

This section has rules that have legal effect.

## Appendix B: Officer's 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 red underline used for new text and ~~red strikethrough~~ for deleted text).

### Overview

The Sport and active recreation zone applies to areas used predominantly for a range of indoor and outdoor sport and active recreational activities and associated facilities and structures. Kaipara District's major sports facilities are in the Sport and active recreation zone. This zone contains larger-scale buildings, along with car parking, lighting and sports activity that can create larger volumes of traffic and noise. Some facilities also serve as venues for other public events, including corporate functions.

### Objectives

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| <b>SARZ-01</b>  |  |
| Active recreation opportunities and ancillary informal leisure activities are supported.  |  |
| <b>SARZ -02</b>   |  |
| Buildings and structures within the Sport and active recreation zone complement sport and active recreation activities and provide for social and cultural wellbeing. |  |

### Policies

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| <b>SARZ-P1</b>  | <b>Range of recreational activities</b> |
| Enable a range of recreation activities and appropriate ancillary activities where these: <ol style="list-style-type: none"> <li>1. Are compatible with the character, purpose and qualities of the zone;</li> <li>2. Manage adverse effects, particularly from noise and traffic movements on the character and qualities of adjoining sites where sensitive activities are located; and</li> <li>3. Contribute to the overall health, safety and wellbeing of the community.</li> </ol> |   |
| <b>SARZ -P2</b>   | <b>Buildings and structures</b>         |
| Provide for buildings and structures that: <ol style="list-style-type: none"> <li>1. Enable a variety of indoor and outdoor sports and recreation activities; and</li> <li>2. Support the safety of users and neighbouring communities by being consistent with Crime Prevention Through Environmental Design.</li> </ol>   |   |
| <b>SARZ-P3</b>  | <b>Incompatible activities</b>          |
| Avoid land uses and activities that would compromise public use and enjoyment and access to the zone.   |   |

## Rules

**Note:** For certain activities, consent may be required by rules in more than one chapter in the District Plan - see Part 1 - General Approach Chapter.

| <b>SARZ-R1</b>   | <b>Buildings and structures (excluding walking and cycling paths and connections)</b>     |  |
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| <p><b>1. Activity status:</b> Permitted</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. The construction, alteration or addition of any building or structure, including open space facilities, complies with:               <ul style="list-style-type: none"> <li>i. SARZ-S1 Maximum height;</li> <li>ii. SARZ-S2 Height in relation to boundary;</li> <li>iii. SARZ-S3 Setbacks from boundaries;</li> <li>iv. SARZ-S4 Setbacks from a coastal marine area;</li> <li>v. SARZ-S5 Building coverage;</li> <li>vi. SARZ-S6 Fencing and boundary walls; and</li> <li>vii. SARZ-S8 Impervious surface</li> </ul> </li> </ul> | <p><b>2. Activity status when compliance not achieved:</b> Refer to relevant Standard</p> |  |

| <b>SARZ-R2</b>   | <b>Activities authorised by strategies and plans</b>                         |  |
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| <p><b>1. Activity status:</b> Permitted</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. The activity is undertaken in accordance with a conservation management strategy, conservation management plan or a reserve management plan.</li> </ul> | <p><b>2. Activity status when compliance not achieved:</b> Non-Complying</p> |  |

| <b>SARZ-R3</b>   | <b>Recreation activity</b>   |  |
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| <p><b>1. Activity status:</b> Permitted</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. The activity complies with SARZ-S7 Hours of operation.</li> </ul> | <p><b>2. Activity status when compliance not achieved:</b> Refer to Standard SARZ-S7</p> |  |

| <b>SARZ-R4</b>  | <b>Walking and cycling paths and connections</b>  |  |
|---|---|--|
| <p><b>1. Activity status:</b> Permitted</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. The activity complies with the following standards:               <ul style="list-style-type: none"> <li>i. SARZ-S3 Setbacks from boundaries; and</li> <li>ii. SARZ-S4 Setbacks from waterbodies.</li> </ul> </li> </ul> | <p><b>2. Activity status when compliance not achieved:</b> Refer to relevant Standard</p> |  |

| <b>SARZ-R5</b> | <b>Commercial activity</b> |  |
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| <p><b>1. Activity status:</b> Permitted</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. The Gross Floor Area used for any commercial activity does not exceed 200m<sup>2</sup> per site; and</li> <li>b. Commercial activities are limited to:                     <ul style="list-style-type: none"> <li>i. the sale of food and drink;</li> <li>ii. the sale or hire of products that support the activities, for example sporting equipment; and</li> <li>iii. the sale of tickets for a recreation activity; and</li> </ul> </li> <li>c. The activity complies with:                     <ul style="list-style-type: none"> <li>i. SARZ-S7 Hours of operation.</li> </ul> </li> </ul> | <p><b>2. Activity status when compliance not achieved with SARZ-R5.1.a or SARZ-R5.1.b:</b> Non-Complying</p> <p><b>3. Activity status when compliance not achieved with SARZ-R5.1.c:</b> Refer to relevant Standard</p> |
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| <b>SARZ-R6</b>  | <b>Community facilities</b>  |  |
| <p><b>1. Activity status:</b> Permitted</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. The construction, alteration or addition of any building or structure, including community facilities, complies with:                     <ul style="list-style-type: none"> <li>i. SARZ-S1 Maximum height;</li> <li>ii. SARZ-S2 Height in relation to boundary;</li> <li>iii. SARZ-S3 Setbacks from boundaries;</li> <li>iv. SARZ-S4 Setbacks from a coastal marine area;</li> <li>v. SARZ-S5 Building coverage;</li> <li>vi. SARZ-S6 Fencing and boundary walls; and</li> <li>vii. SARZ-S8 Impervious surface</li> </ul> </li> </ul> | <p><b>2. Activity status when compliance not achieved:</b> Refer to the relevant standard.</p> |  |

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| <b><u>SARZ-R7</u></b>                              | <b><u>Conservation activity</u></b>  |  |
| <p><b><u>1. Activity status:</u></b> Permitted</p> | <p><b><u>2. Activity status when compliance not achieved:</u></b> Not Applicable</p> |  |

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| <b><u>SARZ-R8</u></b>                              | <b><u>Demolition of a building or structure</u></b>                                  |  |
| <p><b><u>1. Activity status:</u></b> Permitted</p> | <p><b><u>2. Activity status when compliance not achieved:</u></b> Not Applicable</p> |  |

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| <b><u>SARZ-R79</u></b>                          | <b>Any activities not listed as permitted, discretionary or non-complying activity</b> |  |
| <p><b>1. Activity status:</b> Discretionary</p> | <p><b>2. Activity status when compliance not achieved:</b> Not Applicable</p>          |  |


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| <b>SARZ-R810</b>                         | <b>Industrial activity</b>   |
| <b>1. Activity status:</b> Non-Complying | <b>2. Activity status when compliance not achieved:</b> Not Applicable |
| <b>SARZ-R911</b>                         | <b>Mining</b>  |
| <b>1. Activity status:</b> Non-Complying | <b>2. Activity status when compliance not achieved:</b> Not Applicable |
| <b>SARZ-R1012</b>                        | <b>Motorsport activity</b>   |
| <b>1. Activity status:</b> Non-Complying | <b>2. Activity status when compliance not achieved:</b> Not Applicable |

## Standards

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| <b>SARZ-S1</b>  | <b>Maximum height</b>   |
| <p><b>1.</b> The maximum height of buildings and structures above ground level must not exceed 8m.</p> <p><b>2.</b> Poles for lighting or surveillance must not exceed a maximum height above ground level of 18m.</p> <p><b>This standard does not apply to:</b></p> <p>a. Solar and water heating components which must not exceed the maximum height of buildings by more than 0.5m; and</p> <p>b. Flagpoles, antennas, satellite dishes, aerials, chimneys, flues and architectural features which must not exceed the maximum height of buildings by 1m in height or exceed 1m diameter.</p> | <p><b>3. Activity status when compliance not achieved:</b> Restricted Discretionary</p> <p><b>4. Matters over which discretion is restricted:</b></p> <p>a. The character and amenity of the surrounding environment;</p> <p>b. Dominance of the building and/or structure in relation to the landscape;</p> <p>c. Shading and loss of solar access to adjoining sites; and</p> <p>d. Consistency with Crime Prevention through Environmental Design.</p> |

| SARZ-S2   | Height in relation to boundary   |  |
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| <p><b>1.</b> Buildings and structures must be contained within a building envelope defined by 45 degree recession plane measured from 3m above existing ground level at the boundaries of the site adjoining a General residential zone.<br/> <b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>a. Solar and water heating components provided these do not exceed the maximum height of buildings and structures by more than 0.5m; and</li> <li>b. Flag poles, antennas, satellite dishes, aerials, chimneys, flues and architectural features that do not exceed 1m in height and/or diameter.</li> </ul> | <p><b>2. Activity status when compliance not achieved:</b> Restricted Discretionary</p> <p><b>3. Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. Shading and loss of sunlight to adjoining sites, including buildings and outdoor areas.</li> </ul> |  |

| SARZ-S3  | Setbacks from boundaries   |  |
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| <p><b>1.</b> Buildings and structures must be set back at least 5 metres from all site boundaries.<br/> <b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>a. Fences or walls no more than 2m in height; and</li> <li>b. Uncovered decks less than 1m in height above ground level.</li> </ul> | <p><b>2. Activity status when compliance not achieved:</b> Restricted Discretionary</p> <p><b>3. Matters over which discretion is restricted:</b></p> <ul 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 on adjoining or adjacent sites;</li> <li>d. The impacts on existing and future esplanade reserves, esplanade strips and public walkways and cycleways; and</li> <li>e. Consistency with Crime Prevention through Environmental Design.</li> </ul> |  |

| SARZ-S4   | Setbacks from a coastal marine area <b>NOTE:</b><br><br><b>This standard has immediate legal effect</b>   |  |
|---|--|--|
| <p><b>1.</b> Buildings, accessory buildings and structures must be setback 25m from the edge of a coastal marine area.</p> <p><b>2.</b> The setbacks in SARZ-S4.1 do not apply to:</p> <ul style="list-style-type: none"> <li>a. Buildings and structures that are permitted under the Natural Character chapter;</li> <li>b. Where there is a legally formed and maintained road;</li> <li>c. Fences; <u>and</u></li> <li><del>d. Infrastructure provided by a network utility operator; and</del></li> <li>e. Structures associated with vehicle or pedestrian access.</li> </ul> | <p><b>3. Activity status when compliance not achieved:</b> Restricted Discretionary</p> <p><b>4. Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. The design and siting of the building or structure with respect to effects on the natural character, landscape, ecological, public access and cultural values of the waterbody;</li> <li>b. The impacts on existing and future esplanade reserves, esplanade strips, and public access to the coastal margins;</li> <li>c. screening, planting and landscaping on the site; and</li> <li>d. Natural hazard risks.</li> </ul> |  |

| SARZ-S5   | Building coverage  |  |
|---|--|--|
| <p>1. The maximum building coverage per net site area is 15%.</p> | <p><b>2. Activity status when compliance not achieved:</b> Restricted Discretionary</p> <p><b>3. Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. The character and amenity of the surrounding area;</li> <li>b. The effects on the landscape;</li> <li>c. Effects on public access and use of the site;</li> <li>d. Any landscaping, planting and screening to mitigate any adverse effects;</li> <li>e. The effectiveness of the proposed method for controlling stormwater on site; and</li> <li>f. The bulk and location of the building.</li> </ul> |  |

| SARZ-S6  | Fencing and boundary walls   |  |
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| <p>1. All fences and boundary walls (including retaining walls) must not exceed a maximum height above ground level of:</p> <ul style="list-style-type: none"> <li>a. 2m on any site boundary that does not adjoin a road; and</li> <li>b. 1.2m on any site boundary that adjoins a road.</li> </ul> | <p><b>2. Activity status when compliance not achieved:</b> Restricted Discretionary</p> <p><b>3. Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. The streetscape and amenity of the surrounding area;</li> <li>b. The amenity of adjoining properties, including that on the outdoor living space and any adverse shading effects;</li> <li>c. Topographical or other site constraints; and</li> <li>d. Consistency with Crime Prevention through Environmental Design, including any need for security fencing.</li> </ul> |  |

| SARZ-S7   | Hours of operation  |
|---|---|
| <p>1. The hours of operation must not extend beyond 0600-2200 Monday to Sunday.</p> | <p><b>2. Activity status when compliance not achieved:</b> Restricted Discretionary</p> <p><b>3. Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. Any impact on the character and qualities of the surrounding area.</li> </ul> |

| SARZ-S8  | Impervious surface   |
|--|--|
| <p>1. The maximum impervious surface coverage of the net site area must be no more than 40%.</p> | <p><b>2. Activity status when compliance not achieved:</b> Restricted Discretionary</p> <p><b>3. Matters over which discretion is restricted:</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 effectiveness of the proposed method for controlling stormwater on site;</li> <li>d. 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>e. Whether low impact design methods and use of green spaces can be used; and</li> <li>f. Natural hazard mitigation and site constraints.</li> </ul> |