

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.

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Policies	
SARZ-P1 – Active Recreation	To enable active recreation by providing for a range of accessible sport, recreational and <u>community activities</u> , associated <u>buildings</u> and <u>infrastructure</u> .
SARZ-P2 – Adverse Effects	To manage adverse <u>effects</u> on residents, the community and the <u>environment</u> , by limiting the scale and location of <u>buildings</u> .
SARZ-P3 – Amenity	To manage the nature, scale, intensity and location of activities to ensure they are compatible with the amenity of surrounding <u>Residential Zones</u> .
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 <u>site</u> .
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 <u>land</u> where <u>subdivision</u> design and layout would not facilitate <u>place of assembly</u> , recreational or educational activities.

Rules

SARZ-R1	Any Activity Not Otherwise Listed in This Chapter
	Activity Status: Permitted Where: <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.

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SARZ-R2	Any Activity	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is in accordance with Section 4(3) of the Resource Management Act 1991. 	
SARZ-R3	Minor Buildings	
	<p>Activity Status: Permitted</p> <p>Note:</p> <ol style="list-style-type: none"> Minor buildings are exempt from rules SARZ-R4 – R6. 	
SARZ-R4	Building and Major Structure Height	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum building height and major structure height is 10m above ground level, excluding floodlights which have a maximum height of 18.5m above ground level. 	<p>Activity Status when compliance not achieved: Discretionary</p>
SARZ-R5	Building and Major Structure Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All buildings and major structures comply with the minimum building and major structure setback rule of the adjoining zone closest to the building or major structure. All buildings and major structures are set back at least 27m from Mean High Water Springs or the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). <p>Rule Exemption:</p> <ol style="list-style-type: none"> 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</p>

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SARZ-R6	Building and Major Structure Height in Relation to Boundary
	<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>Rule Exemption:</p> <ol style="list-style-type: none"> SARZ-R6.1 does not apply where the adjoining zone is an Open Space and Recreation Zone.
	Activity Status when compliance not achieved: Discretionary
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 Zone, Mixed Use Zone, Residential Zone or Open Space and Recreation Zones, except for construction materials for a maximum period of 12 months within each 10-year period from 15 July 2020.
	Activity Status when compliance not achieved: Discretionary
SARZ-R8	Garden Centres
SARZ-R9	General Retail
SARZ-R10	Commercial Services
SARZ-R11	Food and Beverage Activity

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	<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>
<p>SARZ-R12</p> <p>SARZ-R13</p> <p>SARZ-R14</p> <p>SARZ-R15</p> <p>SARZ-R16</p>	<p>Place of Assembly</p> <p>Entertainment Facilities</p> <p>Recreational Facilities</p> <p>Educational Facilities</p> <p>General Community</p>	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is located: <ol style="list-style-type: none"> 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 Further than 50m from Residential Zone boundaries. The activity is a primary activity or ancillary activity. 	<p>Activity Status when compliance not achieved: Discretionary</p>
<p>SARZ-R17</p>	<p>Community Corrections Activity</p> <p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity. 	

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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
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 <u>ancillary activity</u> .