

Open Space Zone (OSZ)

Issues

The Open Space Zone (OSZ) applies to small to medium sized local parks which are used for a variety of outdoor informal recreational activities and community uses, such as walking, running, cycling, relaxing and socialising, picnics, playing and enjoying the [environment](#).

Generally the Open Space Zone is characterised by limited [buildings](#) and [structures](#) that support the enjoyment of the public open space, such as barbeques and picnic facilities, playgrounds, skate parks, informal hard courts, shelters, toilet and changing facilities, and small-scale community [buildings](#).

The Open Space Zone consists of the following New Zealand Reserve Association Park Categories:

- Neighbourhood Parks.
- Managed Recreation and Ecological Linkages.
- Managed Natural Park Areas.

Limiting built development and activities that are not based on recreational or community use will help to maintain the open space character and [amenity value](#), and enable opportunities for a range of informal recreational activities to occur.

The capacity of [land](#) for passive recreational use should be carefully monitored. Additional [land](#) may be required over the next 10 years to provide for future population needs.

Objectives

OSZ-O1 – Informal Recreation	Provide for accessible quality public open spaces for informal recreation and small-scale community uses.
OSZ-O2 – Values	Protect the amenity, cultural, historic and natural values of the Open Space Zone.
OSZ-O3 – Kauri dieback disease	Avoid the spread of plant pathogens including <i>Phytophthora Agathidicida</i> (kauri dieback disease).

Policies

OSZ-P1 – Providing for Community	To provide for a variety of accessible informal recreational activities and small-scale community uses while mitigating any potential adverse effects on neighbouring residents, the community and the environment .
OSZ-P2 – Building and Structures	To limit the location, scale and design of buildings and structures to complement the natural, historic, cultural and recreational values and function of the Open Space Zone.
OSZ-P3 – Protection	To protect the natural, cultural, historic and recreational values of the Open Space Zone by avoiding activities that are not recreational or small scale community activities .

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OSZ-P4 – Non-Recreation Activities	To manage non-recreation activities by ensuring that they: <ol style="list-style-type: none"> 1. Are not likely to generate reverse sensitivity effects. 2. Support, or are compatible with, the recreation, education and place of assembly activities within the zone. 3. Ensure that the natural, cultural, heritage and recreational values are not compromised by the nature, scale and design of activities and buildings.
OSZ-P5 – Subdivision	To avoid the fragmentation of Open Space Zone land where subdivision design and layout would not protect high natural, cultural, heritage and recreational values.
OSZ-P6 – Kauri dieback disease	To discourage vegetation clearance within the vicinity of New Zealand Kauri tree (<i>Agathis Australis</i>) and to ensure that vegetation clearance is undertaken in a way to avoid the spread of plant pathogens including <i>Phytophthora Agathidicida</i> (Kauri Dieback Disease).

Rules

OSZ-R1	Any Activity Not Otherwise Listed in This Chapter	
	Activity Status: Permitted Where: <ol style="list-style-type: none"> 1. Resource consent is not required under any rule of the District Plan. 2. The activity is not prohibited under any rule of the District Plan. 	
OSZ-R2	Any Activity	
	Activity Status: Permitted Where: <ol style="list-style-type: none"> 1. The activity is in accordance with Section 4(3) of the RMA 1991. 	
OSZ-R3	Minor Buildings	
	Activity Status: Permitted Note: <ol style="list-style-type: none"> 1. Minor buildings are exempt from rules OSZ-R4 – R7. 	
OSZ-R4	Building and Major Structure Height	
	Activity Status: Permitted Where:	Activity Status when compliance not achieved: Discretionary

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1. The maximum building height and major structure height is 8m above ground level, excluding floodlights which have a maximum height of 18.5m above ground level.

OSZ-R5	Building and Major Structure Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All <u>buildings</u> and major structures comply with the minimum <u>building</u> and <u>major structure setback</u> rule of the adjoining zone closest to the <u>building</u> or <u>major structure</u>. 2. All <u>buildings</u> or major structures are set back at least 27m from Mean High Water Springs or the top of the bank of any <u>river</u> that has a width exceeding 3m (excluding bridges, culverts and fences). <p><i>Rule Exemption:</i></p> <ol style="list-style-type: none"> 1. <i>OSZ-R5.1 does not apply where the adjoining zone is an <u>Open Space and Recreation Zone</u>.</i> 	<p>Activity Status when compliance not achieved: Discretionary</p>
OSZ-R6	Building and Major Structure Height in Relation to Boundary	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All <u>buildings</u> and major structures comply with the minimum <u>height in relation to boundary</u> rule of the adjoining zone closest to the <u>building</u> or <u>major structure</u>. <p><i>Rule Exemption:</i></p> <ol style="list-style-type: none"> 1. <i>OSZ-R6 does not apply where the adjoining zone is an <u>Open Space and Recreation Zone</u>.</i> 	<p>Activity Status when compliance not achieved: Discretionary</p>
OSZ-R7	Building Coverage	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The coverage of all <u>buildings</u> does not exceed 500m² or 15% of the <u>net site area</u> whichever is the lesser. 	<p>Activity Status when compliance not achieved: Discretionary</p>
OSZ-R8	Outdoor Areas of Storage or Stockpiles	

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<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The outdoor area of storage or stockpile: <ol style="list-style-type: none"> a. Complies with rules OSZ-R4 – R6. b. Is screened from view from adjacent public places and surrounding Local Centre Zone, Mixed Use Zone, Residential Zone or Open Space and Recreation Zones, except for construction materials for a maximum period of 12 months within each 10-year period from 15 July 2020. 	<p>Activity Status when compliance not achieved: Discretionary</p>
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OSZ-R9	Indigenous Vegetation Clearance	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The clearance of indigenous vegetation: <ol style="list-style-type: none"> a. Does not exceed 250m² per site within each 10 year period from 15 July 2020. b. Is not undertaken within 20m of a water body. c. Do not occur within three times the maximum radius of the canopy dripline of a New Zealand Kauri tree (<i>Agathis Australis</i>). <p>OR</p> d. Is associated with: <ol style="list-style-type: none"> i. Routine maintenance within 7.5m of the eaves of existing buildings: <ol style="list-style-type: none"> a) Including the removal of any tree where any part of the trunk is within the 7.5m distance. b) Excluding damage to the roots or removal of any tree where the trunk is outside the 7.5m distance. ii. Operation, maintenance and repair of existing tracks, lawns, gardens, fences, drains, drainage infrastructure, new walking tracks and other lawfully established activities. Except that no indigenous vegetation clearance shall occur within three times the maximum radius of the canopy dripline of a New Zealand Kauri tree (<i>Agathis Australis</i>). iii. Pest plant removal and biosecurity works. iv. Vegetation removal for customary rights. 	<p>Activity Status when compliance not achieved: Discretionary</p>

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- v. Conservation planting, including planting for ecological restoration purposes.

Note:

1. See the *TREE* Chapter for rules relating to Notable Trees.

OSZ-R10	Place of Assembly
OSZ-R11	Recreational Facilities
OSZ-R12	Educational Facilities
OSZ-R13	General Community

	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The place of assembly, educational facilities or general community activity is located further than 50m from a Residential Zone. 2. The recreational facility is located further than 10m from a Residential Zone. 3. Any combination of activities listed in rules OSZ-R10 to OSZ-R13 have: <ol style="list-style-type: none"> a. A cumulative gross floor area of less than 300m² per site. b. A cumulative outdoor area less than 500m². 4. The activity is a primary activity or ancillary activity. 	<p>Activity Status when compliance not achieved: Discretionary</p>
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OSZ-R14	Farming
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity.

OSZ-R15	Plantation Forestry
OSZ-R16	Community Corrections Activity
	<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity.

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OSZ-R17	Intensive Livestock Farming
OSZ-R18	Farm Quarrying
OSZ-R19	Industrial Activities
OSZ-R20	Residential Activities
OSZ-R21	Commercial Activities
OSZ-R22	Care Centre
OSZ-R23	Emergency Services
OSZ-R24	Hospital
	Activity Status: Non-Complying
	Where:
	1. The activity is a primary activity or ancillary activity .