OSZ — Open Space Zone

The Open Space Zone predominantly covers smaller parks within the urban area of Lower Hutt. It also covers other open space areas with limited facilities, buildings and structures.

The zone often applies to public land where recreation activities are typically informal, such as local parks and playgrounds, as well as other open space areas where further development would be inappropriate, including some areas with elevated levels of natural hazard risk.

Areas within the zone typically have a low level of built development, with buildings and structures being those necessary to provide for and support recreation and community activities within the zone, including playgrounds, community facilities, and maintenance and equipment sheds.

In providing for recreation and community facilities, sites in the Open Space Zone play a key role in supporting growth and a well-functioning urban environment.

While this chapter includes the core objectives, policies, and rules that apply to the Open Space Zone, other district-wide chapters of the District Plan, including those that apply overlays across specified areas, set additional objectives, policies and rules for all or part of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

OSZ-PREC1 — Hutt River Mouth Stabilisation Precinct

The Hutt River Mouth Stabilisation Precinct identifies an area at the mouth of the Hutt River that has a history of being used for activities associated with the stabilisation of the Hutt River mouth, including river protection works and stockpiling of material extracted from the Hutt River.

This chapter includes specific objectives, policies and rules for the precinct. These objectives, policies and rules include notes that clarify whether they are in addition to or replace other objectives, policies and rules for the Open Space Zone.

Objectives

OSZ-O1	Purpose and character of the zone
The Open Space Zone consists of open space, recreation areas where recreation activities are typically informal, such as local parks and playgrounds.	
OSZ-O2	**Activities in the Open Space Zone**
The Open Space Zone: a. Predominantly provides for recreation activities and community facilities that are compatible with the planned character and amenity of adjoining Residential Zones, the Mixed Use Zone, and the Marae Zone. b. Provides for other activities that: i. Are compatible with the purpose and planned character of the zone, ii. Are compatible with the planned character and amenity of adjoining Residential Zones, the Mixed Use Zone, and the Marae Zone, and iii. Are compatible with residential activities and use of community facilities within the zone.	
OSZ-O3	**Built character**
The Open Space Zone includes a low level of built development that: a. Retains open space areas suitable for informal, outdoor recreation, such as local parks and playgrounds, b. Either provides for recreation activities and community facilities or is compatible with the provision of recreation activities and community facilities within the zone, and c. Is compatible with the planned character and amenity of adjoining Residential Zones, the Mixed Use Zone, and the Marae Zone. This includes buildings that accommodate community facilities, public toilets, equipment sheds and maintenance buildings.	
OSZ-O4	**Adverse effects**
Adverse effects of activities and development are effectively managed within the zone, and at interfaces with Residential Zones, the Mixed Use Zone, and the Marae Zone.	

Objectives — Hutt River Mouth Stabilisation Precinct

OSZ-PREC1-O1	Purpose, character and activities of the Hutt River Mouth Stabilisation Precinct
This objective is in additional within the Hutt River Mouth Stabilisation Precinct.	
The Hutt Park Stabilisation Precinct provides for activities ancillary to the maintenance and stabilisation of the mouth of the Hutt River whilst maintaining the character and amenity of the precinct and the surrounding area, including the coastal marine area.	

Policies

OSZ-P1	Predominant activities
Enable recreation activities and community facilities as the predominant activities within the Open Space Zone where they are compatible with the planned character of the zone and the planned character and amenity of the adjoining Residential, the Mixed Use Zone, and the Marae Zone.	

OSZ-P2	Compatible activities

1. Provide for activities in the Open Space Zone that:
    a. Support the recreation activities and community facilities within the zone or enhance the amenity of the site,
    b. Are compatible with the character of adjoining Residential Zones, the Mixed Use Zone, and the Marae Zone, including through managing the effects of new built development and noise-generating activities, and
    c. Have a functional need or operational need to be in that location.
2. Potentially compatible activities include commercial activities, including retail activities, associated with recreation and community facilities on the site.

OSZ-P3	Potentially incompatible activities

1. Only allow potentially incompatible activities in the Open Space Zone where they:
    a. Maintain or enhance the amenity values of the zone,
    b. Do not limit or constrain the provision of recreation activities and community facilities, and
    c. Are compatible with the planned character of adjoining Residential Zones, the Mixed Use Zone, and the Marae Zone, including through managing the effects of built development, noise-generating activities and outdoor storage and carparking areas.
2. Potentially incompatible activities include, but are not limited to:
    a. Rural activities,
    b. Industrial activities, and
    c. Other activities, including retail activities, that do not support recreation activities and community facilities with the zone.

OSZ-P4	Built development

Built development in the Open Space Zone is managed to:

a. Maintain or enhance the provision of recreation activities and community facilities within the zone, including the provision of informal, outdoor recreation,
b. Maintain public access, unless it is necessary to restrict public access to protect of sensitive indigenous habitats, the health or safety of people, sensitive cultural and historic heritage values, or the integrity and security of regionally significant infrastructure, and
c. Ensure adequate privacy and access to daylight for residential activities and other sensitive activities on adjacent sites.

OSZ-P5	Outdoor storage and carparking areas

Manage impacts of outdoor storage and carparking areas in the Open Space Zone:

a. The provision of recreation opportunities and community facilities, including through restricting outdoor storage and carparking areas that are not for the purpose of supporting recreation activities and community facilities on the site, and
b. The amenity values of the zone and on adjoining sites, including through the location of outdoor storage and carparking areas, screening, and landscaping.

Policies — Hutt River Mouth Stabilisation Precinct

OSZ-PREC1-P1	Additional enabled activities
This policy is additional within the Hutt River Mouth Stabilisation Precinct.	
Enable quarrying activities in the Hutt River Mouth Stabilisation Precinct where there is a functional or operational need for the activities to take place within the precinct and adverse effects on the character and amenity values of the	

adjoining zones and coastal marine area are minimised.

Rules

Note:
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and status of an activity are set out in the General Approach chapter.

Activities on public land (such as reserves and parks) may also require permission (such as a lease or licence) from the relevant administering body. For sites in the Open Space Zone, this is likely to be Hutt City Council.

Buildings and structures

OSZ-R1	Repair and maintenance of buildings and structures
1. **Activity status:** Permitted	

OSZ-R2	Demolition or removal of buildings and structures
1. **Activity status:** Permitted	

OSZ-R3	Construction of new buildings and structures and alterations and additions to existing buildings and structures
1. **Activity status:** Permitted Where: a. Compliance is achieved with: i. OSZ-S1: Gross floor area, ii. OSZ-S2: Building coverage, iii. OSZ-S3: Building height, iv. OSZ-S4: Height in relation to boundary, and v. OSZ-S5: Setback.	
2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with OSZ-R3.1. **Matters of discretion are restricted to:** 1. The matters of discretion for any infringed standard.	

Land use activities

OSZ-R4	Recreation activities
1. **Activity status:** Permitted Where: a. The activity does not involve any motorised recreation activities, and b. For organised recreation activities, compliance is achieved with OSZ-S6: Hours of operation.	
2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with OSZ-R4.1. **Matters of discretion are restricted to:** 1. The matters of discretion of OSZ-S6: Hours of operation. 2. Effects on character and amenity values of the site and adjacent sites in Open Space and Recreation Zones, Residential Zones, the Mixed Use Zone and the Marae Zone. 3. Any positive effects that can only be achieved through non-compliance with the rule.	

OSZ-R5	Community facilities
1. **Activity status:** Permitted Where: a. Compliance is achieved with OSZ-S6: Hours of operation.	
2. **Activity status:** Restricted discretionary	

Where:
a. Compliance is not achieved with OSZ-R5.1.

Matters of discretion are restricted to:
1. The matters of discretion for SARZ-S6: Hours of operation.

Public notification is precluded for applications under this rule.

OSZ-R6	Conservation activities

1. **Activity status:** Permitted

OSZ-R7	Public and community gardens

1. **Activity status:** Permitted

OSZ-R8	Customary activities

1. **Activity status:** Permitted

OSZ-R9	Park maintenance and repair

1. **Activity status:** Permitted

OSZ-R10	Walking and cycling tracks

1. **Activity status:** Permitted

OSZ-R11	Food and beverage activities

1. **Activity status:** Permitted

Where:
a. The total gross floor area of buildings for the activity does not exceed 60m^2, and
b. Compliance is achieved with OSZ-S6: Hours of operation.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with OSZ-R11.1a.

Matters of discretion are restricted to:
1. Effects on character and amenity values of the site and adjacent sites in Open Space and Recreation Zones, Residential Zones, the Mixed Use Zone, and the Marae Zone.
2. Any positive effects that can only be achieved through non-compliance with the standard.

3. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with OSZ-R11.1b.

Matters of discretion are restricted to:
1. The matters of discretion of OSZ-S6: Hours of operation.

Public notification is precluded for applications under this rule.

OSZ-R12	Carparking activities

1. **Activity status:** Permitted

Where:
a. The carparking area is ancillary to recreation activities or community facilities on the site,
b. Compliance is achieved with OSZ-S5: Setback, and
c. For outdoor carparking areas, at least 5% of the carparking area is landscaped with grass or plants.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with OSZ-R12.1b.

Matters of discretion are restricted to:
1. The matters of discretion for OSZ-S5: Setbacks.

Public notification is precluded for applications under this rule.

3. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with OSZ-R12.1c.

Matters of discretion are restricted to:
1. Effects on the character and amenity values of the site.
2. Effects on the amenity values of adjoining sites.
3. Any proposed mitigation of adverse effects through design, appearance and siting of the carparking or landscaping and screening.
4. Whether the reduced landscaping is necessary to provide for the functional needs and operational needs of activities on the site.
5. Any positive effects that can only be achieved through non-compliance with the standard.

4. **Activity status:** Non-complying

Where:
a. Compliance is not achieved with OSZ-R12.1a.

OSZ-R13	Activities not otherwise provided for

1. **Activity status:** Non-complying

General rules

OSZ-R14	Outdoor storage and work areas

1. **Activity status:** Permitted

Where:
a. The stored material is for park maintenance and repair, or
b. The outdoor storage area is screened by a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height from:
i. Areas of the site that are accessible to the public,
ii. Any adjoining site in an Open Space and Recreation Zone, Residential Zone, Commercial and Mixed Use Zones, and the Marae Zone, and
iii. Any public road.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with OSZ-R14.1.

Matters of discretion are restricted to:
1. Effects on character and amenity values of the site and adjoining sites in Open Space and Recreation Zones, Residential Zones, Commercial and Mixed Use Zones, and the Marae Zone.
2. Any positive effects that can only be achieved through non-compliance with OSZ-R14.1.

OSZ-R15	Servicing

1. **Activity status:** Permitted

Where:
a. The servicing is not within 40 metres of a site in a Residential Zone, the Mixed Use Zone, or the Marae Zone, or
b. The servicing occurs only between 7:00am and 10:00pm.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with SARZ-R15.1.

Matters of discretion are restricted to:
1. The nighttime amenity of sensitive activities in the surrounding area in Residential Zones, the Mixed Use Zone, and the Marae Zone.
2. Any positive effects that can only be achieved through non-compliance with the rule.

Public notification is precluded for applications under this rule.

Rules — Hutt River Mouth Stabilisation Precinct

OSZ-PREC1-R1	Quarrying activities
This rule is additional for the Hutt River Mouth Stabilisation Precinct.	

1. **Activity status:** Discretionary

Where:
a. The activity involves:
i. Processing aggregate (including crushing, screening, washing and blending),
ii. Storage of aggregate,
iii. Distribution and sale of aggregate,
iv. Earthworks ancillary to the quarrying activities, or
v. Rehabilitation of the site.

Standards

OSZ-S1	Gross floor area

1. Building and structures must not exceed 100m^2 in gross floor area.

Matters of discretion if the standard is breached:

1. Effects on the character and amenity values of the site.
2. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.
3. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
4. Whether the additional gross floor area is necessary to provide for the functional needs and operational needs of activities on the site.
5. Any positive effects that can only be achieved through non-compliance with the standard.

OSZ-S2	Building coverage

1. Building coverage must not exceed 15% of the net site area.

Matters of discretion if the standard is breached:

1. Effects on the character and amenity values of the site.
2. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.
3. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
4. Whether the additional building coverage is necessary to provide for the functional needs and operational needs of activities on the site.
5. Any positive effects that can only be achieved through non-compliance with the standard.

OSZ-S3	Building height

1. Buildings and structures must not exceed a maximum height above ground level of 8m.

Matters of discretion if the standard is breached:

1. Effects on the character and amenity values of the site.
2. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.
3. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
4. Whether the additional height is necessary to provide for the functional needs and operational needs of activities on the site.
5. Any positive effects that can only be achieved through non-compliance with the standard.

OSZ-S4	Height in relation to boundary

1. Where a site adjoins a Residential Zone, the Mixed Use Zone, or the Marae Zone, buildings and structures must comply with the height in relation to boundary standard of the adjoining zone.

Matters of discretion if the standard is breached:

1. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. The extent to which the additional height is necessary to provide for the functional needs and operational needs of activities on the site.
4. Any positive effects that can only be achieved through non-compliance with the standard.

OSZ-S5	Setbacks

1. Buildings, structures, and outdoor carparking areas must be set back at least 6 metres from any sites within a Residential Zone, the Mixed Use Zone, or the Marae Zone.
2. This standard does not apply to fences less than 2 metres in height above ground level.

Matters of discretion if the standard is breached:

1. Effects on the amenity values of adjoining sites, including dominance, privacy, and shading effects.
2. Any proposed mitigation of adverse effects through design, appearance and siting of the building or structure or landscaping and screening.
3. The extent to which the reduced setback is necessary to provide for the functional needs and operational needs of activities on the site.

4. Any positive effects that can only be achieved through non-compliance with the standard.

OSZ-S6	Hours of operation

1. Activities must not operate outside the hours of 7:00am and 10:00pm

Matters of discretion if the standard is breached:

1. The nighttime amenity of sensitive activities in the surrounding area in Residential Zones, the Mixed Use Zone, and the Marae Zone.
2. The extent to which the additional hours are necessary to provide for functional needs or operational needs of the activities on the site.
3. Any positive effects that can only be achieved through non-compliance with the rule.