

## Appendix 1.4 – Officers Recommended Amendments to Sport and Active Recreation Zone

Note the below provisions represent the Section 42A Report Writing Officer's recommended amendments to the provisions of the Proposed District Plan, in response to submissions (with underline used for new text and ~~strikethrough~~ for deleted text).

### Overview

The Far North District has a range of dedicated indoor and outdoor organised sports and active recreation facilities. This zone includes sports fields, hard-court areas, recreational and sporting facilities, and associated buildings. The level of development anticipated in the Sport and Active Recreation zone is expected to be higher than the Open Space zone. Most of these areas are also available for informal leisure and recreation activities such as walking, jogging and non-organised sports when these facilities are not in use.

The Sport and Active Recreation zone may also include commercial activities associated with sport and recreation, such as the retail of merchandise and equipment and providing food and beverages to players and supporters. However, the intensive use of these sites can attract large numbers of people and may generate high levels of traffic, noise, light spill and other adverse effects that need to be managed.

Council has responsibilities under the RMA and the Northland Regional Policy Statement to provide for the cultural and social well-being and the health and safety of the community which is achieved through the Sport and Active Recreation zone.

Objectives	
<b>SARZ-O1</b>	The Sport and Active Recreation zone is predominantly used for <u>sport and</u> recreation activity <sup>1</sup> .
<b>SARZ-O2</b>	Buildings or structures in the Sport and Active Recreation zone complement and are consistent with the purpose of the zone and provide for social and cultural wellbeing.
Policies	
<b>SARZ-P1</b>	Enable indoor and outdoor activities that are compatible with the purpose and predominant character of the Sport and Active Recreation zone, including; <ol style="list-style-type: none"> <li>a. <u>Sport and</u> recreation activities; and<sup>2</sup></li> <li>b. temporary events.</li> </ol>
<b>SARZ-P2</b>	Provide for single and multi-sport facilities and commercial activities ancillary to <u>sport and</u> recreation activities, and their associated buildings or structures, where these <sup>3</sup> : <ol style="list-style-type: none"> <li>a. enhance the use and enjoyment of the Sport and Active Recreation zone;</li> <li>b. avoid, remedy or mitigate any adverse effects on the character and amenity of adjacent residential zones; and</li> <li>c. provide community benefit.</li> </ol>
<b>SARZ-P3</b>	Avoid land use and subdivision in the Sport and Active Recreation zone that would compromise the establishment and continuing use of land for sport and recreation purposes.

<sup>1</sup> S271.029 Various consequential amendment

<sup>2</sup> S271.029 Various consequential amendment

<sup>3</sup> S271.029 Various consequential amendment

<b>SARZ-P4</b>	<p>Manage the effects of land use and subdivision in the Sport and Active Recreation Zone, including consideration of <u>Consider the following key matters where relevant when assessing and managing the effects of land use and subdivision in the Sport and Active Recreation zone: proposals:</u><sup>4</sup></p> <ul style="list-style-type: none"> <li>a. consistency with the scale, density, design and character of the environment and purpose of the zone;</li> <li>b. the location, scale and design of buildings or structures;</li> <li>c. the public benefit provided by the proposed activity;</li> <li>d. at zone interfaces: <ul style="list-style-type: none"> <li>i. any setbacks, fencing, screening or landscaping required to address potential conflicts.</li> <li>ii. adverse effects on the character and amenity of adjacent zones;</li> </ul> </li> <li>e. the extent to which the activity is consistent with any relevant adopted reserve management plan for the area;</li> <li>f. effects on public access and use; , <u>the integration of built form including walkways, cycleways, and pedestrian access points</u><sup>5</sup>;</li> <li>g. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;</li> <li>h. managing natural hazards;</li> <li>i. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and</li> <li>j. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</li> </ul>
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**Rules**

**Notes:**

1. There may be other rules in Part 2- District-Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this zone chapter. These District-Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. This zone chapter does not contain rules relating to setback to waterbodies for building and structures or setbacks to waterbodies for earthworks and indigenous vegetation clearance. The Natural Character contains rules for activities within wetland, lake and river margins. The Natural Character chapter should be referred to in addition to this zone chapter.

<b>SARZ-R1</b>	<b>New building or structure, <u>relocated buildings</u> and extension or alteration to an existing building or structure</b> <sup>6</sup>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Permitted</b> <b>Where:</b> <b>PER-1</b> The new building or structure, <u>relocated building</u> <sup>7</sup> or extension to an existing building or	<b>Activity status where compliance not achieved with PER-2: Restricted Discretionary</b>  <b>Matters of discretion are restricted to:</b>

<sup>4</sup> clause 16 amendment

<sup>5</sup> S274.004 and S528.004

<sup>6</sup> S482.011

<sup>7</sup> S482.011

	<p>structure, will accommodate a permitted, controlled, and <u>restricted discretionary activity</u><sup>8</sup>.</p> <p><b>PER-2</b> The new building or structure, <u>relocated building</u> or extension or alteration to an existing building or structure complies with standards: SARZ-S1 Maximum height; SARZ-S2 Height in relation to boundary; SARZ-S3 Setback( excluding from MHWS or wetland, lake and river margins); <del>SARZ-S4 Setback from MHWS; and</del><sup>9</sup> SARZ-S5 Building or structure coverage.</p> <p><b>... This standard does not apply to:</b> i. <u>Park furniture</u><sup>10</sup></p>	<p>a. the matters of discretion of any infringing standard.</p> <p><b>Activity status where compliance not achieved with PER-1: Discretionary</b></p>
<b>SARZ-R2</b>	<b>Impermeable surface coverage</b>	
<p><b>Sport and Active Recreation zone</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The impermeable surface coverage of any site is no more than 10%.</p>	<p><b>Activity status where compliance not achieved with PER-1: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. the extent to which landscaping or vegetation may reduce adverse effects of run off;</li> <li>b. the effectiveness of the proposed method for controlling stormwater on site;</li> <li>c. the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites;</li> <li>d. whether low impact design methods and use of green spaces can be used;</li> <li>e. any cumulative effects on total catchment impermeability;</li> <li>f. natural hazard mitigation and site constraints; and</li> <li>g. extent of potential adverse effects on cultural, spiritual, heritage and /or amenity values of any affected waterbodies.<sup>11</sup></li> <li>h. <u>The extent to which adverse effects of stormwater runoff from</u></li> </ul>

<sup>8</sup> S368.075

<sup>9</sup> Consequential amendment

<sup>10</sup> S485.036 Various

<sup>11</sup> S481.010

		<u>new impermeable surfaces on adjacent or downstream properties are avoided, remedied, or mitigated.</u>
<b>SARZ-R3</b>	<b>Sport and Recreation activity<sup>12</sup></b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Permitted</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>SARZ-R4</b>	<b>Park management activity<sup>13</sup></b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Permitted</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>SARZ-R5</b>	<b>Sport and recreation facility<sup>14</sup></b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Permitted</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>SARZ-R6</b>	<b>Community facility<sup>15</sup></b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Permitted</b> <b>PER-1</b> <u>The facility is primary or ancillary to the purpose of the zone</u>	<b>Activity status where compliance not achieved with PER-1: Not applicable</b> <b><u>Discretionary</u></b>
<b>SARZ-R7</b>	<b>Conservation activity</b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Permitted</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>SARZ-R8</b>	<b>Maintenance of tracks</b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Permitted</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>SARZ-R9</b>	<b>Vegetation planting</b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Permitted</b>	<b>Activity status where compliance not achieved: Not applicable</b>

<sup>12</sup> S271.029 Consequential amendments

<sup>13</sup> Insert new rule for leisure activities

<sup>14</sup> S271.029 Various

<sup>15</sup> S51.003

<b>SARZ-R10</b>	<b>Customary activity</b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Permitted</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>SARZ-R11</b>	<b>Commercial activity</b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Permitted</b> <b>Where:</b> <b>PER-1</b> The commercial activity does not exceed a GFA of 40m <sup>2</sup> . <b>PER-2</b> Hours of operation are between: 1. 86am - 69pm Monday to Friday <sup>16</sup> . 2. 9am - 5pm Weekends and public holidays. <b>PER-3</b> The commercial activity is ancillary to the <u>sport and recreation activity on site</u> <sup>17</sup> .	<b>Activity status where compliance not achieved with PER-1, PER- 2 or PER-3: Discretionary</b>
<b>SARZ-R12</b>	<b>Visitor accommodation<sup>18</sup></b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Discretionary</b> <b>PER-1</b> <u>The facility is primary or ancillary to the purpose of the zone</u>	<b>Activity status where compliance not achieved <u>with PER-1: Not applicable-Non-complying</u></b>
<b>SARZ-R13</b>	<b>Camping ground <sup>19</sup></b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Discretionary</b> <b>PER-1</b> <u>The facility is primary or ancillary to the purpose of the zone</u>	<b>Activity status where compliance not achieved <u>with PER-1: Not applicable-Non-complying</u></b>
<b>SARZ-R14</b>	<b>Educational facility <sup>20</sup></b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: <del>Discretionary</del> <u>Permitted</u></b> <b>PER-1</b>	<b>Activity status where compliance not achieved <u>with PER-1: Not applicable-Discretionary</u></b>

<sup>16</sup> 274.003 and 528.003

<sup>17</sup> 271.029 consequential amendments

<sup>18</sup> 51.004

<sup>19</sup> 51.004

<sup>20</sup> S502.080 and S274.005

	<u>Activity is ancillary to the sport and active recreation activity on site.</u>	
<b>SARZ-R15</b>	<b>Activities not otherwise listed in this chapter</b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>SARZ-R16</b>	<b>Residential activity</b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Non-complying</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>SARZ-R17</b>	<b>Industrial activity</b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Non-complying</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>SARZ-R18</b>	<b>Motorsport activity</b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Non-complying</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>SARZ-R19</b>	<b>Mineral extraction activity</b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Non-complying</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>SARZ-R20</b>	<b>Offensive trade</b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Non-complying</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>SARZ-R21</b>	<b>Commercial composting</b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Non-complying</b>	<b>Activity status where compliance not achieved: Not applicable</b>

<b>SARZ-R22</b>	<b>Community corrections activity</b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Non-complying</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>SARZ-R23</b>	<b>Landfill</b>	
<b>Sport and Active Recreation zone</b>	<b>Activity status: Non-complying</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>Standards</b>		
<b>SARZ-S1</b>	<b>Maximum height</b>	
<b>Sport and Active Recreation zone</b>	<p>The maximum height of a building or structure, or extension or alteration to an existing building or structure is <u>810m</u> above ground level<sup>21</sup>.</p> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>i. Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation;</li> <li>ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation;</li> <li>iii. Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or</li> <li>iv. Architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation; or</li> <li>v. <u>Floodlights that do not exceed 18.5m<sup>22</sup>.</u></li> </ul> <p><b>Note :</b></p> <ul style="list-style-type: none"> <li>1. <u>If a resource consent application is made for an infringement of SARZ-S1 and the proposed building or structure is:</u></li> <li>2. <u>greater than 21 metres in height and within 1,000 metres of the Waipapakauri transmitter at Spains Road, Awanui Part Lot 4 DP 43276; or</u></li> <li>3. <u>greater than 16 metres in height within 1,000 metres of the Ōhaeawai transmitter</u></li> <li>4. <u>then Radio New Zealand will be considered an affected person and consultation will be</u></li> </ul>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. the character and amenity of the surrounding environment;</li> <li>b. dominance in relation to the road and adjoining sites;</li> <li>c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites;</li> <li>d. shading and loss of access to sunlight to adjoining sites;</li> <li>e. landscaping; and</li> <li>f. natural hazard mitigation and site constraints.</li> </ul>

<sup>21</sup> S274.001 and S528.001

<sup>22</sup> S472.035 Various

	<i>required to manage potential adverse electromagnetic radiation effects.<sup>23</sup></i>	
<b>SARZ-S2</b>	<b>Height in relation to boundary</b>	
<b>Sport and Active Recreation zone</b>	<p>The building or structure, or extension or alteration to an existing building or structure must be contained within a building envelope defined by recession planes measured inwards from the respective boundary:</p> <ol style="list-style-type: none"> <li>1. 55 degrees at 2m above ground level at the northern boundary of the site;</li> <li>2. 45 degrees at 2m above ground level at the eastern and western boundaries of the site; and</li> <li>3. 35 degrees at 2m above ground level at the southern boundary of the site.</li> </ol> <p><b>This standard does not apply to:</b></p> <ol style="list-style-type: none"> <li>i. Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation;</li> <li>ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation;</li> <li>iii. Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or</li> <li>iv. Architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation.</li> </ol>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. loss of privacy to adjoining sites, including potential loss in relation to vacant sites;</li> <li>b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; and</li> <li>c. natural hazard mitigation and site constraints.</li> </ol>
<b>SARZ-S3</b>	<b>Setback (excluding from MHWS or wetland, lake and river margins)</b>	
<b>Sport and Active Recreation zone</b>	<p>The building or structure, or extension or alteration to an existing building or structure must be set back at least 4.25m from all site boundaries, except that the setback must be at least 3m measured from a road boundary<sup>24</sup>.</p> <p><b>This standard does not apply to:</b></p> <ol style="list-style-type: none"> <li>i. Fences or walls no more than 2m in height; or</li> <li>ii. uncovered decks no more than 0.5m above ground level.</li> </ol>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. the character and amenity of the surrounding area;</li> <li>b. screening, planting and landscaping on the site;</li> <li>c. the design and siting of the building or structure with respect to privacy and shading;</li> <li>d. natural hazard mitigation and site constraints;</li> <li>e. the effectiveness of the proposed method for controlling stormwater;</li> <li>f. the safety and efficiency of the current or future access, egress on site and roading network; and</li> <li>g. the impacts on existing and planned public walkways, reserves and esplanades.</li> </ol>

<sup>23</sup> S489.040

<sup>24</sup> S51.007



		<p>h. <u>The location and design of the buildings as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor; and the safe and efficient operation of the rail network<sup>25</sup>.</u></p>
<b>SARZ-S4</b>	<b>Setback from MHWS<sup>26</sup></b>	
<b>Sport and Active Recreation zone</b>	<p>The building or structure, or extension or alteration to an existing building or structure must be set back at least 26m from MHWS.</p>	<p><b>Where the standard is not met, matters of discretion are restricted to:-</b></p> <ul style="list-style-type: none"> <li>-</li> <li>a. the natural character of the coastal environment;</li> <li>b. screening, planting and landscaping on the site;</li> <li>c. the design and siting of the building or structure with respect to dominance on adjoining public space;</li> <li>d. natural hazard mitigation and site constraints;</li> <li>e. the effectiveness of the proposed method for controlling stormwater; and</li> <li>f. the impacts on existing and planned roads, public walkways, reserves and esplanades.</li> <li>-</li> </ul>
<b>SARZ-S54<sup>27</sup></b>	<b>Building or structure coverage</b>	
<b>Sport and Active Recreation zone</b>	<p>The building or structure coverage of the site is no more than 8%.</p>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. the character and amenity of the surrounding area;</li> <li>b. any landscaping, planting and screening to mitigate any adverse effects;</li> <li>c. the extent to which private open space can be provided for future uses;</li> <li>d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment; and</li> <li>e. natural hazard mitigation and site constraints.</li> </ul>

<sup>25</sup> S416.055

<sup>26</sup> Consequential amendments

<sup>27</sup> Consequential amendments

