

OSZ – Open space zone

Objectives

OSZ-O1 Reserve Provision

- (1) Public open space, natural reserves, parks and recreational facilities are provided to meet the needs of communities

OSZ-O2 Natural values

- (1) The natural values of public open space, natural reserves and parks is maintained and enhanced.

OSZ-O3 Commercial Activities and Temporary Events

- (1) Commercial activities and temporary events remain ancillary to, and promote the purpose of, the reserve.

Policies

OSZ-P1 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;
 - (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.
- (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.

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 **APP16 – 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 walkway users;
- (c) integrating with the wider transport network;
- (d) protecting and restoring natural values.

OSZ-P3 Natural values

(1) Enhance the natural environment during the use and development of reserves, by:

- (a) protecting outstanding natural landscapes, outstanding natural features and natural character areas;
- (b) protecting and enhancing significant natural areas;
- (c) restoring and linking habitats for indigenous species, particularly in lake catchments, riparian margins, lowland ecosystems, wetland areas and coastal dunes and ecosystems.

OSZ-P4 Commercial activities

(1) Restrict the scale, type and extent of commercial activities on reserves to:

- (a) those compatible with the reserve's primary use; and
- (b) those compatible with surrounding residential amenity values.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the Plan, i.e. the District-wide chapters. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW – How the Plan Works.

Land use – activities

OSZ-R1	Any activity provided in a Reserve Management Plan approved under the Reserves Act 1977	
(1) Activity status: PER	(2) Activity status where compliance not achieved: n/a	
Activity-specific conditions:		
Nil		

OSZ-R2	Informal recreation	
(1) Activity status: PER	(2) Activity status where compliance not achieved: n/a	
Activity-specific conditions:		
Nil		

OSZ-R3	A conservation activity	
(1) Activity status: PER	(2) Activity status where compliance not achieved: n/a	
Activity-specific conditions:		

Nil	
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OSZ-R4	Any permitted activity that does not comply with the land use – effects standards , Land use – building standards in the OSZ – Open space zone unless the activity is specified as a controlled, restricted discretionary or non-complying activity
(I) Activity status: DIS	

OSZ-R5	Any activity that is not listed as Permitted, Restricted Discretionary or Discretionary
(I) Activity status: NC	

OSZ-R6	Waste management facility
(I) Activity status: NC	

OSZ-R7	Hazardous waste, storage, processing and disposal.
(I) Activity status: NC	

OSZ-R8	Any building, structure, objects or vegetation that obscures the sight lines of the Raglan navigation beacons as identified in APP19 – Raglan Navigation Beacon for vessels entering Raglan Harbour (Whaingaroa).
(I) Activity status: PR	
Activity-specific conditions:	
Nil	

Land use – building

OSZ-S1	Height - Building general	
(I) Activity status: PER	Where: (a) Any building must not exceed a maximum height of 10m. (b) Any building must not exceed a maximum height of 5m in any: (i) Outstanding Natural Feature; (ii) Outstanding Natural Landscape; (iii) Outstanding Natural Character Area of the coastal environment; (iv) High Natural Character Area of the coastal environment. (c) Any building must not exceed 7.5m in a Significant Amenity Landscape.	(2) Activity status where compliance not achieved: DIS

OSZ-S2	Height - Building general
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<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Any floodlight must not exceed a maximum height of 12m; or (b) Any floodlight must not exceed a maximum height of 5m in any: <ul style="list-style-type: none"> (i) Outstanding Natural Feature; (ii) Outstanding Natural Landscape; (iii) Outstanding Natural Character Area of the coastal environment; (iv) High Natural Character Area of the coastal environment (c) Any floodlight must not exceed 7.5m in a Significant Amenity Landscape 	<p>(2) Activity status where compliance not achieved: DIS</p>
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OSZ-S3	Height - Buildings, structures and vegetation within an airport obstacle limitation surface	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A building, structure or vegetation must not protrude through any Airport Obstacle Limitation Surfaces as identified in APP21 – Te Kowhai Airfield Precincts Zoning - Variation 1 and defined in designation WRAL-1 – Waikato Regional Airport Ltd. 	<p>(2) Activity status where compliance not achieved: NC</p>	

OSZ-S4	Height – Buildings, structures and vegetation in a battlefield view shaft	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (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. 	<p>(2) Activity status where compliance not achieved: DIS</p>	

OSZ-S5	Daylight admission	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A building must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Height of building; (b) Design and location of the building; (c) Admission of daylight and sunlight to the site and other site; (d) Extent of shading on adjacent sites; (e) Privacy on other site; (f) Amenity values of the locality. 	

OSZ-S6	Building coverage	
(1) Activity status: PER Where: (a) Total building coverage must not exceed 5% of the site.	(2) Activity status where compliance not achieved: DIS	

OSZ-S7	Building floor area	
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-S8	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 LLRZ – Large lot residential zone ; (iv) 3m from the boundary with any other zone.	(2) Activity status where compliance not achieved: DIS	

OSZ-S9	Building setbacks – Waterbodies	
(1) Activity status: PER Where: (a) Any building must be set back a minimum of 32m from: (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. (b) Any building must be set back a minimum of 37m from the banks of the Waikato River and the Waipa River. (c) Any building must be set back a minimum of: (i) 32m from mean high water springs (d) Conditions (a), (b) and (c) do not apply to any:	(2) Activity status where compliance not achieved: DIS	

<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.	
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Land use – effects