

Open Space Level of Service

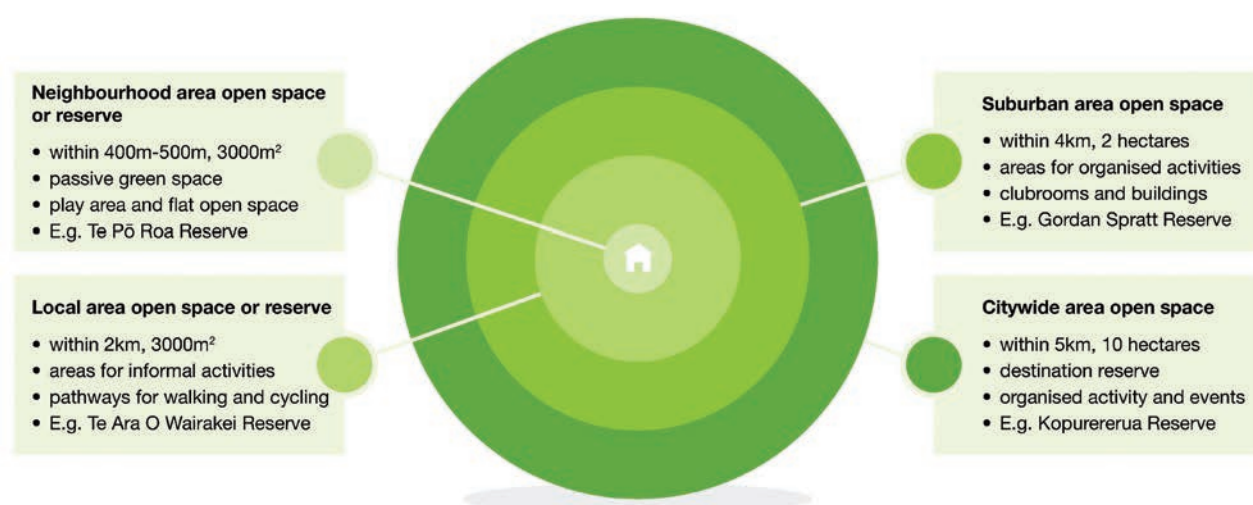


We're reviewing what open space provision (parks and reserves) should look like and are seeking community feedback on a proposed change to our Open Space Level of Service Policy.

As we plan to deliver more homes through new greenfield urban developments like Tauriko West and Te Tumu, we are reviewing what open space provision (parks and reserves) in these areas should look like.

Our Open Space Level of Service Policy aims to ensure most residents can access a range of high-quality open spaces within certain distances from their home.

The open space network diagram shows the different types and preferred sizes of open spaces in Tauranga and the ideal distance from homes



In addition, a quantity standard helps achieve a consistent amount of neighbourhood and local reserves across the city. The policy currently has a quantity standard of 1.7 ha per 1000 people of neighbourhood and local reserves for new greenfield developments, and at least 50% of that must be neighbourhood reserves.

While planning for open spaces in new greenfield areas we found this quantity standard was impractical. It doesn't support good urban design or the objective of achieving higher density housing and doesn't allow us to consider the unique landscape and environmental features.

For these reasons, in new greenfield developments, we are proposing to amend the quantity standard to no longer require 50% to be neighbourhood reserve, on the proviso that neighbourhood reserves will be within 400m of most residences.

We think this is the right thing to do. What do you think and why?



Please send us your feedback by 5pm on
Friday, 30 September 2022.

You can email your feedback to: info@tauranga.govt.nz, get in touch with us on social media, or fill in the form below and mail it to (no stamp required):

Freepost Authority Number 370
Open Space Level of Service
Tauranga City Council
Private Bag 12022
Tauranga 3143

To learn more about the policy and share your views online, head to:
www.tauranga.govt.nz/open-space-policy

Name*
Organisation name (if applicable)
Address*
Email*
Phone (daytime)

*mandatory fields

The feedback you provide to Tauranga City Council as part of this consultation process may contain your personal information, including your name, contact details and feedback. Your feedback will be used to make recommendations to Council for decision making. Your feedback, or a summary or redacted version of it, may be included in a publicly available Council report. Your contact details will only be used by us to notify you of the outcome of the consultation or a Council decision. Providing your contact details is optional. Other than including your feedback in a published Council report as noted earlier, we will not share your personal information with any other organisation or individual unless they are our contractor and disclosure is necessary for the provision of their services to us. You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like a copy of your information, or to have it corrected, please contact us at info@tauranga.govt.nz, or **07 577 7000**. For further information about this and our obligations and your rights under the Privacy Act 2020, please refer to Tauranga City Council's privacy statement on our website (www.tauranga.govt.nz).

Do you agree or disagree that the suggested change to our Open Space Level of Service Policy is an acceptable approach in new greenfield urban development areas?

Please tick one

- Strongly agree Somewhat agree Neutral Somewhat disagree Strongly disagree

Why did you agree/disagree?

How else do you think council could provide acceptable access to a range of open spaces in new greenfield urban development areas?

Please feel free to include additional pages if required.



Tauranga City

OPEN SPACE LEVEL OF SERVICE POLICY



~~COUNCIL SUPPORTING POLICY~~

POLICY TITLE:	OPEN SPACE LEVEL OF SERVICE POLICY
Lead Policy:	Levels of Service
Minute Ref:	M10/43.4 (previously M09/41)
Date of Adoption:	5 June 2009 (TCC Ref 2519598)
Date of Adoption:	9 June 2010 (due to amendments to historic reserves)

<u>Policy type</u>	<u>City</u>		
<u>Authorised by</u>	<u>Council</u>		
<u>First adopted</u>	<u>5 June 2009</u>	<u>Minute reference</u>	<u>M09/41</u>
<u>Revisions/amendments</u>	<u>9 June 2010</u>	<u>Minute reference</u>	<u>M10/43.4</u>
	<u>XXX 2022</u>	<u>Minute reference</u>	<u>MXX/XXX</u>

~~1. POLICY OBJECTIVES~~PURPOSE

~~1.1~~ 1.1 To identify how Council is going to work towards achieving the vision, principles and goals of the Open Space Strategy (2006).

~~1.2~~ 1.2 To outline how Council is responding to the different growth needs of the city through addressing the quantity, quality, accessibility and function of the ~~Open Space~~ Open Space Network.

~~To provide a clear approach and level of service standards for Council's approach to the provision and development of the open space network.~~

~~2. SCOPE~~

~~2.1~~ 2.1 This policy provides a clear approach and level of service standards for the provision and development of the Council's Open Space Network.

3. DEFINITIONS

<u>Term</u>	<u>Definition</u>
Best Practice Guide for Open Space	A document adopted by Council in 2007 that outlines best practice approaches and success factors for the planning, development and management of open space within Tauranga city.
<u>Existing</u> Comprehensive Development Areas	<p>are the The urban growth areas of Pyes Pa West, Papamoa East Stage 1 (Wairakei), and Papamoa East Stage 2 (Te Tumu) where:</p> <ul style="list-style-type: none"> • There is a clearly defined geographic area which is/will be identified in the District City Plan and is being comprehensively planned as an urban growth area; and • The District City Plan has distinct and separate provisions relating to subdivision, development and services of the area; and • The area meets the Smartgrowth requirements of a minimum average development yield of 15 lots per hectare. <p>Other Comprehensive Development Areas could be added entirely at Council's discretion at a later date. Existing Comprehensive Development Areas could also include Intensification Areas (as defined below) within them.</p>
<u>New Comprehensive Development Areas</u>	<p><u>The urban growth areas of Tauriko West and Te Tumu, where:</u></p> <ul style="list-style-type: none"> • <u>There is a clearly defined geographic area which is/will be identified in the City Plan and is being comprehensively planned as an urban growth area; and</u> • <u>The City Plan has distinct and separate provisions relating to subdivision, development and services of the area; and</u> • <u>The area meets the Smartgrowth requirements of a minimum average development yield of 15 lots per hectare.</u> <p><u>Other New Comprehensive Development Areas could be added entirely at Council's discretion at a later date. New Comprehensive Development Areas could also include Intensification Areas (as defined below) within them.</u></p>

<u>Council</u>	<u>Tauranga City Council – the elected member body representing Tauranga City.</u>
Criteria	<u>The</u> criteria applied to assess the quality of the e Open s Space n Network. the criteria are identified in the Best Practice Guide for Open Space 2007 and outlined further in this policy under the quality standards.
<u>Existing</u> Urban Growth Areas	are t The six growth areas identified in the Tauranga C ity d istrict Plan and development contributions policy as bethlehem, west bethlehem, pyes pa, pyes pa west (outside of the lakes area), ohauti, welcome bay and papamoa, and any urban growth areas identified in the future. <u>Existing</u> Urban Growth Areas could also include i ntensification a Areas within them.
<u>New Urban Growth Areas</u>	<u>The urban growth areas identified by council, other than the six Existing Urban Growth Areas and two in Growth Areas identified in the Tauranga City Plan and Development Contributions Policy. New Urban Growth Areas could include Intensification Areas (as defined below) within them.</u>
<u>Historic Reserve</u>	<u>An area of land identified through a City Plan change process or resource consent process as possessing historic values.</u>
Infill Growth Areas	The two growth areas identified in the Tauranga D istrict- C ity plan and Development Contributions Policy as Mount Maunganui and Tauranga, and any i nfill e Growth a Areas identified in the future.
Intensification Areas	<u>A</u> reas that provide greater opportunity for medium density, high density, or mixed use types of development within a defined area. these areas are generally defined by Council through specific intensification projects and subsequent d istrict- C ity Plan changes.
<u>Marae Urban, Marae Rural and Ngati Kahu Papakainga Zoned land</u>	<u>Land zoned Marae Urban, Marae Rural and Ngati Kahu Papakainga In the Tauranga City Plan.</u>
Open Space Network	m ean s a Areas of land (mainly parks and reserves) that are maintained by council and that the community have a level of physical access to. In most circumstances these areas will be connected to each other in some way (e.g. using the street network or other areas of open space).

	<u>Comprises neighbourhood, local, suburban and citywide areas.</u> Attachment B provides an explanation of the different types of open space included in the <u>Open sSpace nNetwork.</u>
<u>Rural and Rural Residential Zoned Land</u>	<u>Land zoned as Rural and Rural Residential in the Tauranga City Plan.</u>

24. PRINCIPLES

4.1 In implementing this Policy Council will:

- Primarily focus on the access to and use of the Open sSpace nNetwork.
- Focus on making the most of the Open sSpace nNetwork.
- Seek to ensure there is a fair and reasonable distribution of open space across all areas of the city.
- Seek to ensure that the open space level of service is able to be provided into the future as population growth occurs.

4.2 Council will also recognise:

- The role of the Open sSpace nNetwork in achieving good urban development outcomes by providing community focal points, pedestrian and open space connections, high levels of amenity and feelings of openness, and a range of recreational opportunities.
- The role of the Open sSpace nNetwork in providing opportunities for recreation (active and passive), conservation (protection of natural and cultural features), amenity (greening of the urban environment and spatial settings for housing), and utilities (stormwater management, ecological corridors, buffers etc).
- The role of the Open sSpace nNetwork in achieving a number of Council's strategic objectives (eg transport, stormwater, open space objectives).
- That the value of open space can be measured by a variety of means including utilisation, existence value and amenity.
- That the level of service for open space needs to be achievable from a cost and practicality point of view.
- That the benefits of the Open sSpace nNetwork are received by both the existing population and the future growth population.
- That there are different sectors of the community that have different needs in terms of access to the Open sSpace nNetwork.

3. DEFINITIONS

~~Best Practice Guide for Open Space is a document adopted by Council in 2007 that outlines best practice approaches and success factors for the planning, development and management of open space within Tauranga city.~~

~~Comprehensive Development Areas are the urban growth areas of Pyes Pa West, Papamoa East Stage 1 (Wairakei), and Papamoa East Stage 2 (Te Tumu) where:~~

- ~~There is a clearly defined geographic area which is/will be identified in the District Plan and is being comprehensively planned as an urban growth area; and~~

- ~~The District Plan has distinct and separate provisions relating to subdivision, development and services of the area; and~~
- ~~The area meets the Smartgrowth requirements of a minimum average development yield of 15 lots per hectare.~~

~~Other Comprehensive Development Areas could be added entirely at Council's discretion at a later date. Comprehensive Development Areas could also include intensification areas (as defined below) within them.~~

~~**Criteria** means criteria applied to assess the quality of the open space network. The criteria are identified in the Best Practice Guide for Open Space 2007 and outlined further in this Policy under the Quality Standards.~~

~~**Infill Growth Areas** are the two growth areas identified in the Tauranga District Plan and Development Contributions Policy as Mount Maunganui and Tauranga, and any infill growth areas identified in the future.~~

~~**Intensification Areas** are areas that provide greater opportunity for medium density, high density, or mixed use types of development within a defined area. These areas are generally defined by Council through specific intensification projects and subsequent District Plan changes.~~

~~**Open Space Network** means areas of land (mainly parks and reserves) that are maintained by Council and that the community have a level of physical access to. In most circumstances these areas will be connected to each other in some way (eg using the street network or other areas of open space). Attachment B provides an explanation of the different types of open space included in the open space network.~~

~~**Urban Growth Areas** are the six growth areas identified in the Tauranga District Plan and Development Contributions Policy as Bethlehem, West Bethlehem, Pyes Pa, Pyes Pa West (outside of the Lakes area), Ohauiti, Welcome Bay and Papamoa, and any urban growth areas identified in the future. Urban Growth Areas could also include intensification areas within them.~~

~~4. BACKGROUND~~

~~4.1 Previous reserves level of service approach~~

~~In 2003 Council adopted a level of service of 3.45 hectares reserve land for every thousand people. The quantity only standard was based on the average provision of active, neighbourhood and community building reserve land in 2004 and the general community satisfaction with this. The level of service provided a direct link to growth and determined the development contributions required to fund the purchase and development of new reserves required to meet the level of service.~~

~~The level of service worked reasonably well in new greenfield areas but was difficult to apply for practical reasons to infill and existing urban growth areas. The level of service did not include the provision of other types of open space such as harbour, coastal and passive reserves. The quantity standard provided a good benchmark of what we have and what we want to continue to provide as the city grows but did not consider other standards that provide a greater understanding and recognition of what we want to achieve from our open space network.~~

~~4.2 Open Space Strategy~~

~~In 2005 Council adopted the Open Space Strategy with a vision to protect, develop and enhance a network of open spaces. The strategy has five key goals that address the quantity, quality, function, accessibility and protection of the open space network.~~

~~The strategy signals a shift from a level of service approach that only considers the amount of open space required, to a broader level of service approach that aims to achieve good quality open spaces, accessible open spaces, and a variety of open space experiences. This Policy reflects this new approach.~~

~~4.3 New open space level of service approach~~

~~It is recognised that each geographic area of the city has different characteristics, communities, development patterns, and levels of existing open space provision. To this extent it is difficult to achieve one consistent standard across the city. Therefore the Open Space Level of Service outlined in this Policy is an average target that we want to achieve across the city. The make up of the level of service is different in each area; however the key open space outcomes Council requires are the same across the city and in each geographic area.~~

~~The time at which the level of service is achieved is generally defined by the adopted planning period for each growth area of the city and the rate at which level of service projects are implemented. The Policy seeks to achieve an appropriate balance between the provision of new open space and the enhancement of existing areas of open space.~~

~~Community feedback through many Council planning processes has highlighted the importance that the community places on the existing open space network and the need to retain open space values into the future. This Policy aims to ensure that this occurs by focusing on the quality, accessibility and function of the open space network and ensuring that future growth areas provide for these values.~~

~~4.4 Total amount of open space in Tauranga~~

~~In 2009 the population of Tauranga has access to over 3390 hectares of open space. This includes coastal reserves, subregional parks, stormwater reserves, active reserves and neighbourhood parks. The total amount equates to approximately 30 hectares of open space per thousand people at 2009. This level of service will change as the population grows and as more land is provided for open space in the future.~~

5. POLICY STATEMENT

5.1 Open Space Level of Service Framework

5.1.1 Standards

The open space level of service promotes a standards based approach.

The standards are designed to ensure that people have good access to the **eOpen sSpace nNetwork** and the variety of open space experiences that it provides while ensuring that the **eOpen sSpace nNetwork** is highly valued by the community and is the outcome of good design and best practice.

The standards are:

- Accessibility – how far people should have to travel to reach a particular type of open space.
- Quality – the level of quality which all open spaces should attain to.

- Function – the different types of open space experiences we want to provide.
- Quantity – how much open space we should have.

Section 5.2 provides further information on these standards.

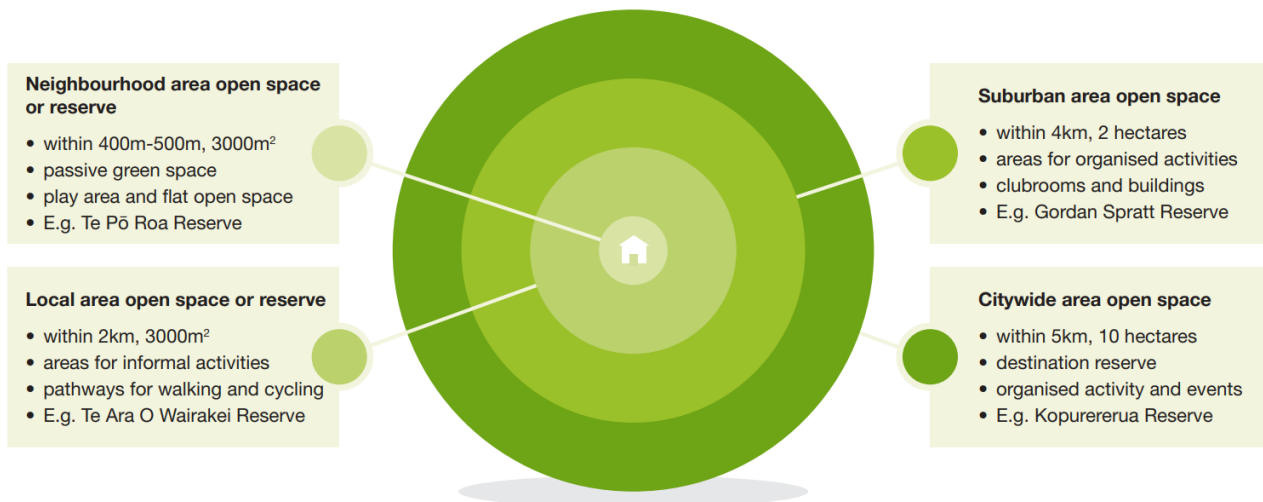
5.1.2 Areas

An area based approach has been used to help determine the standards for accessibility, function and quantity. What this means is that people should be able to travel a certain distance to access certain types of experiences from their home. For example, most people should be able to walk 10-15 minutes from their home to get to an area of open space that provides play opportunities, passive spaces, vegetation and amenity. This is the Neighbourhood Area Open Space and can be provided through a variety of reserve types such as neighbourhood reserves, active reserves, and stormwater reserves, as long as the function standards are met.

The hierarchy then moves up to Local Area Open Space, Suburban Area Open Space, and then Citywide Area Open Space. To illustrate this if you were to start at one point in the city you would see a series of concentric circles working their way out from that point to identify the different open space experiences that would be provided and the distances required to travel to these open spaces.

The overall Open Space Network is shown in the figure below (the house indicates a home):

The open space network diagram shows the different types and preferred sizes of open spaces in Tauranga and the ideal distance from homes



5.1.3 Application

The Policy recognises that some areas of the city must be considered on an individual basis in order to tailor the most appropriate range, quality and quantity of open space to achieve good urban development outcomes. With this in mind, application of the standards recognises different development patterns within the city and different CityDistrict Plan zones in some cases (see Section 5.3).

5.1.4 Reserve Types

A description of the general types of open space is included in Attachment B. While the type of open space is not the driver for the standards (which had been the case under the previous level of service) a description is provided for each reserve type to highlight the different areas that contribute to the make up of the eOpen sSpace nNetwork.

5.2 Open Space Level of Service Standards

5.2.1 Accessibility Standards

The accessibility standards are outlined in Attachment A.

The aim of accessibility standards is to ensure that everyone has reasonable access to the eOpen sSpace nNetwork and the variety of experiences that it provides. The standards reflect our analysis on what are acceptable and reasonable distances for people to travel to get to different open space experiences. For Neighbourhood Area Open Space the expectation is that people are able to walk 10-15 minutes to access these areas. For Local, Suburban and Citywide Open Space Areas people could access these utilising a variety of transport options (including walking).

When applying the accessibility standards:

- Physical barriers such as main roads, railways, steep topography, and inaccessible areas will be taken into account and will require the provision of additional areas of open space if these barriers inhibit physical accessibility. This recognises that the 500m and 400m requirement is “as the crow flies” and that in some situations it may not be a realistic measure of actual accessibility.
- The type of open space must be able to accommodate the function and experiences outlined in Attachment A to a satisfactory level. For example, if a stormwater reserve provides the Neighbourhood Open Space Area requirements then it must be able to be developed with play facilities, passive spaces (seats, shade etc), vegetation and landscaping, and this function must not be compromised by the primary purpose of the reserve for stormwater. If this cannot be achieved then an additional area of open space will be required.
- If it is considered impractical to achieve the accessibility standards because of the nature of the built environment or the cost involved in doing this (for example, in an existing residential area where there is limited opportunity to purchase land or the cost is determined by Elected Members to outweigh the benefits of doing this) then the priority will be on increasing the accessibility, visibility and quality of the nearest existing open spaces.
- It is recognised that in some cases the accessibility standards may be exceeded, that is, one person may have more access to a number of open space areas within close proximity to their home. This is often a product of the historical provision of open space or geographical characteristics of an area, and can often be reflected in the property values of these areas (eg higher value properties along the coastal strip).
- The distances are intended to reflect the furthest a person would have to travel to get to a particular type of open space; in some cases it may be that the open space will be closer.
- The ideal size of open space has been specified. This is to ensure that the function standards and base development requirements are met however there is some flexibility in this size requirement if it can be

illustrated that the base development requirements are still being achieved.

The accessibility standards will be achieved in Tauranga when most people have access to neighbourhood, local, suburban and citywide open space in accordance with the distances outlined in Attachment A. Council's mapping systems are able to analyse accessibility standards both as the crow flies and through actual accessibility using distances along the street and ~~e~~Open ~~s~~Space ~~n~~Network.

5.2.2 Quality Standards

The quality standards are determined through compliance with criteria included in the Best Practice Guide for Open Space.

The aim of quality standards is to provide good quality open spaces that contribute to the recreational and social needs of the community. The quality of open spaces is about people – our ~~e~~Open ~~s~~Space ~~n~~Network needs to be developed so that people know that its there, people feel safe using it, so that it responds to a variety of recreational needs from all ages, and so that it is valued by people.

The Best Practice Guide criteria are:

- **Location** – open space should be located in a central, prominent area that relates strongly to surrounding catchment, land use and activities, maximises ~~s~~ street and public frontage, and connect to existing open space network and surrounding residential catchment (need to ensure appropriate edge treatments are in place).
- **Landform** – ensure site topography is compatible with the intended purpose of the open space, promote clear visibility within the reserve, locate to ensure good solar access, avoid overly exposed sites.
- **Proportion** – ensure open space meets minimum requirements for use and function, include buffer zones if appropriate, avoid overly elongated, narrow and irregular shapes.
- **Access** – open space should be located at the intersection of movement corridors, and where a high level of use is anticipated, and near transport routes, safe and distinct pedestrian accessways will be provided through the open space.
- **Visibility** – open space will be highly visible and have a good proportion of direct road frontage to the street network and other public edges, avoid solid fences or planting which limits passive surveillance into and through the reserve, avoid dense planting in areas that will block visibility, ensure entry and access points are clearly visible and signage is strategically located.
- **Identity** – where possible locate open space to protect heritage sites, views, or mature vegetation, utilise planting schemes and materials that reflect and enhance site identity and incorporate interpretive features such as signage and sculpture where appropriate.
- **Wellbeing** – provide shade by way of clear stemmed specimen trees, locate facilities in prominent, visible locations, ensure all structures are designed to safety codes, avoid use of vegetation that presents health issues.
- **Public Use** – ensure that activities reflect needs of user groups, create activity nodes to encourage desirable social interaction, encourage a sense of ownership of the open space.

- **Adaptability** – consider ways that the open space might adapt to users at different times of the day or year, select materials that are suited to the site conditions, where space permits provide flat unobstructed areas, avoid unnecessary barriers that might impede use.

For a full analysis of the criteria and its application refer to the Best Practice Guide for Open Space available on Council's website www.tauranga.govt.nz.

When applying the quality standards:

- The location of neighbourhood and local area open space should be considered as part of or adjacent to neighbourhood and town centres as a first priority to maximise usage, with larger parks being located on the edge.
- The location of neighbourhoods and local area open space within residential areas of higher densities should be considered to provide relief from the built environment and provide additional amenity for these areas.
- In some cases, where appropriate and practical Council will consider the further acquisition and development of land to increase the quality of existing areas of open space.
- In circumstances where an area of existing open space is significantly unable to meet the Best Practice Guide for Open Space criteria, Council, in consultation with the community, may consider selling and replacing the land, exchanging the land, or purchasing additional land adjacent to the open space area, all with the intent of meeting best practice criteria.
- It is recognised that the delivery of projects that help to achieve the quality standards is subject to the [LTCCP long-term plan and annual plan](#) prioritisation process. This may mean that the delivery of projects occurs over a longer period of time than originally anticipated through a reserve management plan process or other planning process.

The quality standards are more difficult to measure than accessibility standards. This means that it is difficult to measure at what point in time the quality standards are fully achieved. Community needs, perceptions, use, existing provision, project timing, and topography all impact on the ability to achieve quality open spaces. It is recognised that from a practical point of view not all existing areas will fully achieve the criteria however the aim is to achieve an overall average of 70% compliance. All new open space areas are required to achieve the criteria as close as practicable with an aim for 100% compliance.

~~Council staff assessed all areas of open space against the best practice criteria. From this a number of projects have been identified that will improve the quality of the existing open space network (note a number of this projects are from existing reserve management plans). This assessment will be reviewed every LTCCP to see how we are tracking in meeting the quality standards. Council will also aim to ensure maintenance standards for the open space network reflect the purpose and function of the area of open space to maintain quality open spaces into the future.~~

5.2.3 Function Standards

The function standards are outlined in Attachment A

The aim of the function standards is to ensure that a variety of open space and recreational experiences are provided from the [eOpen sSpace nNetwork](#), and provide a balance between small neighbourhood parks and larger suburban and citywide parks.

5.2.4 Quantity Standards

Infill Growth Areas and Existing Urban Growth Areas

The previous level of service approach only considered the amount of open space required which was expressed as a hectares of reserve land per population standard (ha/1000). This meant that more people = more open space. This level of service now shifts the focus to accessibility, quality and function of open spaces. This approach is more suited to **i**nfill **g**rowth **a**reas and **e**xisting **u**rban **g**rowth **a**reas where most of the development has already occurred. This ensures that the focus is on making the most of what we have (as per the principles of this Policy). The outcome of this is that the majority of levels of service projects focus on the development of open spaces, with fewer projects requiring additional land purchase in existing areas of the city.

In some **e**xisting **u**rban **g**rowth **a**reas land purchase may be required where the area is currently undeveloped. In these circumstances the requirement for an open space is only triggered by the development of that area, in other words if the area was not developed then there would be no requirement for additional open space.

For **e**xisting **u**rban **g**rowth **a**reas and **i**nfill **g**rowth **a**reas the level of service expressed as a hectares per thousand standard **will only be used** to identify how much open space we have and how this is tracking as the population grows, and for comparison against other local authorities.

Existing Comprehensive Development Areas and New Comprehensive Development Areas and New Urban Growth Areas

While the change in approach works well in existing residential areas of the city, for new undeveloped areas (such as Existing Comprehensive Development Areas and New Comprehensive Development Areas and New Urban Growth Areas) there is a need for a quantity based level of service that links in with the quality, accessibility and function standards outlined in this Policy.

The reason for this is to:

- provide a starting point and certainty to developers of the open space requirements,
- enable a link to be made to growth and subsequent development contributions,
- achieve fair and reasonable distribution of open space across the city (a Principle of this Policy),
- recognise that Existing Comprehensive Development Areas and New Comprehensive Development Areas have areas of higher density than standard residential developments as these areas aim to achieve, as an average minimum the SmartGrowth development yield of 15 lots per hectare (compared to a standard yield of 10-11 lots per hectare). The role of open space becomes even more important the higher the densities are; and
- provide a better ability to achieve live, work, play environments when developing a greenfield site.

On this basis quantity standards will only be applied to New Urban Growth Areas and Existing Comprehensive Development Areas and New Comprehensive Development Areas. The quantity standard is 1.7 hectares of neighbourhood and local open space per 1000 people. Criteria provide further detail on how this can be achieved to try and ensure a balance between the provision of different reserve types, and between open space that can be used and open space that provides amenity but has limited physical use. Section 5.3 provides an explanation of the criteria and how this is to be applied. The 1.7ha/1000 standard is based on the average provision of local reserves as at 2001.

In circumstances where land is offered to Council that is above the open space level of service standards this will be taken at Council's discretion. This

includes discretion relating to payment for the land, the area required, and development and ongoing maintenance costs of the land.

5.3 Application of Open Space Level of Service

It is recognised that different areas of the city have different characteristics, communities, development patterns, and levels of existing open space provision. Application of the Open Space Level of Service standards needs to recognise and respond to the differences within the city. To this extent the following information outlines how the level of service will be applied to different growth areas within the city.

5.3.1 ~~Existing Comprehensive Development Areas and new Urban Growth Areas~~

The accessibility, quality and function standards will apply to these areas.

The following quantity standards will also apply as follows:

A standard of 1.7 hectares neighbourhood and local area open space per 1000 people subject to the following criteria:

- a minimum of 50% of this will comprise neighbourhood reserve (see Attachment B for a definition) distributed throughout the development.
 - this can also incorporate linear walkway reserves to achieve connectivity and create walkable neighbourhoods
 - this can also incorporate Historic reserves (as long as function standards are met)
 - this could incorporate land provided by other organisations as long as it meets the quality, function and accessibility standards outlined in the Policy and is developed in a way that ensure the space is accessible to the community
- up to 50% of this will include a proportion of other areas of open space (eg stormwater management reserves, active reserves, subregional reserves) and/or open space provided by other organisations where the community will gain benefit from the amenity and be able to access the area for recreational purposes. To ensure that the Policy objectives and principles are achieved, this requirement must be located equitably throughout the development area. For example, this requirement could not be made up of one large reserve in one location of the development as this limits the ability to achieve the accessibility and function standards.

As part of the planning for the growth area a public open space schedule must be provided to outline how the level of service standards have been met and what the quantity standard is comprised of. This will need to be incorporated into the structure plan and urban development plan for the area.

In some areas Council will work with the developers to see if agreement can be reached on vesting and developing the eOpen sSpace network without the requirement for financial or development contributions.

For ~~existing~~ comprehensive development areas in existence (as at 2008) the open space level of service will occur in accordance with the relevant Plan Change for that area.

5.3.2 New Comprehensive Development Areas and New Urban Growth Areas

The accessibility, quality and function standards will apply to these areas.

The following quantity standards will also apply as follows:

A standard of 1.7 hectares neighbourhood and local area open space per 1000 people subject to the following criteria:

- a minimum of 50% of this will comprise neighbourhood reserve (see Attachment B for a definition) distributed throughout the development. If factors, such as increased housing density, make this proportion impractical, then some of the 50% requirement can be replaced with local area space, as long as the accessibility standard is met that requires neighbourhood area open space within 400 metres of most residents.
 - this can also incorporate linear walkway reserves to achieve connectivity and create walkable neighbourhoods
 - this can also incorporate Historic Reserves (as long as function standards are met)
 - this could incorporate land provided by other organisations as long as it meets the quality, function and accessibility standards outlined in the Policy and is developed in a way that ensure the space is accessible to the community
- up to 50% of this will include a proportion of other areas of open space (eg stormwater, active reserves, subregional reserves) and/or open space provided by other organisations where the community will gain benefit from the amenity and be able to access the area for recreational purposes. To ensure that the Policy objectives and principles are achieved, this requirement must be located equitably throughout the development area. For example, this requirement could not be made up of one large reserve in one location of the development as this limits the ability to achieve the accessibility and function standards.

As part of the planning for the growth area a public open space schedule must be provided to outline how the level of service standards have been met and what the quantity standard is comprised of. This will need to be incorporated into the structure plan and urban development plan for the area.

In some areas Council will work with the developers to see if agreement can be reached on vesting and developing the Open Space Network without the requirement for financial or development contributions.

5.3.25.3.3 Intensification Areas

As part of ongoing planning for Intensification Areas, An evaluation will be undertaken to determine the types of open space available, the quality of these spaces, and the function that they provide. This will occur through spatial planning and subsequent open space planning for these areas.

As part of the planning process for the area, consideration will be given to community perceptions about their open space environment. Strengths and weaknesses will be identified and consideration will be given to a range of options available to address identified issues. These options could include:

- improving the quality of open spaces (refer to quality standards)
- improving the function of open spaces (refer to function standards)
- improving connections between open spaces (using streets, accessways, cycle ways etc)
- improving the amenity values of the ~~e~~Open ~~s~~Space ~~n~~Network
- provision of additional areas of open space
- enhancement of streetscape to provide amenity and recreational opportunities
- recognition of open spaces provided by schools, churches, marae and other organisations

- consideration of provision of on-site open space
- contribution of town centres and civic spaces

~~Outcomes of the spatial planning and subsequent open space planning will be This information will be integrated into the Urban Development Plan and Infrastructure Plans for these areas, and be~~ used to establish a specific level of service relevant to the area identified, with associated projects and costs.

5.3.35.3.4 Existing Urban Growth Areas and Infill Growth Areas

The accessibility, quality, and function standards will apply to these areas.

5.3.45.3.5 Rural and Rural Residential Zoned Land

The Neighbourhood Area Open Space level of service standards are not required in these zones (unless there is insufficient provision in adjacent areas). This is on the basis that the section sizes are sufficient to provide the function and experiences outlined in the open space level of service standards. Local, Suburban and Citywide areas are still required to be accessible for people in these zones. If the zone is to change in the future or a smaller lot development is proposed the neighbourhood area standards will apply.

5.3.55.3.6 Marae Urban, Marae Rural ~~Zoned Land~~ and Ngati Kahu Papakainga ~~Zoned Land~~Zones

Open space provided or planned to be provided in these zones is excluded from the Open Space Level of Service. There is no requirement for Marae Zoned land to provide open space in accordance with this Policy. It is however recognised that open space and recreational needs will be assessed and responded to through the development of iwī and hapu Tangata Whenua management plans for these areas. ~~(refer to SmartGrowth Strategy and Implementation Plan May 2007).~~

5.3.65.3.7 Historic Reserves

The following policy statement is relevant to an area identified through a Plan Change process or resource consent process as possessing historic values and that is **above** the level of service requirements specified in this policy. ~~Council's Open Space Level of Service requirements:~~

- If Council ownership is required, land that is less than 1 hectare in size will be vested in Council free of charge.
- Land that is over 1 hectare in size requires a report to Council for direction on Council's potential approach to acquiring the land. The report will need to include information on:
 - the tangata whenua relationship with the land as identified through the relevant iwi/hapu management plan and/or through discussions with relevant iwi/hapu groups
 - historic values of the site
 - management and maintenance issues/options and associated costs (note consideration could be given to co-management opportunities)
 - New Zealand Historic Places Trust comments on the site
 - all potential future opportunities of the land
 - all potential interests in the land.

The development and maintenance costs of the land will be funded through general rates or targeted rates where this already exists or is planned for the development area and is determined to be an appropriate source of funding through the Level of Service Policy.

5.4 Implementation Plan

The schedule of projects required to meet the Open Space Level of Service is ~~agreed through long-term plan and annual included in the Open Space Area Plan and Implementation Plans. This will be reviewed for every Long Term Council Community Plan (and potentially through Annual Plan processes)~~ and reflected in ~~annual and long-term plans the Long Term Council Community Plan~~ (ie projects, funding and timeframes) and Financial or Development Contributions Policy.

5.5 Land Acquisition Process

Procedures will be developed to outline how land acquisition for open space required to meet the Open Space Level of Service will occur. Timeframes and budget required for purchase will be subject to the Annual Plan and Long Term Council Community Plan processes.

6. RELEVANT DELEGATIONS

The Chief Executive and ~~their sub-delegate his/her nominee~~ has ~~delegated~~ authority for the implementation of this policy.

7. REFERENCES AND RELEVANT LEGISLATION

SmartGrowth

Open Space Strategy 200~~6~~5

Tauranga City Plan

Development Contributions Policy

Infrastructure Development Code

Level of Service Policy

Best Practice Guide for Open Space 2007

Local Government Act 2002

Reserves Act 1977

[Property Acquisitions and Disposals Policy](#)

8. ATTACHMENTS

[8.1 Attachment A: Open Space Level of Service Accessibility and Function Standards](#)

[8.2 Attachment B: Different Types of Open Space in the Open Space Network](#)

Attachment A: Open Space Level of Service Accessibility and Function Standards

Open Space Area	Function Standards	Quantity Standards	Base Development Requirements	Examples of Open Space Types that could achieve this
Neighbourhood Area Open Space	<ul style="list-style-type: none"> • Areas for play (particularly young children) • Passive spaces • Green environment • Amenity 	<ul style="list-style-type: none"> • Within 500m (400m in CDA's) of most residences (95%) • Ideal size of 3000m² 	Playground (see LOS) Area of open space Seats and shade Vegetation/landscaping Mow to low levels	Neighbourhood reserves Stormwater reserves Coastal reserves Active reserves Destination parks
Local Area Open Space	<ul style="list-style-type: none"> • Areas for walking • Areas for unorganised activity • Open space • Amenity 	<ul style="list-style-type: none"> • Within 2km of most residences (95%) • Include a large area of unobstructed space (of approximately 3000m²) 	Open space area Pathways Seats and shade Vegetation/landscaping	Walkway reserves Stormwater reserves Coastal reserves Active reserves Destination parks
Suburban Area Open Space	<ul style="list-style-type: none"> • Areas for organised activity • Social and community use • Local events • Themed landscape 	<ul style="list-style-type: none"> • Within 4km of most residences (95%) • Ideal size of 2 hectares 	Open space areas Picnic/BBQ facilities Vegetation/landscaping Optional: Toilet facilities Buildings/clubrooms Skateparks Themed landscaping	Active reserves Stormwater reserves Coastal reserves Destination parks Passive reserves
Citywide Area Open Space	<ul style="list-style-type: none"> • Destination areas • Green and natural areas 	<ul style="list-style-type: none"> • Within 5km + of most residences (95%) • Ideal size of 10 hectares + 	Higher LOS provided for play equipment and structures	Destination parks Active reserves Passive reserves

Attachment B: Types of Open Space

This is not an exhaustive list but is intended to provide information on the main types of reserve included in the **eOpen sSpace nNetwork**.

Reserve Type	Primary Function	Description	Examples
Neighbourhood Reserve	Informal Recreation and Open Space	Generally small areas of space that provide for use by local communities for casual recreation, relaxation, community activity, and amenity. They also play a role in providing relief from the built environment.	<ul style="list-style-type: none"> ▪ Lees Park ▪ Kings Ave Reserve ▪ Wells Ave Reserve ▪ Pelorous Reserve
Active Reserve	Formal Recreation and Open Space	Generally large parks primarily used for organised sports and events. They also provide large areas of open space and are used for passive purposes.	<ul style="list-style-type: none"> ▪ Mitchell Park ▪ Pemberton Park ▪ Blake Park ▪ Tauranga Domain
Community Building Reserve	Community Buildings	Land used primarily for community facility purposes (eg libraries, halls, community centres, clubrooms etc). Generally located within town or neighbourhood centres.	<ul style="list-style-type: none"> ▪ Welcome Bay Reserve (Waitaha Reserve) ▪ Bethlehem Community Hall Reserve
Historic Reserve	Cultural or Historic Protection	Land provided to protect areas of cultural and/or historic significance. These areas can also provide for passive recreation (eg walking) and open space.	<ul style="list-style-type: none"> ▪ Osprey Drive Reserve ▪ Otumoetai Pa Reserve
Passive Reserve	Various Purposes	Generally large areas of land that provide for a variety of purposes including amenity, conservation, preservation, access, recreational use, natural environments etc.	<ul style="list-style-type: none"> ▪ Kopurererua Valley ▪ Matua Saltmarsh
Esplanade (Harbour) Reserve	Harbour access and conservation	Land that provides access to harbour areas and also protect conservation values of harbour margins. Often these reserves provide walkway linkages.	<ul style="list-style-type: none"> ▪ Waikareao Estuary reserves
Walkway Reserve	Walkway Linkages	Land that provides walkway linkages within the eOpen sSpace nNetwork . Generally of a sufficient width to provide for dual use and also amenity and open space to the surrounding areas.	<ul style="list-style-type: none"> ▪ Sherwood Vale Walkway Reserve

Coastal Reserve	Coastal access and conservation	Land that provides access to coastal areas and also protects conservation values of coastal land.	<ul style="list-style-type: none"> ▪ Mount Main Beach ▪ Papamoa Beach
Destination Park	Destination point for recreational experiences	Parks that provide a unique experience that people will drive to get to and that provide a higher level of service than other parks.	<ul style="list-style-type: none"> ▪ Memorial Park
Stormwater Reserve	Stormwater collection	Areas of land required for stormwater collection purposes but also able to provide significant amenity and recreational values.	<ul style="list-style-type: none"> ▪ Wairakei Drainage Reserve ▪ Carmichael's Reserve
Subregional Parks	Variety of purposes as outlined in Joint Subregional Parks Policy	Large areas of land that provide for the subregional population and provide a variety of recreational experiences as well as protecting significant landscapes, heritage, ecological, and cultural areas.	<ul style="list-style-type: none"> ▪ Huharua Harbour Park ▪ TECT All Terrain Park