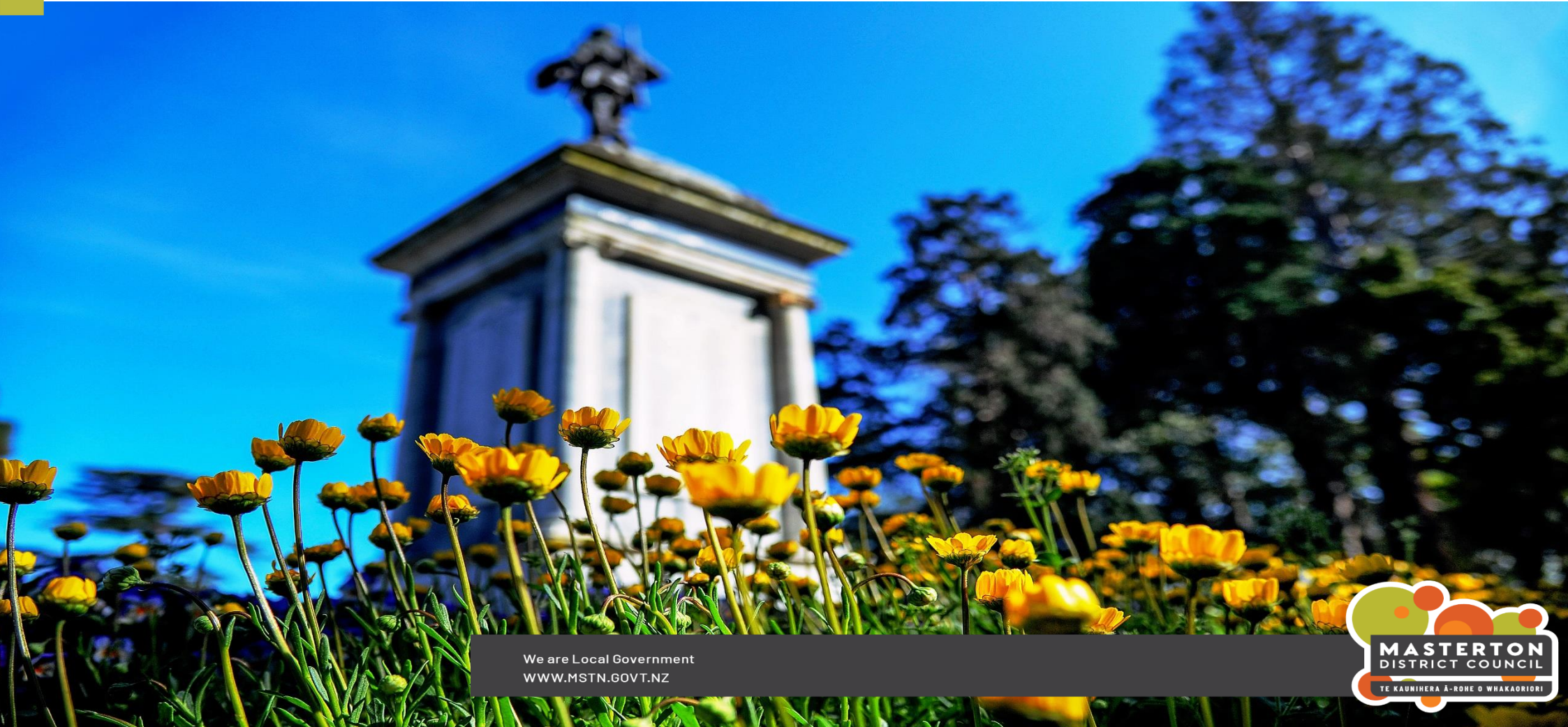


NGA PAKA - PARKS & OPEN SPACES Asset Management Plan

MASTERTON DISTRICT COUNCIL 2021 - 2031



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EXECUTIVE SUMMARY

Summary

This Parks and Open Spaces asset management plan covers the parks, reserves, sports-fields and cemetery assets that Masterton District Council currently owns and operates.

This asset management plan should be read in conjunction with the long-term plan (LTP 2021-31) which is the district's overall plan for the next ten years to promote the social, economic, environmental and cultural well-being of the community now and in the future.

The plan contributes towards achieving the Masterton district council's stated community outcomes of being an easy place to move around, achieving a strong sustainable economy, having an active, involved & caring community. Making us a sustainable, healthy natural environment, and creating a knowledgeable resilient community. Strategic and tactical asset management also plays a role in improving social and environmental outcomes for Masterton.

In February 2021 Council adopted its first Parks and Open Strategy (POSS) and whilst it is too soon for this Asset Management Plan to include all the POSS recommendations future Annual Plans and the next AMP will recognise any changes that the POSS has brought about.

The council provides and maintains and manages 215 hectares of 38 urban and 8 rural recreation spaces including parks, lakes, beachfront esplanades, reserves and sports fields. These include sports grounds, gardens, neighbourhood open spaces, natural bush, a network of walking and cycling trails, and both urban and rural cemeteries.

Possible new parks and open spaces assets will be funded in various ways. They include rates funded, private developments and partnerships with community organisations or trusts.

There are risks associated with parks and open spaces assets, and the main risk identified is possible changes to climate. Climate changes will affect how council manage its parks and reserves assets in the future and how these assets are affected by associated activities due to climate change, in particular the availability of water for our sports fields and gardens.

Queen Elizabeth Park and Henley Lake (both in Masterton Urban area) are currently holders of the Recreation Aotearoa Green Flag Awards. Queen Elizabeth is a multi-award winner and Henley Lake received its first award in 2020/21.

INTRODUCTION

Background

The purpose of this Parks & Open Spaces asset management plan (“the Plan”) is to provide Masterton District Council (“Council”) with a tool to assist with the management of its Parks & Open Spaces (“the assets”). This tool combines management, financial, engineering and technical practices and is intended to:

- Ensure that an agreed level of service is provided to defined standards at optimum cost
- Be sustainable in the long term
- Comply with regulatory requirements
- Help Council to achieve the outcomes the community has defined

This Plan, prepared in 2021, supersedes Councils “Parks & Open Spaces Asset Management Plan 2018”.

Scope of plan

Council owns, operates and maintains significant assets in reserves, sports grounds and beach esplanades, and a network of walking and cycling trails and cemeteries. This Plan was developed to provide Council with a long-term view of:

- The current status of Council's assets
- What issues are likely to impact on these assets in the future
- What level of service should be provided to the community in the future at a cost that is community affordable?

All the figures in this plan are expressed in New Zealand dollar values as at 30 June 2020 and unless noted otherwise, are in GST exclusive terms.

Links to other Management Documents

This Parks and Open Spaces asset management plan has tactical links not discussed in LTP assumptions that provide a link between Council’s strategic and operational plans. These are:

Linkage between parks and opens spaces amp with other strategic documents

Document	Implication
Active Wairarapa Physical activity plan	A plan which guides council’s general strategic involvement with leisure.
Reserve management plans	Required by the Reserves Act 1977, these are management plans for specific reserves or groups of reserves. Each plan establishes a vision for a reserve or group of reserves and provides a policy framework for the protection, recreational use, management, and development of the reserve. While these plans have not been created simultaneously, each reserve or reserve group is to be reviewed on its own cycle. Some plans are in draft, some are due for review, while the rest have been adopted.
Global leisure reports	Reports which guides council on current demand of sport, current supply of facilities, utilisation, gap analysis and 20 year development plan.

Regional spaces and places plan 2019 (Sport Wellington)	A plan which guides council.
MDC LTP 2021 - 2031	10-year plan for all council activities updated every 3 years
Parks and Open Space Strategy (POSS)	A new council strategy which will guide all areas of Parks and Open Space in Masterton District

Summary of Assets

The Parks & Open Spaces assets consists of 215 hectares of parks and open space including Queen Elizabeth Park and Henley Lake Park as well as neighbourhood open spaces, natural bush reserves, sports grounds, coastal and river esplanades, and a network of walking and cycling trails and cemeteries.

Structures including play equipment, playgrounds, memorial features and water fountains, boundary fences and a range of outdoor furniture which are covered in our facility asset management plan.

Asset Management Processes

Council's role in advocating on behalf of the region's Parks & Open Space community, users, ratepayers and residents is a key driver of the asset management process. It enables sound arguments to be put to the appropriate bodies to ensure equitable access to, and funding for, the assets. Asset management plans clearly define both communities and Council objectives, and how these can be successfully delivered within any environmental constraints that are identified in the asset management plans.

Goals and objectives of asset ownership

Council's role in the delivery of Parks & Open Spaces may be that of funder, Kaitiaki, provider or facilitator, and can be affected either through direct ownership or via partnering and contracted arrangements. Parks & Open Spaces are highly valued by the community and contribute to the social, economic and environmental well-being of Masterton.

Through the provision of attractive Parks and Open Spaces Council wishes to:

- Protect, preserve and enhance the natural environment
- Provide recreational opportunities for locals and visitors
- Encourage physical activity and healthy lifestyles by offering attractive environments for exercise and sport
- Provide safe accessible social environments for all members of our community

Asset management systems

Council's services contract requires ongoing administration and monitoring of the works. This is to ensure the work is being carried out to Council's satisfaction and in a cost-effective manner.

This contract has allowed for increased reporting on the information held on the asset. Further work is also anticipated in terms of physical inspection of the service.

Council has installed an asset Management system called "Assetic" which is a central strategic register and asset management system for all asset class. It includes in-built reporting, works tracking and life-cycle costing. It is integrated with 'Assetic Predictor' for a complete Strategic Asset Management planning and operational

system capable of recording all asset information. As of June 2020, Open Space assets have not been transferred into the Assetic Data system but will be the next Council Asset group to do so. Data is being recollected electronically so this transfer can take place.

Standards and guidelines

In operating and maintaining its parks assets Council currently use the following standards and guidelines as appropriate:

- Reserves Act 1977
- Burial & Cremation Act 1964
- NZS3910 Conditions of Contract for Building and Civil Engineering Construction
- NZS5828 Playground Equipment & Surfacing
- NZS4242 Headstones & Cemetery Monuments

Asset plan sophistication target level

The level of sophistication refers to the degree to which core and advanced criteria for asset management planning have been achieved. Criteria for core and advanced asset management planning are set out in the *International Infrastructure Management Manual*. (IIMM)

This plan sets out to achieve the minimum level of sophistication where corporate expectations are expressed informally and simply.

Summary of asset management practice

The table below compares our current practice with appropriate and best asset management practice. (Based on International Infrastructure Management Manual – IIMM)

Parks and Open Spaces Asset Management Processes			
Asset Management Activity	Current practice	Appropriate	Best practice
Level of service	Review LOS & consult with community at least every 3 years	√	
Knowledge of assets	Inventory of assets maintained	√	
Risk management	Strategic risk assessment 6 yearly. Operational risk assessment 3 yearly. Emergency response plans developed.	√	
Condition assessment	Contractors & specialist's assessments.	√	
Accounting / Economics	NCS accounting system. Accrual based system.	√	
Operations	Contractors monitor & report any issues. Council staff carry out inspections	√	
Maintenance	Contractors monitor & report any issues. Council staff carry out inspections	√	
Performance monitoring	Reported monthly by contractor and annually by staff.	√	
Optimised lifecycle Strategy	Performance & condition assessments used to prioritise lifecycle strategy.	√	
Design Project / Management	Expertise is contracted as required.		√
Asset utilisation / Demand modelling	Utilisation derived from use data. Demand forecasting reliant on historic records, staff knowledge, and the 2019/20 Census and latest population estimates data. Informetric population projections	√	
Quality Assurance / Continuous Improvement	Improvements identified and in Plan.	√	

LEVELS OF SERVICE

Introduction

This Parks and Open Space Asset Management Plan intends to match the level of service the asset provides with the expectations of customers given financial, technical and legislative constraints.

Asset management plans can be readily aligned with strategic financial planning. Formalised asset management systems and practices provide the Council with key benefits, such as:

- Improved understanding of service level options and requirements.
- Minimum life cycle (long term) costs for an agreed level of service.
- Better understanding and forecasting of asset related management options and costs.
- Managed risk of asset failure.
- Improved decision making based on costs and benefits of alternatives.
- Clear justification for forward works programmes and funding requirements.
- Improved accountability over the use of public resources.
- Improved customer satisfaction and organisation image.

Pursuing formal asset management planning enables council, as owners of a comprehensive range of assets, to demonstrate to their customers and other stakeholders that services are being delivered in the most effective manner.

The purpose of this Asset Activity Plan is to report on the current service levels for each asset stream and how council operates these on the community's behalf. Options to vary the level of service are also reported, resulting in the presentation of a series of possible options for future maintenance or improvement.

Customers and stakeholders

Council's Parks & Open Space service customers include our community, visitors, local industries and businesses.

Council's Parks & Open Space service stakeholders encompass local Iwi (including Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa), the Department of Conservation, Greater Wellington Regional Council, Fish & Game New Zealand, sports clubs, contractors and the wider community.

Annual residents survey

2020 resident survey Parks and Open Spaces

The most recent survey was done in 2020 (Keyresearch May 2020). Current performance based on recent survey results and compared to national and peer group averages is assessed as being adequate for the level of service desired by the community.

Introduction

The Masterton District Council has a requirement to measure how satisfied residents are with the resources, facilities and services provided by Council, and to prioritise improvement opportunities that will be valued by the community.

Research objectives

To provide a robust measure of satisfaction with Council's performance in relation to service delivery.

To determine performance drivers and assist Council to identify the best opportunities to further improve satisfaction, including satisfaction amongst defined groups within the district.

To assess changes in satisfaction over time and measure progress towards the long-term objectives.

Methodology

A statistically robust survey conducted online and via postal survey with a sample of n=579 residents across the Masterton District area.

Post data collection the sample has been weighted so it is aligned with known population distributions for the Masterton District Council area, as per the Census 2018 results, based on age, gender and ethnicity.

A total of 3,000 invitations were posted. At an aggregate level the sample has an expected 95% confidence interval (margin of error) of +/- 4.1%.

Data collection took place between 16 April and 24 May 2020.

Notes

Due to rounding, percentages may add to just over or under (+/- 1%) totals.

Historical residential surveys

Council conducts a resident's survey and meets with focus groups to gain feedback on community perceptions of Council every year.

The National Research Bureau (NRB) has carried out 'Communitrak' surveys for Council every year since 1993. This is a means of measuring Council's effectiveness in representing the wishes and viewpoints of our residents. It provides a comparison for Council on

major issues, and on our performance relative to the performance of our peer group. It also compares Council to other Local Authorities throughout New Zealand and to previous Communitrak results, where applicable.

The most recent survey was done in 2020 by KeyResearch and as seen in the tables below, 90% of residents are satisfied or neutral with the levels of service delivered in Parks and Open Space and 90% for Cemeteries.

Results of Masterton's satisfaction survey for Parks and Open Space					
Survey year (June)	Very satisfied %	Satisfied %	Neutral %	Dissatisfied %	Very dissatisfied %
2020 June (New)	21	48	21	3	1
Survey year (June)	Very satisfied %	Fairly satisfied %	Not very satisfied %	* very dissatisfied %	Don't know
2019	No survey	No survey	No survey	No survey	No survey
2018	44	43	11	1	1
2017	40	46	10	2	2
2016	38	48	11	1	2
2015	34	54	9	1	2
2014	37	52	7	2	2
2012	49	34	16	N/A	2
2011	47	40	12	N/A	1
2010	46	38	12	N/A	4
2009	50	36	11	N/A	3
Peer-group 2018	67	28	2	N/A	3
National average 2018	59	34	4	N/A	2

Results of Masterton's satisfaction survey for Cemeteries					
Survey year (June)	Very satisfied %	Satisfied %	Neutral %	Dissatisfied %	Very dissatisfied %
2020 June (New)	21	38	25	12	4
Survey year (June)	Very satisfied %	Fairly satisfied %	Not very satisfied %	* very dissatisfied %	Don't know
2019	No survey	No survey	No survey	No survey	No survey
2018	12	49	10	1	27
2017	10	53	7	1	29
2016	15	49	8	1	27
2015	16	51	6	1	26
2014	9	47	9	2	33
2012	24	35	9		32
2011	24	35	9		32
2010	22	36	6		36
2009	24	42	9		25
Peer-group 2018	57	26	2	N/A	15
National average 2018	41	30	4	N/A	24

Public meetings on special projects

The Council’s current policy is to ensure public consultation when undertaking any major special projects as per our significance and engagement framework.

Community outcomes consultation

Parks and Open Spaces assets and services contribute to the community outcomes outlined in the table below. These will be reviewed every six years.

Community Outcomes	
Community Outcome	How Parks and Open Spaces Assets contribute
A thriving and resilient economy	<ul style="list-style-type: none"> Supporting programmes and projects that promote Masterton as a great place to visit. Encouraging and facilitating events. Pursuing affordability as a key objective.
A sustainable and healthy natural environment	<ul style="list-style-type: none"> Protecting significant Landscapes. Providing parks, reserves and open spaces. Pursuing greater energy efficiency. Caring for waterways.

An engaged and empowered community

- Supporting and promoting strong capable community and sports groups, and their volunteers.
- Supporting a vibrant arts and culture community.
- Supporting an equitable society.
- Encouraging people to be active.

Legislative and other requirements




Statutory requirements set the framework for the standards of service that Parks and Open Space assets have to meet and are generally non-negotiable. A complete list of legislation, relevant to the provision of Parks and Open Space assets, is listed in Appendix .

Other corporate objectives

The Local Government Act 2002 (Schedule 10) states that a purpose of local government is to promote the social, cultural, economic and environmental well-being of its communities, now and for the future. Council’s decision-making processes are structured to reinforce this sustainable approach and the following table outlines how Council is guided by these principles

He Hiringa Tangata, He Hiringa Whenua/Our People, our land strategy which will provide direction to support social, cultural, environmental and economic development that will have a tangible impact on the wellbeing of our people.

COUNCIL DECISION MAKING GUIDELINE FOR SUSTAINABLE DEVELOPMENT

Well, being	Decision making guidelines
<p data-bbox="280 352 365 379">Social</p> 	<ul data-bbox="472 347 1666 571" style="list-style-type: none"> • A community-led Council-supported approach to community development • Equal access to opportunities • Residents are proud of our town and community • Engaged communities that actively participate in the things that are happening in our district • A town designed to maximise social wellbeing
<p data-bbox="271 611 374 636">Cultural</p> 	<ul data-bbox="472 606 2018 722" style="list-style-type: none"> • A commitment to working with Rangitāne o Wairarapa and Ngāti Kahungunu ki Wairarapa to strengthen relationships and increase opportunities for meaningful partnership and collaboration • A community that is proud of its cultural identity and heritage
<p data-bbox="257 847 389 873">Economic</p> 	<ul data-bbox="472 842 2033 1098" style="list-style-type: none"> • Our district has clean air and water • Our unique natural heritage and biodiversity is managed to ensure wider cultural and ecosystem values are recognised and protected • Address current and future impacts of climate change • A community culture of sustainability • A commitment to work together as Kaitiaki/stewards of our local environment.
<p data-bbox="230 1137 416 1163">Environmental</p> 	<ul data-bbox="472 1133 1106 1353" style="list-style-type: none"> • Attract business and encourage industry growth • A community where people want to live • Strong education sectors • Growth in our tourism sector • A commitment to working collaboratively

Levels of service and performance measures

Levels of service, performance measures & targets

The Parks and Recreation Services are grouped into two categories – Parks & Open Spaces and Cemeteries.

Parks and Open Spaces performance and target measures.				
Why Measure This?	Measure	Base measure 2018	Latest Result	Performance Targets 2021 - 2031
We want our facilities and green spaces to be used for activities and events that support the needs of our people and attract visitors; that provide opportunities for people to connect, exercise, celebrate and have fun. The level of use of our green spaces, sportsgrounds and stadium also reflects the appropriateness and effectiveness of these spaces for our community and whether we are actually meeting needs.	Increasing utilisation of community facilities and green spaces:			
	Number of structured activities/ events in council's parks and sportsgrounds.	Parks & Sportsgrounds 359	Parks & Sportsgrounds 236	Increasing utilisation
	Number of people using our recreational trails that are part of our parks and reserves network	312,440	266,783 entry and exit to trails	Increasing utilisation
Accurate online access to burial records	All burials within a month were loaded by the 15th of the following month.	All burials within a month were loaded by the 15th of the following month.	All burials within a month were loaded by the 15th of the following month.	All burials within a month were loaded by the 15th of the following month.

Desired levels of service

The desired levels of service were identified in 2017 as options for enhancing service levels. However, affordability is also a key consideration when establishing service levels. The current levels of service were agreed with our community in 2006 then subsequently each LTP and again in 2020. The results of the Communitrak and KeyResearch surveys and planned condition assessments may identify level of service 'gaps and thus improvements to be made. Any identified opportunities for improvement will be incorporated into this Plan.

Past performance measures

Below are the performance measures for the parks open space activities, and whether council has achieved them. This information was obtained from the annual reports for each year. Note it gives a reasonably simplistic view of council's performance and the reader is referred to the annual reports for further details.

Past Masterton District Parks, Reserves and Sports fields Performance Trends							
Performance Measure	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Percentage of residents satisfied with the service.	Achieved	Achieved	Achieved	Achieved	Achieved	Achieved	Achieved
Percentage of users satisfied with the service.	Achieved	Achieved	Achieved	Achieved	Achieved	Achieved	Achieved
Percentage of households who have visited a park in the past year	Achieved	Achieved	Achieved	Not achieved	Not achieved	Achieved	Achieved
Sports Turf meets standard agreed with local sports code.	Not achieved	Achieved	Achieved	Achieved	Achieved	Achieved	Achieved
All playgrounds meet safety standards.	Achieved	Achieved	Achieved	Achieved	Achieved	Part achieved	Part achieved
Service requests are acknowledged within five working days.	Not achieved	Achieved	Achieved	Achieved	Achieved	Achieved	Achieved
Reserves have current Management Plans (reviewed five yearly).	NEW	Not achieved	Not achieved	Part achieved	Part achieved	Not achieved	Not achieved

Past Masterton District Cemeteries Performance Trends							
Performance Measure	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
General satisfaction with cemeteries.	Not achieved	Achieved	Achieved	Achieved	Achieved	Achieved	Achieved
Satisfaction amongst those who have visited a cemetery.	Achieved	Achieved	Achieved	Achieved	Achieved	Achieved	Achieved
Compliance with the Burial & Cremations Act 1964.	Note 1	Achieved	Achieved	Achieved	Achieved	Achieved	Achieved
Proportion of time that cemetery management contracts are met each month.	Note 1	Achieved	Achieved	Achieved	Achieved	Achieved	Achieved
Accurate online access to burial records.	Not achieved	Achieved	Achieved	Achieved	Achieved	Achieved	Achieved

*Note 1 – New or not measured.

No satisfaction survey carried out in in 2012/13 or 2019

Council-managed sports grounds meeting local sports club requirements. Not national or International code standards.

Financial summary

In 2019/20 for Parks & Open Spaces the cost to deliver the current levels of service was:

- Operating Expenditure: \$3,282,182
- Rate’s contribution: \$2,971,541
- Rates as a proportion of Total Cost: 90.5%

In 2019/20 for Cemeteries the cost to deliver the current levels of service was:

- Operating Expenditure: \$169,322
- Rate’s contribution: \$89,007
- Rates as a proportion of Total Cost: 52.5%

Changes in current levels of service (LOS)

A number of projects and activities have been proposed as suggested increases or decreases in the current service levels. None of the projects are required to maintain existing levels of service and have been included in this Plan to facilitate decision-making at Council level. The cost benefits have not been quantified in the following Table.

It should be noted that the level of services provided through the upgrading of assets is subject to the availability of capital contributions for that service.

Work and cost required to enhance current level of service Parks and Open Spaces				
Action/Work	Driver	Estimated cost	Scheduling	How this is funded
Lake of Remembrance	Consent option investigation. Potential changes to how we deliver water to lake and community expectations	\$30,000 investigation \$TBC work	2021	Rates
Increasing park and recreation space from POSS findings	To spatially understand the Parks and Open Space requirements to ensure all of Masterton’s community are provided	TBC (POSS findings)	From 2021	TBC

Changes to Henley lake	Changes required to meet resource consent and community expectation	\$850,000	From 2021	Loan
Town centre revamp project - Waipoua Precinct	Enhance customer experience	\$1,350,000 over 10 years	2024 - 2034	Loan
Work and cost required to enhance current level of service Cemeteries				
Action/Work	Driver	Estimated cost	Scheduling	How this is funded
No LOS changes proposed for Cemeteries in this AMP				

FUTURE GROWTH AND DEMAND

Introduction

The objective of asset management is to create, operate, maintain, rehabilitate and replace assets at the required level of service for present and future customers in a cost effective and sustainable manner. This Plan must therefore forecast the needs and demands of the community now and in the future, and outline strategies to develop the assets to meet current and future needs.

Council has considered the following factors for Parks & Open Space assets in addition to those described in Part A to predict future demands:

- Recreational trends (community, sports, participation and recreation trends)
- Community and user groups demand for improvements
- All population demographics

Population effect

With a reasonably static population (1% forecast population growth), Council does not expect the demand on Parks & Open Space assets to change significantly. The household distribution and urban/rural split should continue to be monitored. If the rural population does continue to increase on the outskirts of the urban area, this growth could be accommodated by expanding existing urban facilities.

Recreational trends

The national trend for passive and active recreation is changing. Notably there has been a trend away from membership towards casual participation.

This requires clubs/codes to adapt their offerings. Local examples include netball, basketball and bowls offering evening inter-business competitions.

On average, 76% of people in the Wairarapa are physically active for more than 150 minutes each week, compared to a national average of 74%.

It is estimated that some 500 people use Masterton-based fitness center's each day with a total of 1200 people holding a fitness centre membership.

Data from Sport New Zealand; Sport and Active Recreation Survey 2014 shows Adult participation has declined by 7.7 percent between 1998 and 2014, and club membership had decreased by 11.1 percent which is not the case with Wairarapa RSOs.

Research from Sport New Zealand 2011 Young Peoples Survey show sports/activities that had relatively high participation rates in both the school setting and with clubs which is relevant to trends in the Wairarapa. Junior club membership is increasing, and we continue to have one of the highest secondary school participations rates in the country.

Wairarapa secondary schools continue to have the highest participation rates in the country. NZSSSC national data shows that (2016) 71% of secondary school students in the Wairarapa play sport for their school.

Anecdotally Wairarapa primary schools tell us that 90%, if not more, primary age children play sport for either a club or school. In order to sustain participation at this level, sport requires more volunteers at all level of sport.

Tourism

Current tourist volumes

Current tourism numbers for the Masterton District cannot be assessed as reliable stand-alone figures for Masterton are not available. However, statistics for the Wairarapa region provide an overview of regional tourism.

In 2018/19 there were 267,682 total guest nights for the Wairarapa region, and length of stay was approximately 1.88 nights. This is nearly double our earliest available figure of 144,251 in 1996/97. Since 2000/2001, total guest nights in the Wairarapa have consistently exceeded 190,000 except for 2008/09 at 188,819. The peak number of guest nights was 267,682 achieved in the 2018/19. (awaiting new number but 2020 will be affected by Covid)

The coastal areas including Riversdale and Castlepoint experience peak summer populations. A survey carried out by NRB in 2008 for Riversdale noted that only about 6% of the houses at the Beach were the owners' main residence and occupied during the year, and that most (21%) of the population who occupied Riversdale Beach did so in January.

Council owned Mawley Park's occupancy also fluctuates seasonally.

Wairarapa guest nights by year						
Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Nights	203,386	220,723	240,898	197,220	267,682	TBA

Source MBIE and Stat NZ

Projections for tourist volumes

Council funds Destination Wairarapa to promote Masterton as a tourist destination. New economic development initiatives to promote the District will support this and could increase tourist numbers to the District. Hosting more events and/or promoting conference facilities etc. could also increase the number of visitors to the area.

Examples of parks and recreation areas currently identified as tourist hubs include:

- Castlepoint and Riversdale
- Queen Elisabeth Park
- Henley Lake
- Trails

User demands for improvement

Demand is affected by the community's changing expectations. Changes in community expectations can result from:

- Advances in technology
- Improving standards of living or transfer of standards from cities
- A greater understanding of customers' perceptions and expectations
- Increased safety standard and environmental awareness
- Changing legislative requirements
- Increased service provision in other towns nearby

These demand factors are often not easily quantifiable, and care needs to be taken to establish the need for a facility on a robust basis – not just the latest or loudest voice citing short-term conditions or trends. Once a sport or recreation facility is established it is usually a costly and/or difficult exercise to remove or change it, and there will be a long-term impact on Rates to operate and maintain the facility.

Implications for assets by provision.

Active recreation provision

The projected decrease in youth population could cause us to expect decreased overall demand for youth facilities. Also there has been a national trend towards casual participation rather than club's membership. This can skew results when collecting membership data as a basis for estimating demand. However, there is no evidence yet of any decline in overall demand for youth facilities. Some sports, including softball and netball, have in fact grown because of quality administration and promotion.

Demand for sports facilities is further increased as Masterton often serves a regional-wide population rather than just local users. Sports codes will usually require a higher standard of facility for regional competitions and there is an associated increase in capital and operational costs.

The preferred solution is the development of centralised facilities that service multiple codes so that the cost of administration and infrastructure (car parking, changing rooms, storage etc.) can be shared. Examples of this centralised approach are seen at the:

- Sports bowl – shared by athletics, cycling, football and multisport clubs and
- Queen Elizabeth park – shared by bowls, petanque, croquet and cricket

Demand projections for Internments

As a consequence of the aging population there is likely to be slightly increased numbers of annual interments. The cemetery reserves currently held by Council have capacity for many years use.

An important change to interment asset management is the upgrading of the cemeteries databases and their integration with other information to enable easier public access to more comprehensive information. This change has been driven by customer expectations.

Cost of responding to growth and demand changes

The key actions and issues identified in this section that may require attention and/or intervention, and the costs associated with the proposed work, are outlined in the following table.

Parks and Open Space work required to meet Growth and Demand					
Demand driver	Work action		Scheduled for	Estimated cost	Funding source
POSS outcomes	<ul style="list-style-type: none"> Active Partnerships Healthy Parks Healthy People 	<ul style="list-style-type: none"> A strong Identity Protect, plan and connect network 	from 2021	\$100,000 (Healthy people) Further project TBC	Rates
Cemetery expansion	<ul style="list-style-type: none"> Cemetery Management Plan Riverside Cemetery Extension Appropriate diversity 		from 2021	\$150,000 (Landscape) Extension TBA	Loan / Rates
Trails and paths	<ul style="list-style-type: none"> Five Towns Trails Local extensions 		from 2021	\$200,000	Loan

Conclusion for the future demand on assets

1% per year population growth and an aging demographic will mean:

- There is restrained need to increase overall capacity of parks
- Further funding is required to continue the work started on passive recreation opportunities
- The annual rate of interments may increase slightly but there is sufficient capacity to meet demand for the foreseeable future

- Climate changes are expected (see Risk section) to have an effect on Parks & Open Spaces services, from both supply and demand aspects. Council will develop strategies for the various possible projections as to the likely risks of climate changes. Currently using GWRC climate change strategy.

RISK MANAGEMENT

Introduction

Risk Management is the term applied to a logical and systematic method of establishing the context, identifying, analysing, evaluating, treating, monitoring and communicating risks associated with any activity, function or process in a way that will enable organizations to minimize losses and maximise opportunities. Risk Management is as much about identifying opportunities as avoiding or mitigating losses.

Risk Management in asset management planning is a requirement of the Local Government Act 2002. It should be used when there are:

- Large potential damages/losses
- Changing economic conditions
- Varying levels of demand for services
- Investments that lie outside the ability to fund
- Important political, economic or financial aspects
- Environmental or safety issues
- Threats or changes to service levels

The risk management process is defined as 'the systematic application of management policies, procedures and practices to the tasks of identifying, evaluating, treating and monitoring those risks that could prevent a local authority from achieving its strategic or operational objectives, or plans, or from complying with its legal obligations'.

In September 2019 MDC adopted a Corporate Risk Management Policy. As per the policy the main policy objectives are to:

- Enhance MDC's ability to achieve business objectives
- Maintain the integrity of services
- safeguard assets, people, finances, and property
- Create a culture where all employees accept responsibility for managing risk
- Ensure that MDC can adequately and appropriately deal with risk and issues as they occur
- Demonstrate transparent and responsible risk management processes which align with and demonstrate good governance
- Identify opportunities and promote innovation and integration
- Record and maintain a risk management framework aligned with the AS/NZS ISO 31000:2018 standard
- Utilise risk management process outputs as inputs into MDC decision-making processes.

Following are the processes involved in the risk management:

Risk management process

The process followed for this Plan was:

Strategic level risk assessment:

- Review of Masterton District Council Asset Management Processes Risk Management (Waugh Consultants, 2006) in conjunction with asset managers and production of a revised report: Masterton District Council Asset Management Processes Risk Management (Waugh Consultants, 2011)
- Risk Management Update (Waugh Consultants, 2014)
- The impact of the Waugh Update (2011 & 2014) was reviewed at a strategic level in conjunction with the risk assessments carried

out by Council staff. The risk management analysis is now consistently incorporated into all respective asset management plans

- 2017 Council risk review undertaken following the Waugh Risk management assessment.
- Production of a report: Masterton District Council Asset Management Processes Risk Management (Waugh Consultants, 2020).

Risk review 2020

The 2020 risk management review process included:

- A review of the MDC Risk Management Policy and Corporate Risk framework
- Risk review workshops with Council's Infrastructure managers
- Review of and alignment of risk register format with the Corporate Risk Register
- Update of the risk registers.

Risk review objectives

The objectives of the 2020 Risk Management Review process include:

- Update the MDC risk assessments and mitigation measures reflecting latest MDC risk management policy and practice.
- Detailed risk registers that record latent (untreated) risk scores, current practise risk scores and residual risk (when identified improvement s have been implemented).
- Support the 2021-31 LTP financial programme development where risk is a driver for capital or operational funding

Staff Workshops

The 2020 risk review process and results presented in this report are based on the opinions and perspectives of asset management on operational MDC staff. Risk assessments based on opinion are particularly useful in extracting perceived issues/problems relating to an activity, and in provoking discussion as to why one issue has a higher risk than another. Much of the value of this type of risk assessment exercise is gained when it is completed by groups of staff, as it tends to lead to questioning of assumptions surrounding the activity that may no longer be valid. The results presented should be challenged and reviewed as necessary within the wider corporate context and whenever additional asset information is obtained.

Qualitative asset condition and performance information is an important indicator of physical asset risk. Whilst specific asset condition has not been investigated in detail as part of work, asset condition and performance issues have been identified in the risk registers.

Risk Register Update

Improvements

The updated risk registers have been further developed to include likelihood and consequence scoring for the following three stages of risk exposure:

- Un-treated risk,
- Current or existing [E] risk rating, recognising existing processes that manage or mitigate the risk,
- Residual risk or proposed [P] risk rating, a proposed process that if implemented will manage or mitigate the risk to its lowest level.

Current risks with a score of 12 or higher, have been included in the improvement plans. The residual risk actions help to define the improvement actions.

Risk Methodology & Scores

- Risk Stages

As mentioned, the risk registers have 3 risk scores 1 for each stage i.e., untreated, current practice and residual risk.

- Risk Scoring Process

Step 1:

Every risk is scored by assessing and allocating a score for both the likelihood and consequence of each score the scoring is based on the following tables:

LIKELIHOOD TABLE AND SCORES	
Likelihood	Score
Rare	1
Unlikely	2
Moderate	3
Likely	4
Almost certain	5

CONSEQUENCE TABLE AND SCORES	
Likelihood	Score
Insignificant	1
Minor	2
Moderate	3
Major	4
Catastrophic	5

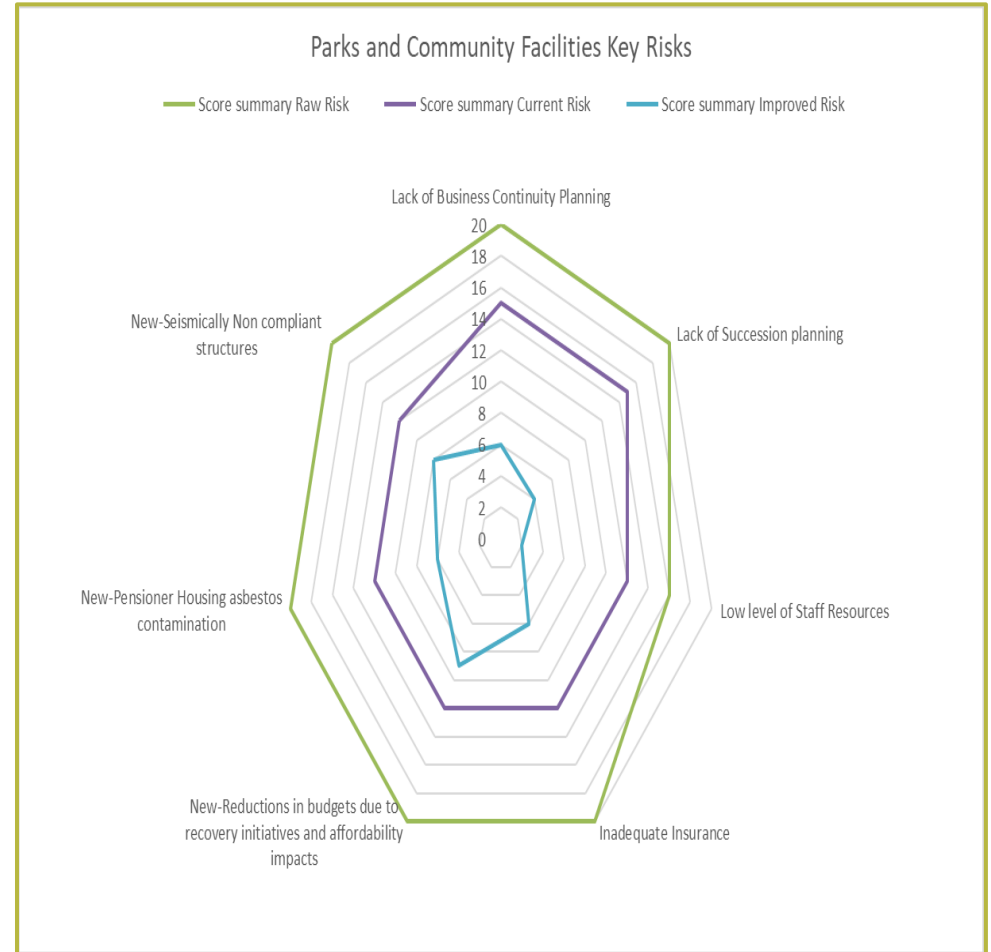
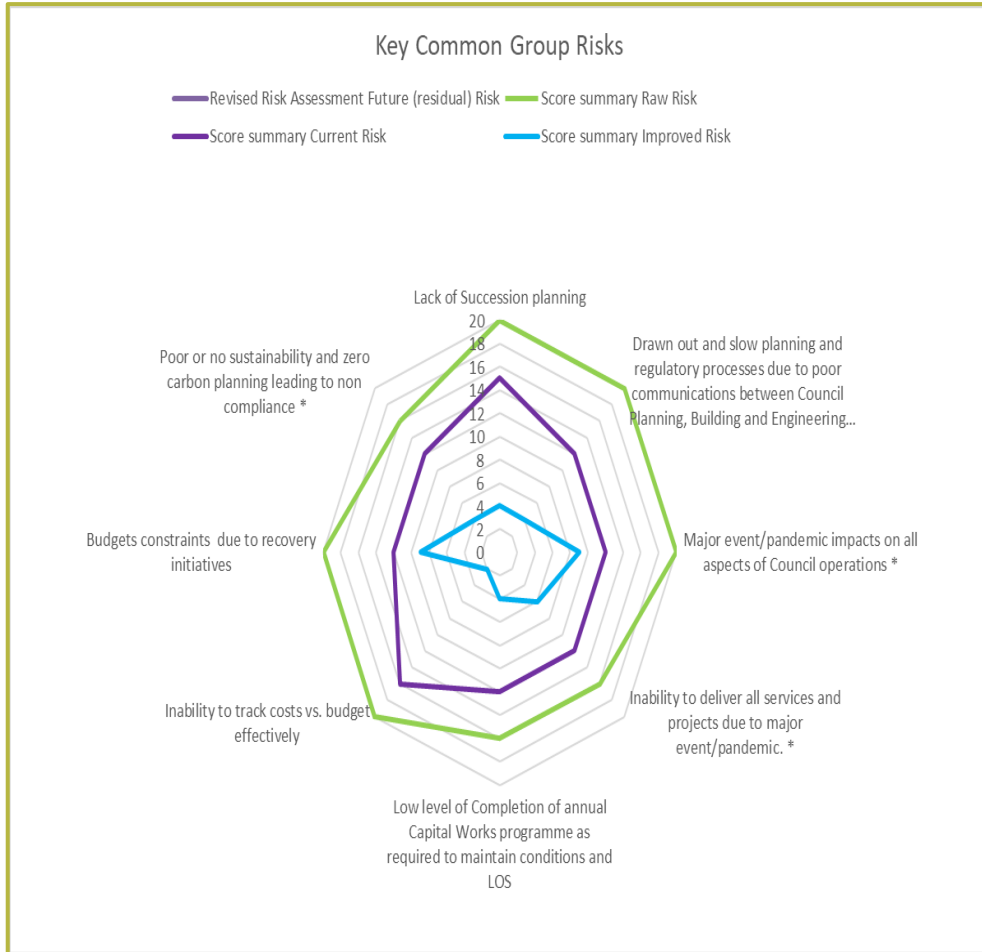
Step 2:

The risk score is calculated by multiplying the 'likelihood' score by the 'consequence' score.

Likelihood score x consequence score = Risk score

This scoring process is repeated for each of the 3 risk stages.

The table below details the Risk Rating categories and potential implications for the following areas legislation, Community expectation financial and environmental.



RISK RATING CATEGORIES					
Risk Rating	Risk Scores	Legislation	Community Expectation	Financial	Environment
Critical (4)	> 19	Commissioners Appointed	Expectations not obtainable	Detrimental effects > \$0.5m	Widespread long-term effect
High (3)	12 to 19	Adverse Audit Opinion or Disclaimer	Expectations not obtainable medium term	Detrimental effects > \$50k	Long term effect
Moderate (2)	5 to 11	Qualified Opinion; Warning over non-compliance.	Expectations not obtainable in short term	Detrimental effects between \$10k - \$50k	Short term reversible effect
Low (1)	3 to 4	Minor non-compliance	Faults within agreed LoS	Detrimental effects <\$10k	Reversible and contained effect.
Insignificant (0)	2 or lower	Compliance	Expectations reached	No effect	No effect

Risk review outcomes

This section of the report provides an overview of the critical and high risks per activity, with the detailed risk registers attached as appendices.

Assets and Operations Group Risks

A number of Assets and Operations Group risks common to all the activities were identified. These risks have been grouped together as common group risks in this section of the report. Doing this reduces duplication of these risks in each individual activity risk register, streamlining the management and reporting of these risks.

Some of these common Group risks have different responses and mitigations measures in the different activities. Where this is the case the risks are included in the activity specific risk registers.

Key Risks & Group improvement items

The tables below summary the Assets and Operations Group key risks, highlighting the raw risk , current risk and potential improved risk scores if improvement actions are implemented:

The table below also summarises the improvement actions that if implemented reduces the individual risk scores: Note the earlier spider chart has Park and Open Spaces as well as Community facilities included together the analysis below is for Park and Open Spaces alone.

Parks and open space risk analysis

Risk Description	Score summary			Improvement Items
	Raw Risk	Current Risk	Improved Risk	
Lack of business continuity planning	20	15	6	[p] prepare BCP recognizing utilization of assets in cd emergencies.
Lack of succession planning	20	15	4	[p] develop robust succession plans for key positions. Develop staff recruitment/retention strategies
Low level of staff resources	16	12	2	[p] staff resource planning and recruiting [p] succession planning
(New)-- lack of parks master planning (reserves management plans)	16	12	4	[p] implement RMP priorities [p] include RMP findings in amp and LTP
(New)--poor cemeteries records management	12	4	2	[P] monthly audits and reporting. Asset management data base

Parks and open space risk analysis

Risk Description	Score summary			Improvement Items
	Raw Risk	Current Risk	Improved Risk	
(New)-poor management of contaminated land sites (in reserve areas)	12	6	2	[p] implement RMP priorities [p] include RMP findings in amp and LTP
Parks and Community Facilities elements of Corporate Risk Policy Document out of date	16	9	6	[P] Policy outlines Councils strategic approach to risk management. Assets report up on critical risks
(New)-- poor rural reserves service levels	15	6	2	[p] implement RMP priorities [p] include RMP findings in AMP and LTP
Inadequate insurance	20	12	6	[p]confirm flood damage funding policy. {p} council review risk appetite and insurance options

Parks and open space risk analysis

Risk Description	Score summary			Improvement Items
	Raw Risk	Current Risk	Improved Risk	
(New)-- reductions in budgets due to recovery initiatives and affordability impacts	20	12	9	[p] monitoring impacts and revision responses and budgets
New-poor budget management	16	6	2	[p] Opex & renewals planning in AP/LTP
New-New Parks contract establishment	16	4	2	[P] Review performance and implement improvements
Out of date non-compliant Reserve management plans	16	6	2	Update as part of the POSS initiatives and projects
Climate Change Impacts (incl Drought)	16	9	2	[P] MDC proposes to adopt Wellington Regional Council policy.

Parks and open space risk analysis

Risk Description	Score summary			Improvement Items
	Raw Risk	Current Risk	Improved Risk	
(New)-Fire risks	12	9	4	[P] Improved budgeting in LTP

Improvement plan from 2021

Improvement Actions

The table below summarises the improvement actions that if implemented reduces the individual risk scores:

Parks and open space improvement actions

Risk Description	Score summary			Improvement Items
	Raw Risk	Current Risk	Improved Risk	
Lack of business continuity planning	20	15	6	[p] prepare BCP recognising utilisation of assets in cd emergencies.

Parks and open space improvement actions				
Risk Description	Score summary			Improvement Items
	Raw Risk	Current Risk	Improved Risk	
Lack of succession planning	20	15	4	[p] develop robust succession plans for key positions. Develop staff recruitment/retention strategies
Inadequate insurance	20	12	6	[P]Confirm flood damage funding policy. {P} council review risk appetite and insurance options
New reductions in budgets due to pandemic and affordability impacts	20	12	9	[P] monitoring impacts and revision responses and budgets
New-pensioner housing asbestos contamination	20	12	6	[P] review asbestos mgt plans and improvement action implementation
New-seismically non-compliant structures	20	12	8	[P] policy on code upgrading vs disposal required. Then AMP/LTP to show budget for works/disposals.

Natural resources plan

Greater Wellington Regional Council has released a Natural Resources Plan (to replace the Regional Plan) and will modify this plan further through the Whaitua Process. This sets targets and rules for all activities in the Wellington region that have the potential to affect the natural environment, biodiversity and landscape values. The plan has potentially significant impact on Council's infrastructure requirements, especially on the potable water and wastewater treatment plants.

In preparing the asset management plans and infrastructure strategy we have allowed for what we believe to be the most likely requirements when the Natural Resources Plan is in place. However, the plan remains in its hearing phase and the rules and standards remain subject to change.

Operational level risk assessment:

Operational level risks are identified via issue reviews and through general maintenance work.

Current operational risk levels include:

- Health & Safety
- Constant compliance with Standard Operating Procedures
- Legislative requirements.

Summary of trends in risk assessment

The Waugh Update (2020) showed that there were a number of risk themes that were common to many activities. An internal risk review was updated in 2020. These themes are outlined in the Waugh Report,

and are identified for Council's consideration, rather than as a list of individual risk issues against each activity. Themes included:

- CAPEX Programme Management and future funding
- Unforeseen Natural Events/Pandemics
- Health & Safety
- Legislative Compliance
- Policy & Process Development
- Asset Renewals, Operations & Maintenance
- Staff Resourcing & Training.

Climate change and stormwater protection

Climate change will increase the risks from natural hazard events that already occur within the district, particularly as a result of:

- Sea level rise, exacerbating the effects of coastal erosion and inundation and of river flooding in low lying areas, especially during storm surge;
- Increased frequency and intensity of storm events, adding to the risk from floods, landslides, severe wind, storm surge, coastal erosion and inundation; and
- Increased frequency of drought, placing pressure on water resources and increasing the wildfire risk.

More frequent droughts may also affect the security of water supply. Currently we rely on adequate water flows from the Waingawa River and have no stored water for a prolonged drought.

Our overall approach in response to these effects is to manage through mitigation of causes and adaptation to effects. Policies and

responses will need to be robust to a range of possible futures, rather than relying on a single 'forecast'.

Climate change is projected to have the impacts shown in the table below on the Masterton district coast. These are expressed as a range, as there are several scenarios considered when making projections.

We have based our planning on the NIWA modelled regional climate change projections (known as the Whaitua tables). The scenarios are expressed as a range, from higher emissions to lower emissions for a number of climate related parameters.

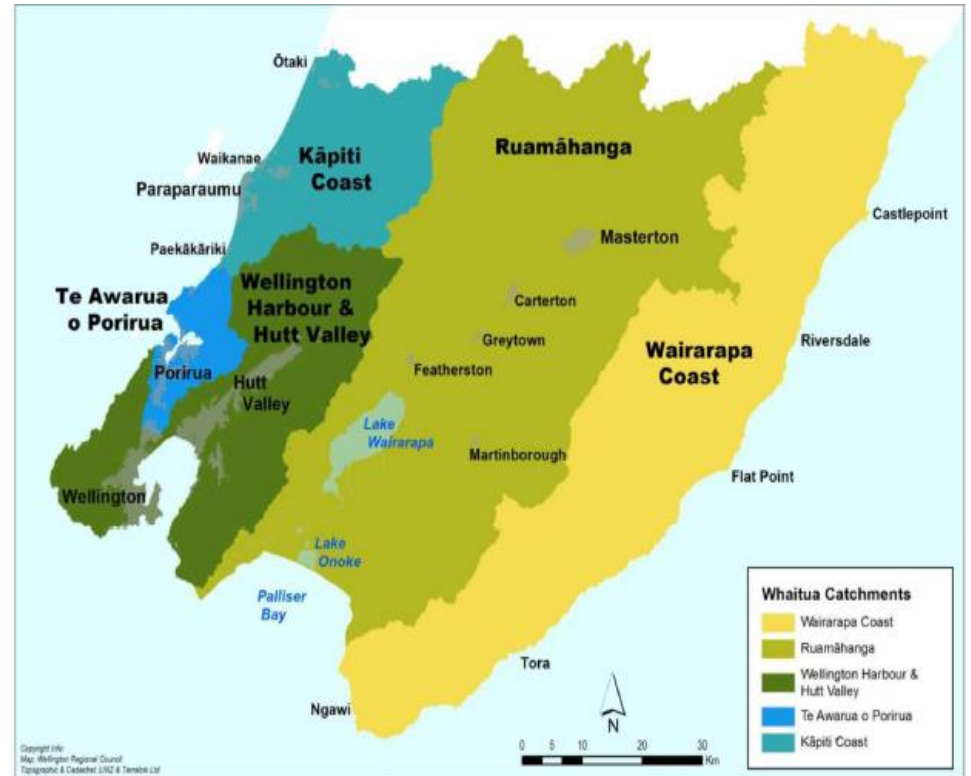
Council is preparing a Climate Change mitigation strategy during 2021/22. Projects from investigations as this strategy to being developed may change current and forecast project, work and maintenance programmes.

Notes

<https://www.gw.govt.nz/assets/Uploads/WhaituaClimateChangeprojectionsMarch2020.pdf>

Rcp4.5 mid-range scenarios where greenhouse gas concentrations stabilise by 2100

Rcp8.5 is a high concentration scenario where the ghg emissions continuing very high. In the light of new technologies and improvements it remains a valid way to test the sensitivity of the climate variables.



Climate Change Wairarapa

By 2040, seasonally the region could expect*:			Impacts	
Ruamahanga	<ul style="list-style-type: none"> 0.7°C to 1°C temperature rise Up to 30 Increased hot days over 25°C 	<ul style="list-style-type: none"> Between 5 % less rain, to 5 % more rainfall 0.12 to 0.24 metres above present 	<ul style="list-style-type: none"> Increased human heat stress and mental health issues, rurally and in urban centres Increased temperatures in urban centres due to human activities, large areas of concrete, buildings and vehicles 	<ul style="list-style-type: none"> Increased prevalence of drought delivering urban and rural water shortages, and increased pressure on water infrastructure, including water storage Saltwater intrusion on groundwater
Wairarapa Coast	<ul style="list-style-type: none"> 0.5°C to 1°C temperature rise Up to 30 Increased hot days over 25°C 	<ul style="list-style-type: none"> Between 0 % less rain, to 5 % more rainfall 0.12 to 0.24 metres above present 	<ul style="list-style-type: none"> Increased risks of pests (such as wasps, rodents and fruit flies) and diseases (including risks to human health) and biodiversity losses Increased air pollution and seasonal allergies Higher demand for drinking water at times when water is likely to be scarcer 	<ul style="list-style-type: none"> Decreased water quality and increased levels of toxic algae which impacts biodiversity, recreation and drinking water sources Increased flooding, slips and landslides affecting land, houses, roads and other assets, public transport and rural productivity
By 2090, seasonally the region could expect*:				
Ruamahanga	<ul style="list-style-type: none"> 1.2°C to 3°C temperature rise Up to 80 Increased hot days over 25°C 	<ul style="list-style-type: none"> Between 0 % less rain, to 10 % more rainfall 0.68 to 1.75 metres above present 	<ul style="list-style-type: none"> Stress on ecosystems and associated impacts on health and economy Range and habitat of native plants and animals will change, causing extinction of some species Higher temperatures may allow for different crops to be grown 	<ul style="list-style-type: none"> Flood protection infrastructure Levels of Service reduced overtime Impacted rural community due to reduced agricultural production Reduced soil fertility
Wairarapa Coast	<ul style="list-style-type: none"> 1°C to 3°C temperature rise Up to 60 Increased hot days over 25°C 	<ul style="list-style-type: none"> Between 10 % less rain, to 5 % more rainfall 0.68 to 1.75 metres above present 	<ul style="list-style-type: none"> Timing of seasonal activities such as flowering, breeding and migration will change Several fold increase in urban and rural wildfire risk – a particular concern for water supply 	<ul style="list-style-type: none"> Regional parks negatively affected by both drought and flooding Higher stress on indigenous ecosystems, plants and animals, especially with drought Reduced workplace productivity

– Source: MFE , GWRC and NIWA climate change summaries. Updated 2020*Projected changes are relative to 1995 levels. The numbers provided are mid-range estimates of what the change is projected to be and should not be taken as definitive values.

Increased flood risk

As well as the main township of Masterton, our district has other smaller communities such as Castlepoint, Taueru, Tinui, Mauriceville and Riversdale. Two of these communities are situated along its coastal edge. The urban developments are subject to flooding from the many streams and rivers which drop fast out of the ranges and then slow down and spread out on the plain on their way to the sea.

In high rainfall events, the volume and rate of flow of the water coming down the waterways rises quickly and residual ponding, once the waterway levels have dropped, can be significant.

The climate change projections suggest that very heavy rainfall events are likely to become more frequent, especially in the Tararua ranges during north-westerly storms and the Wairarapa during southerly storms. This will present very significant challenges in how we manage our assets.

Stormwater eventually finds its way to the sea. The level of the sea at the time the stormwater is flowing down the rivers influences how fast and how much of the stormwater can drain away. If the sea level is high enough, it can prevent the water flowing away out to sea causing it to back up and overflow inland. The rise in base sea level is caused in part by rising ocean temperatures – heated water expands.

In addition to this effect, rising ocean temperatures mean that storms generated at sea will contain more energy, for example be more intense. This in turn means that storm surges and wave heights will be higher. All these factors combine to significantly increase the risk of inland flooding on the district's coastal plains.

GWRC has recently collated data gathered from 20 years' research and new data using aerial photos, electronic flood mapping tools and

a range of analytical techniques to identify hundreds of Masterton properties as being at potential increased risk of flooding.

We are working with GWRC to confirm predictions for flood events. The overriding issue is to ensure timely protection measures are in place against a 1 in 100-year flood to preserve our community and our economy. Until levels are confirmed, and any mitigation required is in place, there may be implications for any proposed developments in the town centre, the library project and the town's overall economic development.

Earthquake resilience risks

Parts of Masterton are built on old flood plains that could be subject to liquefaction in a major earthquake. Part of MDC's bridge and reticulation renewals programme involves using different construction methods and materials to provide greater earthquake resilience in pipelines.

We do not consider that this risk is so great that the renewals programme should be brought forward. Instead, we will address resilience at the time pipes and bridges are replaced.

Cost of mitigating identified risks

The key risks identified in this section that requires attention and/or intervention, and the costs associated with proposed work, are outlined in the following table.

Parks and Open Spaces work and cost to mitigate risks		
Risk driver	Work action	Cost and funding source
Asset data management and Resource Mgt plans	To deliver update plans and asset management from POSS	\$50,000 2021 - 2023 then \$10,000 p/a
Playgrounds	Action playground report POSS outcomes Future development Audits and review	\$300,000 2021 - 2031
Environment - Climate Change	Climate changes are expected to have an effect on services, from both supply and demand aspects. The exact effect, however, is difficult to estimate and further investigation is recommended	TBC
Financial	Increase storm fund for managing windfall when it exceeds normal maintenance	Current provision, but will increase as climate change implementations are included into designs (TBA)
Vandalism	Continue existing security cameras, patrols, gate lockup, insurance, liquor bans	

Wairarapa engineering lifelines association 2003 (WELA)	Review of the WELA 2003 report on the possible effects from natural disasters including any possible climate change implications	\$30,000 for two years (included in all AMPs - NB: one cost) In conjunction with the territorial authorities. Rates funded
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Conclusion

Risks, at a strategic level, relevant to the Parks & Open Space assets were identified and assessed by both Council staff and Waugh Consultants Ltd. Operational risks identified through this process have been assessed and incorporated into this Plan.

LIFE CYCLE MANAGEMENT PLANS

Introduction

Life cycle management plans were prepared for the three Parks & Open Spaces categories of Parks, and Cemeteries. Each lifecycle management plan includes the following information:

- Asset description (including physical parameters, capacity/performance, condition, valuation, historical expenditure, critical assets, significant negative effects, resource consents, data confidence levels)
- Design standards
- Maintenance plan
- Renewal/replacement plan
- Asset creation plan
- Financial forecast
- Disposal plan

Asset description

Council owns 215 hectares of parks and open space including Queen Elizabeth Park and Henley Lake Park, as well as neighbourhood open spaces, natural bush reserves, sports grounds and a network of walking and cycling trails.

Parks and Open Spaces asset description			
Name	Location	Description	Condition
Queen Elizabeth park	Entries Dixon St. & Park Ave.	See detail in note 3 below.	94% of built assets grade 2-3. 6% rated 4 or 5 ⁽⁵⁾
Henley lake park	Entry Colombo Rd. Pedestrian access Te Ore Ore Rd.	See detail in note 4 below.	99% of built assets grade 2-3. 1% rated 4 ⁽⁵⁾ .
Neighbourhood reserves	17 sites.	11.8ha green space and gardens.	No built assets.
Feature and Play Parks	10 sites.	3.2 ha including playgrounds or other structures.	52% of safety surfacing and play modules did not comply with standard.

Natural/bush reserves	Manuka Solway Garlands. Recreation Trails. Esplanades.	12 sites covering 98.3 ha.	TBA
Sports grounds	Trust house Memorial Park. Colombo Courts. 6 other sites.	Regional Rugby ground – 6 ha. Regional Netball courts – 3 ha. 19 ha for local use by various sports.	90% of built assets grade 1-3. 10% grade 4 (5).
Street trees	1,732 trees identified on GIS.	75% mature. 15% old.	86% healthy. 4% poor.

Note 1 – Land value only: Note 2 – Sports bowl & Oval included in QEP value: Note 5 – Refer to Appendix 2 for grading condition



QUEEN ELIZABETH PARK DESCRIPTION

QE Park area is 16.5 ha bound by Dixon, park Ave, Te Ore Ore, & Colombo rd.

Active recreation features include cricket oval, Sports Bowl, Master-putt, bowling, croquet, skate park and BMX track.

Passive recreation includes a band rotunda, fernery, rose gardens, cafe, paddleboats, deer park and miniature train rides.

The kids own playground attracts children from across the region.



HENLEY LAKE PARK DESCRIPTION

The total area of the park is approximately 43 ha located adjacent to the Ruamahanga and Waipoua rivers.

The lake covers 11 ha which includes 4 small islands. A controlled outflow supplies water to maintain 8 ha of wetland.

The remaining area contains a model farm, planted and open grass areas, and service facilities.

Vehicle access is via a single controlled drive off Colombo Road. Additional pedestrian access is available from Te Ore-Ore Road.

Parks and Open Spaces asset description

Name	Location	Description	Condition
Pioneer	QE park	Closed cemetery covers 0.4 ha original settlers' monument cemetery.	Paths & signs 4-5 grade (or missing)(1) Tree/ landscape work also required
Archers	Park Ave	6.9 ha of lawn & monument cemetery.	5% of built assets grade 4 (1).
Riverside	River Rd	3.6 ha including expansion land	100% condition grade 2-3(1).
Tinui	Masterton-Castlepoint Rd	0.58 ha of lawn & monument cemetery.	80% condition grade 4 (1)
Mauriceville west	Kaka Amu Rd	0.18 ha of lawn cemetery.	Tba
Hastwell	Opaki-Kaiparoro Rd	3.3 ha of lawn & monument cemetery.	Fence condition grade 4

Maintenance plan

Maintenance and Inspection by MDC Staff, Parks Contractors and Independent Qualified Persons (IQP) make up the mix currently used to assess maintenance for the on-going day-to-day work activities required to keep assets serviceable and prevent premature deterioration or failure of the condition of assets and standard of services.

Council has determined that the most effective way to achieve this objective is to contract out maintenance works to commercial contractors. This allows for competitive tendering as a way of ensuring true maintenance value for the works.

In 2019 Masterton District Council reviewed the cost-effectiveness of the current arrangements for meeting the needs of the community within the district for good-quality local infrastructure, local public services, and the performance of regulatory functions according to the LGA act 2002 (section 17a). This will be reviewed next no later than in July 2024.

The following is the planned inspection and reporting programme for MDC's Parks and Open Spaces.

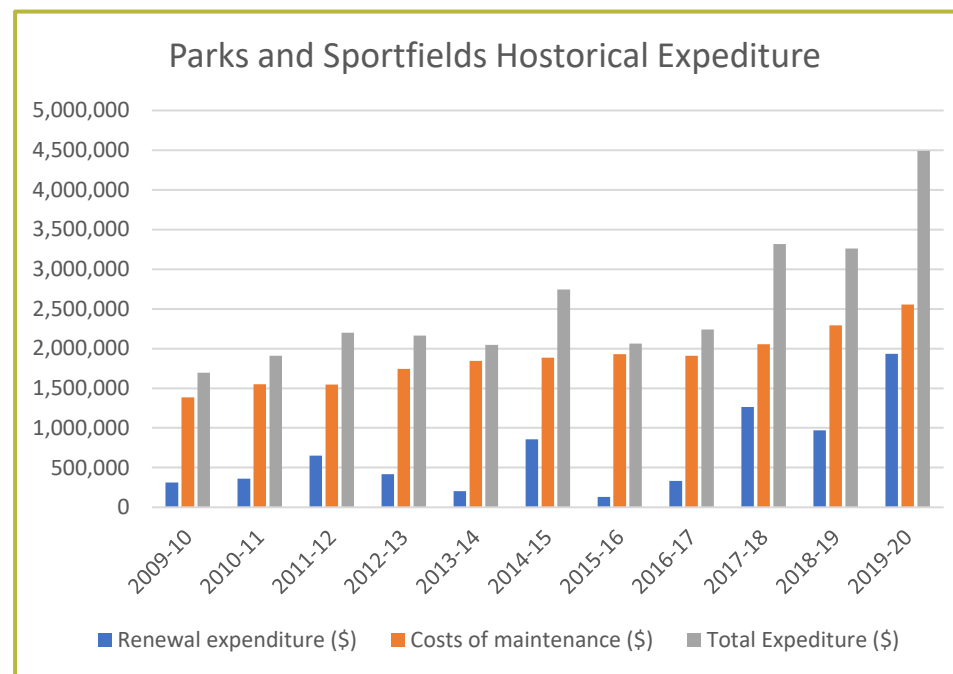
Inspection and reporting programme				
Category	Asset	Frequency	Inspector	Checks
Parks	Reserves & sports grounds	Per contract	Contractor	General presentation of reserves.
		Weekly urban/ rural	MDC staff	
	Play equipment and structures	Monthly QA	External IQP	Mowing and garden maintenance. Turf quality/ playability. Vandalism litter & graffiti Condition of hard surfaces & structures.
		Weekly	Contractor	Wear & tear - Vandalism litter & graffiti. Safety surfacing - Code Compliance.
		Monthly cycle	MDC staff	Maintenance audit.
		3-yearly	External IQP	Wear & tear - Vandalism litter & graffiti. Safety surfacing - Code Compliance.

Cemeteries	Ground and hard surfaces	Per contract Weekly urban/ rural	Contractor MDC staff	General presentation. Vandalism litter & graffiti. Condition of hard surfaces & structures. Maintenance Audit.
		Annual QA	Mia inspection	Presentation & condition of service personnel graves.

These inspections verify compliance with the relevant contract and generate on-going service requests that are actioned by the appropriate contractor. The cost of operating and maintaining the

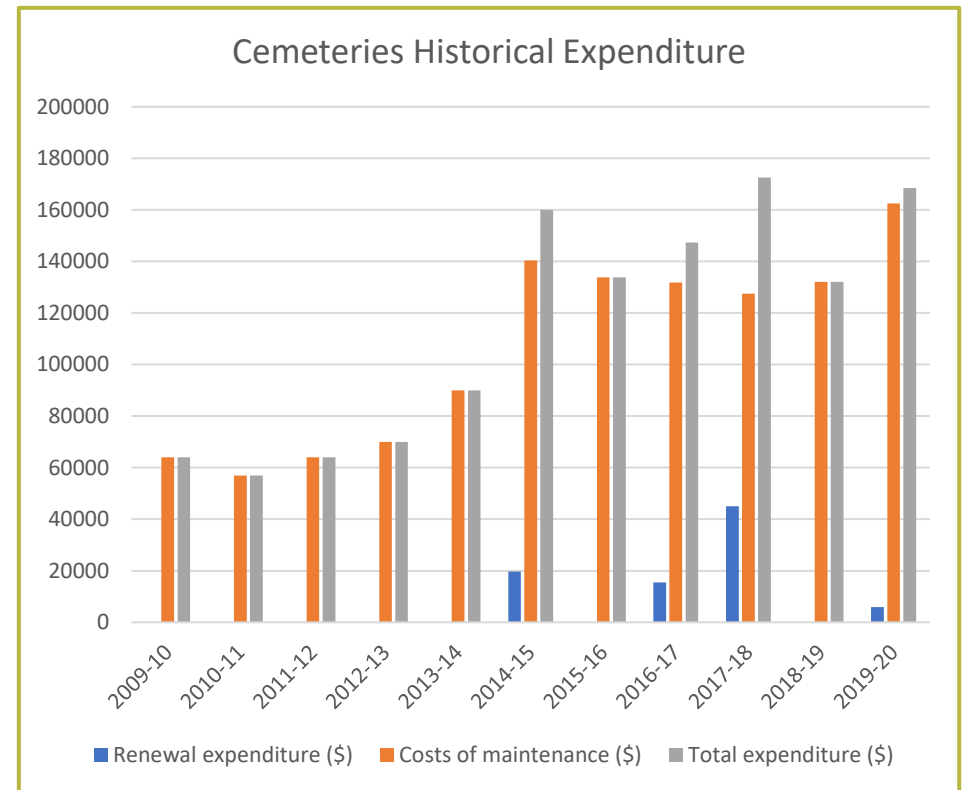
parks to the standard specified in the performance-based contracts is shown below

Masterton Parks & Sports Field historical expenditure ex dep			
Year	Renewal expenditure (\$)	Costs of maintenance (\$)	Total expenditure (\$)
2009-10	313,047	1,383,554	1,696,601
2010-11	359,530	1,550,172	1,909,702
2011-12	651,233	1,546,993	2,198,226
2012-13	418,918	1,742,794	2,161,712
2013-14	202,078	1,846,006	2,048,084
2014-15	856,600	1,886,791	2,743,391
2015-16	130,316	1,930,521	2,060,837
2016-17	330,622	1,911,217	2,241,839
2017-18	1,264,969	2,052,911	3,317,880
2018-19	967,912	2,293,823	3,261,735
2019-20	1,934,175	2,556,289	4,490,464



Masterton Cemeteries historical expenditure

Year	Renewal expenditure (\$)	Costs of maintenance (\$)	Total expenditure (\$)
2009-10	0	64,000	64,000
2010-11	0	57,000	57,000
2011-12	2	64,000	66,000
2012-13	0	70,000	70,000
2013-14	0	90,000	90,000
2014-15	19,649	140,371	159,000
2015-16	0	133,784	133,000
2016-17	15,493	131,817	195,000
2017-18	45,006	127,512	186,542
2018-19	0	132,089	185,213
2019-20	5,899	162,524	393,522



Renewal / upgrading plan

There is a point in the lifecycle of any asset that it becomes more cost effective to renew the asset than meet increasing maintenance cost.

In the case of 'living' assets such as trees no amount of maintenance can stop the inevitable death. The proposed renewals for the period of this Plan are shown below.

Masterton parks and open spaces renewal or upgrades			
Area	Project	Justification	Cost implication
Parks	Carpark resealing and bollard renewal	Safety and resilience for overflow parking	\$160,000 2021-22
	Henley lake flow & level control	Complete programme to improve water quality, eliminate algae & weed, stop bank erosion meet consent changes for water take	\$850,000 from 2021
	Playgrounds	52% of safety surfacing and play modules did not comply with standard. Equipment is well maintained but out-of-date and much of it is end of life as will be identified and prioritised in playground strategy due for development	\$300,000 2021 -2031
	Sewer Mining	To use excess water during times of low or no rainfall for irrigation	\$250,000 from 2021 - 2031
	Renewal Skate Park (QEP)	Revamp of a well-used facility to meet current and futures LOS	\$1,300,000 External fund + \$300,000
Cemeteries	Riverside entrance Johnstone St	Riverside entranceway development	\$150,000 years 2021 – 22
Sport grounds	Sports fields - grass	Address drainage issue for longer playing seasons	\$70,000
	Netball courts resurface	Planned renewal of playing surface	\$700,000 (external)
	Memorial Park and Sports bowl	Turf replacement (Memorial Park is artificial)	\$2,550,000 2023/2024

Critical assets – Reserves and Parks

The Parks & Open Space assets are not considered critical for lifelines, though during recent Covid-19 level Parks and OpenSpace was considered vital for health and mental wellbeing.

Significant negative effects

SIGNIFICANT NEGATIVE EFFECTS		
Effects on	Negative effects	Mitigation
Social	Graffiti and vandalism of recreation facilities. Anti-social behaviour in the vicinity of public toilets.	Council routinely monitors the reserves for damage. CCTV in the vicinity of the public toilets reduces anti-social behaviour.
Cultural	Injuries arising from the use of recreational equipment.	Inspection and rating of equipment undertaken by external company.
Environmental	Some negative impacts arising from using agricultural chemicals for maintenance of sports fields and reserves, e.g., impact on earthworms.	Council has adopted safe work practices in order to minimise effects.
Economic	Congestion through vehicle parking & movements to sporting / recreation facilities.	Improve signs and designate additional areas for parking during large events.

Data confidence level

The data confidence levels for this asset are shown in table 6.8 where, a = highly reliable, b = reliable, c = uncertain, and d = very uncertain

DATA CONFIDENCE				
Attribute	D	C	B	A
Physical parameters				
Asset capacity				
Asset condition				
Valuations				
Historical expenditures				
Design standards				

Asset creation / acquisition plan

The reserves assets may be added to in the future by subdivision development contributions.

Financial forecast

Council has made a strategic decision to maintain the current levels of service for this activity. Maintenance and renewal work identified in this section to enable maintenance of current Levels of Service as outlined.

Disposal plan

There are no plans to dispose of any of these assets.

FINANCIAL SUMMARY

Financial summary

This section summarises the forecast level of expenditure required to enable the proposed level of service and action the proposed projects set out in this Asset Management Plan. Here we also discuss historical expenditure, funding sources (past & future) and the implications of these for Council's financial sustainability.

Estimates of future costs and revenues have been developed using best available information and expected flow on effects calculated using established financial assumptions and policies in the Long-Term Plan 2021-31

The intended approach to service delivery for the activities of Parks and Open Spaces have been selected considering resource availability and cost efficiency and effectiveness. A mix of in-house and substantial outsourcing via asset management contracts is utilised to maintain for our Parks & Reserves, Cemeteries and Sports fields.

As a Council we try to strike the optimal balance between maintenance and renewals. We have recently commissioned external assessments of our parks and facilities which have informed our projections included here. Our parks and open spaces are a truly valued element of our District, both for residents and visitors alike, therefore we are employing a strategy of maintaining and actively developing these beloved spaces. In the next 10 years we also wish to upgrade our cemeteries to honour those passed and provide a beautiful, serene place for visitors.

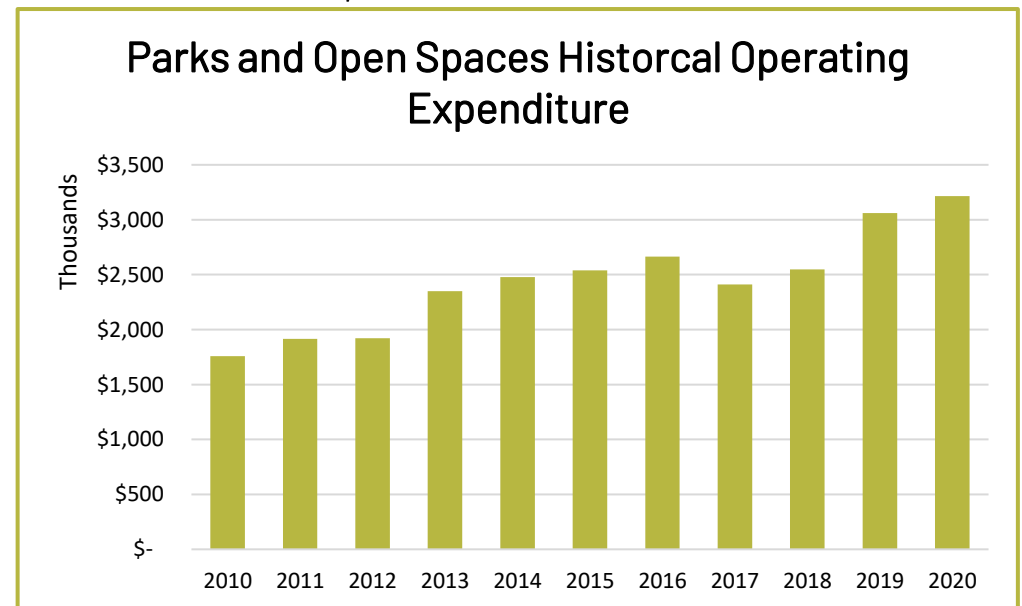
Historical Financial Performance

We summarise in the table and graphs below historical financial performance of Parks and Open Spaces to place in context our current 10-year projections.

Past spending must be considered when we make our forecasts as it impacts our current financials through interest, depreciation and maintenance costs that arise when we make capital asset purchases, and the appropriateness of past operational spending influences the required maintenance programme going forward and available reserve funding.

The graphs below set out the operating expenditure for each Activity for the past ten years.

Historical Parks & Reserves Expenditure.



Historical Operating Expenditure by Activity

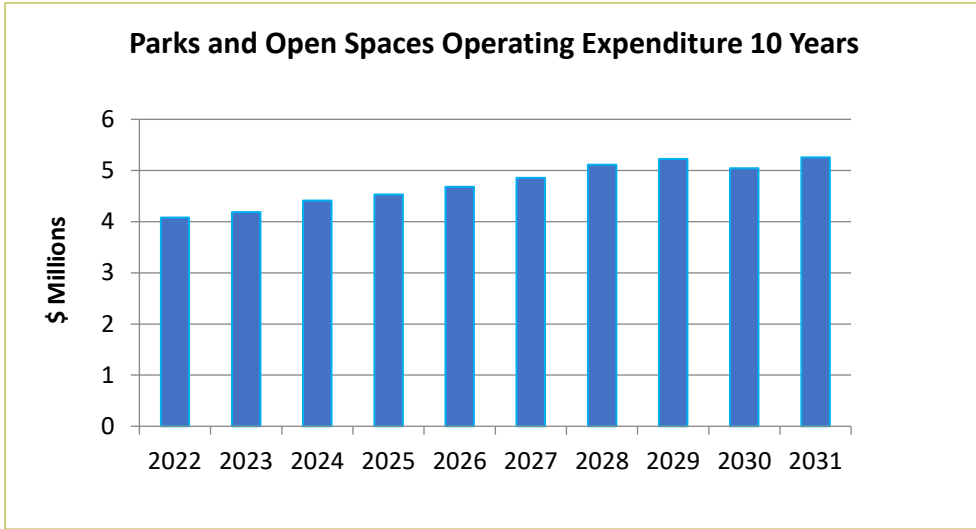
Activity	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Parks and Open Spaces											
Operating Expenditure	1,757,579	1,914,770	1,920,579	2,349,632	2,478,205	2,538,943	2,665,522	2,410,928	2,548,147	3,060,548	3,214,391

Forecast Financial Performance LTP 2021-31

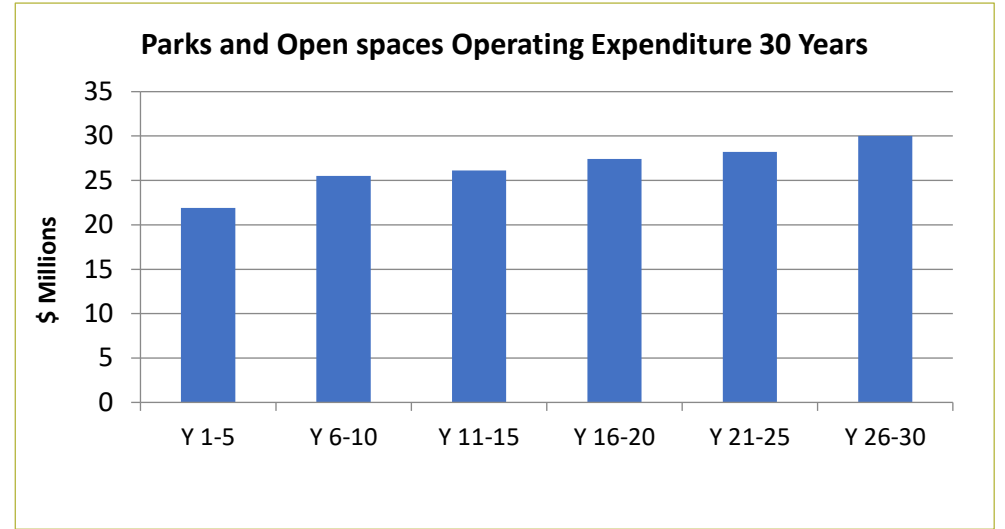
Forecast Operating Expenditure

Parks and open spaces	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Operating expenditure	3,112,901	3,103,246	3,231,038	3,306,515	3,407,892	3,554,529	3,802,007	3,832,345	3,955,205	4,087,488
Depreciation	967,932	1,085,731	1,183,125	1,228,074	1,275,137	1,304,188	1,312,520	1,391,685	1,092,166	1,172,181
Total operating expenditure	4,080,833	4,188,977	4,414,163	4,534,589	4,683,028	4,858,717	5,114,527	5,224,031	5,047,371	5,259,669

Operating Expenditure requirements budgets 2021 - 31



Operating Expenditure requirements budgets 2021 - 51

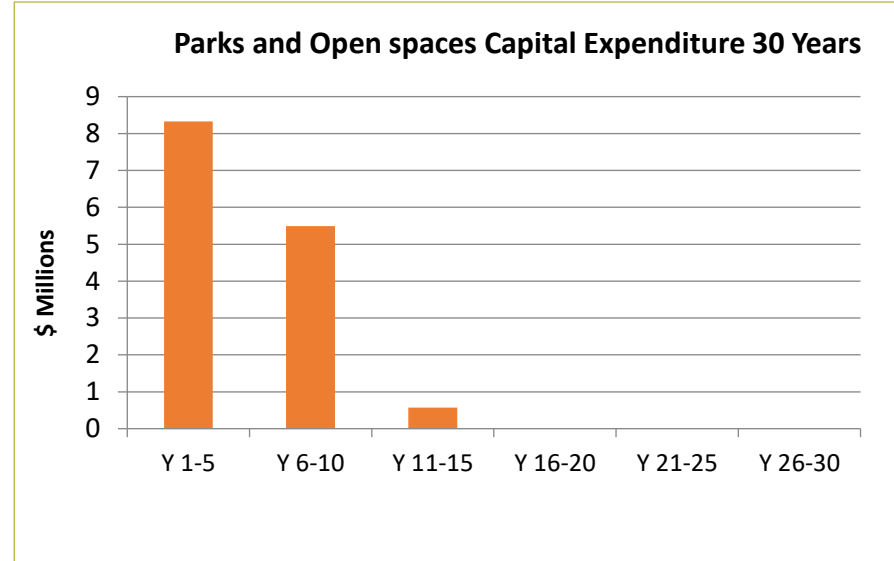
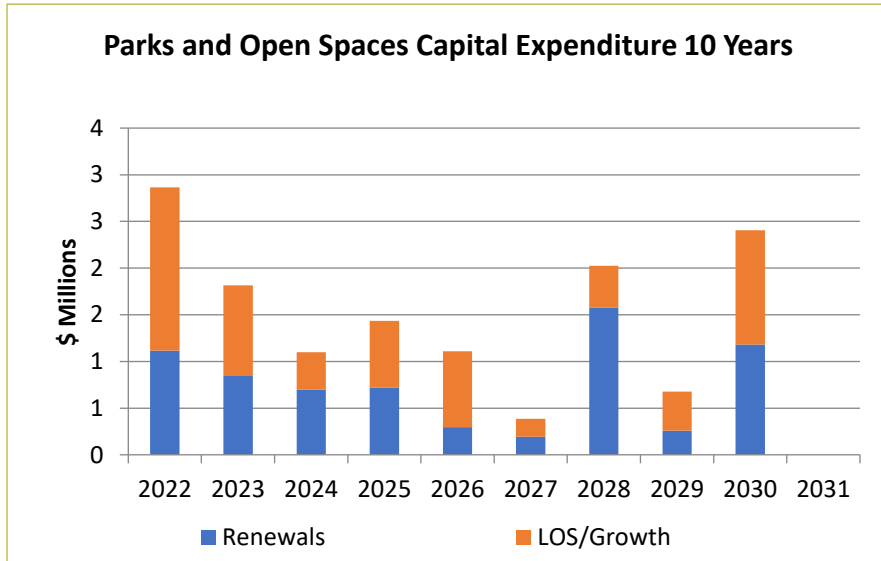


Capital Expenditure

Investment in long life assets is essential to our Parks & Open Spaces as it is intended that these assets empower, enable, and entertain both residents and visitors to our District now and in the future. Outdoor pursuits promote *Parks and Reserve capital expenditure forecast 2021 - 31*

community, happiness, health, and overall wellbeing of people and represent the heart of our beautiful district. Over the current LTP 2021-31 timeframe we are projecting to invest \$14.7M into our Parks and Open Spaces.

Parks and Reserve capital expenditure forecast LTP 2021 - 31



Forecast Capital expenditure Summary

PARKS AND OPEN SPACES												
Capital Expenditure Summary			Source of Funds									
			LTP Year 1 2021/22	LTP Year 2 2022/23	LTP Year 3 2023/24	LTP Year 4 2024/25	LTP Year 5 2025/26	LTP Year 6 2026/27	LTP Year 7 2027/28	LTP Year 8 2028/29	LTP Year 9 2029/30	LTP Year 10 2030/31
			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Parks & Reserves												
Queen Elizabeth Park Upgrades	LOS	Reserve Contrib.	50,000	50,800	12,029	160,950	-	-	-	-	-	-
Upgrade Kidz Own Playground	Renewal	Depn Reserve	-	-	-	159,480	-	-	172,411	-	-	-
QE Park structures/facilities renewals	Renewal	Depn Reserve	20,400	62,992	66,944	65,453	38,535	42,413	32,480	185,952	73,500	-
		Contributions/										
Recreation trails network (urban & rural)	LOS	Loans	140,000	111,760	23,012	109,446	24,222	115,362	25,520	-	-	-
Street trees renewals & new	LOS	Reserves	16,750	17,018	17,521	17,973	18,442	18,944	19,430	-	-	-
Castlepoint furniture renewals	Renewal	Depn Reserve	-	10,160	-	-	11,010	-	-	-	-	-
Castlepoint Seawall Handrails	Renewal	Depn Reserve	30,000	-	-	-	-	-	-	-	-	-
Parks & Open Spaces - Signage	Renewal	Depn Reserve	20,000	20,320	20,920	2,146	2,202	2,262	2,320	-	-	-
Henley lake Dump station	Renewal	Reserves	30,000	-	-	-	-	-	-	-	-	-
Henley Lake - lake level management	LOS	Loan	-	203,200	209,200	214,600	220,200	56,550	-	-	-	-
Waipoua Cycle/Pedestrian Bridge	LOS	Depn Reserve/ Loan	312,000	-	-	-	-	-	-	-	-	-
Henley - landscape development	LOS	Reserves	20,000	20,320	20,920	11,803	-	19,679	-	-	-	-
Henley Lake buildings upgrades	Renewal	Depn Reserve	55,000	5,080	5,230	26,825	5,505	5,655	5,800	-	-	-
QE Park lake alt water source	LOS	Loan	50,000	101,600	-	-	-	-	-	-	-	-
Carpark Reseals Urban Reserves	LOS	Depn Reserve	24,000	80,264	-	32,550	-	-	-	-	-	-
Percy's Reserve up-grade	LOS	Reserves	-	-	-	-	-	-	-	-	-	-
Grassing Henley Lake overflow car-park	LOS	Reserves	50,000	-	-	-	-	-	-	-	-	-
Waipoua Precinct	Renewal	Loan	-	-	-	160,950	550,500	-	406,000	417,200	-	-
Water Use project - recreation facilities	LOS	Loan	-	-	-	-	-	-	-	-	1,225,000	-
		Depn Reserve/										
		Contributions										
Urban reserves upgrades	LOS		115,000	162,560	73,220	53,650	-	-	-	-	-	-
Total Parks, Reserves & Sportsfields			933,150	846,074	448,996	1,015,826	870,616	260,865	663,961	603,152	1,298,500	-
Sportsfields												
Sportsfield buildings renewals	Renewal	Reserve/External Funds	863,500	554,736	130,750	155,049	113,403	38,454	1,174,732	71,520	248,063	-
Netball facility upgrade	Renewal	Depn Reserve	1,000	8,819	1,046	76,183	1,101	80,301	47,560	1,192	858,725	-
Colin Pugh Sports Bowl - track renewal	Renewal	Depn Reserve	8,000	10,160	418,400	139,490	110,100	-	-	-	-	-
South Park Sports Facilities Provision	Renewal	Depn Reserve	-	6,096	25,104	-	-	-	-	-	-	-
		External Funds/										
Skatepark upgrade	LOS	Reserves	965,000	-	-	-	-	-	-	-	-	-
Cricket grandstand upgrade	Renewal	Depn Reserve	-	3,048	20,920	27,898	13,763	4,524	116,000	-	-	-
Total Sportsfields			1,837,500	582,859	596,220	398,620	238,367	123,279	1,338,292	72,712	1,106,788	-
Cemeteries												
Cemetery renovations & extensions	Renewal	Reserves/Loan	94,000	387,909	52,650	21,460	-	-	23,200	-	-	-
Total			2,864,650	1,816,842	1,097,866	1,435,905	1,108,982	384,144	2,025,453	675,864	2,405,288	-
Funding												
Transfers from reserves			(1,582,450)	(1,093,653)	(888,666)	(974,515)	(338,282)	(237,114)	(800,551)	(258,664)	(1,792,788)	-
Loan funds			(317,200)	(723,189)	(209,200)	(461,390)	(770,700)	(147,030)	(406,000)	(417,200)	(612,500)	-
External funding			(965,000)	-	-	-	-	-	(818,902)	-	-	-
Total capital funding			(\$2,864,650)	(\$1,816,842)	(\$1,097,866)	(\$1,435,905)	(\$1,108,982)	(\$384,144)	(\$2,025,453)	(\$675,864)	(\$2,405,288)	-
Rates requirement			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Key Projects and History by Activity

Key Projects by Activity

Over the next 10 years we are planning to invest in upgrading and new assets to enhance our parks and open spaces for our community. We set out here key projects by activity.

Parks & Reserves

- Waipoua Cycle/Pedestrian bridge Year 1, \$312K
- Waipoua Precinct Years 4 – 8, \$1.5M
- Henley Lake level management – Years 2 – 6, \$904K
- Recreation trails network urban and rural – Years 1-7 \$549K
- Water use Project – Year 9 \$1.2M

Sports-fields

- Revamped Skate Park Year 1 \$965K
- Memorial Park Turf and EQ strengthening years 1 & 7, \$1.5M and Colin Pugh Sport Bowl Upgrade Replacement, Years 3-5, \$630K.

Cemeteries

- Riverside Entranceway Development, Year 2, \$332K

Estimated Future Public Debt

New borrowings are proposed to fund future capital projects. Details of the proposed new borrowings are shown on the Forecast Capital Expenditure Summary.

Insurance Coverage

The Council insures its buildings and structures under a comprehensive material damage policy. All parks' buildings are included under this policy. Some other structures and built items such

as playgrounds and park furniture are identified on the insurance schedules, while others are included under a category called 'other improvements.

Estimated Future Loan Repayment and Loan Interest Cost

Future borrowing requirements are shown on the Forecast Capital Expenditure Summary. Loan repayments costs on any existing borrowings are included within the activity budgets.

Financial Forecast

The forecast Operating expenditure and forecast Capital expenditure tables and graphs show the financial forecasts for capital and Operating expenditure for the next 10 and 30 years.

Future Depreciation Projections.

Future depreciation will be based on existing depreciation that flows out of infrastructural valuations, plus the additional depreciation that is generated by new capital expenditure and revaluations.

Financial Summary

All capital expenditure in the forecast capital expenditure summary is funded by a mixture of loans, reserves, and external funding.

Changes in Service Potential

Council maintains the assets to retain their condition and overall value at nationally accepted levels. A programme of routine maintenance where and when required is used to achieve this.

Assumptions and Confidence Levels

Basis of Preparation

The financial information in this plan has been prepared following the provisions of Public Benefit Entity (PBE) Standard - Financial

Reporting Standard 42 'Prospective Financial Statements' (PBE FRS 42). The purpose of the financial forecasts in this long-term plan is to provide "best endeavours" costing of Masterton District Council's plans to enable it to achieve its Community Outcomes, in collaboration with other stakeholders, over the 10-year period 2021-31.

Basis of Assumption

Prospective information is based on several assumptions. Risks and uncertainties surround these assumptions. The basis of the assumptions surrounding the information is found in Planning Assumptions in the LTP. The information should therefore be used carefully, with these best endeavours purpose in mind. The Local Government Act 2002 Schedule 10(1)(e) requires that information relating to levels of service, estimated expenses and revenue be provided in detail for three financial years, and indicative for the subsequent seven financial years. Over time, information becomes increasingly indicative from the time it was first prepared.

The approach taken to budget development has been that of preparing 'forecasts' on a best estimate basis. In this case, a forecast refers to financial information based on assumptions on future events the Council expects to occur and based on Council's expected response to these events. The Council has not taken an approach where hypothetical ("what-if") projections are used.

The figures presented are budgeted. However, the opening balance of the 2020-21 year is based on the estimated actual result, with this estimation having been made in June 2021.

The major limitation of the forecasting approach, as with any approach, is that events may change over time and undermine the accuracy of assumptions made. The actual financial results achieved

for the period are likely to vary from the information presented and the variations may be material.

The review of assumptions underlying the financial information was undertaken in preparation of the Long-Term Plan (LTP). However, the assumptions themselves were adopted by Council resolution to approve the Draft LTP for public consultation in April 2021.

Assumptions and Risk Assessments

Several assumptions were made in preparing the Draft 2021-31 Long Term Plan (LTP). These assumptions are necessary as the planning term is for 10 years and the stating of assumptions ensures that all estimates and forecasts are made on the same basis. There are four categories of planning assumptions in this document:

- Demand Assumptions
- Resident population
- District growth
- Political Environment
- Policies
- Governance
- Operating Environment
- Resource consents
- Natural disasters
- External factors
- Human resources
- Financial Assumptions

(Please see the full LTP document for the assumptions detail.)

Funding Mechanism

Operating costs are to be funded by rates and user charges as per the Council's Revenue & Financing Policy. Capital renewals should be funded from depreciation reserves to the extent that the reserve funds can sustain the renewals programme. Upgrade projects should be loan funded to ensure intergenerational equity i.e., those receiving the benefits should pay.

PLAN IMPROVEMENT AND MONITORING

Introduction

This section summarises the steps identified in this asset management plan to move from a simple to a comprehensive AM system. It is presented in the table format to allow the Council to consider the relative priorities of the various items. At this stage, draft priorities have been assigned and very rough estimated timeframe considered.

Current AMP Improvement Programme

Recommendations for improvement were made throughout this Plan. These are summarised in the following table. It is recommended that this table be updated to match the current Plan after the draft of this plan has been approved.

Parks & Open Spaces Asset Management Improvement Plan			
Improvement	Comments	Responsibility	Priority
Reserve Management Plans	Development/revision of Reserve Management Plans.	Med - Ongoing	High - 2021 - Ongoing

Parks & Open Spaces Asset Management Improvement Plan			
Improvement	Comments	Responsibility	Priority
Improvement planning	Review timeframes, goals and outcomes of improvement plan adding/changing as required.	Parks and Recreation Manager	High - 2021 - Ongoing
Demand /Asset Management Systems	Strategically review demand factors for provision and LoS for Parks and Recreation assets.	Parks and Recreation Manager	Med - 2021/23
Sustainable Development	Review of sustainable development issues and how they may affect Parks and Recreation assets.	Parks and Recreation Manager	Med - 2021
Contracts and leases	Review contract specification and renewal of contract.	Parks and Recreation / Contractors	Med - By July 2024

APPENDIX AND REFERENCES

Appendix 1: Reserves by name, category status, and area

Reserves by name, category status, and area			
Site Name	Category	Status	Area m2
RURAL RESERVES			
Clarke Memorial Reserve	Rural Reserve	Recreation Reserve	43,530
Riversdale Northern Reserve	Rural Reserve	Esplanade Reserve	216
Riversdale Southern Reserve	Rural Reserve	Recreation Reserve	371,500
Riversdale Northern Reserve & Beachfront (includes Karaka Reserve)	Rural Reserve	Esplanade Reserve	83,820
Riversdale Reserve (Playground)	Rural Reserve	Recreation Reserve	12,700
Mel Parkinson Reserve	Rural Reserve	Recreation Reserve	5,852
Land next to Mel Parkinson Reserve	Rural Reserve		25,420
RURAL CEMETERIES			
Tinui Cemetery	Rural Reserve	Cemetery Reserve	5,814
Hastwell Cemetery	Rural Reserve	Cemetery Reserve	19,020
URBAN CEMETERIES			

Riverside Cemetery	Urban Reserve	Cemetery Reserve	20,375
Archer Street Cemetery	Urban Reserve	Cemetery Reserve	69,130
Pioneer Cemetery	Urban Reserve	Cemetery Reserve	4,141
Riverside Cemetery, future extension Wyeth land	Urban Reserve	Cemetery Reserve	15,571
URBAN RESERVES & SPORTSGROUNDS			
Memorial Park (Incl. Bowling Club & St Johns)	Urban Reserve	Recreation Reserve	59,310
Netball Courts	Urban Reserve	Recreation Reserve	30,040
Jeans Street Sports Grounds / Pioneer	Urban Reserve	Recreation Reserve	47,550
South Park	Urban Reserve	Recreation Reserve	20,220
Douglas Park	Urban Reserve	Recreation Reserve	18,380
The Oval	Urban Reserve	Recreation Reserve	14,425
Sports grounds	Urban Reserve	Recreation Reserve	38,485
Sports Bowl	Urban Reserve	Recreation Reserve	42,572
TOTAL			2,152,133

Appendix 2: Asset Condition Grading

Asset Condition Grading				
Condition Grade	General Description	Specific Description for Building	Specific Description for Above Ground reserve Structures	Specific Description for Trees
1	Excellent (no work required)	Secure weatherproof structure well maintained Good access, located on a secure, safe site. Meets relevant building codes and statutory requirements.	Sound design. Meets current standards where required. Well maintained in accordance with asset function.	Form is true to tree type. High degree of structural integrity. Excellent health.
2	Good (only minor work required)	As for 1 but showing signs of superficial wear and tear. Normal maintenance needed to prevent initial stages of decay or dereliction commencing. Needs to be re-inspected in the medium term.	Initial stages of wear and tear evident. May not meet current standards, but safety is not a major concern. General maintenance is required to prevent further decline.	Form is true to tree type. Good structural integrity. Good health. Replacement of a proportion of trees is required in the long term.
3	Adequate (some work required)	Functionally sound structure but appearance affected by staining, peeling paintwork, overgrowth, or similar. Some minor problems with access or site.	Functionality is sound, but there is evidence of problems being created by the asset component. Increased level of maintenance is required.	Incomplete tree form for tree type. Structural integrity compromised. Health compromised.

		Early stages of decay or dereliction are evident.	Some minor upgrading is needed in the medium to long term.	Replacement of a proportion of trees is required in the medium to long term.
4	Poor (some renovation work required within one year)	Building no longer functions properly due to leakage, rising damp, rotting timber, decayed brickwork, or inadequate security. Access is in poor condition. Site is not secure. Structure integrity is affected. Will require major upgrade or replacement in the medium term.	Asset component is not functioning properly. Safety concerns are evident. Asset component's performance is greatly affected. Upgrading or replacement is required within the medium term.	Poor tree form for tree type. Structural integrity is severely compromised. Health is declining. Replacement of a portion of trees is required in the medium term.
5	Very Poor (urgent upgrade or renovation required)	Serious structural problems having a detrimental effect on the performance of the building. Access is extremely poor or hazardous. Site safety is at risk. Urgently requires major upgrading or replacement.	Serious problems are evident. Major safety concerns are evident. Seriously detrimental effect to asset performance. Urgently requires major upgrading or replacement.	Tree form is not true to tree type. Structural integrity is dangerous. Poor health. Replacement of a portion of trees is required in the short term.

Appendix 3:

Asset Criticality Grading		
Criticality	Level	Description
A	High	Asset components considered so important that contingency plans in the event of their failure must be in place to avoid unacceptable loss of service.
B	Medium	Asset components which are important to the effective day to day operation of the system where redundancy or contingency should be available for restoration of service within a reasonable time.
C	Low	Asset components which can fail without affecting the operation and service and where repairs or renewal can be realistically deferred.

Appendix 4:

Asset Performance Grade					
Performance Grade	Buildings & Fixed Assets	Gardens	Turf	Trees (Juvenile, Semi-Mature, and Mature trees to be graded separately)	Overall Reserve
1 Excellent	High user safety. Access meets requirements. Well located.	High user safety. Well located. Appropriate species selection.	Safe surface. Ball roll/bounce requirements met. Appropriate species.	Dominant feature in overall landscape. Important feature in immediate landscape.	High user safety. Good access. Appropriate location. High amenity value.

	Good signage.	Innovative design.	Good drainage.	Majority of species selection appropriate. Well located within site.	
2 Good	Safety standards met. Access meets requirements. Well located. Signage needs improvement.	High user safety. Well located. Appropriate species selection. Functional design.	Safe surface. Ball roll/bounce requirements met. Appropriate species. Field prone to saturation.	Significant feature in overall landscape. Important feature in immediate landscape. Majority of species selection appropriate. Inappropriate location within site.	Good general user safety. Good access. Appropriate location. Significant amenity value.
3 Adequate	Safety standards met. Access meets requirements. Location not ideal.	High user safety. Well located. Inappropriate species selection.	Safe surface. Ball roll/bounce requirements met. Inappropriate species.	Significant feature in overall landscape. Important feature in immediate landscape. Majority of species selection inappropriate.	User safety compromised. Access needs improvement. Structures have sufficient integrity. Minor amenity value.
4 Poor	Safety standards met. Difficult access.	High user safety. Location not ideal.	Safe surface. Ball roll/bounce requirements not met.	Significant feature in overall landscape. No importance in the immediate landscape.	Poor user safety. Difficult access. Low quality structures. Low amenity value.

5 Very Poor	Safety compromised.	Safety compromised.	Unsafe surface.	No significance in overall landscape.	Very poor user safety. Poor design layout. Poor quality structures. Insignificant amenity value.
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Appendix 5:

Street trees; Listing				
Type	Juvenile	Intermediate	Mature	
Acacia	1			
Acer	4	10	30	
Aesculus		4	4	
Alnus rubra	2			
Arbutus unedo			1	
Betula			81	
Cercis canadensis	12			
Conifer			4	

Cordyline australis			9	
Dodonea		2	7	
Forsythia			5	
Fraxinus	1	1	37	
Liquidamber			100	
Magnolia		8	2	
Malus			14	
Phormium tenax			7	
Photinia		13	54	
Pittosporum			9	
Platanus		2	245	
Podocarpus totora		7	2	
Prunus	40	1	33	
Quercus	1	2	163	
Robinia	8	6		
Sophora tetraptera			7	
Taxus		1	32	

Tilia			256	
Tupelo			1	
No Identified type yet				503
	69	57	1103	503

Appendix 6: Standards and Specifications Used

- Building Act, 1991
- Burial and Cremation Act 1964
- Dangerous Goods Act 1974
- Health Act 1956
- Health and Safety at Work Act 2015
- Local Government Act 2002
- Reserves Act 1977 and guidelines
- Resource Management Act 1991
- Electrical Regulations 1993
- Fencing Act 1964
- Relevant Masterton District Council Bylaws
- NZS 4441: Standards for Play Equipment
- NZS 5828: Playground Equipment for Parks, Schools and Domestic Use
- NZS 5826: Code of Practice for the Operation of Swimming Pools
- NZS 4241: 1999 Public Toilets
- Emergency management plans
- Reserve Management Plans
- Public Works Act 1981

Reserves Summary

Urban Reserves

Assessment Number	Address	Land use	Area	Value approx.
1801014401	14A Waterhouse St	Ben Iorns Reserve	0.6743	122,000
<p>The area of land designated the Ben Iorns Reserve was set aside as a recreation reserve during the subdivision of the block in the 1970s. The developer was Robert Holt, Napier.</p> <p>Early maps show that much of the western side of Masterton was covered in heavy bush. The map drawn in 1856 by John Hughes, the Small Farm Association's surveyor shows bush covering the northern boundary of section 32, where the reserve is now situated. As the land in the area is very heavy it is reasonable to assume that this would have been kahikatea-dominated forest, unlike the drier land to the south where totara was more dominant.</p> <p>Bennett Iorns, 1883-1977, was the great-grandson of Joseph Masters, through his grandmother Sarah Iorns, nee Masters. Iorns is well remembered as an astute local historian, with an inquiring mind and an engaging personality. He also had an enormous interest in the environment and was involved in trying to have a National Park established in the Tararua Ranges. He also regularly measured important trees, and corresponded with others interested in trees, both native and introduced.</p>				
1804054000	Roberts Rd	Burling Park	0.4113	155,000

Burling Park is situated on part of the land attached to the 'Kandahar' homestead, owned by William and Sarah Burling. In 1949 the recently established Lansdowne Progressive Association wrote to the Masterton Borough Council requesting their help in purchasing some land for a public reserve and community centre. They had an 8-acre piece of land in mind, stretching from Roberts's road to Te Ore Ore Road. In the end Mrs Burling gifted 3½ acres to the association, and they developed the area, with the council's assistance, as a playground. A set of toilets was built, and play equipment placed in the park as a Masterton Host Lions project. The Lansdowne Bowling Club used land at the southern end of the park.

In the early 1980s the Lansdowne Scout Troop moved to Burling Park from their previous site in Manuka Street. The Lansdowne Progressive Association transferred William Burling Park to the Masterton Borough Council in October 1986 for a nominal amount.

1811049200	High St	Churchill Park	0.559	129,000
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The Masterton Borough council first purchased the reserved land in High Street in 1885, at the time of the breaking up of the Manaia Estate by members of the Donald family. The land was purchased for use as a gravel pit. Once the gravel was exhausted the pit was used as a rubbish tip. It was advertised for sale by tender in the late 1940s but was not sold. In the 1950s there was substantial housing development in the area and the council came under pressure to increase recreational facilities. In 1964 it was agreed that a playground should be established on this land, and it was transferred to the Parks Department. In February 1965 the reserve was named the "Churchill Memorial Playground," in honour of Sir Winston Churchill, who had died the previous month.

There was local opposition to siting a playground on the reserve, as the majority of the children expected to use the equipment would have to cross High Street to access it. In the end the playground was not built. The Wairarapa Rose Society wrote to the council suggesting that the reserve could be used for a rose garden; the first plantings took place in June 1972.

1808010116	Coddington Crescent	Coddington Crescent	0.3252	220,000
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This area of land was granted to the Masterton Borough Council as part of a housing development undertaken by the Housing Division of the Ministry of Works. Council took control of the reserve in 1958. Some consideration was given to selling the reserve in the mid-1960s, but following local opposition, the plans were dropped.

1808062000	Cnr Grey & Perry Streets	Gordon Street, Masterton	0.0835	72,000
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The reserve in Gordon Street was vested in the council by the Lands and Survey Department in February 1986, as a general public reserve.

1804068500	Te Ore Ore Rd	Henley Lake - transferred to Council 1992/93	3.6928	240,000
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1804068600	Colombo Rd	Henley Lake - transferred to Council 1992/93	26.041	1,600,000
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1804068900	Colombo Rd	Henley Lake	6.9808	480,000
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1804069000	Colombo Rd	Henley Lake	6.265	460,000
<p>Originally the area was used as metal pit for the district and as a septic tank for Lansdowne's wastewater. In 1966 the vision of a large lake, suitable for Wairarapa and Masterton families and visitors to enjoy and educate their young ones in water skills, resulted in the Henley Trust Deed. In 1975 attractions suitable to encourage visitors from New Zealand and overseas was added to the vision.</p>				
<p>Acquisition of adjacent blocks of land was made between 1966 and 1975 within the boundary of Te Ore Ore Road, Ruamahanga River, Waipoua River and Colombo Road. The Masterton Licensing Trust was an early supporter of the project providing funding assistance in the 1970's and 1980's. In 1975/80 the Boffa Jackman Plan of Lakeland and Wilderness land was approved by Masterton Borough Council. In 1981/91 basic land development was carried out, including formation of Lakeland with lake, small beach and adjoining mini lake for birdlife. Also, streams supplying water from lake to four Wilderness land lakes for various birdlife, undulating grassed land with planned planting of trees and shrubs over whole area, with various amenities and services. The Masterton Licensing Trust provided a major grant of \$120,000 towards the development of the project. In 1988 the Inkster Plan was introduced to speed up progress without losing sight of the Boffa Jackman Plan. The Masterton Charitable Trust donated \$250,000 in 1989 to back up the Inkster Plan, with the assistance of the Masterton Borough Council. In 1991 the Henley Leisure land was handed over to Masterton District Council in accordance with Henley Trust Deed. The Henley Trustees became the Henley Guardians in order to continue the eventual completion of the Boffa Jackman and Inkster Plans under the sanction of the Masterton District Council. Henley Lake Park was vested in the Masterton District Council in June 1992. At this time, it had reached a stage of significant basic development and was an attraction to a number of community user groups and individuals. The Henley Trust (2003) was established to support the development of the Henley Lake area and its wetlands. It was launched to recruit friends and/or volunteers to help in the work to develop the reserve and is a charitable trust.</p>				
1811006900	43 Judd's Rd	Judd's Road Playground	0.0809	46,000
<p>This land was purchased by council in 1992. It was proposed that a reserve be established on the site and Mayor Francis agreed that the land had to "lie fallow and it has to lie fallow in a respectable state".</p>				
1810029600	Fergusson St	Kirk Reserve	0.3203	99,000
<p>The Masterton Borough Council assumed ownership of this land in 1959, but it was not named or fenced until 1975. At a meeting in February 1975 it was decided to name the reserve in honour of the late Prime Minister, Norman Kirk, and to plant some totara trees in his memory.</p>				

1807021850, 21860, 21870, 21900 & 21950	Kuripuni & Dixon Streets	Kuripuni Reserve	0.217	468,000
The Kuripuni reserve was formed when a number of different titles were consolidated in the mid-1980s. The Masterton Borough Council bought a number of different properties to allow for the re-alignment of the Dixon Street- Kuripuni Street intersection.				
1805008200	66 Queen St	Library Square	0.0998	500,000
Masterton District Council purchased the land in January 1996, development was initiated in 1997.				
1811036805	27 Manchester St	Manchester Street Reserve	0.0711	17,000
The Crown Rental division of the Housing Corporation transferred this parcel of land to the Masterton Borough Council in 1987. A house had been built on the section, but subsidence on the site, which had been filled, meant the house had to be removed. The land was transferred at no cost.				
1803062400 & 1803062404 & 1792074200	Manuka Street	Manuka Street Reserve	8.8028	610,000
Manuka Street Reserve is formed on part of what was known as the "Williams reserve", donated to the Masterton Borough Council by the Williams family. The first mention of the gift is in the minutes for the ordinary meeting of Council on 20 September 1938.				
The land was officially taken over by the Masterton Borough Council in 1940. In a letter to the solicitor for the Municipal Association of New Zealand, the town clerk stated members of the Williams family gave the land "for the general purposes of the corporation". The gift of land was given to the council without any conditions regarding their ultimate use. Lot 13 was classified recreation reserve in 1992 with lot 2 classified as Local Purpose Reserve in 2001. In recent times a community project has been undertaken to plant native trees throughout the reserve.				
1811004015	50 Margaret St	Margaret Street Reserve	0.242	41,000
The Margaret Street reserve was formed on land previously owned by the Housing Corporation. The presence of a fault-line through the property rendered it unusable for housing, and it was transferred to Masterton Borough Council in the late 1980s.				

1806021300	Cameron Crescent	McJorrow Park	3.6751	190,000
The Ministry of Works developed this land as part of a major housing construction project in the 1950s. It was set aside as a gazetted recreation reserve in 1959.				
1809035500	Masters Crescent	Nops Reserve	0.5152	129,000
The Ministry of Works developed this land as part of a major housing construction project in the 1940s. It was set aside as a gazetted recreation reserve, administered by the Masterton Borough Council. It was formally vested in the council in 1959.				
1809050700	Masters Crescent	Norris Reserve	0.3739	136,000
The Ministry of Works developed this land as part of a major housing construction project in the 1940s. It was set aside as a gazetted recreation reserve, administered by the Masterton Borough Council. It was formally vested in the council in 1959.				
1807032201	McKenna Street	Garlands Bush	0.571	126,000
The area now known as Garlands Bush is a remnant of the once extensive forest that covered parts of the plains in the vicinity of Masterton. The soothing quality of the singing by the bird life contained within this bush gave rise to the Maori name for the area –“Whakaoriori.” When the land was first settled by pakeha in 1854 the bush formed part of Charles and Mary Dixon’s Worksop Farm. It is likely that the farmhouse/accommodation house that the Dixon family operated was constructed from timber cut from this bush. In the 1880s the Dixon family began to subdivide their lands, and lawyer A.R. Bunny purchased a substantial area, including the portion containing the bush. Bunny built the house now situated at the end of McKenna Street, before moving to another house sited (until recently) in Hogg Crescent following a family accident. Bunny subdivided his lands in the early years of the 20th century, naming Hogg Crescent, Casel Street, McKenna Street and Bunny Street. The bush area was then known locally as “Bunny’s Bush,” and appears as such in contemporary maps. The area was purchased by the Garland family in the early 1940s and retained by them until 1979. The bush became known as “Garland’s Bush” at that time. During the 1960s the Masterton Borough Council negotiated with the Garland family over the purchase of the bush area, but the parties were unable to come to an agreement. In 1979 William and Alma Sproat purchased the block and the bush area was subdivided from the house section. The Masterton Borough Council purchased the bush area for use as a reserve, naming it ‘Garland’s Bush.’				

1803007400	Oxford St	Oxford Street Reserve	0.1468	56,000
<p>This small triangular piece of land at the entrance to the Mahunga Golf Club was set aside as a recreation reserve by the Lands and Survey department when the Ministry of Works developed the western end of Oxford Street for housing in the late 1950s. The reserve has been administered by the Masterton District Council, although it is owned by the Department of Conservation.</p>				
1811003900	Pragnell St	Pragnall Street / Solway Bush	1.4543	200,000
<p>This remnant of lowland forest is located on W H Donald's Manaia Station, and thus has links with the first European farmers in the Masterton district. It was later part of the farming operation of the Judd family, and when they sold the land for subdivision in the late 1950s this land was reserved. It was then in Masterton County and the reserve was vested in the Crown. When the area was absorbed into Masterton Borough the reserve was vested in the borough council. It was fenced in 1982.</p>				
18060/517/A&B	1 Dixon St	Queen Elizabeth Park	33.3246	2,960,000
<p>When Masterton was surveyed in 1854 an area was set aside for "Public Reserve" on the site which is now Queen Elizabeth Park. However, when the reserves were gazetted in 1861, Queen Elizabeth Park was included among the "Education Reserves". (Land from which revenue was generated to provide schools). As a result, the land was leased and vested for rough grazing. In 1870 an attempt was made to set the land aside for public use, but it was not until 1875 that a successful petition achieved acquiring the land for the town. A publicly elected Trust was formed in 1877. Influential New Zealand landscape gardener Alfred Buxton drew up a plan for Queen Elizabeth Park in 1916, elements of which were incorporated into the layout.</p>				
<p>One of the first Trustees was a local nurseryman W.W. McCardle who prepared plans for the park. The first major planting occurred in 1878. The park was known as "Masterton Park" until 1954 when it was renamed after the newly crowned monarch, Queen Elizabeth.</p>				
1809037400	Cnr College & Renall Streets	Renall Street Railway Reserve	0.2464	155,000
<p>This reserve was vested in the Masterton Borough Council in 1938. It was part of a sub-division carried out by the Crown Housing Department.</p>				
1803030100	Between Third & Fourth Streets	Ritomona Reserve	1.1707	155,000
<p>This reserve is placed on land purchased by the Housing Division of the Ministry of works, from the estate of John Lincoln Murray, a prominent Masterton businessman. It was partly developed as a reserve and vested in the Masterton Borough Council in the mid-1950s. The northern parts of</p>				

this reserve hold the remains of the Lansdowne Dam, which burst during a cyclonic storm in December 1924, flooding much of Lansdowne. The reserve then known as the "Murray Block Reserve" was renamed in 1982, to "Ritomona Reserve" after the Maori chief Retimana Te Korou.

1805000700 & 1805000500	Between Queen & Chapel Streets	Robinson Park	1.4197	255,000
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Robinson Park is formed in what was once the bed of the southern arm of the Waipoua River, which formed the original boundary between the borough and the county. The area between the two arms was regularly flooded, the floods sometimes entering the town, so a major diversion of the river into one straitened flow was undertaken in the late 1930s. The land on the old riverbed was granted to Masterton Borough Council, and further land added from purchases from the Daniell family, and a gift from the Wrigley family. The land was originally called the North End Reserve but was formally named in honour of Laurie Robinson in May 1974. Robinson, a nationally prominent nurseryman and plant breeder, had served as a seconded member of the Parks and Reserves Committee of the Masterton Borough Council for many years, as well as being heavily involved in the Masterton Beautifying Society.

1807033801	Cnr Dixon & Worksop Rd	Settlers Reserve	0.0267	26,000
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The land now known as the 'Settlers' Reserve' was purchased by the Masterton District Council in 1954, from Miss Alma Perry. The land was part of the original 40-acre farm purchased by Charles and Mary Dixon, among the first settlers in Masterton. The land was named the 'Settlers Reserve' in 1996, at which time the reserve was tidied and improved with the assistance of the Dixon family and the local branch of the New Zealand Founders Society.

1813006500	Solway Cres	Solway Crescent Reserve	0.778	120,000
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This land was set aside as a recreation reserve when it was subdivided in the 1950s. At that stage the land was in Masterton County, and was vested in the Crown. Following the incorporation of the area into Masterton Borough it was vested in the Borough Council.

1811014100	High Street	South Park (also in the Sports grounds section)	2.0234	500,000
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The Masterton Borough Council purchased South Park in 1926, from the estate of Mrs Miriam McLaren. The Masterton Beautifying Society, which was very actively promoting the concept of further recreation areas in the town, had written to the Council early in that year, advocating the purchase. Council accepted the Society's offer of a £200 donation as the deposit on the £1000 purchase.

The South Park Society administered the park until 1939, with the assistance of the Council. During the period 1928-1934 a comprehensive playground was installed, purchased from a local engineer.

The grounds are used for softball.

1811043700	Between Derby & Surrey Streets	Surrey Street / Derby Street Reserve	0.493	123,000
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This reserve was formed during the development of a major subdivision by the Housing Division of the Ministry of Works, in the mid-1950s. Derby Street reserve was vested in the Masterton Borough Council in the early 1960s.

1812020000	Taranaki & Okato Pl	Taranaki Street	0.8492	110,000
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The Taranaki Street Reserve was formed when the area was subdivided by the Housing Corporation and vested in the Masterton Borough Council in 1979.

1807012515	Timms Place	Timms Place Reserve	0.0441	71,000
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This piece of land was given to council as a reserve contribution when the area was subdivided in 1994.

1803059102	Titoki St	Titoki Recreation Reserve	0.0584	43,000
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This reserve was created in 1991.

1813010900 & 1813009603	William Donald Drive	William Donald Drive Reserves	1.1903 & 0.1993	225,000 & 29,000
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William Donald Drive Reserve became a local purpose reserve when the surrounding area was subdivided in November 2002.

1803000100	Oxford St	Urban Reserve (Mawley)	6.3793	430,000
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1803052901	Opaki Rd	Urban Reserve (Cunningham)	4.0762	220,000
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1804027900	Keir Cres	Urban Reserve	0.0346	12,000
1804066100	Gordon St	Urban Reserve	0.1843	94,000
1806030101	River Rd	Urban Reserve	0.1155	19,000
1808035100	Akura Rd	Urban Reserve (Esplanade)	0.1318	57,000
1808035300	Lincoln Rd	Urban Reserve	1.2852	62,000
1808041700	Villa St	Urban Reserve (Esplanade)	0.2722	18,000
1808074100	Villa St	Urban Reserve (Esplanade)	0.5521	54,000
1808074200	Villa St	Urban Reserve (Esplanade)	0.2023	
1808074300	Villa St	Urban Reserve (Esplanade)	0.2782	32,000
1808055808	Railway Cres	Urban Reserve	0.6981	52,000
1808069400	Bentley St	Urban Reserve	1.3825	
1808069500	Bentley St	Urban Reserve	0.1012	60,000
1807028314	Sussex St	Urban Reserve	0.1907	125,000

Urban reserves on the Councils valuation listing for Urban Reserves that are without detailed historical descriptions.

Rural Reserves

Assessment Number	Address	Land use	Area	Value
1787030000	Opaki – Kaiparoro Rd	Clarke Memorial	4.6286	141,000
1792071800	Waipipi Rd	Opaki Mem Grounds	0.5349	100,000
1800011200	Wairongo Rd	Reserve	0.1012	30,000
1787005700	Opaki Kaiparoro Rd	Reserve – Hastwell	3.5384	147,000
1792010400	Jacksons Line	Rural Land	0.0215	2,500
1792014300	Waingawa Rd	Rural Reserve	0.5792	17,000
1792025830	Tararua Dr	Rural Reserve	0.1993	61,000
1794001900	Kaka Amu Rd	Rural Reserve	0.4452	5,500
1797001708	Packspur Rd	Rural Reserve	0.25	2,000
1797002225	Mataikona Rd	Rural Reserve	0.5018	34,000
1797002300	Mataikona Rd	Rural Reserve	0.5059	31,000
1797002600	Ica Rd	Rural Reserve	0.516	43,000
1794011100	Mstn / Castlepoint Rd	Rural reserve – Crusher plant – small change in area from 1/07/09	1.7561	180,000
1787019500	West Road	Rural Reserve – Mikimiki	0.7183	10,000
1800000301	Taueru Rd	Rural Reserve – Taueru	0.1091	2,000

1800004501	Mstn / Castlepoint Rd	Rural Reserve – Taueru	0.4097	22,000
1792083319	Wingate Rd	Rural Reserve – walkway to Opaki School	0.0655	6,000
1800007000	Langdale Rd	Whareama Domain	10.8605	240,000
1787024400	Hastwell Rd		0.6627	5,500
1787026300	Mangamahoe Rd		0.2023	8,500
1800012003 & 1800024901	Riversdale Rd	Riversdale Reserve	0.082	18,000
1800012100	Blue Pacific Parade	Riversdale Reserve	37.2311	1,020,000
1800015600	Bodle Dr	Riversdale Reserve	8.3957	190,000
1800025000	Pinedale Cres	Riversdale Reserve	1.3884	230,000
1794002402	Bluff Rangitumau Rd	Double Bridges	2.073	20,000
1794005300	Bluff Rangitumau Rd	Mel Parkinson Reserve	0.5311	11,000
		Tinui Playground	0.069	N/A
1787015700	Opaki – Kaiparoro Rd	Mauricville	0.06	20,000
1806017600	Colombo Rd	Colombo Road Netball Courts	2.9744	160,000
1808005200	Essex St	Douglas Park	1.84	275,000
1807035800	Dixon St	Memorial Park	5.1459	580,000

1807035600	Dixon St	Memorial Park	0.6709	175,000
1811014100	High St	South Park	2.0234	500,000
1806021300	Cameron Crescent	McJorrow Park	3.6751	190,000
	Blair St	Colin Pugh Sports bowl (part of QE2 Park)	4.7835	
	Jeans St	Sports ground & Pioneer (part of QE2 Park)	5.618	
1797010800	Masterton Castlepoint Rd	Tinui Cemetery	5,817	26,000
1787023700	Opaki Kaiparoro Rd	Hastwell Cemetery	3.3033	102,000
	TeWhiti Rd	Riverside Cemetery, future extension Wyeth land	15,571	
1798000300C	TeWhiti Rd	Riverside Cemetery	3.0500	111,000
1806031700	River Rd	Riverside Cemetery	0.3482	53,000
	Archer St	Archer Street Cemetery (part of QE2 section)	69,130	
	Archer St	Pioneer Cemetery (part of QE2 section)	4,141	
1794003800	Kaka Amu Rd	Rural reserve - Cemetery	0.1793	29,000

