

Open Space Zone (OSZ)

Introduction

The Open Space Zone encompasses areas of ~~green open~~¹ space which provide for passive ~~and active~~² recreation opportunities, including walking and cycling connections in urban areas. Use of these areas is generally informal in nature. The Open Space Zone is located within, or adjoining the District's town and settlements.

Limited built form is anticipated in this zone to support the recreational focus, such as seating, picnic and barbeque facilities, toilets, shelters and playground or sporting or other recreation³ equipment, reflecting the dominance of open space.

In lakeside areas, the maintenance of lake views and accessibility to the lake is also important.

Objectives and Policies

Objectives	
OSZ-O1	Zone Purpose
The Open Space Zone provides areas of open space which predominately provide for a range of passive and active ⁴ recreational activities.	
OSZ-O2	Zone Character and Amenity Values
The Open Space Zone contains limited facilities and structures which support the purpose of the zone and maintain the predominance of open space.	

Policies	
OSZ-P1	Recreational Activities
Enable informal recreation opportunities, and facilities that support these, including walking and cycling connections, toilets, playgrounds, sporting equipment and picnic and barbeque areas.	
OSZ-P2	Compatible Activities
Provide for community facilities and commercial recreation activities which are of a nature and scale that is complementary <u>complimentary</u> ⁵ to, and does not detract from, ⁶ the passive recreational ⁷ focus of the zone.	
OSZ-P3	Other Activities
Only allow other activities where they: <ol style="list-style-type: none"> 1. have a functional need or operational need to locate within the zone; or 2. are compatible with the purpose of the zone and do not conflict with recreational uses; and 3. are of a location, nature and scale that does not preclude development of new open space and recreational activities. 	
OSZ-P4	Built Form
Limit the scale of built form within the Open Space Zone to: <ol style="list-style-type: none"> 1. retain a clear predominance of open space; and 	

¹ QCP (26.02)

² QCP (26.02) - Evidence of Mark Geddes, paras 33-46.

³ QCP (26.02)

⁴ QCP (26.03) - Evidence of Mark Geddes, paras 33-46.

⁵ Clause 16(2)

⁶ QCP (26.04), Tekapo Springs (29.12)

⁷ QCP (26.04) - Evidence of Mark Geddes, para 51.

2. maintain uninterrupted views from urban areas to any lake and maintain the visual⁸ amenity of lakeside areas.

Rules

OSZ-R1	Recreational Activities	
Open Space Zone	Activity Status: PER	
OSZ-R2	The Establishment or Expansion of Walking and Cycling Tracks	
Open Space Zone	Activity Status: PER Advice Note: <i>The provisions in the Earthworks chapter apply to any earthworks associated with any walking and/or cycling track.</i>	
OSZ-R3	Conservation Activity	
Open Space Zone	Activity Status: PER	
OSZ-R4	Landscaping	
Open Space Zone	Activity Status: PER Where: <ol style="list-style-type: none"> The planting does not include any wilding conifers. 	Activity status when compliance is not achieved with R4.1: PR
OSZ-R5	Buildings and Structures	
Open Space Zone	Activity Status: PER Where: <ol style="list-style-type: none"> The building or structure is ancillary to a permitted activity. And the activity complies with the following standards: OSZ-S1 Height OSZ-S2 Setbacks OSZ-S3 Coverage OSZ-S4 Reflectivity	Activity status when compliance is not achieved with R5.1: DIS Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
OSZ-R6	Commercial Recreation Activities	
Open Space Zone	Activity Status: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The nature, scale and intensity of the <u>activity</u>.⁹ 	

⁸ QCP (26.05)

⁹ QCP (26.06)

	<ul style="list-style-type: none"> b. Compatibility with passive¹⁰ recreational activities. c. Any impacts on other users of the site, or on accessibility. d. Maintenance of the visual amenity and character of <u>Consistency with the zone's anticipated character and amenity values.</u>¹¹ e. Whether the activity enhances the experience of <u>Any positive impacts of the proposal for users of the area.</u>¹² 	
OSZ-R7	Community Facilities	
OSZ	<p>Activity Status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The nature, scale and intensity of the activity. b. Compatibility with passive¹³ recreational activities. c. Any impacts on other users of the site, or on accessibility. d. Maintenance of the visual amenity and character of <u>Consistency with the zone's anticipated character and amenity values.</u>¹⁴ e. Whether the activity enhances the experience of <u>Any positive impacts of the proposal for users of the area.</u>¹⁵ 	
OSZ-R8	Car Parking	
OSZ	<p>Activity Status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The location and scale of any proposed car parking areas. b. Whether the car parking is necessary to support users of the area. c. Any impacts on other users of the area, or on accessibility. d. Maintenance of the visual amenity of <u>Consistency with the</u> 	

¹⁰ QCP (26.06) - Evidence of Mark Geddes, para 62.

¹¹ QCP (26.06)

¹² QCP (26.06)

¹³ Clause 10(2)(b) relating to QCP (26.06) - Evidence of Mark Geddes, para 62.

¹⁴ Clause 10(2)(b) relating to QCP (26.06)

¹⁵ Clause 10(2)(b) relating to QCP (26.06)

	<p>zone's anticipated character and amenity values.¹⁶</p> <p>e. Any mitigation measures proposed to reduce visual impacts of car parking.</p>	
OSZ-R9	Activities Not Otherwise Listed	
OSZ	Activity Status: DIS	
OSZ-R10	Residential Units and Residential Activities	
OSZ	Activity Status: NC	
OSZ-R11	Industrial Activities	
OSZ	Activity Status: NC	

Standards

OSZ-S1	Height	Activity Status where compliance not achieved:
OSZ	<p>1. The maximum height of any building or structure shall not exceed 5m above ground level.</p>	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The impact of the increased height on users of the site. b. The location, design, scale and appearance of the building or structure. c. Adverse effects on the streetscape. d. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy. e. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.
OSZ-S2	Setbacks	Activity Status where compliance not achieved:
OSZ	<p>1. Any building or structure shall be set back a minimum of 6m from any boundary (including a road boundary).</p>	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The location, design, scale and appearance of the building or structure.

¹⁶ Clause 10(2)(b) relating to QCP (26.06)

		<ul style="list-style-type: none"> b. For road boundaries, adverse effects on the streetscape. c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property. d. Where the building or structure is opposite any residential zone, the effects of a reduced setback on the amenity values and outlook on that zone. e. The adequacy of any mitigation measures.
OSZ-S3	Coverage	Activity Status where compliance not achieved:
OSZ	<ul style="list-style-type: none"> 1. The maximum building coverage of any site shall not exceed the lesser of 5% or 100m². 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The ratio of open space to built form. b. The location, design and appearance of buildings on the site. c. The visual impact of the built form on users of the zone, the streetscape and surrounding environment. d. The adequacy of any mitigation measures, including any landscaping proposed.
OSZ-S4	Reflectivity	Activity Status where compliance not achieved:
OSZ	<ul style="list-style-type: none"> 1. Any building or structure shall be finished in materials with a light reflectivity value of no more than 40%. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The location, design and appearance of buildings on the site. b. The visual impact of the built form on users of the zone, the streetscape and surrounding environment. c. The adequacy of any mitigation measures.