

# 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 <a href="#">effects</a> on neighbouring residents, the community and the <a href="#">environment</a> .
OSZ-P2 – Building and Structures	To limit the location, scale and design of <a href="#">buildings</a> 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 <a href="#">community activities</a> .
OSZ-P4 – Non-Recreation Activities	To manage non-recreation activities by ensuring that they: <ol style="list-style-type: none"> <li>1. Are not likely to generate <a href="#">reverse sensitivity effects</a>.</li> <li>2. Support, or are compatible with, the recreation, education and place of assembly activities within the zone.</li> </ol>

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	3. Ensure that the natural, cultural, heritage and recreational values are not compromised by the nature, scale and design of activities and <u>buildings</u> .
OSZ-P5 – Subdivision	To avoid the fragmentation of Open Space Zone <u>land</u> where <u>subdivision</u> design and layout would not protect high natural, cultural, heritage and recreational values.
OSZ-P6 – Kauri dieback disease	To discourage <u>vegetation clearance</u> within the vicinity of New Zealand Kauri tree ( <i>Agathis Australis</i> ) and to ensure that <u>vegetation clearance</u> is undertaken in a way to avoid the spread of plant pathogens including <i>Phytophthora Agathidicida</i> (Kauri Dieback Disease).

## Rules

<b>OSZ-R1</b>	<b>Any Activity Not Otherwise Listed in This Chapter</b>	
	Activity Status: Permitted	
	Where:	
	<ol style="list-style-type: none"> <li>1. Resource consent is not required under any rule of the District Plan.</li> <li>2. The activity is not prohibited under any rule of the District Plan.</li> </ol>	
<b>OSZ-R2</b>	<b>Any Activity</b>	
	Activity Status: Permitted	
	Where:	
	<ol style="list-style-type: none"> <li>1. The activity is in accordance with Section 4(3) of the RMA 1991.</li> </ol>	
<b>OSZ-R3</b>	<b>Minor Buildings</b>	
	Activity Status: Permitted	
	Note:	
	<ol style="list-style-type: none"> <li>1. <u>Minor buildings</u> are exempt from rules OSZ-R4 – R7.</li> </ol>	
<b>OSZ-R4</b>	<b>Building and Major Structure Height</b>	
	Activity Status: Permitted	Activity Status when compliance not achieved: Discretionary
	Where:	
	<ol style="list-style-type: none"> <li>1. The maximum <u>building height</u> and <u>major structure height</u> is 8m above <u>ground level</u>, excluding floodlights which have a maximum <u>height</u> of 18.5m above <u>ground level</u>.</li> </ol>	
<b>OSZ-R5</b>	<b>Building and Major Structure Setbacks</b>	

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	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>All <b>buildings</b> and major structures comply with the minimum <b>building</b> and <b>major structure setback</b> rule of the adjoining zone closest to the <b>building</b> or <b>major structure</b>.</li> <li>All <b>buildings</b> or major structures are set back at least 27m from Mean High Water Springs or the top of the bank of any <b>river</b> that has a width exceeding 3m (excluding bridges, culverts and fences).</li> </ol> <p><i>Rule Exemption:</i></p> <ol style="list-style-type: none"> <li>OSZ-R5.1 does not apply where the adjoining zone is an Open Space and Recreation Zone.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
<p><b>OSZ-R6</b></p>	<p><b>Building and Major Structure Height in Relation to Boundary</b></p>	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>All <b>buildings</b> and major structures comply with the minimum <b>height in relation to boundary</b> rule of the adjoining zone closest to the <b>building</b> or <b>major structure</b>.</li> </ol> <p><i>Rule Exemption:</i></p> <ol style="list-style-type: none"> <li>OSZ-R6 does not apply where the adjoining zone is an Open Space and Recreation Zone.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
<p><b>OSZ-R7</b></p>	<p><b>Building Coverage</b></p>	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The coverage of all <b>buildings</b> does not exceed 500m<sup>2</sup> or 15% of the <b>net site area</b> whichever is the lesser.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
<p><b>OSZ-R8</b></p>	<p><b>Outdoor Areas of Storage or Stockpiles</b></p>	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The outdoor area of <b>storage</b> or stockpile:             <ol style="list-style-type: none"> <li>Complies with rules OSZ-R4 – R6.</li> <li>Is screened from view from adjacent public places and surrounding Local Centre, <b>Mixed Use</b>, Residential or Open Space and Recreation Zones, except for construction materials for a</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

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maximum period of 12 months within each 10-year period from [**Operative Date**].

OSZ-R9	Indigenous Vegetation Clearance	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The clearance of <b>indigenous vegetation</b>:               <ol style="list-style-type: none"> <li>a. Does not exceed 250m<sup>2</sup> per <b>site</b> within each 10 year period from [<b>Operative Date</b>].</li> <li>b. Is not undertaken within 20m of a <b>water body</b>.</li> <li>c. Do not occur within three times the maximum radius of the canopy dripline of a New Zealand Kauri tree (<i>Agathis Australis</i>).</li> </ol> </li> </ol> <p>OR</p> <ol style="list-style-type: none"> <li>d. Is associated with:               <ol style="list-style-type: none"> <li>i. Routine <b>maintenance</b> within 7.5m of the <b>eaves</b> of existing <b>buildings</b>:                   <ol style="list-style-type: none"> <li>a) Including the removal of any tree where any part of the trunk is within the 7.5m distance.</li> <li>b) Excluding damage to the roots or removal of any tree where the trunk is outside the 7.5m distance.</li> </ol> </li> <li>ii. Operation, <b>maintenance</b> and repair of existing tracks, lawns, gardens, fences, drains, drainage <b>infrastructure</b>, new walking tracks and other lawfully established activities. Except that no <b>indigenous vegetation clearance</b> shall occur within three times the maximum radius of the canopy dripline of a New Zealand Kauri tree (<i>Agathis Australis</i>).</li> <li>iii. Pest plant removal and biosecurity works.</li> <li>iv. Vegetation removal for customary rights.</li> <li>v. Conservation planting, including planting for ecological restoration purposes.</li> </ol> </li> </ol> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. See the NPT Chapter for rules relating to Notable and Public Trees.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

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

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<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The place of assembly, <a href="#">educational facilities</a> or <a href="#">general community</a> activity is located further than 50m from a <a href="#">Residential Zone</a>.</li> <li>2. The <a href="#">recreational facility</a> is located further than 10m from a <a href="#">Residential Zone</a>.</li> <li>3. Any combination of activities listed in rules OSZ-R10 to OSZ-R13 have:             <ol style="list-style-type: none"> <li>a. A cumulative gross floor area of less than 300m<sup>2</sup> per <a href="#">site</a>.</li> <li>b. A cumulative outdoor area less than 500m<sup>2</sup>.</li> </ol> </li> <li>4. The activity is a primary activity or <a href="#">ancillary activity</a>.</li> </ol>	<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"> <li>1. The activity is a primary activity or <a href="#">ancillary activity</a>.</li> </ol>	

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

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
<p>Activity Status: Non-Complying</p> <p>Where:</p>	

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1. The activity is a primary activity or [ancillary activity](#).