

## PART 9 - OPEN SPACE AND RECREATION ACTIVITY

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## PART 9 - OPEN SPACE AND RECREATION ACTIVITY

### 9.1 CONTENT AND STRUCTURE

The Plan recognises that:

- Open space areas are of major significance to the quality of life in the City. The open space areas are used for a wide range of recreation activities. They include areas of natural, heritage and scenic value. They give form to the City's development, and add to its diversity and interest;
- Open spaces have an important role in the sustainable management of natural and physical resources. The quality of the environment can be maintained and enhanced by managing open space areas for heritage preservation, and by providing locations which will allow ecosystems to function in their natural state;
- Provision for leisure opportunities is important for both residents and visitors. Leisure activities can be encouraged in the open space, business and residential zones. The City's harbours, heritage features, recreational and cultural facilities are valuable visitor attractions. Most recreation areas are publicly owned but there are also many areas which are in private ownership. The Plan recognises that these latter areas are a valuable resource and provision is made for some of these areas to have a wider variety of activities to enhance and sustain the resource.

This Part is set out as follows -

- **Resource Management Issues**

This outlines the significant resource management issues affecting open space and recreation within the district.

- **Resource Management Objectives and Policies**

This outlines how this Part deals with the identified open space and recreation issues.

- **Resource Management Strategy**

This outlines the strategy for managing activities and development within the open space zones and explains the reasons for the management approach.

- **Implementation**

This outlines and gives an explanation of the methods adopted to meet the objectives, policies and strategy for open space zones.

- **Zones**

This outlines the five open space zones adopted by the Plan and explains their application.

- **Activities**

This specifies the rules required to implement the policies by regulating or allowing certain activities to give effect to the open space resource management policies.

- **Development Controls**

This specifies the development control rules which the Plan adopts to ensure the conservation and use where appropriate of the resource and to ensure that the effects of activities within the open space zones do not adversely effect the environment.

- **Recreation Resource Standards**

This specifies the standards which the Plan adopts in respect to the acquisition of additional reserve land on the Isthmus.

### 9.2 RESOURCE MANAGEMENT ISSUES

The Plan must adopt a resource management approach which maintains and enhances the district's open space system and recreation opportunities, and addresses the following issues:

- The need to ensure the protection, development and use of the Isthmus' open space and recreation resources, in order to attend to the foreseeable needs of a growing and diverse population and to the prospect of diminishing private open space. Such action must recognise the limited opportunities available within the district to acquire additional open space and recreation land;
- The need to recognise the wide range of recreational and leisure opportunities presently available in the district and to provide appropriately for them in the Plan;
- The need to conserve and protect significant open spaces of scenic, heritage and natural value and to reconcile public accessibility and enjoyment, with the maintenance and protection of the quality of these areas;
- The need to conserve, restore and enhance significant natural ecosystems and habitats;
- The need to ensure that opportunities for reserve contributions through subdivision and development are employed so as to derive maximum benefit for the particular localities concerned;



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- The need to recognise that limited commercial use of public open space may be appropriate, while attending to the effects generated by such use;
- The need to ensure that the Plan's provisions recognise and are consistent with the provisions of the Reserves Act, 1977;
- The need to provide for the acquisition of additional reserve land.

### 9.3 RESOURCE MANAGEMENT OBJECTIVES AND POLICIES

#### 9.3.1 OBJECTIVE

*To recognise, maintain and enhance the open space and recreation resources of the district.*

##### Policies

- By applying open space zones which reflect the inherent qualities and nature of the land.
- By conserving existing open space land to the maximum reasonable extent possible.
- By using the Plan's open space provisions as a positive means of preserving and protecting areas of scenic, ecological, heritage, scientific or natural importance.
- By establishing guidelines to determine where commercial recreational facilities are appropriate.
- By protecting and conserving native trees and bush, significant landforms and the natural character of open space and recreation land.
- By encouraging development of a walkway system linking areas of open space, schools, commercial and community facilities and public transport.

#### 9.3.2 OBJECTIVE

*To provide sufficient land for open space and recreational opportunities to serve the present and future needs of the district.*

##### Policies

- By adopting a strategic management approach to open space and recreation needs.
- By securing further land for open space needs and recreation use where possible, when particular needs have been identified.

- By applying appropriate open space zoning to both private and public land in use for open space or recreation.
- By requiring a reserve contribution in cash or land on subdivision and the development of land zoned other than open space, and utilising the funds for both land purchase and reserve development, in accordance with established guidelines.
- By applying multiple zoning to reflect the development potential of open space land.

#### 9.3.3 OBJECTIVE

*To facilitate a wide range of leisure pursuits required to meet present and future anticipated needs.*

##### Policies

- By applying open space zones which provide for a wide range of recreational activities while ensuring that adverse effects on the environment are avoided or mitigated.
- By adopting a zoning pattern compatible with the classification system employed by the Reserves Act 1977.
- By having regard to approved management plans.
- By providing a leisure complex zone which caters for large scale integrated recreation and leisure complexes.

#### 9.3.4 OBJECTIVE

*To recognise and provide for the preservation of significant ecological habitats.*

##### Policy

- By applying where appropriate open space zoning to land where significant ecological habitats are located.

### 9.4 RESOURCE MANAGEMENT STRATEGY

#### 9.4.1 MAINTAINING THE RESOURCE

In order to secure the sustainable management of the open space system and recreation opportunities for the Isthmus, the Council adopts a strategy of applying measures to ensure



the maintenance, enhancement and appropriate use of the resource concerned.

The Isthmus' open space system performs a variety of functions:

- it structures and identifies the district;
- it enhances the favourable environmental character of the district;
- it accommodates a wide variety of leisure and recreation pursuits;
- it effectively protects and maintains important landmark and heritage features;
- it provides accessibility to the coast and preserves it from unsuitable development;
- it promotes the health and well-being of the community.

The Council's strategy is to recognise and foster these beneficial functions, by applying suitable open space zones and where appropriate management plans designed to encourage the retention, protection and enhancement of the resource.

Provision is made for a range of general and special opportunities to use and develop open space land, determined by environmental effects and particular values of the land. This range is supported by a zoning regime which extends from limited recreational opportunity on land of high conservation value through to maximum recreational opportunity, including entertainment, commercial and recreational activities. The aim is to provide flexibility within the zoning provisions. More than one zone may apply to a single parcel of land, if warranted, to maximise the range of opportunities for recreation.

#### **9.4.2 PROTECTING THE RESOURCE**

A feature of the strategy is to employ conservation zoning and management plans to secure the protection of recognised areas of high ecological, scenic or heritage value. This applies particularly to the volcanic cones, the remaining areas of natural habitat value and selected coastal margins. Management plans and zoning provisions will combine to achieve a reasonable level of public access and use for these areas, while securing a suitable degree of protection of those qualities for which such areas are appreciated. The management plans and zoning provisions are also used to protect and conserve other areas of open space, which are recognised by the Plan as a valuable resource to the City.

Environmental education and informing the public about natural resources is to be encouraged as a means of protecting the resource.

#### **9.4.3 FURTHERING THE RESOURCE**

The Council's strategy is to promote an appropriate level of residential redevelopment and infill throughout the Isthmus. This is expected to place greater demands on the existing open space and recreation resource. The Council recognises the need for additional open space and recreational resources to meet these demands. The Council will take advantage of the opportunities provided through its own fiscal management, and through its ability to obtain financial and land contributions for reserves from private development initiatives, to appropriately increase the district's stock of open space and recreation land. It will also where appropriate use such contributions to secure and acquire areas of significant ecological value.

Financial contributions for reserve purposes in the form of land and/or cash will be based on the objectives, policies and rules provided in [PART 4B - FINANCIAL CONTRIBUTIONS](#) of this Plan. Whereas a quantifiable guideline for the provision of reserve land was used in the past, the new guideline will aim to achieve distribution of open space land on a fair basis, with consideration being given to sustaining the qualities of open space, population density and community preferences. (See [Clause 9.9 RECREATION RESERVE STANDARDS](#)).

Criteria will be used to consider future land acquisition for reserves and recreation activities. (See [Clause 9.9 RECREATION RESERVE STANDARDS](#)). The Council will need to prioritise the land to be purchased or developed for reserves to ensure that community needs are being met and that special qualities of open space are retained. This detailed planning will be carried out under other corporate planning mechanisms, including the Annual Plan.

### **9.5 IMPLEMENTATION**

#### **9.5.1 PLAN METHODS**

##### **9.5.1.1 ZONING**

The distribution of the zones has been determined in terms of the function, characteristics, environmental quality, and conservation value of the district's open space and recreational land.

The activity zones for open space are:

Open Space 1 (Conservation);

Open Space 2 (Informal Recreation);



Open Space 3 (Organised Recreation);

Open Space 4 (Community);

Open Space 5 (Leisure Facilities).

### 9.5.1.2 ACTIVITIES

The open space zones provide primarily for a wide range of recreation activities. Emphasis is on the use of open space land for outdoor recreation activities but provision is also made for buildings associated with recreation. The selection of activities for the different zones is based on the intensity and scale of particular activities; the objectives and policies and the particular environmental and or conservation value of the zone.

The use of artificial lighting on open space zoned land can have a significant adverse effect if indiscriminate light spill and glare impacts on sites. In general the use of artificial lighting is controlled by the methods outlined in Clause 4.6 **ARTIFICIAL LIGHTING** of the Plan. However where the illuminance of artificial lighting exceeds 150 lux at ground level, additional control and assessment is considered necessary in order to ensure that any adverse effect is avoided, reduced or mitigated. Therefore the use of artificial lighting, on open space zoned land, which produces an illuminance of over 150 lux at ground level is a discretionary activity in the open space zones.

### 9.5.1.3 DEVELOPMENT CONTROLS

Activities in the open space zones are required to meet specified controls designed to conserve the resource and to avoid or mitigate any adverse effects of activities on the amenity of the surrounding neighbourhood and local environment.

### 9.5.1.4 OTHER METHODS

The Act requires the Council to consider alternative methods of achieving the purposes of the Act in addition to the Plan rules. For these alternative methods see ANNEXURE 1.

## 9.6 THE ZONES

### 9.6.1 OPEN SPACE 1 (CONSERVATION)

#### 9.6.1.1 OBJECTIVE AND POLICIES

In addition to Clause 9.3 **RESOURCE MANAGEMENT OBJECTIVES AND POLICIES** the objectives and policies for this zone are:

##### Objective

*To provide for the conservation and protection of areas of particular scenic, heritage, natural or habitat value.*

##### Policies

- By protecting and conserving areas of scenic, ecological, heritage, natural or habitat value.
- By conserving and protecting features of particular value, while recognising the land in the zone as a passive recreational resource where appropriate.
- By providing for activities which will have the least modification to and the least impact on the natural environment and features of value.
- By restricting earthworks and the removal of native trees and bush.
- By providing for parking only where it is necessary to provide it for the convenience of the public and to control any adverse environmental effects of indiscriminate parking.

#### 9.6.1.2 ZONE STRATEGY

The Open Space 1 zone is applied to land of particular scenic, heritage, natural or habitat value. In order to conserve and protect these areas and to maintain their natural character and biological productivity, activities and development are limited in scale and intensity. Public access to particularly sensitive areas may be restricted.

With the exception of informal recreation, there are no permitted activities. Activities are limited to walking trails, picnic and rest areas, planting and gardens, where appropriate. The natural character and any features of value will be conserved.

Some public facilities may be needed for improving public enjoyment of conservation areas. These facilities, such as picnic and observation areas are controlled activities to ensure that landforms, habitats and ecosystems are not adversely affected and that little modification to the environment occurs.

Provided they are of a limited size and scale, buildings which may be necessary to the use, management or maintenance of the open space, earthworks, carparking areas and vehicular access are discretionary activities. Access and carparking shall be kept to a minimum to ensure that there is minimal disturbance to existing landform and vegetation. Assessment criteria will provide the opportunity to mitigate adverse effects of such activities on the environment and to ensure that significant natural and heritage features are not detrimentally affected.

This zone is compatible with the historic, nature, scientific and scenic classifications of the Reserves Act 1977.

##### Expected Outcomes

The effect of the zone will be to protect the finite characteristics of natural resources and to conserve open space and the particular features of ecological, scenic, heritage, natural or habitat value.



## 9.6.2 OPEN SPACE 2 (INFORMAL RECREATION)

### 9.6.2.1 OBJECTIVE AND POLICIES

In addition to Clause 9.3 RESOURCE MANAGEMENT OBJECTIVES AND POLICIES the objective and policies for this zone are:

#### Objective

*To protect appropriate areas of open space for the enhancement of the environment and the enjoyment of informal recreation.*

#### Policies

- By applying a zone which maintains the open space character and visual amenity of these areas.
- By limiting activities to those suitable to the informal recreation use of the zone.
- By managing the provision of parking to suit the characteristics of the zone.
- By restricting earthworks and the removal of native trees and bush.

### 9.6.2.2 ZONE STRATEGY

Land zoned Open Space 2 will be retained principally as open space for informal recreation. Enhancement of the surrounding environment particularly regeneration and retention of native plants and trees will be encouraged. Generally buildings are not encouraged in the zone. Structures necessary for the use and management of particular sites may be allowed. Zone provisions are particularly designed to reflect the essential visual contribution that these areas of open space afford to their surrounding environment.

Establishment of activities and ancillary structures for organised recreation may be considered in accordance with specified criteria. This zone is compatible with the recreation classification of the Reserves Act 1977.

#### Expected Outcome

The retention of areas of open space for informal recreation and visual enhancement will be assured.

## 9.6.3 OPEN SPACE 3 (ORGANISED RECREATION)

### 9.6.3.1 OBJECTIVE AND POLICIES

In addition to the objectives and policies of Clause 9.3 RESOURCE MANAGEMENT OBJECTIVES AND POLICIES the objective and policies for this zone are:

#### Objective

*To provide for organised sports and recreation activities which are compatible with the physical characteristics of the land and which do not impact adversely on the amenity and quality of the surrounding environment.*

#### Policies

- By applying a zone which provides for organised sports and recreational pursuits and their ancillary buildings and structures.
- By encouraging multiple use of community and recreational buildings and sports facilities on Council reserves to ensure maximum use by the public.
- By imposing controls on the scale and design of buildings and structures so as to retain open space on each site within the zone; and to avoid, reduce and mitigate any adverse effects which may arise from their use or operation.

### 9.6.3.2 ZONE STRATEGY

The Open Space 3 zone is applied to those sites in the district which are used primarily for organised sports and recreation. These sites represent a valuable resource to the City. The scale and physical requirements of land used for organised sport limits significant further acquisition. Therefore a strategy is adopted which seeks to ensure that these sites are used to their full potential in a manner beneficial to the community, and which does not impact adversely on the amenity or quality of the surrounding environment.

The zone provides for a wide range of both informal and organised sports and recreational activities. Buildings which provide for indoor sports or which are ancillary to organised sports may be allowed where certain assessment criteria are met. Multiple use of both sites and facilities is encouraged and may be required on Council owned sites. Measures are applied to ensure that a proportion of all sites in the zone retain an open space character so as to provide a degree of visual amenity.

Parking for local sports facilities should generally be provided on the site. Vehicular access is a controlled activity and should be designed to minimise any adverse effects on neighbouring areas. Parking areas for 7 or more spaces are a discretionary activity and include areas associated with major facilities. For these facilities, access from a number of directions is desirable as well as access to major traffic routes and public transport. In most instances, parking on the site may be adequate, but it is recognised that there will be a spillover to surrounding areas for major events.

This zone is compatible with the recreation classification of the Reserves Act 1977.

#### Expected Outcomes

The application of the zone will ensure that maximum use is obtained from areas suitable for organised sports and



recreation while securing an appropriate level of protection for the surrounding environment and the open space of sites within the zone.

### 9.6.4 OPEN SPACE 4 (COMMUNITY)

#### 9.6.4.1 OBJECTIVE AND POLICIES

In addition to Clause 9.3 RESOURCE MANAGEMENT OBJECTIVES AND POLICIES the objective and policies for this zone are:

##### Objective

*To provide for community buildings and activities.*

##### Policies

- By providing for community buildings and facilities in accordance with community needs.
- By imposing controls which reduce, avoid or mitigate any adverse effects on the environment which may result from the operation or use of activities and facilities within the zone.

#### 9.6.4.2 ZONE STRATEGY

The purpose of this zone is to provide for community facilities which serve the needs of the local community, while ensuring that the effects of such activity do not adversely impact on the surrounding environment. The zone also applies to sites which have a wider community role such as the site of the Auckland War Memorial Museum. This Museum is a major cultural, educational, recreational and leisure time facility of local, regional, national and international importance. Its continued development is needed to meet international standards and to ensure its viability as a modern cultural institution.

The museum building is a major part of New Zealand's architectural and historical heritage. However, the Museum currently suffers from an acute shortage of built space, and sensitive development including expansion needs to be provided for in appropriate ways. It is appropriate that this Plan explicitly recognises the need for balance between the heritage significance of the Museum and its needs and operational requirements as a modern cultural institution.

Open space considerations are secondary to maximising community use and benefit of sites in the zone. However, controls are imposed to ensure that development is compatible with surrounding residential areas.

This zone is compatible with the local purpose classification of the Reserves Act 1977.

##### Expected Outcomes

The zone will facilitate the development of a range of facilities designed to serve the well-being of local

communities. The imposition of appropriate controls will ensure that the generated effects of such activities will not adversely affect adjacent properties.

### 9.6.5 OPEN SPACE 5 (LEISURE COMPLEXES)

#### 9.6.5.1 OBJECTIVE AND POLICY

In addition to Clause 9.3 RESOURCE MANAGEMENT OBJECTIVES AND POLICIES the objective and policy for this zone are:

##### Objective

*To provide for a wide range of recreation and leisure activities while ensuring that any adverse effects from such activities are avoided or mitigated.*

##### Policy

- By providing a zone which:
  - i) can be applied, where needed, to suitable sites for comprehensive recreation and leisure facilities;
  - ii) allows a multiplicity of recreation and leisure activities, and ancillary activities;
  - iii) provides suitable flexibility so as to respond to changes in recreation and leisure trends;
  - iv) imposes measures which reduce, avoid or mitigate any adverse effects on the environment or amenity of the surrounding area.

#### 9.6.5.2 ZONE STRATEGY

This zone is intended to provide for a wide range of recreation and leisure activities within planned integrated complexes, while ensuring that any adverse effects arising from these activities are minimised. The zone applies to large scale, regionally important leisure and recreation complexes, both private and public eg Avondale Racecourse, Mt Smart Stadium. The purpose of the zone is to provide for existing and future large scale recreation and leisure complexes which have elements that can not be provided for in the Open Space 1-4 zones.

The zone aims to provide flexibility for the continued use and development of sites while ensuring those elements of the leisure or recreational activity which are of regional importance are sustained.

##### Concept Plan

To achieve this, each site within the zone is subject to its own Concept Plan. The Concept Plan determines the particular planning elements of the site in a manner which:

- provides flexibility within the site;
- helps to sustain the dominant leisure or recreational





activity;

- seeks to ensure that beyond the site any adverse effects on the environment or on the amenity of adjacent properties are avoided, reduced or mitigated.

The Concept Plan indicates the particular development controls for the site and also the range of recreation and leisure activities which are considered appropriate for the particular complex.

### Activities

In recognition of the community value of these sites, the particular activities they cater for, and the need to preserve their open space amenity, provision is made in the zone for a range of discretionary activities for which the site may be suitable, and which may support the continued viability of the valued dominant activity. Generally, these incidental activities will utilise the sites' facilities at times other than when the dominant activity is operating. The multiple use of existing buildings or facilities is encouraged but it is recognised that new buildings or structures may also be built within the zone.

These supporting incidental activities must demonstrate a reasonable degree of visual and physical integration within the complex, and be appropriate, to the site's environmental context and within the surrounding environment. Depending on their potential impact, some activities may be subject to particular controls or conditions.

A conservative approach may need to be taken in certain locations such as coastal areas with provisions for limited range of activities with restricted development controls.

### Traffic

Traffic and parking problems, particularly in adjacent residential roads, can be associated with large scale leisure and recreational facilities. Provision for suitable off-street parking for the present and future will be addressed in specific concept plans. In particular, adequate roading access in the vicinity of large venues, which can facilitate the efficient movement of people to and from a site will be required. Where possible road access should be to the arterial roading network or alternatively be from a number of directions, although it is recognised that this may not always be practicable or appropriate. Public transport in close proximity to venues, including special services for particular occasions is also desirable. Even though adequate parking may be provided on-site to cater for usual parking requirements, it is acknowledged that some spillover parking may occur in surrounding streets during major events at these facilities.

### Changes

It is accepted that the planning circumstances of sites in this zone may change. Where a change from the dominant recreational activity is contemplated or where the site is to be subdivided to permit increased or unrelated development

opportunity a request for a non-complying activity resource consent or a Plan Change is required. The latter course of action is preferred by the Council.

### Request for a Open Space 5 Zoning

An Open Space 5 zoning may be applied to new large scale recreational or leisure facilities after the Plan change procedures are successfully completed. Any request for a Plan change must be accompanied by a Concept Plan. In assessing such a request, the Council will consider the Concept Plan against the objectives and policies for the zone and the following matters.

Whether:

- (a) The proposed location of the site is appropriate. In particular -
  - i) the site should be readily accessible from the major roading network so as to avoid heavy traffic volumes in roads where such heavy volumes are inappropriate (eg residential access roads).
  - ii) nearby residential uses should be insulated from any major activity on the site.
  - iii) the development of the site should not have an adverse impact on the neighbourhood or the environment.
- (b) The proposed site is suitable. In particular -
  - i) the site area should be of sufficient size to enable
    - the accommodation of the activity together with associated areas of parking, open space and landscaping.
    - the separation of the activity from adjacent land uses by inclusion of suitable buffer yards or alternative means of protection.
  - ii) the site shape and land topography should be suitable for the intended activity.
  - iii) the site must be capable of sustaining the infrastructural servicing needs (eg drainage, roading) of the development. Where the existing infrastructure cannot sustain the new development, the proposal must demonstrate an ability to meet its own servicing needs.
  - iv) where a site is located within the Coastal Management Area, the Council may require public access to the water, and that areas of land be set aside for public use. To ensure that visual, environmental and amenity values of coastal/sensitive environments are not jeopardised, any proposal should be assessed against the criteria in Clause [5B.7.1 BUILDINGS AND STRUCTURES](#).
- (c) The proposed development is suitable. In particular -



- i) the main focus of the development should be to provide for recreation and leisure activities.
- ii) the applicant will need to demonstrate that the effects of the development on the environment have been assessed in terms of the Schedule of Effects in [PART 4 - GENERAL PROVISIONS AND PROCEDURES](#).
- iii) the activities to be included within the development and their arrangement within the site must be shown.
- iv) the development should (in general terms) comply with the controls for the zone and [PART 12 - TRANSPORTATION](#) unless it is not appropriate to do so because of inherent site characteristics, particular site development considerations; unusual environmental characteristics; and extraordinary vehicle or pedestrian movements.
- v) parking and loading areas must be landscaped to improve the visual appearance of the site.
- vi) suitable screening must be provided to prevent floodlighting or vehicle lights directly shining on adjacent sites.
- vii) no reverse manoeuvring of vehicles on to the road will be permitted.
- viii) servicing activities and goods service areas should be adequate for the size of the development, and must be separate, where possible, from pedestrian and parking areas.
- ix) the appearance of buildings will be controlled in order to ensure that a high standard of visual design is obtained, particularly on the external faces of the facility, and in its relationship to surrounding buildings and adjacent facilities.
- x) activities within the development will be subject to noise controls to ensure that an acceptable level of noise is maintained at the residential zone interface.
- xi) activities within the zone may be subject to conditions relating to water discharges, and air pollution and emissions to prevent, or reduce to an acceptable level, any adverse effect the development may have on the environment.
- xii) the development has been designed in a manner that addresses the personal safety of people and communities. Refer to the safety assessment criteria listed in Clause 6.2.10.5.

### Expected Outcomes

The zone will provide flexibility for large scale leisure and recreation activities while ensuring that proper consideration of the effect of such development occurs. The Concept Plan will enable adjacent landowners to gain an appreciation of the type and scale of activity to be undertaken on the site.

## 9.7 RULES : ACTIVITIES

### 9.7.1 ACTIVITIES IN OPEN SPACE 1, 2, 3 AND 4 ZONES

The following table specifies the activities allowed in the various zones. For the purpose of the table:

**P = Permitted Activity**

**C = Controlled Activity**

**D = Discretionary Activity**



ACTIVITIES	ZONES			
	1	2	3	4
Accessory buildings for any permitted activity			D	P
Additions to crematorium				C
Boat launching ramps, jetties including boat and trailer parks		D	D	
Building and parts of buildings used for recreational or community purposes			D	C
Buildings and parts of buildings used for recreation and community purposes within Cornwall Park only		D		
Buildings and structures used for water related activities including the storage, repair and maintenance of pleasure boats		D	D	
Care centres			D	P
Carparking areas		D	D	C
Carparking areas within Cornwall Park only		C	C	
Carparking areas of less than 7 spaces	D	P	P	P
Cemeteries, burial grounds				P
Buildings predominantly used for changing rooms, first aid rooms, public toilets with a gross floor area of more than 50m <sup>2</sup>	D	C	C	C
Buildings predominantly used for changing rooms, first aid rooms, public toilets not exceeding 50m <sup>2</sup>	D	C	P	P
Clearing or removal of native trees or other indigenous vegetation	D	D		
Community welfare facilities				C
Parks depots			D	D
Diversion and modification of natural watercourses and coastal margins	D	D	D	
Earthworks <sup>(1)</sup> not exceeding 5m <sup>3</sup> . Refer also to Annexure 14 for silt and sediment control methods	D	P	P	P
Earthworks in cemeteries and golf courses - not exceeding 25m <sup>3</sup> in volume and 250m <sup>2</sup> in area - over 25m <sup>3</sup> or 250m <sup>2</sup> Refer also to Annexure 14 for silt and sediment control methods			P C	P C



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ACTIVITIES	ZONES			
	1	2	3	4
<b>Earthworks<sup>(1)</sup></b> - of up to 500m <sup>2</sup> where the average slope of the area subject to earthworks is less than 5% (refer to Clause 4A.2 for development controls) - of up to 250m <sup>2</sup> where the average slope of the area subject to earthworks is 5% or more (refer to Clause 4A.2 for development controls) - of greater than 500m <sup>2</sup> where the average slope of the area subject to earthworks is less than 5% (refer to Clause 4A.2 for criteria) - of greater than 250m <sup>2</sup> where the average slope of the area subject to earthworks is 5% or more (refer to Clause 4A.2 for criteria)		P	P	P
		P	P	P
		C*	C*	C*
		C*	C*	C*
Resurfacing, maintenance and repair of existing carparking areas and driveways, where no more than 500m <sup>2</sup> of bare earth is exposed at any one time at an average slope of less than 5% or no more than 250m <sup>2</sup> of bare earth is exposed at any one time at an average slope of 5% or more.		P	P	P
Use of artificial lighting, on a site, producing an illuminance in excess of 150 lux, measured at any point on the site containing the light source, in a horizontal or vertical plan at ground level	D	D	D	D
Foreshore protection works, including walls	D	D	D	
Glasshouses		P	P	P
Golf courses			P	P
Grazing	C			
Grazing, farming, horticulture <sup>(2)</sup>		P	P	P
Information centres	D	D	C	C
Information centres within Cornwall Park only		C		
Large Scale Public Performances in Auckland Domain		P	P	P
Kiosks and refreshment facilities		D	D	D
Marae				D
Auckland War Memorial Museum				P
Auckland War Memorial Museum secondary activities				C
Observation areas, viewing platforms and related structures	D	P	P	P
Observatories and planetariums where this activity is located within the area defined in the Appendices to the Planning Maps				C
Organised sports and recreation, and ancillary structures occupying an area of land not exceeding 10 % of the total area of reserve land		D		
Organised sports and recreation, and associated grounds and playing fields			P	P
Ornamental gardens and other planted areas, including monuments and sculptures	D	P	P	P



ACTIVITIES	ZONES			
	1	2	3	4
Park depots within Cornwall Park only		C	C	
Picnic areas	C	P	P	P
Playgrounds including playground apparatus	D	P	P	P
Recreational transport systems		D	D	D
Residential accommodation for persons whose duties require them to live on-site		C	P	P
Restaurants and reception facilities			D	D
Restaurants and reception facilities within Cornwall Park only		D		
Riding trails (bridle, bicycle) excluding motorised vehicles		P	P	P
Storage and maintenance sheds not exceeding 50 m <sup>2</sup>	D	C	C	C
Stormwater retention ponds	D	C	C	C
Structures for the seating of spectators			D	D
Structures for the seating of spectators within Cornwall Park only		D		
Swimming pools			C	C
Vehicular access	D	C	C	C
Walking, jogging and fitness trails <sup>(3)</sup>	D	P	P	P

- (1) These provisions do not apply to earthworks which are carried out as part of -
- a subdivision which has been granted a resource consent; or
  - a network utility service of the type where specific provision has been made for earthworks in Clause 4A.4.6B PERMITTED ACTIVITIES.

Provided however, that the works are outside the dripline of any scheduled or protected trees and will not affect any scheduled archaeological or geological feature.

**Note:**

- (a) the above rule does not obviate the need to obtain the written consent of Council to excavate or otherwise interfere with any land in the vicinity of a public work of the Council if the excavation or interference is likely to produce, directly or indirectly, a subsidence onto that work or a subsidence of that or of the soil under it (refer to Section 237 Public Works Act 1981).
- (b) Refer to Clause 4A.2A(i) for provisions relating to the maintenance and resurfacing of sports grounds.

(c) Parts 5B (Coastal) and 5C (Heritage) have earthworks rules which may be more restrictive and which take precedence over these provisions.

(d) Note: The NZ Archaeological Association and the Auckland Regional Council maintains a list of recorded archaeological sites. In addition to this a number of archaeological sites are listed with the NZHPT in their register of Historic Places, historic areas, wahi tapu and wahi tapu areas. All archaeological sites are protected by the Historic Places Act 1993 whether or not they are recorded. No destruction or modification of any archaeological site whether scheduled, recorded or unrecorded may take place without prior authority from the NZHPT. Applicants undertaking earthworks are advised to contact the abovementioned agencies in the first instance to ascertain whether their property or properties contain or are likely to contain archaeological sites.

The permitted activities listed in Clause 9.7.1 [ACTIVITIES IN OPEN SPACE 1, 2, 3 AND 4 ZONES](#) are allowed without a resource consent where they apply in all respects with the relevant development controls and other relevant rules in this Plan.



- (2) Grazing, farming and horticulture activities include the ploughing and returfing of paddocks in accordance with accepted farming practice to a depth not exceeding 300mm in areas where it can be demonstrated that the land has been previously ploughed.
- (3) The establishment of walking, jogging and fitness trails includes associated earthworks not exceeding 150mm in depth.

### 9.7.1.1 GENERAL EXPLANATION FOR PERMITTED ACTIVITIES

*The range of permitted activities in the Open Space 1-4 zones is limited, so as to facilitate their use and enjoyment, to ensure retention of the open space character, and to avoid, reduce or mitigate adverse effects on the environment of these zones.*

### 9.7.1.2 CONTROLLED ACTIVITIES IN OPEN SPACE 1-4 ZONES

In addition to the objectives and policies of the zone, and the provisions of any reserve management plan, the following criteria shall be used in assessing an application for a resource consent for a controlled activity

#### General Criteria for Assessment of Applications for Controlled Activities

- (a) Compliance with the development controls for a permitted activity in the zone is required. A modification to one or more of the development control rules may be considered under Clause [4.3.1.2B DEVELOPMENT CONTROL MODIFICATION](#) as a discretionary activity.
- (b) Compatibility of the design, appearance and impact of the building or structure, in terms of relative height, architectural treatment of building facade and overall scale, with the natural and physical landscape, the character of the site and development in the neighbourhood.
- (c) Landscaping shall form an integral part of the development with provision, if appropriate, for the visual screening of service buildings and any affected residential zone boundaries.
- (d) Preservation of the natural character of the land, including outstanding natural features, areas of habitat and ecological value, landscape, landform, geological features and the coast. Proposed activities and development shall accommodate any ecological processes and visual landscape where possible.
- (e) Preservation of heritage values associated with any item listed in Appendices 1-4.
- (f) Location, design and landscaping of carparking areas and vehicular access to and from the site, in keeping with the

scale and character of the site, with minimised disruption of neighbouring amenities.

- (g) That the development has been designed to satisfy the safety assessment criteria listed in Clause 6.2.10.5.

Conditions may be imposed on applications in relation to the above matters.

#### General Explanation for Controlled Activities

*Of particular importance in the open space zones is the retention of the open space character of the sites and the protection of valued landforms, ecological habitats, and the amenity value afforded by such sites to the surrounding neighbourhoods. Controlled activities are those that are generally considered appropriate to the relevant open space zone but which, depending on the specific nature of the particular site and activity may either require the imposition of conditions to mitigate any adverse effect or may not in the circumstances be appropriate.*

### 9.7.1.3 ADDITIONAL CRITERIA FOR SPECIFIED ACTIVITIES

In addition to the criteria of Clause [9.7.1.2 CONTROLLED ACTIVITIES IN OPEN SPACE 1-4 ZONES](#) the following criteria will be applied to -

#### 1. Accessory buildings, additions to crematorium, buildings and parts of buildings used for recreational or community purposes, changing rooms, first aid rooms, public toilets, community welfare facilities, information centres, storage and maintenance sheds and swimming pools

The scale, appearance and location of any proposed building, structure or storage shed will be assessed to ensure that:

- The character of a site or area is not substantially affected;
- Excessive visual bulk and scale is avoided;
- It is appropriate to the natural landscape;
- Extensions to existing buildings are visibly compatible with existing structures;
- The location does not adversely affect the use and character of the site or the amenity of the surrounding neighbourhood;
- Storage sheds are used only for the storage of equipment and materials associated with the dominant activities of the site;
- Appropriate landscaping or fencing is provided to enable the building to be compatible with its surroundings and to preserve privacy of abutting and facing residential properties or open space land or the road.

#### Explanation



*Buildings and structures have the potential to both physically and visually adversely affect areas of open space or surrounding residential areas including special character and conservation areas if they are inappropriately located or designed. As a controlled activity the Council can ensure that such effects do not occur.*

## 2. Earthworks

In considering any application for a controlled activity, the proposal will be considered against the following criteria:

- The Plan's objectives and policies, for the relevant zone;
- The applicant's need to undertake the earthworks in order to allow for proper functioning of the dominant activity of the site;
- Any alternative methods with may be available to the applicant in the achievement of his/her objectives;
- All previous applications made in respect of the land which involves consideration of landscape conservation;
- The extent to which the existing landscape contributes to the visual amenity of the locality;
- The nature and extent of the proposed work and the degree to which it may disturb natural landforms or vegetation or create soil instability, or lead to adverse ecological effects to natural habitats, watercourses, wetlands, estuaries and coastal waters;
- The extent to which the movement of soil or material to or from the site may affect the surrounding road and neighbourhood, particularly where access to the site is gained through residential areas;
- The extent to which water containing silt or sediment or contaminants may enter stormwater pipes, drains, channels, or soakage systems, or flow on to the road, from bare ground on the site during rainstorms;
- Where earthworks are in proximity to property boundaries particular attention will be given to
  - standards of compaction of earth fill
  - sediment control
  - stability of surrounding land
  - revegetation of land once earthworks are completed.

Appropriate conditions may be imposed in relation to these matters.

Applications shall include details of proposed methods of rehabilitation of any areas of cut and fill through

appropriate landscaping, re-vegetation and drainage or other stabilising measures where these are necessary.

Refer also to [ANNEXURE 14](#) for silt and sediment control methods.

### Explanation

*Refer Clause 9.7.1.5(1).*

## 3. Grazing

An application for consent to this activity must indicate the type of stock to be grazed; the intensity and duration of grazing; and the stock management techniques to be adopted. It must be demonstrated that the activity will not damage or adversely impact on those ecological habitats or conservation features which warranted the imposition of the Open Space 1 zone provisions in the first place.

### Explanation

*While grazing may generally be an appropriate activity in the Open Space 1 zone some sites contain features or habitats which could be irreversibly damaged by grazing animals. As a controlled activity the Council can ensure sensitive sites are not adversely affected; and that stock use of other areas is appropriate.*

## 4. Parking and Traffic

- Parking areas which abut or face land zoned residential, open space or the road should be screened from these sites and landscaping used, as appropriate, to assist these areas to blend in with the natural landscape.
- Pedestrian safety will be a primary concern.
- Particular regard will be given to the ability of the proposal to accommodate parking on the site and the adjacent road network to cope with traffic generated from the site.

### Explanation

*Parking areas can be visually intrusive in a neighbourhood, particularly when they form part of an open space area. If they are not properly located and carefully designed they can become the dominant feature of the open space area. In addition careful consideration must be given to the volume of traffic which may be generated by the particular open space area, the need for the desired number of parking spaces, and the effect the availability of such parking may have on the adjacent road system.*

## 5. Observatories and planetariums where this activity is located within the area defined in Diagram F09-24 in Appendix B to the Planning Maps

In addition to the general criteria, the following shall apply to observatory and planetarium uses:





## PART 9 - OPEN SPACE AND RECREATION ACTIVITY

- The height of any building shall be minimised as far as practicable to preserve the landscape integrity of the upper volcanic features and obelisk;
- Materials of low reflectivity only are to be used for roofing and no mirror glazing is to be used on the building exterior;
- Colours of walls of the existing or any new building are to be subdued and to the satisfaction of the Council to enable the building to merge in with the surrounding landscape;
- Landscaping of any development will be expected to achieve a mix of shrubs and trees which will achieve objectives of -
  - Preserving significant views of the upper volcanic features and obelisk.
  - Retaining unimpeded sky views for the observatory.
  - Softening the bulk and reducing the impact of the building and carparking areas so as to achieve a pleasant but safe environment and reduce glare from building or vehicle window reflections or lights of the building or parked vehicles.
  - Defining the transition between the open space to the southwest of the site and the area occupied by the observatory and planetarium;
- The entrance road to the carparking area is to be two-lane, and not to exceed the existing width;
- Coach parking is to be off the main access road, with only pick up/drop off from the front of the building. Such parking should be located as far as practicable in an unobtrusive location;
- Gobi block or similar paving is to be used for all car and coach parking areas;
- Any development shall be subject to the controls of the District Plan and generally in accordance with the One Tree Hill Domain Management Plan;
- Any application for development of an observatory and planetarium that is substantially different in overall terms of greater height or bulk or altered location from the outline plan and elevation shown as “proposed observatory and planetarium building” in Diagram F09-24 in Appendix B to the Planning Maps shall be notified in accordance with Section 93 of the Act.
- Maximum coverage: the maximum building platform area of all buildings comprising the observatory and planetarium complex located within the defined area, as shown in Diagram F09-24 in Appendix B to the Planning Maps shall not exceed 1392m<sup>2</sup>. (Note: this is approximately equivalent to 33% of the area).

Conditions may be imposed on any consent granted in relation to the above matters where the Council considers it necessary in order to avoid or mitigate any adverse effect.

### Explanation

*The existing observatory on the One Tree Hill Domain is a valued regional resource. Extensions to the existing buildings including a planetarium are considered the most appropriate means of ensuring that this resource is available to the wider community. If these extensions are appropriately designed with associated landscaping the impact of their presence on the Domain will be lessened, and will not adversely affect the operation or open space nature of the remaining parts of the One Tree Hill Domain.*

### 9.7.1.4 DISCRETIONARY ACTIVITIES IN OPEN SPACE 1-4 ZONES

#### General Explanation

*The activities listed as discretionary may be appropriate in open space zones, but they require assessment under the discretionary criteria to ensure that there is protection of natural features, that the potential of natural and physical resources is sustained and that any potential or actual adverse effects are avoided or mitigated. While it is desirable to have as little development as possible in the Open Space 1 (Conservation) zones, the activities listed as discretionary may be appropriate. Provision is made for recreation and community buildings in the Open Space 3 (Organised Recreation) zone because they can be an integral part of particular activities. Carparking areas of 7 or more spaces are discretionary to ensure that amenity of the site and the neighbourhood are not adversely affected and so that the potential traffic generation can be assessed. The discretionary provisions will ensure that the valuable resource of public open space is retained and managed sustainably and that any adverse effects are avoided or mitigated.*

#### General Criteria for Assessment of Applications for Discretionary Activities

In addition to the objective and policies of the zone, the provisions of any reserve management plan and [PART 4 - GENERAL PROVISIONS AND PROCEDURES](#), the following criteria shall be used in assessing an application for a resource consent for a discretionary activity.

An application will be assessed against:

- (a) The need for the proposed activity or facility to be located on the particular site and the extent to which it will enhance and sustain the function of the land. The Council will have regard to
  - Conservation features and the desirability of avoiding the use of conservation land for permanent





buildings.

- The need to avoid restricting the use of scarce reserve land to permanent single purpose buildings and instead to encourage multiple use of buildings and facilities. In considering proposed clubrooms, buildings and facilities, the Council shall take into the account the availability and suitability of private land for the proposed development;

(b) General compliance with the development controls for permitted activities in the zone. A modification to one or more of the development control rules may be considered concurrently under Clause [4.3.1.2B DEVELOPMENT CONTROL MODIFICATION](#) as a separate discretionary activity;

(c) The need to ensure that the design, appearance and impact of all buildings and structures will be compatible in terms of height, architectural treatment of building facade and overall scale with the natural and physical landscape, and the character of the open space and development in the neighbourhood. In the Open Space 1 zone the maximum height of any building shall not exceed 8 metres;

(d) The compatibility of the proposed activity and its effect on amenity values of

- i) other activities on the site and
- ii) the surrounding neighbourhood

This will include consideration of the scale and operation of the proposal, numbers of people involved in the proposed activity, the traffic generated and the hours of the activity;

(e) The extent to which the development is to be landscaped and designed to minimise its impact on the site and abutting or facing residential or open space land or the road;

(f) The need to avoid disturbing and modifying the natural character of the land, including outstanding natural features, habitats, landscape, landform, geological features and the coast. Where this is proposed a full assessment of the necessity for the disturbance or modification and the effect of the change on these features will be required. In addition proposed activities and development shall accommodate any ecological processes and visual qualities of the particular site where possible;

(g) Development should not detrimentally affect heritage values associated with any scheduled item listed in Appendices 1-4;

(h) Location, design and landscaping of carparking areas and vehicular access to and from the site shall be in keeping with the scale and character of the site with minimised disruption of neighbouring amenities.

Particular regard will be given to the ability of the adjacent road network to cope with traffic generated by the site;

- (i) Noise emission and exterior lighting is to be compatible with the character of the reserve and surrounding residential zoned areas;
- (j) In the case of applications involving earthworks, the criteria set out in Clause 9.7.1.3(2) will be used.
- (k) The extent to which the development has been designed to satisfy the safety assessment criteria listed in Clause 6.2.10.5.

Conditions may be imposed on any consent to an application with regard to the above matters. Refer also to [ANNEXURE 14](#) for silt and sediment control methods.

### 9.7.1.5 ADDITIONAL CRITERIA FOR SPECIFIED ACTIVITIES

#### 1. Clearing or Removal of Native Trees or Other Indigenous Vegetation

No alteration shall be made to any landform, trees and bush, or any other physical feature which involves:

- (a) [Clause deleted by Council decision];
- (b) The destruction of or irreparable damage to individual native trees exceeding 1m in height;
- (c) The clearing of native forest or other indigenous vegetation;
- (d) The diversion or modification of natural water courses and coastal margins, including reclamation or drainage of swamps, marshes and mangroves.

#### Exemptions and Exclusions

This clause shall not limit:

- i) The trimming and pruning of a tree in accordance with accepted arboricultural practice;
- ii) The treatment and removal of dead, damaged or diseased trees or other works relating to trees, necessary to avoid any actual or potential damage to life or property of the people in the area;
- iii) The removal of trees or vegetation which are causing a detrimental impact on significant archaeological areas;
- iv) Any earthworks, excavations etc. approved by a resource consent.

#### Criteria for Assessment of Application

In considering any application the proposal will be considered against the following criteria:

- i) The zone's objectives and policies;



- ii) The applicant's need to obtain a practicable building site, access, a parking area, or install engineering services to the land;
- iii) Any alternative methods which may be available to the applicant in the achievement of his/her objectives;
- iv) All previous applications made in respect of the land which involves consideration of landscape conservation;
- v) The extent to which the existing trees, bush or planting contributes to the visual amenity of the locality;
- vi) The nature and extent of the proposed work and the degree to which it may disturb natural landforms or vegetation or create soil instability, or lead to adverse ecological effects to natural habitats, watercourses, wetlands, estuaries and coastal waters.

The Council shall require that any application include details of proposed methods of reinstatement of any areas of cut and fill through appropriate landscaping, re-vegetation and drainage or other stabilising measures where these are necessary.

#### Explanation

*Trees and vegetation are of ecological, environmental and cultural value. They have an important contribution to make in the sustainable management of natural resources. Retention of vegetation assists in sustaining the ecological balance between nature and technology. Earthworks may result in modification of the natural landscape and reduction of water quality through surface runoff and sedimentation. Retention of trees and vegetation will reduce the risk of serious or irreparable damage being done to the local environment through unnecessary tree removal, particularly in areas prone to natural hazards. Maintenance of trees in reserves will result in retention of valued public amenities and assets for future generations.*

## 2. Parking and Vehicular Access

- Parking areas shall be screened from adjacent sites, and landscaping used where appropriate to assist these areas to blend in with the natural landscape.
- Parking requirements and traffic generated by the activity shall not adversely affect the open space, pedestrian safety, and the amenity of surrounding residential zoned areas.
- Particular regard shall be given to the ability of the proposal to accommodate parking on the site, the traffic generated by the proposal and its effect on the local and arterial network.
- Overcommitment of valuable reserve land for

parking must be avoided.

#### Explanation

*In the Open Space 1 zone the sensitive nature of any of the ecological habitats and conservation features to which it applies emphasises the need to ensure that parking areas and vehicular access are properly located and designed. While some provision for parking is desirable on most Open Space 1 zones, care must be taken to ensure no adverse effect arises from the volume of people and traffic it may encourage to the site. There may be instances where public access to an Open Space 1 zoned site is restricted or prohibited, and in such instances provision for parking or vehicle access may be inappropriate.*

*Parking areas in the Open Space 2-3 zones can be visually intrusive in a neighbourhood, particularly when they form part of an open space area. If they are not properly located and carefully designed they can become the dominant feature of the open space area. In addition careful consideration must be given to the volume of traffic which may be generated by the particular open space area, the need for the desired number of parking spaces, and the effect the availability of such parking may have on the adjoining road system.*

## 3. Accessory buildings, additions to crematorium, buildings and parts of buildings used for recreational or community purposes, changing rooms, first aid rooms, public toilets, community welfare facilities, information centres, storage and maintenance sheds and swimming pools

Assessment criteria in Clause [9.7.1.3 ADDITIONAL CRITERIA FOR SPECIFIED ACTIVITIES](#) to be used.

#### Explanation

Refer Clause [9.7.1.3 ADDITIONAL CRITERIA FOR SPECIFIED ACTIVITIES](#).

## 4. Buildings and Structures used for Water Related Activities

- Applicants must demonstrate that there is no alternative location for the activity other than in the open space zones.
- The site in question shall be located in close proximity to the foreshore or water's edge.
- It must be demonstrated that the proposed building or structure will not adversely effect the adjacent water areas.
- Any buildings or structures shall be designed in a manner compatible with the character of the appropriate surrounding environment, and should minimise intrusion on significant harbour views.



- Parking areas for traffic generated by the activity may be required.
- Public access to the foreshore must not be unduly compromised or restricted by the location of buildings or structures.
- The storage, repair and maintenance of pleasure boats will not be permitted where such activity would constitute a business operation.

#### Explanation

*The coastal environment is a valued resource. Access to it for a range of activities is an important aspect of the management of the resource. The Plan must balance the need for unrestricted public access over the Open Space 2 & 3 zoned sites along the foreshore with the needs of water related activities for buildings to serve their storage, maintenance and repair needs. The Open Space 5 zone is applied to those areas of the coastline where there is intensive boating, and boating related activity. Elsewhere the Plan is concerned to ensure that such activity is incidental to the main use of the open space area, and that public access is not unduly restricted. Of particular importance is that the visual amenity and environment of an area is not adversely affected by the subject activity.*

#### 5. Earthworks

Assessment criteria in Clause 9.7.1.3(2) EARTHWORKS to be used.

#### Explanation

Refer Clause 9.7.1.3(2) EARTHWORKS

Refer also to [ANNEXURE 14](#) for silt and sediment control methods.

#### 6. Recreational Transport Systems

- The activity shall not adversely affect pedestrian safety.
- The amenity of surrounding open space and residential zoned sites will not be detrimentally affected.
- The location and operation of any system will not damage any areas of ecological significance.

#### Explanation

*Public access to many open space areas may be enhanced by the provision of transportation both within an area or between areas. Provision of transportation systems with specific circulation routes, that are sensitive to the surrounding environment, should ensure the protection of areas of ecological significance by restricting access.*

#### 7. Exterior Lighting

Use of artificial lighting, on a site(s), producing an illuminance in excess of 150 lux at ground level.

Any application will be assessed against the following criteria.

- Applicants shall demonstrate that there will be no significant adverse effects including light spill and glare on the visual privacy of adjoining land. The use of measures such as screening dense planting or buffer/separation areas may be required where these may lessen any impact.
- Particular consideration will be given to the placement, design and screening of light fittings and whether their size and illuminance is appropriate to the size of the subject site and to the general lighting levels of the surrounding area.
- Where the use of artificial lighting will extend the duration of activities on a site beyond normal daytime hours the Council may impose conditions on noise levels and hours of operation so as to protect adjoining sites from unreasonable noise.
- Artificial lighting masts or poles will generally be required to comply with zonal height limits. Modification to the height controls (in terms of Clause 4.3.1.2B DEVELOPMENT CONTROL MODIFICATION) may be acceptable if it can be demonstrated that it will not adversely affect adjoining sites, and it will result in decreased light spill. In such instances conditions relating to the colour of light fittings and poles may be imposed in order to reduce the visual impact of the lighting pole and fittings.
- Applicants shall demonstrate that inappropriate or detrimental changes to the night sky viewing conditions of the surrounding area will not occur.

#### Explanation

*It is necessary to contain exterior lighting within the open space zones to avoid the spill of light and glare onto residential zoned properties and public places and to maintain amenity values. Placement of floodlighting must ensure that unnecessary light will not intrude onto neighbouring residential properties. In addition the added ability for activities to extend their operation hours must not be to the detriment of adjoining residential activities.*

### 9.7.2 ACTIVITIES IN THE OPEN SPACE 5 ZONE

#### 9.7.2.1 PERMITTED ACTIVITIES



## PART 9 - OPEN SPACE AND RECREATION ACTIVITY

The following activities are permitted in the Open Space 5 zone without a resource consent where they comply in all respects with the relevant development controls and any other relevant rules in this Plan.

- Accessory buildings for any permitted or nominated activity
- Care centres associated with the dominant use of the site
- Changing rooms, first aid rooms, public toilets
- Glasshouses and ancillary facilities
- Grazing, farming, horticulture
- Kiosks and refreshment facilities
- Organised sports and recreation, and associated grounds and playing fields
- Picnic, rest and viewing areas including viewing platforms to a maximum of 50m<sup>2</sup>
- Planting and gardens
- Playgrounds and ancillary structures
- Residential accommodation for persons whose duties require them to live on site
- Riding trails (bridle, bicycle)
- Storage sheds not exceeding 50m<sup>2</sup>
- Walking, jogging and fitness trails.

Additional permitted and discretionary activities are nominated on the approved Concept Plans.

The Concept Plan identifies the dominant activity of the site. The protection and maintenance of the dominant activity is required of all development on the site and of all applications for resource consent.

**Note:** for earthworks refer to rules in Clause [4A.2 RULES FOR GENERAL ACTIVITIES](#)

### 9.7.2.2 DISCRETIONARY ACTIVITIES IN OPEN SPACE 5 ZONE

Once the zone is in place an activity which is not included in the Concept Plan but which complies with development controls for the site, is deemed to be a discretionary activity. On individual Concept Plans particular activities have also been nominated as discretionary activities. Where a permitted activity seeks to modify one or more of the development controls for the site it shall be considered under Clause 4.3.1.2B DEVELOPMENT CONTROL MODIFICATION as a discretionary activity.

#### Criteria for the Assessment of Discretionary Activities

Subject to any provisions of a Concept Plan an application for a discretionary activity shall be accompanied by an assessment of the environmental effects of the proposed activity in terms of the relevant criteria contained in [PART 4](#)

- [GENERAL PROVISIONS AND PROCEDURES](#). The activity will be assessed against the following criteria:

- The objectives, policies and strategy of the Open Space 5 zone;
- The proposed activity shall demonstrate that it is
  - in accordance with the zone's intent
  - in keeping with the Concept Plan which applies to the site
  - incidental to the dominant recreation activity of the site in terms of scale and intensity (but not frequency of operation);
- The assessment of environmental effects referred to above.
- The proposed activity shall be designed to satisfy the safety assessment criteria listed in clause 6.2.10.5.

And against the additional following matters.

#### Parking and Access

- i) Any new activity must demonstrate to the satisfaction of the Council that any additional traffic generated by it, to the subject site, can be adequately provided for in the existing parking and access arrangements. Where this is not possible further appropriate provision shall be made so as to minimise additional adverse parking or access effects.
- ii) No reverse manoeuvring of vehicles on to the road will be permitted.
- iii) Any new parking and loading areas shall be landscaped to enhance the visual appearance of the site.
- iv) Suitable screening must be provided to prevent floodlighting or vehicle lights directly shining on adjacent sites.

#### Amenity Considerations

- i) New activities within the development may be subject to particular noise controls to ensure that an acceptable level of noise is maintained at the residential zone interface.
- ii) New activities may be subject to conditions relating to water discharges and air pollution and emissions to prevent, or reduce to an acceptable level, any detrimental effect the activity may have on the environment.
- iii) Compatibility of the design, appearance and impact of the building or structure, in terms of relative height, architectural treatment of building facade and overall scale, with the natural and physical landscape, the character of the site and development in the neighbourhood. Multiple use of existing buildings is favoured.





- iv) Landscaping shall form an integral part of the development with provision, if appropriate, for the visual screening of service buildings and any affected residential and open space zone boundaries.

Conditions may be imposed on applications in relation to the above matters.

#### Explanation

*Discretionary activities in this zone are generally those which may support the viability of the dominant recreational activity; and provide an appropriate alternative use of facilities outside of normal operation times or which utilise areas which are surplus to the dominant activity's needs and do not compromise the continuation of the dominant activity. To ensure that these activities do not adversely affect the dominant recreation activity, the environment or the amenities of the surrounding neighbourhood an assessment of their effects is necessary.*

## 9.8 RULES : DEVELOPMENT CONTROLS

**Note:** An application to modify one or more of the development control rules may be considered under Clause 4.3.1.2B DEVELOPMENT CONTROL MODIFICATION as a discretionary activity. Where the criteria for Clause 4.3.1.2B are not met, an application for a non-complying activity will be required - refer Clause 4.2.1.4 NON-COMPLYING ACTIVITIES and 4.3.1.3 NON-COMPLYING ACTIVITIES ASSESSMENT.

### 9.8.1 DEVELOPMENT CONTROLS IN OPEN SPACE 1- 4 ZONES

#### 9.8.1.1 HEIGHT

##### A. Maximum Height

Open Space 2	8.0m
Open Space 3	10.0m
Open Space 4	10.0m

##### B. Special Height Limits

The special height limits in Clause 5C.7.6 VIEWS shall apply where relevant.

#### Explanation

*Maximum height controls will limit the visual impact on open space and prevent tall buildings from dominating the skyline and overshadowing public open space. Pleasantness, natural landscape, retention of views and amenity values will be maintained.*

#### 9.8.1.2 BUILDING IN RELATION TO BOUNDARY

Where Open Space 1-4 zoned sites adjoin land zoned:

- Residential (other than Residential 7a, 7b or 7c) the provisions of Clause 7.8.1.3(b) will apply on the common boundary;
- Residential 7a, 7b and 7c the provisions of Clause 7.8.1.3(c) will apply on the common boundary.

#### Explanation

*The control will ensure that adequate levels of daylight are admitted to residential zoned sites and also give them privacy. An undue amount of shading will be prevented on adjacent residential zoned land. The health and sense of well-being for residents in adjacent residential zoned land will be promoted. Amenity values will be maintained and enhanced.*

#### 9.8.1.3 MAXIMUM BUILDING COVERAGE

Open Space 1	5%
Open Space 2	10%
Open Space 3	15%
Open Space 4	35%

#### Explanation

*An area of land free of buildings is a general characteristic of all sites in the open space zones. However, the percentage of such land varies in accordance with the open space zoning. Setting a maximum building coverage assists in retention of public open space and maintaining the environmental quality of open space. Adequate outdoor space for recreation and visual amenity shall be ensured because the extent of building development permitted over a site is limited.*

#### 9.8.1.4 YARDS

The following front, rear and side yards are required on all sites.

Open Space 1	6m
Open Space 2	6m
Open Space 3	6m
Open Space 4	6m

#### Explanation

*Imposing a separation of activities by distance is designed to avoid, remedy or mitigate any perceived adverse effects that any activity in an open space zone may have on adjacent residential zoned land, or the streetscape of the road. Such effects may include dust, litter, lights, signs, visually intrusive buildings or activities and parking areas.*

#### 9.8.1.5 NOISE



## PART 9 - OPEN SPACE AND RECREATION ACTIVITY

The following rules apply to all Open Space 1-4 zones except the land at Rosebank Road, Domain. Refer to Clause [9.8.1.8 USE OF ROSEBANK ROAD DOMAIN](#) for the development controls for Rosebank Road.

No activity shall be permitted to create any noise which results in the following standards being exceeded -

- i) Recreational activities in the Open Space 1 zone shall not produce noise levels above the background noise levels.
- ii) The L10 noise level and maximum level (Lmax) arising from any activity measured at or within the boundary of any residentially zoned property shall not exceed the following limits:

Monday to Saturday	7.00am - 10.00pm	L10 55dBA
Sunday & Public Holidays	9.00am - 6.00pm	
At all other times	L10 40 dBA  Lmax 75 dBA, or background (L95) plus 30 dBA, whichever is the lower	

The Council may, subject to such conditions as are considered appropriate, permit the noise levels or particular activities occurring occasionally to exceed the levels set for a reasonable proportion of the time.

Crowd noise shall not be included in any assessment of noise levels.

The above noise levels shall be measured and assessed in accordance with the requirements of the NZS 6801:1991 "Measurement of Sound" and NZS 6802:1991 "Assessment of Environmental Sound".

The noise shall be measured with a sound level meter complying at least with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

- iii) Where a recreational activity is to be undertaken on any open space zoned land and/or where buildings are to be constructed, altered or used in relation to the recreational activity, the Council may require certification from an acoustic engineer to confirm that the activity and the use of the building will not exceed the noise levels set out in (ii).

### Explanation

*The controls will ensure that any activity within a building, or in the open, on a reserve does not generate noise above acceptable levels and that amenities of residential zoned sites are not adversely affected. There is a requirement for low noise levels in the Open Space 1 zone as noisy activities are not desirable in that zone. It is recognised that recreational activities occurring periodically or infrequently*

*and which produce higher noise levels than those specified may be tolerated, when compared with activities that produce noise on a constant basis.*

### 9.8.1.6 LANDSCAPE

All sites shall be appropriately landscaped and planted in order to provide shelter, and to visually screen or to blend the proposed buildings, other structures, storage areas and carparking areas with the surrounding visual environment, consistent with ensuring safety to pedestrians and other users of open space zones.

### Explanation

*Buildings, structures and carparking areas may need screening or blending with the surrounding environment. Activities, lights and noise may need screening from residential zoned land. Such controls will contribute to amenity in an area and will soften the impact of service and recreational buildings.*

### 9.8.1.7 PARKING AND ACCESS

Refer [PART 12 - TRANSPORTATION](#).

### 9.8.1.8 USE OF ROSEBANK ROAD DOMAIN

Refer to item C01/06 in Appendix B of the Planning Maps.

### 9.8.1.9 ADDITIONAL CONTROLS FOR LARGE SCALE PUBLIC PERFORMANCES IN THE AUCKLAND DOMAIN

The following controls apply when the Auckland Domain is used for the gathering of people for large scale public performances for entertainment including associated parking and structures:

- such activities and structures do not occupy any location for more than 12 days, inclusive of time required for establishing and removing all structures and activities associated with the large scale public performance.
- the activity does not occur for greater than one day with the cumulative duration of any one activity not exceeding 12 hours.
- the use of any site is limited to 3 activities in any 12 month period none of which shall be between 1 May and 1 October.
- all associated structures meet District Plan zonal height and required yards
- amplified entertainment shall start no earlier than 10.00am and shall finish no later than 10.30pm Sunday to Thursday inclusive or 11.00pm Fridays and Saturdays.
- Sound testing and balancing of all sound systems including vocal checks by performers shall cumulatively not exceed 6 hours and shall not commence before 10am on any day and shall be completed by 7pm on the day of the large scale public performance.

### Explanation



*Provision has been made for public performances in the Auckland Domain. The rule provides flexibility for public performances recognising the Domain's role as a focus for these large scale activities. The rule recognises that there are potential adverse effects from such activities which need to be avoided, remedied or mitigated depending on their scale and duration and places controls on the activities in the Domain accordingly. It should be noted that this rule only applies for very large scale activities held at the Domain. Other smaller scale activities such as weddings and smaller public performances are provided for in Part 4A.1C of the Plan, Temporary Activities.*

#### REFERENCE SHOULD ALSO BE MADE TO THE FOLLOWING PARTS

<b>Part 4</b>	Refer Clause 4.5 Signs Clause 4.6 Artificial Lighting
<b>Part 4A</b>	General Rules
<b>Part 5A</b>	Natural Resources
<b>Part 5B</b>	Coastal
<b>Part 5C</b>	Heritage
<b>Part 5D</b>	Natural Hazards
<b>Part 5E</b>	Hazardous Facilities
<b>Part 11</b>	Subdivision
<b>Part 13</b>	Interpretations and Definitions

### 9.8.2 DEVELOPMENT CONTROLS FOR THE OPEN SPACE 5 ZONE

Development shall comply with the particular development controls specified in the relevant Concept Plan (see the Appendices to the Planning Maps). Where no particular development controls are so specified, the following shall be the controls for permitted activities in the zone.

#### 9.8.2.1 BUILDING LOCATION

All buildings shall be contained within the building platform as specified by the relevant Concept Plan.

##### Explanation

*An important principle of the zone is to allow flexibility, within a site, over where buildings may locate. The building platform for a proposal is defined by the developer in conjunction with the Council. The building platform may or may not meet the basic development controls for the zone, but inclusion of its location in the Concept Plan provides the necessary information to the public so that they can be aware of the limits to the built form of any proposal. In the interests of both public awareness and of orderly development all*

*buildings on the site should be contained within the defined building platform.*

#### 9.8.2.2 HEIGHT

##### A. Maximum Height

Shall be that specified on the Concept Plan, except that in the absence of a specified height, the maximum height shall be 10 metres.

##### B. Special Height Limits

The special height limit in Clause [5C.7.6 VIEWS](#) shall apply where relevant.

##### Explanation

*Of all the factors contributing to the quality and characteristics of an area, building height can have some of the most dramatic effects on visual amenity. Buildings which overlie their surroundings can overshadow and visually dominate other buildings, private property, public open space and the road. The Concept Plan approach adopted allows the developer to determine the maximum height of buildings in a proposal, which is then tested through the Plan change process. The public can be certain of the maximum height of a development by reference to the Concept Plan. Where no maximum height is indicated by the Concept Plan the maximum permitted height shall be in accordance with the general height control specified above. The height chosen reflects a medium level of development and is considered appropriate having regard to the likely character of adjacent sites.*

*Where a higher limit is required the Concept Plan should be used to indicate this, or discretionary activity procedures followed.*

#### 9.8.2.3 BUILDING IN RELATION TO BOUNDARY

Where a site zoned Open Space 5 adjoins land zoned -

- Residential (other than Residential 7a, 7b or 7c), Clause 7.8.1.3(b) shall apply on the common boundary.
- Residential 7a, 7b or 7c, Clause 7.8.1.3(c) shall apply on the common boundary.
- Open Space 1-4, no part of any building shall exceed a height equal to 2m plus the shortest horizontal distance between that part of the building and the common boundary.

##### Explanation

*The control is applied to ensure that any residentially zoned site is guaranteed the same level of access to daylight as it would achieve if it adjoined a residentially zoned site. At the Open Space 1-4 zone interface it is also necessary to ensure a reasonable standard of daylight admission. Controlling the height of buildings in the Open Space 5 zone in relation to their distance from common boundaries with residential and open space zoned land also prevents the visual*



*dominance of buildings at site boundaries and reduces any adverse impact occurring from inappropriate building bulk being located in close proximity to such land.*

### 9.8.2.4 ACTIVITY BUFFERS

#### General Explanation

*Activities in Open Space 5 zoned sites that abut residential and other open space zones must ensure that they limit adverse effects of their operation to their site. Activities should not significantly affect:*

- *The amenity of adjacent homes or open space;*
- *The health and safety of people on adjacent residential properties;*
- *The safety of road users.*

*Recreational activities can create dust, noise, litter and glare. The Council may impose conditions to ensure that these do not affect neighbouring properties. These conditions may include screening, landscaping and yards on site boundaries.*

#### A. Yards

6m front, side and rear yards shall be required when the site abuts or faces residential zoned land or Open Space 1-4 zoned land.

Where a yard is required, satisfactory landscaping of it should be provided and maintained in such a manner as to create and preserve a good standard of visual amenity. The requirement for satisfactory landscaping will be deemed to be met by the provision of a 3m wide strip of landscaping adjoining the length of the required yard's boundary.

#### Explanation

*Imposing a separation of activities by distance is designed to avoid, remedy or mitigate any perceived adverse effects that any activity operating in an Open Space 5 zone may have on residential or other open space land. Physical separation is the easiest method to ensure the distancing of residences and public places from potential and actual impacts associated with activities located in this zone. Such effects may include dust, dirt, litter, lights, signs, unsightly buildings or activities, parking areas, service areas, etc.*

*The separation distance is used to ensure an appropriate degree of protection for residential neighbours. Landscaping in conjunction with screening assists in reducing the hard-edged impact of paved surfaces, etc used for parking or storage. Landscaping is important to maintain visual amenity in a residential neighbourhood - not only when viewed from across boundaries but when viewed from the road.*

#### B. Screening

Where any outdoor storage, refuse disposal area, service or parking area adjoins or directly faces the road or land that is residentially zoned such areas shall be screened from:

- i) the residential land by a solid wall not less than 1.8m in height constructed of concrete, brick, stone, timber or such other material as approved.
- ii) the public road by a solid wall not less than 1m in height, and densely planted with vegetation and shrubs that will screen the areas during all seasons of the year.

#### Explanation

*Imposing a screening control on common boundaries between Open Space 5 zoned sites and sites zoned residential and on road frontages can lessen the amount of noise, dust, glare and litter from the generating site; can reduce the visual impact of unsightly areas of storage and parking, and can establish a sense of privacy from visual and physical intrusion.*

### 9.8.2.5 NOISE

Unless provided for in an approved Concept Plan, no activity shall be permitted to create any noise which results in the following standards being exceeded -

- i) The L10 noise level and maximum level (Lmax) arising from any activity measured at or within the boundary of any residential zoned property shall not exceed the following limits:

Monday to Saturday	7.00am - 10.00pm	55dBA
Sunday & Public Holidays	9.00am -6.00pm	
At all other times	L10 40 dBA  Lmax 75 dBA, or background L(95) plus 30 dBA,  whichever is the lower.	

The Council may, subject to such conditions as are considered appropriate, permit the noise levels associated with occasional events to be exceeded for a reasonable proportion of the time.

Crowd noise shall not be included in any assessment of noise levels.

The above noise levels shall be measured and assessed in accordance with the requirements of the NZS 6801:1991 "Measurement of Sound" and NZS 6802:1991 "Assessment of Environmental Sound".





The noise shall be measured with a sound level meter complying at least with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

- ii) Where a recreational activity is to be undertaken on any open space land and/or where buildings are to be constructed, altered or used in relation to the recreational activity, the Council may require certification from an acoustic engineer to confirm that the activity and the use of the building will not exceed the noise levels set out in (i).

#### Explanation

*The controls will ensure that any activity within a building, or outside on a reserve, does not generate noise above acceptable levels and that amenities of residential sites are not adversely affected. It is recognised that recreational activities occurring periodically or infrequently and which produce higher noise levels than those specified, may be tolerated when compared with activities that produce noise on a constant basis.*

*In such instances the Concept Plan for the particular site will indicate the likely frequency of such events and the maximum noise levels permitted during them.*

#### 9.8.2.6 LIGHTING

Clause deleted by Council decision

#### 9.8.2.7 REFUSE DISPOSAL

Refer [Bylaws - Part 22](#).

#### Explanation

*Nuisance aspects relating to refuse disposal are largely associated with public health. As such the [Bylaws](#) are best able to control this aspect of activity.*

#### 9.8.2.8 PARKING

Refer [PART 12 - TRANSPORTATION](#).

#### REFERENCE SHOULD ALSO BE MADE TO THE FOLLOWING PARTS

<b>Part 4</b>	Refer Clause 4.5 Signs Clause 4.6 Artificial Lighting
<b>Part 4A</b>	General Rules
<b>Part 5A</b>	Natural Resources
<b>Part 5B</b>	Coastal
<b>Part 5C</b>	Heritage
<b>Part 5D</b>	Natural Hazards
<b>Part 5E</b>	Hazardous Facilities
<b>Part 11</b>	Subdivision

## Part 13

## Interpretations and Definitions

### 9.9 RECREATION RESERVE STANDARDS

#### 9.9.1 GENERAL STRATEGY

The Isthmus is substantially built up and has extensive reserves which contribute greatly to the amenity of the City. However some areas in the City do not have as much open space areas as others.

The increasing opportunities for participation in recreational activities, together with the trend for residential expansion to occur via infill development, will place greater demand upon public open space. The loss of private open space within sites as a consequence of infill development places a greater demand upon neighbourhood reserves.

Council's aim is to ensure that the current level of reserve provision is maintained, and that reserves are developed and provided with appropriate facilities to meet both the recreational needs of the community and to enhance the environment. Given the developed nature of the Isthmus it will not always be possible to obtain significant additional reserve land from subdivisions in order to maintain the standards set by this Plan. Consequently financial contributions will be sought from most residential subdivisions and from additional residential development for the provision and development of reserves within the Isthmus.

To ensure that financial contributions for reserves are spent equitably, it will be the Council's policy to use at least 60% of such cash contribution for the purchase, development or upgrading of reserves in the Ward in which they are collected. The remainder of these contributions will be spent on reserves of city wide importance. This approach recognises that resident's recreational and public open spaces needs are not limited to the area in which they live but may extend to other parts of the City. This approach also recognises that through more intensive development, it will be possible to permit greater utilisation of existing reserves and thus serve the needs of a growing population.

Rather than identify specific areas of land which will be purchased for reserves, the Council will take an opportunity driven approach for such purchases. This approach will attempt to purchase future reserve land on the open market as opportunities arise and as local needs determine. Notwithstanding the above position, in the case of land of exceptional value for recreational, heritage, landscape or environmental reasons, Council may designate future reserve



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land for the sake of protecting these values. Such designation will be undertaken in consultation with affected land owners.

The programming of any maintenance, development and upgrading works on existing reserves as well as any proposed acquisition of reserve land will be indicated in the Council's Annual Plan.

In order to give the public an indication of the present levels of provision of open space and hence some signal of where further land purchases for reserves may be made, information on the location of reserves on a ward by ward basis is provided in the Annexures to the Plan. Information in these Annexures will be updated from time to time as better or more up to date information becomes available.

In selecting land for future reserve use the following matters will be taken into account:

1. Whether there are deficiencies in the present provision of particular types of open space in a local area;
2. Whether future development forecasts have indicated the likelihood of there being additional open space needs;
3. Whether the land under consideration is the preferred option given the existing pattern of development and foreseeable opportunities to acquire or protect alternative sites;
4. Whether the land has intrinsic qualities which merit reserve status regardless of recreational potential (scenic, heritage, natural or habitat value);
5. Whether there is other reserve land in the vicinity. Unless the land has qualities under Criteria 4 or meets a particular recreational need which has been identified in the locality, there should generally be no similar reserve within a radius of 800m from the potential reserve;
6. Whether or not the land will contribute to consolidating the Council's reserve network through linkages, walkways, protection of landscape features or sites of public interest;
7. Whether lower cost alternatives for securing recreation facilities are available.

### 9.9.2 PARTICULAR CRITERIA FOR ACQUISITION OF RESERVES

The following criteria will be used in assessing the suitability of a parcel of land for reserve purposes. Because the purpose of a reserve may vary widely from active recreation to environmental protection not all these criteria may be relevant for a particular parcel of land.

1. The area of land should be of a sufficient size to meet its proposed function.
2. The reserve should have a wide frontage to the street.
3. Open space areas should be within a reasonable walking distance from residential zoned land.
4. 60 percent or more of the land area of the proposed reserve should be well exposed to the sun.
5. The type of proposed reserve should be compatible with surrounding land activities.
6. The potential of social and physical risks should be low.
7. The cost of acquiring the land should be below or compatible with professional valuation.
8. Expected maintenance costs must be justified given the site's intended use.
9. The area contains significant habitats and indigenous fauna or areas of indigenous vegetation.
10. The contribution of the area to the local landscape and natural environment.

### 9.9.3 FINANCIAL CONTRIBUTIONS FOR RESERVES

Under Section 108 of the Act, the Council is permitted to take financial contributions for any purpose stated in the Plan. The Council intends, through the policies and rules of this Plan, to take financial contributions for reserve purposes from all new residential development in the Isthmus. The level of contribution will be related to the additional demand which a development places or may place on the City's public open space. A financial contribution for reserve purposes may be required in land or cash or a combination of these. Policies and rules outlining the level and form of contribution required and the use of these contributions are provided in [PART 4B - FINANCIAL CONTRIBUTIONS](#) of the Plan.

**Note:** Where an esplanade reserve is also required the land area or value of the esplanade reserve will be deducted from the financial contribution for reserve purposes required under [PART 4B - FINANCIAL CONTRIBUTIONS](#) and the balance owing (if any) shall be met in land or cash and assessed against the provisions of [Clauses 4B.4.4 RULES : CALCULATION OF FINANCIAL CONTRIBUTIONS](#) and [4B.4.5 RULES : EXEMPTIONS](#) (see also [Clause 5B.8 RULES : ESPLANADE RESERVES](#)).

