OSZ — Open Space Zone

The Open Space Zone is managed through the Recreation, Local Parks, and Private Recreation and Leisure Precincts. These precincts contain areas of open space which share some characteristics, but require different management approaches as set out below. The Paraparaumu Beach Golf Course Development Precinct is part of the considered part of the Open Space Private Recreation and Leisure Precinct (PREC35).

Recreation Precinct

The Recreation Precinct comprises the District's sportsgrounds and destination parks and has a primary focus on enabling active and passive recreation and leisure activities. These areas are typically larger reserves that people are willing to travel to from further afield than the immediately surrounding neighbourhood. Destination parks tend to be characterised by location-specific, appealing recreational assets and high levels of amenity, often with distinct landscape features and plantings. Sportsgrounds are purpose-built for active recreation and can also serve as suitable venues for temporary activities such as fairs, festivals and the like.

While *open spaces* are generally characterised by openness and the relatively low presence of *buildings*, it is recognised that *buildings* can enhance recreational amenity. Provision is made in the Recreation Precinct for *buildings* at a scale and intensity that can both enhance recreational amenity and retain general *open space* character.

Local Parks Precinct

The Local Parks Precinct contains local parks, cemeteries and some corridors for the cycleway, walkway and bridleway network. These areas are typically smaller than in the Recreation Precinct and are provided primarily to serve local, day-to-day open space, cultural and recreational needs. In general, they are easily accessible to surrounding neighbourhoods, comprise well maintained urban reserves with flat or gently sloping topography, and may include a playground, seating, paths and amenity planting. In addition, the precinct includes the District's public cemeteries and local pedestrian and cycle facilities, which provide connections through urban areas and to points of interest.

These areas generally contain fewer and smaller buildings than found in the Recreation Precinct.

Open Space Private Recreation and Leisure Precinct (PREC35)

The Open Space Private Recreation and Leisure Precinct (PREC35) comprises the District's golf courses and may include other privately-owned facilities which contribute to the Kāpiti District's overall *open space* and recreation resource. As in the other *Open Space Zones*, sites in the Open Space Private Recreation and Leisure Precinct (PREC35) have a low concentration and scale of *buildings*; however, the Plan provisions relating to this *zone* recognise the fact that both the private ownership and the specialised use of these areas differ from the District's public *open spaces*. Accordingly, the Plan allows for greater flexibility in the scale and nature of *development* in the Open Space Private Recreation and Leisure Precinct (PREC35). Notwithstanding this, *development* of these areas is anticipated to be sympathetic to adjoining areas, and in keeping with the overall purpose of the zone to provide recreation, leisure and *open space* amenity opportunities for the District.

Strategic Context

The Primary Objectives that this chapter implements are:
- DO-O1 - Tangata Whenua
- DO-O3 - Development Management
- DO-O4 - Coastal Environment
- DO-O8 - Strong Communities; and
- DO-O17 - Open Spaces / Active Communities.

DO-O1	Tangata Whenua

To work in partnership with the *tangata whenua* of the District in order to maintain *kaitiakitanga* of the District's resources and ensure that decisions affecting the natural *environment* in the District are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).

DO-O3	Development Management	**Amended** 01 Sep 23 PC2

To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, and to provide for the *development* of new urban areas where these can be efficiently serviced and integrated with existing townships, delivering:

1. urban areas which maximise the efficient end use of energy and integration with infrastructure;
2. a variety of living and working areas in a manner which reinforces the function and vitality of centres;
3. an urban environment that enables more people to live in, and more businesses and community services to be located in, parts of the urban environment:

    a. that are in or near a *Centre Zone* or other area with many employment opportunities; or
    b. that are well serviced by existing or planned public or active transport; or
    c. where there is high demand for housing or for business land relative to other areas within the urban environment;

    while accommodating *identified qualifying matters* that constrain development;

4. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;
5. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;
6. management of development in areas of special character or amenity in a manner that has regard to those special values;
7. sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;
8. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District;
9. management of the location and effects of potentially incompatible land uses including any interface between such uses; and
10. urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.

DO-O4	Coastal Environment

To have a coastal environment where:

1. areas of outstanding natural character and high natural character, outstanding natural features and landscapes, areas of *significant indigenous vegetation, and significant habitats of indigenous fauna* are identified and protected;
2. areas of outstanding natural character and high natural character are restored where degraded;
3. the effects of inappropriate subdivision, use and development are avoided, remedied, or mitigated;
4. public access to and along the coast to facilitate active and passive recreational use is maintained and enhanced while managing inappropriate vehicle access; and
5. Inappropriate development does not result in further loss of coastal dunes in the area mapped as the coastal environment.

DO-O8	Strong Communities

To support a cohesive and inclusive community where people:

1. have easy access and connectivity to quality and attractive public places and local social and community services and facilities;
2. have increased access to locally produced food, energy and other products and resources;
3. have improved health outcomes through opportunities for active living or access to health services; and
4. have a strong sense of safety and security in public and private spaces.

DO-O17	Open Spaces/Active Communities

To have a rich and diverse network of *open space* areas that:

1. is developed, used and maintained in a manner that does not give rise to significant adverse *effect*s on the natural and physical *environment*;
2. protects the District's cultural, ecological and *amenity values*, while allowing for the enhancement of the quality of *open space* areas;
3. supports the identity, health, cohesion and resilience of the District's communities; and
4. ensures that the present and future recreational and *open space* needs of the District are met.

Provisions in other sections of the Plan may also be relevant.

Policies

OSZ-P1	Reserve Contributions

Reserve contributions will be used for acquisition, protection and enhancement of areas of cultural, ecological or *amenity value*.

OSZ-P2	Recreational Activities

Subdivision, use and *development* of *land* in the Open Space Zone will recognise and provide for the community's wide range of recreational needs.

OSZ-P3	Activities (General)

Activities in the *Open Space Zone,* excluding the Open Space Private Recreation and Leisure Precinct (PREC35), that may result in adverse environmental *effects* will be avoided unless:

1. the activities meet the recreational or open space needs of the community; and

2. the associated effects will be remedied or mitigated.

Where such activities are proposed in *Open Space Zone*, (excluding the Open Space Private Recreation and Leisure Precinct (PREC35), specific consideration will be given to:

1. the extent to which the activity provides a recreational or open space value (including cultural values) that is not available or which is underprovided within the identified catchment area for the activity;
2. the appropriateness and effectiveness of any mitigation or remediation measures proposed, including the need (if any) for ongoing or regular management;
3. the appropriateness of the particular *open space* in which the activity is proposed, including whether it is better suited to an alternative location;
4. whether or not the activity would preclude future adaptive uses of the open space area; and
5. whether or not the activity would unduly limit or preclude public access.

OSZ-P4	Buildings and Structures

New *buildings* and *structures* will be designed, located and constructed in a manner which does not reduce the overall quality of the District's *Open Space Zone* (excluding the Open Space Private Recreation and Leisure Precinct (PREC35)), while recognising that some *buildings* and *structures* can enhance recreational and open space values.

Where new *buildings* or *structures* are proposed in *Open Space Zones* (excluding the Open Space Private Recreation and Leisure Precinct (PREC35)), specific consideration will be given to:

1. the appropriateness — including the relationship to the surrounding *environment* — of the purpose, number, size and location of new *buildings* and *structures*;
2. the extent to which any *building* or *structure* — including its design and appearance — positively contributes to, or detracts from, recreational and open space amenity, and cultural, ecological and landscape values;
3. whether any proposed *building* or *structure* unduly precludes or limits public access; and
4. any cumulative effects, including from proliferation of *buildings* and *structures* in a given *open space* area.

OSZ-P5	Safety

Subdivision, use and *development* in the *Open Space Zone* (excluding the Open Space Private Recreation and Leisure Precinct (PREC35)) will provide for the safety of users and neighbouring communities, including through consideration of the principles in Appendix 6 - Crime Prevention Through Environmental Design (CPTED) Guidelines.

OSZ-P6	Indigenous Biodiversity

Opportunities to enhance indigenous biodiversity will be identified and implemented through the *subdivision*, use and *development* of *Open Space Zone* (excluding the Open Space Private Recreation and Leisure Precinct (PREC35)).

OSZ-P7	Food Production

Opportunities for food production may be developed in the *Open Space Zone* (excluding the Open Space Private Recreation and Leisure Precinct (PREC35)) in a manner which does not significantly affect the core ecological, recreational, cultural and other *amenity values* associated with *open spaces*.

OSZ-P8	Open Space Private Recreation and Leisure Precinct (PREC35)

Development of private *open spaces* and recreational facilities will be provided for in the Open Space Private Recreation and Leisure Precinct (PREC35) where the *development*:

1. is of an appropriate scale, intensity and location relative to its context; and
2. is *ancillary* to the recreational, open space or leisure activities which predominate on the site(s).

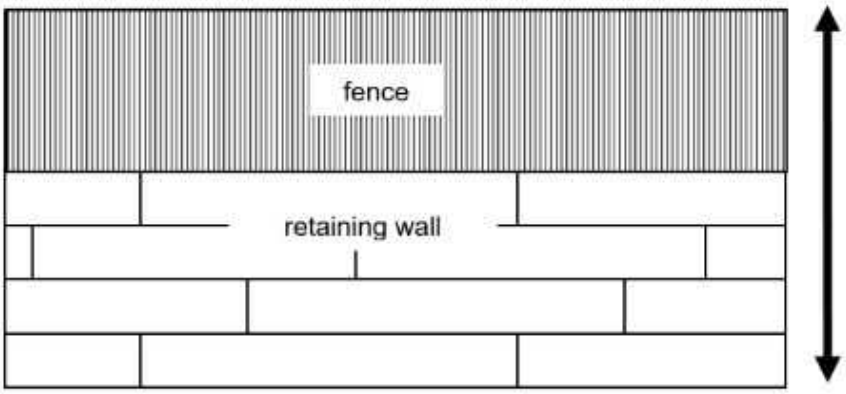
Paraparaumu Beach Golf Club

Development within a defined precinct of the Paraparaumu Beach Golf Course, as identified on the District Plan Maps, is subject to limits set by separate *height* and *coverage* controls. In addition to (a) and (b) above, *development* which is proposed to exceed those limits will be subject to the requirement to avoid, remedy or mitigate potential adverse *effects* on the amenity of adjoining *residential zones* and on landscape values.

Rules

The Rules in this chapter only apply to land and activities within the Open Space Zone. For rules which apply in the Natural Open Space Zone, see NOSZ.

OSZ-R1	Any activity that is a *permitted activity* under the rules in this chapter.

Permitted Activity	**Standards** **Fences and walls** 1. The maximum *height* of any fence or wall (above *original ground level*) shall be: a. 1.2 metres if less than 50% visually permeable; and b. 1.8 metres if more than 50% visually permeable. **Note:** Visually permeable in the context of this rule means the ability to see through the fence or wall, and is determined by a comparison of the solid portion of the fence or wall against any gaps provided within the *structure* or between fence or wall. 2. For the purposes of calculating maximum *height* under standard 1 above where a fence is erected atop a retaining wall, the *height* shall be the combined distance measured vertically from the base of the retaining wall to the top of the fence.  3. For the purposes of this rule, any safety fencing shall not be subject to standards 1 and 2 above. **Lighting** 4. Any lighting must be directed so that spill of light will be contained within the *boundaries* of the *site*. Light level from the activity on the *site* must not exceed 10 lux, measured 1.5 metres inside the *boundary* of any adjoining *site*. This standard does not apply to streetlighting on *roads*. 5. Light levels for pedestrian/cycleways and *carpark*s must be lit at a minimum of 10 lux. **General** 6. The activity complies with all other relevant *permitted activity* rules and *permitted activity* standards in all other Chapters (unless otherwise specified).
OSZ-R2	Any activities which are not specified as *permitted, controlled, restricted discretionary, discretionary or non-complying activities* in the rules in this chapter.
Permitted Activity	**Standards** 1. The activity complies with all *permitted activity* standards in this chapter.

OSZ-R3	Recreation, community and cultural activities, including *ancillary retailing*, in the Recreation and Local Parks Precincts.
Permitted Activity	**Standards** 1. *Ancillary retailing* must not: a. be located within the Local Parks Precinct; b. exceed 10m^2 *retail floor space* for any one *retail activity*; or c. exceed 50m^2 *retail floor space* for any *site*. **Note:** while recreation, community and cultural activities are provided for as a *permitted activity*, these land use activities are also subject to all other *permitted activity* rules in the Plan that apply across the District (for example, in relation to noise, *historic heritage*, the natural environment, and so on).
OSZ-R4	Harvesting activities associated with *plantation forestry.*
Permitted Activity	**Standards** 1. Each *site* containing a *plantation forest* activity must have a *vehicle access* designed and built for the entry and exit of fire fighting vehicles and shall meet the following minimum requirements: a. 2.5 metres in width; and b. 2.8 metres in *height* clearance (i.e. clear from vegetation, *buildings* and *structures*). 2. A fire plan must be completed for all forestry blocks prior to harvesting by the forest owner or harvesting company and certified by the Council's Rural Fire Officer prior to commencing any *plantation forest* harvesting. **Note:** Council will accept, as compliance with this standard, activities which are demonstrated to be consistent with the New Zealand Environmental Code of Practice for Plantation Forestry.
OSZ-R5	The erection of any new *building* or *structure* and any *addition* or *alteration* to any lawfully established building or *structure*. The following exceptions shall apply: 1. *Minor buildings* 2. For the purposes of calculating maximum *height* Standard 3 play equipment (such as goalposts and playground features) shall be exempted. For the avoidance of doubt, these *structures* must still be subject to the *height in relation to boundary* clause under Standard 5. *Height measurement criteria*, and *measurement criteria* apply to activities under this rule.
Permitted Activity	**Standards** 1. Maximum *building coverage*: a. In the Recreation Precinct – 5% b. In the Local Parks Precinct - 5**%** c. In the Open Space Private Recreation and Leisure Precinct (PREC35)

– 5%

2. Maximum *gross floor area* (expressed in square metres [m^2]) of any *building***:**

    a. In the Recreation Precinct – 500m^2
    b. In the Local Parks Precinct - 100m^2
    c. In the Paraparaumu Beach Golf Course Development Precinct – 3000m^2
    d. In all other areas of the Open Space Private Recreation and Leisure Precinct (PREC35) – 500m^2

3. Maximum *height* of any *building* or *structure* (as measured by the *height measurement criteria* and expressed in metres [m]):

    a. In the Recreation Precinct – 8m
    b. In the Local Parks Precinct - 4m
    c. In the Paraparaumu Beach Golf Course Development Precinct – 12m
    d. In all other areas of the Open Space Private Recreation and Leisure Precinct (PREC35) – 8m

4. Minimum yard setback (expressed in metres [m] measured horizontally) for any *building* or *structure*:
5. Residential Zone (excluding legal road boundaries) - 5m minimum setback. All other *zones* and along *legal road* boundaries - 3m minimum setback
6. All *buildings* and *structures* must fit within a **h***eight in relation to boundary* envelope which is made up of recession planes which commence at a point 2.1 metres above *original ground level* at the *site boundary* and incline inward at an angle of 45 degrees. Refer to the definition of the *height in relation to boundary*.

Measurement Criteria:

When measuring *building coverage*, include:

a. any part of the *site* subject to a designation that may be taken or acquired under the Public Works Act 1981.

Exclude:

a. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.
b. The footprint of any *minor building*

When measuring *gross floor area,* include:

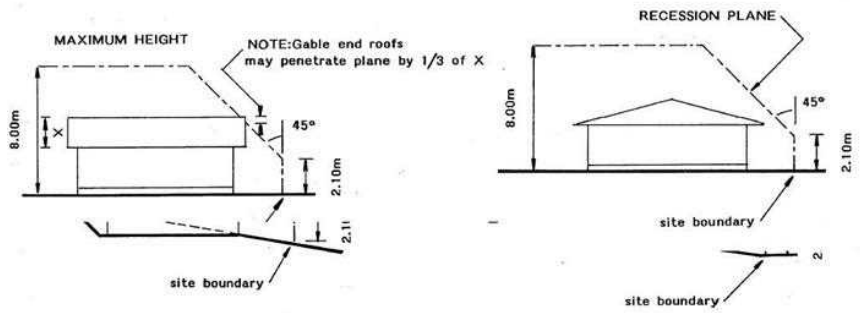
a. covered yards and areas covered by a roof but not enclosed by walls

Exclude:

a. uncovered stairways;
b. floor space in terraces (open or roofed), external balconies, breezeways or porches;
c. roof *car parking*, lift towers and machinery rooms on the roof having a floor area of not more than 200m²;
d. *car parking* areas; and
e. floor space of interior balconies and mezzanines not used by the public.

When measuring the *height in relation to boundary* envelope**:**

a. The *height in relation to boundary* envelope must be measured from a point

	above the *original ground level* at the boundary (including restrictive covenant areas of cross lease properties). b. Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials are excluded from the *height in relation to boundary* envelope. c. Where there is a right-of-way or an access strip/leg adjoining the allotment boundary, the *height in relation to boundary* envelope shall be measured from a point 2.1 metres above a point midway across the right-of-way or access strip/leg. d. 
OSZ-R6	Any *alteration* undertaken on any *building* or *structure* (excluding *minor buildings*).
Permitted Activity	**Standards** The *alteration* must not result in any increase in the *height*, bulk, or area of any *building* or *structure* on any *site*.
OSZ-R7	The *demolition* (including *partial demolition*) or removal of any *building* or *structure* (which is not an *historic heritage feature*).
Permitted Activity	**Standards**
OSZ-R8	In the Open Space Private Recreation and Leisure Precinct (PREC35), recreational and leisure activities, and activities which are *ancillary* to recreational and leisure activities. Such *ancillary* activities may include, but are not limited to: 1. *visitor accommodation* other than *temporary residential rental accommodation*; 2. resort facilities; 3. conference facilities; 4. *retail outlets*; and 5. restaurants
Permitted Activity	**Standards** 1. Maximum *retail floor space* (expressed in square metres [m^2]) of any *building.* The maximum *retail floor space* for any one building, including any outdoor area used for retail sales purposes in conjunction with the *building*, must not exceed 200m^2. 2. Maximum gross *retail floor space* (expressed in square metres [m^2]) for any *site.*

	The maximum gross *retail floor space* for any *site*, including any outdoor areas utilised for retail sales purposes, must not exceed 350m^2 or a ratio of 10m^2 per hectare of *land*, whichever is the lesser. For the avoidance of doubt gross *retail floor space* for the purposes of this standard is inclusive of any lawfully established *retail activity* located on-site as at 29 November 2012.		
OSZ-R9	Species protection and conservation management works, including associated trapping, restoration and re-vegetation work, noxious plant and pest control, and scientific research.		
Permitted Activity	**Standards**		
OSZ-R10	Community / mara kai gardens in the Recreation and Local Parks Precinct.		
Permitted Activity	**Standards** **Note:** Landowner permission may also be required for the use of *Open Space Zone land* for community or mara kai gardens.		
OSZ-R11	Landscaping.		
Permitted Activity	**Standards**		
OSZ-R12	Any activity listed as a *permitted activity* or a *controlled activity* which does not comply with one or more of the associated standards, unless otherwise specified.		
Restricted Discretionary Activity	**Standards**	**Matters of Discretion** 1. The *effects* of non-compliance of the relevant standards. 2. Measures to avoid, remedy or mitigate adverse *effects*. 3. Cumulative *effects*.	
OSZ-R13	Any new *plantation forestry* activity or any harvesting activity associated with *plantation forestry* which does not comply with any one or more of the *permitted activity* standards under NOSZ-R5.		
Restricted Discretionary Activity	**Standards**	**Matters of**	

	1. A forestry management plan must be prepared for any *plantation forestry* activity and submitted to *Council* for certification. Any forestry management plan will have regard to the New Zealand Environmental Code of Practice for Plantation Forestry and must describe and identify (as a minimum): a. means by which to manage *vehicle movements* associated with the activity, including proposed access point(s) and *road(s)* (including indicative location of haul roads within the *site boundary*) to be used by logging vehicles; and b. the name and contact details of the plantation operator.	**Discretion** 1. Sufficiency of the information provided within the forestry management plan. 2. Traffic *effects*, including (but not limited to) design and location of internal haul routes. 3. The imposition of *financial contribution*s in accordance with the Financial Contributions chapter. 4. Proposed mitigation, remediation or on-going management measures. 5. Any positive *effects* to be derived from the activity.

		6. Any cumulative *effects*. **Note:** Where *subdivision* or *land* use consent is required under other rules in the Plan which are associated with an activity considered under this rule, additional matters of discretion may also apply.
OSZ-R14	Any *residential activity* (excluding *visitor accommodation* which is not *temporary residential rental accommodation*) in the Open Space Private Recreation and Leisure Precinct (PREC35). *Measurement criteria* apply to activities under this rule.	

The highlighted text in this rule relates to matters addressed by the transitional consenting provisions. See the District Plan Guidance on out-of-scope consent triggers - 30 November 2026 for further information on how those provisions apply.

Restricted Discretionary Activity	**Standards** 1. No more than 1 *residential activity* must be located on any *site*. 2. Any *residential activity* shall be: a. limited to the purpose of providing accommodation for a caretaker or other person whose employment requires that they live on the premises where they are employed; and b. *ancillary* to a recreation and/or leisure activity located on-site. 3. No more than 1 *building* shall be used to accommodate any	**Matters of Discretion** 1. Visual, landscape, character, cultural and amenity *effects*. 2. Context and surroundings. 3. Suitability of the location for the proposed activity. 4. Traffic *effects.* 5. *Earthworks*. 6. The imposition of *financial contributions*. 7. Proposed mitigation, remediation or on-going management measures. 8. Any positive *effects* to be derived from the activity. 9. Any cumulative *effects.*

	residential activity for any *site*. 4. Any *building* used to accommodate the *residential activity* must be no larger than 70m^2 in *gross floor area*. *Measurement Criteria* When measuring *gross floor area*, include: a. covered yards and areas covered by a roof but not enclosed by walls Exclude: a. uncovered stairways; b. floor space in terraces (open or roofed), external balconies, breezeways or porches; c. *car parking* areas; and d. floor space of interior balconies and mezzanines not used by the public.	
OSZ-R15	The erection of any new *building* or *structure* (including associated recreational and leisure activities), or any *additions* or *alterations* to any lawfully established *building*, in the Open Space Private Recreation and Leisure Precinct (PREC35) that does not comply with one or more of the *permitted activity* standards under OSZ-R7. The following are excluded from this rule: • *Minor buildings*	
Restricted Discretionary Activity	**Standards**	**Matters of Discretion** 1. Layout, size, design and location of any *building*, *additions* or *alterations*. 2. Visual, landscape, character, cultural and amenity *effects*. 3. Compatibility of

		the activity with the context and surroundings. 4. *Effects* on cultural values, with particular regard to any *land disturbance*, *earthworks*, and the alteration and disturbance of *land* associated with gardening, cultivation and the installation of fence posts. 5. Consideration of the *effects* of the standard not met. 6. Any positive *effects* to be derived from the activity.
OSZ-R16	Any activity listed as a *restricted discretionary activity* that does not comply with	

	one or more of the associated standards, unless otherwise stated.
Discretionary Activity	
OSZ-R17	In the Recreation and Local Parks Precincts, any *industrial* or *commercial activity*, or any *retailing* activity that is not a *permitted activity* under OSZ-R3.
Non-Complying Activity	
OSZ-R18	Any *intensive farming activity*.
Non-Complying Activity	
OSZ-R19	The parking or placing of any motor vehicle, boat, caravan or material for the purposes of sale or lease other than in areas specified by resolution of the *Council*.
Non-Complying Activity	
OSZ-R20	The erection of any new *building* or *structure* (excluding *minor buildings*) and any addition or alteration to any lawfully established building within the Open Space Zone in Precinct B and within the Dune Protection Area as identified in the Structure Plan in Appendix 19.
Non-Complying Activity	