

## 12 RESERVES

### 12.1 Introduction

Reserves are an important element of a neighbourhood. They provide opportunities for recreation and social contact, and their spaciousness contrasts with the built form of development. The manner in which a subdivision relates to public spaces such as roads, parks, rivers and streams is very important for usability, amenity and public safety.

A range of reserves and walk/cycle ways are to be provided throughout the Tasman District. All reserves and walk/cycle ways must be accessible to both residents and visitors and contribute to enhancing their quality of life, promoting public access and protecting and enhancing the District's conservation and special interest values.

The Council purchases and develops reserve land for the following management purposes:

- a) Neighbourhood;
- b) Sport and Recreation (not usually created at the time of subdivision);
- c) Public Gardens (not usually created at the time of subdivision);
- d) Nature;
- e) Cultural Heritage;
- f) Outdoor adventure;
- g) Civic Space (not usually created at the time of subdivision); and
- h) Recreation and ecological linkages (including esplanade reserves)

Note: All the above reserves are classified as Scenic, Recreation, or Local Purpose Reserves under the Reserves Act 1977 but are placed into one of eight categories defined by the New Zealand Recreation Association. The categories are based on a reserves character (what the park looks like), purpose (what the park is used for) and level of service (standard of development and maintenance).

#### 12.1.1 General Design Elements

In order to achieve Council's objectives there are a number of design elements which need to be considered prior to locating and designing a reserve area as part of a subdivision development:

- a) Locate reserves where they are highly prominent, visible and accessible within the local area, bounded by roads on a minimum of one boundary, with dwellings fronting the reserve providing informal surveillance;

- b) Locate and design reserves taking into account the principles of crime prevention through environmental design (Refer to [www.justice.govt.nz](http://www.justice.govt.nz))
- c) Locate reserves within 500 metres or 10 minutes walking distance of properties within residential zones, and provide an interconnected reserve network that meets the needs of users and the community in rural areas;
- d) Provide a variety of reserves that maximise their open space and recreational value to the neighbourhood. In some instances, high quality ecological corridors or pedestrian linkages may be more desirable than neighbourhood reserves if there are already similar spaces that can offer the same services close by;
- e) The number of reserves needs to be based on:
  - the existing levels of service in the vicinity of a proposed reserve;
  - the needs of the community reflected by population density and demographics;
  - the types of users and their requirements;
  - the participation rates for selected activities;
  - use and access to existing facilities, and gaps in amenity provision; and
  - opportunities for dual purpose functions.
- f) Reserves should not be made of “left over” land, the location and design should be informed by the neighbourhood context and site analysis. Well located reserves will help result in a more attractive and desirable subdivision;
- g) Reserves shall be designed and used in a manner that complements the design of the subdivision and adds value to the lots;
- h) Locate and design reserves to take advantage of existing natural features or features of local significance such as streams, remnant native forest, specimen trees or cultural heritage sites which provide identity to the neighbourhood. This can assist in the consenting process and protect these features;
- i) Investigate opportunities to connect with other reserves and walkways to form a pedestrian and cycle network within the area;
- j) Provide walk and cycle ways through a reserve network, connecting with adjoining streets;
- k) Provide parking spaces in accordance with the minimum requirements in the TRMP. Parking and cycles spaces may be provided within the adjoining legal road in order to minimise the adverse effects on the use and enjoyment of the reserve;
- l) Avoid locating utilities (including stormwater, water or sewerage pipes or power supply lines) within reserves; and
- m) Design the size, location and form of reserves to allow for maximum usable space and ease of maintenance.

### **12.1.2 Neighbourhood**

Neighbourhood Reserves are designed for use by the local residential community providing local, informal recreation, play and amenity space. They should range in size from 1,000 square metres to one hectare. Unless agreed otherwise by the Reserves Manager the average size for a neighbourhood reserve with no other secondary function shall be approximately 2,500 square metres in area, with a minimum useable area generally no less than 1,250 square metres.

Neighbourhood Reserves should provide informal passive and active recreation and play opportunities, open space and opportunities for the enhancement of amenity values.

Neighbourhood Reserves should be located within 500 metres or 10 minutes walking distance of properties within residential zones, and within 5 kilometres of all properties within rural zones. They should have a minimum 30 metre road frontage, with good pedestrian and maintenance vehicle access.

Neighbourhood Reserves are intended to provide an open grass area suitable for small scale ball play, children's play equipment, seating, paths and attractive amenity planting.

They should not be located on rear sections or have enclosed spaces which are not able to be viewed from other public open spaces and should be of an even and regular shape which allows for maximum usable space and ease of maintenance.

They shall be designed in such a way that the maximum number of allotments in the subdivision or adjoining subdivisions or developments benefit from their provision.

### **12.1.3 Sport and Recreation**

Sport and Recreation Reserves are primarily used for sport and recreation activities, recreation facilities and buildings (including community halls) and are often multi use. They are also designed for use by the local residential community providing open spaces within walking distance of homes and informal passive and active recreation and play opportunities and opportunities for the enhancement of amenity values.

Council does not usually acquire land on subdivision for Sport and Recreation Reserve purposes. However, if the situation did arise the size, location and form of the reserve shall be negotiated with the Reserves Manager prior to making a decision on a subdivision or development application.

Sport and Recreation Reserves should have a minimum 20 metre road frontage, with good pedestrian and maintenance vehicle access.

### **12.1.4 Public Gardens**

Public gardens include horticultural collections within reserve areas which are used for relaxation/contemplation, education and/or amenity. They are not usually created at the time of subdivision. However, if the situation did arise, the size, location and form of the reserve shall be negotiated with the Reserves Manager prior to making a decision on a subdivision or development application.

Public gardens should have a minimum 20 metre road frontage, with good pedestrian and maintenance vehicle access.

#### **12.1.5 Nature and Cultural Heritage**

The primary purposes of Nature and Cultural Heritage Reserves are to:

- a) Protect and preserve specific natural landscapes and provide a range of recreational experiences appropriate to the particular site; and
- b) Focus on the retention of natural character, the development of other facilities has a lower priority on these reserves.

The size, location and form of any Nature and Cultural Heritage Reserve shall be subject to the approval of the Reserves Manager prior to lodging a subdivision or development application.

Nature and cultural Heritage Reserves should have a minimum 20 metre road frontage, with good pedestrian and maintenance vehicle access.

#### **12.1.6 Outdoor Adventure**

The primary purpose of Outdoor Adventure Reserves is to provide recreation activities and built facilities, requiring a larger scale non-urban environment.

Outdoor Adventure Reserves may be provided with public toilets, rubbish disposal and picnic facilities as required.

The area and location of Outdoor Adventure Reserves shall be subject to the approval of the Reserves Manager prior to lodging a subdivision or development application.

They should have a minimum 30 metre road frontage, with good pedestrian and maintenance vehicle access.

#### **12.1.7 Civic Space**

These are primarily reserves which provide areas and facilities for social and community opens spaces and events. They are not usually created at the time of subdivision.

However, if the situation did arise, the size, location and form of the reserve shall be negotiated with the Reserves Manager prior to making a decision on a subdivision or development application.

#### **12.1.8 Recreation and Ecological Linkages (including walkways, esplanade reserves and strips and greenways)**

##### **Walk/cycle way Reserves**

The primary purposes of Walk/cycle way Reserves are to provide walking and cycling linkages for urban transportation and recreation, assist in the creation of urban and rural loop walkways and cycleways or provide linkages between roads, the coast, rivers, public facilities or features.

Walk/cycle ways shall be vested as Local Purpose Reserves.

The minimum legal width of a walk/cycle way reserve shall be 6 metres unless otherwise agreed by Council. The width may vary depending on the topography, location and the expected level and type of use.

Pedestrian paths shall have a minimum formed width of 1.4-2 metres. Shared paths catering for pedestrians and cyclists shall have a minimum width of 2.5-3 metres.

Walk/cycle ways shall be planned so that sightlines are maintained and way-finding is clear. The placement of walk/cycle ways through underpasses shall be avoided but where unavoidable, shall be short, straight and wide. All lighting shall comply with Category P of NZS1158 and be approved by Council. Blind corners leading into and out of the underpass must be avoided so that the user can have clear sightlines on entering and exiting the underpass.

#### **12.1.9 Recreation and ecological linkages (including esplanade reserves, strips and greenways)**

The primary purposes of Recreation and ecological linkages are:

- a) To contribute to the protection of conservation values by maintaining or enhancing the natural functioning of the adjacent sea, river, or lake, maintaining or enhancing water quality, maintaining or enhancing aquatic habitats, protecting the natural values associated with the reserve or mitigating natural hazards;
- b) To enable public access and recreational use of the sea, river, or lake, where the use is compatible with conservation values; and/or
- c) To provide for the management of storm water within a whole catchment or a development area within a catchment and to provide for the protection and enhancement of stream and amenity values, public access to waterways and an active transport corridor.

Esplanade reserves or strips shall usually have a minimum width of 20 metres unless public access and the protection of conservation values can be adequately achieved within a reduced width. The width of Esplanade Reserves shall be subject to the approval of Council prior to lodging a subdivision or development application. Esplanade reserves may form part of a larger greenway if the waterway is greater than three (3) metres in width.

There are no specific minimum or maximum widths for greenways, their sizing is dependent on allowance for the design flood flow extent and an area adjoining one or both sides of the design floodway to accommodate pedestrian/cycle and maintenance vehicle access, protection of conservation values and amenity plantings (refer Figure 1 below).

The floodway design should allow for a minimum of a 1% AEP.

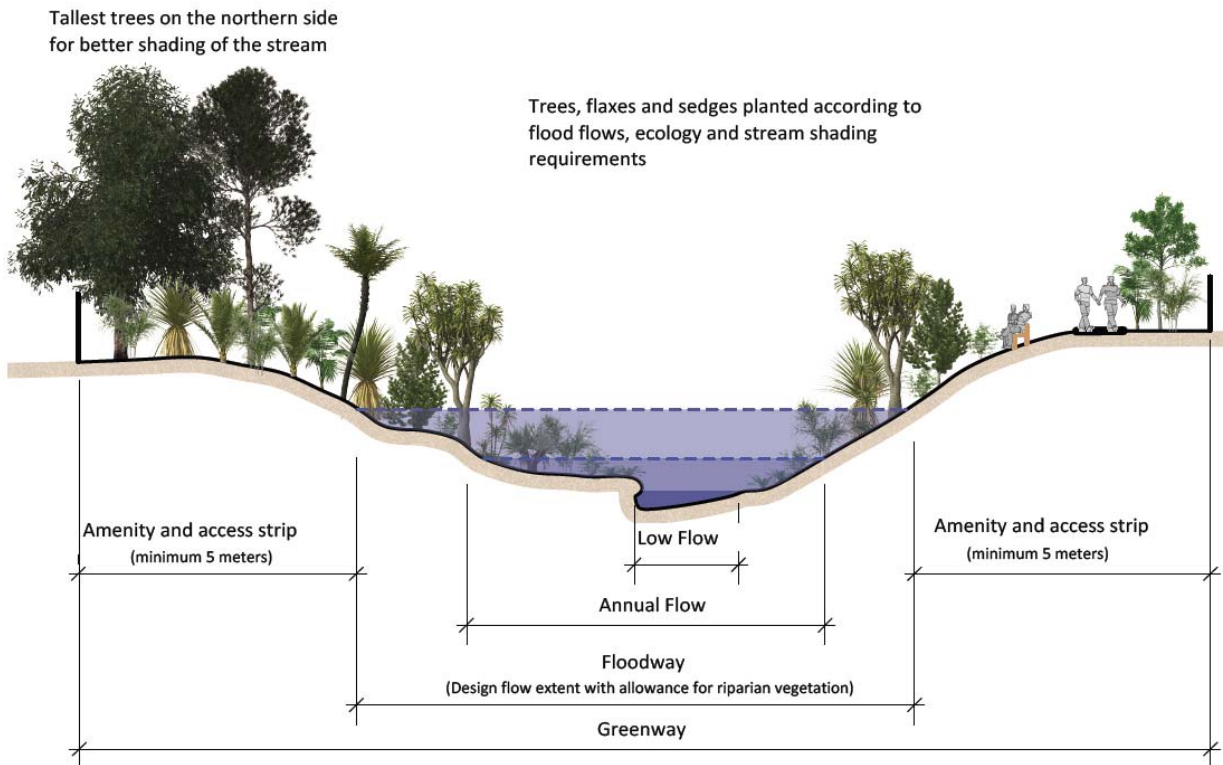
Greenways should also incorporate any adjacent Council-owned stormwater detention or treatment infrastructure, such as detention ponds or constructed wetlands and all riparian habitats, including river banks, upper terraces and adjacent annual flood plains and natural wetlands, plus adjacent areas of riparian vegetation. This will allow for integrated management of the waterway environment.

Recreation and ecological linkages may be provided with public utilities including rubbish disposal and picnic facilities as required.

Consideration should also be given to connections between greenways and any other local reserves and the wider transport network.

The area and location of Greenways shall be subject to the approval of Council prior to lodging an application for plan change or subdivision consent.

**Figure 12-1: Greenway Layout (not to scale)**



## 12.2 Presentation of Reserves to Vest

Prior to Section 224 (RMA 1991) approval, any land proposed to vest as reserve shall be presented in a manner which achieves the following minimum standards:

- All boundaries are surveyed and clearly pegged (survey pegs are kept clean, clear of vegetation and able to be easily identified subsequent to vesting);
- The land is stable and not subject to high erosion risk; and coastal margins and stream banks are presented in a stable state, with either soft or hard engineering solutions provided subject to the approval of Council;
- A kerb crossing to residential access standard is provided at access points approved by Council for service vehicles. Crossings are reinforced and located a minimum of 3 metres from the adjoining boundaries unless otherwise approved by Council;



- d) The formation, surface and structures on all walkways comply with NZSHB8630;
- e) All pest plants (as defined in the Tasman-Nelson Regional Pest Management Strategy) and other specified unwanted vegetation are removed. Grassed areas are free of pest plants and turf weeds and have been mown to 75mm at least twice before presentation;
- f) All land subject to earthworks is covered with 150 millimetres of screened topsoil cultivated to form a true and even seed bed. The site is sown in an approved dwarf rye grass mix at a rate of 30 grams per square metre and lightly harrowed in and rolled to a compact and level surface with a minimum 80% self sustaining grass coverage.
- g) The land is free of pre-existing building remains (except those identified as having heritage values), unwanted fences, farm utilities, tree stumps (above ground, unless identified as important for wildlife values (these can provide important habitat for native insects, lizards and birds), surface rocks (unless rock formations provide a feature) and any debris or rubbish associated with the development of the subdivision;
- h) Existing vegetation has been assessed for its appropriateness and where appropriate, retained and/or enhanced in a manner which does not hinder pedestrian or cycle access;
- i) Stock proof fencing (minimum 7 wires with batons) is provided for all Sport and Recreation, Nature, Cultural heritage and Outdoor Adventure Reserves unless agreed otherwise with Council;
- j) The provision of any fencing and/or amenity plantings has prior approval of the Council;
- k) Where required reserves are provided with a 20 millimetre diameter water service and a 100 millimetre diameter sewer connection supply to the boundary; and
- l) Unless otherwise required or approved by the Council no utilities (including stormwater, water or sewerage pipes or power supply lines) are located within reserves.

**Prior to authorising section 224 Resource Management Act approval the reserve to vest shall be inspected and approved a delegated officer.**

### **12.3 Further Reserve Development**

The development of a reserve (beyond that required in section 12.1 above) may be undertaken on a case-by-case basis at the discretion of the Reserves Manager and subject to an acceptable quotation.

This may include vehicle barriers, fencing, lighting, signs and furniture. If agreed, the developer shall provide specified facilities in general accordance with the following standards:

### **12.3.1 Vehicle Barriers**

Vehicle barriers may be provided to control unauthorised vehicles accessing the reserve. They may be in the form of a standard non-mountable kerb or a physical vehicle barrier or bollards. Vehicle barriers should meet the following objectives:

- a) Prevent vehicles from accessing reserve land;
- b) Continue to allow pedestrian access, bicycle access and emergency vehicle access where appropriate;
- c) Designed to be compatible with other reserve structures and not adversely affect the visual amenity of the area; and
- d) Able to withstand or discourage vandalism.

### **12.3.2 Fencing**

Fencing requirements shall be discussed with the Reserves Manager prior to any works being undertaken. Stock proof fences (minimum seven (7) wires with batons) are required for some rural reserves, a permanent fence may be provided between other reserves and adjacent properties.

Any fencing shall meet the following objectives:

- a) Provide a degree of physical separation between the reserve and adjoining private land; and
- b) Maintain views from neighbouring properties onto the reserve to allow for informal surveillance.

The construction standard of reserve or access way fences shall be subject to the approval of the Reserves Manager. All boundary fencing shall meet the requirements of the Fencing Act 1978.

### **12.3.3 Lighting**

Lighting may be provided in some reserves at the discretion of the Reserves Manager. Lighting shall be provided in a manner that is not obtrusive and does not adversely affect the aesthetics of the reserve and shall comply with Category P of NZS1158. Consideration shall be given to the brightness, placement and coverage of any lights to ensure adequate illumination where necessary and prevent significant light spill on adjacent landowners.

### **12.3.4 Signs and Park Furniture**

Reserves may have signs, park benches or tables and rubbish bins. Provision of these facilities will be provided on a case by case basis and subject to the approval of the Reserves Manager.



## 12.4 Planting

The provision of amenity planting on reserves may be provided at the discretion of the Reserves Manager.

Planting shall be designed to:

- a) Define space;
- b) Provide shade and shelter;
- c) Achieve open space and not impede visibility;
- d) Control erosion;
- e) Enhance the recreation and amenity values;
- f) Provide natural habitat and encourage bird life utilising appropriate native species where possible; and
- g) Allow for continued plant health, minimise irrigation requirements and ensure ease of maintenance.

All plantings shall be provided in a manner that creates pleasant spaces for active and passive recreation, while maintaining sufficient openness to maintain a safe environment.

### 12.4.1 General Planting Guidelines

The following guidelines for planting on reserves shall be followed:

- a) Plants shall be soaked and left to drain out of the sunlight before planting;
- b) Grass or weeds shall be skimmed off the top of the planting site prior to planting;
- c) A hole twice the size of the plant container shall be dug, the soil, loosened to make it easier for the roots to establish and to help drainage;
- d) Planting holes shall be watered in dry areas or a water retention product such as Aqua Gel shall be used to sustain the plant for the initial establishment period;
- e) Plants shall be removed from their containers carefully, keeping as much soil around the roots as you can;
- f) If the plant is root bound, the roots shall be gently untangled or teased out (This does not apply to young Manuka which have extremely sensitive roots);
- g) Plants shall be placed in the planting hole so the stem is placed at the correct depth relative to the adjacent soil levels and plant roots are below surface level;
- h) Soil shall be replaced around the roots, firming as you go, and plants shall be gently pulled up to straighten the roots. The soil shall be firmed well after the hole is filled leaving a slight depression to catch any rain or water runoff;

- i) The plant shall be watered thoroughly; and
- j) Graded bark mulch applied to a depth of 75 millimetres once planting has been finished, ensuring that the mulch does not touch the stems of the plants.

A condition of subdivision consent may include a maintenance period and bond to ensure that the maintenance of the plantings is undertaken for a specified period of time.

#### **12.4.2 Riparian Planting**

Riparian (stream bank) plants are vital for stream health and the provision of habitat and wildlife corridors. A number of plant species only occur naturally along stream banks.

Riparian planting has a crucial role to play in shading and cooling waterways and providing the environment for insects that support many native fish. Overhanging plants, their roots leaves and branches that drop into the stream provide critical refuges for fish and habitat and food for other in-stream fauna.

Streamside vegetation, including wetland vegetation helps to protect banks from erosion and filter nutrients. Vegetated stream margins and wetlands also provide important roosting and breeding sites for native water birds and in tidal areas riparian vegetation provides spawning sites for native fish when high flows occur in autumn.

A planting plan from a recognised re-vegetation expert or ecologist shall be submitted for approval by the Reserves Manager when streams or water courses are present within in a reserve to vest. The methodology for preparation, planting and after care is to be consistent with recognised best practice.

The species specified in Figure 2 below identifies pioneer species which are suitable for initial plantings where limited or no riparian planting exists. Species which have more specific requirements e.g. require shade or absence of frost, cannot be planted at this stage.

It is expected that each riparian planting plan reflects its specific site conditions, species selection must be consistent with the plants occurring from within the ecological district and plants are to be positioned appropriately in the natural sequence from the low flow channel to the top of the stream banks and out along the terrace taking into consideration wet or dry sites (refer Figure 12-2).

Flood capacity conditions should also be considered in species selection to ensure flood risks are not increased. In areas where capacity issues are identified planting plans should also be approved by the Engineering Manager.

**Figure 12-2: Plant Selection Guide**

Plant Selection Guide - Pioneer Species		
Zone	Botanical Name	Common Name
Lower Bank	<i>Carex geminata</i>	Rautahi
	<i>Carex secta</i>	Purei
	<i>Carex virgata</i>	Pukio
	<i>Cortaderia richardii</i>	Toetoe
	<i>Hebe gracillima</i>	Hebe
	<i>Hebe stenophylla</i>	Narrow leaved koromiko
	<i>Hebe stricta</i>	Koromilo
	Upper Bank	<i>Aristolelia serrata</i>
<i>Coprosma robusta</i>		Karamu
<i>Cordyline australis</i>		Ti kouka
<i>Coriaria arborea</i>		Tutu
<i>Leptospermum scoparium</i>		Manuka
<i>Lophomyrtus obcordata</i>		Rohutu
<i>Myrsine australis</i>		Mapou
<i>Pennantia corymbosa</i>		Kaikomoko
<i>Phormium tenax</i>		Harakeke
<i>Pittosporum tenuifolium</i>		Kohuhu
Terrace Top		<i>Hoheria angustifolia</i>
	<i>Kunzea ericoides</i>	Kanauka
	<i>Nothofagus menziesii</i>	Silver beech
	<i>Nothofagus solandri</i>	Black beech
	<i>Pittosporum eugenioides</i>	Lemonwood
	<i>Plagianthus regius</i>	Manatu
	<i>Podocarpus totara</i>	Lowland totara
	<i>Sophora microphylla</i>	South Island kowhai

It is important to begin with hardy pioneer plants capable of thriving with high light levels and strong winds. Once the pioneer plants have established shade and shelter, then select additional plants to increase plant diversity.

Figure 12-3: Riparian Planting Zones (not to scale)

