

## Open Space Zone

### Introduction

The District has a diverse range of open and recreational spaces in its rural and urban areas that are used for indoor and outdoor, active and passive recreation activities, and which serve as a venue for other community activities and temporary activities such as fetes and fairs. The Open Space Zone encompasses neighbourhood parks, natural areas and amenity parks where there is often landscaping and a low density of built development. Cemeteries, which are quiet and contemplative spaces, are also located in this Zzone.

PRE~~C49~~<sup>49</sup> – Holiday Hut Precinct provides for the on-going use and maintenance of established holiday huts at Butlers, Milford, Waipopo, Rangitata, and Stratheona ~~and~~ Blandswood<sup>1</sup> that were originally established to provide short term residential accommodation for anglers during the fishing season, as well as being places traditionally used by mana whenua for mahika kai and other cultural practices.

PRE~~C510~~<sup>510</sup> – Te Aitarakihi Precinct is located at 50 Bridge Street, Oceanview, Timaru. The site is owned by the Te Aitarakihi Trust, which operates the Te Aitarakihi Multicultural Centre on the site. The Multicultural Centre was established as a place for all cultures, people and communities “Te Wāhi Karanga Mo Nga Iwi Katoa”. It provides a place for multiple ethnic groups to meet and share their cultural experiences. A range of cultural activities, community activities, health care facilities and educational facilities activities are provided for in the Precinct precinct, along with complimentary commercial activities and residential activities.

### Objectives

#### OSZ-O1 The purpose of the Open Space Zone

The Open Space Zone primarily provides for a range of passive and active recreation activities, as well as community activities, cemeteries and limited associated facilities and structures.

#### OSZ-O2 Character and qualities of the Open Space Zone

The character and qualities of the Open Space Zone are maintained and improved and include areas that:

1. are safe and accessible for all users; and
2. contribute to the community's health and wellbeing; and
3. are open and spacious with a low density of built development; and
4. have established plantings; and
5. are attractive and pleasant places where people can spend time relaxing and socialising.

*Note: This objective does not apply to cemeteries, the PRE~~C49~~<sup>49</sup> - Holiday Hut Precinct and the PRE~~C510~~<sup>510</sup> - Te Aitarakihi Precinct.*

#### OSZ-O3 Character and qualities of cemeteries

Cemeteries are maintained as quiet places, that are characterised by an overall low density of built form, commemorative structures, plantings, trees and car-parking.

<sup>1</sup> Collins, D W and S M [141.1]

**PREC49-O1 The character and qualities of the Holiday Hut Precinct**

PREC49 - The Holiday Hut Precinct is in areas with well-established clusters of buildings and structures located at Butlers Huts, Milford Huts, Waipopo Huts, Rangitata Huts, and the Stratheona Huts and the Blandswood huts<sup>2</sup> that are characterised by:

1. their river and coastal locations, and in the case of the Blandswood Huts, the forested backdrop<sup>3</sup>; and
2. being exposed to natural hazards; and
3. an informal and ad hoc layout, with buildings in some cases being located closer than within a residential area; and
4. generally small-scale development that is diverse in character, and uses a range of construction materials; and
5. land used for informal recreational activities; and
6. a lack of infrastructure, including formed roads, reticulated water supply, reticulated wastewater and stormwater systems; and
7. activities that generally generate low levels of noise, except for occasional increases in noise levels arising from recreational activities including the use of watercraft and primary production in the adjoining rural zones ~~Rural Zones~~; and
8. activities that generally generate low levels of vehicle movements.

**PREC510-O1 The character and qualities of Te Aitarakihi Precinct**

The character and qualities of the PREC510 - Te Aitarakihi Precinct comprise:

1. a moderate building coverage and site coverage; and
2. a built form of single or two-storey buildings; and
3. ample space around buildings; and
4. regular cultural, educational and community events.

**Policies****OSZ-P1 Health and safety**

Encourage open space facilities to be designed, built and managed to:

1. maintain public health and safety and the protection of property; and
2. be consistent with the APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED).

**OSZ-P2 Appropriate activities in the Open Space Zone**

Enable activities that:

1. are consistent with the intended purpose, character and qualities of the Open Space Zone; and;
2. contribute to the overall health and wellbeing of the community; and
3. minimise adverse effects on the character and amenity values of the surrounding area.

**OSZ-P3 Primary production activities**

Enable non-intensive primary production activities where these are compatible with the character and qualities of the Open Space Zone.

**OSZ-P4 Commercial activities**

Enable commercial activities where they are ancillary to a recreation activity and/or community activity.

<sup>2</sup> Collins, D W and S M [141.1]

<sup>3</sup> Collins, D W and S M [141.1]

<b>OSZ-P5</b>	<b>Public artwork</b>
Provide for public artwork that contributes to the character and qualities of the site and the character and qualities of the surrounding area.	
<b>OSZ-P6</b>	<b>Buildings and structures in the Open Space Zone</b>
Provide for buildings and structures that are of a scale, form and design that is: <ol style="list-style-type: none"> <li>1. compatible with the purpose, character and qualities of the Zone; and</li> <li>2. integrated with, and contribute to, the character of and qualities of the surrounding area.</li> </ol>	
<b>OSZ-P7</b>	<b>Cemeteries</b>
Provide for existing and new cemeteries, where they: <ol style="list-style-type: none"> <li>1. <del>contain</del> limit buildings and structures to those required for cremations, burials, <u>and</u> commemorations<sup>4</sup> as well as ancillary buildings and facilities; and</li> <li>2. retain established plantings and trees; and</li> <li>3. do not involve activities that would undermine the character and qualities of the site; and</li> <li>4. recognise, maintain and/or enhance cultural heritage, spiritual and religious values; and</li> <li>5. are located to avoid or mitigate potential adverse effects on Ngāi Tahu cultural values.</li> </ol>	
<b>OSZ-P8</b>	<b>Car parking facilities</b>
Only allow new car parking facilities where it: <ol style="list-style-type: none"> <li>1. meets the needs of the activity; and</li> <li>2. is compatible with the character and qualities of the Zone and surrounding area; and</li> <li>3. is safe for the public, and provides good lighting for maximum visibility, safe pedestrian access points and pathways and passive security; and</li> <li>4. does not result in an oversupply of car-parking, taking into consideration the availability of car parking in the surrounding area.</li> </ol>	
<b>OSZ-P9</b>	<b>Camping grounds or caravan parks</b>
Only allow camping grounds or caravan parks where these are compatible with the character and qualities of the Zone and avoid significant adverse effects on amenity values in the surrounding area.	
<b>OSZ-P10</b>	<b>Other activities</b>
Only allow other activities where they: <ol style="list-style-type: none"> <li>1. are compatible with the purpose, character and qualities of the Open Space Zone; and</li> <li>2. avoid any significant adverse effects and avoid, remedy or mitigate any other adverse effects<sup>5</sup> on the use and amenity values of adjoining sites; and</li> <li>3. contribute to the overall health and wellbeing of the community; and<sup>5</sup></li> <li>4. <u>have a functional need or operational need to locate within the Open Space Zone<sup>6</sup>.</u></li> </ol>	
<b>OSZ-P11</b>	<b>Motorsport events and motorsport facilities</b>
Avoid any new motorsport events and motorsport facilities unless they will not undermine the purpose, character and qualities of the Open Space Zone.	
<b>PREC49-P1</b>	<b>Maintaining and enhancing the character and amenity values of the Holiday Hut Precinct</b>
Only allow activities in the <u>PREC49</u> - Holiday Hut Precinct where they will:	

<sup>4</sup> TDC [42.56]<sup>5</sup> Clause 16(2) of the RMA related to MoE [106.48]<sup>6</sup> MoE [106.48]

1. maintain and/or enhance the existing character and qualities of the Holiday Hut Precinct; and
2. generate low volumes of noise and traffic that reflect the existing environment; and
3. avoid adverse effects on the natural environment and reverse sensitivity effects on adjoining primary production activities.

#### **PREC49-P2      Buildings and structures in the Holiday Hut Precinct**

Avoid buildings and/or structures within high hazard areas in the PREC49 - Holiday Hut Precinct where there is a risk of loss of life or significant damage to structures or property.

#### **PREC510-P1      Activities in the Te Aitarakihi Precinct**

Enable a range of cultural activities, community activities, health care facilities and educational facilities activities that support the Te Aitarakihi Multicultural Centre, along with limited complimentary commercial activities and residential activities.

#### **PREC510-P2      Buildings and structures in the Te Aitarakihi Precinct**

Enable buildings and structures in the PREC510 - Te Aitarakihi Precinct, where these:

1. enable activities intended in the Precinct precinct; and
2. are of a scale that is compatible with the Te Aitarakihi Precinct's character and qualities; and
3. minimise adverse effects on adjoining sites.

### **Rules**

**Note:** For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

OSZ-R1	<u>Recreation activities</u> , <u>community activities</u> and <u>cultural activities</u> <sup>7</sup>	
Open Space Zone	<p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <p><b>PER-1</b> The recreation activity, <u>community activity</u> <u>and cultural activity</u><sup>8</sup> <u>must comply</u> <u>complies</u> with OSZ-S7.</p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with OSZ-R10.</p>	<p><b>Activity status when compliance not achieved:</b> Restricted Discretionary</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard</li> </ol>
<b>OSZ-R2</b>		<b><u>Community activities</u>, <u>cultural activities</u> and <u>educational facilities</u><sup>9</sup></b>
1. Open Space Zone	<p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p>	<p><b>Activity status when compliance not achieved:</b> Restricted Discretionary</p> <p><b>Matters of discretion are restricted to:</b></p>

<sup>7</sup> Panel Decision Report, Part 3, Section 6.4

<sup>8</sup> Panel Decision Report, Part 3, Section 6.4

<sup>9</sup> Panel Decision Report, Part 3, Section 6.4

<u>outside</u> <u>except the</u> <u>PREC49 -</u> <u>Holiday</u> <u>Hut</u> <u>Precinct</u>	<b>PER-4</b> The community activity must comply with OSZ-S7 <sup>10</sup> .	1. the matters of discretion of any infringed standard.
<u>2.</u> <u>PREC49 -</u> <u>Holiday</u> <u>Hut</u> <u>Precinct</u>	<b>Activity status:</b> Non-complying	<b>Activity status when compliance not achieved:</b> <del>Not applicable</del>
<b>OSZ-R3</b>	<b>Commercial activities</b>	
<u>1.</u> <u>Open</u> <u>Space</u> <u>Zone</u> <u>outside</u> <u>PREC49 -</u> <u>Holiday</u> <u>Hut</u> <u>Precinct</u> <u>and</u> <u>PREC510</u> <u>-</u> <u>Te</u> <u>Aitarakihi</u> <u>Precinct</u> <u>any</u> <u>precincts</u>	<b>Activity status:</b> Permitted  <b>Where:</b>  <b>PER-1</b> The commercial activity must comply with OSZ-S7; and  <b>PER-2</b> Any retail activities are limited to the sale of food and drink in temporary structures or mobile vehicles, and the sale of admission tickets for a recreation activity.  <i>Note: Any associated building and structure must be constructed in accordance with OSZ-R10.</i>	<b>Activity status when compliance not achieved with PER-1:</b> Restricted Discretionary  <b>Matters of discretion are restricted to:</b> 1. the matters of discretion of any infringed standard.  <b>Activity status when compliance not achieved with PER-2:</b> Discretionary
<u>2.</u> <u>PREC510</u> <u>-Te</u> <u>Aitarakihi</u> <u>Precinct</u>	<b>Activity status:</b> Permitted  <b>Where:</b>  <b>PER-1</b> The commercial activity must comply with all the standards of this chapter.  <b>PER-2</b> The activity does not include any industrial activity, large format retail activity, or visitor accommodation activity.  <b>Note:</b>	<b>Activity status when compliance not achieved with PER-1:</b> Restricted Discretionary  <b>Matters of discretion are restricted to:</b> 1. the matters of discretion of any infringed standard.  <b>Activity status when compliance not achieved with PER-2:</b> Non-complying

<sup>10</sup> Panel Decision Report, Part 3, Section 6.4

	<p>4. Any associated building and structure must be constructed in accordance with OSZ-R10.</p>	
3. <b>PREC49 - Holiday Hut Precinct</b>	<b>Activity status: Non-<u>C</u>omplying</b>	<b>Activity status when <u>re</u> compliance not achieved: Not applicable</b>
OSZ-R4	<b>Park management activities</b>	
Open Space Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> All the standards of this chapter are complied with.</p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with OSZ-R10.</p>	<p><b>Activity status when compliance not achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard</li> </ol>
OSZ-R5	<b>Non-intensive primary production</b>	
Open Space Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The activity is limited to grazing (except cattle or deer) and the growing and harvesting of grass.</p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with OSZ-R10.</p>	<p><b>Activity status when compliance not achieved: Discretionary</b></p>
OSZ-R6	<b>Burials and cremations associated with existing cemeteries</b>	
Open Space Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The activity <del>must comply with standard</del> complies with OSZ-S7.</p> <p><b>Note:</b></p> <p>4. Any associated building and structure must be constructed in accordance with OSZ-R10.</p>	<p><b>Activity status when compliance not achieved with PER-1: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard</li> </ol>

OSZ-R7	Residential activities	
<u>PREC510 - Te Aitarakihi Precinct</u>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The site cannot be used for residential activities for more than <u>7</u> <u>seven</u> continuous days in a row and no more than 14 days in any month; and</p> <p><b>PER-2</b> Any building or structure complies with OSZ-S6.</p>	<p><b>Activity status when compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard</li> </ol> <p><b>Activity status when compliance not achieved with PER-1: Non-complying</b></p>
<u>Open Space Zone outside except for PREC510 - Te Aitarakihi Precinct</u>	<b>Activity status: Discretionary</b>	<b>Activity status when compliance not achieved: not applicable</b>
OSZ-R8	Public artwork	
Open Space Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> All the standards of this chapter are complied with.</p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with OSZ-R10.</p>	<p><b>Activity status when compliance not achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the relevant matters of discretion of any infringed standard</li> </ol>
OSZ-R9	Playground equipment	
Open Space Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> All the standards of this chapter are complied with.</p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with OSZ-R10.</p>	<p><b>Activity status when compliance not achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the relevant matters of discretion of any infringed standard</li> </ol>
OSZ-R10	Buildings and structures	

<p><b>1. Open Space Zone outside the PREC49 - Holiday Hut Precinct</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The building or structure is associated with or ancillary to a permitted activity in this chapter; and</p> <p><b>PER-2</b> The building or structure must comply with all the <del>Standards</del> of this chapter</p>	<p><b>Activity status when compliance not achieved with PER-1:</b> The same status as the activity the building or structure is associated with.</p> <p><b>Activity status when compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol>
<p><b>2. PREC49- Holiday Hut Precinct</b></p>	<p><b>Activity status: Restricted Discretionary</b></p> <p><b>Where:</b></p> <p><b>RDIS-1</b> They <del>building or structure is are</del> located outside a <del>High Hazard area overlay</del><sup>11</sup>, Coastal Erosion <del>Overlay</del>, or Sea Water Inundation Overlay.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the extent to which the new or extended building or structure will maintain and/or enhance the character and qualities of the <u>PREC49 - Holiday Hut Precinct</u>; and</li> <li>2. the extent to which the proposal will avoid adverse effects on the natural environment and reverse sensitivity effects on adjoining primary production activities; and</li> <li>3. whether the new or extended building or structure can be connected to a reliable and safe potable water supply; and</li> <li>4. whether wastewater from the new or extended building or structure can be appropriately captured and treated.</li> </ol>	<p><b>Activity status when compliance not achieved: Non-complying</b></p>
<p><b>OSZ- R10A11</b></p>	<p><b>Full or partial demolition of buildings or structures<sup>12</sup></b></p>	
<p><b>Open Space Zone</b></p>	<p><b>Activity status: Permitted</b></p>	<p><b>Activity status when compliance not achieved: Not applicable</b></p>

<sup>11</sup> Clause 10(2)(b) – relating to Kāinga Ora [229.39]

<sup>12</sup> NZHHA [184.2]

<b>OSZ- R4412</b>	<b>Car parking facilities</b>	
<b>Open Space Zone</b>	<b>Activity status:</b> Discretionary  <b>Where:</b>  <b>DIS-1</b> The car parking facility is ancillary to a permitted activity; and  <b>DIS-2</b> The car parking facility is limited to that required for staff and patrons using the facility.	<b>Activity status when compliance not achieved:</b> Non-complying
<b>OSZ- R1213</b>	<b>Camping grounds or caravan parks</b>	
<b>Open Space Zone <u>outside</u> <u>except in</u> <u>the</u> <u>PREC49 -</u> <u>Holiday</u> <u>Hut</u> <u>Precinct</u></b>	<b>Activity status:</b> Discretionary	<b>Activity status when compliance not achieved:</b> Not applicable
<b>PREC49- Holiday Hut Precinct</b>	<b>Activity status:</b> Non-complying	
<b>OSZ- R1314</b>	<b>Any activities not otherwise listed in this chapter</b>	
<b>Open Space Zone</b>	<b>Activity status:</b> Discretionary	<b>Activity status when compliance not achieved:</b> Not applicable
<b>OSZ- R1315</b>	<b>Motorsport events and motorsport facilities</b>	
<b>Open Space Zone</b>	<b>Activity status:</b> Non-complying	<b>Activity status when compliance not achieved:</b> Not applicable

**Standards**

<b>OSZ-S1</b>	<b>Height of fences</b>
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<b>Open Space Zone</b>	<p>The maximum height of a fence <u>above ground level</u><sup>13</sup> must not exceed:</p> <ol style="list-style-type: none"> <li>1. 3m if it is constructed of wire mesh on a steel or wooden frame and is for the purpose of stopping balls; <u>and</u></li> <li>2. 2m for all other fences, except that within 6m of a road intersection, a fence cannot exceed 0.9m in height above the average ground level.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impact on the character and qualities of the <u>Zone</u>; and;</li> <li>2. any impact on the character and qualities of the surrounding area; and</li> <li>3. any impact on the streetscape; and</li> <li>4. consistency with APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED); and</li> <li>5. any impact on the safety of persons and adjoining public space or private property; and</li> <li>6. mitigation measures.</li> </ol>
<b>OSZ-S2</b>	<b>Scale of buildings and structures (excluding fences and playground equipment and public artwork)</b>	
<b>1. Open Space Zone outside of PREC510 – Te Aitarakihi Precinct</b>	<p>The maximum gross floor area of all buildings and/or structures on a site must not exceed 10m<sup>2</sup>, this limit does not apply where:</p> <ol style="list-style-type: none"> <li>1. the buildings and/or structures are associated with a temporary event; and</li> <li>2. the buildings and structures will be erected no greater than two calendar weeks prior to the <u>temporary</u> event commencing, and are removed within two calendar days following the completion of the <u>temporary</u> event.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impacts on the purpose, character and qualities of the <u>Zone</u>; and</li> <li>2. any impacts on the character of, and qualities the surrounding area; and</li> <li>3. the extent of any reduction in the area available for informal recreation activities; and</li> <li>4. the impact of any loss of existing planting and mature trees; and</li> <li>5. the extent to which the building or structure will meet a recreational need of the community; <u>and</u></li> <li>6. mitigation measures.</li> </ol>
<b>2. PREC510 – Te Aitarakihi Precinct</b>	<p>There is no maximum in this <u>Precinct</u> <u>precinct</u>.</p>	<p><b>Matters of discretion are restricted to:</b> <b>Not applicable</b></p>
<b>OSZ-S3</b>	<b>Height of buildings and structures (excluding fences)</b>	
<b>Open Space Zone</b>	<p>The maximum height of a building or structure <u>excluding fences above ground level</u><sup>14</sup> must not exceed:</p> <ol style="list-style-type: none"> <li>1. 8m in the Open <u>Space</u> <u>Zone</u>; <u>or</u></li> <li>2. 4m in the <u>PREC49</u> - Holiday <u>Hut</u> <u>Precinct</u>; <u>or</u></li> <li>3. 9m in the <u>PREC510</u> - Te Aitarakihi <u>Precinct</u>.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impact on the character and qualities of the <u>Zone</u>; and;</li> <li>2. any impact on the character and qualities of the surrounding area; and</li> <li>3. the location of the building or structure; and</li> </ol>

<sup>13</sup> ECan [183.4].<sup>14</sup> ECan [183.4].

		<ol style="list-style-type: none"> <li>4. any benefits, such as the ability to retain an open space, significant trees or meet specialised recreational needs; and<sup>15</sup></li> <li>5. <u>the extent to which any increase in height is required in order to address an increase in finished floor level in response to flood risk; and<sup>16</sup></u></li> <li>6. mitigation measures.</li> </ol>
<b>OSZ-S4</b>	<b>Setbacks of buildings and structures (excluding fences)</b>	
<b>Open Space Zone</b>	<p><u>Buildings or structures excluding fences</u> must not be located within:</p> <ol style="list-style-type: none"> <li>1. 5m of a road boundary; and</li> <li>2. 5m from all other site boundaries that adjoin any <del>R</del>esidential <del>Z</del>ones; and</li> <li>3. 10m from all other site boundaries that adjoin any <del>R</del>ural <del>Z</del>ones; and</li> <li>4. 1.5m from all other site boundaries.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impacts on the character and qualities of the <del>Z</del>zone; and;</li> <li>2. any adverse effects on the character and qualities of the surrounding area; and</li> <li>3. compatibility with the appearance, layout and scale of other buildings and structures in the surrounding area; and</li> <li>4. consistency with APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED); and</li> <li>5. any benefits, such as a more efficient, practical and better use of the balance of the site; and</li> <li>6. mitigation measures.</li> </ol>
<b>OSZ-S5</b>	<b>Height in relation to boundary (with <del>residential zones</del> Residential Zones boundary only)</b>	
<b>Open Space Zone</b>	<p>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins a <del>R</del>esidential <del>Z</del>one. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impact on privacy and the ability to use outdoor living space; and</li> <li>2. any impact on solar access to living rooms; and</li> <li>3. any adverse effects resulting from the bulk and dominance of built form; and</li> <li>4. any benefits, such as the use of architectural features or steps in the building façade; and</li> <li>5. <u>the extent to which any increase in height is required in order to address an increase in finished floor level in response to flood risk; and<sup>17</sup></u></li> <li>6. mitigation measures.</li> </ol>
<b>OSZ-S6</b>	<b>Site coverage</b>	

<sup>15</sup> Clause 16(2) of the RMA<sup>16</sup> SRR Inc [206.5]<sup>17</sup> Clause 10(2)(b) relying on SRR Inc [206.5]

<b>Open Space Zone</b>	<p>The maximum <u>site coverage combined building and impermeable surface coverage</u> of any site must not exceed:</p> <ol style="list-style-type: none"> <li>1. 35% outside of <u>the PREC510 - Te Aitarakihi Precinct</u>; and</li> <li>2. 60% within <u>the PREC510 - Te Aitarakihi Precinct</u>.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impact on the purpose, character and qualities of the <u>Zone</u>; and;</li> <li>2. any impact on the character and qualities of the surrounding area; and</li> <li>3. any impact on public enjoyment of the site; and</li> <li>4. any reduction in the area available for informal recreation activities; and</li> <li>5. any benefits such as meeting a recreational need of the community; and</li> <li>6. mitigation measures.</li> </ol>
<b>OSZ-S7</b>	<b>Hours of operation</b>	
<b>Open Space Zone</b>	<p>The hours of operation of any commercial activity must not extend beyond:</p> <ol style="list-style-type: none"> <li>1. Monday to Thursday and Sunday — <u>7.00am to 8.00pm</u>; and</li> <li>2. Friday and Saturday and Public Holidays — <u>7.00am to 10.00am</u> the following day.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impact on the character and qualities of the <u>Zone</u>; and;</li> <li>2. any impact on the character and qualities of the surrounding area; and</li> <li>3. any benefits such as the continued of operation of existing facilities, and financial or social benefits; and</li> <li>4. mitigation measures.</li> </ol>