

# OSZ - Open Space Zone

## Introduction

The purpose of the Open Space Zone is to provide for areas used predominantly for a range of passive and active recreational activities, along with limited associated facilities and structures.

The zone includes parks, playgrounds and informal recreation spaces in a range of sizes, locations, settings and communities. The zone also includes existing District Council owned cemeteries, which function as memorial gardens and have a park-like setting.

The zone may include items such as play equipment, outdoor furniture, ornamental landscaping, memorials, historic heritage items, and various other public amenities, and may also include ecological linkage reserves.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

<b>Objectives</b>	
<b>OSZ-O1</b>	<p><b>Predominant character, amenity values, role and function of the Open Space Zone</b></p> <p>An Open Space Zone where the predominant character, amenity values, role and function of the zone is characterised by:</p> <ol style="list-style-type: none"> <li>1. parks, playgrounds and informal recreation spaces of varying size and type in a range of locations, settings and communities, that complement and maintain amenity values;</li> <li>2. compatible passive and active recreation activities;</li> <li>3. limited buildings and other structures;</li> <li>4. cemeteries functioning as memorial gardens with a park-like setting; and</li> <li>5. park management activities and park management facilities.</li> </ol>
<b>Policies</b>	
<b>OSZ-P1</b>	<p><b>Activities and structures in the Open Space Zone</b></p> <p>The predominant character, amenity values, role and function of the zone is maintained and, where possible, enhanced, by enabling or managing activities and structures in the zone in a manner consistent with OSRZ-P1 and OSRZ-P2, with regard to achieving the outcomes sought in OSRZ-O1 and OSRZ-O2 and in particular OSZ-O1.</p>

## Activity Rules

<b>OSZ-R1 Any activity on a site listed in Appendix APP1</b>	
<i>That is permitted under the General Residential Zone in GRZ-R1 to GRZ-R6 and GRZ-R10.</i>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>the activity complies with all applicable activity standards and built form standards in the General Residential Zone; and</li> <li>the activity complies with any relevant District wide provisions.</li> </ol>	<b>Activity status when compliance not achieved: as set out in the General Residential Zone and any relevant District wide provisions</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>As set out in the General Residential Zone and any relevant District wide provisions</li> </ol>
<b>OSZ-R2 Construction or alteration of or addition to any building or structure</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>the activity complies with all built form standards (as applicable).</li> </ol>	<b>Activity status when compliance not achieved: as set out in the relevant built form standards</b>
<b>OSZ-R3 Non motorised recreation activities</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>OSZ-R4 Park management activities</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>OSZ-R5 Park management facilities</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>OSZ-R6 Conservation activities</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>

OSZ-R7 Recreation facilities	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>1. recreation facilities do not involve a new building; and</li> <li>2. on sites with a net area of 5,000m<sup>2</sup> or less, any on site parking provided is limited to:               <ol style="list-style-type: none"> <li>a. one parking area per site; and</li> <li>b. a maximum of six parking spaces per parking area.</li> </ol> </li> </ol>	<b>Activity status when compliance not achieved: DIS</b>
OSZ-R8 Public amenities	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
OSZ-R9 Office ancillary to park management activities	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>1. the activity shall be limited to sites with a minimum net area of 1ha; and</li> <li>2. the combined GFA of all ancillary offices on site shall cumulatively occupy a maximum of 250m<sup>2</sup> or 10% of the GFA of all buildings on the same site, whichever is the lesser.</li> </ol>	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> <ul style="list-style-type: none"> <li>OSRZ-MCD7 - Scale and nature of the activity or facility</li> <li>OSRZ-MCD8 - Coverage</li> <li>OSRZ-MCD9 - Traffic generation and access</li> </ul>
OSZ-R10 Residential activity ancillary to park management activities	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>1. the activity shall be located either:               <ol style="list-style-type: none"> <li>a. within an existing residential unit; or</li> <li>b. within a new residential unit provided:                   <ol style="list-style-type: none"> <li>i. it is used for caretaker and site management purposes only;</li> <li>ii. it is located on a site with a minimum net area of 1ha; and</li> <li>iii. there is only one residential unit on any site.</li> </ol> </li> </ol> </li> </ol>	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> <ul style="list-style-type: none"> <li>OSRZ-MCD6 - Residential activity</li> <li>OSRZ-MCD8 - Coverage</li> </ul>

<b>OSZ-R11 Community facility</b>	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity shall be limited to:               <ol style="list-style-type: none"> <li>a. Cust Community Centre and PreSchool and Cust Toy Library, Cust Community Centre Reserve;</li> <li>b. Pines Community Hall, Pines Oval;</li> <li>c. Kaiapoi Community Centre, Darnley Square South;</li> <li>d. Kaiapoi Scouts Building, Darnley Square South;</li> <li>e. West Eyreton Hall;</li> <li>f. Waikuku Hall, Waikuku Main Oval; and</li> <li>g. Saltwater Creek Hall, Saltwater Creek Reserve;</li> </ol> </li> <li>2. in all other areas, the activity shall be ancillary to or co-located on the same site as existing built recreation facilities; and</li> <li>3. the activity shall not include a community garden.</li> </ol>	<p><b>Activity status when compliance not achieved: DIS</b></p>
<b>OSZ-R12 Cultural facility</b>	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity shall be limited to:               <ol style="list-style-type: none"> <li>a. Rangiora Museum, Good St Reserve;</li> <li>b. Kaiapoi Railway Station building; and</li> <li>c. unless otherwise specified in (a) or (b) above, an existing building on a site with a minimum net area of 1ha.</li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved: DIS</b></p>
<b>OSZ-R13 Equestrian and ancillary activities and facilities</b>	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity shall not include a new building.</li> </ol>	<p><b>Activity status when compliance not achieved: DIS</b></p>

<b>OSZ-R14 Grazing</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>grazing is carried out under a grazing licence issued by the District Council.</li> </ol>	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion restricted to:</b> OSRZ-MCD14 - Grazing
<b>OSZ-R15 Cemetery</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>the activity is on an existing District Council owned cemetery within the Open Space Zone;</li> <li>there shall be only one building on a cemetery;</li> <li>any single building shall have a maximum GFA of 100m<sup>2</sup>;</li> <li>for closed cemeteries: any building shall have a maximum GFA of 40m<sup>2</sup>, except that one residential unit that has a maximum GFA of 100m<sup>2</sup> may be erected on any site for custodial or management purposes.</li> </ol>	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> OSRZ-MCD10 - Cemetery – street scene and road boundary setback OSRZ-MCD11 - Cemetery – building height, setback from neighbours and height in relation to boundary
<b>OSZ-R16 Community garden</b>	
<b>Activity status: RDIS</b> <b>Matters of discretion are restricted to:</b> OSRZ-MCD13 - Community garden	<b>Activity status when compliance not achieved: N/A</b>
<b>OSZ-R17 Emergency service facility</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>OSZ-R18 Any activity not provided for in the Open Space Zone as a permitted, controlled, restricted discretionary, discretionary, non complying, or prohibited activity, except where expressly specified by a district wide provision</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved: N/A</b>

<b>OSZ-R19 Motorised recreation activities</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>OSZ-R20 Motorised sports facility</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>OSZ-R21 Major sports facility</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>

## Built Form Standards

<b>OSZ-BFS1 Coverage</b>	
<p>1. Unless otherwise specified in the activity standards, with the exception of a cemetery, the maximum:</p> <ul style="list-style-type: none"> <li>a. GFA of a single building;</li> <li>b. percentage of a site covered by all buildings; and</li> <li>c. percentage of a site covered by impervious surface (excluding walk ways, tracks, cycle ways, hard/artificial playing and safety surfaces, and buildings);</li> </ul> <p>shall be as specified in Table OSZ-1 below.</p>	<b>Activity status when compliance not achieved: DIS</b>

Table OSZ-1: Coverage

Site Size	Single Building	All Buildings	Impervious Surface
< 5,000m <sup>2</sup>	30m <sup>2</sup>	1%	5%
5,000m <sup>2</sup> - 10,000m <sup>2</sup>	100m <sup>2</sup>	1%	10%
>10,000m <sup>2</sup>	500m <sup>2</sup>	3%	10%
<b>OSZ-BFS2 Height</b>			
<p>1. All sites, except as specified in (2) below:</p> <p>a. maximum building height above ground level: 8m;</p> <p>b. maximum height of any pole or structure for flood or training lighting: 30m;</p> <p>2. Cemetery:</p> <p>a. maximum building height above ground level except as specified in (b) below: 8m; and</p> <p>b. closed cemetery: maximum building height above ground level shall be 5m.</p>		<p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>OSRZ-MCD2 - Height</p> <p>OSRZ-MCD11 - Cemetery – building height, setback from neighbours and height in relation to boundary</p>	
<b>OSZ-BFS3 Height in relation to boundary</b>			
<p>1. Where an internal boundary adjoins residential zones, Special Purpose Zone (Kāinga Nohoanga) or Special Purpose Zone (Pines Beach and Kairaki Regeneration), the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3, except for the following:</p> <p>a. flagpoles;</p> <p>b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts;</p> <p>c. decorative features such as steeples, towers and finials;</p>		<p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>OSRZ-MCD5 - Height in relation to boundary</p>	

<p>d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and</p> <p>e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary;</p> <p>2. Provided that none of the structures listed in (c) to (e) has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p>	
<b>OSZ-BFS4 Internal boundary setback</b>	
<p>1. The minimum setback from an internal boundary with Residential Zones, Special Purpose Zone (Kāinga Nohoanga) or Special Purpose Zone (Pines Beach and Kairaki Regeneration) shall be as follows:</p> <p>a. all sites, except as specified in (b) and (c) below:</p> <p style="padding-left: 40px;">i. buildings: 10m;</p> <p style="padding-left: 40px;">ii. poles or structures for flood or training lighting: 6m;</p> <p>b. any stand-alone building containing toilets or changing rooms: 10m;</p> <p>c. cemetery:</p> <p style="padding-left: 40px;">i. buildings: 20m; and</p> <p style="padding-left: 40px;">ii. burial plots: 5m.</p>	<p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p style="padding-left: 20px;">OSRZ-MCD1 - Boundary setbacks</p> <p style="padding-left: 20px;">OSRZ-MCD4 - Public amenities</p>
<b>OSZ-BFS5 Road boundary setback</b>	



<ol style="list-style-type: none"> <li>1. The minimum building setback from a road boundary shall be as follows: <ol style="list-style-type: none"> <li>a. all sites, except as specified in (b) below: <ol style="list-style-type: none"> <li>i. State Highway: 20m; and</li> <li>ii. all other roads: 5m;</li> </ol> </li> <li>b. any stand-alone building containing toilets or changing rooms: <ol style="list-style-type: none"> <li>i. State Highway: 20m; and</li> <li>ii. all other roads: 3m.</li> </ol> </li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>OSRZ-MCD1 - Boundary setbacks OSRZ-MCD4 - Public amenities</p>
<p><b>OSZ-BFS6 Outdoor storage</b></p>	
<ol style="list-style-type: none"> <li>1. Outdoor storage areas shall not be located within the setbacks specified in OSZ-BFS4 and OSZ-BFS5; and</li> <li>2. Outdoor storage areas shall be screened from adjoining sites and roads by either planting, walls or fences, or any combination of these, for a minimum of 1.8m in height above ground level along the length of the storage area (except for access points). Where screening is by landscaping this shall be to a minimum depth of 1.5m and any trees shall have a minimum height at the time of planting of 1m above ground level and be capable of achieving a height at maturity of at least 1.8m above ground level.</li> </ol>	<p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>OSRZ-MCD3 - Outdoor storage</p>
<p><b><u>OSZ-XXXX Rail boundary setback</u></b><sup>1</sup></p>	
<ol style="list-style-type: none"> <li>1. <b><u>All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</u></b></li> </ol>	<p><b><u>Activity status when compliance not achieved: RDIS</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <p><b><u>XXXX-MDXX - Rail boundary setback</u></b></p> <p><b><u>Notification</u></b></p> <p><b><u>An application for a restricted discretionary activity under this rule is precluded from</u></b></p>

<sup>1</sup> KiwiRail Holdings Ltd [373.94]. Open Space and Recreation Zones s42A report. Amended from 5m to 4m as part of integration (Minute 43 Reply Report).

	<p><u>being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.</u></p>
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