

## AREA SPECIFIC MATTERS

# OSZ – Open Space Zone

## Objectives

<b>OSZ-O1</b>	To cater for the recreational needs of the District's people, while maintaining the amenities of other <i>zones</i> .  (Refer also GRZ-O1, SETZ-O2)	
<b>OSZ-O2</b>	To enhance the level of amenity within the Open Space <i>zones</i> , so that:	
	<b>OSZ-O2.1</b>	Residents have access to and within the <i>zone</i> for active and/or passive recreation.
	<b>OSZ-O2.2</b>	Provision is made for walkways and cycleways where appropriate, and for access by disabled people.
	<b>OSZ-O2.3</b>	Parking areas are an appropriate size, to maximise the amount of space available for recreation.
	<b>OSZ-O2.4</b>	Any special heritage values of the reserve are protected and enhanced.  (Refer also HH-O1 and HH-O2).
	<b>OSZ-O2.5</b>	The safety of people using facilities in the <i>zone</i> is promoted fully.
	<b>OSZ-O2.6</b>	<i>Buildings</i> are maintained to a high standard of appearance, and open spaces are attractive.
	<b>OSZ-O2.7</b>	People using the <i>zone</i> are not subjected to nuisance from incompatible activities.
	<b>OSZ-O2.8</b>	Problems associated with dogs and other wandering, dangerous or noisy animals are avoided.

## Policies

<b>OSZ-P1</b>	To provide for a wide range of recreational facilities in the <i>zone</i> , consistent with the approved management plans for the reserves.
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## 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.

<b>OSZ-R1</b>	Implement sheds and tool sheds less than 150m <sup>2</sup> <i>gross floor area</i> .
<b>OSZ-R2</b>	Toilets and changing rooms (not including social facilities) less than 150m <sup>2</sup> <i>gross floor area</i> .
<b>OSZ-R3</b>	Playing fields, gardens, lawns, children's play areas, walkways and cycleways.
<b>OSZ-R4</b>	Car parking areas.
<b>OSZ-R5</b>	Grazing.
<b>OSZ-R6</b>	<i>Signs</i> 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 yards – 4.5m from any site 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 Zone 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 Zone 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).

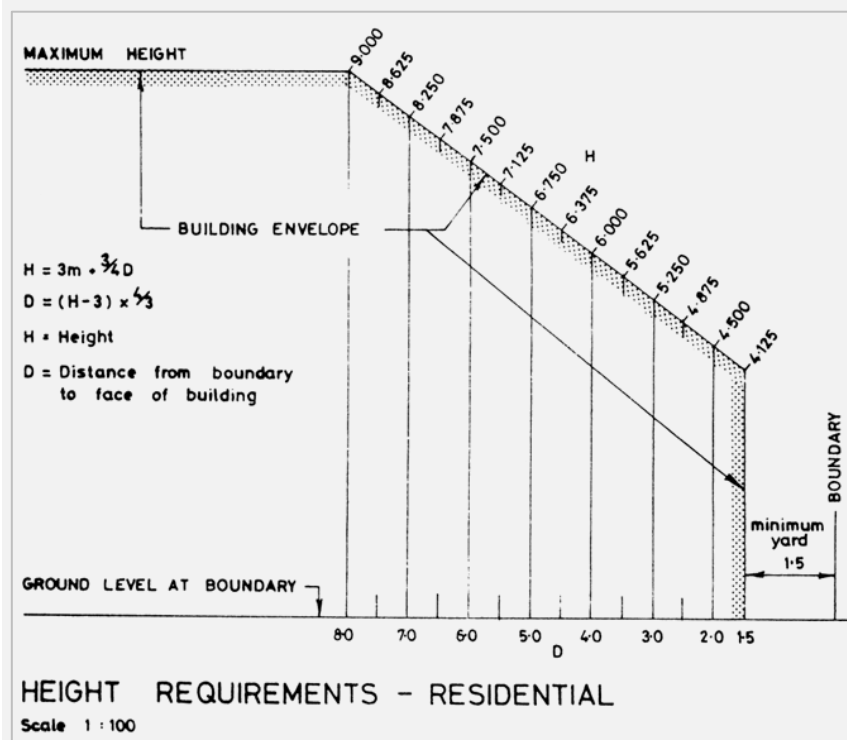


Figure 57 – Height requirements.

<b>OSZ-ST3</b>	<b>Noise</b> – Compliance with NOISE-ST1 to NOISE-ST4.
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<b>OSZ-ST4</b>	<b>Car Parking</b> - Compliance with TR-ST3.
<b>OSZ-ST5</b>	<b>Visibility at Railway Crossings</b> - Compliance with TR-ST1 to TR-APP5.
<b>OSZ-ST6</b>	<b>Access</b> - Compliance with TR-ST1.
<b>OSZ-ST7</b>	<b>Glare</b> - Compliance with TR-ST2.
<b>OSZ-ST8</b>	<b>Visual Amenities</b> - No activity shall involve keeping more than one <i>derelict vehicle</i> within view of neighbouring properties or a public place.
<b>OSZ-ST9</b>	<b>Signs</b> - 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:

<b>OSZ-R11</b>	Any land or <i>building</i> used for recreational or associated activities not listed as a <i>permitted activity</i> .
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## Non-Complying Activities (NC)

<b>OSZ-R12</b>	Any activity which is not categorised by this chapter as being a <i>permitted</i> , <i>restricted discretionary</i> , or <i>discretionary activity</i> shall be a <i>non-complying activity</i> .
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