

# OSZ – Open Space Zone

## Introduction

The purpose of the Open Space Zone is to provide for a range of passive and active recreational activities, along with limited facilities and structures that are associated with those activities. Land in the Open Space Zone is generally characterised by a sense of openness and a low level of development. It includes parks, playgrounds, community facilities, and informal recreation spaces in a range of sizes, locations, settings, and communities. The zone also includes existing council owned cemeteries.

Some of the land in the Open Space Zone is subject to Reserve Management Plans prepared under the Reserves Act 1977. While Reserve Management Plans determine what types of land uses are appropriate for public open spaces that are classified as reserves, the RMA is responsible for managing the effects on the environment of activities taking place on those reserves.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

## Objectives

- OSZ-01** Enable the open space zone to be used and developed for a range of recreational and community purposes.
- OSZ-02** Maintain the open space nature and/or community use character and amenity of the zone.
- OSZ-03** Ensure the use and development of land does not adversely affect ecological, cultural, landscape or historic heritage values.
- OSZ-04** Avoid, remedy or mitigate adverse effects on adjacent properties and the roading network arising from the use and development of the open space zone.
- OSZ-05** Recognise the community health and wellbeing benefits of good access to open space and recreational opportunities.
- OSZ-06** The appropriate use and development of reserves is guided by the Tararua District Comprehensive Reserve Management Plan.
- OSZ-07** The predominant character and amenity values of the Open Space Zone are maintained or enhanced and not compromised by incompatible activities or structures, including:
1. a sense of openness, other than on sites specifically dedicated to a larger scale of built development of recreation or community facilities;
  2. a low level of development, with few structures to support recreational and community activities and parks management; and
  3. safe, accessible, and connected public spaces.
- OSZ-08** Open spaces incorporate and reflect mana whenua values and provide opportunities for tangata whenua to use open spaces for recreational and cultural uses that enhance Māori wellbeing.

## Policies

- OSZ-P1** Only allow activities within the open space zone where these:
1. Support a recreational or community activity; and
  2. Are appropriately sized and located; and

3. Do not constrain established and planned open space activities; and
4. Are appropriately serviced; and
5. Facilitate public access;

And additionally, where the site is a reserve identified in the Tararua District Comprehensive Reserve Management Plan, ensure that activities:

6. Are ancillary and subordinate to the primary purpose of the reserve; and
7. Maintain the predominant character and amenity values of the reserve; and
8. Are consistent with the Tararua District Comprehensive Reserve Management Plan.

**OSZ-P2**

The use and development of the open space zone must:

1. Maintain and where possible, enhance public access to open space; and
2. Retain open space and indigenous vegetation as far as practicable; and
3. Not detract from the character and values of scheduled heritage items; and
4. Maintain the privacy of adjoining properties; and
5. Ensure access to sunlight and daylight by adjoining properties; and
6. Ensure structures are designed in a manner that is sensitive to the location and the environment; and
7. Ensure any conflict with and/or reverse sensitivity effects on adjacent sensitive activities can be appropriately avoided, remedied or mitigated; and
8. Ensure there is adequate existing or planned infrastructure to service the activity and/or development;

**OSZ-P3**

The use and development of reserves must:

1. Be consistent with the purpose of the reserve; and
2. Not compromise cultural and spiritual relationships that Māori have with the reserve; and
3. Ensure a predominance of open space; and
4. Be located and sized to ensure integration with existing built form and other existing uses; and
5. Meet immediate and foreseeable future community needs; and
6. Ensure personal, pedestrian and vehicular safety; and
7. Maintain the amenity values of the reserve and the wider area; and
8. Promote the efficient use of reserve land through measures such as the cooperative use of buildings.

**OSZ-P4**

On reserves or parts of reserves that are identified in the Tararua District Comprehensive Reserve Management Plan, the scale, type and extent of commercial activities (including mobile commercial activities) and tourism facilities are restricted to those activities which are ancillary to the reserve's purpose, and/or those activities which are ancillary to temporary events.

**OSZ-P5**

On private land, outdoor education activities and community facilities may be enabled where any adverse effects on adjacent properties and on the safe and efficient operation of the adjacent roading network is minimised.

**OSZ-P6**

Enable activities providing improved public access to esplanade areas and reserves.

**OSZ-P7**

Floodlights must be located, designed and operated so they do not adversely affect amenity, the health and safety of people, and the safe operation of the transport network.

## Rule Overview Table

The rules that apply to Industrial Activities are contained in the tables listed below. To undertake any activity, it must comply with all the rules listed in:

- OSZ-R1 to OSZ-RXX - Activities Rules; and

- OSZ-S1 to OSZ-S4 – Standards; and
- Any relevant provision in Part 2 District-Wide Matters; and
- Any relevant provision in Part 3 Area Specific Matters.

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity. Refer to Part 1 - How the Plan Works for an explanation of how to use this plan, including activity status abbreviations.

It is important to note that in addition to the provisions in this chapter, zone chapters and a number of other Part 2: District-Wide Matters chapters also contain provisions that may also be relevant.

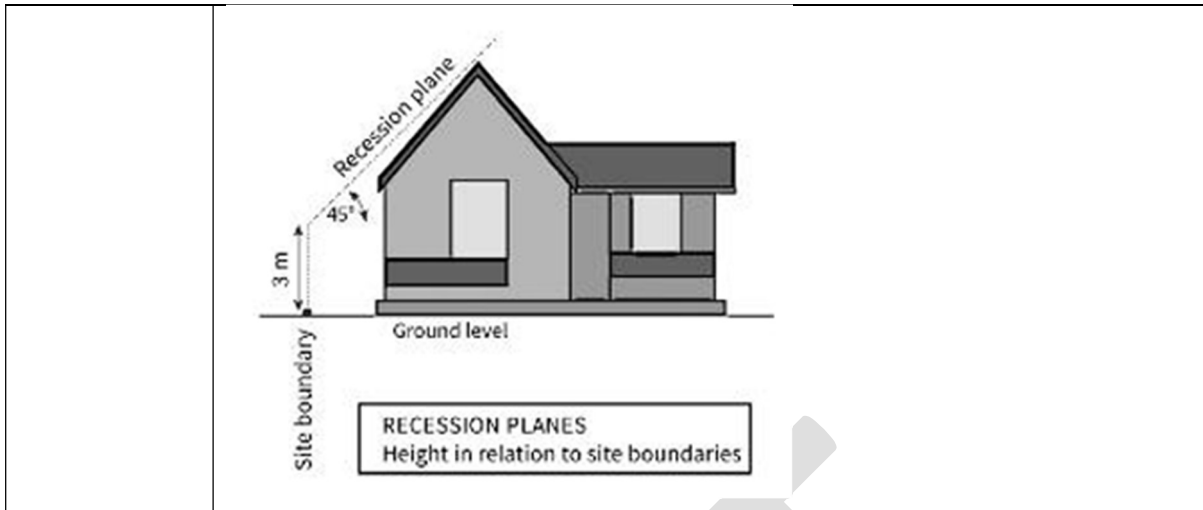
## Rules

<b>OSZ-R1</b>	<b>Recreational and community Activities not including buildings</b> community gardens, customary activities, park management activities, conservation activities, burials associated with existing cemeteries and urupa, grazing	
	<b>Activity Status: PER</b>	
<b>OSZ-R2</b>	<b>Buildings and structures, including construction, additions, and alterations, including demolition or removal of existing buildings and structures</b>	
	<b>Activity Status: PER</b>  <b>Where the following conditions are met:</b> OSZ-S1 to OZ-S9	<b>Activity status where compliance is not achieved: RDIS</b>  <b>Matters over which discretion is restricted:</b> <ol style="list-style-type: none"> <li>a. The effects arising from the non-compliance with the relevant standard that is not met.</li> <li>b. The location, design, and appearance of the building or structure.</li> <li>c. Visual dominance, shading, and loss of privacy on adjacent sites.</li> <li>d. Building form, design and materials.</li> <li>e. Bulk and dominance of the building or structure.</li> <li>f. Whether an increase in building height results from site constraints or a response to natural hazard mitigation.</li> <li>g. Whether topographical or other site constraints make compliance with the standard impractical.</li> <li>h. The relevant matters listed in OSZ-POLICIES.</li> <li>i. Any relevant assessment matters in TRAN, LIGHT, and NOISE.</li> </ol>
<b>OSZ-R3</b>	<b>Camping Ground</b>	
	<b>Activity Status: PER</b>  <b>Where the following conditions are met:</b> <ol style="list-style-type: none"> <li>i. The site is operated by Council or by a licensed operator under the</li> </ol>	<b>Activity status where compliance is not achieved: DIS</b>

	<p>Camping Grounds Regulations 1985;</p> <ul style="list-style-type: none"> <li>ii. The camping ground has no more than 10 camp sites; and</li> <li>iii. The site is connected to the reticulated wastewater network or use is restricted to self-contained vehicles.</li> </ul>	
<b>OSZ-R4</b>	<b>Markets</b>	
	<p><b>Activity Status: PER</b></p> <p><b>Where the following conditions are met:</b></p> <ul style="list-style-type: none"> <li>a. The market does not occur more than one day a week; and</li> <li>b. The market makes use of existing buildings or structures or any structures are of a temporary nature and are removed at the end of the market day.</li> </ul> <p>Note: This rule does not apply to those temporary markets that are permitted by TEMP Chapter.</p>	<p><b>Activity status where compliance is not achieved: DIS</b></p>
<b>OSZ-R5</b>	<b>Activities not otherwise listed</b>	
	<b>Activity Status: DIS</b>	

## Standards

<b>OSZ-S1 Maximum Height</b>	
	<p>Maximum height of any building or structure shall be 10m above ground level. Except: A light pole must not exceed a maximum height above ground level of 18m.</p>
<b>OSZ-S2 Maximum height to boundary</b>	
	<p>For sites adjoining a residential or open space zone site: No structure or stored materials shall penetrate a recession plane at right angles to a boundary inclined inwards and upwards at an angle of 45° from 3 m above the ground level of the road or internal boundaries of a site. See Figure - OSZ 1.</p> <p style="text-align: center;">Figure – OSZ 1: Height in relation to a boundary</p>



**OSZ-S3 Minimum Setbacks**

- Buildings or structures must not be located within:
- a. 5m from any road boundary; and
  - b. 5m of any boundary adjoining another zone; and
  - c. 25m of any significant waterbody; and
  - d. 10m of any surface waterbody.
  - e. The minimum setback from internal boundaries for structures, other than those listed below, must be at least 10 m; and
  - f. The minimum setback from internal site boundaries for park furniture, park facilities, car parking areas or electric vehicle charging points must be at least 5 m; and
  - g. The minimum setback from internal site boundaries for floodlights must be at least 10 m; and
  - h. The minimum setback from internal boundaries for sound stages and amphitheatres must be at least 50 m; and
  - i. There is no setback requirement for public walkways and cycleways, stormwater management systems, fences, signs, gardens, landscaping and planting and bridleways.

**OSZ-S4 Servicing**

All buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with Council's Engineering Development Standard.

Where a connection is not available:

- a. All water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to onsite wastewater systems, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Council's engineering standards.
- b. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces, which shall be in accordance with Council's Engineering Development Standard.
- c. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.

**OSZ-S5 Transport**

All activities must comply with the provisions of TRAN – Transport Chapter

<b>OSZ-S6 Light</b>	
	All activities must comply with the provisions of LIGHT – Light Chapter
<b>OSZ-S7 Noise</b>	
	All activities must comply with the provisions of NOISE – Noise Chapter
<b>OSZ-S8 Maximum gross floor area</b>	
	<p>No building shall exceed a gross floor area of 150m<sup>2</sup>.</p> <p>Except, for Community facilities and outdoor education activities:</p> <ol style="list-style-type: none"> <li>1. One building per site of less than 150 m<sup>2</sup> gross floor area is permitted for the purpose of an outdoor education activity; or</li> <li>2. One building per site of less than 450 m<sup>2</sup> gross floor area is permitted for the purpose of a community facility including clubrooms;</li> </ol> <p>AND</p> <ol style="list-style-type: none"> <li>3. Hours of operation must not be outside 7.00am to 9.00pm, including the loading and unloading of goods.</li> </ol>
<b>OSZ-S9 Floodlights</b>	
	Hours of operation must not be outside 7.00am to 9.00pm.