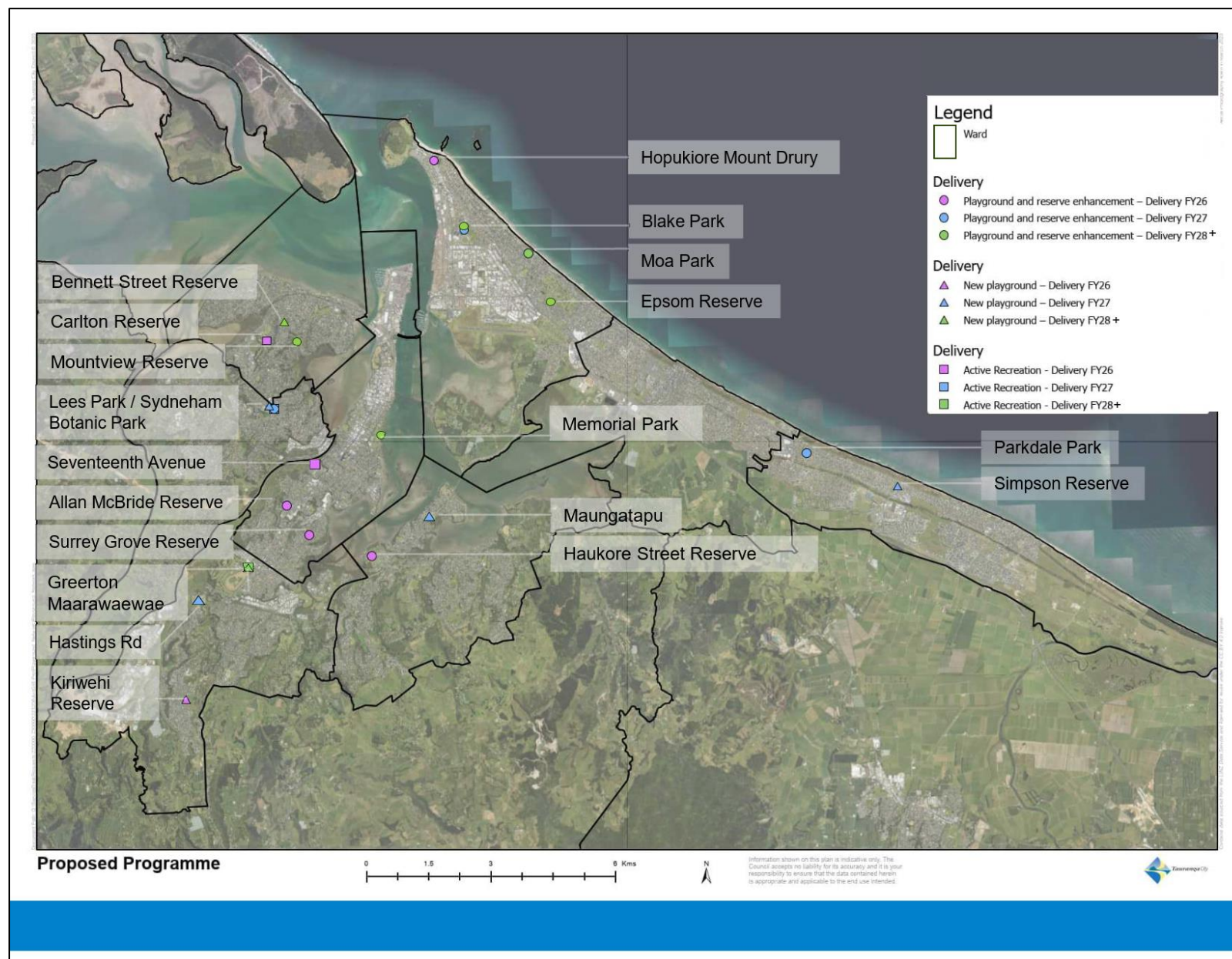


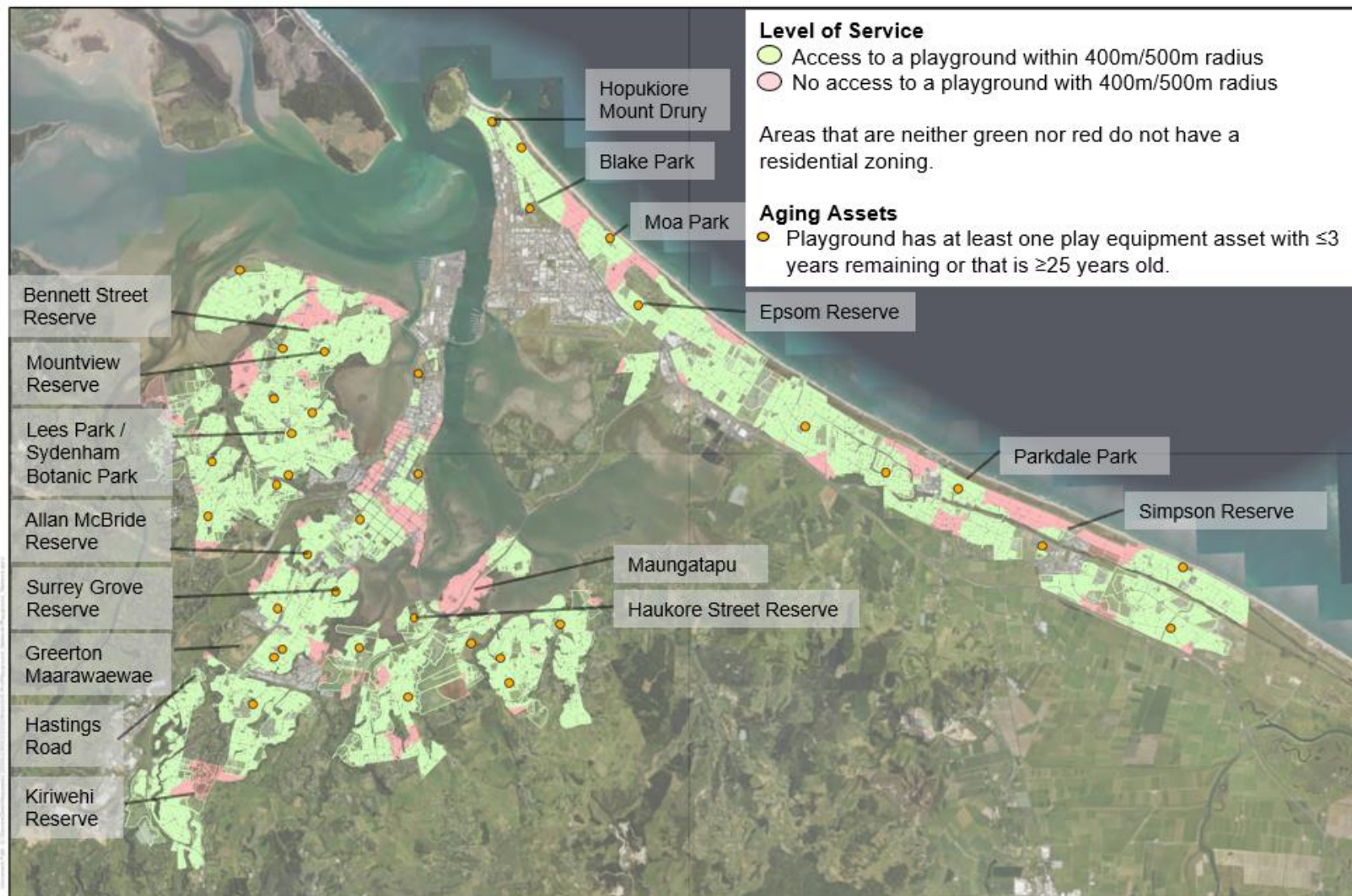
Attachment D – Site Specific Information

Location		Page
1. Allan McBride Park, Gate Pa	Existing neighbourhood reserve & play space	4
2. Bennett Street Reserve	Existing neighbourhood reserve & play space	5
3. Blake Park	Existing neighbourhood reserve & play space	6
4. Carlton Street Reserve	Existing skate park upgrade	7
5. Epsom Reserve	Existing neighbourhood reserve & play space	8
6. Greerton Maarawaewae	New play and active recreation	9
7. Hastings Road (NR 13)	New neighbourhood reserve & play space	10
8. Haukore Street Reserve	Existing neighbourhood reserve & play space	11
9. Hopukioire Mount Drury	Existing destination reserve & play space	12
10. Kiriwehi Reserve	New neighbourhood reserve & play space	14
11. Lees Park / Sydenham Botanic Park	Existing neighbourhood reserve & play space, new play space proposal	15
12. Maungatapu	New neighbourhood play space	16
13. Memorial Park	Existing destination reserve & play space	17
14. Moa Park	Existing neighbourhood reserve & play space	18
15. Mountview Reserve	Existing neighbourhood reserve & play space	19
16. Parkdale Park	Existing neighbourhood reserve & play space	20
17. Seventeenth Avenue	Activating existing concrete pad	21
18. Simpson Reserve	New major play space proposal	22
19. Surrey Grove Reserve	Existing neighbourhood reserve & play space	24

Notes:

- *Years remaining is based on an annual condition assessment and is a guide for asset management planning - the actual life possible is dependent on condition, assets can be extended through maintenance, or can fail sooner. Maintenance and replacement of individual elements occurs when necessary, for example due to vandalism or wear and tear.*





Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained herein is appropriate and applicable to the end use intended.

Aging assets and level of service Playgrounds



1. Allan McBride Park, Gate Pa



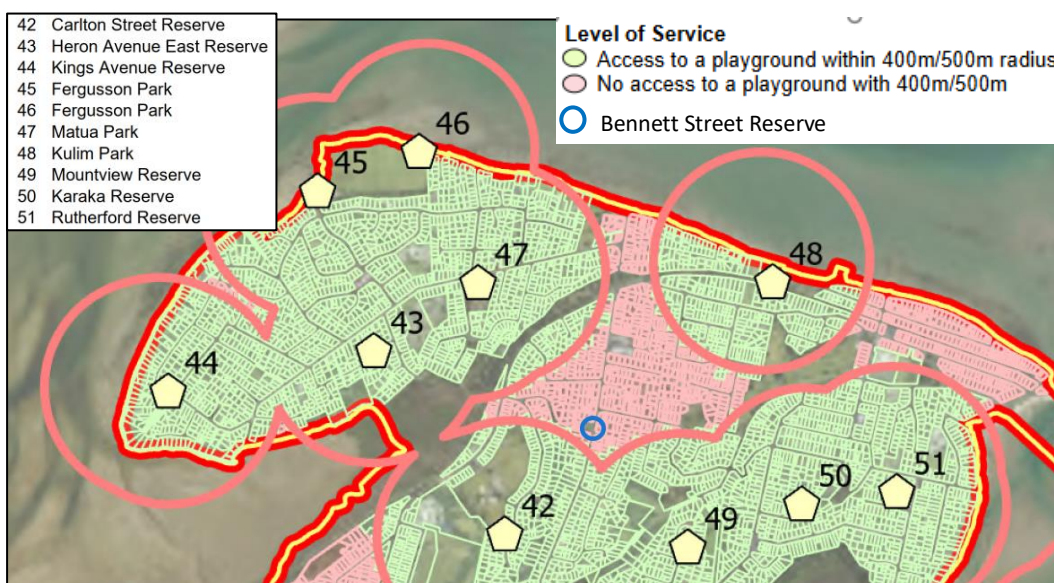
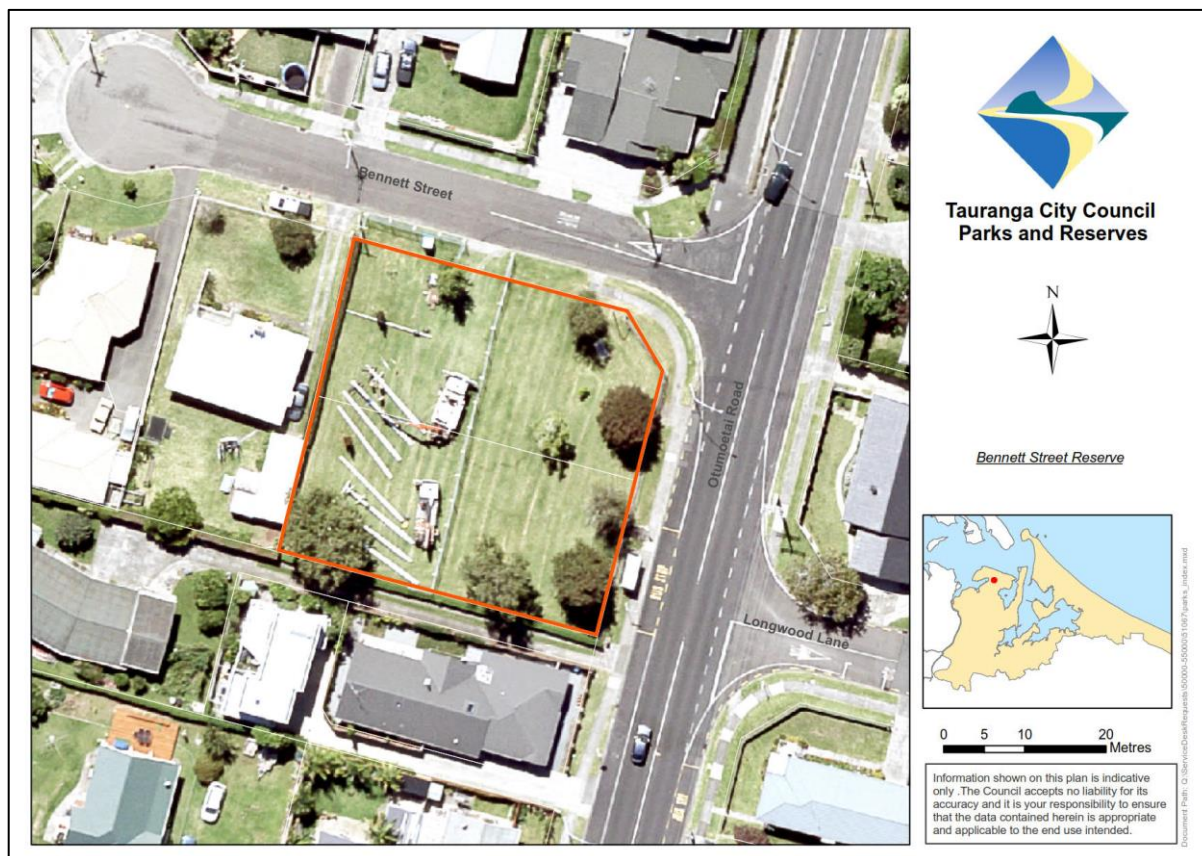
Equipment	Installation Date	Indicative Years Remaining*
Swing	2004	3
Climbing Structure	pre 1990	6
Seesaw	pre 1990	9
Modular	2000	5

*Note, years remaining is based on an annual condition assessment and is a guide for asset management planning - the actual life possible is dependent on condition, assets can be extended through maintenance, or can fail sooner.

Context:

- Aging play equipment
- Limited play offering
- Lack of accessibility, shade, wider reserve amenity
- An area of higher deprivation
- There is an area that is outside the 500m level of service buffer that is serviced by this park.
- Replace aging equipment with experiences that meets the needs of the current day community.

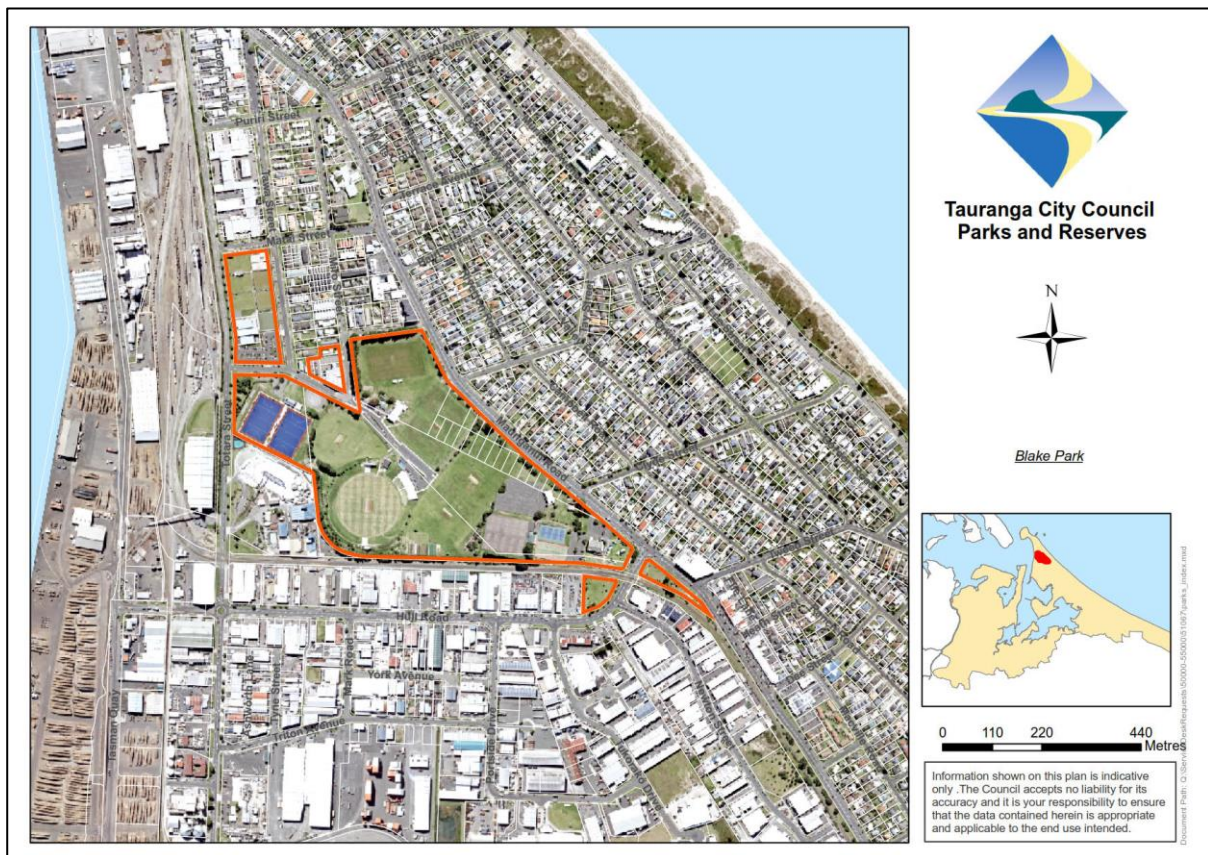
2. Bennett Street Reserve



Context:

- Bennett Street Reserve is a small (approx. 1,620m²) flat open space that has good road frontage and a number of well established trees.
- There is a large residential area in the vicinity that is not currently within 500m radial distance of a playground.
- There is an action in the Otumoetai Spatial Plan to upgrade Bennett Street Reserve to include play and shade.

3. Blake Park



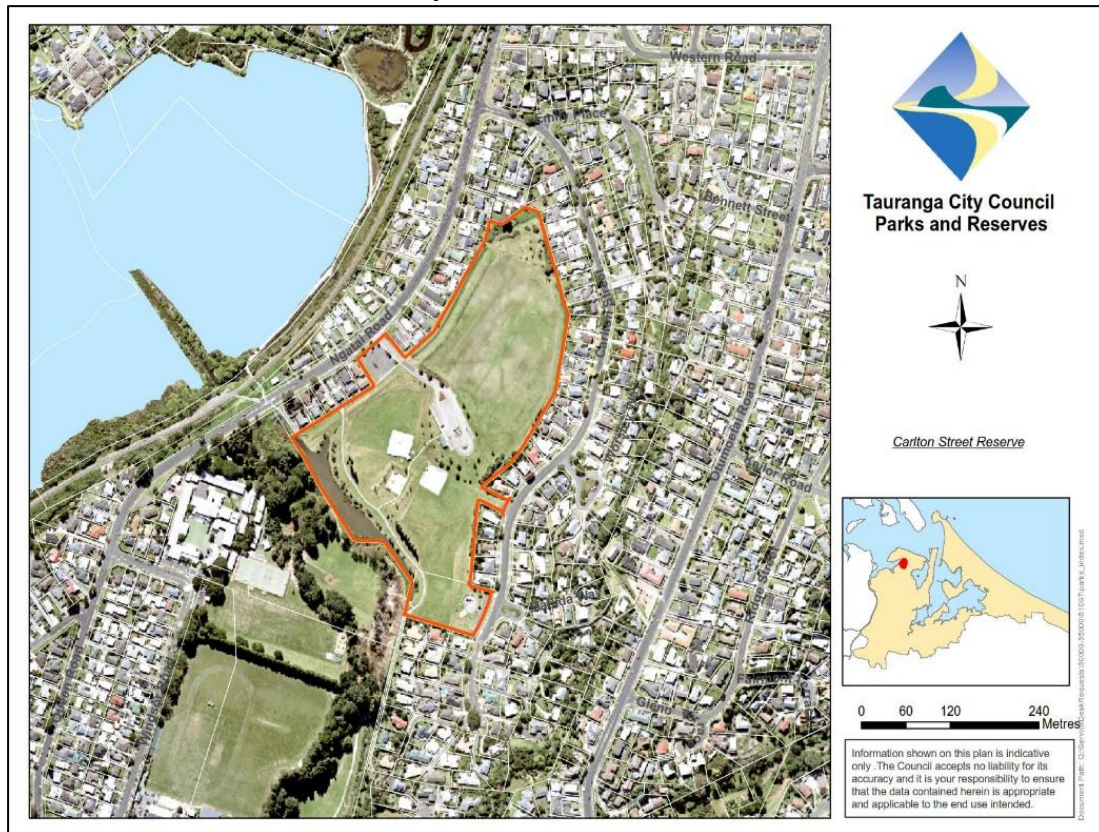
Equipment	Installation Date	Indicative Years Remaining*
Modular	1999	3
Spring Rocker	1999	5
Swing	1999	3



Context:

- Aging play equipment
- Limited play offering
- Lack of accessibility, shade, wider reserve amenity
- Replace aging equipment with experiences that meets the needs of the current day community.
- Possible relocation to nearer Maunganui Road, more accessible to residences – filling a gap in geographic distribution.
- Relationship with Blake Park Plan.

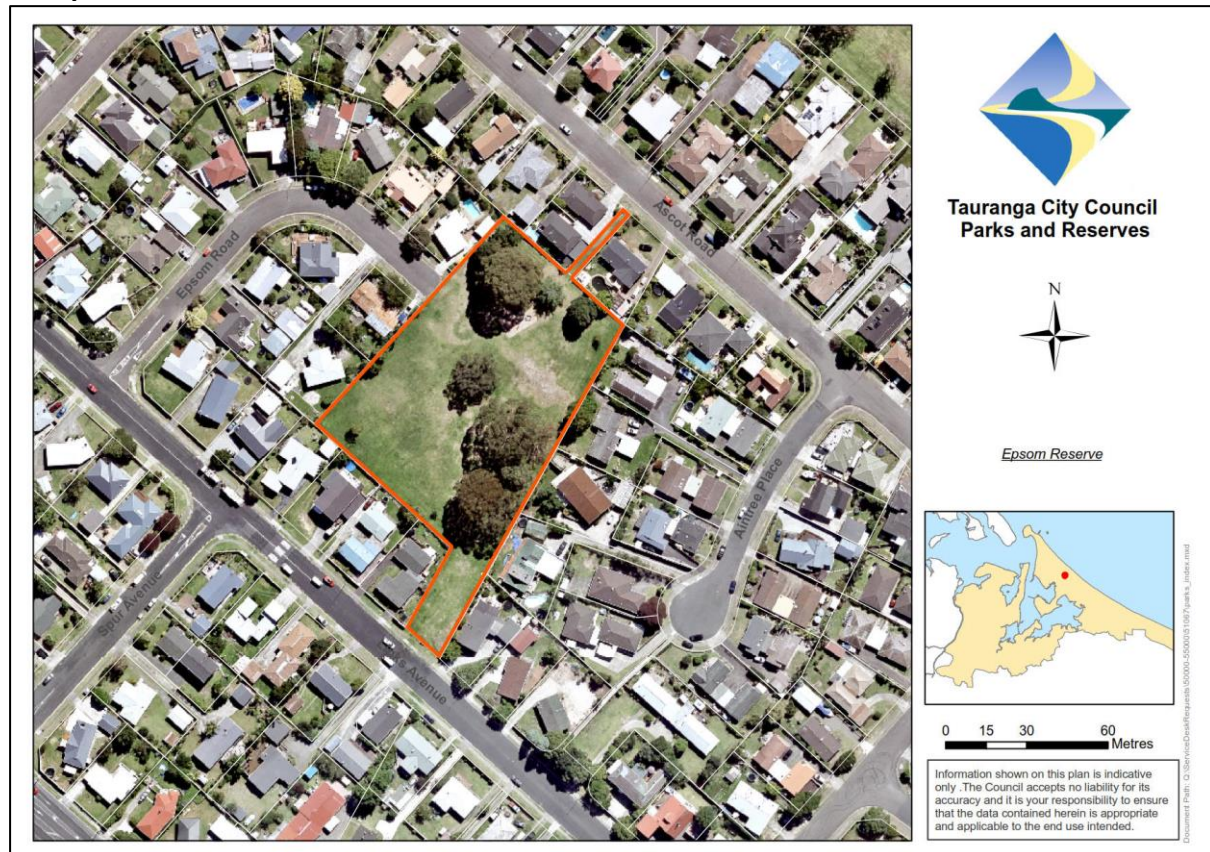
4. Carlton Street Reserve Skatepark – FY26



Context:

- The skatepark at Carlton Reserve has a number of elements that are requiring maintenance and renewal. The current skatepark footprint is approximately 500m².
- The proposal is to increase the footprint and diversity of skate/scoot/bike facilities reflecting feedback received through engagement on the Hull Road skate park, to meeting current day trends and to provide for the Otumoetai community, possibly reaching into Bethlehem.

5. Epsom Reserve



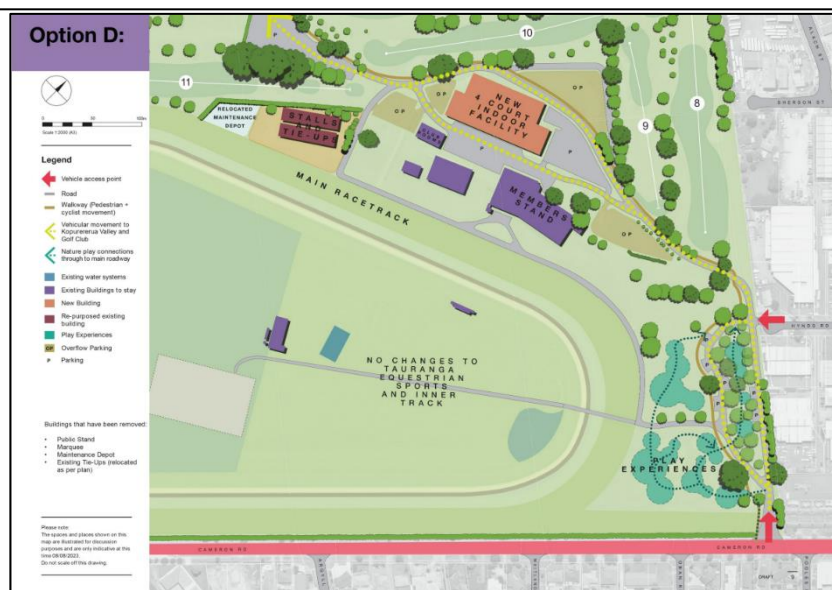
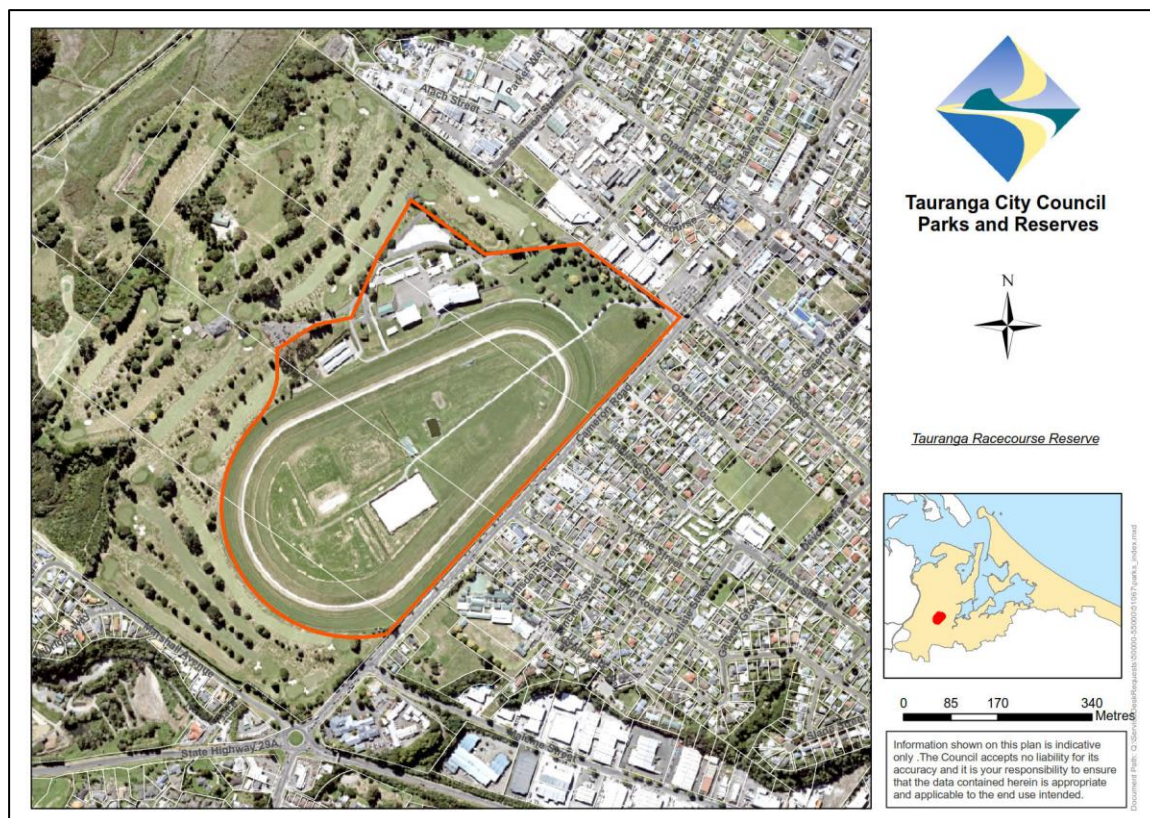
Equipment	Installation Date	Indicative Years Remaining*
Carousel	2006	3
Modular	1990	3
Swing	2006	9



Context:

- Aging play equipment
- Limited play offering
- Lack of accessibility, shade, wider reserve amenity
- Proposal to replace aging equipment with experiences that meets the needs of the current day community, increase diversity in play experience + accessibility & amenities.

6. Greerton Maarawaeawe



Context:

- There is a gap in the wider Greerton area for roller and wheel facilities and basketball hoop/s and also for a larger playground.
- Council adopted a preliminary concept plan for Greerton Maarawaeawe¹ including short-term improvements to the Racecourse Reserve to enable more community use of the site as indicated in the above concept plan, including additional play features.
- Implementation of this plan is pending negotiation with the lease holders and awaiting the outcomes of Te Whatu Ora – Health New Zealand’s business case on future options for Tauranga Hospital.
- This is provisionally programmed for Financial Year 2027-2028.

7. Hastings Road - Neighbourhood Reserve 13



Context:

- This reserve is to be developed as a neighbourhood reserve, including play space, by Council per agreement with developer through subdivision.

8. Haukore Street Reserve



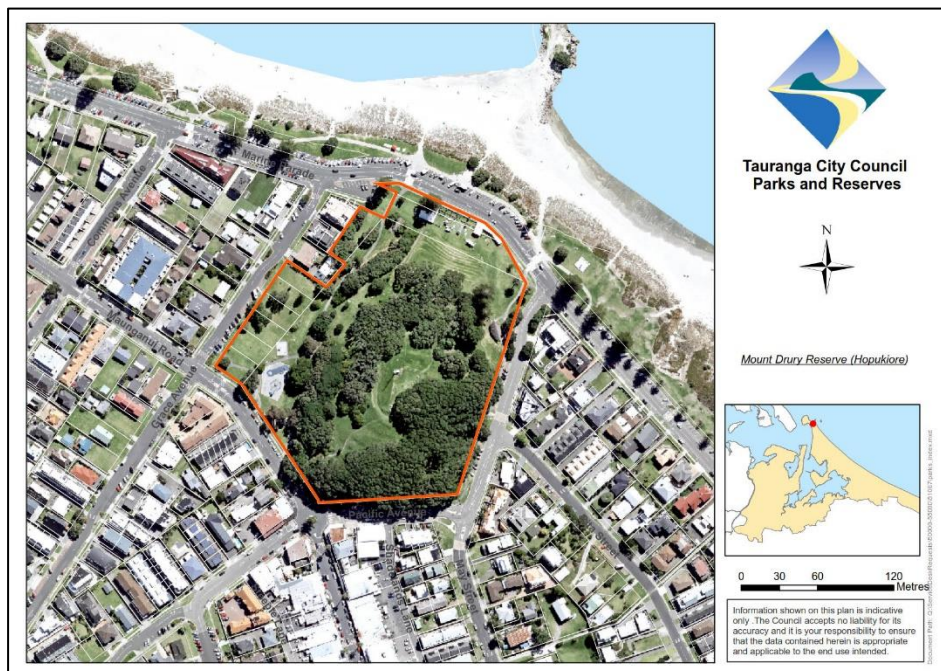
Equipment	Installation Date	Indicative Years Remaining*
Modular	2003	3
Spring Rocker	2003	5
Trolley Glide	2003	10
Swing	2003	3

*Note, years remaining is based on an annual condition assessment and is a guide for asset management planning - the actual life possible is dependent on condition, assets can be extended through maintenance, or can fail sooner.

Context:

- Aging play equipment, lack of accessibility, shade, wider reserve amenity
- An area of higher deprivation
- This is the only neighbourhood reserve in Hairini. Hairini is geographically isolated from other playgrounds.
- In 2022, through engagement with the local community Council received support for an upgrade of this site.
- Concurrently Kainga Ora has a number of housing developments on the street.
- Council staff have investigated land purchase or swaps to increase the size of this reserve without success.
- The Trolley Glide will be assessed to determine whether it can or should remain on site or be relocated.

9. Hopukioire Mount Drury Reserve



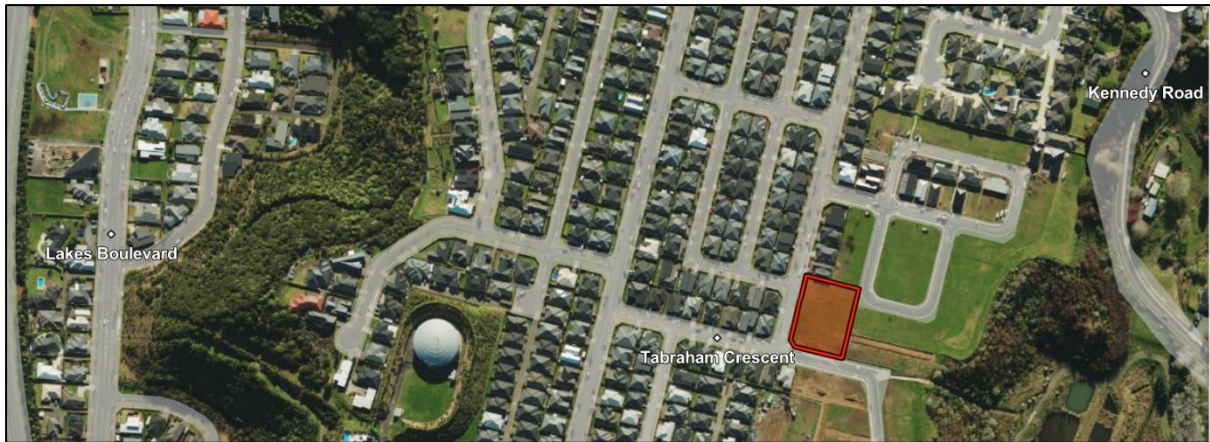
Equipment	Installation Date	Indicative Years Remaining*
Modular	2009	2
Spinner	2009	5
Seesaw	2009	5
Swing	2009	6
Large slide	2018	17
Large Spinner / Carousel	2021	8

*Note: years remaining is based on an annual condition assessment and is a guide for asset management planning - the actual life possible is depending on condition, assets can be extended through maintenance.

Context:

- Aging play equipment, lack of accessibility, shade. The playground at Mount Drury / Hopukioire is considered a major play space. It is very popular with the community and visitors to the Mount.
- Major parts of the playground, including the large 'modular' in the centre of the rubber safety surface is reaching 'end of life'. It was assessed in 2022 as having circa 4 years of life. Removing and replacing this will require replacement of the safety surface too. Because a major component needs replacing, we also look at the rest of the playground, consider its condition and how well it provides for the community's current day expectations – as we understand them – of these types of playgrounds. The large slide will remain and the large spinner will be assessed for suitability to be retained.
- Delivery of a play space that reflects the significance of the cultural, landscape, archaeological, ecological, tourism and play values of the site and surrounding area, and provides quality inclusive / disability access.
- Engagement has commenced.

10. Kiriwehi Reserve



Context:

- This reserve is to be developed as a neighbourhood reserve, including play space, by Council per agreement with developer through subdivision.
- Engagement has been undertaken.

11. Lees Park / Sydenham Botanic Park - Opportunities and Background Information



Equipment	Installation Date	Indicative Years Remaining*
Swing	1995	3
Carousel (Rocktopus)	2012	7
Modular	1997	3

*Note, years remaining is based on an annual condition assessment and is a guide for asset management planning - the actual life possible is dependent on condition, assets can be extended through maintenance,



Context:

- There is demand from the Brookfield community for an improved playground in the area – specifically at Lees Park. The citywide assessment supports investment in a larger play space and more diverse play experience for this community.
- Based on asset condition Lees Park will be due for renewal in the short term, however it is too small to fulfil the wider community's needs.
- To increase visitation, the development of a playground at Sydenham Botanic Park, as part of an updated concept plan for the park, is supported by New Zealand Guardian Trust (who TCC administer the park on behalf of).
- Instead of renewing the playground at Lees Park there is the option to relocate the play space to Sydenham Botanic and engage with the community about alternative uses of Lees Park, for example installing a basketball half court or increasing planting.
- Through any renewal, upgrade or redevelopment, the Rocktopus which was installed in 2012 could be retained onsite at Lees Park.
- If the option of relocating the playground function (or part of), to Sydenham Botanic Park does not progress, then the playground at Lees Park should be prioritised for renewal in FY26-27.

Recommended Approach

- Engage with the community on the potential to retire all or part of the playground at Lees Park and relocate the play space to Sydenham Botanic Park – Mid 2025.
- Develop an updated concept plan for Sydenham Botanic Park, in consultation with key stakeholders - 1 July 2025 – 31 June 2026.
- Subject to Annual Plan FY2026-2027, and final approval from NZGT, commence delivery of the updated concept plan from 1 July 2026.

12. Maungatapu – Indicative FY27

Figure 1 - The red areas are >500m radial distance to the nearest reserve with a playground



Figure 2 - The red areas are >800m walking distance to the nearest reserve with a playground



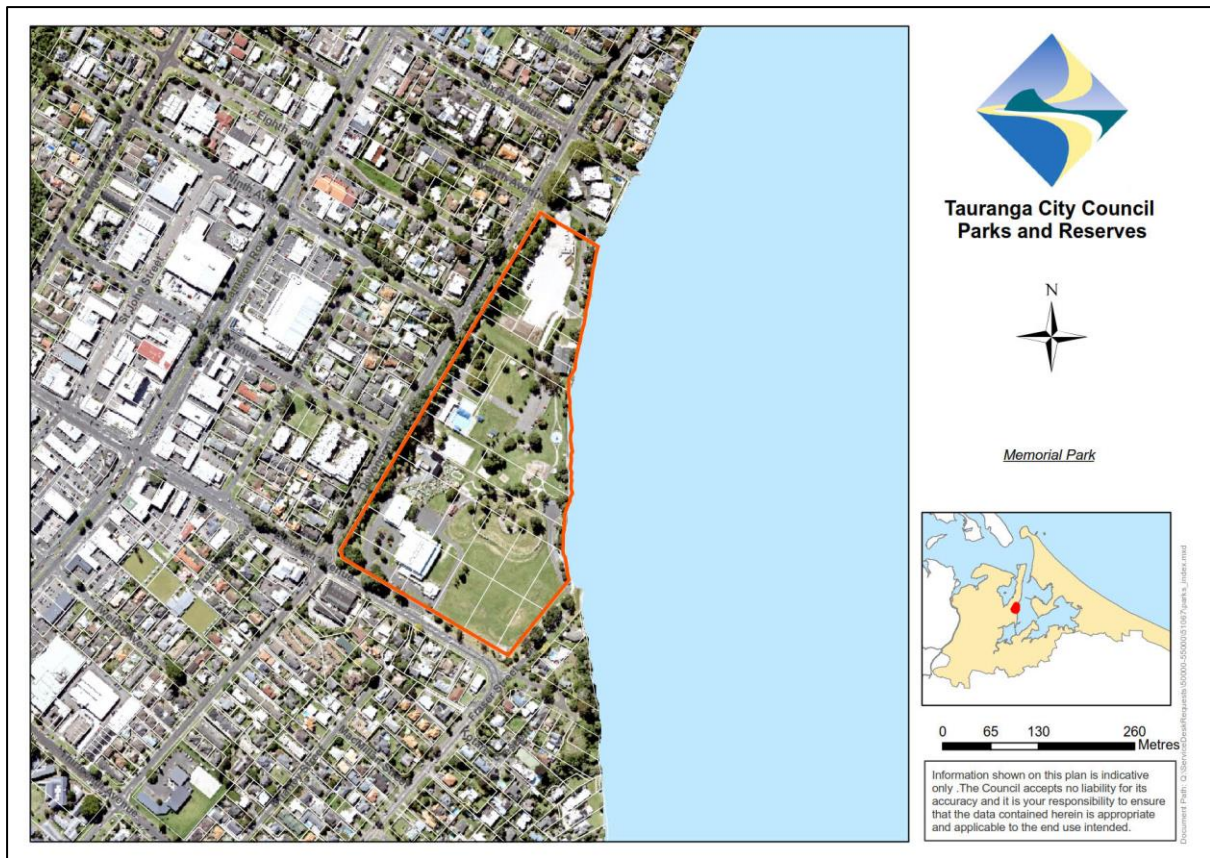
Figure 3 - The red areas are >1200m walking distance to the nearest reserve with a playground



Context:

- Maungatapu is a geographically distinct area that is not well serviced for playground provision. Further work is required to develop options for addressing this.
- Early conversations have been held with the Rangataua Rugby Club at the end of the Maungatapu peninsula with regards to developing a playground at that location. However, this would require permission and agreement from the landowners noting that the land is Māori freehold land.
- Fantail Drive Reserve – Te Ouwe Pa (marked with orange) is an open area nearly 3,000m² with good street frontage and alongside walkway, classified / categorised as a heritage and historic reserve – investigation into the suitability of a playground here would be required.

13. Memorial Park

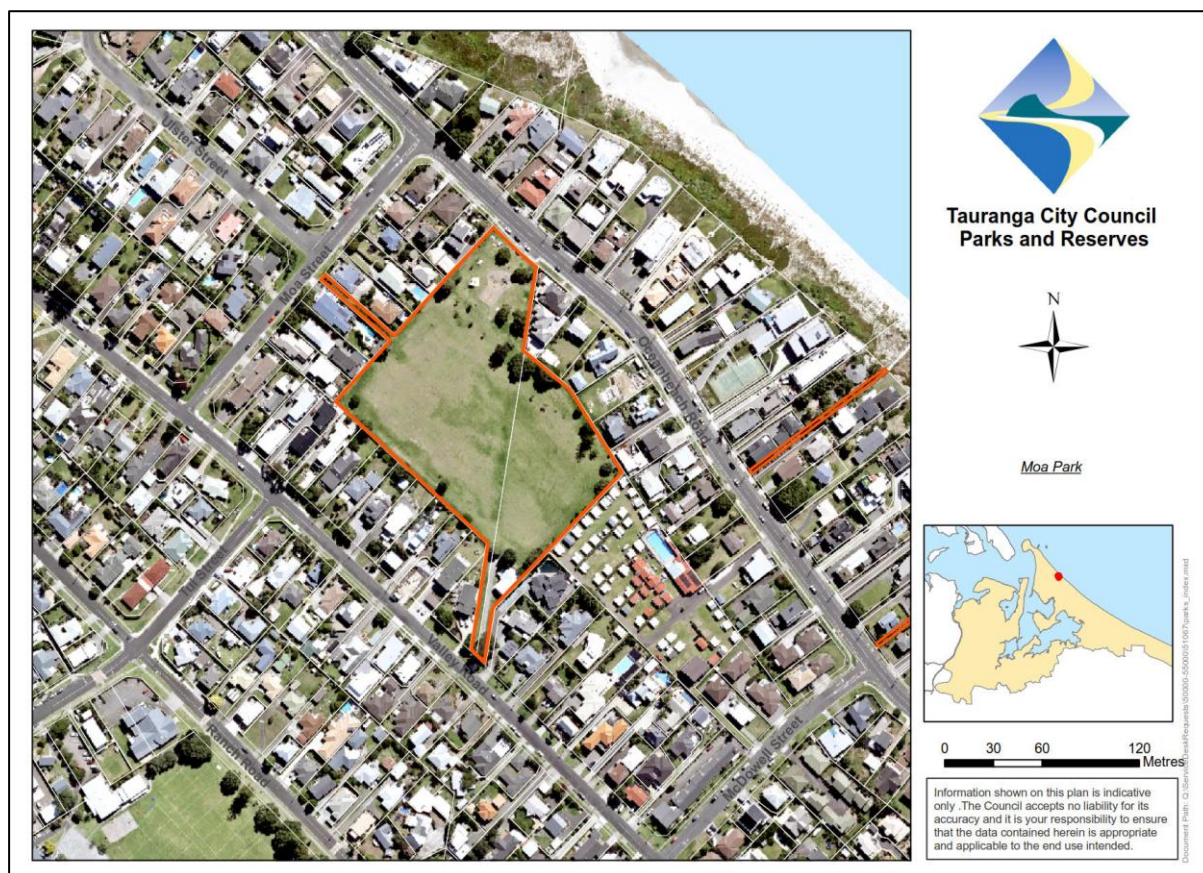


Equipment	Installation Date	Indicative Years Remaining*
Fitness Equipment	1996	9.3
Modular	1996;1997	3.0
Seesaw	1998	9.0
Slide	2015	17.0
Swing	1999	17.0
Swing	2021	16.0
Trolley Glide	1997	3.0

Context:

- Aging playground equipment required to be renewed - Timing and output will depend on wider park development.

14. Moa Park



Equipment	Installation Date	Indicative Years Remaining*
Modular	1994	3
Swing	1994	5
Boat	1994	3
Seesaw	2016	10
Spinner	2018	13

*Note, years remaining is based on an annual condition assessment and is a guide for asset management planning - the actual life possible is dependent on condition, assets can be extended through maintenance, or can fail sooner.



Context:

- Aging play equipment, lack of accessibility, shade.
- The size, location and existence of supporting amenities (toilets, barbeque, seating) of Moa Park, means that this site can accommodate a larger scale play experience.
- The wider surrounding residential area is not within the level of service of 500m to a playground.
- Accordingly, a larger (middle tier) play space is proposed – including consideration of a basketball 3x3 court.
- The see-saw and spinner will be assessed to determine whether it can or should remain on site or be relocated.

15. Mountview Reserve

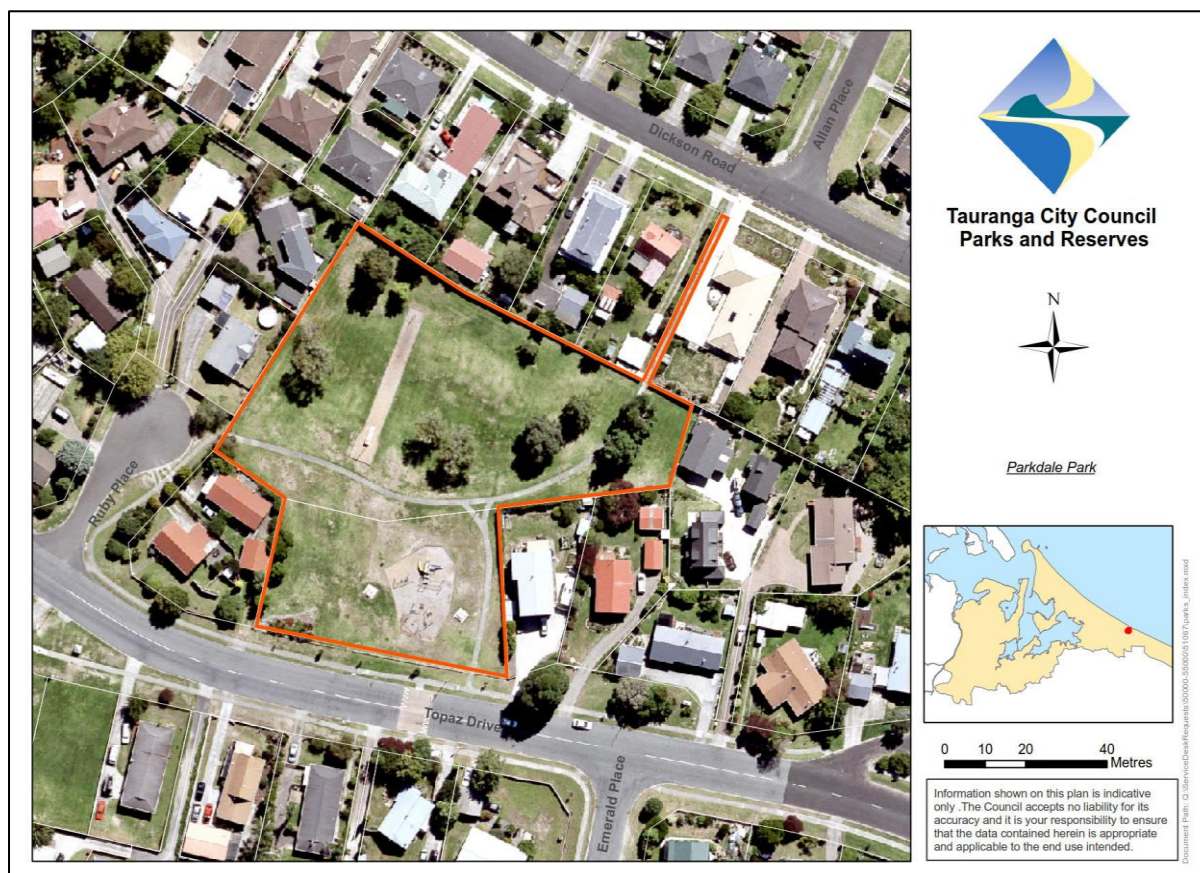


Equipment	Installation Date	Indicative Years Remaining*
Modular	2003	1.0
Spring Rocker	1980	1.0
Swing	1985	1.0

Context:

- Aging play equipment, lack of accessibility, shade, wider reserve amenity
- Proposal to replace aging equipment with experiences that meets the needs of the current day community, increase diversity in play experience + accessibility & amenities.

16. Parkdale Park



Equipment	Installation Date	Indicative Years Remaining*
Swing (circular)	2006	12
Modular	1989	12
Flying Fox	2002	3
Swing	2022	5

*Note, years remaining is based on an annual condition assessment and is a guide for asset management planning - the actual life possible is dependent on condition, assets can be extended through maintenance, or can fail sooner.

Context:

- Aging play equipment, lack of accessibility, shade, wider reserve
- Although the modular, based on condition has years remaining, it was originally installed 35 years ago.
- It is proposed to increase the play offering here to provide for a wider range of users, and to provide supporting amenities including shade, accessible surfacing and pathways.
- The circular swing set installed in 2006 will be assessed to be retained through any works at the site.

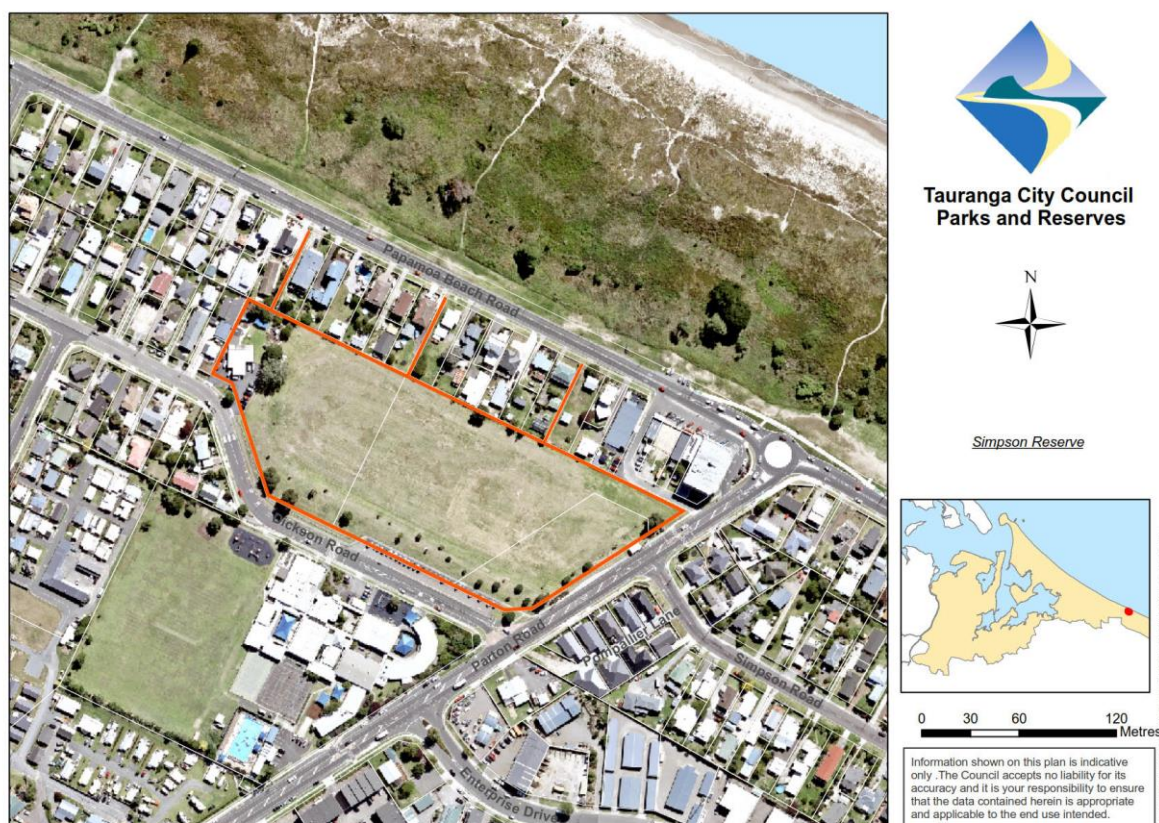
17. Seventeenth Ave (existing concrete pad – non playground play)



Context:

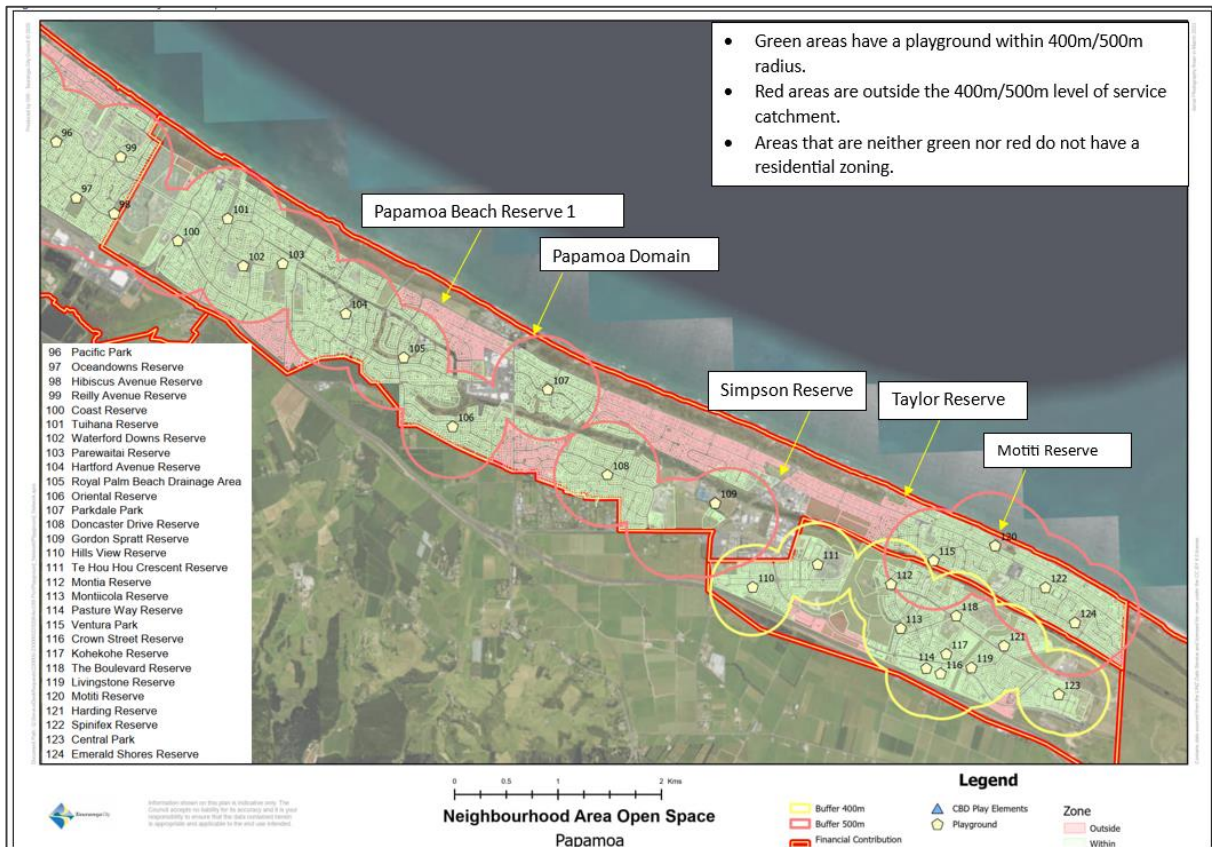
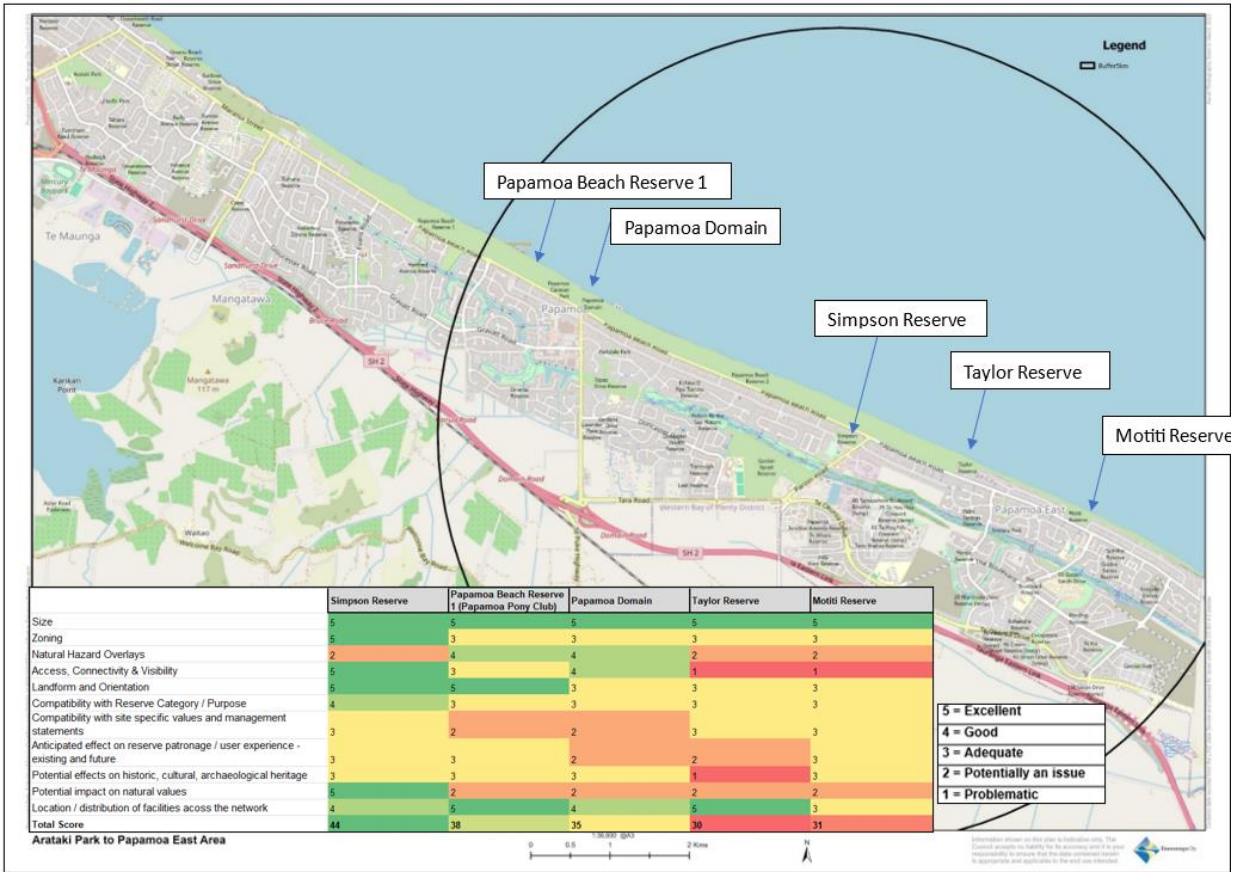
- There is an existing, unused, pad, approximately 26m x 14m, located next to the skate park at the bottom of Seventeenth Avenue, near the historic village.
- This has recently been used as a construction laydown area and is due to be resurfaced.
- The proposal is activate the site for recreational use e.g. basketball and / or learn to ride.

18. Simpson Reserve



Context:

- There is longstanding demand for a destination scale playground in Papamoa.
- To address this demand five sites have been assessed; Simpson Reserve, Papamoa Beach Reserve 1 (opposite Stella Place, the Papamoa Pony Club site), Papamoa Domain, Taylors Reserve and Motiti Reserve.
- Based on a multi-criteria analysis, Simpson Reserve is the recommended site. Key advantages of this site are its location, that it addresses a 'gap' in the playground network, it has existing toilets and carparking, its size and openness, street frontage, and that it has enough open space for other users.
- **The proposed playground experience:** A footprint up to 3,000m², which is slightly larger than the Kulim Park play space. Key principles would be accessibility, providing for a wide age range and diversity in play experiences and incorporating nature.
- **Supporting infrastructure and amenities:** Pathways, seating and picnic tables, shade, fencing, bike and scooter racks, landscaping and vegetation.
- **Other users:** The site is currently used as an overflow location for some training from Gordon Spratt Reserve. A full sized (70m x 100m) field is retained in the proposed bulk and location concept.
- **Toilets:** Simpson Reserve has an existing toilet block. It is not proposed to upgrade or install new toilet facilities at this time as it was renewed in 2022.
- **Carparking:** There are currently 29 carparks on Dickson Road that are fully utilised during school hours but are available from 3.30pm during the week. The recommended project includes the installation of an additional 12 carparking spaces (including two accessible spaces) which would be accessed through the area leased by the Papamoa Playcentre at the western end of the reserve. This would create a total of 41 carparks.
- A high-level bulk and location concept plan for Simpson Reserve is provided in Figure 2 below.



19. Surrey Grove Reserve



Equipment	Installation Date	Indicative Years Remaining*
Swing	2005	3
Modular - Middle of reserve.	2005	3
Modular - Under 5's play equipment	2005	3

*Note, years remaining is based on an annual condition assessment and is a guide for asset management planning - the actual life possible is dependent on condition, assets can be extended through maintenance, or can fail sooner.

Context:

- Aging play equipment, lack of accessibility, shade, wider reserve amenity.
- The Temporary Merivale Community Centre has been located on Surrey Grove Reserve, during the construction of the new Merivale Community Centre. The temporary facilities is scheduled to be removed in September 2025.
- The Neighbourhood Play System Review in 2023 found concerns around feelings of safety at this reserve and the lack of provision of activities for older children and youth.