OSZ – Open Space Zone

The purpose of the Open Space Zone is to provide for a range of passive and active *recreational activities,* along with limited facilities and *structures* that are associated with those activities. Land in the Open Space Zone is generally characterised by a sense of openness and a low level of development. It includes parks, playgrounds, *community facilities*, and informal recreation spaces in a range of sizes, locations, settings, and communities. The zone also includes existing council owned cemeteries.

Some of the land in the Open Space Zone is subject to Reserve Management Plans prepared under the Reserves Act 1977. While Reserve Management Plans determine what types of land uses are appropriate for public open spaces that are classified as reserves, the RMA is responsible for managing the effects on the environment of activities taking place on those reserves.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

Objectives

OSZ-O1	**Purpose of the Open Space Zone**
The Open Space Zone is predominantly used for a range of passive and active *recreational* and *community activities,* along with associated facilities and *structures* necessary to support such activities.	
OSZ-O2	**Character and amenity values of the Open Space Zone**
The predominant character and amenity values of the Open Space Zone are maintained or enhanced and not compromised by incompatible activities or *structures*, including: a. a sense of openness, other than on sites specifically dedicated to a larger scale of built development of recreation or *community facilities*; b. a low level of development, with few structures to support *recreational* and *community activities* and parks management; and c. safe, accessible, and connected public spaces.	

OSZ-O3	Mana whenua values
Open spaces incorporate and reflect mana whenua values and provide opportunities for tangata whenua to use open spaces for recreational and cultural uses that enhance Māori wellbeing.	

Policies

OSZ-P1	Compatible activities
Enable activities, *buildings*, and *structures* which are compatible with the purpose, character, and amenity values of the Open Space Zone and consistent with any applicable Reserve Management Plan, while ensuring their design, scale, and intensity reflects the purpose, character, and amenity values of the Zone.	

OSZ-P2	Potentially compatible activities
Only allow activities that are compatible with the purpose, character, and amenity values of the Open Space Zone, considering whether they are: a. consistent with any applicable Reserve Management Plan or reserve status under the Reserves Act 1977; b. ancillary to and/or support other activities within the open space area; c. of a scale and location compatible with the purpose, character, and amenity values of the area; d. not constraining the establishment and operation of other activities within the open space area, compromising safety, or restricting of public access to and across open space; e. of a form, scale, location, and nature that will not compromise established or planned open space activities in Reserve Management Plans and result in any conflict; and f. able to be serviced with adequate *infrastructure* and services.	

OSZ-P3	Incompatible activities and development
Avoid use and development that is incompatible with the purpose, character, and amenity values of the Open Space Zone or any applicable Reserve Management Plan, unless there is a *functional* or *operational need* to establish on the site.	

OSZ-P4	Maintaining character and amenity
Ensure effects generated by activities are of a type, scale, and level to maintain the character and amenity of the Open Space Zone and surrounding Zone, including by: a. providing separation distances and minimising the number, type, bulk, and location of *structures*; and b. limiting coverage of open space land by *structures.*	
OSZ-P5	**Relocatable buildings**
Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by: a. requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation; b. ensuring that relocatable buildings have the same use as what they were previously designed, built and used for; c. requiring a performance bond as a security measure where it is proposed that the external reinstatement works will not be completed within 12 months of the building being delivered to site, to ensure that reinstatement works will be appropriately completed in a timely manner; and d. maintaining and enhancing the amenity values of areas by ensuring the adverse effects of relocatable buildings are avoided, remedied or mitigated.	

Rules

OSZ-R1	***Buildings* and *structures*, including construction, *additions*, and *alterations***
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. OSZ-S1; ii. OSZ-S2; iii. OSZ-S3; iv. OSZ-S4; v. OSZ-S5; vi. OSZ-S6; vii. OSZ-S7; viii. OSZ-S8; and ix. OSZ-S10.

		Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with OSZ-R1(1)(a)(i) – (viii). Matters of discretion: 1. The matters of discretion of any standard that is not met.
		3. Activity status: **Discretionary** Where: a. Compliance is not achieved with OSZ-R1(1)(a)(ix).

OSZ-R2		**Demolition or removal of *buildings* and *structures***
		1. Activity status: **Permitted** Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.

OSZ-R3		***Relocatable buildings* (excluding any *building* that is not to be used as a *residential unit*)**
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. OSZ-S1; ii. OSZ-S2; iii. OSZ-S3; iv. OSZ-S5; v. OSZ-S6; vi. OSZ-S7; vii. OSZ-S8; viii. OSZ-S9; and ix. OSZ-S10.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with OSZ-R3(1)(a)(i) - (viii). Matters of discretion: 1. The matters set out in OSZ-P5.

	2. The matters of discretion of any standard that is not met.
	3. Activity status: **Discretionary** Where: a. Compliance is not achieved with OSZ-R3(1)(a)(ix).

OSZ-R4	***Recreation activities***
	1. Activity status: **Permitted**

OSZ-R5	***Community gardens***
	1. Activity status: **Permitted**

OSZ-R6	***Community facilities* not including *buildings* and *structures***
	1. Activity status: **Permitted**

OSZ-R7	***Customary activities***
	1. Activity status: **Permitted**

OSZ-R8	***Park management activities***
	1. Activity status: **Permitted**

OSZ-R9	***Conservation activities***
	1. Activity status: **Permitted**

OSZ-R10	**Burials associated with existing cemeteries and urupā**
	1. Activity status: **Permitted**

OSZ-R11	Grazing
	1. Activity status: **Permitted**

OSZ-R12	Camping ground
	1. Activity status: **Permitted** Where: a. The site is operated by Council or by a licensed operator under the Camping Grounds Regulations 1985; b. The camping ground has no more than 10 camp sites; and c. The site is connected to the reticulated wastewater network or use is restricted to self-contained vehicles.
	2. Activity status: **Discretionary** Where: a. Compliance is not achieved with OSZ-R12(1).

OSZ-R13	***Residential activity*** **ancillary to** ***park management activities*****,** ***conservation activities*** **or camping ground**
	1. Activity status: **Permitted** Where: a. There is only one residential unit per site; and b. The occupier of the residential unit lives and works on site.
	2. Activity status: **Discretionary** Where: a. Compliance is not achieved with OSZ-R13(1).

OSZ-R14	Markets
	1. Activity status: **Permitted** Where: a. The market occurs at Memorial Square, Carterton; b. The market does not occur more than one day a week; and

		c. The market makes use of existing buildings or structures or any structures are of a temporary nature and are removed at the end of the market day. Note: This rule does not apply to those temporary markets that are permitted by TEMP-R2.
		2. Activity status: **Discretionary** Where: a. Compliance is not achieved with OSZ-R14(1).

OSZ-R15	***Emergency service facility***
	1. Activity status: **Restricted discretionary.** Matters of discretion: 1. Whether the activity has an operational or functional need to locate in the Open Space Zone. 2. Whether the activity is compatible with other activities on the site and the character of the site and surrounding neighbourhood. 3. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding area, including: i. Privacy effects; ii. Operational noise; iii. Hours of operation; iv. Landscaping; and v. Cumulative effects. 4. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. 5. Infrastructure requirements. 6. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.

OSZ-R16	***Motorised outdoor recreation activity***
	1. Activity status: **Discretionary**

OSZ-R17	Any activity not otherwise listed in this chapter
	1. Activity status: **Discretionary**

OSZ-R18	*Industrial activities*
	1. Activity status: **Non-complying**

OSZ-R19	*Residential activities* not otherwise listed in this chapter
	1. Activity status: **Non-complying**

Standards

OSZ-S1	Maximum *height*
1. No *building* or *structure* shall exceed a *height* of 10m above *ground level*, except: a. A light pole must not exceed a maximum *height* above *ground level* of 18m.	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*. 2. Effects on open space character of the zone. 3. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites. 4. Bulk and dominance of the *building* or *structure*. 5. Compatibility with the anticipated scale, proportion, and context of *buildings* and activities in the surrounding area. 6. Whether an increase in *building height* results from *site* constraints or a response to *natural hazard* mitigation.
OSZ-S2	**Maximum *height in relation to boundary* of zone**
1. All *buildings* and *structures* must be contained beneath a line of 45° measured into the site from any point 3m vertically	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*.

above *ground level* along any Rural or Residential zone boundary.	2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites. 3. Bulk and dominance of the *building* or *structure*. 4. Compatibility with the anticipated scale, proportion, and context of *buildings* and activities in the surrounding area. 5. Whether an increase in *building height* results from site constraints or a response to *natural hazard* mitigation.
OSZ-S3	**Minimum setback**
1. *Buildings* or *structures* must not be located within: a. 5m of any boundary adjoining another zone; b. 5m of any *surface waterbody;* or c. 25m of any *significant waterbody*. d. 5m from any boundary with a rail designation. 2. Exceptions to boundary setbacks: a. Unroofed swimming pools no higher than 1m above *ground level*. b. Rainwater tanks not exceeding a height above ground level of 1.8m. 3. This standard OSZ-S3 does not apply to: a. Bridges and river crossings. b. Fences.	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*. 2. Effects on streetscape and the character of the area. 3. Effects on the amenity values of adjoining sites, including visual dominance or loss of outlook or privacy. 4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location. 5. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and/or better use of the balance of the site. 6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical. 7. For the *surface waterbody* setbacks, the effects on the values of the *surface waterbody*. 8. For rail designation boundary setbacks: a. The location of the building or structure;

	b. Any methods of providing for building maintenance within the site boundaries; c. The outcome of consultation with KiwiRail.
OSZ-S4	**Maximum fence *height***
1. No fence, wall, or screen on any boundary with a Residential, Māori Purpose, Future Urban, Open Space and Recreation, or Rural Zone shall exceed a *height* above *ground level* of 1.8m.	Matters of discretion: 1. The location, design, and appearance of the building or structure. 2. Visual dominance, shading, and loss of privacy for adjacent sites. 3. Bulk and dominance of the building or structure. 4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area. 5. The extent to which the additional height is necessary due to the physical constraints of the site or to mitigate noise (including road noise) if the site is located adjacent to a noise-emitting source. 6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.
OSZ-S5	**On-site services**
1. Where a connection to the Council's reticulated water supply system or reticulated wastewater system is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to on-site wastewater systems, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council water bylaws, *Council Engineering Development Standard 2023* and/or Wellington Water standards as applicable.

Regional Standard for Water Services December 2021. 2. Any wastewater that is to be disposed to ground from any onsite servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater. 3. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	
OSZ-S6	**Water supply**
1. Where a connection to the Council's reticulated water supply system is available, all buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with *Council Engineering Development Standard 2023*.	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council water bylaws, *Council Engineering Development Standard 2023* and/or Wellington Water standards as applicable.
OSZ-S7	**Wastewater disposal**
1. Where a connection to the Council's reticulated wastewater system is available, all buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with *Council Engineering Development Standard 2023*.	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council's water bylaws, *Council Engineering Development Standard 2023*, and/or Wellington Water standards as applicable.
OSZ-S8	**Stormwater management**
1. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces,	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council's water bylaws, *Council Engineering*

which shall be in accordance with *Council Engineering Development Standard 2023*. 2. Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with *Council Engineering Development Standards 2023*. 3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.	*Development Standard 2023*, and/or Wellington Water standards as applicable.
OSZ-S9	**Relocatable Buildings**
1. Building Inspection Report a. Prior to the building being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and b. A building inspection report prepared by a Council Building Officer or other Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and c. The building shall be placed on permanent foundations approved by the building consent, no later than two months from the date the building is moved to the site; and d. All other work required to reinstate the exterior of any relocatable building, including painting if required, shall be completed within twelve months of the	Matters of discretion: 1. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity. 2. The requirement for any screening and landscape treatment. 3. The bulk, design and location of the building in relation to the requirements of the zone. 4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work. 5. The need for, and scale of, any performance bond to ensure timely completion of external reinstatement works, including:

building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and e. The owner of the site on which the relocatable building is placed shall certify that the reinstatement work will be completed within the twelve-month period. The site owner shall be responsible for ensuring this work is completed. 2. Previous Use a. Any relocatable building intended for use as a residential unit or for visitor accommodation must have previously been designed, built and used as a residential unit or for visitor accommodation.	a. Whether external reinstatement works are required and the extent of those works; b. The risk that reinstatement works may not be completed within the required timeframe; c. The cost estimate for external reinstatement works identified in the building inspection report prepared in accordance with OSZ-S9(1)(b); d. The approximate amount of any performance bond, which may be up to 125% of the estimated cost of the external reinstatement works; e. The form, timing, release, and refund of any performance bond.
OSZ-S10	**Maximum *gross floor area***
1. No individual *building* shall exceed a *gross floor area* of 100m^2.	No matters of discretion.