- Address CPTED items where possible to create welcoming, safe facility for all members of the public.

Disclaimer: While carrying out these repairs will address some issues, it will not resolve all safety hazards due to the outdated design and construction methodology.

PHASE 2: DEMOLISH, REDESIGN + REBUILD TO CURRENT INDUSTRY STANDARDS.

Once renewal budgets become available for design and construction the following is recommended:

- Site assessment investigation of Otaki for other potential locations closer to community and town centers.
- Development of a community consultation strategy to establish a clear path forward for the skatepark redesign
- Concept design and funding application.
- Construction of new skatepark and youth hub that is a holistic contemporary approach, inline with current skatepark trends. Celebrate youth in a central location giving young people a safe, welcoming place to hang out in Otaki.

A detailed breakdown of the high risk items for repair has been provided on the following pages.

ORDER OF PROBABLE COSTS

IMMEDIATE WORKS (Address safety hazards):
- Chip repair
- Major crack repair
- Grind back rough surface
- Landscape erosion maintenance
- Safety sign

$100,000 - $120,000

MAJOR WORKS (Increase life span + functionality):
- Demolish current facility.
- Design new Community Level skatepark inline with alternative site investigations and community feedback.
- Construction of new Community Level skatepark to industry standards.

$1,000,000 - $1,200,000

*Total costs are exclusive of GST.

***Council to review pros and cons of investing further into this facility to make safe given it is nearing the end of its functional life span.**