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Open Space Provision Policy

Purpose and scope

1. To guide Council in its strategic planning and investment decisions on open space provision.
2. To guide Council in its decision-making processes on opportunities to acquire, or dispose of, open space.
3. To guide open space provision in Council plans and policies, or specific development projects.

Principles

4. Council's open space provision will consider the needs of current and future residents.
5. Council's strategic planning and investment decisions will be well-informed and respond to growth and demand;
6. Council will apply consistent decision-making regarding requirements on the development community to set aside land for open space;
7. Council will enable the delivery of a high-quality open space network that:
 - a. Is well-distributed and well-connected to service communities;
 - b. Is functional and designed to support the community's formal and informal recreation needs;
 - c. Protects, maintains and enhances Hamilton's ecological, cultural and heritage values; and
 - d. Responds to local contexts.
8. Council will work to partner with other open space providers such as schools and tertiary education providers on opportunities to efficiently deliver open space.
9. Council will ensure open space provision is funded fairly and equitably between the development community, and ratepayers.

~~10. Council will endeavour to distribute open space equitably for all of Hamilton's residents.~~[DB1]

Definitions

Definition	Detail
Existing urban area	The area within Hamilton where urban development has occurred.
Greenfield area	Undeveloped rural land within Hamilton where urban development has yet to occur.
<u>Emerging Areas</u>	<u>Unplanned and out-of-sequence urban development areas outside of Hamilton's District boundary.</u> [DB2]
<u>High Density Residential Area</u>	<u>Areas with the following Zoning under the Hamilton City District Plan:</u> <ul style="list-style-type: none"> • <u>High Density Residential Zone</u> • <u>Central City Zone</u>
<u>Medium Density</u>	<u>Areas with the following zoning under the Hamilton City District Plan:</u> <ul style="list-style-type: none"> • <u>Medium Density Residential Zone</u>[DB3]

Residential Area	
Hamilton	The jurisdictional area of Hamilton City Council.
LGA	Local Government Act 2002.
Open Space	<p>Council owned and/or administered land set aside primarily for recreation, sports, nature conservation, passive outdoor enjoyment and public gatherings. This includes public parks, gardens, reserves, Waikato River esplanade and gully network, and publicly owned forecourts and squares. This includes open space land that is leased.</p> <p>For the purposes of this policy “open space” does not include:</p> <ul style="list-style-type: none"> • Cemeteries • Council facilities e.g. Stadiums, Claudelands Event Centre, Zoo and Museum. • Pedestrian access-ways (road to road) • Green infrastructure – land that primarily accommodates public utilities, for the most part stormwater management and treatment facilities that mimics a natural environment.
Council	Hamilton City Council
Walking distance	Walkable catchment measured from any publicly accessible park entry, along the publicly accessible walking route. Cover the actual distance walked, not the linear (aerial) distance.

Background

~~11.10.~~ The LGA specifies reserves, recreational and community amenities as core services the Council should have particular regard to in performing its role.

~~12.11.~~ The provision of open space provides our communities with places to take part in formal and informal recreational activities.

~~13.~~ Open space provides for biodiversity protection and enhancement opportunities which contribute to the Council’s role in giving effect to [Council’s Nature in the City Strategy](#)^[DB4], the Waikato Regional Policy Statement and Te Ture Whaimana o Te Awa o Waikato.

~~14.12.~~ Hamilton’s open space network provides for a range of functions outlined in Schedule 2 of the policy.

~~15.13.~~ Hamilton’s residential areas are expanding to the existing city boundaries, into [the](#) Rototuna, Peacocke, Ruakaura and Rotokauri growth cells. It is also anticipated the city’s boundary will be extended to incorporate new greenfield land [in the future](#) [\(emerging areas\)](#)^[DB5].

~~14.~~ [Residential density within Hamilton’s existing urban area has increased significantly in recent years and density is expected to increase further in the future.](#)^[DB6]

~~15.~~ As new residential areas are developed [and densities within the existing urban areas](#) [\[DB7\]increase](#), clear open space provision guidelines help [to](#) ensure [the](#) open space needs of residents are met, and that open space provision is appropriate and adequate.

Policy

16. The policy applies to open space provision in Hamilton’s existing urban area, greenfield areas and emerging areas.

17. Council will make decisions in relation to open space (strategic planning and investment, and acquisition or disposal of open space) in accordance with the requirements set out in Schedule 1 of the policy, and the requirements of those additional schedules where referenced in Schedule 1.
18. Council will seek to recover the costs of providing open space associated with growth through development contribution and financial contribution charges in accordance with Council Policy's and the LGA. In contexts where development contributions for the provision of open space do not apply, the Council will determine whether there is an appropriate alternative funding mechanism to deliver open space in accordance with the process set out in Schedule 4 of the policy.
19. Where the provision of open space requires the Council to purchase land, this will be subject to available budget approved by Council.
- ~~20.~~ Council will seek opportunities to acquire park land early within greenfield areas and emerging areas where possible to reduce costs to the ratepayer and development community. [DB8]
- ~~21.~~20. Council will only consider disposal of open space land when it has been clearly established that the land is surplus, and disposal would result in a clear benefit to the wider open space network and the open space needs of Hamilton residents.
- ~~22.~~21. Any proposed disposal of land will follow relevant council and legislative process including the Reserves Act 1977, and LGA.
- ~~23.~~22. The Council's decision making under this policy will be made in accordance with the requirements of Part 6 of the LGA.

Monitoring and implementation

- ~~24.~~23. Implementation of the policy will be monitored by the General Manager Community.
- ~~25.~~24. The policy will be reviewed in response to any issues that may arise, every three years, at the request of the Council or in response to changed legislative and statutory requirements (whichever occurs first).

SCHEDULE 1 – APPLYING THE POLICY

Who uses the policy and what is its intended use?

User	Intended use
Development community and related practitioners	<ul style="list-style-type: none"> To inform preparation of master plans, concept plans and subdivision plans for development. To understand Council’s expectation for open space provision as part of development.
Council and Council staff	<ul style="list-style-type: none"> To inform strategic planning and guide Council’s investment and funding decision-making. To inform the preparation of plans and policies. To guide assessment of acquisition and disposal of land for open space.

Applying the policy

Development community and related practitioners	
When	Process
Determining open space requirements what type, how much and where	<ul style="list-style-type: none"> Identify Council’s requirements for open space using Schedule 2. Illustrate integration with the existing open space network, and where relevant, provides for open space in accordance with this policy. Proposals will be assessed against Schedule 3. Design assessed against Open Space Configuration Design Guidelines set out in Schedule 5 and Councils Open Space Strategy 2023.

Council and Council staff	
When	Process
Planning for open space provision as the city grows	<ul style="list-style-type: none"> Open space provision as the city grows will be guided by the requirements for open space set out in Schedule 2. Planning for the open space network will inform the funding requirements under Council’s 10-Year Plan.
Council investment and funding decision-making	<ul style="list-style-type: none"> The priorities and considerations set out in Schedule 4 provide a framework for funding decisions, particularly on one-off opportunities to purchase land for open space.
Preparing plans and policies	<ul style="list-style-type: none"> The principles of the Policy inform plan and policy development where relevant to open space provision.
Assessing opportunities to acquire land for open space	<ul style="list-style-type: none"> Opportunities assessed as set out in Schedule 3. To assess quality of land for open space purposes, assess against Open Space Configuration Design Guidelines set out in Schedule 5. Schedule 4 will guide determining prioritisation of an acquisition opportunity, and for any funding requirements.
Assessing requests for the sale of existing open space.	<ul style="list-style-type: none"> The disposal of existing open space will be assessed against Schedule 3. Any disposal of open space is required to follow relevant process as prescribed by the LGA or Reserves Act.

SCHEDULE 2 – OPEN SPACE PROVISION GUIDELINES

Purpose

These guidelines provide metrics establishing a base level of functionality and associated land provision needed for a high-quality open space network.

The development of the guidelines has been informed by current provision levels across the city, best practice guidance and benchmarking against other New Zealand and international cities.

Where the District Plan, or any of Council’s strategies or plans provide direction on open space provision, this policy should be used to further validate and clarify the open space provision requirements.

Table and Key

The following table sets out open space by park type and function to:

- establish the anticipated size, features, and distribution of future open spaces in greenfield areas
- guide assessment of the adequacy of open space provision in existing urban areas

Key

Term	Meaning	Considerations when using the guidelines
Type	The type of open space.	
Function	The key deliverable each open space provides for the required function/s.	
Size	The size of each open space including any typical or minimum size.	<ul style="list-style-type: none"> • The size of each open space will vary and be informed by the intended functionality of the park. • Minimum sizes (where applicable) must be met, unless: <ul style="list-style-type: none"> ○ The reduction in size is necessary, minor and does not impact functionality. ○ to ensure optimal configuration and useability • Any increase in minimum size should be relatively minor (e.g. <10%). • Where multiple functions are required within an open space area, the total area will be informed by a design illustrating <u>that</u> the various functions can be provided without being detrimental to any other function, particularly the primary function.

Provision target	<p>The provision of open space required to establish a base-level of open space for a high-quality and accessible open space network.</p>	<ul style="list-style-type: none"> Quantitative measures for some types of open space are provided. For those determined by local context the guidelines provide direction on the matters that require consideration when determining open space provision requirements. The provision of neighbourhood and community parks is based on a walking distance. To understand any requirement for neighbourhood or community park provision for greenfield development (where street layout and off-road connections are yet to be established), the following distances apply: <table border="1" data-bbox="1243 558 2132 1002"> <thead> <tr> <th></th> <th>Walking distance</th> <th>As a radial distance</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Park</td> <td><u>All high and medium density residential areas - 450m</u> <u>All other residential areas - 500m</u></td> <td><u>300m</u> 375m</td> </tr> <tr> <td>Community Park</td> <td><u>All high and medium density residential areas - 1,200m</u> <u>All other residential areas - 1500m</u></td> <td>800m^[DB9] 1125m</td> </tr> </tbody> </table>		Walking distance	As a radial distance	Neighbourhood Park	<u>All high and medium density residential areas - 450m</u> <u>All other residential areas - 500m</u>	<u>300m</u> 375m	Community Park	<u>All high and medium density residential areas - 1,200m</u> <u>All other residential areas - 1500m</u>	800m ^[DB9] 1125m
	Walking distance	As a radial distance									
Neighbourhood Park	<u>All high and medium density residential areas - 450m</u> <u>All other residential areas - 500m</u>	<u>300m</u> 375m									
Community Park	<u>All high and medium density residential areas - 1,200m</u> <u>All other residential areas - 1500m</u>	800m ^[DB9] 1125m									
Further considerations in lieu of provision target	<p>Matters to be considered where an open space does not outline a specific provision target or size requirement.</p>										
Location	<p>The areas of the city where particular types of open space are anticipated to be provided (by land use e.g. residential).</p>										
Indicative features	<p>The features and amenities typically found in each type of open space.</p>										

Provision guidelines table

Type	Function	Size	Provision target	Further considerations in lieu of provision target	Location	Indicative features
Pocket Park	Small informal recreation and socialising spaces which cater to nearby residents, and improve connectivity and visual amenity of residential neighbourhoods	Typically between 0.1 to 0.3ha	<p>No provision target Provided as part of resource consent by voluntary agreement at no cost to the Council; or provided by Council where appropriate.</p> <p>In addition to requirements for neighbourhood parks</p>	<p>Is there a greater level of residential density anticipated that justifies the provision of a pocket park?</p> <p><u>Will the proposed pocket park fill a neighbourhood park provision gap within an existing urban area?</u>^[DB10]</p>	<p><u>Existing urban areas where there is a neighbourhood park provision gap.</u>^[DB11]</p> <p>Residential areas, particularly those areas identified for increased residential density (excludes large lot >2000m² residential developments)</p> <p>Central City</p>	<ul style="list-style-type: none"> Trees, landscaping and gardens Furniture including seating and bins Hard surface and/or lawn areas <u>May provide basic playgrounds/play features or hardcourts.</u>^[DB12] <p><u>Examples</u></p> <ul style="list-style-type: none"> Junction Park Cobblestone Park, Wellington
Civic Spaces	Spaces for meeting, socialising, play and events	<p>Size dependent on context</p> <p>Minimum of 0.1ha</p>	<p>No provision target Provided as part of resource consent by voluntary agreement at no cost to the Council; or provided by Council where appropriate.</p> <p>In addition to requirements for neighbourhood parks.</p>	<p>Is public space required in addition to an existing or proposed retail/commercial area?</p> <p>Does the size and scale respond appropriately to the scale <u>of the and</u> context <u>of the area?</u></p>	<ul style="list-style-type: none"> Central City, and suburban town/retail centres Proximate to main civic amenities/destinations 	<ul style="list-style-type: none"> Trees, landscaping and gardens Furniture including seating and bins Hard surfaced urban space <u>May provide for public art</u> <u>May provide basic playgrounds/play features or hardcourts.</u>^[DB13]

Type	Function	Size	Provision target	Further considerations in lieu of provision target	Location	Indicative features
						<u>Examples</u> <ul style="list-style-type: none"> • Garden Place • Embassy Park (Riff Raff) • Federal Square, Auckland • Lumsden Green, Auckland
Neighbourhood Park	<p>Basic informal recreation and socialising space within easy walking distance for surrounding residents</p> <p>Improve connectivity and visual amenity of residential neighbourhoods</p>	0.5ha	<p>All Medium and High-Density Residential Areas <u>Minimum of one park within 400m walking distance of all residential households</u>^[DB14]</p> <p>All other Residential Areas Minimum of one park within 500m walking distance of all residential households</p>	N/A	<ul style="list-style-type: none"> • Residential areas (excludes large lot >2000m2 residential developments) 	<ul style="list-style-type: none"> • Trees, landscaping and gardens • Provide basic facilities and furniture including seating, bins and walkways • Minimum flat 30m by 30m kick-around play space • <u>May provide basic playgrounds/play features</u> <u>or</u> <u>hardcourts</u>^[DB15] • <u>May provide restored or remnant native vegetation</u>^[DB16] <p><u>Examples</u></p>

Type	Function	Size	Provision target	Further considerations in lieu of provision target	Location	Indicative features
						<ul style="list-style-type: none"> • Moonlight Drive Reserve
Community Park	<p>Larger multi-function parks that provide informal recreation, socialising and event space for the wider community</p> <p>Can also accommodate sports fields and facilities for organised recreation</p> <p>Provides a neighbourhood park function to surrounding residents</p>	<p>Minimum size of 3ha</p> <p><u>Between 7-10ha</u> <u>7ha^[DB17]</u>+ in size when providing for sports fields</p>	<p><u>All medium and high-density residential areas</u></p> <p><u>One Park within 1,200m walking distance of all residential households^[DB18]</u></p> <p><u>All other residential areas</u></p> <p><u>One park within 1,500m walking distance of all residential households</u></p>	N/A	Residential areas (excludes large lot >2000m2 residential developments)	<ul style="list-style-type: none"> • Trees, landscaping and gardens. • Provide multiple facilities and furniture including toilets, picnic and BBQ areas, seating, bins and walkways. • Multiple flat 30m by 30m kick-around play spaces. • Outdoor space for community events. • Sports fields and facilities for organised recreation. • Car parking where required. • May provide bespoke destination playgrounds/play features, skate spaces or hardcourts

Type	Function	Size	Provision target	Further considerations in lieu of provision target	Location	Indicative features
						<ul style="list-style-type: none"> • Potential location for community facilities • May provide restored or remnant native vegetation [DB19] <p><u>Examples</u></p> <ul style="list-style-type: none"> • Days Park • Melville Park • Steele Park • Claudelands Park
Sport fields and facilities <u>Park</u>	<p>Primarily provide for organised sport for local and city-wide communities.</p> <p>Can also accommodate informal recreation/play activities [DB20]</p> <p>Can provide a neighbourhood/community park function to surrounding residents [DB21]</p>	Usually a minimum additional 4ha required in conjunction with a community park	<p>Land area required for sport fields and facilities will be determined by demand projections based on population projections, sport and recreation trends, and participation numbers.</p> <p>Minimum 4 full-sized fields per park is considered an efficient and optimal outcome for field distribution across the city</p>	<p>What are the number of dwellings, population or demand projections resulting from the proposed development?</p> <p>Is there existing provision of land for sports fields and facilities to meet any demand resulting from the demand proposed development?</p>	<p>Residential areas (excludes large lot >2000m2 residential developments)</p> <p>Sports fields and facilities in greenfield areas are proposed to be provided as part of community parks or destination parks, not as standalone parks</p>	<ul style="list-style-type: none"> • Sports fields and facilities for organised recreation • May include floodlighting • Basic playgrounds/play features, skate spaces or hardcourts • Provide restored or remnant native vegetation [DB22] [DB23]

Type	Function	Size	Provision target	Further considerations in lieu of provision target	Location	Indicative features
						<u>Examples</u> <ul style="list-style-type: none"> Jansen Park Galloway Park
Destination Park	<p>Provide a unique experience not found elsewhere within the open space network, with values, features and facilities that attract a large number of users</p> <p>A range of high-quality recreational and community facilities and activities serving City residents and visitors</p> <p>May provide a neighbourhood park and/or community park function to surrounding residents</p> <p>Provide for community-based</p>	Variable	<p>No provision target</p> <p>Determined by local context and character</p>	<p>Is there a unique landscape feature, or an opportunity to provide a unique park experience in an area of the city where there are no Destination Parks</p>	<p>Residential areas (excludes large lot >2000m2 residential developments)</p> <p>Location of future destination parks in growth areas will be identified as part of structure plan or master planning processes</p> <p>Delivery of any additional destination parks within the existing urban area will involve the development of existing open space identified through the network planning process</p>	<p><u>Examples</u></p> <ul style="list-style-type: none"> Trees, landscaping and gardens Provide facilities and furniture including picnic and BBQ areas, seating, bins and walkways Outdoor space for community events Car parking May provide large-scale play features, skate spaces and hardcourts Specialised sport and recreation facilities Potential location for community facilities Distinct natural, heritage or cultural features <p><u>Examples</u></p>

Type	Function	Size	Provision target	Further considerations in lieu of provision target	Location	Indicative features
	recreational needs, as well as preserving unique landscapes and open spaces					<ul style="list-style-type: none"> Hamilton Gardens Ferrybank Hamilton Lake Domain
Natural Area	<p>Open space for preservation of significant natural resources, enhancement of biodiversity values, remnant landscapes, open space, and visual aesthetics/ buffering</p> <p>Does not provide neighbourhood park function, but may connect to neighbourhood park</p>	Variable	<p>No provision target^[DB25]</p> <p>Council will seek to acquire natural areas of high ecological and biodiversity value.</p>	<p>Is there significant natural, ecological or biodiversity value?</p> <p>Is it identified as strategic land necessary to achieve 10% native vegetation cover in Hamilton.</p> <p>Is there significant cultural or historic value?</p>	<p>Identified at the time of master plan and structure plan preparation, and subdivision.</p> <p>Existing District Plan provisions identify areas of ecological significance, which may benefit from public ownership</p>	<ul style="list-style-type: none"> Generally restored or remnant native vegetation Provide basic facilities and furniture including seating, bins and walkways May provide interpretation signage <p><u>Examples</u></p> <p>Gully networks</p> <ul style="list-style-type: none"> Managakotukutuku Kirikiroa Te Awa o Katapaki Whatukoruru Pa site
Linear park and park connections ^[DB26]	Provide for connected networks of open space and access to riparian margins	<p>Variable</p> <ul style="list-style-type: none"> Generally minimum 20m in width <p>Park connections that provide access to parks</p>	<p>No provision target</p> <ul style="list-style-type: none"> Provision depends on characteristics of an area 	<ul style="list-style-type: none"> Any deviation from the 20m requirement along qualifying rivers, lakes and streams – including any 	All areas of the city where applicable	<ul style="list-style-type: none"> Trees, landscaping and gardens Provide basic facilities and furniture including

Type	Function	Size	Provision target	Further considerations in lieu of provision target	Location	Indicative features
Esplanade Reserve	<p>Provide active transport corridors for off-road walking and cycling</p> <p>Enable management of natural hazards, and the protection of the natural character of riparian margin</p> <p>Can act as greenbelt or buffer between different land use activities</p>	are to be a minimum 5m in width	<ul style="list-style-type: none"> A minimum 20m wide esplanade reserve along rivers, lakes and streams in accordance with Resource Management Act 1991 provisions Land in addition to the minimum 20m width will be considered as part of network plans, and will be determined by local context 	<p>proposed reduction or necessary increase – will be considered to ensure adequate access and ability to give effect to the intended function of the esplanade reserve. Council retains discretion as to whether any dispensation on the 20m requirement is supported</p>		<p>seating, bins and walkways</p> <ul style="list-style-type: none"> May provide interpretation signage May provide play features <p><u>Examples</u></p> <ul style="list-style-type: none"> Waikato River Esplanade Lake Rotoroa Esplanade
Esplanade Reserve	<p>Provide for connected networks of open space and access to riparian margins</p> <p>Enable management of natural hazards, and the protection of the natural</p>	Minimum 20m in width from the edge of a qualifying waterbody	<p>No Provision Target</p> <p>A minimum 20m wide esplanade reserve along rivers, lakes and streams in accordance with Resource Management Act 1991 provisions</p>	<p>Any deviation from the 20m requirement along qualifying rivers, lakes and streams – including any proposed reduction or necessary increase – will be considered to ensure adequate access and ability to give effect to the intended function of the esplanade</p>	All riparian margins of qualifying rivers, lakes and streams	<ul style="list-style-type: none"> Trees, landscaping and gardens Provide basic facilities and furniture including seating, bins and walkways May provide interpretation signage <p><u>Examples</u></p>

Type	Function	Size	Provision target	Further considerations in lieu of provision target	Location	Indicative features
	<u>character of riparian margins</u>			<u>reserve. Council retains discretion as to whether any dispensation on the 20m requirement is supported</u> <u>Land in addition to the minimum 20m width will be considered as part of network plans, and will be determined by local context</u>		<ul style="list-style-type: none"> <u>Waikato River Esplanade</u> <u>Lake Rotoroa Esplanade</u> [DB27]
<u>Linear Parks</u>	<u>Provide active transport corridors for off-road walking and cycling</u> <u>Can act as greenbelt or buffer between different land use activities</u> <u>Can also accommodate informal recreation/play activities</u>	<u>Minimum 20m width.</u>	<u>No provision target</u> <u>Provision depends on characteristics of an area</u>		<u>All areas of the city where applicable</u>	<ul style="list-style-type: none"> <u>Trees, landscaping and gardens</u> <u>Provide basic facilities and furniture including seating, bins and walkways</u> <u>May provide interpretation signage</u> <u>May provide play features</u> <u>Examples:</u> <ul style="list-style-type: none"> <u>Rototuna North Linear Reserve</u> [DB29]

Type	Function	Size	Provision target	Further considerations in lieu of provision target	Location	Indicative features
	<u>Can provides a neighbourhood park function to surrounding residents</u> ^[DB28]					
<u>Park connections</u>	<u>Provide pedestrian and cycling access to an open space from roads or other open spaces</u>	<u>Minimum 5m width</u>	<p>No Provision Target</p> <p><u>Provided as part of resource consent by voluntary agreement at no cost to Council.</u></p> <p><u>Provided by Council when opportunities arise and where appropriate</u>^[DB30] <u>to improve accessibility to existing parks.</u></p>	<p><u>For existing parks, does it lack accessibility?</u></p> <p><u>Will the provision of a park connection reduce the walking distance for residents to the park and help achieve provision targets?</u></p>	<u>All areas of the city where applicable</u>	<ul style="list-style-type: none"> <u>Trees and landscaping</u> <u>Walkways</u>

SCHEDULE 3 – OPEN SPACE PROVISION ASSESSMENT CRITERIA

Purpose

To guide the Council's assessment and decision making in a consistent manner which reflects the principles of the policy.

Application

1. Assessment criteria – preparation of urban development plans

The following table outlines how opportunities will be assessed:

Assessment criteria	Consideration
Quantity of open space	<ul style="list-style-type: none">Do the plans show the proposed open space network, including types, location, and size of each open space (clearly identifying area allocated by primary function)?Does the proposal adequately provide for open space in accordance with the Provision Guidelines in Schedule 2?Is land required to :<ul style="list-style-type: none">Meet a provision target,Meet an identified need based on population trends and demographics of the community,Create or enhance an ecologically significant areaRespond to the local character of the subject site?
Quality of open space	<ul style="list-style-type: none">Does the proposed open space adequately reflect the Open Space Configuration Design Guidelines set out in Schedule 5?
Delivery of open space	<ul style="list-style-type: none">What is the proposed approach to funding and implementation?Are there any other open space providers the Council can partner with?

2. Assessment criteria – opportunities to acquire land for open space

The following is to inform the Council's decision-making on opportunities arising to acquire land for open space provision. This includes the assessment of open space provision requirements of subdivision developments received by the Council in its regulatory role.

The following table outlines how opportunities will be assessed:

Assessment criteria	Consideration
Quantity of open space Is open space required to meet an existing or forecast demand?	<ul style="list-style-type: none">Does the proposal adequately provide for open space in accordance with the Provision Guidelines in Schedule 2?Is land required to meet a provision target, identified need based on population trends and demographics of the community, or in response to the local character of the subject site?

	<ul style="list-style-type: none"> • Is the land identified in the District Plan, Structure plan, or any other Council strategy or plan? • Is land required to address a gap in the open space network (as identified by Council)? • Does the land improve connectivity and accessibility of open space in the existing urban area? • Would the land improve or enhance the open space network over and above provision targets, or an identified need based on population trends and demographics of the community?
<p>Quality of open space Does the open space meet the required functionality?</p>	<ul style="list-style-type: none"> • Does the proposed open space adequately reflect the Open Space Configuration Design Guidelines set out in Schedule 5? • Does the land allow for optimally located, configured and well-designed open spaces as directed by the Open Space Configuration Guidelines set out in Schedule 5? • Are there any flooding, erosion or geotechnical issues that may impact the development and on-going management and maintenance of the proposed open space? • Is there existing or planned non-park infrastructure that may impact the functionality of the park? • How does the open space contribute towards improving biodiversity/ecosystem connectivity?
<p>Delivery of open space Cost to council, and available budget</p>	<ul style="list-style-type: none"> • What is the proposed approach to funding and implementation? • Are there any other open space providers Council can partner with? • Is there available budget within the Council's 10-Year Plan, or will the land be delivered through an alternative mechanism? • What is the cost to the Council (including staff time) of acquisition? • What are the on-going costs for owning and maintaining the open space?

3. Assessment criteria – requests to dispose of open space land

The Council is required to comply with a number of legislative requirements (including consultation requirements) that apply to the sale of open space land and assets, which will determine the process prior to any Council decision to dispose of open space.

When proposals to dispose of existing open space are received, the Council will consider whether:

- The land is surplus. Does it currently, or could it in future, provide an open space function to meet the needs of the community?
- The land is poorly positioned. Does the land have poor accessibility, and does it lack visibility impacting on its usability to the surrounding community?^[DB31]
- The land is held under the Reserves Act 1977, and whether it is included in a reserve management plan approved under the Act.
- The disposal of the land would adversely affect the function, or configuration of an existing open space, or the wider open space network.
- The disposal would result in a clear benefit to the wider open space network and the communities open space needs, including any opportunity to utilise any proceeds of sale to improve open space provision.
- There would be any financial benefit to the community of disposing of the land, including the cost of the disposal process?

Proposals to dispose of land clearly identifying the merits of disposal based on the above considerations, will be presented to elected members for decision-making.

SCHEDULE 4 – COUNCIL FUNDING AND INVESTMENT

Purpose

To outline how Council’s strategic investment and funding decisions for open space provision will be guided by this policy, as a framework to inform funding priorities.

1. Priorities for open space investment and funding

Council’s decision-making regarding open space provision will be prioritised differently for existing urban areas, greenfield areas and emerging areas. This is mainly due to challenges in providing additional land for open space in existing urban areas including cost of land, small lot sizes, and fragmented ownership.

When considering open space investment and funding the Council will prioritise the following:

Area of city	Priorities
Existing urban area	<ul style="list-style-type: none"> a. Improving the existing open space network before considering purchase of additional land. b. Optimising existing open space through reconfiguration, upgrades and development. c. Improving accessibility and connectivity to existing open space through alterations to the surrounding pedestrian network. d. Utilising other Council land (such as stormwater management areas and road corridors) to provide a neighbourhood park function. e. Establishing agreements with other open space providers such as schools and universities to formalise and develop shared public use. f. Efficiently managing and using existing open space and facilities, particularly for organised sport, through working with user groups on how they use open space. g. <u>Acquiring land parcels of a suitable size to accommodate parks in areas where the provision targets in Schedule 2 cannot be met through the abovementioned priorities and acquisition opportunities arise.</u> [DB32]
Greenfield	<ul style="list-style-type: none"> a. Provide open space land to <u>meet the provision targets in Schedule 2 to</u> [DB33] respond to demand associated with growth, and ensure open space is developed as residential neighbourhoods are established. b. Seek opportunities to leverage investment in open space with the other Council, non-council infrastructure, and community facilities.

2. Council purchase of land

Where the provision of open space requires the Council to purchase land, this will be subject to available budget as approved by Council.

Following Council’s delegation for land purchase, any open space provision requiring Council funding will be presented to Elected Members, or the Chief Executive, for approval.

When considering opportunities to purchase land requiring Council funding, the Council’s decision-making will be informed by the following:

Criteria	Priority
Land required to meet a provision target, and/or identified population-based trends or demographics of the community.	High
Land identified in the District Plan, a Structure Plan, or any other Council strategy or plan.	High
Land required to address a gap in the open space network (as identified by the Council).	High
Land that improves connectivity and accessibility of open space in the existing urban area	Medium
Land that would improve or enhance the open space network over and above provision targets, or an identified need based on population and demographics trends in the community.	Low

3. How Council will fund open space provision

The following table outlines the mechanisms Council uses to deliver open space:

Funding mechanism	Use
Development Contributions	<ul style="list-style-type: none"> a. Council will seek to largely recover the costs of providing open space and enhancing existing open space associated with growth through development contribution charges, in alignment with the reserve contribution provisions in Council’s Development Contributions Policy and the Local Government Act 2002. b. Council will require the relevant development contribution for reserves as a cash contribution, as opposed to land, however will consider land in lieu of a contribution when the land adequately provides for an identified need in accordance with this policy. c. This approach to funding open space land acquisition and development helps to ensure the costs of open space provision equitably fall to those who cause and benefit from open space provision. It also allows for those land owners who provide land benefitting the wider community to be fairly compensated.
Financial contributions	<ul style="list-style-type: none"> d. In accordance with the RMA financial contributions will be considered in situations where development contributions for the same purpose do not apply, and the vesting of land is required to mitigate adverse effects from the development. Particularly relevant where the vesting of land to protect natural resources is required to mitigate adverse effects from development.

Private developer agreements	e. Council will also consider alternative funding mechanisms such as private developer agreements, particularly in relation to large scale developments, to deliver optimal open space outcomes for the community.
Gifting	f. Offers to gift land for open space will be considered against the Schedule 2 Assessment Criteria.
Rates	g. Due to cause and benefit assumptions of open space provision, there is generally a component of funding for land purchase and development attributed to a general rate.
Proceeds from the disposal of reserve land	h. Any proceeds from the disposal of open space will be used to fund improvements to the open space network in accordance with relevant legislative obligations.

SCHEDULE 5 – OPEN SPACE CONFIGURATION DESIGN GUIDELINES

These Open Space Configuration Design Guidelines have been prepared as a schedule of the Open Space Provision Policy to provide direction to Council and the development community (and any related practitioners) when embarking on the initial concept design for open spaces. When looking at subdivision layout refer to the Subdivision Design Guide in the Hamilton City Council Operative District Plan and read with these guidelines.

These Guidelines focus on the location and configuration of open space to meet the requirements of the specific open space functions provided as part of the network as outlined in **Schedule 2**. These Guidelines are not intended as comprehensive open space design guidelines; the finer details around technical specifications, plant species etc, will be worked through at the detailed design stage.

The Guidelines are separated into two sections:

- The first section identifies the qualities that should be demonstrated across all open spaces regardless of function, although there will be varying levels to which they apply.
- The second section identifies the key elements required to the delivery each specific open space function.

Council’s Parks and Recreation unit is responsible for approving the design and development of new parks.

1. Key design considerations for all open spaces

The following location, configuration and design considerations should be demonstrated across all open spaces.

General Considerations	Details
Safety	<ul style="list-style-type: none"> - Adherence to Crime Prevention Through Environmental Design (CPTED) principles (Refer Ministry for the Environment’s <i>National guidelines for crime prevention through environmental design in New Zealand</i>). - Safety of all users (i.e. access to, internal configuration, slope) - Public/private interface designed to achieve good definition of open space while maintaining surveillance and interaction - Spaces foster good internal visibility - Location of/ability to accommodate internal infrastructure (e.g. lighting, seating, play spaces etc)
Connectivity	<ul style="list-style-type: none"> - Internal circulation and movement of users - Connection to broader open space network - Visual connections - Access to multiple transport options - Avoids barriers to pedestrian access - Integration with green infrastructure (such as stormwater management areas) where appropriate
Context/Character	<ul style="list-style-type: none"> - Responds to the character of the site and surrounding local context - Creates a sense of place and identity - Recognise any significant historic, archaeological and ecological values - Takes advantage of views - Preserves significant trees, vegetation and other natural ecosystems

	- Topography appropriate to function
Environment	- Incorporation of low impact urban design principles - Protection from or minimisation of climate conditions (e.g. windy, exposed sites, access to sunlight and shading) - Enable protection and enhancement of significant natural features and significant natural areas
Amenity	- Amenity landscaping - Facilitate passive and active recreation
Functionality	- Open spaces should be configured to meet their intended functions - Able to accommodate intended features and facilities (such as play spaces, sports fields, car parking)
Accessibility	- All open spaces should provide optimal accessibility for all users.

2. Key design considerations by open space function

The following key design considerations by function are supplementary to those above.

Pocket Parks

Pocket parks provide small informal recreation and socialising spaces which serve their immediate population.

- Appropriate in central city, and residential areas – particularly those areas identified for greater residential density than the general residential zone and parts of the existing urban area that do not meet the neighbourhood park provision targets in Schedule 2^[DB34].
- Configuration is relatively square in shape e.g. avoiding long skinny spaces
- ~~Access to sunlight, and configured to optimise sunlight through orientation of space~~ Site configured to optimise sunlight as well as providing for shaded areas^[DB35].
- Minimum two road frontages
- Good passive surveillance is achieved due to the size of the open space
- Located where high pedestrian activity is anticipated
- Topography should be flat

Civic Spaces

Civic spaces are public environments which leverage off surrounding activities and destinations such as retail/commercial centres, and community hubs.

- Located in Hamilton's central city, and suburban retail centres
- Configuration is relatively evenly proportioned e.g. avoiding long skinny spaces
- Co-located with retail and community facilities/activity
- Open configuration to provide for flexible use of space
- Access to sunlight and shade, and configured to optimise sunlight through orientation of space
- Active edges with adjacent properties (e.g. retail/commercial activity opening up to the space.

Neighbourhood Parks

Neighbourhood Parks provide basic informal recreation and socialising spaces within easy walking distance for surrounding residents, while improving connectivity and visual amenity of residential neighbourhoods.

- Centrally located within residential development and or the natural point of congregation
- Location avoids access barriers – e.g. major roads with no pedestrian crossing.

- Minimum two road frontages
- Flat topography
- Minimum of one flat 30m by 30m “kick around” play space.
- Avoid narrow access points
- Adjoins natural areas or green infrastructure where possible and appropriate
- Optimises natural features/characteristics
- Interface with adjacent residential properties enables good passive surveillance i.e. low and/or permeable fencing.



Poor outcome with poor road frontage, zero passive surveillance from public space, and limited narrow entrance points.



This example demonstrates excellent road frontage, and internal and external connectivity.

Community Parks

Community Parks are larger multi-functional open spaces providing informal recreation, socialising and event space for the wider community while providing a neighbourhood function to its surrounding residents. They can also accommodate sports fields and facilities for organised recreation.

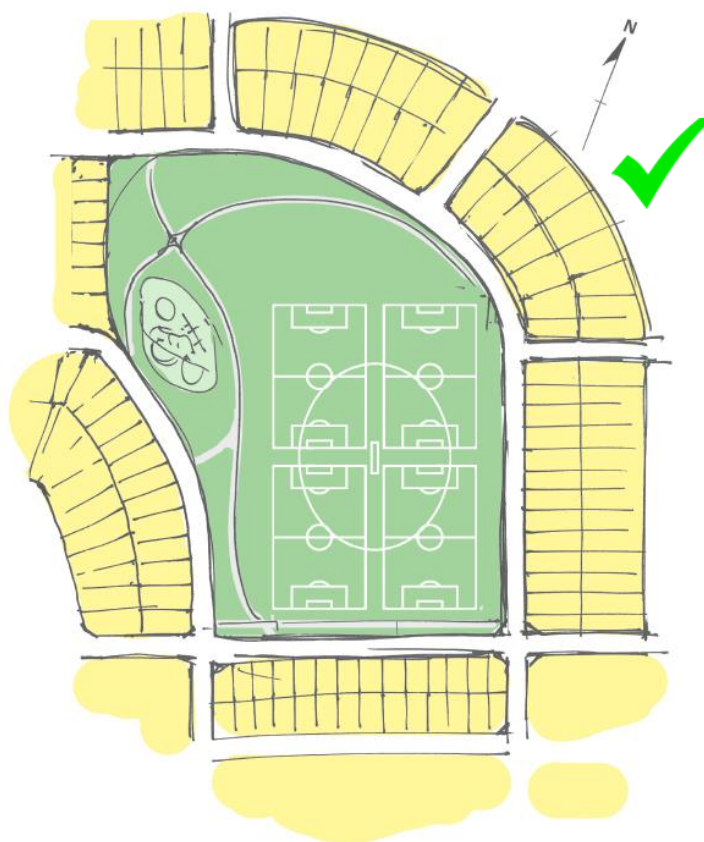
- Provided within residential areas and collocated with community nodes/suburban centres where appropriate
- Size and shape capable of accommodating user groups with a variety of spatial needs
- Minimum two road frontages
- Mostly flat with opportunities for slight variation in terrain, provided that multiple flat kick-around spaces are achievable.
- Integration with natural features including gullies and the river where possible
- Outdoor space capable of accommodating community events
- Adjoins natural areas or green infrastructure where possible and appropriate^[DB36]

Sports Fields and Facilities

Sports fields and facilities provide for the organised sporting needs of the local and city-wide communities of Hamilton.

- Sports fields and facilities in greenfield areas to be provided as part of community parks or destination parks, with multifunctionality and adaptability as key functions.
- Land area required for sports fields and facilities will be determined by demand projections and feasibility assessments.
- Parks with a sports field function are to be configured to efficiently accommodate the field and facility requirements
- Generally a minimum of four fields per park to ensure efficient distribution and on-going management of fields across the network
- Sports fields are appropriately oriented in relation to sunlight

- Outdoor space capable of accommodating informal recreation features^[DB37]
- Generally flat topography, prior to any modification, to enable cost-efficient development of fields.
- Minimum two road frontages^[DB38]



This indicative example demonstrates good configuration of sports fields in relation to sunlight, in an efficient layout, where the remainder of the open space could provide for a community function.

Destination Parks

Destination parks provide a unique experience not found elsewhere within the open space network. They provide a range of high-quality recreational facilities/activities while preserving unique landscapes and open spaces. Destination parks may also provide a neighbourhood and /or community park function to surrounding residents.

- Should be considered where there are existing landscape and natural features which have cultural or historic value and offer recreational opportunities unique to the city.
- The size, shape and layout of destination open spaces should be configured to capture the value of the area
- Maximise road frontage

Natural Areas

Natural open spaces are set aside for the preservation of significant natural resources, remnant landscapes, open space and visual aesthetics/buffering.

- Configured to adequately capture the naturally significant area, including areas requiring future restoration and management.
- Provides a high degree of pedestrian permeability
- Much of Hamilton's natural area is gully, which require open space buffers along the top of their banks to prevent privatisation of gully edges and improve:
 - Public surveillance
 - legibility
 - Improve access
- This can also be achieved through aligning the road network with gullies



Poor accessibility and public surveillance of reserve due to privatisation of reserve boundary.



Good example of public buffer provided along the top of gully to ensure it is a legible, accessible environment.

Esplanade Reserve

Esplanade reserves facilitate provision of public access, management of natural hazards, and the protection of the natural character of riparian margins.

- A minimum 20m wide esplanade reserve along river, lakes and streams required in accordance with Resource Management Act and District Plan
- Further land, additional to the 20m where considered appropriate/necessary

Linear Parks and Park Connections

Provide contiguous networks of open space and buffering between incompatible land uses.

- Linear parks generally a minimum of 20m in width.
- Park connections provide access points to and between larger open spaces and are a minimum 5m in width.