

Sport and Active Recreation Zone (SARZ)

Issues

The Sport and Active Recreation Zone (SARZ) provides for large open space areas that are primarily used for organised activities including events and indoor and outdoor organised sports. These areas are actively managed and have high levels of development, public utilisation and social interaction.

The Sport and Active Recreation Zone includes major parks (referred to as destination parks), sports fields, hard-court areas and greens, multi-sports facilities, [community activities](#), boat ramps, public gardens, cemeteries, community halls and some smaller areas such as civic spaces.

The Sport and Active Recreation Zone consists of the following New Zealand Reserve Association Park Categories:

- Sport and Recreation.
- Civic Spaces.
- Public Gardens.
- Cemetery/Heritage.

These areas can include [buildings](#) and [structures](#) such as grandstands, sports and community clubrooms, toilets and changing facilities. The high level of use and development of these areas can generate adverse [effects](#), such as noise, traffic, and lighting, that need to be managed. [Commercial activities](#) within the Sport and Active Recreation Zone must be ancillary activities to sport and active recreational activities.

In addition to meeting local recreation and sport's needs, Whangārei is also seen as a significant venue for hosting regional and national events due in part to its regional position and population mass. The Sport and Active Recreation Zone seeks to ensure that these regionally significant areas achieve a high quality [built form](#) that responds to and interacts with the surrounding [environment](#) resulting in an attractive and vibrant area for residents and visitors.

The capacity of [land](#) for sport and active recreational use should be carefully monitored. Additional [land](#) may be required over the next 10 years to provide for future population needs.

Objectives

SARZ-O1 – Recreation and Community Activities	Provide for a range of accessible sport, active recreational and community activities .
SARZ-O2 – Adverse Effects	Recognise the potential effects on adjacent sites and surrounding areas from sport, active recreation and community activities .
SARZ-O3 – Associated Activities	Enable activities directly associated with sport and recreation that enhance the use and enjoyment of the Sport and Active Recreation Zone.

Policies

SARZ-P1 – Active Recreation	To enable active recreation by providing for a range of accessible sport, recreational and community activities , associated buildings and infrastructure .
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Sport and Active Recreation Zone (SARZ)

SARZ-P2 – Adverse Effects	To manage adverse effects on residents, the community and the environment , by limiting the scale and location of buildings .
SARZ-P3 – Amenity	To manage the nature, scale, intensity and location of activities to ensure they are compatible with the amenity of surrounding Residential Zones .
SARZ-P4 – Enabled Activities	To enhance the use and enjoyment of the Sport and Active Recreation Zone by enabling activities that are ancillary to sport and recreation on the site .
SARZ-P5 – Non-Recreation Activities	To manage non-recreational or non-active sport activities by ensuring that they: <ol style="list-style-type: none"> 1. Are not likely to generate reverse sensitivity effects. 2. Support, or are compatible with, the operation of place of assembly, recreational or educational activities within the Zone. 3. Ensure that the potential establishment of future place of assembly, recreational or educational activities is not compromised by the nature, scale and design of activities and buildings. 4. Do not compromise the viability and vitality of the City Centre, Waterfront, Mixed Use, Local Centre, Neighbourhood Centre and Shopping Centre Zones.
SARZ-P6 – Subdivision	To avoid the fragmentation of Sport and Active Recreation Zone land where subdivision design and layout would not facilitate place of assembly , recreational or educational activities.

Rules

SARZ-R1	Any Activity Not Otherwise Listed in This Chapter
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Resource consent is not required under any rule of the District Plan. 2. The activity is not prohibited under any rule of the District Plan.
SARZ-R2	Any Activity
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is in accordance with Section 4(3) of the Resource Management Act 1991.

Sport and Active Recreation Zone (SARZ)

SARZ-R3	Minor Buildings	
<p>Activity Status: Permitted</p> <p><i>Note:</i></p> <p>1. <u>Minor buildings</u> are exempt from rules SARZ-R4 – R6.</p>		
SARZ-R4	Building and Major Structure Height	
<p>Activity Status: Permitted</p> <p>Where:</p> <p>1. The maximum <u>building height</u> and <u>major structure height</u> is 10m above <u>ground level</u>, excluding floodlights which have a maximum <u>height</u> of 18.5m above <u>ground level</u>.</p>		
		Activity Status when compliance not achieved: Discretionary
SARZ-R5	Building and Major Structure Setbacks	
<p>Activity Status: Permitted</p> <p>Where:</p> <p>1. All <u>buildings</u> and <u>major structures</u> comply with the minimum <u>building</u> and <u>major structure setback</u> rule of the adjoining zone closest to the <u>building</u> or <u>major structure</u>.</p> <p>2. All <u>buildings</u> and <u>major structures</u> are set back at least 27m from Mean High Water Springs or the top of the bank of any <u>river</u> that has a width exceeding 3m (excluding bridges, culverts and fences).</p> <p><i>Rule Exemption:</i></p> <p>1. SARZ-R5.1 does not apply where the adjoining zone is an Open Space and Recreation Zone.</p>		
		Activity Status when compliance not achieved: Discretionary
SARZ-R6	Building and Major Structure Height in Relation to Boundary	

Sport and Active Recreation Zone (SARZ)

<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All buildings and major structures comply with the minimum height in relation to boundary rule of the adjoining zone closest to the building or major structure. <p><i>Rule Exemption:</i></p> <ol style="list-style-type: none"> <i>SARZ-R6.1 does not apply where the adjoining zone is an Open Space and Recreation Zone.</i> 	<p>Activity Status when compliance not achieved: Discretionary</p>
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SARZ-R7	Outdoor Areas of Storage or Stockpiles	
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The outdoor area of storage or stockpile: <ol style="list-style-type: none"> Complies with rules SARZ-R4 – R6. Is screened from view from adjacent public places and surrounding Local Centre, Mixed Use, Residential or Open Space and Recreation Zones, except for construction materials for a maximum period of 12 months within each 10-year period from [operative date]. 	<p>Activity Status when compliance not achieved: Discretionary</p>	

SARZ-R8	Garden Centres	
SARZ-R9	General Retail	
SARZ-R10	Commercial Services	
SARZ-R11	Food and Beverage Activity	

<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is an ancillary activity to the primary place of assembly, recreational facility or education facility within the same site. The activity is located further than 50m from a Residential Zone. Any combination of activities listed in rules SARZ-R8 to SARZ-R11 have: <ol style="list-style-type: none"> A cumulative gross floor area of less than 25% of the site area. A cumulative outdoor area less than 500m². 	<p>Activity Status when compliance not achieved: Discretionary</p>
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SARZ-R12	Place of Assembly	
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Sport and Active Recreation Zone (SARZ)

SARZ-R13	Entertainment Facilities	
SARZ-R14	Recreational Facilities	
SARZ-R15	Educational Facilities	
SARZ-R16	General Community	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is located: <ol style="list-style-type: none"> a. Within 50m of Residential Zone boundaries and is not open for visitors, clients, deliveries or servicing and does not operate outside the hours of 08:00 and 22:00; or b. Further than 50m from Residential Zone boundaries. 2. The activity is a primary activity or <u>ancillary activity</u>. 	<p>Activity Status when compliance not achieved: Discretionary</p>
SARZ-R17	Community Corrections Activity	
	<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or <u>ancillary activity</u>. 	
SARZ-R18	Rural Production Activity	
SARZ-R19	Industrial Activities	
SARZ-R20	Residential Activities	
SARZ-R21	Motor Vehicle Sales	
SARZ-R22	Marine Retail	
SARZ-R23	Drive Through Facilities	
SARZ-R24	Hire Premise	
SARZ-R25	Service Stations	
SARZ-R26	Funeral Home	
SARZ-R27	Trade Suppliers	
SARZ-R28	Grocery Store	
SARZ-R29	Visitor Accommodation	

Sport and Active Recreation Zone (SARZ)

SARZ-R30	Care Centre
SARZ-R31	Emergency Service
SARZ-R32	Hospital
SARZ-R33	General Commercial

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or ancillary activity.