



# **AGENDA**

## **City Delivery Committee Workshop meeting Thursday, 28 August 2025**

**I hereby give notice that a City Delivery Committee Workshop meeting  
will be held on:**

**Date: Thursday, 28 August 2025**

**Time: 9:30 AM**

**Location: Tauranga City Council Chambers  
L1 90 Devonport Road  
Tauranga**

*Please note that this meeting will be livestreamed and the recording will be publicly available on  
Tauranga City Council's website: [www.tauranga.govt.nz](http://www.tauranga.govt.nz).*

**Marty Grenfell  
Chief Executive**



**Order of Business**

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## 1 BUSINESS

### 1.1 Aspen Reserve Upgrade Options

**File Number:** A18735577

**Author:** Anahera Dinsdale, Governance Advisor

**Authoriser:** Anahera Dinsdale, Governance Advisor

**Presenter(s):** Emily McLean, Manager: Urban Centres Development

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### Attachments

1. Aspen Reserve Cr Briefing\_AUG 2025\_FINAL pre - A18735570 [↓](#) 





# Aspen Reserve Upgrade Options

City Delivery Committee Workshop | 28 August 2025



## Workshop Background and Agenda

<b>August 2022</b>	Upgrade of Aspen Reserve included as a priority action in the City Centre Action and Investment Plan (CCAIP 2022-2032)
<b>FY26 Budget</b>	City Centre Green Spaces & Reserves - \$1,412,166
<b>7 April 2025</b>	City Delivery Committee Meeting – Report: “Aspen Reserve Upgrade Options” (left lying on the table)
<b>28 August 2025</b>	City Delivery Committee Workshop

### Workshop Purpose:

To provide Councillors with an opportunity to discuss and agree on an acceptable scope for the Aspen Reserve Upgrade Project consistent with a value for money approach.

### Agenda:

1. Virtual site-visit (video)
2. Check-in on problem statements and project objectives
3. Intervention options
4. Discussion on Investment options















# Check-in on Problem Statements and Objectives



**Draft Problem Statements:**

**Safety concerns:** The Reserve has a history of anti-social behaviour and poor CPTED outcomes, making it feel unsafe and neglected.

**Limited usability:** Steep terrain and lack of infrastructure make the space largely unusable for public activities.

**Future pressure:** The new Courthouse will increase demand, risking unmanaged public spillover onto surrounding streets.

**Draft Objectives:**

**Improve safety and perception:** Make the Reserve look cared for and increase its visual appeal to reduce safety concerns and encourage community use.

**Increase usability and access:** transform the Reserve into a functional and inclusive public space by mitigating physical barriers, adjusting levels and adding essential infrastructure.

**Support future demand:** Create inviting spaces for gathering, lunch, and respite to accommodate nearby development.

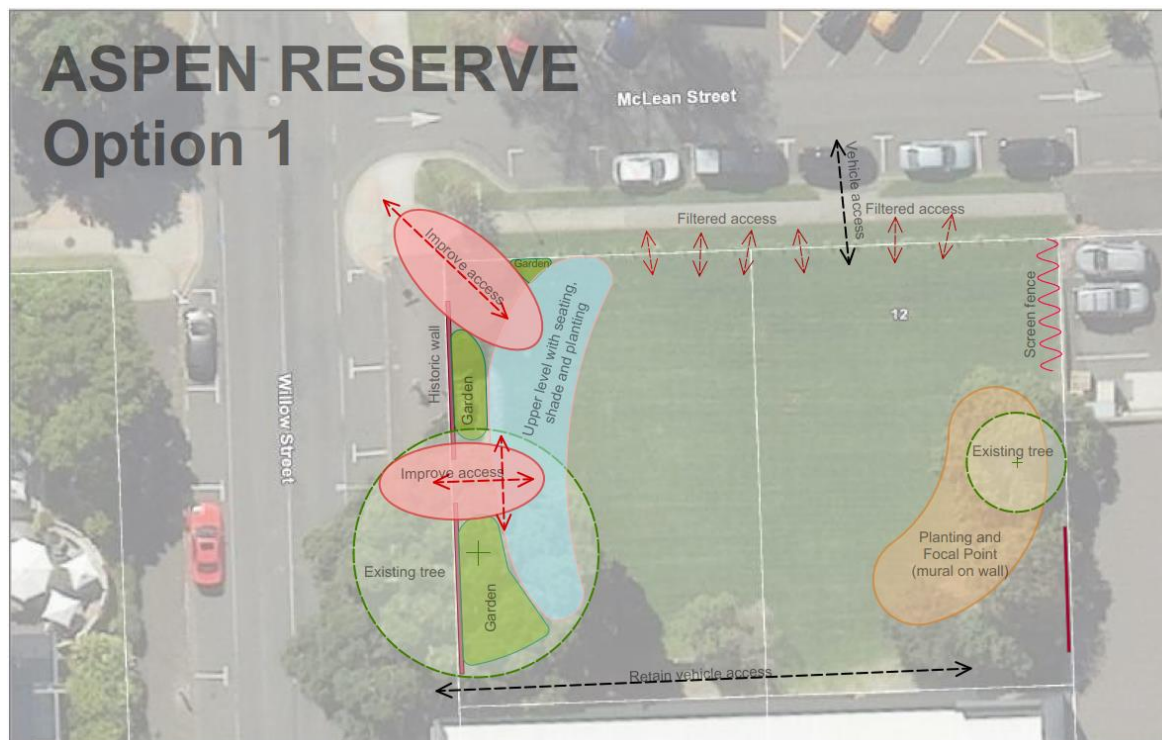




## Intervention Options

### 5 key design moves:

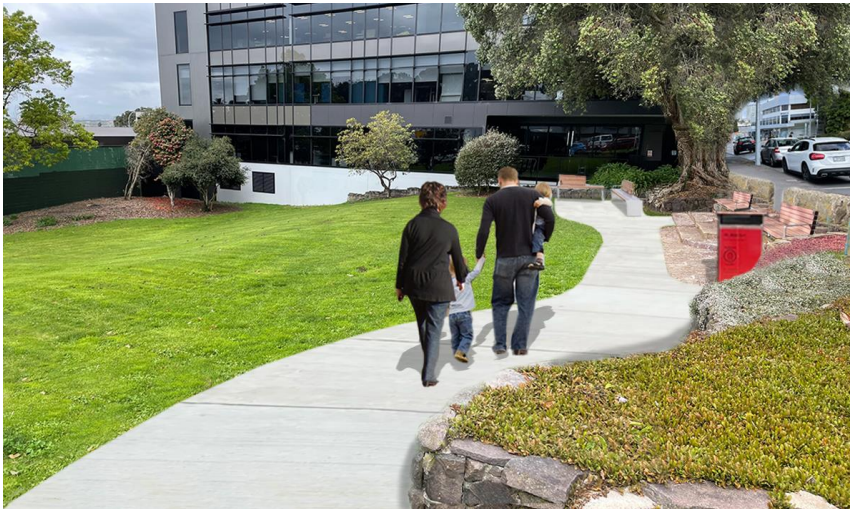
1. Provide access from McLean Street
2. Terrace grass bank
3. Create lower focal point
4. Integrated Pohutukawa Tree deck
5. Provide universal access from Willow Street



1. Access from Mclean St



Component	Estimated cost
1.5m wide concrete footpath	\$150,000-200,000
Concrete terrace	
New seats (incl. 2 additional)	
Removal of Yew trees	
Siteworks to tie in new to existing	





2. Terraced grass slope



Component	Estimated cost
Earthworks and hydroseed, with a few trees	\$50,000 - \$100,000
Addition of timber/concrete edging with hard surface for sitting	\$125,000 - \$200,000
Addition of 2-3 loungers	
Concrete Stairs	
Siteworks	
Total	\$175,000 - \$300,000





2. Precedent images





3. Lower focal point



Component	Estimated cost
Mural on wall	
Fence with hedge/planting	
Planting	
Curved seat	\$150,000 - \$200,000
Accessible concrete path 1.5m wide approx. 30sqm	
Paved area	





3. Precedent images

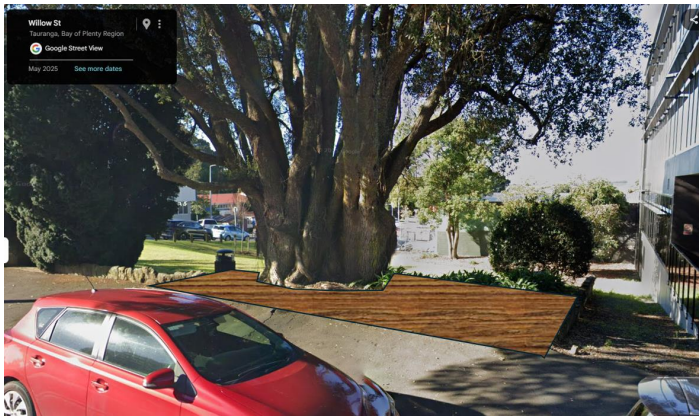




4. Integrated Pohutukawa Deck

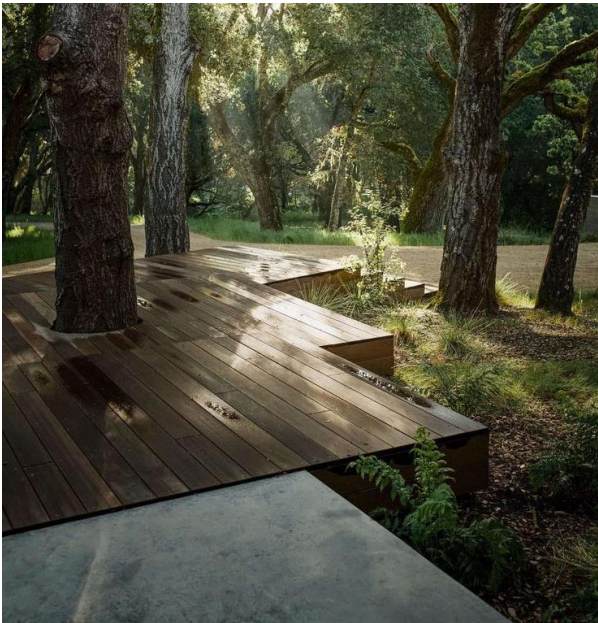


Component	Estimated cost
Timber deck with stairs and seats (approx. 40 sqm)	\$40,000 - \$100,000
Lighting (fairy lights)	





4. Precedent images





5. Universal Access from McLean & Willow Sts



Component	Estimated cost
Concrete ramps and two sets of stairs	\$350,000 - \$500,000
Earthworks and retaining	
Paved area with seating or picnic table	
Planting, including relocation of Nikau	





5. Precedent images





## Investment Options

	Improve safety and perception	Increase usability and access	Support future demand	Estimated cost
<b>Light-touch (1)</b> <ul style="list-style-type: none"> <li>Provide access from McLean St</li> </ul>	Increases visibility into park.	Provides new upper point of entry which may not suit all abilities. Adds 2 new seats.		\$150,000-200,000
<b>Moderate (1-4)</b> <ul style="list-style-type: none"> <li>Provide access from McLean St</li> <li>Terrace grass bank</li> <li>Create lower focal point</li> <li>Integrate seating and stairs with Pohutukawa tree deck</li> </ul>	Increases visibility into park and tidies up garden edge to Willow Street. Landscaping and public art at lower-level lifts look and feel.	Provides an upper and lower point of entry which may not suit all abilities. Terraced seating and lower focal point allows multiple groups to use space in different ways.	Creates multiple seating choices including integrated timber deck that will draw people in from Willow Street.	\$390,000 - \$800,000
<b>Higher (2-5)</b> <ul style="list-style-type: none"> <li>Provide universal access from McLean and Willow Streets</li> <li>Terrace grass bank</li> <li>Create lower focal point</li> <li>Integrate seating and stairs with Pohutukawa tree deck</li> </ul>	Increases visibility into park and adds new seats in shade in new style. Landscaping and public art at lower-level lifts look and feel.	Delivers universal access from two upper entry points and creates terraced seating area. Terraced seating and lower focal point allows multiple groups to use space in different ways.	Creates a recognisable and accessible entry to the Reserve from Willow St and creates multiple seating choices to draw people down into the space.	\$590,000 - \$1,100,000

*Feedback to staff*





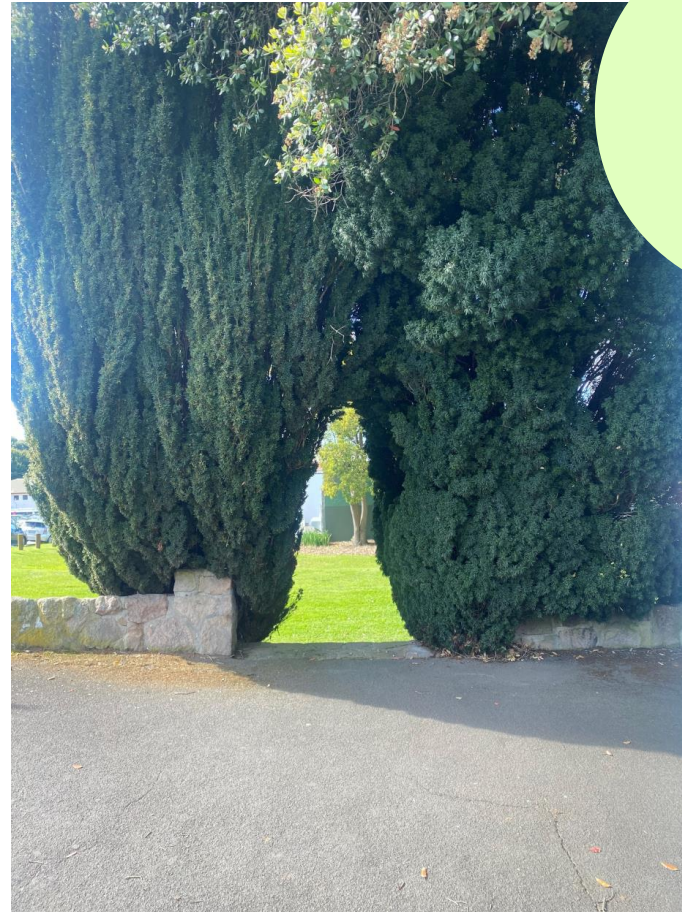






## Next steps

1. Develop design based on guidance on scope and investment from workshop.
2. Undertake second stage of localised engagement within an approx. 100m radius of site to get feedback on the preferred design.
3. Report back to Council for decision.



*Feedback  
to staff*





