

13. WAIKANAE SKATEPARK



WAIKANAĒ SKATEPARK

OVERVIEW

The Waikanae skatepark is located approximately 5 minutes drive from town in Waikanae 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 Waikanae 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



WAIKANAE SKATEPARK

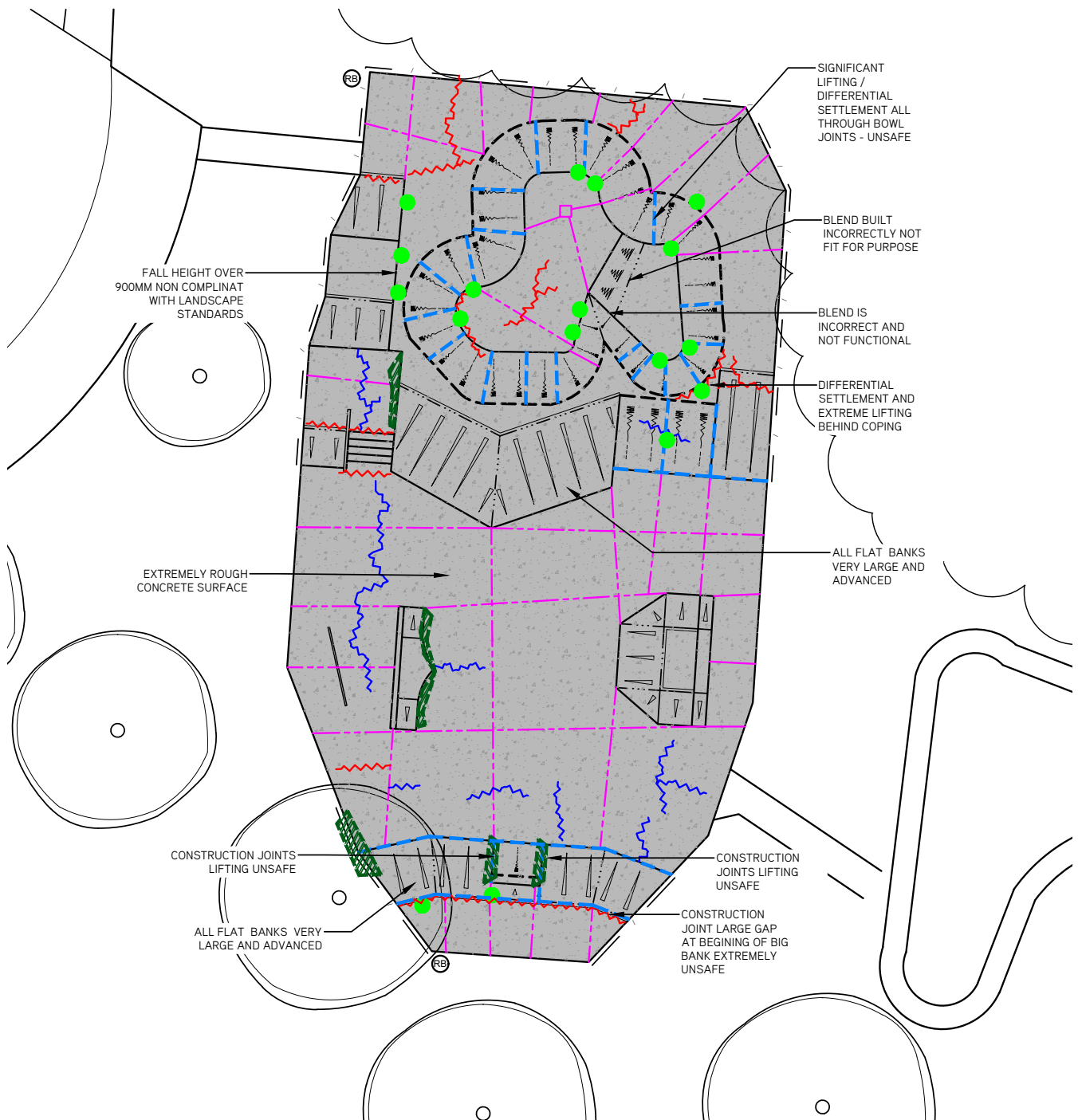
CONDITION + FUNCTION PLAN

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 DEGRADED 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.



WAIKANAE 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

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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

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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

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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

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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



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LANDSCAPE AND AMENITY

Location: The Waikanae skatepark is located approximately 5 minutes drive from town in Waikanae 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 Waikanae 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 compliant 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 Waikanae 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.



WAIKANAE 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 be 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.

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RECOMMENDATIONS

The following provides a guide for the future development of the Waikanae 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 Waikanae 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.