

## AREA SPECIFIC MATTERS

# OSZ – Open Space Zone

## Issues

GEN-I4, GEN-I11

## Objectives

<b>OSZ-01</b>	To cater for the recreational needs of the District’s people, while maintaining the amenities of other <i>zones</i> .  (Refer also GRZ-01, SETZ-02)	
<b>OSZ-02</b>	To enhance the level of amenity within the Open Space <i>zones</i> , so that:	
	<b>OSZ-02.1</b>	Residents have access to and within the <i>zone</i> for active and/or passive recreation.
	<b>OSZ-02.2</b>	Provision is made for walkways and cycleways where appropriate, and for access by disabled people.
	<b>OSZ-02.3</b>	Parking areas are an appropriate size, to maximise the amount of space available for recreation.
	<b>OSZ-02.4</b>	Any special heritage values of the reserve are protected and enhanced.  (Refer also HH-01 and HH-02).
	<b>OSZ-02.5</b>	The safety of people using facilities in the <i>zone</i> is promoted fully.
	<b>OSZ-02.6</b>	<i>Buildings</i> are maintained to a high standard of appearance, and open spaces are attractive.
	<b>OSZ-02.7</b>	People using the <i>zone</i> are not subjected to nuisance from incompatible activities.

**OSZ-O2.8**

Problems associated with dogs and other wandering, dangerous or noisy animals are avoided.

## Policies

**OSZ-P1**

To provide for a wide range of recreational facilities in the *zone*, consistent with the approved management plans for the reserves.

## Rules

NB – Words italicised have a specific definition contained in the Definitions Chapter.

Some of the activities listed below may also require consent from the *Regional Council*.

### Permitted Activities (PER)

The following are permitted activities in the Open Space *Zone* provided that they comply with the standards OSZ-ST1 to OSZ-ST9.

**OSZ-R1**

Implement sheds and tool sheds less than 150m<sup>2</sup> *gross floor area*.

**OSZ-R2**

Toilets and changing rooms (not including social facilities) less than 150m<sup>2</sup> *gross floor area*.

**OSZ-R3**

Playing fields, gardens, lawns, children’s play areas, walkways and cycleways.

**OSZ-R4**

Car parking areas.

**OSZ-R5**

Grazing.

**OSZ-R6**

*Signs* which comply with SIGN-R1, SIGN-R2, and SIGN-ST1 to SIGN-ST3.

<b>OSZ-R7</b>	Formation of vehicle crossings onto roads. <b>NB:</b> Consent from the <i>road</i> controlling authority is required for vehicle crossings onto Limited Access Roads.
<b>OSZ-R8</b>	<i>Earthworks</i> which comply with EW-R1, EW-R2, and EW-ST1 to EW-ST9.
<b>OSZ-R9</b>	Overnight parking by self-contained motor caravans / campervans.

## Standards for Permitted Activities

For the Open Space *Zone*, the permitted activities must comply with the following standards:

<b>OSZ-ST1</b>	<b>Yards</b> - All <i>yards</i> – 4.5m from any <i>site</i> zoned General Residential or Settlement.	
<b>OSZ-ST2</b>	<b>Height</b>	
	<b>OSZ-ST2.1</b>	The maximum <i>height</i> for any <i>building</i> in the Open Space <i>Zone</i> is 9m.
	<b>OSZ-ST2.2</b>	<i>Height</i> - No part of any <i>building</i> on any <i>site</i> in the Open Space <i>Zone</i> shall exceed a <i>height</i> of 3m plus three quarters of the shortest horizontal distance from that part of the <i>building</i> to the nearest boundary of any property zoned General Residential or Settlement. (Refer Figure 57).

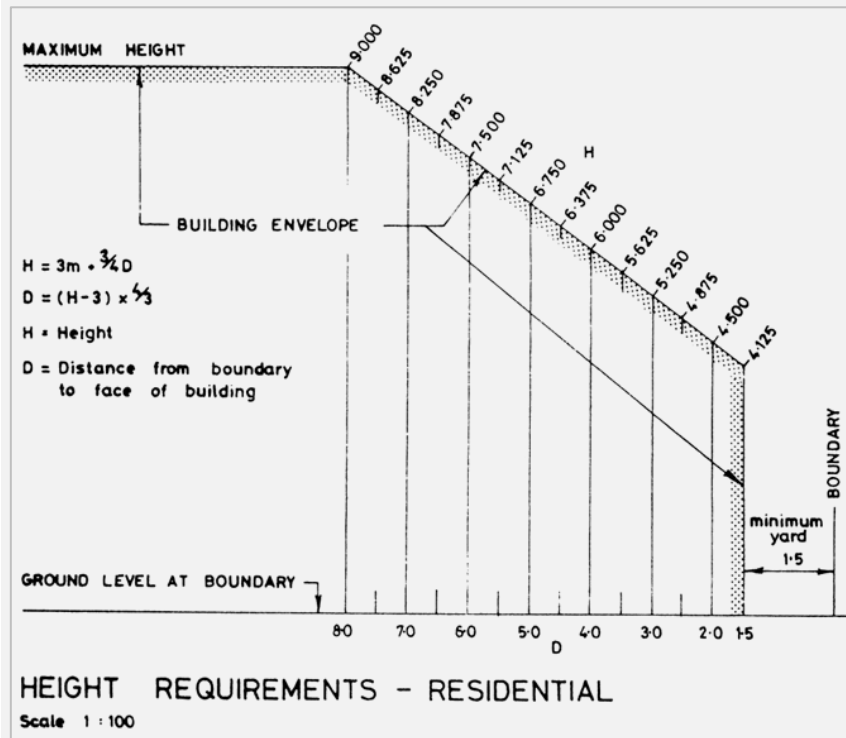


Figure 57 – Height requirements.

OSZ-ST3

**Noise** – Compliance with NOISE-ST1 to NOISE-ST4.

OSZ-ST4

**Car Parking** - Compliance with TR-ST3.

OSZ-ST5

**Visibility at Railway Crossings** - Compliance with TR-ST1 to TR-APP5.

OSZ-ST6

**Access** - Compliance with TR-ST1.

OSZ-ST7

**Glare** - Compliance with TR-ST2.

OSZ-ST8

**Visual Amenities** - No activity shall involve keeping more than one *derelict vehicle* within view of neighbouring properties or a public place.

OSZ-ST9

**Signs** - Compliance with SIGN-R1, SIGN-R2, and SIGN-ST1 to SIGN-ST3.

## Restricted Discretionary Activities (RDIS)

### OSZ-R10

Any *permitted activity* specified in OSZ-R1 to OSZ-R9 which does not comply with any of the relevant standards in OSZ-ST1 to OSZ-ST8 shall be a *restricted discretionary activity*.

#### Matters of Discretion (MD):

Applications for a *restricted discretionary activity* shall be assessed in terms of the matters set out in OSZ-MD1.

#### OSZ-MD1

In assessing applications for *restricted discretionary activities* Council has reserved its control over matters related to the *effect* of allowing non-compliance with the particular performance standard (or standards) which the proposal has failed to meet. Conditions may be imposed to avoid, remedy or mitigate the *effects* of non-compliance.

## Discretionary Activities (DIS)

The following shall be *discretionary activities* in the Open Space Zone:

### OSZ-R11

Any land or *building* used for recreational or associated activities not listed as a *permitted activity*.

#### Assessment Criteria (AC):

The matters set out in GEN-AC1 to GEN-AC25 will be taken into account in assessing *discretionary activities*.

## Non-Complying Activities (NC)

### OSZ-R12

Any activity which is not categorised by this chapter as being a *permitted*, *restricted discretionary*, or *discretionary activity* shall be a *non-complying activity*.

# Explanation

The purpose of each reserve, (e.g. for bush protection or for active sportsfields) is included in the management plan for that reserve, along with any future plans for its development.

Reserves management plans are prepared under the Reserves Act 1977 through a process of public input. Any work on the reserve must comply with the approved management plan.

The District Plan sets out environmental standards which the park's neighbours can rely on. *Buildings* and facilities on reserves can have an impact on the adjacent neighbourhood especially through noise and parking. The Plan sets out the broad range of activities which are acceptable on reserves, and the management plan process then determines which of these activities are suitable for a particular park.

# Methods

## District Plan Methods

- Open Space Zone Chapter

## Other Methods

- Service delivery as provider of *Council's* reserves.
- Annual Plan methods to implement disabled access and extra cycleways and walkways within and to Open Space zones.
- Animal control bylaws.
- Reserves management plans.