



SECTION 10 PARKS AND RESERVES

- 10.1 General
- 10.2 Stormwater
- 10.3 Sanitary Sewerage
- 10.4 Electrical and Telecommunication Services
- 10.5 Vehicular Access to Reserves
- 10.6 Footpaths
- 10.7 Trees
- 10.8 Existing Features
- 10.9 Fencing
- 10.10 Filling
- 10.11 Presentation of Reserve
- 10.12 Survey Pegs
- 10.13 Added Features
- 10.14 Engineering Works

10.1 GENERAL

In general terms the standard of development for further contouring neighbourhood reserves from subdivisions shall be such as to require no cultivation, or grassing by Council and the surface shall be free from all unwanted materials.

The Council will accept responsibility for maintenance of reserves from subdivisions only when they are fully developed to an acceptable standard. Responsibility for maintenance will begin only when other engineering works of that stage of the subdivision have been accepted.

The following standard is performance based and should be taken as a guide. It is not desirable that all reserves be designed the same. Any feature or aspect small or large that will maintain or create character should be retained. The Council will consider any submissions in respect to development or treatment of reserves.

The following standards are applicable to neighbourhood reserves. They do not generally apply where raw land is taken for future development into active reserves by Council.

10.2 STORMWATER

- a) The treatment for watercourses shall be in accordance with the Development and Connection Standards and the Watercourse Guidelines Manual, and comply with relevant resource consent conditions.



- b) Where any surface water run-off may create a nuisance to any adjacent existing, or proposed lots, provision is to be made to adequately collect and dispose of this to an approved outfall.
- c) All reserves to be generally provided with a stormwater connection or connections as dictated by contour, dimensions and any amenities Council may have proposed.
- d) All natural hollows etc. are to be contoured or drained to ensure no ponding of stormwater unless otherwise provided for in the conditions of subdivision consent.
- e) Despite the above mentioned wetland areas and natural hollows are encouraged to be retained where they can be an asset to the reserve and where stormwater management provisions are acceptable to Council

10.3 SANITARY SEWERAGE

All reserves shall be provided with a sanitary sewer connection in a position to be approved by the Council Engineer in consultation with the Parks Manager.

10.4 ELECTRICAL AND TELECOMMUNICATION SERVICES

Unless specific approval is given, these services shall not be reticulated through reserves.

An exception to this is where pole lighting may be required in respect to footpaths through reserves.

10.5 VEHICULAR ACCESS TO RESERVES

Vehicular access to a reserve shall be provided for maintenance, and a heavy duty vehicle crossing shall be constructed. A barrier shall be constructed at the entrance to the reserve in the form of lockable gates or removable free standing or linked bollards. Barriers shall be appropriately marked with reflectorised sight boards..

10.6 FOOTPATHS

Where any reserve is so positioned as to form part of pedestrian linkage, a footpath shall be provided between streets along such route. The adjacent ground surface is to be brought level to the footpath in such a manner that normal maintenance operations are not affected.

In these instances lighting in accordance with Clause 9.4 shall be provided.

10.7 TREES

When, on any proposed reserve, mature exotic or indigenous groundcover, undergrowth or trees exist, the subdivider shall clearly indicate at engineering plan stage:

- a) The position or extent of each type of growth, together with any such tree canopy overhang as may exist.
- b) The full extent of any fill and/or cut proposed in the vicinity of such growth or trees, including that required for the installation of underground services.
- c) The proposed alignment of underground and overhead services and any footpaths, driveways or access points in the vicinity of such growth or trees.



- d) Where any trees may cause possible shade problems in adjoining lots, a shade zone shall be indicated for that shade that will be cast at midwinter, midsummer and equinox. Should such shade be of such proportion as to significantly adversely affect the adjoining lot or lots, a redesign of the lots in that portion of the subdivision may be requested.

As engineering works in close proximity to trees will affect roots and their ultimate health, no fill, cut or trenches for services will be permitted within 2 metres of the outer overhang of such trees (i.e. the dripline) unless prior written approval has been given by the Council Engineer.

10.8 EXISTING FEATURES

Where any natural features of outstanding merit are contained within a reserve, such features shall be identified on the application plan of subdivision and shall, subject to any conditions the Council may impose, be retained intact. Specific approval shall be obtained for the retention of any other features.

10.9 FENCING

Where an access to a rear lot or lots abuts a reserve, then the common boundary of such access and the reserve is to have a 1.20m high Type 'D' (refer Standard Drawings) fence for the total length of such boundary.

In all other cases, where the common boundary of the reserve and abutting land is not fenced and the abutting land forms part of the land being subdivided, the subdivider shall either:

- (i) Fence the common boundary with a 1.20m high type D fence; or
- (ii) Place a memorial on the titles of the abutting land to the effect that the Council, as owner of the reserve, will not be liable for a contribution towards any fencing costs of the common boundary.

10.10 FILLING

Where in any reserve extensive filling is undertaken then such fill shall be generally free of inorganic material and stumps, branches, timber construction debris or similar assorted debris.

Where by approval from Council or otherwise, a fill area within any reserve has been used for disposing off organic material such as stumps, tree and shrub branches, or inorganic material such as car bodies, concrete and other assorted debris, then the extent of such fill areas shall be clearly indicated and this information shall be provided prior to valuation of the lots for financial contribution purposes. All relevant information shall be shown on the As-Built Plans.

10.11 PRESENTATION OF RESERVE

On completion of the subdivision the reserve shall be passed over to Council in a clean condition, clear of all debris and deleterious material with a smooth surface and grassed in a fit condition for routine maintenance. Particular attention shall be given to the following:



10.11.1 Bushed Areas

Those areas planted in indigenous or exotic growth which are to be retained, shall be:

- a. clear of all noxious growth
- b. clear of all fences
- c. clear of all unwanted material
- d. made safe by felling and removal of dead or dying trees or large limbs.

10.11.2 Trees

The subdivider shall ensure that all dead or dying trees or tree branches are removed by a reputable qualified contractor according to accepted arboricultural standards and to the satisfaction of Council's arborist. Written approval must be obtained where the affected trees are within the height/size limits prescribed in the District Plan for protected trees. Where such approval is not part of the subdivision consent, a separate resource consent may be necessary.

10.11.3 Grassed Areas

- a) These shall be smoothed to an even contour and provided with a minimum of 150mm depth of topsoil.
- b) All unwanted material shall be removed from the surface.
- c) The grass cover shall be established using an acceptable turf type rye grass mixture and shall be even and generally free of weed and in a close mown condition. The preparation operations shall have been carried out in a professional manner.

Note: Council may require that the developer undertake development of the reserve, eg tree planting, and then maintain that reserve for a period of time, eg 5 years until Council assumes responsibility for maintenance.

10.12 SURVEY PEGS

All survey pegs are to be present including pegs that may form the common boundary to adjoining land which may or may not be a portion of the current subdivision.

10.13 ADDED FEATURES

Within the development of some subdivisions there are materials which normally are waste which could be effectively used for children's play.

Items such as:

- Logs from large trees,
- Fence posts and
- Old concrete pipes.

If cleaned up, dangerous projections removed, and then painted, may be suitable. Careful consideration shall be given to Occupational Safety and Health standards.



A credit for the value of such works, where prior approval of the Council had been obtained, will be available.

10.14 ENGINEERING WORKS

All engineering works carried out on parks and reserves and land intended to be set aside for parks and reserves shall comply with the requirements in this Code.