

Matters of ~~Control~~¹ Discretion for all Open Space and Recreation Zones

<p>OSRZ- MC²D1</p>	<p>Boundary setbacks</p> <ol style="list-style-type: none"> 1. The extent to which any reduced internal boundary setback will result in: <ol style="list-style-type: none"> a. adverse visual effects on open space or on adjoining residents; and b. potential for activities within the building to give rise to disturbance to neighbours or nuisance effects. 2. The extent to which any reduced road boundary setback will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites, including consideration of: <ol style="list-style-type: none"> a. compatibility with the appearance, layout and scale of other buildings and sites within the vicinity of the site; and b. the classification and formation of the road, and the volume of traffic using it within the vicinity of the site. 3. The extent to which the scale and height of the building is compatible with the layout, scale and appearance of other buildings on the site or on adjoining sites. 4. The extent to which the provision of planting or screening will avoid, remedy or mitigate adverse effects of the encroachment. 5. The extent to which the development is designed and laid out to promote a safe environment, taking into account the principles of CPTED. 6. The extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site. 7. The extent to which any reduced setback from a transport corridor will enable buildings, balconies or decks to be constructed or maintained without requiring access above, on, or over the transport corridor. 8. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
<p>OSRZ- MC³D2</p>	<p>Height</p> <ol style="list-style-type: none"> 1. The extent to which any increased building height will result in: <ol style="list-style-type: none"> a. visual dominance; b. loss of privacy and outlook for adjoining residents; c. incompatibility with the scale and character of buildings within and adjoining the site; and d. adverse visual effects that are avoided, remedied or mitigated by landscaping.

¹ Te Kohaka o Tūhaitara Trust [113.7]. Open Space and Recreation Zone s42A report.

² Te Kohaka o Tūhaitara Trust [113.7]. Open Space and Recreation Zone s42A report.

³ Te Kohaka o Tūhaitara Trust [113.7]. Open Space and Recreation Zone s42A report.

	<ol style="list-style-type: none"> 2. The extent to which any increased building height will result in any benefits in terms of retention of open space, significant trees or the satisfaction of specialised recreational needs. 3. The extent to which the development is designed and laid out to promote a safe environment, taking into account the principles of CPTED. 4. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter.
<p>OSRZ- MC⁴D3</p>	<p>Outdoor storage</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. planting or screening will avoid, remedy or mitigate adverse visual effects of outdoor storage areas; and b. the materials or goods stored have an adverse visual effect.
<p>OSRZ- MC⁵D4</p>	<p>Public amenities</p> <ol style="list-style-type: none"> 1. For public amenities involving public toilets or changing rooms, the extent to which any reduced building setback will: <ol style="list-style-type: none"> a. detract from the amenity of adjoining residents and give rise to nuisance effects; and b. promote a safe physical environment, taking into account the principles of CPTED. 2. For other public amenities, the extent to which the building or other structure will: <ol style="list-style-type: none"> a. be of a scale that detracts from the open space qualities, including the natural character of scheduled freshwater bodies; b. have a layout and design that is appropriate to the locality, context and character of the area; and c. allow for better utilisation and improve the amenity of the open space. 3. The extent to which the design and landscaping avoids, remedies or mitigates adverse visual effects. 4. The extent to which indigenous vegetation and indigenous fauna and their habitats will be damaged or destroyed and whether any replacement planting or habitat is proposed. 5. The extent to which the removal of vegetation or proposed planting will maintain or enhance local or regional indigenous biodiversity. 6. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter.

⁴ Te Kohaka o Tūhaitara Trust [113.7]. Open Space and Recreation Zone s42A report.

⁵ Te Kohaka o Tūhaitara Trust [113.7]. Open Space and Recreation Zone s42A report.

	<p>7. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.</p>
<p>OSRZ- MC⁶D5</p>	<p>Height in relation to boundary</p> <ol style="list-style-type: none"> 1. The extent to which the height in relation to boundary intrusion will result in: <ol style="list-style-type: none"> a. overshadowing and reduced sunlight admission, taking into account the location of residential units on adjoining sites and the position of main living areas and outdoor living spaces; b. loss of privacy and outlook for adjoining residents; and c. visual dominance. 2. The extent to which the height in relation to boundary intrusion will create any benefits in terms of retention of open space or the satisfaction of specialised recreational needs.
<p>OSRZ- MC⁷D6</p>	<p>Residential activity</p> <ol style="list-style-type: none"> 1. The extent to which a residential unit(s) is needed for custodial or management purposes, or other purposes. 2. The extent to which available open space would be reduced by a proposed building(s) and their surrounds and adversely affect the range of recreation activities undertaken on the site. 3. The extent to which the scale of residential activity would have adverse effects on the visual quality of the environment, residential amenities and traffic generation. 4. The extent of the visual impacts of such development as seen from adjoining residential zones or road frontage. 5. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
<p>OSRZ- MC⁸D7</p>	<p>Scale and nature of the activity or facility</p> <ol style="list-style-type: none"> 1. The extent to which the activity/facility has a functional need or operational need to be located within the open space. 2. The extent to which the activity/facility or its scale will: <ol style="list-style-type: none"> a. significantly reduce open space or impede access to it; b. displace recreation activities or facilities; c. be compatible with the functions of the open space and recreation activities within it; d. have a layout and design that is appropriate to the locality, context, character or natural values of the area;

⁶ Te Kohaka o Tūhaitara Trust [113.7]. Open Space and Recreation Zone s42A report.

⁷ Te Kohaka o Tūhaitara Trust [113.7]. Open Space and Recreation Zone s42A report.

⁸ Te Kohaka o Tūhaitara Trust [113.7]. Open Space and Recreation Zone s42A report.

	<p>e. adversely impact on natural values; and⁹ the amenity values of the open space and adjoining residents, including (but not necessarily limited to) visual impacts, noise, light spill, glare, nuisance and traffic effects; and</p> <p>f. promote a safe physical environment, taking into account the principles of CPTED.</p> <ol style="list-style-type: none"> 3. The extent to which the facility interacts with pedestrians and pedestrian linkages. 4. The extent to which the activity will provide economic benefits enabling the ongoing operation and maintenance of recreation facilities or open spaces. 5. The extent to which the activity/facility maintains existing or future public access connections to multi-modal sustainable transport options including (but not necessarily limited to) walking/cycling and public transport. 6. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter. 7. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
<p>OSRZ- MC¹⁰D8</p>	<p>Coverage</p> <ol style="list-style-type: none"> 1. The extent to which the proposal is consistent with the role and function of the open space. 2. The extent to which the scale of development will detract from amenity values and public use and enjoyment of the open space. 3. The extent to which the location, layout and design is consistent with good urban design principles. 4. The extent to which the scale, design, materials, and external appearance are appropriate to the surrounding environment. 5. The extent to which the development is designed and laid out to promote a safe environment, taking into account the principles of CPTED. 6. The extent to which appropriate public access and connectivity is provided. 7. The extent to which adverse visual effects can be avoided, remedied or mitigated by effective use of landscaping. 8. The extent to which mixed or multi-functional use of land and facilities and adaptable design increases the capacity of the open space. 9. The extent to which the proposal meets a recreational need of the community, particularly where there is an identified deficiency, or a specialised recreational need.

⁹ Open Space and Recreation Zone Reply Report: See Right of Reply to Panel 24/10/23, p6 paragraph 31 c.

¹⁰ Te Kohaka o Tūhaitara Trust [113.7]. Open Space and Recreation Zone s42A report.

	<p>10. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter.</p> <p>11. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.</p>
<p>OSRZ- MC¹¹D9</p>	<p>Traffic generation and access</p> <ol style="list-style-type: none"> 1. The extent to which traffic generation and vehicle access will adversely affect the character and amenity values of the surrounding area or safety and efficient functioning of the road network. 2. The ability to cater for increased traffic generation taking into account: <ol style="list-style-type: none"> a. the classification and formation of the connecting road network; b. the hourly, daily and weekly pattern of vehicle movements; c. the ability to provide safe vehicle access and adequate on site car parking and circulation and on site manoeuvring; and d. traffic management plans. 3. The extent to which adverse effects in terms of noise, vibration, dust, nuisance, glare and vehicle emissions will be incompatible with the amenity of the open space or adjoining residents. 4. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter. 5. With regards access to scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
<p>OSRZ- MC¹²D10</p>	<p>Cemetery – street scene and road boundary setback</p> <ol style="list-style-type: none"> 1. The extent to which any reduction in setback would enable greater protection or retention of natural, cultural or heritage values within the site. 2. The extent to which any proposed landscaping may reduce the visual impact of a reduction in setback. 3. The extent to which there will be adverse visual or heritage impacts on the site and zone and on its value to the public, or on its natural character.
<p>OSRZ- MC¹³D11</p>	<p>Cemetery – building height, setback from neighbours and height in relation to boundary</p> <ol style="list-style-type: none"> 1. The extent of adverse effects of height on adjacent residences or residential zones. 2. The visual impact of the scale of the structure and its appropriateness having regard to the purpose of the site and zone.

¹¹ Te Kohaka o Tūhaitara Trust [113.7]. Open Space and Recreation Zone s42A report.

¹² Te Kohaka o Tūhaitara Trust [113.7]. Open Space and Recreation Zone s42A report.

¹³ Te Kohaka o Tūhaitara Trust [113.7]. Open Space and Recreation Zone s42A report.

	<p>3. The extent to which any landscaping provided will reduce the visual impact of the building as seen from the road or adjoining residences.</p>
<p>OSRZ- MCD12</p>	<p>Removal of buildings or other structures¹⁴</p> <p>1. Timing, duration and hours of works.</p> <p>2. Vehicle access for demolition or removal purposes.</p> <p>3. The extent of actual or potential effects of the proposed works both within and surrounding the site, and the adequacy of any mitigation proposed.</p> <p>4. Removal of materials and disposal at an approved dump site.</p> <p>5. Reinstatement and rehabilitation of the area from which the building or other structure is to be removed and of the vehicle access used for this purpose.</p>
<p>OSRZ- MC¹⁵D13</p>	<p>Community garden</p> <p>1. Location and area.</p> <p>2. The extent to which the existing open space functions, public access and environmental qualities of the site can be maintained without significant adverse effect or conflict with the wider community, or whether displaced open space functions can be provided at a nearby alternative site that meets the District Council's levels of service commitments.</p>
<p>OSRZ- MC¹⁶D14</p>	<p>Grazing</p> <p>1. Whether the proposed grazing has a grazing licence issued by the District Council.</p> <p>2. Location and area.</p> <p>3. The extent to which the existing open space functions, public access and environmental qualities of the site can be maintained without significant adverse effect or conflict with the wider community, or whether displaced open space functions can be provided at a nearby alternative site that meets the District Council's levels of service commitments.</p>
<p>OSRZ- MDXX</p>	<p><u>Rail boundary setback</u>¹⁷</p> <p><u>1. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance.</u></p>

¹⁴ Te Kohaka o Tūhaitara Trust [113.7]. Open Space and Recreation Zone s42A report.

¹⁵ Te Kohaka o Tūhaitara Trust [113.7]. Open Space and Recreation Zone s42A report.

¹⁶ Te Kohaka o Tūhaitara Trust [113.7]. Open Space and Recreation Zone s42A report.

¹⁷ KiwiRail Holdings Ltd [373.97]. Open Space and Recreation Zone s42A report.