

Appendix A – Recommended Amendments to the Sport and Active Recreation Zone Chapter

KEY

Red Underlined – Additions recommended as part of s42A Report

~~Red Strikethrough~~ – Deletions recommended as part of s42A Report

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, 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 Mātaura 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.

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 well-being wellbeing needs;
 3. spaces that are large and open, with limited *buildings*, and areas of prominent trees, vegetation and green infrastructure;
 4. car parking and lighting that support local, regional, national and international sports and commercial events; and
 5. cultural and historic values.
- 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 well-being wellbeing of the community, including the ~~cultural~~ well-being wellbeing of tangata whenua ~~Māori communities~~; 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*;
 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 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; and
 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 *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 Zone;
 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
 - (b) adverse effects on cultural, spiritual and/or historic values and interests or associations ~~of importance to tangata whenua mana~~ whenua have with place.
- 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 *agricultural, 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

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.

Rules

SARZ-R1	<i>Sport and Recreation Activity</i>	
SARZ-R2	<i>Conservation Activity</i>	
SARZ-R3	<i>Community Facility</i>	
SARZ-R4	<i>Park Management Activity</i>	
All areas	SARZ-R1 to SARZ-R4 Activity status: Permitted Where: 1. The hours of operation are between 7 am and 10 pm; and 2. Any new, <u>relocated</u> or extended <i>buildings</i> or <i>structure</i> complies with all Sport and Active Recreation Zone Standards.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The <i>effects</i> on the character and <i>amenity values</i> of the adjacent <i>sites</i>. 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	<i>Commercial Activity</i>	
All areas including PREC6 Showground	Activity status: Permitted Where: 1. The activity is ancillary to a permitted activity 2. The total floor area shall not exceed 150m². 3. The hours of operation are between 7 am and 10 pm. 4. Any new, <u>relocated</u> or extended <i>buildings</i> or <i>structure</i> complies with all Sport and Active Recreation Zone Standards.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The <i>effects</i> on the character and <i>amenity values</i> of adjacent <i>sites</i>. 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 not exceed 250m²; and 3. The activity shall be located at least 25m from the precinct <i>boundary</i>, and 4. The hours of operation must be between 7 am and 10 pm, and 5. Any new, <u>relocated</u> or extended <i>buildings</i> or <i>structure</i> 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 <i>effect</i> of the activity on the <i>amenity values</i> of the <i>site</i> and surrounding properties 2. The safety and efficiency of the roading network 3. The matters of discretion of any infringed standard.
SARZ-R6	<i>Agricultural, horticultural and pastoral activities</i>	
PREC6 Showground	Activity status: Permitted Where: 1. The activity is limited to grazing and the growing and harvesting of grass. 2. Any new, <u>relocated</u> 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 <i>effect</i> of the activity on the <i>amenity values</i> of the <i>site</i> and surrounding properties 2. Conflict with and/or <i>reverse sensitivity effects</i> on adjacent sensitive activities. 3. The potential impact on <i>water</i> quality.
SARZ-R7	<i>Residential Activity</i>	
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 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	Activity status where compliance not achieved: N/A

Standards

SARZ-S1			Height
All activities including PREC6 Showground	1.	The maximum height of any <i>building</i> or <i>structure</i> is 8 metres above <i>ground level</i> . Excluding roof mounted <i>structures</i> such as: panels, architectural features, satellite dishes or antennas, aerials, flues, not more than 1m above <i>height</i> limit and not more than 1m 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 <i>effects</i> on the <i>amenity values</i> of adjoining <i>sites</i> including privacy, shading, outlook and dominance. 2. The <i>effects</i> on the character and <i>amenity values</i> of the surrounding <i>environment</i> and streetscape. 3. Impacts on Ngāi Tahu cultural values, including those listed in the MW2.3. 4. Whether the <i>structure</i> can be more appropriately located to minimise adverse visual amenity <i>effects</i> . 5. The reason for the increase in <i>height</i> .
	PREC5 Multi-Sports	2.	
SARZ-S2			Height in relation to boundary

All Activities

1. No part of any *building* shall 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:

- (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 1m above *height* limit in SARZ – S1 and not more than 1m 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

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. 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 be *setback* from any side and rear *boundary* the minimum distances as follows:

- (a) 10m from all *boundaries* that adjoin a Residential Zone.
- (b) 5m from all *boundaries* that adjoin other zones.

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.

	(i) eaves, gutters and associated downpipes on any <i>building</i> may intrude into the <i>setback</i> by up to 600mm. (ii) no <i>setback</i> is required for <i>buildings</i> that share a <i>common wall</i> along the <i>boundary</i>. (iii) The setback provisions do not apply to fences.	2. The ability to mitigate adverse <i>effect</i> on adjoining <i>sites</i> through layout, <i>building</i> design and landscaping. 3. The extent to which the reduction in the <i>setback</i> is necessary due to the shape or natural and physical features of the <i>site</i>.
SARZ-S4 <i>Setbacks to road boundaries</i>		
All Activities	1. Any <i>building</i> or <i>structure</i> shall be <i>setback</i> a minimum of 4.5 metres from any <i>road boundary</i>: Except that: (a) eaves, gutters and associated downpipes on any <i>building</i> may intrude into the <i>setback</i> 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 <i>road</i> network. 2. <i>Effects</i> on the character and amenity of the streetscape including dominance. 3. Compatibility with the surrounding <i>environment</i>. 4. The reason for the reduced <i>setback</i>.
SARZ-S5 <i>Setbacks to rivers and streams</i>		
All Activities	1. Any <i>building</i> or <i>structure</i> is set back from the top of the closest bank of any <i>stream</i> or <i>river</i> the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4) (c) 5m for low order rivers or streams (order 1 and 2).	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Whether there is a <i>functional need</i> for the <i>building</i> or <i>structure</i> to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility.

Refer to Appendix 3 for river and stream orders

2. The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures*.
3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous *biodiversity* and /or habitats.
4. 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 to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River.
5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.
6. The *effects* on public and customary *access* to the stream or *river*.
7. The potential for flooding and 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

All activities

1. The total building coverage across the site must not exceed 2 percent.

PREC5 Multi-Sport

2. The total building coverage across the precinct must not exceed 10 percent.

PREC6 Showground

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 <i>effects</i> on <i>amenity values</i> of adjoining <i>sites</i> including visual dominance.
SARZ-S7	Screening	
All activities	1. Parking areas adjacent to Zone <i>boundaries</i> other than <i>road boundaries</i> must be fully screened by a solid fence or dense landscaping such as hedgerow of at least 1.4m high.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The <i>effects</i> on the character and amenity the surrounding area and streetscape. 2. Adverse <i>effects</i> on <i>amenity values</i> of adjoining <i>sites</i> including visual dominance.
<u>SARZ-S8</u>	<u>Setback from Rail Corridor</u>	
<u>All activities</u>	1. <u>Any building no greater than 3m in height shall be setback at least 1m from the legal boundary with the rail corridor of the Main South Line.</u> 2. <u>Any building greater than 3m but no greater than 5m in height shall be setback at least 1.5m from the legal boundary with the rail corridor of the Main South Line.</u> 3. <u>Any building greater than 5m but no greater than 9.5m in height shall be setback at least 2.5m from the legal boundary with the rail corridor of the Main South Line.</u>	<u>Activity status where compliance not achieved:</u> <u>Restricted Discretionary</u> <u>Matters of discretion:</u> <u>1. The safe and efficient operation of the rail network.</u> <u>2. Compatibility with the surrounding environment.</u> <u>3. The reason for the reduced setback.</u>