

Open Space Zone (OS)

Overview

The Open Space Zone (OS) 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 OS 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 OS 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

OS-O1 – Informal Recreation	Provide for quality public open spaces for informal recreation and small-scale community uses.
OS-O2 – Values	Protect the amenity, cultural, historic and natural values of the OS.

Policies

OS-P1 – Providing for Community	To provide for a variety of informal recreational activities and small-scale community uses while mitigating any potential adverse effects on neighbouring residents, the community and the environment.
OS-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 OS.
OS-P3 – Protection	To protect the natural, cultural, historic and recreational values of the OS by avoiding activities that are not recreational or small scale community activities.
OS-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.

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	<ol style="list-style-type: none"> Support, or are compatible with, the recreation, education and place of assembly activities within the Zone. Ensure that the natural, cultural, heritage and recreational values are not compromised by the nature, scale and design of activities and buildings.
OS-P5 – Subdivision	To avoid the fragmentation of OS land where subdivision design and layout would not protect high natural, cultural, heritage and recreational values.

Rules

OS-R1	Any Activity Not Otherwise Listed in This Chapter	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> Resource consent is not required under any rule of the District Plan, and The activity is not prohibited under any rule of the District Plan., or The activity in accordance with Section 4(3) of the RMA 1991. 	
OS-R2	Building Height	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum building height is 8m, excluding floodlights which have a maximum height of 18.5m. 	<p>Activity Status when compliance not achieved: D</p>
OS-R3	Building Setbacks	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> Any building complies with the minimum building setback rule of the adjoining Zone closest to the building. Any building is set back at least 27m from Mean High Water Springs or the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Activity Status when compliance not achieved: D</p>

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OS-R4	Building Height in Relation to Boundary	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> Any building complies with the minimum height in relation to boundary rule of the adjoining Zone closest to the building. 	<p>Activity Status when compliance not achieved: D</p>
OS-R5	Building Coverage	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The coverage of all buildings does not exceed 500m² or 15% of the net site area whichever is the lesser. 	<p>Activity Status when compliance not achieved: D</p>
OS-R6	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> Any outdoor area of storage or stockpile complies with rules OS-R2 – R4. Any outdoor area of storage or stockpile is screened from view from public places and neighbouring Local Commercial, Mixed-use, Living or Open Spaces Zone sites. 	<p>Activity Status when compliance not achieved: D</p>
OS-R7	Indigenous Vegetation Clearance	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The clearance of indigenous vegetation: <ol style="list-style-type: none"> Does not exceed 250m² per site within each 10 year period from [operative date]. 	<p>Activity Status when compliance not achieved: D</p>

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- b. Is not undertaken within 20m of a water body.

OR

- c. Is associated with:
 - i. Routine maintenance within 7.5m of the eaves of existing buildings:
 - 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 and other lawfully established activities
 - iii. Pest plant removal and biosecurity works
 - iv. Vegetation removal for customary rights
 - v. Conservation planting, including planting for ecological restoration purposes.

OS-R8	Place of Assembly
OS-R9	Recreational Facilities
OS-R10	Educational Facilities
Activity Status: P	Activity Status when compliance not achieved: D
Where:	
<ol style="list-style-type: none"> 1. The activity is located more than 50m from a Living Zone. 2. Any combination of activities listed in rules OS-R8 to OS-R10 have: 	

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- a. A cumulative GFA of less than 300m² per site.
- b. Cumulative outdoor area:
 - i. Less than 500m².
 - ii. Not located between the front of the building and the road.

OS-R11	Farming
Activity Status: P	

OS-R12	Plantation Forestry
OS-R13	Intensive Livestock Farming
OS-R14	Farm Quarrying
OS-R15	Seasonal Activity
OS-R16	Industrial Activities
OS-R17	Residential Activities
OS-R18	Commercial Activities
OS-R19	Care Centre
OS-R20	Health Care Facilities
OS-R21	Emergency Services
OS-R22	Hospital
Activity Status: NC	