

# Sport and Active Recreation Zone (SAR)

## Overview

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

The SAR 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 SAR must be ancillary to sport and active recreational activities.

In addition to meeting local recreation and sport's needs, Whangarei is also seen as a significant venue for hosting regional and national events due in part to its regional position and population mass. The SAR 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

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

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| Policies                           |  |
|------------------------------------|--|
| SAR-P1 – Active Recreation         | To enable active recreation by providing for a range of sport, recreational and community activities, associated buildings and infrastructure.   |
| SAR-P2 – Adverse Effects           | To manage adverse effects on residents, the community and the environment, by limiting the scale and location of buildings.  |
| SAR-P3 – Amenity                   | To manage the nature, scale, intensity and location of activities to ensure they are compatible with the amenity of surrounding Residential Zones.   |
| SAR-P4 – Enabled Activities        | To enhance the use and enjoyment of the SAR by enabling activities that are ancillary to sport and recreation on the site.   |
| SAR-P5 – Non-Recreation Activities | To manage non-recreational or non-active sport activities by ensuring that they: <ol style="list-style-type: none"> <li>1. Are not likely to generate reverse sensitivity effects.</li> <li>2. Support, or are compatible with, the operation of place of assembly, recreational or educational activities within the Zone.</li> <li>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.</li> <li>4. Do not compromise the viability and vitality of the City Centre, Waterfront, Mixed-use, Local Commercial, Neighbourhood Commercial and Shopping Centre Zones.</li> </ol> |
| SAR-P6 – Subdivision               | To avoid the fragmentation of SAR land where subdivision design and layout would not facilitate place of assembly, recreational or educational activities.   |

## Rules

| SAR-R1 | Any Activity Not Otherwise Listed in This Chapter   |
|--------|---|
|        | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Resource consent is not required under any rule of the District Plan, and</li> <li>2. The activity is not prohibited under any rule of the District Plan, or</li> <li>3. The activity in accordance with Section 4(3) of the RMA 1991.</li> </ol> |

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|               |   |  |
|---------------|---|--|
| <b>SAR-R2</b> | <b>Building Height</b>  |  |
|               | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The maximum building height is 10m, excluding floodlights which have a maximum height of 18.5m.</li> </ol>   | <p>Activity Status when compliance not achieved: D</p> |
| <b>SAR-R3</b> | <b>Building Setbacks</b>  |  |
|               | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any building complies with the minimum building setback rule of the adjoining Zone closest to the building.</li> <li>Any building is 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).</li> </ol> | <p>Activity Status when compliance not achieved: D</p> |
| <b>SAR-R4</b> | <b>Building Height in Relation to Boundary</b>  |  |
|               | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any building complies with the minimum height in relation to boundary rule of the adjoining Zone closest to the building.</li> </ol>   | <p>Activity Status when compliance not achieved: D</p> |
| <b>SAR-R5</b> | <b>Outdoor Areas of Storage or Stockpiles</b>   |  |
|               | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any outdoor area of storage or stockpile complies with rules SAR-R2 – R4.</li> <li>Any outdoor area of storage or stockpile is screened from view from</li> </ol>  | <p>Activity Status when compliance not achieved: D</p> |

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public places and surrounding Local Commercial, Mixed-use, Living or Open Spaces Zone sites.

|        |                            |
|--------|----------------------------|
| SAR-R6 | Garden Centres             |
| SAR-R7 | General Retail             |
| SAR-R8 | Commercial Services        |
| SAR-R9 | Food and Beverage Activity |

Activity Status: P

Where:

1. The activity is ancillary to the primary place of assembly, recreational facility or education facility within the same site.
2. The activity is located more than 50m from a Residential Zone.
3. Any combination of activities listed in rules SAR-R6 to SAR-R9 have:
  - a. A cumulative GFA of less than 25% of the site area.
  - b. Cumulative outdoor area:
    - i. Less than 500m<sup>2</sup>.
    - ii. Not located between the front of the building and the road.

Activity Status when compliance not achieved: D

|         |                          |
|---------|--------------------------|
| SAR-R10 | Place of Assembly        |
| SAR-R11 | Entertainment Facilities |
| SAR-R12 | Recreational Facilities  |
| SAR-R13 | Educational Facilities   |

Activity Status: P

Where:

Activity Status when compliance not achieved: D

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1. The activity is located within 50m of a residential zone and does not operate outside the hours of 0800 and 2200.

|                     |                           |
|---------------------|---------------------------|
| SAR-R14             | Rural Production Activity |
| SAR-R15             | Industrial Activities     |
| SAR-R16             | Residential Activities    |
| SAR-R17             | Motor Vehicle Sales       |
| SAR-R18             | Marine Retail             |
| SAR-R19             | Drive Through Facilities  |
| SAR-R20             | Hire Premise              |
| SAR-R21             | Service Stations          |
| SAR-R22             | Funeral Home              |
| SAR-R23             | Trade Suppliers           |
| SAR-R24             | Grocery Store             |
| SAR-R25             | Visitor Accommodation     |
| SAR-R26             | Care Centre               |
| SAR-R27             | Health Care Facilities    |
| SAR-R28             | Emergency Service         |
| SAR-R29             | Hospital                  |
| Activity Status: NC |                           |