



KAPITI COAST DISTRICT
RESERVES
ACQUISITION
STRATEGY

FEBRUARY 2003

The following policies will assist Council in the determination of reserves for acquisition, the allocation of reserve contributions, criteria for accepting land or cash and who decides and the treatment of reserve credits and gifting of land.

They came into effect on 13 February 2003.

Reserve Acquisition Policies 1-14

A. LEVEL OF SERVICE

Policy 1 - Level of Service

That the Kapiti Coast will maintain the same level of service for traditional reserves as a benchmark standard for the provision of reserves resulting from subdivision and development and increase the level of service for other reserves.

B. POLICIES FOR DETERMINING RESERVE/OPEN SPACE/ACCESSWAYS

Policy 2 - Subdivision Process

The Council will continue to use the subdivision process to obtain significant heritage features, access links and other reserve areas as a condition of consent where appropriate.

Policy 3 - Strategic Reserve Acquisition Fund

The Council will use the Strategic Reserve Acquisition Fund to purchase significant heritage features, access links and other reserves when the opportunity arises.

Policy 4 - Determination of Reserve Purchase

That Council, after consulting with the relevant Community Board/Ward Committee and community interest groups, will determine whether or not to purchase significant heritage features, access links and other reserves when they become available for purchase.

C. POLICIES FOR DETERMINATION OF STRATEGIC LAND ACQUISITION AREAS

Policy 5 – District Wide Mapping Project

That the Council completes the mapping project for the whole district building on the Raumati/Paraparaumu Pilot project

Policy 6 – Consultation

That the Council consults the public to determine the acceptability of the sites and determine other areas for consideration.

Policy 7 – Database Identifying Suitable Land for Reserves, Open Space, accessways

That the Council maintains a database identifying land that, subject to availability of funds, will be purchased when the land becomes available. These include:

ACCESS WAYS TO RIVERS, STREAMS, COAST AND WALKWAY/CYCLEWAY NETWORK

- Land providing linkages to pedestrian/cycleway network e.g. Kapiti Coast Walkway/Cycleway. This to include all open space areas – ‘active’ and ‘passive’ reserves, rural and esplanade reserves, river corridors, access strips and include land administrated by the Department of Conservation and Greater Wellington (WRC) and “private” reserves such as schools and golf courses (refer to map in the strategic land acquisition pilot mapping project).
- Land providing linkages between reserves and roads e.g. Waimanu Lagoons and pedestrian/open space link through to Victor Gr, Waikanae
- Land within the Otaki and Waikanae river corridor where purchase will provide access to and along the river – Negotiate with Wellington Regional Council to provide funds.
- Land adjacent to Otaki River – particularly upper gorge areas used by canoe club and other recreation clubs to gain access to the river.

SIGNIFICANT LANDFORMS, NATURAL AND CULTURAL AREAS

- Sites of significance to Iwi
- Native Bush

- Wetlands
- Representative landforms e.g. Coastal Dunes
- Buffer areas around fragile at risk natural areas
- Outstanding landscapes

EXPANSION OF EXISTING RESERVES

- Otaki Domain
- Waikanae Park
- Jim Cooke Park
- Te Ati Awa Park
- Matthews Park including three additional sports fields
- Other existing reserve areas where appropriate

NEW RESERVES ABOVE RESERVE CONTRIBUTION REQUIREMENTS

- Paraparaumu Town Centre

Note: These will be updated on a regular basis.

D. POLICIES TO DETERMINE RESERVE ACQUISITION CRITERIA AND ALLOCATION OF RESERVE FUNDS

Policy 8 Criteria for allocation of funds:

Reserve contribution funds shall be generally allocated on the following basis:

Allocation of reserve contribution (see attached maps)			
	Local Reserve	Major Reserve	Strategic Fund#
Well served*-no Cap ex. required	-	-	100%
Well served*-Cap ex. Local	75%	-	25%
Well served*-Cap ex. Major only	-	75%	25%
No local reserves +	-	-	-

#Strategic Reserve Acquisition Fund

* Well served = land subdivided being within 10 minutes walk of a local reserve and 2km from a major reserve

+Take land instead of cash

Where there is a significant heritage site or “non-traditional” feature within an area well served by existing reserves this would be

included as reserves contributions instead of cash if it met the criteria outlined in Policy 10 below.

Policy 9 – Maximum Value

The maximum value for determining market value of each lot when calculating reserves contributions except in the rural zone is \$100,000.

Policy 10 – Criteria for accepting Land in Lieu of Cash

The following are minimum criteria, which should be met, where land is being considered instead of cash:

Active and Passive Reserves

- There is no local reserve within 800m of subdivision
- The land is capable of being utilised for a variety of informal and formal recreation activities including commuter and recreational walking and cycle routes
- Cost of maintenance is manageable - size, shape, nature and topography of land
- The land has adequate road frontage for its purpose
- It is accessible to the community including people with special needs where appropriate
- There are links to public open space network
- The land totals at least 2,000 square metres.

Other non-traditional reserves – significant natural/cultural heritage sites

- Contains ecosystems that have species that are endemic to the district or are threatened
- The site is largely in its natural state or is restorable
- Provides, or has potential to provide, corridor/buffer zone to an existing area
- Contains sites of significance to Maori
- It is easily managed.

If any of these criteria are not met this will provide Council with grounds to accept cash as reserves contribution.

Note: the reserve contribution can include a mix of cash, land and improvements such as play equipment and recreational facilities.

E. POLICIES TO DETERMINE RESERVE CONTRIBUTION CREDITS AND GIFTING OF LAND

Policy 11 – Existing Reserve Credits

The transfer of existing reserve credits is limited to within 2 kilometres of the original site.

Policy 12 – New Reserve Credits

There will be no new reserve credits created outside of the subdivision area.

Policy 13 – Gifting of land

Where land is given which is in excess of the reserves contribution requirement then this will be recognised as a gift and not as a reserves contribution. This must be agreed to in writing.

Note: Who Decides

Non-notified Resource Consents

Parks and Recreation and Resource Consents Departments in consultation with the District Planner jointly make the determination on whether or not to accept land or cash as per Policies 8 and 10. Where agreement cannot be reached the Chief Executive will make the final decision.

Notified Resource Consents

Hearing commissioners will make the determination based on the recommendation of the Planning report. If there is any disagreement between the two Departments, both will have the opportunity to appear before the hearing committee if necessary.

A handwritten signature in black ink, appearing to be 'Andrew Guerin', with a long horizontal stroke extending to the right.

Andrew Guerin
DISTRICT PLANNER

13/2/03