

Appendix A: Open Space Zone chapter – Tracked Changes

Red underline and ~~strike-out~~: show additions and deletions to the notified He Rohe Ahoaho Open Space Zone Chapter as recommended by the relevant section 42A Reporting officer.

Green underline and ~~strike-out~~: show additions and deletions recommended in the Tranche 2 Wrap Up report.

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

He Rohe Ahoaho

Open Space Zone

OSZ	Open Space Zone
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Introduction

The Open Space Zone caters for both passive and active recreational activities, with limited associated facilities, buildings and structures. Open spaces within this Zone are primarily recreation reserves. They include a wide range of spaces, from small local suburban playgrounds and 'pocket' parks in the City Centre, to larger playing fields or open grassed areas. Some of the open areas are located near waterbodies and the coast, others are located within urban areas and contribute to an attractive living environment within the City.

These open spaces are used for a variety of recreational activities, from informal recreation activities such as playing, skateboarding, games and kicking a ball around to more organised sports and recreation activities on playing fields. Buildings are generally small in scale and ancillary to the recreational use, such as toilet facilities, buildings for maintenance and associated storage, small pavilions and clubrooms. Examples include, Seatoun Park, Linden and Linden West Parks, Wilton Park, and Cummings Park.

Most of the land zoned Open Space Zone is publicly owned and subject to reserve management plans prepared under the Reserves Act 1977.

All activities and uses located on public land must obtain permission (such as a lease or licence) from Wellington City Council as the landowner and administering authority. This is, in addition to, any resource consent requirements under the District Plan or a National Environmental Standard.

In assessing resource consent applications required under the District Plan, the Council will have regard to the relevant reserve management plan for the area. Reserve management plans that are relevant to areas within the Open Space zone, include:

1. Suburban Reserves 2015
2. Northern Reserves 2008
3. Botanic Gardens 2014
4. Glover Park Management Plan 2005

Note: These reserve management plans may be superseded by other plans in the future.

Other relevant District Plan provisions

There may be a number of provisions 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 chapter.

Objectives

OSZ-01	Purpose
	Open space areas are predominately used by the public for a wide range of passive and active recreation activities, and may accommodate open space community activities, in such a way that maintains, and where possible, enhances the predominant character and amenity values of the Open Space Zone, which include:

	<ol style="list-style-type: none"> 1. An open and spacious character; 2. A low level of built form and development; and 3. Buildings and structures are predominately ancillary to recreation or conservation activities.
OSZ-O2	<p>Managing effects</p> <p>Adverse effects of activities and development undertaken in the Open Space Zone at the Zone interface and the surrounding area are managed effectively.</p>
OSZ-O3	<p>Mana whenua</p> <p>Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington). Their values and aspirations, cultural associations with, and role in exercising kaitiakitanga over Wellington's parks and reserves are recognised and facilitated.</p>
Policies	
OSZ-P1	<p>Enabled activities</p> <p>Enable a wide range of recreational activities, and a limited range of other activities that are compatible with the predominant purpose, character and amenity of the Open Space Zone, while ensuring that their scale and intensity is appropriate.</p>
OSZ-P2	<p>Small scale mobile commercial activities</p> <p>Provide for small scale mobile commercial activities that are ancillary and complementary to the predominant purpose of the Zone.</p>
OSZ-P3	<p>Potentially compatible activities</p> <p>Only allow other activities to establish where it can be demonstrated that they are compatible with the purpose, character and amenity values of the Zone, having regard to whether:</p> <ol style="list-style-type: none"> 1. The proposal is consistent with the relevant reserve management plan for the site; 2. The activity is compatible with or supports activities anticipated in the Zone, or will enhance the open space values, or social connection, or there is a functional need or operational need for a location at that site; 3. The activity maximises the use of existing buildings; and 4. Any reverse sensitivity effects can be appropriately managed.
OSZ-P4	<p>Enabled buildings and structures</p> <p>Enable buildings and structures that are small in scale and necessary to maintain or enhance the public's ability to use and enjoy the open space for recreation activities or conservation activities.</p>
OSZ-P5	<p>Potentially compatible buildings and structures</p> <p>Only allow other buildings and structures to establish where it can be demonstrated that they will maintain or enhance the character and amenity values of the Zone, having regard to whether:</p> <ol style="list-style-type: none"> 1. The development is consistent with the relevant reserve management plan for the site; 2. The building or structure supports or is complementary to permitted activities, or there is a functional need for a location at that site; 3. The siting, design and external appearance of the buildings and structures is compatible with the open space area in which they will be located; 4. Streetscape amenity will be maintained or enhanced; 5. There are opportunities to locate or cluster buildings to minimise the loss of spaciousness;

	<p>6. The building design maximises opportunities for multi-functional recreational use;</p> <p>7. Any adverse residential amenity effects will be minimised;</p> <p>8. Hard surfacing is minimised, and native vegetation and visually prominent trees are retained where practicable; and</p> <p>9. Public accessibility will be maintained or enhanced, including through connections to walkways, cycleways and pedestrian access points.</p>
OSZ-P6	<p>Mana whenua</p> <p>Provide for the use and management of Wellington's parks and reserves in partnership with mana whenua. This includes but is not limited to providing for customary practices within parks and reserves for the benefit of all.</p>
Rules: Land use activities	
OSZ-R1	Informal recreation activities
	1. Activity status: Permitted
OSZ-R2	Organised sport and recreation activities
	1. Activity status: Permitted
OSZ-R3	Conservation activities
	1. Activity status: Permitted
OSZ-R4	Customary activities
	1. Activity status: Permitted
OSZ-R5	Gardens, including community gardens
	1. Activity status: Permitted
OSZ-R6	Mobile commercial activities ancillary to permitted recreation and conservation activities
	1. Activity status: Permitted
OSZ-R7	Parks maintenance and repair
	1. Activity status: Permitted
OSZ-R8	Construction, maintenance, alteration of or addition to footpaths and tracks
	1. Activity status: Permitted
OSZ-R9	Construction, maintenance, alteration of, or addition to car parking areas and access drives
	1. Activity status: Permitted
OSZ-R10	Open space community activities in an existing building
	1. Activity status: Permitted
OSZ-R11	Any other activity not otherwise provided for in this table
	1. Activity status: Discretionary
Rules: Building and structure activities	
OSZ-R12	Demolition or removal of buildings and structures
	1. Activity status: Permitted
OSZ-R13	Maintenance and repair of buildings and structures
	1. Activity status: Permitted

Note: For the avoidance of doubt buildings and structures include seawalls.

OSZ-R14	Construction, alteration of and addition to buildings and structures
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ul style="list-style-type: none"> i. OSZ-S1; ii. OSZ-S2; iii. OSZ-S3; and iv. OSZ-S4 <u>and</u> v. <u>OSZ-S5</u>. 	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with only one of the standards in OSZ-R14.1.a is not achieved.</p> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed standards. <p>Notification status: An application for resource consent made in respect of rule OSZ-R14.2 is precluded from being publicly notified.</p>	
<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with more than one of the standards in OSZ-R14.1.a is not achieved.</p>	

Standards

OSZ-S1	Maximum height of buildings and structures									
<p>1. Buildings and structures must not exceed the following maximum height limits above ground level:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="background-color: #c6e0b4;">Structure</th> <th style="background-color: #c6e0b4;">Maximum height limit above ground level</th> </tr> </thead> <tbody> <tr> <td>a. Playground equipment and pou</td> <td>8m</td> </tr> <tr> <td>b. Poles for lighting or surveillance</td> <td>18m</td> </tr> <tr> <td>d. All other buildings and structures</td> <td>7m</td> </tr> </tbody> </table>		Structure	Maximum height limit above ground level	a. Playground equipment and pou	8m	b. Poles for lighting or surveillance	18m	d. All other buildings and structures	7m	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Design, appearance and siting of the building or structure in terms of the impact on the character and amenity of the open space; 2. Dominance, privacy and shading effects on adjoining sites; 3. Streetscape and visual amenity effects; 4. The extent to which adverse effects of additional height can be mitigated by the natural or physical features of the site, setbacks, landscaping or screening; 5. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; and 6. Whether topographical or other site constraints make compliance with the standard impractical.
Structure	Maximum height limit above ground level									
a. Playground equipment and pou	8m									
b. Poles for lighting or surveillance	18m									
d. All other buildings and structures	7m									
OSZ-S2	Height in relation to boundary									
<p>1. All parts of a building or structure shall be contained within a 45 degree plane commencing at a point 2.5m above ground level inclined inwards at right angles in plan from all parts of the site's boundaries that abut a Residential Zone or Future Urban Zone.</p>		<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the additional height in relation to boundary can be mitigated by the natural or physical features of the site, landscaping or screening; 								

		<ol style="list-style-type: none"> 3. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; and 4. Whether topographical or other site constraints make compliance with the standard impractical.
OSZ-S3	Maximum gross floor area	
<ol style="list-style-type: none"> 1. Each individual building and /or structure on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 100m². 		<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the additional floor area can be mitigated by the natural or physical features of the site, landscaping or screening; and 3. The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site.
OSZ-S4	Maximum building coverage	
<ol style="list-style-type: none"> 1. Maximum building coverage is 10%. 		<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the additional building coverage can be mitigated, including by the natural or physical features of the site, setbacks, landscaping or screening; 3. The extent to which the additional building coverage is necessary to provide for functional needs or operational needs of the activities on the site; and 4. Whether topographical or other site constraints make compliance with the standard impractical.
OSZ-S5	Boundary setbacks	
<ol style="list-style-type: none"> 1. <u>Buildings or structures (excluding fences) must be setback a minimum of 1.5m from a rail corridor boundary.</u> 		<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. <u>The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u>