

Draft District Plan Review:

Open Space

OVERVIEW: OPEN SPACE

This draft chapters has been prepared as part of Council's District Plan Review Project. The structure and layout of these chapters reflects the intended reformatting of the existing District Plan in accordance with the National Planning Standards 2019.

Council is working on reviewing the whole District Plan at present. The following overview is focused on the Open Space Zone of the draft Plan.

As a draft plan change we expect to be making changes to the provisions as we respond to matters raised in feedback, new technical advice received, and any change in national or regional direction. These changes will be made before public notification of the plan change documents under the Resource Management Act 1991 takes place. Public notification of the plan change will enable formal submissions to be lodged which can then be considered as part of a hearing and final decision-making process.

The focus of the Open Space Zone is to introduce a new zone chapter that is focused on providing for, and enabling the establishment of new, and continued operation of existing, activities that are for open space or recreational uses. The intent of this zone is to clearly define what is enabled within these areas and ensure that existing activities can continue to operate, be upgraded and undergo change. Furthermore, it is to provide a clear regulatory framework to manage the integrity of the zone and also manage reverse sensitivity effects and activities that share a common boundary with another zone.

The new Open Space Zone (OSZ) Chapter is a new chapter being introduced into the District Plan. The main changes proposed by draft Plan Change, for the GIZ, include:

- Introducing Objectives and Policies to reflect a new approach of enabling open space and recreational activities and limiting/restricting non-compatible activities to encourage these to locate within the zone targeted to these uses.
- Providing a Rule list to clearly outline what activities are enabled and what activities require a higher level of scrutiny. Where resource consent is triggered, clear direction is provided to plan users on the key matters to be addressed.
- Recognising that all forms of open space and recreational use are primarily provided for in this zone by creating a rule list and associated standards that provide for these activities without the need to seek approval from Council.
- Providing bulk and location standards to reflect current best practices for open space development, in particular appropriately managing reverse sensitivity effects and the effects of development where a boundary is shared with another zone.
- Parallel changes to the Subdivision Chapter to reflect the changes made above.

PROVISION-BY-PROVISION SUMMARY OF CHANGES – OPEN SPACE ZONE

Provision	Change	Primary reason for change
Introduction	New text added which provides updated commentary on purpose of the Open Space Zone and what it provides for, including promoting and enabling open space and recreation activities and reducing barriers to entry.	To better align the zone description with the National Planning Standards description of a Open Space Zone and to highlight the wide range of activities while also continuing to provide for flexibility within the zone where this is appropriate.
OSZ-Objectives	Objectives added to include the need to provide for relevant activities and protect their viability moving forward.	To reflect the importance of the zone to the District and clearly identify what is to be enabled within this zone. The focus is to provide for the existing activities of an open space and recreational nature to be within this zone and making it simpler for future compatible development to occur here. The intent is to strengthen the zone hierarchy and protect the core focus of each zone.
OSZ-Objectives	Objectives added to include the need for new development to manage the associated effects and impacts on the surrounding environment.	To recognise that some activities, depending on location and boundary interface, have the potential to generate adverse effects and to ensure that these are appropriately managed.
OSZ-Policies	Policies added to reinforce the need to allow for activities to be able to establish in the zone and limit activities that can result in an inefficient use of open space land.	To better reflect a wide range of activities already in the district and the intent to strengthen the framework that relates to these activities by implementing this zone.
OSZ-Policies	Policies added to include clear direction on the key matters to be maintained and addressed for new development within the zone.	To clearly outline the key design outcomes sought for the zone and to articulate the matters that are to be addressed for new development before it can occur. We want to ensure that the Plan contains enough regulatory control to achieve the desired outcomes but at the same time not inhibit new development from occurring. A key focus is managing the interface of the OSZ to other zones.
OSZ-Rules	Introduced to comply with the new National Planning Standards format.	To align what is provided for within the zone with the National Planning Standards.
OSZ-Rules	Updates to ensure that the list of activities provided for within the zone area clear and concise.	To clearly outline that the zone is primarily for open space and recreational activities and to prevent incompatible activities from occurring in

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		the zone. Almost all relevant activities, and some ancillary activities, are provided for in the zone as a permitted activity.
OSZ-Matters of Discretion	Matters of discretion added to allow for careful consideration of resource consent applications.	To require careful consideration of the outcomes of new proposals including explicit direction around protecting the open space, and adjoining environments. Also, to enable Council to achieve the desired outcomes through the consenting process.
OSZ-Standards	Standards added to reflect current best practice for managing open space development including, boundary interface and reverse sensitivity controls.	The way in which the open space environment is to be managed has remained constant over time. The need for standards is limited to ensuring adequate setbacks between buildings and activities across boundary interfaces, as well as ensuring appropriate servicing arrangements are out in place before new development occurs. Boundary interfaces are managed via building setbacks, height recession planes and noise standards.
SUB-Consequential Changes	Amendments added to the Subdivision Chapter to align the direction of this zone.	To align the subdivision chapter with the direction taken in the OSZ.