

SARZ

**Sport and Active
Recreation Zone**

DRAFT
WAITAKI DISTRICT PLAN



Waitaki

DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

Sport and Active Recreation Zone

Introduction

The Sport and Active Recreation Zone applies to open space areas that provide for a range of indoor and outdoor sports and recreation activities, along with associated facilities and structures.

Sport and recreation areas encompass a range of sport and recreation activities, including organised sport and recreation for local, district-wide and regional communities in parks, sports grounds and multi-sport facilities. These areas will normally have associated buildings, such as club rooms, changing sheds or toilet facilities.

Sports and active recreation areas are predominately characterized by large open space areas with associated buildings and structures that vary in size depending on the scale of the sport and recreational activity that occurs there. The level of development anticipated in this zone is expected to be higher than other open space zones and can generate noise, light and traffic effects in surrounding neighbourhoods.

Much of the land zoned Sport and Active Recreation Zone is subject to reserve management plans prepared under the Reserves Act 1977. While reserve management plans determine what types of land uses are appropriate for public open spaces that are classified as reserves, the Resource Management Act is responsible for managing the effects on the environment of activities taking place on those reserves. Reserve management plans and the District Plan are complementary in protecting and managing the use of reserves.

Objectives

SARZ-O1 Purpose of the Sport and Active Recreation Zone

The Sport and Active Recreation Zone supports a range of indoor and outdoor sport and recreational activities with associated facilities and structures that support local, regional and national sports and recreation events.

SARZ-O2 Character and amenity values of the Sport and Active Recreation Zone

Protect the predominant character and amenity values of the Sport and Active Recreation Zone to ensure:

1. the character and amenity is not compromised by incompatible activities and/or built form; and
2. the character and amenity of areas of open space are maintained, and where possible enhanced, to support sports and active recreation activities; and
3. the efficient use of open space with the scale and number of buildings is limited to supporting sport and active recreational activities.

Policies

SARZ-P1 Enabling activities and use in the Sport and Active Recreation Zone

Enable activities and uses which are compatible with the role, function and character of the Sport and Active Recreation Zone.

SARZ-P2 Maintaining character and amenity values

Maintain the character and amenity values of the Sport and Active Recreation Zone by enabling use and development that:

1. ensures a predominance of openness; and
2. provides a bulk, height, scale, form and location that is compatible with its character and amenity; and
3. ensures visual separation between new buildings and structures and adjoining development; and
4. ensures noise, signage, hours of operation and lighting effects are managed to minimise the impact on adjacent residential activities; and
5. appropriately addresses traffic generation, vehicle access and parking demand on or in the vicinity of the site; and
6. minimises hard surfacing and, where possible, retains or provides visually prominent trees, bush or landscaping; and
7. integrates new buildings and structures within the existing built environment.

SARZ-P3 Commercial activities

Enable commercial activities that are ancillary to and support the ongoing operation of sport and recreation activities and/or community activities, but do not:

1. undermine the purpose, character and qualities of the zone; and
2. generate significant adverse effects on adjoining sites; and
3. undermine the purpose of the District's commercial zones.

SARZ-P4 Inappropriate subdivision, use and development

Avoid subdivision, use and development that is not compatible with the role, function and character of the Sport and Active Recreation Zone.

Rules

Note: For certain activities, a resource consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, resource consent is required under each of those rules. The steps to determine the status of an activity are set out in the General Approach Chapter.

PERMITTED ACTIVITIES

SARZ-R1 Sport and recreational activities		
Sport and Active Recreation Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable
SARZ-R2 Recreation facilities		
Sport and Active Recreation Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable
SARZ-R3 Conservation activities		
Sport and Active Recreation Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable
SARZ-R4 Customary activities		
Sport and Active Recreation Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable
SARZ-R5 Community facilities		
Sport and Active Recreation Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable

SARZ-R6 Parks management activity		
Sport and Active Recreation Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not applicable
SARZ-R7 Parks furniture		
Sport and Active Recreation Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable
SARZ-R8 Parks facilities		
Sport and Active Recreation Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable
SARZ-R9 Educational facilities		
Sport and Active Recreation Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable
SARZ-R10 Commercial activity		
Sport and Active Recreation Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 The sale of refreshments and souvenirs is associated with a sport and recreation activity or community facility; or</p> <p>PER-2 The sale of tickets and merchandise is associated with a sport and recreation activity, or community facility, or public event; or</p> <p>PER-3 At the Waitaki Aquatic Centre and any indoor sport and events centre, commercial activities are limited to:</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER 4</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p> <p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER 1, PER-2, or PER-3</p>

	<ol style="list-style-type: none"> 1. 50m² of retail space, including a café; and 2. a gym, spa, sauna, physio, coaches, offices; and <p>PER-4 The commercial activity complies with SARZ-S6.</p>	
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SARZ-R11 Building activity		
Sport and Active Recreation Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 SARZ-S1, SARZ-S2, SARZ-S3, SARZ-S4 and SARZ-S5 are complied with.</p> <p><i>Notes:</i></p> <ol style="list-style-type: none"> 1. <i>NH-R13 applies to buildings containing habitable rooms near potential wildfire risk areas.</i> 2. <i>NATC-R1 applies to structures within a riparian margin.</i> 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance not achieved with PER-1.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.

DISCRETIONARY ACTIVITIES

SARZ-R12 Residential activities		
Sport and Active Recreation Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

SARZ-R13 Camping grounds		
Sport and Active Recreation Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

SARZ-R14 Visitor accommodation		
Sport and Active	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

Recreation Zone		
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SARZ-R15	Any activity not provided for as a permitted, restricted discretionary activity or discretionary activity	
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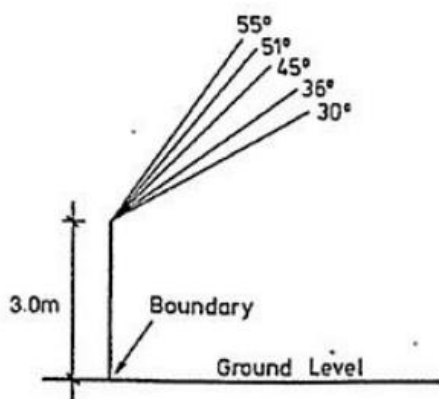
Sport and Active Recreation Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable
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SARZ STANDARDS

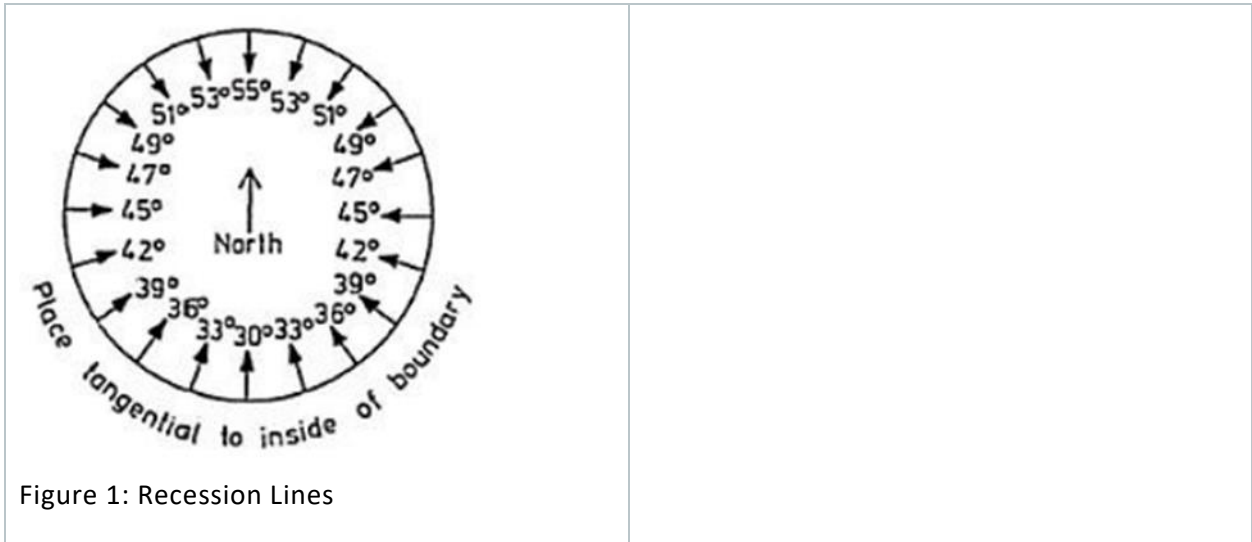
SARZ-S1 Building and structures height	
<ol style="list-style-type: none"> Any buildings and structures must not exceed a maximum height of 10m measured from ground level; and Clause 1 does not apply to antennas, aerials, satellite dishes (less than 1m in diameter), chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the effect on the streetscape and the character of the zone; and the design and siting of buildings and structures; and screening, planting and landscaping; and the effects on amenity values of adjoining residential properties, including privacy and shading.
SARZ-S2 Building coverage	
<ol style="list-style-type: none"> The combined total area of all buildings on the site must not exceed 30%; and Playground equipment and rainwater tanks less than 5,000 litres are exempt from any building coverage calculation made under Clause 1. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the effect on the streetscape and the open space character of the zone; and screening, planting and landscaping; and the effects on amenity values of adjoining residential properties, including privacy and shading.
SARZ-S3 Minimum setbacks of buildings and structures	
<p>Any building or structure must be setback a minimum of:</p> <ol style="list-style-type: none"> 10m from a road boundary. 5m from a boundary that adjoins a Residential, General Rural, Rural Lifestyle or Rural Settlement zone. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the effect on the streetscape and the open space character of the zone; and the design and siting of buildings and structures; and screening, planting and landscaping; and the effects on amenity values of adjoining residential properties, including privacy and shading.
SARZ-S4 Height in relation to boundary	
<ol style="list-style-type: none"> No part of any building shall project beyond the height in relation to boundary recession lines from any point 3m vertically above ground level along the site boundaries when the site boundary adjoins a Residential zone. Clause 1 does not apply to: 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the effect on the streetscape and the zone; and the design and siting of buildings and structures; and screening, planting and landscaping; and

- a) road boundaries; or
- b) buildings on adjoining sites that have a common wall along an internal boundary for the length of that common wall; or
- c) boundaries abutting an access lot or right of way, in which case the furthest boundary of the access lot or right of way may be used; or
- d) lines, wires or support structures for utilities; or
- e) flagpoles or antennas, other than dish antennas over 1.0m in diameter; or
- f) lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or
- g) architectural features such as steeples, towers and finials, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or
- h) a gable end, dormer or roof where that proportion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height.

Note: See Figure 1 below for the height in relation to boundary recession lines.



- 4. the effects on amenity values of adjoining residential properties including privacy and shading.



SARZ-S5 Maximum gross floor area	
<p>All individual buildings and/or structures, including any external additions or alterations, must not exceed a maximum gross floor area of 200m².</p>	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. the effect on the streetscape and the open space character of the zone; and 2. the design and siting of buildings; and 3. screening, planting and landscaping; and 4. shading and privacy impacts on adjoining sites; and 5. the extent to which the breach of the gross floor area is necessary due to natural or physical restraints of the sites. 6. the extent to which the building contributes to recreation.

SARZ-S6 Hours of operation	
<p>The hours of operation of any commercial activity must not operate outside the following hours:</p> <p>7:00am to 10:00pm Sunday to Thursday and; 7:00am to 11:30pm Friday and Saturday.</p>	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. any impact on the character and qualities of the surrounding area; and 2. any impact on the character and qualities of the zone; and 3. any benefits, such as the continued operation of existing facilities, and financial or social benefits.