



DS3 – Reserves

Contents

DS3	Reserves.....	2
	3.1 Minimum Requirements	2
	3.2 Design Requirements	3
	3.2.1 General.....	3
	3.2.2 Drainage of Reserves.....	3
	3.2.3 Landform and Contours.....	4
	3.2.4 Existing Trees.....	4
	3.2.5 Park Furniture and Structures.....	4
3.3	Presentation of Reserves.....	6



DS3 Reserves

3.1 Minimum Requirements

This section applies to the design of reserves whether implemented as part of a subdivision development or by or on behalf of Council as part of Council's programme for development of reserves.

Where applicable, development plans for all reserves showing the proposed work shall be submitted for engineering approval and no work is to be carried out on the site before Council approval is issued.

All reserves are to be presented so as to be economically maintained (for example by tractor-mounted mowing equipment) and with established landscape plantings, without deferred maintenance issues.

Any proposed and approved landscape planting or furniture/structures completed with no deferred maintenance issues present.

A safety audit is to be carried out and all potential hazards eliminated, isolated or minimized in accordance with the requirements of the Health and Safety in Employment Act and amendments.

All boundaries are to be surveyed and clearly pegged.

Land to be vested for reserves purposes shall as a minimum meet the following general requirements:

- The land is to be free of noxious weeds, tree stumps (above ground) old shelter belts and other specified vegetation (invasive) where applicable. This requirement also encompasses the riparian margins where applicable.
- All previous fences, farm and orchard utilities etc., building remains, stockpiles and rubbish and undesired material is to be removed or disposed of to the satisfaction of the Authorised Officer. All holes and unnatural ground features shall be infilled or contoured to the satisfaction of the Authorised officer. More specific items such as the filling of remnant septic tanks, may also be directed.
- Land is to be accessible for reserves maintenance vehicles. Cleared land shall be presented in established turf type grass, where it can be reasonably mown. Cleared land which is too steep to safely mow or which is immediately adjacent to the riparian margin, shall be planted in native plants, using plant species common to the area. A planting plan shall be submitted and approved prior to planting.



3.2 Design Requirements

3.2.1 General

Such development work is to be in accordance with the detailed plans, costings and specifications that have been approved by Council.

The design of the development of the reserve shall conform to the planned future use of the reserve as determined by Council

All issues relating to Historic Places Act requirements shall be resolved prior to vesting in Council.

The developer will be responsible for obtaining all necessary consents prior to works commencing. Any land which is to vest in Council shall be designated for its appropriate purpose prior to vesting. This shall be at the developer's cost.

3.2.2 Drainage of Reserves

Drainage designs on reserves shall consider the purpose of the reserve land and shall not compromise the future use and enjoyment of the reserve as determined by Council.

The Reserves internal drainage system shall be connected to the main area drainage system, preferably with a piped drain, all in accordance with the overall catchment plan for the area.

Internal reserve drainage may be provided by dry swales. Where a significant private or public upstream catchment drains into and through the reserve it may be piped through or channelled through an open-drain.

Landform profiles shall be designed, where necessary, to pond water during 20% AEP storms such that stormwater will drain sufficiently to allow year round mowing by tractor mounted equipment. "Flat" areas shall have a minimum gradient of 0.5% (1 on 200) so as to allow for adequate drainage with no ponding under normal conditions.

Where public stormwater services cross or are located within a reserve they shall be protected by a drainage easement pursuant to the Reserves Act 1977.

Where part or all of the reserve is to be used as playing fields for active recreation, a "herring-bone" drainage system may be required to ensure adequate drainage of the field. This drainage will be specific designed to suit the local conditions and the desired outcome and be subject to approval from Council.



3.2.3 Landform and Contours

The landform of the reserve shall be designed to be appropriate for the use of the reserve land and, as far as possible, be commensurate with the adjoining landform. Existing natural features shall be retained unless they are not appropriate given the proposed use of the reserve as determined by the Council.

Earthworks may be carried out on reserves to remove such items as tree stumps, buildings and foundations, farm tracks, cattle yards, fencing and orchard structures, roading aggregate etc. Except where dictated by a natural feature (e.g. an open watercourse) no batter shall be steeper than (1 on 6) so as to allow mowing by tractor mounted equipment. Remnant septic tanks and offall pits shall be filled and not left as voids.

Contouring works shall have regard for the protection of trees to be retained in the final landform in accordance with this Code.

3.2.4 Existing Trees

All existing trees on the reserve shall be inspected by a certified arborist prior to development plans being prepared and suitable healthy trees shall be retained where practicable.

Prior to vesting, any required arboricultural maintenance shall be undertaken by a certified arborist, and a summary report of works completed made available to Council.

Machinery shall not be operated beneath the 'drip line' of the trees while performing ground contouring activities.

Existing trees to be retained are to be protected during earthworks and reserve development by temporary fencing 1.0 metre beyond the drip line of the tree. This protection of existing trees shall also include the prohibition of stockpiling materials or the storage of machinery or temporary buildings under the 'drip line' of the tree.

3.2.5 Park Furniture and Structures

Should Council require the developer to undertake any reserve development works associated with the construction of walkways (excluding local purpose accessways), playgrounds or structures / park furniture, then these works will be at Council's cost. Any such works will be subject to prior agreement of the Council and will be subject to agreed design, construction standards and costs prior to any works commencing.

Any proposed park furniture or structures shall be shown on the reserve development plan as submitted for approval. All park furniture or structures shall be robust, low maintenance, able to be safely used by the public and treated with approved graffiti guard.



Playground equipment shall comply with NZS 5828 "Specifications for Playgrounds and Playground Equipment" and the "New Zealand Playground Safety Manual".

3.2.6 Local Reserve Access

Pedestrian walkways or local purpose accessways shall be designed in accordance with the drawings provided in the Construction specification.

All walkways shall conform to NZS HB 8630: 2004, "Tracks and Outdoor Visitor Structures" (Section 2.3, Section 3 and table 5) and also with DS4 : Transportation.

The design of walkways is flexible to have regard to "Crime Prevention through Environmental Design (CEPTED) principals, but shall not be narrower than the standard shown in the drawings provided in the Construction specification.

3.2.7 Landscaping

The reserve shall be sown in grass where it is practical to be mown, except where playgrounds or gardens are proposed or other surfacing has been approved by Council. Any land that is too steep to be mown as described in this code or which is immediately adjacent to the riparian margin, shall be planted in native plants, using plant species common to the area and appropriate to the location. A planting plan shall be submitted and approved by Council prior to planting.

The provisions of section DS 2 Streetscape Design shall apply where appropriate.

3.2.8 Easements

All rights-of-way and/or easements are to be formalised at no cost to Council.

3.2.9 Fencing

The permanent fencing of common boundaries of any reserve including esplanade and accessway reserves may be required. The Authorising Officer may specify that one or more of the following options apply:

- A fencing covenant be registered against all titles of properties with a common boundary to reserve land, indemnifying Council against all costs for erection and maintenance of fences on common boundaries, and/or
- Only fences as shown in drawings provided in the Construction specification or as specified in the Second Schedule of the Fencing Act 1995 and agreed by the Authorised Officer, may be constructed within the reserve or on its boundaries, or



- A fence be erected in accordance with specific site details where these occur in the Operative District Plan.

Note:

- a) Pedestrians must be considered during the fence design process.
- b) Proposals using minimum fencing standards will require clear justification for its use.

3.3 Presentation of Reserves

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- All previous fences, farm and orchard utilities etc., building remains, stockpiles and rubbish and undesired material is to be removed or disposed of to the satisfaction of the Authorised Officer. All holes and unnatural ground features shall be infilled or contoured to the satisfaction of the Authorised Officer. More specific items such as the filling of remnant septic tanks, may also be directed.
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