

Open Space Strategy

A strategy to protect, develop and enhance a network of open spaces



Tauranga City



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Introduction

Tauranga has a variety of well established open space areas that play a vital role in the quality of life enjoyed by residents and visitors. Tauranga is fortunate to have access to large areas of coastline and harbour which is a major recreation and open space resource. Large passive reserves also provide additional amenity through planting, walkways and the formation of green corridors throughout the City.

Urban spaces such as town squares and seating areas contribute to the open space network by providing places for people to gather and enjoy. This open space is significantly impacted by population growth in Tauranga with pressure on the use of land and more people wanting access to open space areas. The development and protection of the open space network and improvements to the quality of open space is therefore increasingly important.

The community has told us how important open space is through strategic documents like SmartGrowth and Tauranga Tomorrow. Consultation undertaken on

Smart Living Places has strongly supported the need to ensure sufficient provision of open space in Residential Intensification Areas. Smart Economy recognises the need to provide high quality open space and that this is an integral part of creating vibrant living centres. The ability to achieve a compact and balanced “live, work, play” environment as promoted by SmartGrowth could not be achieved without the provision of good quality open space such as parks and urban spaces. The Open Space Strategy responds to the issues and opportunities outlined in these strategic documents.

The Open Space Strategy response to the population growth of Tauranga is to ensure existing open spaces are retained and valued, and future open space opportunities are recognised. The Open Space Strategy sets the direction to link existing open spaces with the coast, rivers, green corridors and the hills. The Strategy encourages consideration of both qualitative and quantitative open space planning to provide a good quality open space environment and the continued provision of open space to meet the needs of current and future generations.





The Vision



“Protecting, enhancing and developing a network of open spaces for people to appreciate and enjoy”

This recognises the important role that the open space network plays within the urban environment through providing places for recreation, community use, social gathering places, culture and heritage protection, amenity, landscape protection and ecological benefits.



The Principles

Principles are the underlying beliefs behind the Open Space Strategy. The key principles for the Strategy are that the open space network:

- will be preserved for the benefit of the natural and built environment and for future generations to enjoy
- is important both in terms of physical access and visual amenity
- will be flexible and respond to changing needs.
- is recognised and promoted as an integral part of the city's infrastructure
- will provide a diverse and abundant range of quality open space experiences
- will provide for the safe movement of people
- will support community health and wellbeing by providing places for sport and active living to occur
- provide places for people to meet
- protect and reflect the local identity and cultural heritage

These principles were identified through community consultation undertaken as part of Tauranga Tomorrow and SmartGrowth. They recognise the important issues that people have felt need to be addressed through the provision of an open space network. The primary focus of these principles is on the public open space network.



Strategic Fit



Fit with other key documents

There is no legislative requirement to develop a strategy for open spaces. However the decision to produce a strategy is strongly influenced by national and regional statements, policies, plans and legislation. Often the implementation of national level strategy is relevant to some extent to the provision and management of open spaces and community facilities at the local level.

Sub-Regional & City Lead Strategies

- Open Space Strategy
- Sport and Active Living Strategy
- Vegetation Strategy
- Arts and Culture Strategy
- Tourism Strategy
- Transportation Strategy
- Urban Design Strategy

City Support Strategies

- Aquatics Strategy
- Walking and Cycling Strategy
- Wairoa River Valley Strategy
- Extreme Sports Strategy

Implementation Tools

- Reserve Management Plans
- Asset Management Plans



Background

What is open space and how much do we have?

Open space can mean different things to different people. It can be the air that we breathe, the space around us, parks, harbours and coastal areas, areas that we use or areas that we simply look at and appreciate. For tangata whenua, protection of turangawaewae such as Maunga, Maori land and areas where customary and traditional practices take place is a priority along with the views and open space that surround these areas. The cultural heritage component of open space is also of high significance to tangata whenua.

For the purpose of this strategy, open space is defined as areas of land or water that the public has a level of free physical or visual access. This includes 'green spaces' such as parks, reserves, transport corridors, urban spaces, streetscapes, greenbelt areas and 'blue spaces' such as the harbour, coast, streams and rivers. Many of these areas provide for multiple objectives such as urban space within city and town centres that provide gathering places and amenity with the built environment.

The focus of the strategy is primarily on public owned land, however it is recognised that privately owned open space also makes a considerable contribution to the development of an open space network.

Open space can serve a variety of purposes from recreation, amenity and preservation to providing and being part of views, protecting significant landscapes and sites, and providing a community focal point for the local area. There are also many different types of open space and the combination of these spaces makes up the open space network. Types of open space include esplanade reserves, urban spaces such as town squares and pocket parks, streetscape, greenbelt areas, stormwater reserves, coastal reserves, neighbourhood and active reserves, and wetlands. The rural landscape and hills surrounding Tauranga (Papamoa, Welcome Bay and Kaimais) all contribute to the open space character of this area.

Tauranga has over 1100 hectares of public open space encompassing sports fields, natural areas, coastal reserves and neighbourhood reserves. There are 330 hectares of active and neighbourhood reserves with another 825 hectares of 'other' reserves including esplanade reserves, walkways and stormwater reserves, and golf courses. The 2004 Yardstick benchmark process indicated that the total park provision for Tauranga is considered to be reasonable compared to other local authorities, with approximately 11.55 hectares per 1000 people (Yardstick 2004 – Summary Report and Analysis for Tauranga City Council, Prophet IAM).

Tauranga and the Western Bay have significant areas of open space which also provide a diverse range of recreational opportunities. Both districts are fortunate to have much of the significant open coastal land at Mount Maunganui and Waihi Beach protected as reserves as well as some other inland sites such as McLaren Falls Park. Areas of cultural heritage significance within and close to the City that provide open space include Mauao and Hopukioire (Mount Drury), along with large open space areas such as Kopurererua Valley, Carmichael Farm, Wairakei Stream and Tauranga Harbour. The Crown also provides a large amount of protected land within the Western Bay of Plenty which is an important resource for both Tauranga and the Western Bay of Plenty.

Tauranga City Council and Western Bay of Plenty District Council are working together to implement a joint policy on subregional parks. This policy identifies five types of park that are intended to fill the gap between large areas of conservation land and smaller urban parks. The parks build on the existing open space network and provide for a diverse range of recreational opportunities as well as protecting significant landscapes and cultural heritage features.





Why is open space important?

Open space plays a vital role in making Tauranga a great place to “live, work and play”. This is a concept promoted by SmartGrowth that integrates the vital components of our lives; where we live, where we work, and where we play. In particular open space contributes to the ‘live’ element by promoting a sense of community and celebration of place and the ‘play’ by providing recreational opportunities and an environment for people to get more active more often. Sport and Recreation New Zealand (SPARC) are undertaking a nationwide campaign to encourage people to get active and it is recognised that most places where people get active are areas of public open space.

Tauranga Tomorrow identifies community outcomes that focus on improving social, economic, environmental and cultural wellbeings. The diagram titled *“Why is open space so important?”* illustrates how open space contributes to the four wellbeings.

On a large scale the open space network contains the urban environment with large open space areas such as subregional parks, conservation land and rural land. On a smaller scale it weaves between the natural and built environments to create a more liveable city within commercial and residential areas.

There is a need to recognise that other strategies such as the Urban Design Strategy and Integrated Transport Strategy also support what the Open Space Strategy is endeavouring to achieve.

WHY IS OPEN SPACE SO IMPORTANT?

ECONOMIC

CULTURAL

ENVIRONMENTAL

SOCIAL

ECONOMIC



- Supports recreation and tourism industries
- Adds value to properties and localities
- Urban spaces

ENVIRONMENTAL



- Awareness and understanding of nature
- Visual contrast to built environment
- Protection and natural features and landscapes

CULTURAL



- Recognise local identity
- Protection of cultural heritage

SOCIAL



- Health and well being of community
- Community focal point
- Defines urban character
- Active and passive recreation





What has the community told us about open space?

Consultation undertaken through Tauranga Tomorrow and SmartGrowth has given us a clear direction on the values people place on open space in Tauranga. This has been further emphasised through monitoring undertaken through the State of Environment Report 2004 and the National Quality of Life Survey.

Other strategies that are in the process of being developed and that will have a relationship to the Open Space Strategy are the Transportation Strategy, Arts and Culture Strategy, Urban Design Strategy, and Tourism Strategy.

Where there are strong linkages between the vision, themes, outcomes, goals and actions included in the strategies outlined below, these are recognised in the goals and actions section of the Open Space Strategy.

Tauranga Tomorrow

Tauranga Tomorrow identifies the eight community outcomes for Tauranga City. There are strong links between the outcomes and provision of an open space network. One of the strongest links is with the community outcome “Built to fit our hills, harbour and coast”. The vision for this community outcome is:

Our city takes full advantage of, and fits sensitively within, its unique landscape and coastal setting. Radiating from Tauranga’s vibrant city centre, a network of transportation and open space corridors connect and define a series of neighbourhoods nestled into the landscape. Each neighbourhood has defined edges and a visible character, history and identity that is reflected in architecture, planting and streetscape. They offer people a wide choice of housing types and ways of getting around. It is very easy to walk to local shops, schools and amenities, and pedestrian activity makes our neighbourhoods feel safe. Excellent new buildings and development complement established areas, heritage and landscape features.



Another strong link is with the community outcome “Clean, green, valued environment”. The vision for this community outcome is:

Tauranga is our place, a place with strong community pride and values. It is a place where our beautiful landscape and environment is recognised and contributes to our sense of place, mauri and identity. It is a place, where working together we can encourage others to respect and interact with nature and enjoy and cherish a wide range of native and exotic animals and plants that flourish in our city. It is a place where its natural attributes and beneficial elements are protected as the city continues to develop and grow. Tauranga is a rich natural environment, a city that we are proud to live in and grow with.

Consultation undertaken throughout Tauranga Tomorrow illustrated the importance that the community place on open spaces. Comments generally focused on providing more parks and green areas, retaining and protecting natural areas, valuing parks as community assets, and creating open spaces that are visible and where people can feel safe in.



SmartGrowth

SmartSpaces is a section within SmartGrowth that focuses on open space, sports, arts and leisure. SmartSpaces says in 50 years time Tauranga will have:

- *Impressive leisure and recreation opportunities*
- *Lifestyle choices from surf to mountain top which support and reflect the natural attributes of the area*
- *Easy access to the harbour and ocean*
- *Open space and walking/cycling networks that allow people to remain physically active and healthy*
- *Urban areas that are attractive and pleasant to live in*
- *People can move about the area freely and safely*



SmartEconomy

SmartEconomy is the economic development strategy for the Western Bay of Plenty. One of the key themes of SmartEconomy is Lifestyle – the place, the people. This theme is about creating places, facilities, activities and events so as to turn the Western Bay of Plenty's lifestyle advantages into a source of competitive advantage for the sub-region.

SmartEconomy seeks the following outcomes with respect to the Lifestyle theme and the Open Space Strategy:

Vibrant and interesting city and town centres created through high quality urban design of public places.

High quality open space, sport, arts and leisure provision.

Additional and upgraded regional parks, walkways, beaches and maintain amenity so that the region continues to be a desirable place to live, work, and play.

Implementation of the regional parks policy and provide mechanisms to identify and purchase open space opportunities.

Urban Design Strategy

The Open Space Strategy and Urban Design Strategy are highly interlinked with regard to the principles, objectives and actions related to open space. Urban design is concerned with the quality and design of buildings, places and networks, of which open space is a major component. The many facets and types of open space, the activity that makes and surrounds open space and the connections to, through and between spaces, are integral to achieving a high quality urban environment and this is reflected in both strategies. Many of the objectives and actions outlined in the Urban Design Strategy will be delivered through or in conjunction with the Open Space Strategy. Additionally the Urban Design Strategy actions are intended to support and reinforce the principles of the Open Space Strategy.



Integrated Transport Strategy

This strategy recognises that the transport system needs to be planned as an integrated system, where all forms of transport are taken into account when designing transport corridors, including walking and cycling. The planning of the transport system needs to be recognised and integrated with land use planning, open space planning and urban design. One of the objectives of this strategy is to develop a citywide network of interconnected walking and cycling facilities. Logically this network will generally align with the open space network as areas within this network such as green corridors and streetscape all provide opportunities for establishing walking and cycling linkages.

Sport and Active Living Strategy

This strategy considers goals and actions relating to active living, sports development and active recreation. The strategy recognises the role of open space in providing an environment to undertake physical activity and promotes the need for sufficient open space for people to recreate.

Vegetation Strategy

The Vegetation Strategy considers the planting, protection, maintenance and enhancement of vegetation across the city. Vegetation includes trees, street gardens, hanging baskets and revegetation.

Arts and Culture Strategy

The need to develop an Arts and Culture Strategy for the Western Bay of Plenty was identified in SmartGrowth. The SmartGrowth action stated the need to:

- investigate the arts needs of the community,
- support the opportunity for communities to participate in and have access to arts experiences, and
- have a place for arts groups to develop.

The Arts and Culture Strategy is a plan to make the “Western Bay of Plenty as vibrant as it is beautiful”. The following are the key themes underpinning the strategy:

- Identity,
- Facilities and infrastructure.
- Support / participation.
- Wellbeing.

Wairoa River Valley Strategy

The Wairoa River Valley Strategy is a guidebook for the integrated management and development of the Wairoa River Valley. The strategy vision is:

The Wairoa River Valley forms a green corridor that runs through farmland and bush, parks and reserves and the urban landscape. Within the green corridor the river and its surrounds create tranquil settings, places for relaxation, recreation, working and living. The iconic landscape that is the Wairoa River Valley can be viewed from vantage points that allow this peaceful natural and cultural landscape to be appreciated by all.

There are a number of actions relating to open space within the Wairoa River Valley Strategy. These include the identification and protection of open space corridors to connect and define visual and recreational space, promoting enhanced pedestrian linkages between public reserves, and identifying areas that provide key vantage points of the river to focus public access to these areas.

Tauranga Moana Tourism Strategy

The draft vision for this strategy is that “By 2015 visitors experience and our communities embrace the Bay of Plenty as a coastal and harbour destination, and where the themes of ‘ocean, spirit and earth’ enhance the visitor experience”.



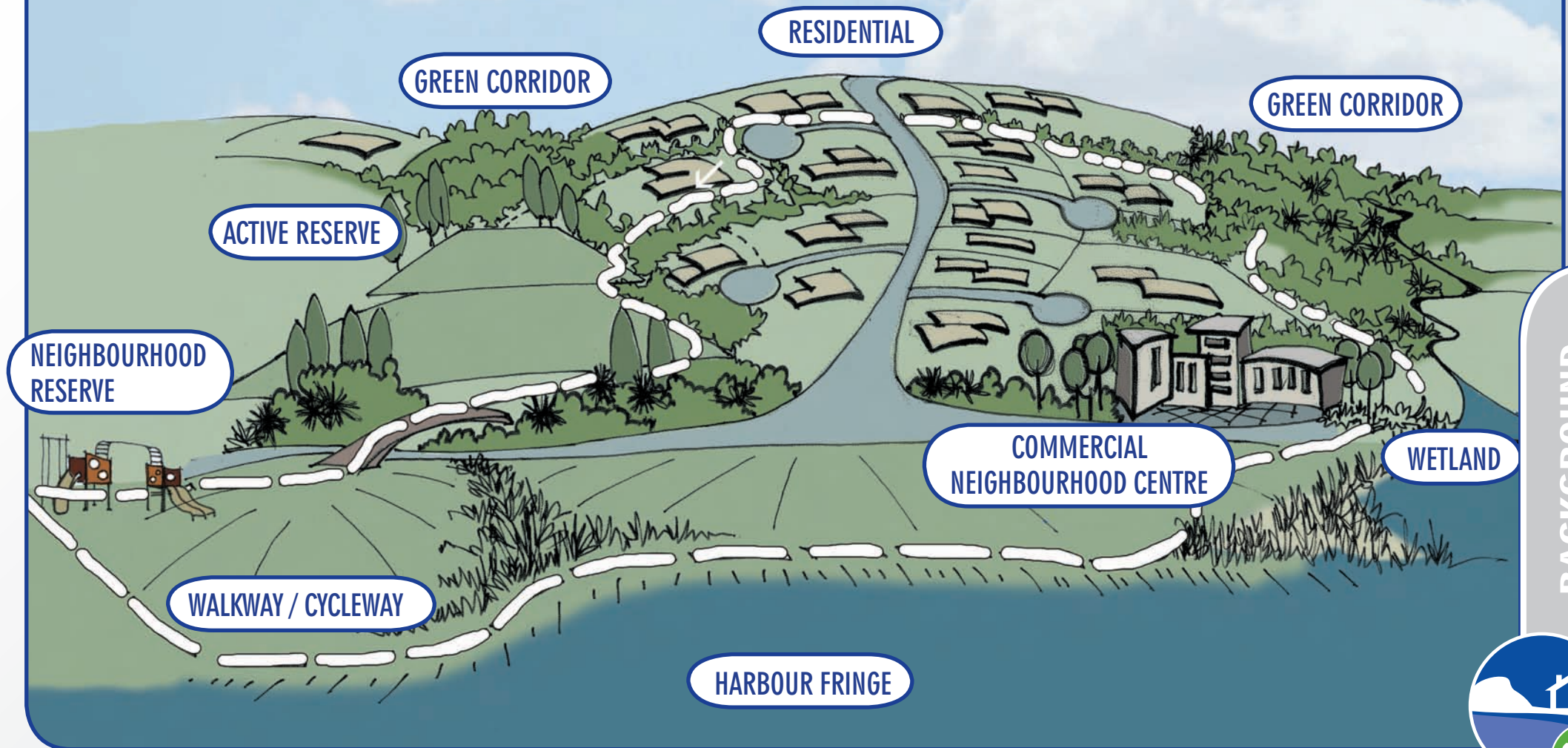


Why develop an Open Space Network?

The purpose of the open space network is to create a clearly defined, linked system of public and private land of an open, urban or natural character that provides a visual contrast to the built urban environment and caters for a range of active, passive and community leisure activities. Through the improved use of streetscape, pedestrian friendly environments and good signage a standard suburban street could be transformed into a linear park that connects the open space network. Generally networks of open space have more value than isolated areas. Open space networks are more accessible and provide a much wider range of opportunities than isolated recreational areas. They also provide important corridors for wildlife. Although in some instances there may appear to be conflict between promoting recreational use of open space and protecting natural areas within the open space network, through good design and management both of these objectives are achievable.

Connections and linkages between open space areas can be achieved using a variety of methods. The sketch plan of the open space network illustrates the types of open space included in the open space network. The plan also shows that connections between these areas can be achieved through the use of off road walkways and cycleways, the use of the road network by providing pedestrian footpaths that are user friendly and safe to use, and public open space areas that are adjacent to other public open space areas.

OPEN SPACE NETWORK





Council's role in open space

Tauranga City Council regards the provision of open space as part of an integrated planning and service delivery approach within its community governance responsibilities. Council has a number of roles relating to open space. These are as follows:

Provider/Owner

The provision, development and maintenance of open spaces is a core component of Council's business.

Partnerships

Council has the opportunity to participate in a number of partnerships of varying scales that provide access to open space and can further enhance the network. Council also has a City Investment Strategy that provides opportunities for partnerships with organisations to contribute towards community projects, such as land purchase and development of open spaces.

Management

Council manages or administers a large amount of land that is in Crown ownership. Council also develops reserve management plans that outline the purpose, management and development requirements for parks and reserves. Council and other agencies also support activity occurring in open space areas.

Protection

Council uses legislation such as the Reserves Act 1977, Local Government Act 2002 and the Resource Management Act 1991 to protect and preserve the open space network from inappropriate use and development.

Advocacy

Through strategic documents, plans and information Council can advocate the importance of open space to the community.

Research and Planning

Ongoing research and planning is required to ensure that the open space network meets community needs both now and for future generations and to ensure that Council plans are responsive to people's changing needs and preferences. Planning also involves monitoring city growth and population characteristics and assessing this information to amend strategies and plans if necessary.



Key Themes

The Open Space Strategy focuses on five key themes.

1. The **quantity** of open space: How much we have and how much we need to provide for current and future generations.
2. The **quality** of open space: How the quality of open space can support urban development and where quality can be improved to create good, safe open space environments.
3. The **function** of open space: The range of experiences and types of open space.
4. The **accessibility** of open space: Ensuring that everyone is within reasonable walking distance to open space and are aware that the open space network exists.
5. The **protection** of open space: Ensuring the protection and preservation of the open space network for existing and future generations to enjoy.

The following sections outline the goals and actions required to help us achieve the vision of the Open Space Strategy under each theme outlined above. Specific actions that require incorporation into Council's Long Term Council Community Plan are prioritised according to the following:

- Short term actions (2006/2007 – 2008/2009)
- Medium term actions (2009/2010 – 2012/2013)
- Long term actions (2013/2014 – 2015/2016)
- Ongoing

Where an action has been prioritised as “**ongoing**” this means that this action is more of a principle that needs to be applied and incorporated into the development of other strategies, policies, plans or specific projects. Therefore no cost has been identified for actions that are “**ongoing**”.

Priority actions and costs are subject to change through the Long Term Council Community Plan (LTCCP) process. The costs are indicative only and may need to be revised as more detailed information becomes available. Indicative costings are needed to ensure that some level of budgeting is included in the LTCCP over the next 10 years to ensure implementation of the strategy. Through the LTCCP the short term actions can be more clearly defined while retaining some flexibility over the costs and timeframes for the medium and long term actions.





1. Open Space Quantity: *Keeping up with City growth*

Where we are now

The goal: Tauranga is responding to the growth needs of the city through strategically securing open space in locations that enhance the overall liveability and build upon the valued environmental and cultural resources of the community.

Where we want to be

Levels of Service

Council has a minimum level of service of 3.45 hectares of reserve per thousand people (1.7ha/1000 active, 1.7ha/1000 neighbourhood and 0.05ha/1000 community building reserve). This allows Council to plan how much reserve land is needed as a result of the growth of an area and is based on the average level of service across the city as at 2001 for active, neighbourhood and community building reserves. Council uses this information to determine the reserve land purchase requirements in the Development Contributions Policy. The level of service has been beneficial in new greenfield areas where comprehensive

development takes place such as Pyes Pa West and Papamoa East as Council is able to determine exactly what is required to meet the basic reserve requirements. However application of the level of service to residential intensification areas is more difficult as the ability to provide more reserves is restricted due to limited availability of land and high land values in these areas. The 3.45ha/1000 level of service provides guidance to Council on the **quantity** of active, neighbourhood and community building reserve land required to meet the needs of growth. Council have also adopted a level of service to determine the **location** of open spaces in general which can include active, neighbourhood and community building reserves. This was determined in accordance with the level of service for playground location as it is recognised that playgrounds will generally be located on neighbourhood reserves. The level of service requires that 95% of urban residences in comprehensive development areas and residential intensification areas are required to be within 400 metres of open space and neighbourhood playgrounds. For all other urban areas which include urban growth areas and general residential areas, 95% of urban residences must be within a 500 metre catchment of open space and neighbourhood playgrounds. There is a need to provide a more detailed plan on the location of reserves and open

space required to be purchased. This will provide Council with a clear direction on what the reserve land purchase requirements are, how much it is estimated to cost and what the likely timeframes for purchase area.

Further work is required on the location of active reserves and community building reserves. Active reserves need to be considered in the context of the Sport and Active Living Strategy (SALS) to identify how the provision of this space assists in achieving the objectives of the SALS and the relationship between the provision of outdoor space and indoor space for active recreation. It is difficult to plan for community building reserve requirements as Council has not yet identified the strategic direction for community buildings. Once this facility information is available then the location of land required for this can be determined.

It is appropriate to also consider a review of the level of service to ensure Council's strategic objectives are being met. A number of strategic documents were not in place when the level of service was established, and with a growing population and changing trends and usage of the open space network there is a need to factor these considerations to see if they have any impact on the current level of service approach.

Ad-hoc Open Space Purchase

Other areas of open space are also acquired from time to time, generally in response to opportunities as they arise. Council considers a number of approaches from landowners who offer their land to Council for purchase as a park or reserve. Staff assess the proposals to determine whether or not they meet strategic objectives, relevant plans or an identified need, and make recommendations accordingly.

There are a range of methods available to Council to secure land for the open space network and each method affords a different degree of protection. For example while land purchase may offer Council the greatest degree of control and protection over land, other methods such as covenants may also assist in achieving the objectives of the open space network. It is beneficial to have information on the range of methods available to Council to ensure that the most effective methods are being applied to the development of the open space network.

Passive Open Space

Council owns and administers a number of large passive open space areas. In some circumstances the primary purpose of these areas is stormwater however it is recognised that there are benefits of establishing a multi use approach and developing the reserves through landscaping, walkways and open space. Examples of such passive open space areas are Carmichaels Farm

development and the Wairakei Stream development in Papamoa. Other areas include cemeteries that provide large areas of open space and amenity.

The development of Route K has provided an opportunity for Council to secure over 200 hectares of land with a primary purpose of providing passive open space within the Kopurererua Valley. This will become an enormous asset to the City and create a number of recreational, walking and cycling opportunities, significant amenity and ecological benefits and a high amenity entrance into the City.

Council needs to ensure that future passive open space opportunities are identified in a reserve acquisition plan. Also, opportunities for encouraging other types of use of Council land should be considered where appropriate for example road reserves and transport corridors that may provide linkages to the open space network.

Private Open Space

Private open space can make a significant contribution to the open space network in terms of both physical and visual access to these areas. Where possible, opportunities for maintaining and enhancing this contribution should be encouraged. Public access on private land may be facilitated through walkways, public roads, rights of way, easement and any other negotiated agreements between the landowner and Council or users. Opportunities for access or retention of open space values on private open space will need to be

considered in terms of the extent of Council involvement required to ensure protection of open space values. The District Plan recognises that rural landscape values and open space within the rural area is of considerable value to many people. An objective in the District Plan is to protect the amenity values associated with rural areas and maintain a rural backdrop to the urban environment. The use of a rural and rural residential zone is one method used to support this open space and amenity objective.

Land in Maori ownership contributes to the open space network through a number of ways: undeveloped rural and greenbelt land, sportsgrounds, Maori reservations, conservation land, waahi tapu sites, marae and urupa sites. It is recognised that as much as possible, Tangata Whenua endeavour to provide for their people through areas such as reserves, conservation zones and greenbelt areas which can add amenity, recreational and ecological values to the open space network.

Educational facilities make a contribution to the open space network through the provision of large areas of open space and amenity. Schools have a responsibility to maintain this contribution. Where possible Council should work with the Ministry of Education to encourage retention of these open space values and to identify opportunities to enhance the use of open space. There are also other large land holdings such as hospitals and tertiary institutes that provide for some degree of physical and visual access to open spaces and amenity e.g. established trees.





Open Space in Residential Intensification Areas

Residential Intensification indicates that property sizes will decrease, population will increase and as such there is a greater need and demand for public open space which provides for a range of opportunities and to offset the loss of private open space. Residential Intensification can have a number of implications including:

- Increased pressure on existing facilities and reserves which can result in degradation of the resource due to over use.
- Demand for improved quality facility and reserves.
- Demand for a greater quantity of facilities and reserves. This can be difficult to provide, particularly for reserves, because once an area is fully developed there is no bare land left to purchase and develop as a reserve and land purchase in these areas can be quite costly.
- Less private outdoor space (private gardens etc) so there is likely to be demand for public open space to cater for activities which previously would have occurred in private open spaces (such as children's play, family barbeques etc).
- The proportion of the city's vegetation cover that is contained within public reserves may need to increase as private gardens reduce in size, thus increasing the ecological significance of public reserves.
- Issues, around providing safe and secure environments.

Council is faced with the challenge of applying a historically based quantitative method for providing open spaces (ha/1000) in proposed areas of intensive development. It is recognised that there is a need to consider a different level of service for open space provision within these areas rather than applying the 3.45ha/1000 standard.

Council will need to commit to open space standards in residential intensification areas that assess both the quantity of open space through considering the use of a different level of service that recognises the higher densities within these areas, along with consideration of improvements to the quality of open space, and other methods that may be used to achieve open space objectives.

Open Space Partnerships

Tauranga City Council and Western Bay of Plenty District Council adopted the Joint Subregional Parks Policy in 2000. The Policy signals the Councils' intention to secure five categories of park that provide a diversity of recreational experiences and protect significant sites for the subregion. Three of these parks have already been secured. This includes the Papamoa Hills Cultural Heritage Regional Park (now under Environment Bay of Plenty ownership), the Huharua Harbour Park, and the TECT All Terrain Park. The development and implementation of this policy is a proactive step that Councils have taken to address open space issues facing the subregion as a result of population growth and

development. The Policy, along with other opportunities is a vehicle by which Council can establish strong subregional and regional open space linkages in collaboration with other organisations.

Environment Bay of Plenty has adopted a Regional Parks Policy that outlines their requirements for the establishment of a regional parks network. There are opportunities for Tauranga City Council to work with Environment Bay of Plenty to establish the regional parks network where it is considered to be mutually beneficial. This has already been illustrated through the securing of the Papamoa Hills Cultural Heritage Regional Park.

The Department of Conservation also administer a significant amount of land that contributes to the open space values of the region and the diversity of recreation experiences. There are opportunities for Council to work with the Department of Conservation to enhance access to these areas and to add value to the Council's open space network.

The unique aspect of the open space network is that it is not constrained by boundaries (such as local authority jurisdictions) and this has already been made evident through the Joint Subregional Parks Policy and the Wairoa River Valley Strategy. Other opportunities for extending the open space network also need to be recognised, such as esplanade connections along river corridors.



Open Space Quantity: *Actions*

WHAT WE WILL DO



The Quantity Actions have strong linkages to the following Tauranga Tomorrow actions:

- Identify and protect (or acquire) open space 'green corridors' to both connect and define the edges of future neighbourhoods
- Cluster community and commercial services, schools, parks, event spaces and facilities as neighbourhood focal points within walking distance of as many homes as possible
- Identify and protect an interconnected open space network and encourage multiple uses of open space
- Work with community facility owners to develop connected corridors and passive recreation opportunities to ensure that green spaces and greenbelts are retained and developed, especially in areas of urban intensification

The Quantity Actions have strong linkages to the following SmartGrowth actions:

- Providing a network of open space and leisure opportunities via community partnerships
- Applying a core level of service for active and neighbourhood reserves
- Identification of all private protected areas and public land already in reserve (or other) and identification of the potential linkages and priorities for securing linkages
- Initiating and supporting open space and leisure opportunities that reflect an identity with the subregion such as the cultural heritage park at Papamoa Hills
- Explore opportunities to provide large areas of coastal land
- Identify mechanisms to complete 'mountains to the sea' connectivity



What will we do?	Why will we do it?	Who will lead it?	What will it cost?	When will it happen?	Strategy Linkages?
<p>1a. Continue to apply the minimum level of service of 3.45ha/1000 to future growth of the City until such a time when the level of service is reviewed (see 1i below).</p> <p>Determine basic reserve requirements and funding in the Development Contributions Policy and LTCCP. Provide detail on preferred reserve location through the Reserve Acquisition Plan (see below).</p>	<p>To ensure that the basic reserve requirements are provided to meet the needs of a growing population.</p> <p>To ensure that growth contributes to the provision of growth related services such as reserves.</p>	Tauranga City Council	Revenue and expenditure for land purchase costs have been identified in the LTCCP and Development Contributions Policy.	Land purchase will occur over the 10 year LTCCP period, therefore the action will be carried out in the short term, medium term and the long term.	<p>Sport and Active Living Strategy</p> <p>Urban Design Strategy</p> <p>Transportation Strategy</p>
<p>1b. Develop, implement, monitor and review an Area Unit Analysis and Reserve Acquisition Plan to identify future land purchase requirements and incorporate into the LTCCP.</p>	<p>To ensure sufficient land is secured to provide for current and future generations and to contribute to the open space network.</p> <p>To consider both quantity and quality issues and opportunities for the open space network and to contribute to the development of Council's Property Acquisition Plan.</p>	Tauranga City Council	Costs will be identified in the Reserve Acquisition Plan and incorporated into the LTCCP.	Land purchase will occur over the 10 year LTCCP period, therefore the action will be carried out in the short term, medium term and the long term.	<p>Sport and Active Living Strategy</p> <p>Urban Design Strategy</p> <p>Vegetation Strategy</p> <p>Transportation Strategy</p>
<p>1c. Provide open space within 400 metres of 95% of urban residences within <i>Residential Intensification Areas and Comprehensive Development Areas</i>, and 500 metres of 95% of urban residences in all other areas.</p> <p>Identify requirements in the Area Unit Analysis and Reserve Acquisition Plan.</p>	<p>To ensure everyone has good access to the open space network and to provide a good geographic distribution of open space across the city.</p>	Tauranga City Council	Costs for land purchase either already identified as part of the Comprehensive Development Area planning or yet to be identified through further work such as the Smart living Places project.	Land purchase will occur over the 10 year LTCCP period, therefore the action will be carried out in the short term, medium term and the long term.	<p>Urban Design Strategy</p> <p>Transportation Strategy</p>
<p>1d. Respond and/or initiate community/organisation partnerships that create open space opportunities where the proposal meets the criteria included in Appendix B.</p> <p>The evaluation process will be applied to significant requests. Other requests will be considered using Council's Reserve Land Purchase Project Team.</p>	<p>Where areas of private land are of particular significance to the community due to their recreational, amenity, natural or cultural heritage values Council should endeavour to protect these values for present and future generations through acquisition, partnerships, voluntary agreements (eg covenants), education, negotiation or other mechanisms.</p>	Tauranga City Council in partnership with the community and other organisations.		Ongoing	<p>Urban Design Strategy</p> <p>Vegetation Strategy</p>

What will we do?	Why will we do it?	Who will lead it?	What will it cost?	When will it happen?	Strategy Linkages?
<p>1e. Complete a report on the different methods available to develop and protect the open space network. Use this report as a reference for further development of the open space network.</p>	<p>There are a number of methods that Council can use to secure land for the open space network. These include designation, land purchase, management agreements, sponsorship, land exchange, reserve contributions, lease, easements, rights of way, covenants, trusts, city investment strategy. There are also a number of protection methods available.</p>	Tauranga City Council	New Project \$5,000	medium term Year 4 (09/10)	
<p>1f. Open space values will be recognised and provided for in Residential Intensification Areas through a variety of methods including consideration of improving the quality of existing open space and increasing the quantity and accessibility of open space.</p> <p>Apply the process outlined in Appendix A to determine open space requirements in Residential Intensification Areas. Through the Smart Living Places project.</p>	<p>This approach recognises that both quality of open space and the quantity of open space needs to be planned for to provide an open space network within Residential Intensification Areas while also considering the different methods available to achieve this. It recognises that these areas are already established residential areas and the difficulties associated with applying the level of service to determine quantity.</p>	Tauranga City Council	This action will be implemented through the Smart Living Places project.	Short Term	Urban Design Strategy
<p>1g. Recognise through the Smart Living Places project that within Residential Intensification Areas consideration will need to be given to applying a different level of service to determine basic reserve requirements, in particular neighbourhood reserves.</p> <p>Consideration could be given to providing wider criteria for meeting level of service requirements such as the provision of other types of open space eg streetscape, urban spaces and heritage areas.</p>	<p>This approach recognises the difficulties in terms of availability of land and high land values, associated with achieving Council's level of service of 3.45ha/1000.</p>	Tauranga City Council	This action will be implemented through the Smart Living Places project.	Short Term	Urban Design Strategy Smart Living Places



What will we do?	Why will we do it?	Who will lead it?	What will it cost?	When will it happen?	Strategy Linkages?
<p>1h. Review the Joint Tauranga City Council and Western Bay of Plenty District Council Subregional Parks Policy.</p> <p>Work with other organisations to review the scope of the Subregional Parks Policy.</p>	<p>Since the policy was adopted, three parks have been purchased. SmartGrowth and Tauranga Tomorrow have also been adopted and the policy needs to be reviewed to align with these documents. For example, consideration of the mountains to the sea concept, identification of gaps in the network such as river parks and opportunities for partnerships with other organisations to develop the open space network.</p>	<p>Tauranga City Council in partnership with Western Bay of Plenty District Council, Department of Conservation and Environment Bay of Plenty</p>	<p>New Project \$10,000</p>	<p>Short Term Year 1 (06/07)</p>	
<p>1i. Review the 3.45ha/1000 level of service and consider demographics, changing trends, residential intensification, contribution of urban spaces etc in this review.</p>	<p>It is appropriate to review the current level of service approach to ensure alignment with strategic direction provided through Urban Design Strategy, Transportation Strategy and Smart Living Places.</p>	<p>Tauranga City Council</p>	<p>New Project \$100,000</p>	<p>Short Term Year 2 (07/08)</p>	<p>Urban Design Strategy</p> <p>Integrated Design Strategy</p> <p>Smart Living Places</p> <p>Development Contributions Policy</p>

2. Open Space Quality: *Making the most of what we have*

What we want to achieve

The Goal: Tauranga has a network of good quality open spaces that is highly valued by the community and is the outcome of good design and recognised best practice.

Where we are now

Quality Matters

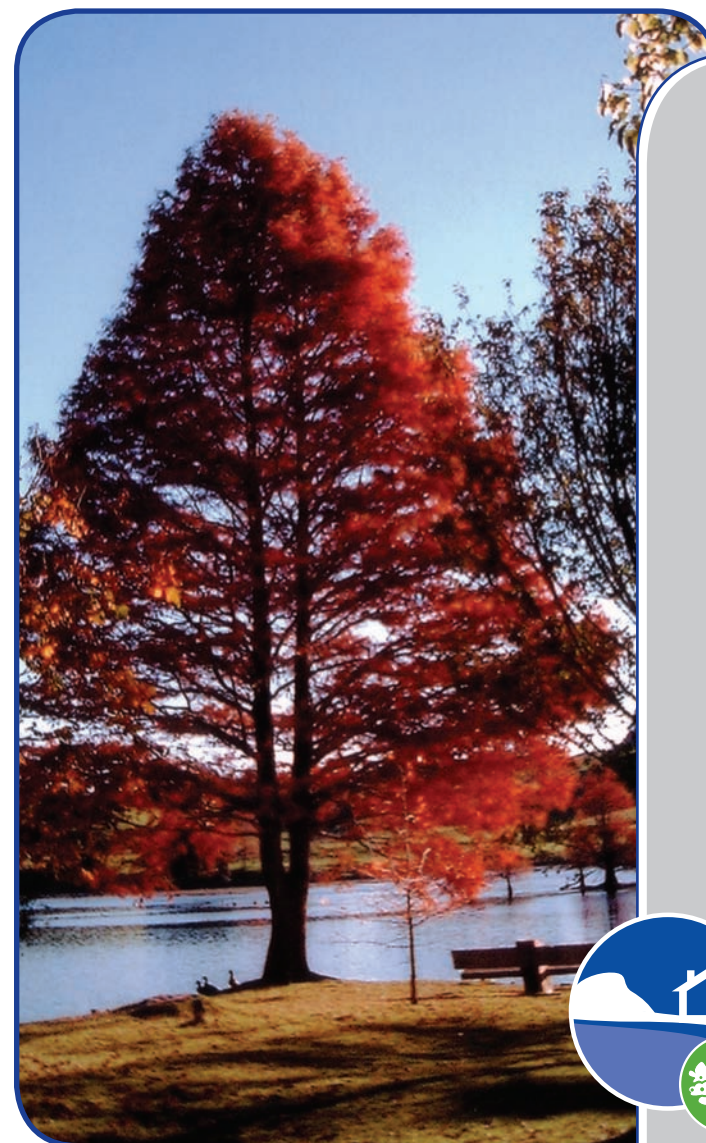
The quality of open space varies across the City. Where new open spaces have been created they have new equipment that may respond to current trends and landscaping that is well maintained. More established reserves and open space areas can become neglected which may result in the community placing less value on the open space area.

A more consistent approach to the quality of open space and the ongoing management and maintenance of open space across the City is required. This is partly addressed through the development and implementation of reserve management plans that are of a generic nature and cover a number of reserves with a similar purpose, for example, the Active Reserves Management Plan. Establishing levels of service also ensures greater consistency in

reserve development regardless of location. Council also has a best practice guide for neighbourhood reserves which outlines a number of success factors for the location and development of these reserves. This needs to be considered for all development of existing and future neighbourhood reserves.

It is recognised that open spaces and features contained within them reflect and create the identity of the area surrounding it. An example of this is the use of art works and design. This has started to occur in some places such as the Papamoa Domain with successful results, and has the potential to be applied to other parts of the open space network.

Involving the community, local residents, businesses and other interests in the development and management of open space can result in the community placing more value on open space areas. An example of this is the Surrey Grove neighbourhood reserve in Merivale. The purchase and development of this reserve is a successful outcome of the Merivale Neighbourhood Planning process where the community and businesses identified the need for a neighbourhood reserve that is now heavily used and an important part of the Merivale community. Under-utilised or neglected open spaces, such as gullies, can be improved to increase the quality of these spaces.



Design and Safety of Open Spaces

The design of open space and open space connections and the way in which they relate to adjacent private property (the public/private interface), is important in ensuring that open space feels comfortable and safe. If open spaces don't feel comfortable and safe people are far less likely to use them and they lose their value as important components of the urban environment.

Good design is integral to achieving safe and attractive spaces. Crime Prevention through Environmental Design (CPTED) is one approach to crime prevention and helping people feel safer in places. Both crime and the fear of crime can be prevented or reduced through a number of simple design principles:

1. Natural (passive) surveillance – ensuring that open spaces are well overlooked by adjoining properties. This means limiting the heights of fences or walls on the edge of open space or if the walls and fences are high, making sure they are built from materials that are transparent, such as railings or trellis. This way people can see into the open space and be seen from it, giving more of a sense of security and preventing anti-social behaviour.
2. Access management – directing people to areas of open space where it is safe and restricting them from places where it is unsafe. Parks, particularly at night can

feel or be unsafe. Providing lighting along walkways with poor natural surveillance and places for people to hide can be counter-productive. An alternative route may be safer and more appropriate, especially if it is well over-looked and has heavier foot traffic or use.

3. Territorial reinforcement – community ownership of space. This essentially encourages people to take ownership of space, for the community to look after it and feel associated with it.
4. Quality environments – ensuring spaces are well designed, that they feel spacious rather than narrow and confined. High quality spaces that are well maintained attract people to them. People feel comfortable in these spaces and will more readily use them.

Streams and Gullies

Streams and gullies can provide a means of linking together spaces and places. The Integrated Transport Strategy recognises that streams, gullies and greenbelt areas can be developed to provide for key walking and cycling linkages. The opening and redevelopment of streams into green corridors and open spaces is an important contribution to the quality of life in the City through providing ecological corridors, recreational opportunities, amenity, and open space.

There are a number of stream and gully areas that would benefit from a comprehensive planning approach considering issues such as quality, accessibility, connections and functions. For example, the Wairakei Stream Development where a concept plan has been prepared for the entire network. This also reflects the relationship of the Wairakei Stream with surrounding areas. This process increases the overall quality of the open space environment and can focus on how these areas “fit” and “respond to” the overall environment that they are located in.

Development Infrastructure and Utilities

Open space areas that are in public ownership often come under pressure for the location of services, infrastructure and utilities. More often than not, this happens with little consideration to what the primary purpose and value of the open space is. The Active Reserves Management Plan clearly states that applications for the location of network utilities on active reserves will only be considered where there is no other viable alternative. This approach needs to be integrated into the review or development of all reserve management plans and if there is no viable alternative then consideration of a range of design factors must apply.

Open Space Quality: Actions

Code of Practice for Development

The Code of Practice provides design engineering standards for any asset that will come into public ownership such as streets and reserves. The Code of Practice specifies the physical state that reserves are required to be in prior to vesting as a Council asset. The Code of Practice Review is a SmartGrowth action that has been planned for 2005/2006. This will need to consider application of best practice, good design and CPTED principles for all open space areas including reserves and walkways.

Active Reserves

The quality of open space can influence the amount of use of open space areas. This is particularly relevant with active reserves where a good quality surface or all weather surfaces is likely to be more heavily utilised than a playing surface that is of poor quality and not well maintained. The level of service for active reserves applied over a 20 year planning period requires an additional 80 hectares of active reserve land. Some of this has already been purchased and/or planned such as Papamoa East where approximately 20 hectares of land has been identified. Further technical work is required on existing active reserves to provide a basis for determining the types of surfaces appropriate for future reserves and improvements (if any) required to existing reserves to ensure efficient use of the active reserve network. This should also be considered in the context of the Sport and Active Living Strategy and the wider network of indoor sports facilities.

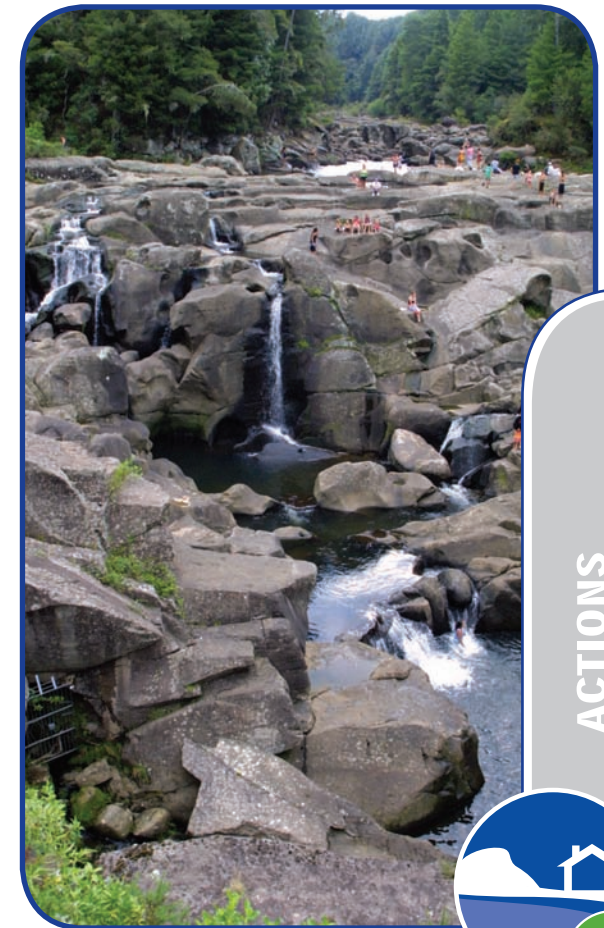
WHAT WILL WE DO

The Quality Actions have strong linkages to the following Tauranga Tomorrow actions:

- Provide safe environments for walkers and cyclists based on urban design crime prevention principles.
- Reinforce the local 'sense of place' through public art and in the design of streetscape and open spaces for each neighbourhood.
- Work with community facility owners to develop connected corridors and passive recreation opportunities to ensure that green spaces and greenbelts are retained and developed, especially in areas of urban intensification.
- Enhance existing natural environment spaces to ensure the community has a diverse range of public places and spaces to enjoy, especially in areas of high development intensity.
- Through design, create positive public places and spaces that support wellbeing and safety.
- Provide high quality open space.

The Quality Actions have strong linkages to the following SmartGrowth actions:

- Developing stream and gully enhancement plans.



ACTIONS



What will we do?	Why will we do it?	Who will lead it?	What will it cost?	When will it happen?	Strategy Linkages?
<p>2a. All open space location and development will be required to apply the CPTED principles (Crime Prevention Through Environmental Design).</p> <p>Establish a Technical Working Group to review application of the CPTED principles to Council documents.</p> <p>Incorporate CPTED principles into the development and review of reserve management plans and best practice guides and the code of practice review (see action 2e).</p>	<p>Open space areas are often perceived as being unsafe, especially after dark. The application of CPTED principles can help to increase the usage of these areas and decrease the fear of crime. The safety of open space areas will be affected by: location and layout; the relationship with surrounding activities, and activities contained within the area; design and location of landscaping and structures within the area and connections to the wider open space network.</p>	<p>Tauranga City Council in partnership with the Police and Safer Communities</p>		<p>Ongoing</p>	<p>Urban Design Strategy</p> <p>Vegetation Strategy</p> <p>Integrated Transport Strategy</p>
<p>2b. Develop enhancement plans for stream, gully and greenbelt areas.</p> <p>Do this by including a programme for development in the LTCCP that prioritises areas according to need for Council involvement.</p>	<p>To increase the quality of these areas through the use of a comprehensive management approach and recognise open space values.</p> <p>This would primarily be for public land but could incorporate ideas for enhancement of private land.</p>	<p>Tauranga City Council in partnership with the Tauranga Environment Centre and Environment Bay of Plenty</p>	<p>Will be achieved through streams and gully enhancement work in the Vegetation Strategy, Integrated Transport Strategy, Urban Greenspace project and Ecological Corridors work being carried out.</p>	<p>Short term</p>	<p>Vegetation Strategy</p> <p>Integrated Transport Strategy</p>
<p>2c. Where resource consent is required for the development of services infrastructure and network utilities on open space areas, require full consideration of the impact on open space values.</p> <p>Undertake a plan change to the District Plan to require full consideration of the impact on open space values in the "other methods" section of the District Plan for resource consent applications for network utilities.</p>	<p>This ensures that open space values are maintained and not compromised through the presence of utilities and infrastructure.</p>	<p>Tauranga City Council</p>	<p>This plan change has been included and will be prioritised with all other plan change requirements, therefore it will be managed with existing budget allocations.</p>	<p>Medium Term</p>	
<p>2d. Develop open space to reinforce local sense of place and identity through the placement and incorporation of public art and interpretative signage.</p> <p>This will be a key requirement in the development and review of reserve management plans and can be applied to the Smart Living Places Residential Intensification Project.</p>	<p>People often participate in arts in public spaces such as parks and town squares. Open spaces can define neighbourhoods with strong reference to character, history and identity.</p>	<p>Tauranga City Council in partnership with Creative Tauranga and Tangata Whenua</p>		<p>Ongoing</p>	<p>Arts and Culture Strategy</p> <p>Urban Design Strategy</p> <p>Smart Living Places</p> <p>Interpretive Signage Policy</p>

What will we do?	Why will we do it?	Who will lead it?	What will it cost?	When will it happen?	Strategy Linkages?
<p>2e. Review the Code of Practice for Development to ensure open space meets best practise requirements, good design and application of the CPTED principles.</p> <p>A review of the Code of Practice is scheduled to occur in 2005/2006.</p>	<p>The Code of Practice is a tool that can be further enhanced by incorporating best practice procedures and design considerations.</p>	Tauranga City Council	<p>Costs already identified in 2005/06.</p> <p>Project underway</p>	Short Term	<p>Transportation Strategy</p> <p>Urban Design Strategy</p> <p>Vegetation Strategy</p>
<p>2f. Develop Best Practice Guides for all open space areas such as active reserves, esplanade reserves, local purpose reserves, urban spaces and passive open spaces. This should consider both location and development of open spaces.</p> <p>Develop and implement in management plans.</p> <p>Apply to land acquisition.</p> <p>Ensure effective communication of best practice guidelines to the community.</p>	<p>The best practice guidelines can also incorporate outcomes from other strategies such as the Urban Design Strategy and Vegetation Strategy.</p> <p>The best practice guidelines should then be made readily available to developers and the community and used as a key tool to ensure that good quality open space is achieved and maintained.</p>	Tauranga City Council	<p>New Project</p> <p>\$15,000</p>	<p>Short Term</p> <p>Year 1 (06/07)</p>	<p>Urban Design Strategy</p> <p>Vegetation Strategy</p>
<p>2g. Undertake analysis on the quality and use of existing active reserves to determine the most efficient approach to the provision of playing surfaces.</p> <p>Assess in terms of the active reserve network, level of service and indoor facility provision.</p> <p>Outcomes to guide Development Contributions Policy community infrastructure requirements and levels of service for active reserve development.</p>	<p>The outcomes of this work will need to be considered in the context of the active reserves network, application of the level of service of 1.7ha/1000 for active reserves, and the role that the provision of indoor facilities plays in providing for physical activity.</p>	Tauranga City Council	<p>New Project (Possibility of other funding sources contributing to this project).</p> <p>\$15,000</p>	<p>Short Term</p> <p>Year 1 (06/07)</p>	Sport and Active Living Strategy
<p>2h. Ensure all parks and open space areas have current management plans and implementation plans that provide policy guidance to the management and development of these areas.</p> <p>Establish a 10 year programme for the development and review of management plans. Include resources in the LTCCP.</p>	<p>Ensures clear understanding of the management objectives for open space and information on when actions will occur and how much they will cost.</p>	Tauranga City Council	<p>Project part of existing reserve management plan budget allocation. \$20,000 for each reserve management plan. 10 year programme to be incorporated into LTCCP.</p>	Ongoing review and development of reserve management plans over the 10 year LTCCP period.	



3. Open Space Function: *Having the right mix*

What we want to achieve

The goal: Tauranga has a range of good quality open spaces that allow for a variety of uses and experiences. These open spaces contribute strongly to the city environment and identity by defining and enhancing urban areas.

Where we are now

Types of Open Space

Council provides a diversity of open space experiences. There is no quantitative standard on how much open space we should have except for reserves determined by the 3.45ha/1000 level of service. Further work should be carried out to identify opportunities for areas that enhance the existing open space network and provide a greater diversity of experiences for the community and visitors alike. This could be achieved through recognising what we have now and how we could capitalise on this, and through strategic partnerships and approaches such as the development of the subregional parks network. Categorising types of open space will also highlight the different purposes and values of these areas and identify where gaps in the network exist. Some of the types of parks highlighted during consultation on the Open Space Strategy are discussed below.

- Premier Parks

The level of service discussions for playgrounds considered the development of destination playgrounds that provide a different level of service to local neighbourhood playgrounds. Destination playgrounds are of such a scale that people make a special trip just to get there, often driving past one or more neighbourhood playgrounds on the way. Council's only genuine destination playground is at Memorial Park. Through the level of service discussions Council resolved to develop a second destination playground on the Mount/Papamoa peninsula and evaluate options for the best location for this. In the same way that we have destination playgrounds, we also have destination parks or 'premier parks'. Logically, a destination playground is located on a premier park. Premier parks are large parks that provide a unique experience or point of difference to other parks or open space areas across the city. They are parks that people will travel to get to. Features such as model railways, band rotundas, fountains and natural landscape features create a different level of service to local or neighbourhood parks. These parks need to be promoted as providing a premier experience. Categorising existing or future parks as premier parks will assist in defining the appropriate level of service for development of these parks and how these parks fit within the wider open space network.



• Heritage Parks

There are a number of historic and cultural reserves around Tauranga that in addition to their historic or cultural significance and values, contribute to the open space network. These areas could be developed and recognised as part of a network of open space heritage parks. This could be recognised through a generic reserve management plan for heritage parks that recognises the connections between these spaces and provides the ability to take an historical journey through Tauranga, exploring both European and Maori heritage and culture.

Creating linkages both physically (where appropriate) and historically between heritage parks, and educating the community on the significance of these areas could build on the work in Tauranga Tomorrow which as a priority action seeks to identify ways to tell the history of Tauranga to help people understand our identity.

Cemeteries also make a contribution to the open space network through providing some localised areas of open space and amenity, as well as heritage sites. Cemeteries are unique in that they provide an unchanging landscape that is protected from development and should therefore not be undervalued. Cemeteries provide important places for quiet contemplation. Their mature trees support biodiversity in busy urban areas.

• Garden Parks

Tauranga is now working towards the establishment of its first botanical garden. The botanical gardens will be part of the open space network and could provide opportunities for more garden park areas across the city. This could include formal gardens, theme parks, and

collections with a difference. Together these parks could form a network of garden parks across the city. This would be recognised as another “layer” of park types within the open space network.

With gardening being such a popular leisure pursuit and section sizes decreasing with residential intensification, the establishment of community gardens may become popular. The Merivale Neighbourhood Plan identified the need for a community garden, however, an appropriate site has not yet been found. An area of Council land in Ohauti was also leased for the development of a community garden. In some countries community gardens are valued as open spaces and places for socialising and relaxing. Public amenities such as benches, play areas and art have been added to increase their value as community centres, and contribute to the diversity of open spaces.

Habitat Retention and Enhancement

Public open space can retain and enhance existing habitats and areas of significant vegetation and landform within urban environments, particularly in areas of redevelopment. Streets also provide the opportunity to develop wildlife corridors. Water courses frequently support a wider diversity of habitats and retention of such habitats can benefit the preservation of animal and bird populations within urban areas. Such benefits have ecological as well as recreation and amenity values. The Conservation Zone in the District Plan is in place to provide appropriate rules for the protection of ecologically sensitive coastal and harbour margins and indigenous habitats. The integration of existing habitats and natural areas within public open space also offers the potential to provide varied settings, and relief and separation between residential areas.

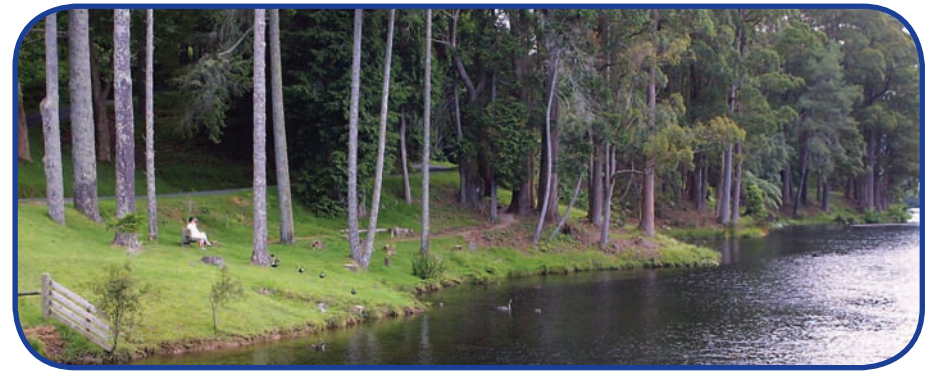
The Greenbelt Zone in the District Plan

Green corridors and gullies provide natural greenbelts and a natural flow of water to the harbour. They provide opportunities for walkway/cycleway linkages, visual separation between developed areas, and significant areas of amenity. There are a number of emerging issues with the purpose, ownership, control and maintenance of these areas that are generally zoned Greenbelt or Conservation in the District Plan. It is perceived that there is a poor understanding of the value or intended use of these areas. The District Plan provisions primarily relate to stormwater objectives rather than amenity. Recently a number of subdivision developments have slowly eroded the amount of land included in the Greenbelt zone.

There is no requirement for Council to purchase land zoned greenbelt in the District Plan however there is often a community and/or developer expectation that Council should purchase this land and/or that it is protected as a greenbelt for the City. Further clarification on the purpose of the Greenbelt zone is required from both a Council and community perspective to enable a clear position to be made on Council's involvement in the greenbelt.

The strategic direction from SmartGrowth and Tauranga Tomorrow indicates a desire to provide green corridors throughout the City and this needs to be taken into consideration when reviewing the Greenbelt zone. A stronger focus could be placed on recreation, biodiversity and amenity of greenbelt corridors in the District Plan provisions. Council will also need to identify where land is required to be secured in public ownership to achieve the strategic objectives.





Esplanade Reserves

The provision of esplanade reserves is a key mechanism for achieving a number of Council's objectives outlined in the Walking and Cycling Strategy, SmartGrowth and Tauranga Tomorrow. For example, an action in SmartGrowth is to "Provide, restore and maintain continuous harbour margins that provide for public access and natural character." The harbour and its margins have the potential to become one of the City's greatest strengths, with the opportunity to improve environmental quality, public access where appropriate, and visual amenity.

Esplanade reserve can be acquired as part of the resource consent subdivision process with a 20m width specified in the Resource Management Act 1991. The District Plan also provides the opportunity to waive or reduce this requirement and in some cases this has resulted in narrow esplanade reserves that cannot be used for walkway access or significant erosion may have occurred. There are also areas where the land has not been developed to its full potential; however the provision of an esplanade reserve in these areas may achieve a key linkage between other areas. In some cases it may be appropriate to consider land acquisition to enable Council to achieve the objectives of the open space network in advance of subdivision. Consideration also needs to be given to potential methods for securing land such as the creation of esplanade strips, the use of the

designation process, rights of access agreements and to the possibilities of subdivision to secure esplanade reserve links.

There is a need for a strategic approach to determine whether or not a reduction or waiver in the width of esplanade reserve is appropriate. This should be considered in the context of Council strategies and policies such as the Walking and Cycling Strategy or Transportation Strategy and Vegetation Strategy. There may also be some areas where Council requires more than the 20 metre width specified in the legislation. Where this is the case, this needs to be identified in the Reserve Acquisition Plan, along with areas where the full 20 metres is required.

Buildings and Structures

In some cases open space values are already compromised by the development of buildings and structures, inappropriate landscaping or poor design and layout. It is necessary to ensure that the primary objective of all open space areas is to provide for open space values as outlined in the section "Why is Open Space Important?" and that these values are not compromised.

Some reserves or other land in Council ownership may not have significant open space values as this may not be the primary purpose of the reserve, for example,

community building reserves. Identifying reserves that are provided for a specific facility purpose and adopting a "Sportville" approach to the development of these reserves will assist in ensuring that other areas of open space do not become encumbered with facilities and retain their open space values. It is also necessary to ensure that reserves used specifically for facilities do still retain some open space opportunities as part of their development.

Often when evaluating potential locations of community and recreation facilities there is an emphasis on only considering Council owned land and areas that contribute to the open space network. The emphasis on siting facilities should be considered in terms of providing the best location for the facility rather than just looking at Council owned land as the only means of siting the facility, and also look at factors such as promotion of good urban design and connections to public transport and the cycle/pedestrian network. It is essential that where land included in the open space network is considered as a potential location for a facility then this should be balanced with the impact that this will have on the open space needs of the area. It is recognised that the use of Council owned land will generally reduce the overall cost of the facility as it does not involve the purchase or lease of other land. However it is also necessary to ensure that the public open space network is not relied upon as being the sole provider of land for facilities.



Viewing Places

The topography of Tauranga provides excellent opportunities for viewing significant landscapes such as the harbour, coastal and river areas and the urban environment. In some cases open space has been created to primarily provide view shafts to these areas. There are other opportunities for providing open space areas primarily for the purpose of securing view shafts and providing public access to these areas. This has already been identified in the Wairoa River Valley Strategy where an action requires the provision of viewing areas to the Wairoa River Valley.

The provision and development of open space areas should also consider the opportunities for providing views of significant landscapes or the urban environment from the open space network, and enhancing views into the open space network from other areas (both public and private).

Events

Events ranging in scale from community events to major events such as the Easter Jazz Festival often take place in open space areas. This adds to the diversity and use of the open space network. Some parks may be formally recognised as being used for events such as Wharepai Domain which serves as a major events park and inner city green space. The Active Reserves Management Plan has identified that a permanent stage will be developed on Wharepai Domain to use for events. Other open space areas have more informal use for community or other types of events.

In some areas, events - whether formal or informal can create vibrant open space environments and should be encouraged and recognised in the relevant management plans. Tauranga Tomorrow and the Wairoa River Valley Strategy both recognise the need to explore options for outdoor venues for open air family events as a way of enhancing the vibrancy of the community. The Active Reserves Management Plan also recognises that events are very popular in Tauranga and that certain parks are well set up to cater for such events. The Management Plan requires the provision of infrastructure and services required for large events on specific parks that can cater for this use.





Urban spaces in the CBD, Town Centres and Neighbourhoods

Open spaces can provide a social and physical focus for new and existing neighbourhoods, creating a sense of community and providing valuable linkages to other neighbourhoods and town centres. The provision of quality open space within these areas create a hub for community activity and vibrancy while providing visual relief, or framing the built environment. Future planning for comprehensive development areas and the further development of Residential Intensification Areas through Smart Living Places needs to consider the provision of open spaces and the connections within and to surrounding neighbourhood centres, town centres and the Central Business District (CBD).

The Tauranga Waterfront and Central Business District development is an example of how open space values can be recognised and integrated into the development of the waterfront and CBD. This development seeks to position the CBD and waterfront as a special place for the people of Tauranga, with a diverse range of activities and attractive spaces for people to use. This

development recognises the value of urban areas of open space to this area and the need to retain, enhance and link existing public open spaces with the rest of the CBD and waterfront area.

Harbour/Coastal/River Parks

Tauranga is fortunate to have harbour and coastal parks that provide access to the water and opportunities for passive recreation in a water based setting. These include Tye Park, Rotary Park, Fergusson Park, Pilot Bay, Kulim Park and Marine Park. Where natural features such as the coastline, the harbour and rivers exist in urban areas, these features become attractions to the community and there is an expectation that opportunities for access to such areas should be provided and protected from private development either through esplanade reserves or larger public parks. Much of our culture and recreation is based on access to the outdoors, whether it is in the mountains, countryside, on rivers and lakes or the coastline.

The Joint Tauranga City Council and Western Bay of Plenty District Council Subregional Parks Policy and

the Environment Bay of Plenty Regional Parks Policy both identify the securing of a coastal park as a high priority in the establishment of these park networks. This provides opportunities for a collaborative approach to achieve this common objective as a high priority.

Opportunities for the development of a harbour park which could assist in providing connections around the harbour and a larger area for passive recreation and access to the harbour should be explored. Through the Joint Subregional Parks Policy Tauranga City Council and Western Bay of Plenty District Council have purchased land at Plummers Point for a passive harbour side park called the Huharua Harbour Park. There may also be opportunities for providing harbour parks within the Tauranga City area that link to and enhance the rest of the harbour reserves network.

The Wairoa River Valley Strategy requires the identification and protection of land for public reserves (either as esplanade with a 20 metre minimum width or to provide views of the river valley and recreational space) or a river park to create an open space or green corridor along this area that can be appreciated by all.

Open Space Function: *Actions*

Multiple Use of Open Space

Tauranga Tomorrow identifies that the multiple use of open spaces should be encouraged as a priority action. This includes recreation, walking and cycling, ecological linkages and protection of features such as landscape and cultural areas. Open spaces can provide for a variety of functions which is already well recognised in the City through the provision of stormwater reserves that also contribute to the amenity, ecology and recreational opportunities available. Other open space areas may also provide for more than the primary purpose of the land. Council could make use of other examples of multiple uses of open space areas such as the perimeter walkway around Nelson airport that links to the rest of Nelson's walkways network.



The Function Actions have strong linkages to the following Tauranga Tomorrow actions:

- Supplement existing broad-scale landscape assessments by identifying more specific natural features, cultural, ancestral, historic features, landforms, remnant areas of natural bush and ecological corridors
- Identify and protect (or acquire) open space 'green corridors' to both connect and define the edges of future neighbourhoods
- Identify and protect an interconnected open space network. Ensure that multiple use of open space is encouraged and that these are active spaces overlooked by people in adjacent buildings wherever possible
- Work with community facility owners to develop connected corridors and passive recreation opportunities to ensure that green spaces and greenbelts are retained and developed, especially in areas of urban intensification
- Enhance existing natural environment spaces to ensure the community has a diverse range of public places and spaces to enjoy, especially in areas of high development intensity
- Improve walking and cycling linkages within Tauranga so people can walk and cycle around the harbour.

The Function Actions have strong linkages to the following SmartGrowth actions:

- Providing a network of open space and leisure opportunities via community partnerships
- Initiating and supporting open space and leisure opportunities that reflect and identity with the subregion
- Providing appropriate opportunities for public access to rural and natural areas
- Reviewing district plan greenbelt and transport corridors to enhance use and identify opportunities for securing land for green corridors
- Promoting initiatives for trails to showcase heritage values and the environment
- Explore opportunities to provide large areas of coastal land
- Provide, restore and maintain continuous harbour margins that provide for public access and natural character.



What will we do?	Why will we do it?	Who will lead it?	What will it cost?	When will it happen?	Strategy Linkages?
3a. Apply the categories outlined in Appendix C to the public open space network and to the development of generic reserve management plans where appropriate, and Asset Management Plans.	This recognises the diversity of types and experiences available in the open space network.	Tauranga City Council		Ongoing	
3b. The multiple use of open space and Council land will be encouraged where appropriate. Identify opportunities for multiple use of open space and other Council land through the Area Unit Analysis. Ensure good design of spaces which are adaptable to changing needs. Ensure good cross divisional communication when the future of Council owned land and open space is being considered.	This is an efficient use of open space whereby multiple objectives can be realised. For example, stormwater reserves can also provide areas for amenity, recreation, connectivity, walkways, and ecology. Urban spaces such as squares provide points for social contact, events and opportunities to relax. This provides diversity and a range of experiences to the community.	Tauranga City Council		Ongoing	Vegetation Strategy Transportation Strategy Sport and Active Living Strategy Urban Design Strategy
3c. Review the District Plan provisions for the greenbelt zone to recognise Council's strategic objectives as outlined in SmartGrowth and Tauranga Tomorrow to create green corridors. Identify areas where land may be required to achieve Council's strategic objectives and include in the Reserve Acquisition Plan and/or apply other methods that may achieve objectives such as easements or covenant arrangements with landowners.	The objectives of the greenbelt zone and intended ownership of these areas need to be redefined to recognise where land is in private ownership and where it is in public ownership and achieves a number of strategic objectives such as amenity, stormwater, recreation etc.	Tauranga City Council	This plan change has been included and prioritised within existing budget allocations for plan changes.	Short Term Year 1 (06/07) Year 2 (07/08)	Vegetation Strategy Transportation Strategy
3d. Evaluate options for developing an existing area within the open space network as a premier or destination park. Consider potential locations through the Area Unit Analysis. Undertake an evaluation of the options, considering criteria that makes a premier park successful. Identify level of service for premier parks.	Premier parks provide a different type of experience from that of City Parks as they can have unique features or the type of experience that people will travel to get to and spend more time at than City Parks. An example of an existing premier park is Memorial Park as the features on this park are unique and of a higher level of service than other parks within the City.	Tauranga City Council	New Project \$5,000	Medium Term Year 4 (09/10)	

What will we do?	Why will we do it?	Who will lead it?	What will it cost?	When will it happen?	Strategy Linkages?
<p>3e. Encourage the use of the open space network for events where appropriate.</p> <p>Identify in the relevant reserve management plans where this may be an appropriate use of an area and provide necessary infrastructure.</p>	<p>The open space network can provide opportunities for events of a scale and nature that is appropriate for the area. This can range from large scale events to smaller local community events.</p>	Tauranga City Council		Ongoing	<p>Arts and Culture Strategy</p> <p>Tourism and Strategy</p> <p>Wairoa River Valley Strategy</p>
<p>3f. Identify opportunities for incorporating land into the open space network that provide key viewing areas of significant landscapes such as Mauao, the Wairoa River and the Welcome Bay Hills.</p> <p>Include in the Area Unit Analysis and Reserve Acquisition Plan.</p>	<p>Tauranga is fortunate to have the topography that allows significant views of the water, rivers, urban landscape, rural landscape and the hills. It is necessary to ensure that some areas of land that provide these views are accessible to the public and protected in perpetuity.</p>	Tauranga City Council	Costs will be identified in the Reserve Acquisition Plan and incorporated into the LTCCP.	Land purchase will occur over the 10 year LTCCP period, therefore the action will be carried out in the short, medium and long term.	Wairoa River Valley Strategy
<p>3g. Review and update the report on the Tauranga District Esplanade Reserves Network (Beca 1994) with a view to stating the desired esplanade reserves network. Review District Plan requirements and undertake District Plan Change (if required).</p> <p>Incorporate into Area Unit Analysis and Reserve Acquisition Plan.</p>	<p>To provide a comprehensive analysis of where esplanade reserve has been acquired, where it is yet to be acquired, where more than 20m is required and where land should be secured prior to any subdivision of the land.</p>	Tauranga City Council	New Project \$20,000	Short Term Year 2 (07/08)	<p>Transportation Strategy</p> <p>Vegetation Strategy</p>
<p>3h. Review the District Plan esplanade reserve provisions for assessing esplanade reserve waivers and reductions and establish criteria that ensure Councils objectives for harbour access and preservation are not compromised.</p> <p>Undertake District Plan Change (if required) to include appropriate criteria.</p>	<p>This ensures that future requirements for esplanade reserve recognise Council's strategic objectives for harbour and coastal margins.</p>	Tauranga City Council	This plan change has been included and prioritised within the existing budget allocations for plan changes.	Short Term Year 5 (10/11)	<p>Transportation Strategy</p> <p>Vegetation Strategy</p>



What will we do?	Why will we do it?	Who will lead it?	What will it cost?	When will it happen?	Strategy Linkages?
<p>3i. Require planning processes around the CBD, neighbourhood centres and town centres to include a variety of public open spaces.</p> <p>Incorporate into Smart Living Places and structure plans for growth areas.</p>	<p>To enhance the vitality of these areas and provide relief from the built environment. This could include pocket parks in commercial areas, viewing areas, areas for socialisation and gathering points eg Greerton Village Square, Tauranga CBD/ Waterfront, downtown Mount Maunganui.</p>	Tauranga City Council	This action will be implemented through the Smart Living Places project and other relevant projects such as the CBD Integration tool.	Short Term	Urban Design Strategy
<p>3j. In collaboration with other organisations explore opportunities for expanding the existing harbour, river and coastal park network.</p> <p>Review the Joint Subregional Parks Policy to identify further opportunities for harbour/river and coastal parks.</p> <p>Incorporate into Area Unit Analysis and Reserve Acquisition Plan.</p>	<p>As the city grows, the use and expectations for access to existing parks that adjoin water areas is likely to increase.</p> <p>There may also be open space opportunities that arise at more of a local level; however the focus is on working with other organisations to achieve common objectives.</p>	Costs will be identified in the Reserve Acquisition Plan and incorporated into the LTCCP.	Costs already identified in Action 1h.	Short Term	<p>Wairoa River Valley Strategy</p> <p>Joint Subregional Parks Policy</p>
<p>3k. Develop a Community Facilities Strategy that considers:</p> <ul style="list-style-type: none"> - What are community facilities - Role and function of community facilities - Whether a network approach is required - The appropriate location for community facilities - Where existing community facilities could be relocated to a more appropriate place - What community facilities are required - Where community facilities could be grouped together to provide a Sportville type model and free up other areas of open space. <p>Approach Western Bay of Plenty District Council to consider as a subregional strategy.</p> <p>Link to Development Contributions Policy and community building reserve requirements.</p>	<p>Some areas of open space have community facilities located on them that detract from the open space values of the area. It may be appropriate to consider relocation of these facilities onto a specific community building reserve (this has occurred with the Industrial Reserves Management Plan).</p> <p>As a preference community facilities should be located on land that is primarily for this purpose eg community building reserves.</p>	Tauranga City Council	New Project \$15,000	Short Term Year 1 (06/07)	<p>Sportville Policy</p> <p>Community Share Agreement Policy</p> <p>Sport and Active Living Strategy</p>

What will we do?	Why will we do it?	Who will lead it?	What will it cost?	When will it happen?	Strategy Linkages?
<p>3l. Develop a gardens network through the use of existing open space, incorporation of private land opportunities and consideration of land purchase that may contribute to this network.</p> <p>Identify existing garden areas and potential garden areas.</p> <p>Establish network through generic management plan approach, signage, and communications information. Establish levels of service for the network.</p>	<p>This network would include the botanic gardens, and other existing open space areas that provide a unique garden experience. The establishment of inner city formal garden areas could also contribute to this network. Different areas of the city could provide themes or create an international collection of garden types. The Vegetation Strategy will provide information on potential sites for incorporation into this network.</p>	<p>Tauranga City Council</p>	<p>New Project \$5,000</p>	<p>Long Term Year 7 (12/13)</p>	<p>Vegetation Strategy</p>
<p>3m. Develop a heritage places network that includes cemeteries and historic sites. This can be through the use of existing open space and consideration of other areas that may enhance the heritage places network.</p> <p>Identify existing heritage open space areas.</p> <p>Identify potential heritage areas. This could include character areas as identified in Smart Living Places.</p> <p>Establish network through generic management plan approach, signage, and communications information.</p>	<p>This will provide an historic trail of the European and Maori history of the City, while recognising the open space values that these areas have. This could include both public and private land and will not necessarily require public access to these spaces.</p>	<p>Tauranga City Council Historic Places Trust Tangata Whenua</p>	<p>Undertake as part of the Historic Reserves Management Plan Process (budget allocation included in Action 2h).</p>	<p>Short Term</p>	<p>Smart Living Places Urban Design Strategy Arts and Culture Strategy Iwi and Hapu Management Plans</p>



4. Accessibility of Open Space: *Getting people there to use and enjoy!*

What we want to achieve

The goal: The community are aware of and have good access to the open space network. The ability to access, use and enjoy Tauranga's open space is recognised as a major contributor to people's quality of life.

Where we are now

Physical and Visual Access

Tauranga has a variety of open space areas, some of which are well known and very accessible to the community while other areas are not as well known and often only accessible to those living in the vicinity. Accessibility is about ensuring that people can walk to an area of open space from their home. As referred to in the level of service discussion, Council is applying a 400 metre and 500 metre catchment to determine where open space needs to be provided to ensure good accessibility to open space. Accessibility is also about ensuring good visual access to the open space network. People value looking out at the hills around Welcome Bay, the Kaimais and other areas of the open space network that are both in public and private ownership.

Community Awareness

Accessibility is also about ensuring that the community are aware that the open space network exists. Council currently promotes open spaces and specific park projects through a variety of methods; pamphlets and brochures, signage, Tauranga City Council website and Our City Views. Further work can be done to increase awareness and understanding of the value of open space. A good international example of increasing accessibility and awareness of open space occurred in the City of Bristol where maps illustrate a radius of distance, such as 1km or 2km, and include advice on what is accessible within that walking distance. A Tauranga open space network fun map could be considered as an interesting way of communicating this information.

Another way of increasing community awareness of open space is through involvement in care groups, consultation processes on reserve management plans, and specific park projects and community volunteer days. A successful example of active community involvement is the Regional Parks Establishment Group. This group of interested individuals successfully lobbied Western Bay of Plenty and Tauranga City Council's to address growth issues relating to open space

provision through the establishment of a regional parks network. This has resulted in the establishment of three regional/subregional parks over the last three years that provide valuable areas of open space and recreation opportunities. The establishment of care groups such as the Matua Saltmarsh Advisory Committee, Carmichael Reserve Advisory Group and Coastcare, and local community groups should be encouraged to recognise the valuable role that these groups can play in the establishment of the open space network.



Open Space Accessibility: *Actions*

Water Catchment Areas

Tauranga City Council owns large areas of land in the Western Bay of Plenty District that are used for water catchment purposes. Some of these areas could be opened up to provide specific public access opportunities and/or linkages to other open space areas. This would provide access to a rural/forestry environment within close proximity to the urban environment. It would be necessary to ensure that the water quality of the area is not affected by community access and use.

Encroachment

Encroachment on reserve land is an ongoing issue for Council. This has resulted in the community not feeling like they are able to access areas of public open space. Council has an encroachment policy which states that no encroachment shall be permitted within reserves located in Tauranga. It is necessary to ensure that this policy is continually enforced and that public open spaces are developed in such a way as to encourage public access.

WHAT WE WILL DO

The Accessibility Actions have strong linkages to the following Tauranga Tomorrow actions:

- Create living streets that prioritise living and community interaction, where residents, businesses, pedestrians, cyclists and cars can safely share space.
- Identify and protect an interconnected open space network. Ensure that multiple use of open space is encouraged and that these are active spaces overlooked by people in adjacent buildings wherever possible.
- Work with community facility owners to develop connected corridors and passive recreation opportunities to ensure that green spaces and greenbelts are retained and developed, especially in areas of urban intensification.
- Enhance existing natural environment spaces for all to enjoy to ensure the community has a diverse range of public places and spaces to enjoy, especially in areas of high development intensity.

The Accessibility Actions have strong linkages to the following SmartGrowth actions:

- Providing a network of open space and leisure opportunities via community partnerships.
- Initiating and supporting open space and leisure opportunities that reflect an identity with the subregion.
- Providing appropriate opportunities for public access to rural and natural areas.



What will we do?	Why will we do it?	Who will lead it?	What will it cost?	When will it happen?	Strategy Linkages?
4a. Enforce Council's encroachment policy to ensure open space values are retained in esplanade reserve areas.	To contribute towards continuous access to harbour margins (as required by SmartGrowth) and to ensure the community are aware of and have access to public open space.	Tauranga City Council	Costs for resourcing additional staff included in level of service discussions.	Short term	
4b. Undertake a comprehensive public awareness programme to promote the open space network and new open space opportunities and the linkages within this network (to ensure legibility of routes and make facilities easy to use - see Transport Strategy). Produce local and citywide information brochures that include radius to show distance to open space. Produce an open space network fun map. Include on Council's internet site a search engine for open space locations and types of activities that can occur within the open space network.	This will assist in increasing awareness of the open space network and the values of this network. This will provide the opportunity to actively promote areas and find out what peoples needs are in each area.	Tauranga City Council	Will be undertaken as part of internal allocated costs for communications.	Ongoing	Integrated Transport Strategy Urban Design Strategy
4c. Encourage communities to become involved in open space through schemes such as "adopt a park", care groups or open space forums. Encourage through management plan processes and specific park projects.	This encourages the community to value open space areas, and to be involved in the protection and preservation of the open space network.	Tauranga City Council		Ongoing	
4d. Explore opportunities for public access to water catchment areas where the values of the area are not compromised. Include in review of Joint Subregional Parks Policy.	Water catchment areas are in Council ownership which may provide opportunities for public access. For example through the provision of walkways, possible connections between subregional parks and other public land.	Tauranga City Council in partnership with Western Bay of Plenty District Council	Costs already identified in Action 1f.	Short Term	
4e. Monitor community perceptions on the open space network. This would include consideration of accessibility, quality, quantity, protection and function. See section in the strategy on monitoring.	This provides a basis for determining the satisfaction levels with the open space network.	Tauranga City Council		Ongoing	

5. Protection of Open Space: Keeping it safe

What we want to achieve

The goal: Tauranga's open space is protected and preserved through a variety of mechanisms for the use and enjoyment of current and future generations.

Where we are now

Protection Methods

There are a number of mechanisms available to protect the open space network. The primary methods include the use of Recreation and Conservation zones in the District Plan, vesting and classifying reserves under the Reserves Act 1977, and the Local Government Act 2002. Generally open space is vested and classified as reserve under the Reserves Act, however, it is recognised that in some circumstances it may be more appropriate to apply the Local Government Act 2002 provisions. This may be where there are difficulties associated with applying the Reserves Act provisions to the intended use of the park. This has been the case with the TECT All Terrain Park that is in joint Tauranga City Council and Western Bay of Plenty District Council ownership.

Where land falls under the definition of park in the Local Government Act 2002, a local authority is required to consult on any proposal to sell or otherwise dispose of the park. The Reserves Act also requires a full consultation process and Ministerial approval to be provided for any revocation of a reserve classification and the District Plan requires a plan change process to alter any zone boundaries on reserves.

There is a need to adopt a consistent approach to the zoning of open space in accordance with the District Plan and the classification of open space in accordance with the Reserves Act 1977. This will need to apply to most existing open space and future open space areas and can be achieved through the development of reserve management plans and plan changes through the District Plan. This will assist in clearly defining the purpose and intended use of public land included (or to be included) in the open space network.

Covenants are another way of protecting land and the use of incentives such as rates relief has been applied to encourage protection of private land for open space values or heritage and landscape protection.

It would be beneficial to define the various methods available to Council and to private landowners that enable protection of land included in the open space

network. This could also outline the degree of protection afforded by each method and circumstances where particular methods may be more appropriate over other methods (refer to Quantity Action 1c).

Tangata Whenua have indicated that it is important to identify sites for protection and to consider a broad band of areas, not just specific isolated sites. The open space values and views in areas surrounding marae, urupa and waahi tapu sites need to be retained as protective buffer zones. These areas could be identified through Iwi and Hapu Management Plans with the most appropriate form of protection being determined through the management plan processes. Tangata Whenua has also indicated that they must be able to continue active customary and traditional practices on particular open space areas.

It is also recognised that developments on multiple owned Maori land provide a unique combination of recreational and open space opportunities along with rural, residential, social, cultural and economic activities. Legislation such as the Te Ture Whenua Maori Act facilitates and promotes the retention, use and development of Maori land by Maori owners, their whanau, their hapu and their descendants.





Heritage and Cultural Areas

The Tauranga District Plan requires heritage items registered in the Heritage Register to be retained and protected. Council Policy requires that where public ownership of a heritage item as part of a development is the preferred option, then the land be vested in Council at no cost. Development of the area and maintenance costs is required to be undertaken also at no cost to Council.

In some situations Council has decided to acquire sites of heritage and cultural significance, such as Otumoetai Pa in Matua and the Papamoa Hills Cultural Heritage Regional Park, in order to ensure the protection of these sites in perpetuity and provide the ability for the public to appreciate the significance of the sites. In the future there may be other opportunities to incorporate heritage and cultural sites into the open space network either as feature areas in a park or reserves and/or as part of the heritage network referred to in the Open Space Strategy. These areas do not necessarily have to be in Council ownership (refer Quantity Action 1e).

Outstanding District Landscapes

The Tauranga District Plan recognises the need to protect and enhance outstanding landscapes in the city. The following outstanding district landscapes have been identified and methods put in place to protect and enhance these areas:

- Land surrounding Tauranga Harbour
- Mauao, Mount Drury, Moturiki and Motuotau Islands
- The coastal edge of Tauranga airport
- Matapihi peninsula (all land seaward of the Coastal Landscape Policy Area)
- Maungatawa and Upuhue Hills
- Papamoa coastal dunes
- Otemataha
- Waimapu Stream and marshlands and margins
- Wairoa River and margins
- Matua wetlands and margins
- Tauranga Harbour.

Council has a role in provision of open space within some of these areas and/or administering and managing this open space. Opportunities for having a greater degree of Council control in terms of protection of these sites could be explored. This may include the development of management plans for streams, rivers and wetlands or developing a more strategic approach to the future management and development of specific landscape areas. An example of this approach is the development of the Wairoa River Valley Strategy. This also recognises the contribution that open spaces make within the Western Bay of Plenty District to the open space network.

Open Space Protection: *Actions*

WHAT WILL WE DO

The Protection Actions have strong linkages to the following Tauranga Tomorrow actions:

- Identify and protect an interconnected open space network. Ensure that multiple use of open space is encouraged and that these are active spaces overlooked by people in adjacent buildings wherever possible.

The Protection Actions have strong linkages to the following SmartGrowth actions:

- Initiating and supporting open space and leisure opportunities that reflect an identity with the subregion.

What will we do?	Why will we do it?	Who will lead it?	What will it cost?	When will it happen?	Strategy Linkages?
<p>5a. Ensure all public land included in the open space network is appropriately zoned in the Tauranga District Plan.</p> <p>Review all zones identified in the open space network to ensure they reflect the purpose of the land.</p> <p>Undertake a plan change where it is recommended that a new zone be applied.</p>	<p>This enables a consistent approach to ensure that the land zone reflects the intended use and purpose of the land.</p> <p>This may require reviewing existing zones to see whether they are appropriate and reflect the key objectives of the land, for example the Greenbelt zones.</p>	Tauranga City Council	Costs for plan changes have been included and prioritised in the existing budget allocation for plan changes.	Short Term Year 3 (08/09)	
<p>5b. Ensure land required for public open space is either classified as reserve under the Reserves Act 1977 or as a park under the Local Government Act 2002.</p> <p>Review reserve land classification to ensure consistency and that it reflects the primary purpose. Undertake process to vest and classify land if considered appropriate.</p> <p>(Note that this could be done as part of the reserve management planning process)</p>	<p>This ensures the land is protected and requires a public consultation process to be undertaken if any land is intended to be sold.</p>	Tauranga City Council	Costs included in costs of development of reserve management plans.	Ongoing	





Definitions

Access or accessible: For the purpose of the Open Space Strategy this means providing open space within walking distance of urban residences, having visual access to open space and being aware of where open space is located.

Active Reserve: Large reserves that provide for a wide range of activities including formal sports, events and casual use, and provide wide open green space within the urban environment.

Community Building Reserve: Land that is provided for public amenities such as local community halls and centres.

Comprehensive Development Areas: These are the urban growth areas of Pyes Pa West, Papamoa East Stage 1 and Papamoa East Stage 2 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 15 lots per net developable hectare.

General Residential Areas: Areas of the city not included in the Residential Intensification Areas, Comprehensive Development Areas or Urban Growth Areas.

Linked and Connected Network: Linkages and connections between open space areas can be achieved through a variety of means: additional open space, streets that provide linkages through enhanced streetscapes or different street treatments, signage, visual connections and walkway connections and so on.

Neighbourhood Reserve: Land that primarily provides for use by local communities for casual recreation, play, relaxation, community activity, links to other areas, or quiet open space. Neighbourhood reserves also provide visual contrast in the urban environment.

Residential Intensification Areas: Areas defined by the Council through the Smart Living Places project and subsequent District Plan changes that provide greater opportunity for medium density, high density or mixed use types of development within defined geographic areas.

Urban Growth Areas: The six growth areas identified in the District Plan as Bethlehem, West Bethlehem, Pyes Pa, Ohauti, Welcome Bay and Papamoa.





Monitoring and Review

We will be able to measure the implementation of The Open Space Strategy through the following processes:

- The State of Environment Report assesses how well Council are meeting the resource management challenges that the city faces and what may be needed to improve some areas. The report aims to meet Council's obligations for reporting on the state of environment under section 35 of the Resource Management Act 1991 and provide an information base for a wide range of organisations, schools, residents and ratepayers. The State of Environment Report 2004 recognises that open space (parks and reserves) is a key element in maintaining and enhancing amenity values in the City. The value people place on open space, their perceptions of access to open space, and changing use or demand, are considered to be good indicators to assess amenity values. The indicators need to be aligned with the direction provided in the Open Space Strategy to ensure monitoring reflects whether the Open Space Strategy is successfully being implemented.

- The Quality of Life Project was established in 1999 to provide social, economic and environmental indicators of quality of life in New Zealand's six largest cities. It was initiated in response to growing pressures on urban communities, concern about the impacts of urbanisation and the effects of this on the well being of residents. The Quality of Life Project has been expanded recently to include twelve territorial authorities. Most of these urban areas are part of the Metropolitan Sector of Local Government New Zealand and are either urban in nature or are facing high urban growth on the fringe of urban areas. Rodney, Tauranga, Porirua and Hutt officially joined the Quality of Life Project team in April 2004. One of the Quality of Life indicators is city green space within the built environment.
- Community feedback through the Annual Plan and Long Term Council Community Plan (LTCCP) on the open space network.

The Open Space Strategy will be reviewed within 10 years of being adopted by Council. The ongoing implementation will be programmed in the 2006 LTCCP.



Appendix

Summary of Costs

Short Term 2006/07, 2007/08 and 2008/2009

Key Theme	Action Ref	Cost
<i>Quantity</i>	1a	Identified in LTCCP and Development Contributions Policy
	1b	Identified in Area Unit Analysis and Reserve Acquisition Plan
	1c	Identified as part of Planning for CDA's and Smart Living Places
	1f	Identified through Smart Living Places
	1g	Identified through Smart Living Places
	1h	\$ 10,000
	1i	\$100,000
<i>Quality</i>	2b	Project included in Vegetation Strategy
	2e	Costs already identified in 05/06
	2g	\$ 15,000
	2h	\$ 20,000 each RMP (assume one per year)
<i>Function</i>	3c	Incorporated into the existing budget allocation for Plan Changes
	3d	\$ 5,000
	3f	Identified in Area Unit Analysis and Reserve Acquisition Plan
	3g	\$ 20,000
	3i	Implemented through Smart Living Places
	3k	\$ 15,000
<i>Accessibility</i>	4a	Costs already identified in level of service discussions
<i>Protection</i>	5a	Incorporated into the existing budget allocation for Plan Changes
TOTAL SHORT TERM ACTIONS		\$210,000



Medium Term 2009/2010, 2010/2011 and 2011/2012

Key Theme	Action Ref	Cost
Quantity	1a 1b 1c 1e	Identified in LTCCP and Development Contributions Policy Identified in Area Unit Analysis and Reserve Acquisition Plan Identified in planning for CDA'S and Smart Living Places \$ 5,000
Quality	2c 2h 2f	Incorporated into the existing budget allocation for Plan Changes \$20,000 each RMP (assume one per year) \$15,000
Function	3d 3f 3h 3m	\$ 5,000 Identified in Area Unit Analysis and Reserve Acquisition Plan Incorporated into the existing budget allocation for Plan Changes Incorporated into the existing budget allocation for Reserve Management Plans
TOTAL MEDIUM TERM ACTIONS		\$85,000

Long Term

Key Theme	Action Ref	Cost
Quantity	1a 1b 1c	Identified in LTCCP and Development Contributions Policy Identified in Area Unit Analysis and Reserve Acquisition Plan Identified in planning for CDAs and Smart Living Places
Quality	2h	\$20,000 each RMP (Assume one per year)
Function	3f 3l	Identified in Area Unit Analysis and Reserve Aquisition Plan \$5,000
TOTAL LONG TERM ACTIONS		\$65,000

TOTAL ALL ACTIONS \$360,000





Appendix A

Criteria for assessing open space requirements in Residential Intensification Areas

The recommended process for assessing open space requirements in Residential Intensification Areas is as follows:

1. Evaluate the current status of open space within the Residential Intensification Areas and how this responds to the overall open space network. This will consider the quantity of open space through applying the 3.45ha/1000 level of service to existing and future populations. The level of service should still be used as a guide to initially determine the ideal quantity of core reserve land. It is

recognised that a different level of service will need to be considered to achieve neighbourhood reserve requirements in response to higher densities. The quantity analysis will also recognise where other types of open space additional to the core reserve areas of active, neighbourhood and community building reserves exist, and the contribution that these areas make to the open space characteristics of the area.

2. Evaluate the current status of open space within the residential intensification areas and how this responds to the overall open space network. This will consider the quality of open space through application of relevant criteria. This will identify strengths and weaknesses of the existing open space network, and where opportunities may be available to improve the quality of existing open space and/or opportunities for adding to the existing open space network.

3. Consider the different methods available to address the issues and opportunities identified in the above evaluation. For example, additional parks, development of streetscape, improved accessibility to open space areas, conservation of natural character areas, and maximising amenity of private spaces or on site amenity.

4. Integrate this information into structure plans and the overall planning for Residential Intensification Areas.

Through the Area Unit Analysis and Reserve Acquisition Plan it will be necessary to identify to what extent the existing level of service can be achieved in Residential Intensification Areas, and apply the standards to assess how quality can be improved and the different mechanisms available to achieve the open space objectives.

Appendix B

Criteria for assessing future open space requirements

This criteria will be applied to future requests/ opportunities for land purchase that may contribute to the open space network. This criteria will be applied in accordance with the vision, principles, goals and actions in the Open Space Strategy.

Need

Has there been significant community demand expressed for purchase of this land?
Is the land purchase a priority at a local, citywide or subregional level?
Does the land purchase meet objectives identified in other strategies or plans? (eg. Neighbourhood Plans, Reserve Management Plans).
Is the land purchase included in the LTCCP?
Has the land purchase been included in the Reserve Acquisition Plan?
What are the existing demographics of the area?
Was it purchased for other purposes but has been undeveloped and could become reserve?

Qualitative Considerations

Compatibility with adjacent land uses.
Are there specific or significant land features on the site?
Are there any encumbrances on the site?
Does the site provide water access?
Does the site provide for the protection of habitat?
Does the site provide view points or vistas?
What could be the purpose or role of the site in the open space network?
Does the site provide valuable linkages to the current open space network?
Enhancement quality of existing open space eg more opportunities for use and development, more visible etc.

Quantitative Considerations

Is the land required to meet the 3.45ha/1000 level of service? *(Note this only applies to active, neighbourhood and community building reserves.)*
Is the land required to meet the 400m and 500 distances to open space level of service?

Process Considerations

Is acquisition the best way of securing the land? What alternative approaches may be worthwhile considering?
What budget can be used for this land purchase?



Appendix C

Categories of Public Open Space

Level One

Regional/Subregional Parks: Iconic areas of land provided to meet the open space and recreation needs from throughout the region and subregion, as well as needs of tourists and visitors from neighbouring areas. These are associated with a natural feature of some significance or are areas that have high recreational value.

Premier Parks: Parks that provide a unique experience, generally have a higher level of service and that people will drive to (destination parks.)

City Parks: Parks that range from small neighbourhood reserves to large passive areas that provide open space and amenity to the City.

Level Two

Active Reserves: The city's larger parks that are primarily used for organised sport and events. They are also used for passive purposes and provide large areas of open green space. These parks are identified in the Active Reserves Management Plan.

Neighbourhood Reserves: Land that primarily provides for use by local communities for casual recreation, play, relaxation, community activity, links to other areas, and amenity. These parks are identified in the Neighbourhood Reserves Management Plan.

Coastal Reserves: All reserves included in the Coastal Reserves Management Plan (conservation and esplanade areas adjoining the coast and mainly in Crown ownership.)

Harbour Reserves: All reserves included in the Harbour Reserves Management Plan (conservation and esplanade areas adjoining the harbour.)

Passive Reserves: A wide variety of open space that may provide for general amenity, conservation, preservation, access or casual recreational use. Reserve types include garden parks, revegetation sites and stormwater reserves.

Industrial Reserves: Reserve land within industrial zones as defined in the District Plan and as covered by the Industrial Reserves Management Plan.

Community Building Reserves: Land used specifically for the purpose of community buildings.

Historic Reserves: Reserves that are of cultural or historic significance.

