SPORT AND ACTIVE RECREATION ZONE – SARZ

Overview ~~and Purpose~~

The purpose of the Sport and Active Recreation Zone is to provide open space areas for a range of *sport and recreation activities*, including organised sport and recreation for local, district-wide and regional communities. These spaces are areas where people can also enjoy informal exercise and leisure activities.

This Zone applies to parks, sports grounds and multi-sport facilities and also such places as the A&P Showgrounds. Such areas will normally have associated *buildings* such as club rooms, storage sheds and toilet facilities.

Sport and active recreation areas are predominantly characterised by large open space areas with associated *buildings* and facilities that vary in scale depending on the *sport and recreation activities* that take place there. It is generally accepted that the level of development in this Zone is higher than other Open Space Zones and that the *sport and recreation activities* that are anticipated to take place in this Zone can generate *noise*, light and traffic *effects* in surrounding neighbourhoods.

Activities on publicly owned *land* are required to obtain permission (such as a lease or a licence) from the Council as the administering authority. This is in addition to any requirements under the District Plan and the RMA. All activities will need to have regard to any relevant reserve management plans and legislation (Reserves Act 1977).

The Plan seeks to provide for the existing level of activity, as well as enabling further development, provided adverse *effects*, such as *building* bulk, *noise*, lighting, ~~and~~ traffic and the risk associated with *natural hazards*, including flooding[1] can be appropriately managed, whilst responding to the underlying relationship Ngāi Tahu hold with the natural *environment*.

Multi-Sports Precinct (PREC5)

The Multi Sports Precinct consists of Wayland Park, Newman Park, and *land* to the south of Wayland Park. Both Parks are Recreation Reserves. Wayland Park contains the Gore Multi Sports Complex, including the Mataura Licensing Trust (MLT) Events Centre, and is the focus for recreation facility provision in Gore. *Land* to the south of Wayland Park is gazetted for exchange of *reserve land* and is proposed for sports fields with car parking. The Precinct is surrounded by the General *Residential* Zone.

The purpose of the Precinct is to provide for the existing level of activity, as well as enabling further opportunities, providing adverse *effects*, such as *building* bulk at Zone *boundaries*, *noise*, floodlighting, and traffic, can be appropriately mitigated.

[1] Decision 8, paragraph 3.9.6

Showground Precinct (PREC6)

The Showground Precinct consists of the Gore A&P Association *land* to the north, Council Recreation Reserve to the south and the Council owned vacant former hospital grounds to the southeast. This area can accommodate significant agricultural showground activities, with animal housing and *yards*, an all-weather equestrian ring and agricultural related displays and competitions. Facilities are also provided for campervans and camping, together with sports fields and facilities used for rugby and softball. When grassed areas are not in use they are grazed by stock. The Gore A&P Association has been running A&P Shows since 1882 and they are amongst the larger A&P shows in New Zealand. The Association operates under the auspices of the Agricultural and Pastoral Societies Act 1908 and management of *land* within the Precinct is by way of a joint committee of the Gore A&P Association and the Council.

The purpose of the Precinct is to provide for the existing level of activity, as well as enabling further opportunities, providing adverse *effects*, such as *building* bulk at zone *boundaries*, *noise*, lighting, and traffic, can be appropriately mitigated.

The Precincts apply over the Sport and Active Recreation Zone and reflect the distinct character of the Gore Multi-sports Complex and the Gore A&P Showground and the need to apply a specific policy direction and rules to some activities. It is not a distinct zone and as such, the policies and rules in the Sport and Active Recreation Zone apply to the Precincts unless specifically excluded.

Objectives

SARZ-O1 Sport and active recreation open space areas are predominantly used by the public for, and characterised by, leisure, sport and recreation, community and cultural activities.

SARZ-O2 The character and qualities of the Sport and Active Recreation zone are maintained, and where possible enhanced, and include:

1. safe and accessible spaces for all users;
2. spaces that contribute to the community's health and ~~wellbeing~~ well-being needs;
3. spaces that are large and open, with limited *buildings;*
4. car parking and lighting that support local, regional, national and international sports and commercial events; ~~and~~
5. cultural and historic values; and
6. areas of vegetation and *green infrastructure*[2].

[2] Decision 8, paragraph 3.3.3

SARZ-O3 The purpose, character and amenity of the Sport and Active Recreation ~~Open Space~~ Zone is not compromised by incompatible activities and/or built form.

~~SARZ-~~PREC5-O1 The Multi-Sports Precinct contains a higher level of built form and provides for larger scale *sport and recreation activities*, and ancillary *commercial activities*.

~~SARZ-~~PREC6-O1 The Showgrounds Precinct enables a variety of activities in support of *temporary events*, agriculture, sport and recreation.

Policies

SARZ-P1 Allow activities that are compatible with the purpose, character of the Sport and Active Recreation Zone while ensuring their design, scale and intensity is appropriate.

SARZ-P2 Enable activities and facilities that:

1. are consistent with the intended purpose, character and qualities of the ~~Open space~~ Sport and Active Recreation Zone; ~~and;~~
2. contribute to the overall health and ~~wellbeing~~ well-being of the community, including the ~~cultural~~ well-being ~~wellbeing~~ of *tangata whenua* ~~Māori communities;~~ [3]and
3. minimise adverse *effects* on the character and *amenity values* of the surrounding area.

SARZ-P3 Enable *commercial activities* that are ancillary to and support the ongoing operation of permitted activities within the Zone 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 Retain an open space character within the *site* by managing the level of development and activities, so that they are generally compatible with the amenity of the surrounding area, having regard to:

1. whether the bulk, *height*, scale and form of any *buildings* and *structures* is compatible with open space areas while providing for the *functional* requirements of *sport and recreation activities*;

[3] Decision 8, paragraph 3.4.2

2. the extent to which adverse daylighting, shading, dominance and/or enclosure *effects* on adjacent *residential sites* and on streetscape amenity at the Zone interface can be mitigated through adequate separation and/or *setback* distances;
3. appropriate *setbacks* to ~~waterways~~ *waterbodies* to maintain and enhance their *water* quality, *amenity values* and natural character.
4. the integration of new *buildings* and *structures* with existing built form, including *walkways*, cycleways and *pedestrian access* points;
5. Ngāi Tahu cultural values~~, including those~~ listed in ~~MW2.3~~ MW-1.2; and[4]
6. Whether *buildings* maximise opportunities for multifunctional use by *sport and recreation activities*.

SARZ-P5 Require *effects* generated by activities to be of a type, scale and level that are appropriate in the Sport and Active Recreation Zone and to maintain the character and amenity of the zone by:

1. managing the hours of operation to minimise the impact on adjacent living activities;
2. managing traffic and parking *effects* on or in the vicinity of the *site*, particularly through periods of peak demand;
3. providing ~~sufficient~~ appropriate[5] *infrastructure* and services to meet the activity's needs;
4. ensuring the size, design and type of signage is compatible with the character and amenity of the open space area that the *signage* is located in; and
5. minimising hard surfacing and, where possible, retaining or providing visually prominent trees, bush and/or landscaping.

SARZ-P6 Avoid activities that are incompatible with the purpose and character of the Sport and Active Recreation Zone and/or activities that will result in:

1. *reverse sensitivity effects* and/or conflict with permitted activities in the ~~Open Space~~ Sport and Active Recreation;
2. adverse *effects*, which cannot be appropriately avoided, remedied or mitigated, on:
   (a) the character and amenity of the open space area the activity is proposing to locate in; or

[4] Decision 8, paragraph 3.5.2
[5] Decision 8, paragraph 3.6.2

(b) cultural, spiritual and/or historic values and interests, ~~or associations of importance to tangata whenua~~ including Ngāi Tahu cultural values listed in MW-1.2. [6]

SARZ-P7 Maintain and enhance biodiversity values within the Sport and Active Recreation Zone. [7]

~~SARZ-~~PREC5-P1 Recognise that activities within the Multi-Sports Precinct may create large volumes of traffic and *noise*.

~~SARZ-~~PREC5-P2 Enable large-scale *buildings* along with car parking, lighting and *signage* in the Multi-Sports Precinct where these are compatible with the character of the Zone and avoid significant adverse *effects* on *amenity values* in the surrounding area.

~~SARZ-~~PREC5-P3 Only allow *residential activity* for the purpose of housing a caretaker or manager of activities and the grounds, within the Multi-Sports Precinct.

~~SARZ-~~PREC6-P1 Enable a*gricultural, horticultural and pastoral* activities within the Showground Precinct where these are compatible with the character and qualities of the Zone and surrounding area.

~~SARZ-~~PREC6-P2 Enable *camping grounds* or caravan parks within the Showground Precinct where these are compatible with the character of the Zone and avoid significant adverse *effects* on ecological or *amenity values* in the surrounding area.

~~SARZ-~~PREC6-P3 Only allow *residential activity* for the purpose of housing a caretaker or manager of activities and grounds, within the within the Showground Precinct.

~~Notes~~ [8]

~~Note 1~~	~~Provisions in Other Chapters~~
	~~The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole.~~ ~~This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.~~

[6] Decision 8, paragraph 3.7.2
[7] Decision 8, paragraph 3.3.3
[8] Decision 8, paragraph

Rules

SARZ-R1	***Sport and Recreation Activity***	
SARZ-R2	***Conservation Activity***	
SARZ-R3	***Community Facility***	
SARZ-R4	***Park Management Activity***	
All areas	**SARZ-R1 to SARZ-R4** **Activity status:** Permitted Where: 1. The hours of operation are between 7.00 am and 10.00 pm; and 2. Any new, relocated or extended *buildings* or *structure* complies with all Sport and Active Recreation Zone Standards.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the character and *amenity values* of the adjacent *sites.* 2. The nature and location of existing development and the compatibility with activities in the surrounding area. 3. The matters of discretion of any infringed standard.
SARZ-R5	***Commercial Activity***	
All areas including PREC6 Showground	**Activity status:** Permitted Where: 1. The activity is ancillary to a permitted activity 2. The total floor area ~~shall~~ must not exceed 150 m^2. 3. The hours of operation are between 7:00 am and 10:00 pm. 4. Any new, relocated or extended *buildings* or *structure* complies with all Sport and Active Recreation Zone Standards.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the character and *amenity values* of adjacent *sites.* 2. The nature and location of existing development and the compatibility with the activities in the surrounding area. 3. The safety and efficiency of the roading network. 4. The matters of discretion of any infringed standard.

PREC5 Multi-Sport	**Activity status:** Permitted Where: 1. The activity is ancillary to a permitted Activity; and 2. The total floor area ~~shall~~ must not exceed 250m^2; and 3. The activity ~~shall~~ must be located at least 25 metre from the precinct *boundary*, and 4. The hours of operation ~~shall~~ must be between 7:00 am and 10:00 pm, and 5. Any new, relocated or extended *buildings* or *structure* complies with all Sport and Active Recreation Zone Standards.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The extent and *effect* of the activity on the *amenity values* of the *site* and surrounding properties 2. The safety and efficiency of the *roading* network 3. The matters of discretion of any infringed standard.
SARZ-R6	***Agricultural, horticultural and pastoral activities***	
PREC6 Showground	**Activity status:** Permitted Where: 1. The activity is limited to grazing and the growing and harvesting of grass. 2. Any new, relocated or extended *buildings* or *structure* complies with all Sport and Active Recreation Zone Standards.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The extent and *effect* of the activity on the *amenity values* of the *site* and surrounding properties. 2. Conflict with and/or *reverse sensitivity effects* on adjacent sensitive activities. 3. The potential impact on *water* quality.
SARZ-R7	***Residential Activity***	
PREC5 Multi-Sports and	**Activity status:** Permitted Where:	**Activity status where compliance not achieved with:** **SARZ-R7(1):** Non-complying

PREC6 Showground	1. There is no more than one *residential unit* within the Precinct which is exclusively used by a caretaker or manager of permitted activities on-*site* or the grounds. 2. Any new, relocated or extended buildings or structure complies with all Sport and Active Recreation Zone Standards.	**SARZ-R7(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard
SARZ-R8	***Visitor Accommodation* including *Camping grounds***	
PREC6 Showground	**Activity status:** Permitted Where: 1. The *visitor accommodation* is undertaken in a temporary *structure*, such as: tents, motorhomes, caravans.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The compatibility with existing activities in the surrounding area. 2. Whether the activity creates pressure on existing *infrastructure* or gives rise to any *infrastructure* requirements. 3. Transport *effects*. 4. *Noise*.
SARZ-R9	**Use of Reserve Land**	
	Activity status: Permitted 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	**Activity status where compliance is not achieved:** Discretionary
SARZ-R10	**All other activities**	
All areas	**Activity status:** Non-Complying	**Activity status where compliance not achieved:** N/A

1. Any activities, including associated *buildings*, not otherwise provided for in the list of rules.

Standards

SARZ-S1	***Height***	
All activities including PREC6 Showground	1. The maximum height of any *building* or *structure* is 8 metres above *ground level*. Excluding roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials, flues, not more than 1 metre above *height* limit and not more than 1 metre in width or length.	**Activity status where compliance is not achieved with:** **SARZ-S1(1) or SARZ-S1(2):** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape. 3. Impacts on Ngāi Tahu cultural values~~, including those listed in the MW2.3.~~ listed in MW1.2[9]. 4. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects.* 5. The reason for the increase in *height.*
PREC5 Multi-Sports	2. The maximum height of any *building* or *structure* is 10 metres above *ground level*. Excluding roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials, flues, not more than 1 metre above *height* limit and not more than 1 metre in width or length.	
SARZ-S2	***Height in relation to boundary***	
All activities	1. No part of any *building* ~~shall~~ must project beyond the *height in relation to boundary* plane from points 2.6m above *ground level* at *site boundaries.* See Appendix 2 for *boundary* plane angles. Except that:	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance.

[9] Consequential to Decision 14

	(a) this standard does not apply to *road boundaries*. (b) the following intrusions are permitted: (i) for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation. (ii) roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues as long as these are not more than 1 metre above *height* limit in SARZ – S1 and not more than 1 metre in width or length. *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way.*	2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects.*
SARZ-S3	***Setbacks* to side and rear *boundaries***	
All activities	1. Any *building* or *structures,* ~~shall~~ must be *setback* from any side and rear *boundary* the minimum distances as follows: (a) 10 metres from all *boundaries* that adjoin a Residential Zone. (b) 5m from all *boundaries* that adjoin other zones. Except that: (i) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by up to 600mm. (ii) no *setback* is required for *buildings* that share a *common wall* along the *boundary*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site.*

	(iii) The setback provisions do not apply to fences.	
SARZ-S4	***Setbacks* to *road boundaries***	
All activities	1. Any *building* or *structure* ~~shall~~ must be *setback* a minimum of 4.5 metres from any *road boundary*: Except that: (a) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by up to 600mm. (b) The setback provisions do not apply to fences.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The safety and efficiency of the *road* network. 2. *Effects* on the character and amenity of the streetscape including dominance. 3. Compatibility with the surrounding *environment.* 4. The reason for the reduced *setback.*
SARZ-S5	***Setbacks* to *rivers* and *streams***	
All activities	1. Any *building* or *structure* is *setback* from the top of the closest bank of any ~~*stream or*~~ *river* or *stream* the minimum distance as follows: (a) 20 metres for high order *rivers* or *streams* (order 5 and above) (b) 10 metres for middle order *rivers* or *streams* (order 3 and 4) (c) 5 metres for low order *rivers* or *streams* (order 1 and 2). [10]Except that *fences* of post and wire construction are permitted within the *setback* where these are:	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility. 2. The *effects* on *water* quality and the stability and health of the *river* or *stream bed* and banks, including erosion and *sedimentation control measures*.

[10] Consequential to Decision 16, paragraph 6.8.7

(i) not constructed with wire mesh if located within an area of Actual or Potential Inundation as identified within the *Natural Hazards* layer of the Planning Maps;

(ii) not located within the *river* or *stream* ~~or river~~*bed*;

(iii) not constructed across the ~~*stream* or~~ *river* or *stream* channel; or

(iv) not constructed across or along a Flood Bank~~; and~~.

Except that lawfully established crossings and bridges are permitted within the lower order *river* or *stream setback* (order 1 and 2).

Refer to Appendix 3 for *river* and *stream* orders and guidance on *river bed* extents and the location of banks for measuring *setbacks*.

3. [11]The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous *biodiversity* and ~~/or habitats.~~ proposed mitigation measures, including:

   (a) opportunities for enhancement and restoration;

   (b) methods proposed to monitor or inspect the works undertaken;

   (c) the timing of works to minimise adverse *effects* on *threatened or at risk* indigenous species; and

   (d) management of potential adverse *effects*.

3. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer also to Appendix 5 - Landscape Values NFL-APP and Appendix 6 - Mataura River Natural Character -NATC APP where relevant. [12]

4. Impacts on Ngāi Tahu cultural values~~, including those listed in the MW2.3.~~ listed in MW1.2.

5. The *effects* on public and customary *access* to the ~~stream or~~ *river* or *stream*.

6. The potential for ~~flooding and~~ *buildings or structures* to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.

SARZ-S6 ***Building coverage***

[11] Consequential to Decision 16, paragraph 6.8.11
[12] Consequential to Decision 45

All activities **PREC5 Multi-Sport** **PREC6 Showground**	1. The total *building coverage* across the *site* must not exceed 2 %~~percent~~. 2. The total *building coverage* across the Precinct must not exceed 10 % ~~percent~~. 3. The total *building coverage* across the Precinct must not exceed 7 %~~percent~~.	**Activity status where compliance is not achieved with:** **SARZ-S6(1), SARZ-S6(2) or SARZ-S6(3):** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the character and amenity the surrounding area and streetscape. 2. The *effects* on *stormwater* management. 3. Adverse *effects* on *amenity values* of adjoining *sites* including visual dominance.
SARZ-S7	**Screening**	
All activities	1. Parking areas adjacent to Zone *boundaries* other than *road boundaries* must be fully screened by a solid *fence* or dense landscaping such as hedgerow of at least 1.4 metres ~~high~~ in *height*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the character and amenity the surrounding area and streetscape. 2. Adverse *effects* on *amenity values* of adjoining *sites* including visual dominance.