

OSZ – Open space zone

The relevant district-wide chapter provisions apply in addition to this chapter.

Purpose

The OSZ – Open space zone provides for a range of passive and active recreational activities, along with limited associated facilities and structures.

Objectives

- OSZ-O1 Reserves provision.
Public open space, natural reserves, parks and recreational facilities are provided to meet the needs of communities.
- OSZ-O2 Natural values.
The natural values of public open space, natural reserves and parks is maintained and enhanced.
- OSZ-O3 Commercial activities.
Commercial activities remain ancillary to, and promote the purpose of, the reserve.
- OSZ-O4 Community hub.
A community hub is developed in Tamahere.

Policies

- OSZ-PI Provision, use and development of public open space and reserves.
- (1) Ensure that subdivision and development contributes to the provision of public open space, natural reserves, parks and recreational facilities.
- (2) Ensure that subdivision involving the vesting of land in Council as reserve aligns with the principles of Council's Parks Strategy or a structure plan, by:
- (a) Being of an appropriate size, scale and location for its intended use;
 - (b) Being appropriate for the strategic needs of the local community and the region;
 - (c) Having suitable road frontage and is accessible for its intended use and for future maintenance;
 - (d) Provide for the safety of the community by establishing fencing on side and rear boundaries;
 - (e) Linking to, and supporting, existing social infrastructure; and
 - (f) Providing for community wellbeing.
- (3) Require the location and design of recreation facilities and reserve development to integrate and support the surrounding urban environment by:
- (a) Being appropriately setback from boundaries;

- (b) Maintaining the character and amenity values of the surrounding environment; and
 - (c) Incorporating safety and security for reserve users by encouraging methods/designs that respond to the principles of Crime Prevention Through Environmental Design (CPTED).
- (4) Recognise that the development and day-to-day use of reserves is managed through Council's reserve management plans, and provides for activities and uses in these areas to continue.
- (5) Recognise the community benefit of educational facilities on reserves, subject to the activity being appropriate to the location and purpose of the reserve, and considering the effects on amenity, natural character and public access, and the availability of services.

OSZ-P2 Esplanade reserves and walkways.

- (1) Acquire esplanade reserves or strips along coasts, rivers, lakes and wetlands during subdivision to enable the creation of trails and public access, particularly in identified high priority areas in APP7 – Esplanade priority areas.
- (2) During subdivision, provide for the acquisition and development of walkways/cycle ways/bridle ways identified on the planning maps, structure plans or in Council's Trails Strategy by:
- (a) Having convenient and practical public access to and along the route;
 - (b) Incorporating safety and security for neighbours and users;
 - (c) Integrating with the wider transport network; and
 - (d) Protecting and restoring natural values.

OSZ-P3 Natural values.

Enhance the natural environment during the use and development of reserves, by restoring and linking habitats for indigenous species, particularly in lake catchments, riparian margins, lowland ecosystems, wetland areas and coastal dunes and ecosystems where appropriate and practicable.

OSZ-P4 Commercial activities.

- (1) Restrict the scale, type and extent of commercial activities on reserves other than sport and active recreation parks to:
- (a) Those compatible with the reserve's primary use; and
 - (b) Those compatible with surrounding residential amenity values.

OSZ-P5 Commercial activities on sport and active recreation reserves.

- (1) Enable commercial activities on sport and active recreation reserves where the activities are:
- (a) Accessory to and compatible with the reserve's classification and primary use;
 - (b) Of an appropriate scale, type and extent;
 - (c) Support and enhance the use and enjoyment of the open space; and

- (d) Compatible with amenity values of the locality.

OSZ-P6 Integrated development.

Ensure that development within the Tamahere Park and Tamahere Village Green is integrated and connected with the BTZ – Business Tamahere zone.

OSZ-P7 Development within the Tamahere Village Green.

(1) Ensure new development:

- (a) Acknowledges local cultural and historic values;
- (b) Achieves consistency of building scale, form, layout and design theme across the BTZ – Business Tamahere zone, Tamahere Park and Tamahere Village Green;
- (c) Promotes a village character; and
- (d) Provides amenity planting that minimises the adverse visual effects of hard structures.

Rules

Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

OSZ-R1	Any activity provided in a Reserve Management Plan approved under the Reserves Act 1977	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
OSZ-R2	Informal recreation	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
OSZ-R3	A conservation activity	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
OSZ-R4	Maintenance, routine operation and repair of existing off-road pedestrian, cycleways and bridleways and associated accessory buildings	
(1) Activity status: PER Activity-specific standards: (a) Any indigenous vegetation alteration or removal must be undertaken within 1m either side of existing tracks; (b) Any indigenous vegetation alteration or removal must not include any trees over 6m in height, or 600mm in girth; and		(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Design and construction; (b) Visual, ecosystem and amenity effects; and

<p>(c) Any indigenous vegetation alteration or removal must not exceed 50m² per site per calendar year.</p>	<p>(c) The extent to which the indigenous vegetation alteration or removal is necessary to provide for the functional and operational needs of off-road pedestrian, cycleways and bridleways.</p>
<p>OSZ-R5</p>	<p>Retail activity accessory to a permitted activity on a sport and active recreation reserve.</p>
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>OSZ-R6</p>	<p>Buildings, structures and sensitive land use within the National Grid Yard on sites existing as of 18 July 2018</p>
<p>(1) Activity status: PER Activity-specific standards:</p> <p>(a) Within National Grid Yard:</p> <ul style="list-style-type: none"> (i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or (ii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991; or (iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or (iv) Non-habitable horticultural buildings; or (v) Artificial crop protection and support structures (excluding commercial greenhouses and Pseudomonas syringae pv. Actinidiae (Psa) disease control structures); (vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and (vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle-stops, stock underpasses, stock bridges and 	<p>(2) Activity status where compliance not achieved: NC</p>

<p>culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.</p> <p>(b) All buildings or structures permitted by Rule OSZ-R6(1)(a) must:</p> <p>(i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</p> <p>(1) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(2) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(3) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(ii) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</p> <p>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p>	
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(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.	
OSZ-R7	Construction or alteration of a building for a sensitive land use
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</p> <p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Effects on the amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
OSZ-R8	Restaurant and café
<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>Nil.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Effects of the intensity, scale and duration of the activity on recreation use and amenity values of the reserve;</p> <p>(b) The effects on public access to, and use of, the open space;</p> <p>(c) Design, external appearance and landscaping;</p> <p>(d) Effects on natural values;</p> <p>(e) Containment of effects within the reserve and adverse effects amenity of the locality; and</p> <p>(f) The extent the activity is consistent with any relevant Reserve Management Plan and reserve classification.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
OSZ-R9	Markets
<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>Nil.</p> <p>Council's discretion is restricted to the following matters:</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

	(a) Effects of the intensity, scale and duration of the activity on recreation use and amenity values of the reserve; (b) The effects on public access to, and use of, the open space; (c) Design, external appearance and landscaping; (d) Effects on natural values; (e) Containment of effects within the reserve and adverse effects amenity of the locality; and (f) The extent the activity is consistent with any relevant Reserve Management Plan and reserve classification.	
OSZ-R10	Educational facilities	
Activity status: DIS		
OSZ-R11	Any activity that is not listed as Permitted, Restricted Discretionary, Discretionary or Non-Complying	
Activity status: DIS		
OSZ-R12	Waste management facility	
Activity status: NC		
OSZ-R13	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard	
(1) Activity status: NC		
OSZ-R14	Any change of use of an existing building to a sensitive land use within the National Grid Yard	
(1) Activity status: NC		
OSZ-R15	The establishment of any new sensitive land use within the National Grid Yard	
(1) Activity status: NC		
OSZ-R16	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard	
(1) Activity status: NC		
OSZ-R17	Hazardous waste, storage, processing and disposal	
(1) Activity status: NC		
OSZ-R18	Any building, structure, objects or vegetation that obscures the sight lines of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon)	
(1) Activity status: PR		

Land use – building

OSZ-SI	Height – building general	
(1) Activity status: PER Where: (a) Any building must not exceed a maximum height of 10m measured from		(2) Activity status where compliance not achieved: DIS

<p>the natural ground level immediately below that part of the structure; or</p> <p>(b) Any building must not exceed a maximum height of 5m measured from the natural ground level immediately below that part of the structure in any of the following landscape and natural character areas:</p> <p>(i) Outstanding Natural Feature;</p> <p>(ii) Outstanding Natural Landscape;</p> <p>(iii) Outstanding Natural Character Area of the coastal environment;</p> <p>(iv) High Natural Character Area of the coastal environment.</p>	
<p>OSZ-S2 Height – building general</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any floodlight must not exceed a maximum height of 12m measured from the natural ground level immediately below that part of the structure; or</p> <p>(b) Any floodlight must not exceed a maximum height of 5m measured from the natural ground level immediately below that part of the structure in any of the following landscape and natural character areas:</p> <p>(i) Outstanding Natural Feature;</p> <p>(ii) Outstanding Natural Landscape;</p> <p>(iii) Outstanding Natural Character Area of the coastal environment;</p> <p>(iv) High Natural Character Area of the coastal environment.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>OSZ-S3 Height – buildings, structures and vegetation in a battlefield view shaft</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The maximum height of a building, structure or vegetation within a battlefield view shaft as shown on the planning maps must not exceed 5m measured from the natural ground level immediately below that part of the structure.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>OSZ-S4 Height in relation to boundary</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Height of the building;</p> <p>(b) Design and location of the building;</p>

	of 2.5m above ground level at every point of the site boundary.	(c) Level of shading on any other sites; (d) Privacy of other site; (e) Amenity values of the locality.
OSZ-S5	Building coverage	
(1) Activity status: PER Where: (a) Building coverage must not exceed 5% of the site.	(2) Activity status where compliance not achieved: DIS	
OSZ-S6	Building coverage – Tamahere Park specific control area	
(1) Activity status: PER Where: (a) Any building in the Tamahere Park specific control area identified on the planning maps must not exceed 4% building coverage	(2) Activity status where compliance not achieved: DIS	
OSZ-S7	Building – Tamahere Village Green specific control area	
(1) Activity status: PER Where: (a) Any building in the Tamahere Village Green specific control area must comply with the following standards: (i) Total building coverage must not exceed 170m ² ; (ii) Height must not exceed 6m. (b) Standards OSZ-S1 (Height – building general) does not apply.	(2) Activity status where compliance not achieved: DIS	
OSZ-S8	Building floor area	
(1) Activity status: PER Where: (a) The gross floor area of a building must not exceed 250m ² .	(2) Activity status where compliance not achieved: DIS	
OSZ-S9	Building setbacks - general	
(1) Activity status: PER Where: (a) Any building must be set back a minimum of: (i) 6m from the road boundary; (ii) 6m from the boundary with the GRZ – General residential Zone; (iii) 6m from the boundary with the SETZ – Settlement zone or LLRZ – Large lot residential; (iv) 3m from the boundary with any other zone.	(2) Activity status where compliance not achieved: DIS	
OSZ-S10	Building setbacks – water bodies	
(1) Activity status: PER Where:	(2) Activity status where compliance not achieved: DIS	

<p>(a) Any building must be set back a minimum of 32m from:</p> <ul style="list-style-type: none">(i) The margin of any lake with a bed area of 8ha or more;(ii) The bank of any river where the river bed has an average width of 3m or more;(iii) Any wetland with an area greater than 1ha. <p>(b) Any building must be set back a minimum of 37m from the banks of the Waikato River and the Waipa River.</p> <p>(c) Any building must be set back a minimum of:</p> <ul style="list-style-type: none">(i) 32m from mean high water springs <p>(d) Standards OSZ-S10(1)(a), (b) and (c) do not apply to any:</p> <ul style="list-style-type: none">(i) public walkway, cycleway, or bridleway;(ii) boat launching facility;(iii) pump shed up to 25m²;(iv) public amenity up to 25m²;(v) 10m from a managed wetland.	
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