

Cass Square Amenities

Revitalisation plans and options

Existing Assets

- Grandstand with toilets and contractor storage.
- Playground installed 30 years ago. Some newer elements, some elements removed due to health and safety risk.
- Basic skatepark built by Lions over 20 years ago.
- Budget was allocated for the 2022 year.

Community led desire for revitalisation

- In 2018, as part of the LTP submissions, Council received a comprehensive presentation from a parent representation group which highlighted the deficiencies of the existing playground at Cass Square.
- A copy of this presentation is in MS Teams.
- Following that submission Council allocated budget to upgrade the playground.

Community led desire for revitalisation cont...

- Extraordinary Council Meeting in June 2019 considering submissions in the Draft Annual Plan including those in relation to Cass Square. These included suggestions of replacing the playground with a modern playground and replacing the skatepark with an expanded pump track along the length of Brittan Street.
- In July 2019 a special meeting was held to consider the future of Cass Square and included elected members, council staff, major users of Cass Square and people who had submitted to the Annual Plan process relative to Cass Square usage.

Outcome of July 2019 meeting

- A safety review of the existing playground would be completed.
- A plan and costings would be completed for the playground and pump track for Council to consider as part of the 2020/21 plan process.

Outcome of Junior Playground Safety Review November 2019



- "The condition of the main multiplay structure equipment and the black slab tile rubber surface are of major concern. There is severe rust/corrosion, potential dimensional gap entrapment, unfastened panels, hard objects in the falling space, inadequate fallzones and failed impact attenuating surfacing.
- The black slab rubber tile surface failed the HIC impact drops tested for Head impact criterion.
- In summary I would recommend the Junior multiplay structure and black slab rubber surface is replaced as soon as possible."

Adam Stride, Principle Inspector, Playsafe

Outcome of Senior Playground Safety Review November 2019



- "The condition of the main multiplay structure equipment and the black slab tile rubber and loosefill surface are of major concern.
- There is sever rust/corrosion, potential dimensional gap entrapment, inadequate fallzones and failed impact attenuating surfacing.
- The black slab rubber tile surface failed the HIC impact drops tested for Head impact criterion. The loosefill surface is non-existent and potential for falls up to 2.7m exist.
- In summary I would recommend the Senior multiplay structure has comprehensive remedial repair and overdue maintenance completed and the loosefill surface replaced with 300mm depth of certified loosefill. Likewise the black slab rubber surface should be replaced with the fallzone area increased as possible."

Adam Stride, Principle Inspector, Playsafe

December 2020 Council Workshop

- Considered development of the town, the old port area, Cass Square and the Racecourse.
- For Cass Square discussed a vision of: **“The Hokitika Town Green will be continually improved for informal sports activities, youth and children’s play, passive walking, outdoor activity and community events.”**
- The intent was to increase the scope of skateboard area, install pump track, outdoor gym, improve play area, create hidden gardens for contemplation, create a long-term landscape improvement plan.

LTP 2021-2031

- Proposed upgrades to Cass Square including Playground, Skatepark/Pump Track and Outdoor Gym.
- Put aside the following budget:
 - \$410,000 Playground
 - \$111,460 Replacement of Bark Chips with Rubber Matting
 - \$90,168 New Design and Implementation
 - **\$611,628 Total**

Submitters feedback on Cass Square development proposals

Note these are for Cass Square overall, not limited to playground and skatepark

- L Morgan: “I think the efforts put into Cass Square and the Racecourse are a good idea.”
- E Thomas: “Thank you for including plans to upgrade the cass square park. This is fantastic well done. As a ratepayer I am very happy with this decision and this will help make Hokitika a memorable destination to visit for families who are traveling around our country (sic).”
- H Murdoch: “Cass Square. WDC is already supporting the Hokitika Sports Centre – why duplicate spending into Cass Square as well, especially and at a time when many in the district are struggling. Be realistic.”

Submitters feedback on Cass Square development proposals cont...

Note these are for Cass Square overall, not limited to playground and skatepark

- I Grunter: “In my mind, this project would have to be approached with caution to ensure it remains in the ‘Must-do’ category. There is nothing seriously wrong with Cass Square as it is. Admittedly the buildings are old and outdated, but they still fulfil their purpose. Any upgrade would have to focus on what is essential to the community, and would have to provide benefit to the whole community. We should not create another facility like the Sports Hub that is now locked and no longer available to the community outside of selected clubs.
- R Graham: “Cass Square should be maintained for local sports events. Shift other events to the racecourse.”

Submitters feedback on Cass Square development proposals cont...

Note these are for Cass Square overall, not limited to playground and skatepark

- Chloe Wilkinson – Sport Canterbury: “We would request any decision of facility development in this space is made in conjunction with a wider masterplan for all sport and recreation reserves to ensure any development meets the long-term needs for this and future generations.”
- G Maitland: “I don’t believe Cass square needs a major up grade at all . It is already fit for purpose . It is clear that the Wild Foods has a major impact on its surface , however I would like to see the wild foods festival be set up along the beach front, a much more engaging place than Cass Square and a far greater visitor experience . (sic)”

Submitters feedback on Cass Square development proposals cont...

Note these are for Cass Square overall, not limited to playground and skatepark

- Rosie McGrath – Active West Coast: “We support the upgrade of Cass Square including the development of the new pavilion and investment to upgrade the skate park. We also support the siting of public toilets closer to the playground area and the introduction of low-impact outdoor equipment within the square. We would like to see some of the low-impact equipment included within, or very close to the children’s playground, to encourage older people visiting with young children to ‘have a go’ at using the equipment. T/his may then entice them to use the rest of the equipment sited in the proposed area.”

Submitters feedback on Cass Square development proposals cont...

Note these are for Cass Square overall, not limited to playground and skatepark

- J Stephenson: “We support Council’s proposed activities under this section as provision of parks and reserves promote physical activity, learning and connectedness. We are aware there is a growing trend across the world to include equipment in parks designed for use by older people.
- They are often the ones taking their grandchildren to the park, also and older people will make up a growing proportion of residents, and visitors to the district in the future. We support the idea to install low-impact outdoor equipment within the Square and encourage Council to consider installing some of the equipment, (along with seating and handrails), within the playground space at the Square, as well as in other playgrounds across the district.”

Submitters feedback on Cass Square development proposals cont...

Note these are for Cass Square overall, not limited to playground and skatepark

- L Crichton: “I would like to see the barriers put back up in the pedestrian entrances to Cass square. Vehicles are using these entrances to access the fields (see photo attached) and creates a health and safety issue, both by using the entrance and on the square itself when there are people which includes small children and the elderly on the square.
- I would like to see planting around the sides of the square again, since the over clearing of the square, birdlife has reduced and there are no pleasant areas for those that want to sit. The whole square has become a bland piece of playing field and suits only one part of the community, whereas this should be a centre piece where all members of the community will want to go.”

Submitters feedback on Cass Square development proposals cont...

Note these are for Cass Square overall, not limited to playground and skatepark

- J Wellard: “I fully support the upgrades to the pool and Cass Square....
(rest of comments relate to pool)”
- R Danford: “Cass Square, leave it for small community activities and sports activities. Quit trashing it with larger festivals.”

End of submissions

March 2022 Planning Committee Meeting



A Powerpoint presentation included an update on Cass Square Toilets, Playground and Skatepark as per the following four slides:

Cass Square Concept Plan

New pavilion will be in place of existing grandstand

Additional vegetation to be added around park to enhance the setting

New Toilet Complex

New Skatepark

New Playground



CASS SQUARE CONCEPT PLAN

Concept plan for Cass Square showing locations of new toilets, Playground and Skate park

24 Feb 2022 Drawn SE

New Toilet Complex



UPDATE

- Requested Consent to be lodged by designer
- Toilets ordered for delivery early May
- Intend to install immediately pending consent approval

FEATURES

- Similar design to other district toilets to promote consistency
- Features include shelter, e-bike charging stations and ability to install decoration or feature panels as required

New Skate Park Concept Design



UPDATE

- Location changed from along Brittan street to focused along Weld/Brittan street corner
- Concept still to be received

NEXT STEPS

- Receive concept design
- Lodge consent
- Installation next FY

SCOPE

- Engaged Dave North to provide concept designs
- Project brief included Lincoln Skate Park as concept idea
- Location of skatepark will provide opportunity to tidy up area

Proposed New Playground


Initial concept designs

Wobbly Wood Pohe Tower 8801

Indicative Package Price: \$619,676

These huge towers (standing over 7m tall!) are the centre of operations at any playspace. Test your fear of heights, crawl along our rope net bridge suspended 5m in the air!! With multiple rope net structures, firepoles, wobbly log bridge, baskets swings, tube slides and much, much more excitement in store.

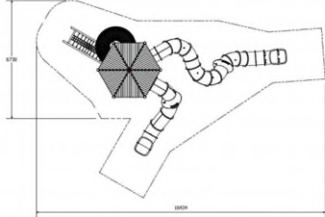

Wobbly Pohe Towers



Angled Hex Tower 8510 - Metal

Indicative Package Price: \$410,339 + GST

We've ramped up our tower design, taking the concept further again with more angular shapes and posts, resulting in a fairy-tale style structure that immediately creates a sense of wonder. This awesome multi-tiered tower has two tube slides coming off at different angles and a variety of activities for all ages.



UPDATE

- Provided with number of unsuitable concept designs, currently awaiting further designs

NEXT STEPS

- Receive further designs and approve design for installation

SCOPE

- Engaged The Playground Centre to provide design and equipment
- Replace existing playground with a variety of age suitable equipment
- Include feature piece of equipment
- Equipment must provide for affordability of maintenance

7 April 2022

Consultation with Councillors

Email Correspondence between Simon and Councillors following a conversation at a meeting on the same day regarding the Cass Square Playground

- From Simon
 - Outlined new timeline if Council applied to Lotteries
 - Requested feedback on applying to lotteries to leverage budgeted funding
 - Gave budget outline as per previous slide:
 - \$410,000 Playground
 - \$111,460 Replacement of Bark Chips with Rubber Matting
 - \$90,168 New Design and Implementation
 - **\$611,628 Total**

7 April 2022

Consultation with Councillors cont....



- Councillors replied in the affirmative supporting a Lotteries bid
- On the 8th of April Simon replied to Councillors:
 - “Based on the feedback we will hold until a Lotteries application can be submitted. Based on the timeline we would expect an announcement by Dec 2022. I have had feedback that the build time for the equipment is 3 months and one month for installation. Based on this the best case scenario to fully operational will be the end of May 2023 (account for Christmas and Easter breaks).”

November 2022 Annual Playground Inspection by Playsafe



- Summary of Hazards at Cass Square of the other 5 playgrounds inspected:
- Cass Square playground had
 - 4/9 low risk issues
 - 31/87 low/medium risk issues
 - 14/23 medium risk issues
 - 4/6 high risk issues
- High risk issues:
 - High probability – if the situation is not addressed an accident is almost certain, or
 - High Severity – Severe injury, potential for permanent disability, amputation, loss of sight, spinal injury or fatality
 - Come with a recommendation for closure or to rectify immediately

November 2022

Playsafe Inspection Junior Playground

- Structural Assessment Grading
 - Roctopus – FAIR
 - Main multiplay structure – POOR
 - Swings – POOR
- Ratings
 - FAIR: 40-60% of life remaining. Degradation: Signs of general degradation, corrosion or decay noted. Structural integrity: Sound / Average. Presents a minimal risk of deterioration to asset. May have some visual deterioration to the appearance of the materials. Normal deterioration requiring regular monitoring and maintenance. Some proactive or preventative can be completed.
 - POOR: 10-30% of life remaining. Degradation: Signs of significant corrosion or decay noted. Structural integrity: Poor/ of concern. Degradation presenting a risk of deterioration or stability to asset. May have some visual deterioration to the appearance of the materials. Moderate deterioration in serviceable life parameters. Reactive / remedial repair or replacement required.

November 2022

Playsafe Inspection Senior Playground

- Structural Assessment Grading
 - Main multiplay structure – POOR
 - Swings – UNSERVICABLE
- Ratings
 - POOR: 10-30% of life remaining. Degradation: Signs of significant corrosion or decay noted. Structural integrity: Poor/ of concern. Degradation presenting a risk of deterioration or stability to asset. May have some visual deterioration to the appearance of the materials. Moderate deterioration in serviceable life parameters. Reactive / remedial repair or replacement required.
 - UNSERVICABLE: No useful life remaining: Degradation: Signs of severe corrosion or decay noted. Structural integrity: Compromised. Significant degradation / deterioration resulting in a risk of stability to asset. Compromised asset. Significant deterioration and beyond practical serviceable life parameters.

Lotteries Application

- To be a new themed design as requested by Council
- To leverage the \$510k from the long-term plan to have a more comprehensive playspace
- Playground users were engaged with and summary feedback was:
 - Needs to be close to toilets
 - Want a basket swing in any new swing sets
 - Don't want a water theme
 - Want a space that encourages physical play and enables group play
 - Desire for an integrated playspace rather than a junior and senior separated spaces
 - Need a space for parents to sit with infants and see the whole playground
 - Want a training track for balance bikes and scooters to teach road rules

Lotteries Application

- New themed design drafted for application
- Application submitted on 7th of September 2022
 - Had concept plan of new design but not tied to design
 - WDC committed to spending \$510k from the long term plan and asked for an additional \$510k
- Approved in December 2022 which equated to 4% of the total Lotteries budget.

Current Budget breakdown for Current Proposal

Site Safety Fencing Remove Existing Playground Equipment, Excavate Site, dispose of excess soil, and Play Equipment.	\$71,385
Supply and Install Playground Equipment	\$625,575
Supply and Install Pea Gravel and Weedmat	\$45,000
Supply and Install EPDM Safety Surfacing	\$100,000
Supply and Install Bike Track	\$45,000
Supply and Install Shelter Area in Playground	\$62,000
Building Consent Application Preparation and Fees	\$7,800
Spent to date (at time of lotteries application)	\$4,800
Contingency and Project Management	\$58,440
	\$1,020,000

Cost of itemized equipment excluding freight and installation

Carousel	\$17,145.00
Mine Cart	\$7,791.00
Sand Play	\$20,032.00
Digger	\$6,273.00
Tunnels	\$50,169.00
The Ship	\$131,516.00
The Mine	\$140,000.00
Rope Play	\$100,947.00
Tunnel under slide	\$5,000.00
Roll Runner	\$32,000.00
Double Wave Slide	\$2,295.00
Swings	\$10,927.00

- Total Cost: \$524,095
- We still have total flexibility to remove, replace or change items.



Summary of background

- Community feedback drove the first steps towards playground replacement
- Various consultations and workshops have occurred
 - A Cass Square workshop which included a wider stakeholder group
 - Annual Plan Processes
 - Long Term Plan Processes
 - Presentations to Council
 - Discussions with parents and grandparents using the park
- A lotteries application has been approved allowing us to leverage up to \$510,000 after WDC has funded the first \$510,000

Current State of New Playground

- We have a draft design and 3D renders of this design
- If we move forward with the current draft, we need to consult with iwi over the appropriate way to include pounamu representation
- We have the ability to change the theme and/or individual items
- Playground equipment currently has approximately a 5 month lead time from order to availability

Current design



Alternative Proposal

Cass Square

Updated



**Concept
Presentation**

29 March 2022

Additional Info

- The bike track can be dropped without impact on the rest of the proposal.
- The shelter could be dropped and replaced with a few more picnic tables but not recommended due to minimal shaded/sheltered areas.
- Can drop/replace various components within the design.
- The major comment on the new design from parents has been to include a fenced area for toddlers. The design could be altered to add this.

Key Decisions

- Does Council want to reduce the playground cost below \$510,000 total playground cost so less ratepayer funds are used in the playground?
- If not, does Council want to leverage all of the Lotteries Grant?
- Does Council still want a themed playground?
- If so, does Council want to stick with the mining theme or change theme?
- Does Council want to be involved in finalising the design and, if so, who?

Risks

- Loss of funding from Lotteries. Any variation to the lotteries agreement may be viewed negatively and funding withdrawn.
- Based on current safety concerns the existing playground may need to have items removed or be shut completely.
- Revisiting current quotes may see a cost increase based on inflation and supply constraints.
- Increased maintenance costs with current end of life equipment.