

## Appendix 1 – Recommended Changes to Provisions

### Natural Open Space Zone

#### Introduction

The Natural Open Space Zone is applied to land that is managed by the Council or Department of Conservation for conservation purposes. It is characterised by areas of indigenous vegetation, habitat for indigenous fauna,<sup>1</sup> and a high degree of naturalness.

Section 4 (3) RMA allows certain Crown activity to contravene a District Plan in relation to any work or activity on land held under the Conservation Act 1987 that is consistent with a conservation management strategy, conservation management plan, or management plan and does not have a significant adverse effect beyond the boundary of the land. Accordingly, this chapter does not apply to the Department of Conservation activities that meet section 4(3) RMA, but does apply to their activities that do not meet section 4(3) RMA. Appendix 1 contains a list of activities of the Department of Conservation considers meets the requirements of Section 4(3) RMA.

Objectives	
<b>NOSZ-O1</b>	<b>The purpose of the Natural Open Space Zone</b>
The Natural Open Space Zone primarily provides for the ongoing management of land that has a conservation focus.	
<b>NOSZ-O2</b>	<b>Character and qualities of the Natural Open Space Zone</b>
The character and qualities of the Natural Open Space Zone are maintained and improved and include areas: <ol style="list-style-type: none"> <li>1. with high visual, natural and cultural values; and</li> <li>2. of indigenous vegetation, <u>habitats for indigenous fauna</u>,<sup>2</sup> wetlands, riparian areas and natural landscapes; and</li> <li>3. with limited opportunities for walking and cycling; and</li> <li>4. with very limit built form that is complimentary and consistent with the conservation purpose.</li> </ol>	
Policies	
<b>NOSZ-P1</b>	<b>Appropriate activities and facilities</b>
Enable activities and facilities that: <ol style="list-style-type: none"> <li>1. are consistent with the intended purpose, character and qualities of the Natural Open Space Zone; and</li> <li>2. protect, maintain, and where possible, enhance indigenous vegetation including taoka species, natural values and ecological linkages; and</li> <li>3. contribute to the health and wellbeing of the community.</li> </ol>	
<b>NOSZ-P2</b>	<b>Planting</b>
Enable the planting of indigenous vegetation and only allow the planting of exotic species where this is consistent with the character and qualities of the specific area.	
<b>NOSZ-P3</b>	<b>Department of Conservation activities</b>

<sup>1</sup> F&B [156.174].

<sup>2</sup> F&B [156.174].

Enable conservation activities that are consistent with a Department of Conservation plan or strategy for the area and do not generate significant adverse effects on the surrounding area or adjacent sites.

#### NOSZ-P4 Buildings and structures

Provide for small-scale buildings and structures that:

1. are required for park management activities; and
2. do not adversely affect the conservation values of the site; and
3. are of a scale, form, location and design that is compatible with the purpose, character and qualities of the zone; and
4. do not adversely affect the character and qualities of the surrounding area.

#### NOSZ-P5 Car parking

Only allow new car parking where it:

1. has permeable surfacing; and
2. has no marked spaces; and
3. does not adversely impact on the conservation values of the site.

#### NOSZ-P6 Other activities

Only allow other activities where they:

1. contribute to the overall health and wellbeing of the community; and
2. do not adversely affect or, are compatible with, the conservation values of the site; and
3. do not adversely affect the character and qualities of the surrounding area; and
4. are compatible with the purpose, character and qualities of the zone.

#### NOSZ-P7 Motorsport facilities

Avoid establishing motorsport facilities.

## Rules

**Note:** For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

NOSZ-R1 Recreation activity		
Natural Open Space Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The recreation activity is limited to walking or cycling within existing tracks.</p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with NOSZ-R5.</p>	<b>Activity status when compliance not achieved: Discretionary</b>
NOSZ-R2 Park management activity		
Natural Open Space Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p>	<b>Activity status when compliance not achieved: Restricted Discretionary</b>

	<p><b>PER-1</b> Any building or structure complies with all the standards of this chapter.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with NOSZ-R5.</i></p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol>
<b>NOSZ-R3</b>	<b>Planting of vegetation</b>	
Natural Open Space Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The planting is of indigenous species.</p>	<p><b>Activity status when compliance not achieved: Discretionary</b></p>
<b>NOSZ-R4</b>	<b>Tracks</b>	
Natural Open Space Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The activity is limited to the maintenance of existing tracks.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with NOSZ-R5.</i></p>	<p><b>Activity status when compliance not achieved: Controlled activity</b></p> <p><b>Matters of control are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. track location, alignment and entry points; and</li> <li>2. impact on conservation values, natural character values and cultural values; and</li> <li>3. track design and formation; and</li> <li>4. track signage; and</li> <li>5. earthworks; and</li> <li>6. associated structures; and</li> <li>7. landscaping; and</li> <li>8. restrictions on use of the track; and</li> <li>9. mitigation measures.</li> </ol>
<b>NOSZ-R5</b>	<b>Buildings and structures including fences</b>	
Natural Open Space Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The building or structure is associated with or ancillary to a permitted activity ; and</p> <p><b>PER-2</b> The building or structure complies with all the standards of this chapter.</p>	<p><b>Activity status when compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol> <p><b>Activity status when compliance not achieved with PER-1:</b>The same status as the activity the building or structure is associated with or ancillary to.</p>
<b>NOSZ-R6</b>	<b>Car parking facility</b>	
Natural Open Space Zone	<p><b>Activity status: Discretionary</b></p> <p><b>Where:</b></p>	<p><b>Activity status when compliance not achieved: Non-complying</b></p>

	<p><b>DIS-1</b> The activity is ancillary to a permitted activity in this chapter and</p> <p><b>DIS-2</b> The activity is limited to that required for patrons using the Natural Open Space Zone; and</p> <p><b>DIS-3</b> The car park has a permeable surface; and</p> <p><b>DIS-4</b> The spaces are unmarked.</p>	
<b>NOSZ-RX</b>	<b><u>Any activities not otherwise listed</u></b> <sup>3</sup>	
<b>Natural Open Space Zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status when compliance not achieved: Not applicable</b>
<b>NOSZ-R7</b>	<b>Motorsport facilities</b>	
<b>Natural Open Space Zone</b>	<b>Activity status: Prohibited</b>	<b>Activity status when compliance not achieved: Not applicable</b>

## Standards

<b>NOSZ-S1</b>	<b>Height of buildings and structures including fences</b>	
<b>Natural Open Space Zone</b>	The maximum height of any building or structure must not exceed 4m above existing ground level.	<p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>any impacts on the character and qualities of the zone; and</li> <li>any impacts on the character and qualities of the surrounding area; and</li> <li>the ability to retain indigenous vegetation <u>and habitats for indigenous fauna</u><sup>4</sup>; and<sup>5</sup></li> <li>mitigation measures.</li> </ol>
<b>NOSZ-S2</b>	<b>Scale of buildings and structures excluding fences</b>	
<b>Natural Open Space Zone</b>	The maximum gross floor area of any building or structure does not exceed: <ol style="list-style-type: none"> <li>10m<sup>2</sup> on sites less than 2 hectares in area;</li> <li>50m<sup>2</sup> on sites of 2 hectares or more.</li> </ol>	<p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>any impacts on the purpose, character and qualities of the zone; and</li> <li>any impacts on the character and qualities of the surrounding area; and</li> <li>any impacts on the public use and enjoyment of the site and surrounding area; and</li> </ol>

<sup>3</sup> TDC [42.58].

<sup>4</sup> F&B [156.174].

<sup>5</sup> Clause 16(2) of the RMA.

		<ol style="list-style-type: none"> <li>4. any adverse effects of removing indigenous vegetation on ecological values, <u>including habitat for indigenous fauna</u><sup>6</sup>; and</li> <li>5. the consistency of design, materials, and external appearance with the character and qualities of the surrounding area;</li> <li>6. mitigation measures.</li> </ol>
<b>NOSZ-S3</b>	<b>Setback of buildings and structures excluding fences</b>	
<b>Natural Open Space Zone</b>	Buildings or structures must be setback a minimum of 5m from any site boundary.	<p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impacts on the purpose, character and qualities of the zone; and</li> <li>2. any impacts on the character and qualities of the surrounding area; and</li> <li>3. the extent to which a reduced setback will minimise the loss of indigenous vegetation <u>and habitats for indigenous fauna</u><sup>7</sup>; and</li> <li>4. any benefits such as a more efficient, practical and better use of the balance of the site; and</li> <li>5. mitigation measures.</li> </ol>
<b>NOSZ-S4</b>	<b>Site coverage</b>	
<b>Natural Open Space Zone</b>	The maximum combined building and impermeable surface coverage of any site must not exceed 2.5%.	<p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impacts on the purpose, character and qualities of the zone; and</li> <li>2. any impacts on the character and qualities of the surrounding area; and</li> <li>3. any impact on the site's ecological values; and</li> <li>4. mitigation measures.</li> </ol>

<sup>6</sup> F&B [156.174].

<sup>7</sup> F&B [156.174].

## Appendix 1 – Recommended Changes to Provisions

### Open Space Zone

#### Introduction

The District has a diverse range of open and recreational spaces in its rural and urban areas that are used for indoor and outdoor, active and passive recreation activities, and which serve as a venue for other community activities and temporary activities such as fetes and fairs. The Open Space Zone encompasses neighbourhood parks, natural areas and amenity parks where there is often landscaping and a low density of built development. Cemeteries, which are quiet and contemplative spaces, are also located in this zone.

PREC4 - Holiday Hut Precinct provides for the on-going use and maintenance of established holiday huts at Butlers, Milford, Waipopo, Rangitata, Stratheona and Blandswood that were originally established to provide short term residential accommodation for anglers during the fishing season, as well as being places traditionally used by mana whenua for mahika kai and other cultural practices.

PREC5 - Te Aitarakihi Precinct is located at 50 Bridge Street, Oceanview, Timaru. The site is owned by the Te Aitarakihi Trust, which operates the Te Aitarakihi Multicultural Centre on the site. The Multicultural Centre was established as a place for all cultures, people and communities “Te Wāhi Karanga Mo Nga Iwi Katoa”. It provides a place for multiple ethnic groups to meet and share their cultural experiences. A range of cultural, community, health and education activities are provided for in the precinct, along with complimentary commercial and residential activities.

#### Objectives

##### OSZ-O1 The purpose of the Open Space Zone

The Open Space Zone primarily provides for a range of passive and active recreation activities, as well as community activities, cemeteries and limited associated facilities and structures.

##### OSZ-O2 Character and qualities of the Open Space Zone

The character and qualities of the Open Space Zone are maintained and improved and include areas that:

1. are safe and accessible for all users; and
2. contribute to the community's health and wellbeing; and
3. are open and spacious with a low density of built development; and
4. have established plantings; and
5. are attractive and pleasant places where people can spend time relaxing and socialising.

**Note:** This objective does not apply to cemeteries, the Holiday Hut Precinct and the Te Aitarakihi Precinct.

##### OSZ-O3 Character and qualities of cemeteries

Cemeteries are maintained as quiet places, that are characterised by an overall low density of built form, commemorative structures, plantings, trees and car-parking.

##### PREC4-O1 The character and qualities of the Holiday Hut Precinct

The Holiday Hut Precinct is in areas with well-established clusters of buildings and structures located at Butlers Huts, Milford Huts, Waipopo huts, Rangitata huts, Stratheona huts and the Blandswood huts that are characterised by:

1. their river and coastal locations, and in the case of the Blandswood Huts, the forested backdrop; and
2. being exposed to natural hazards; and
3. an informal and ad hoc layout, with buildings in some cases being located closer than within a residential area; and
4. generally small-scale development that is diverse in character, and uses a range of construction materials; and
5. land used for informal recreational activities; and
6. a lack of infrastructure, including formed roads, reticulated water supply, reticulated wastewater and stormwater systems; and
7. activities that generally generate low levels of noise, except for occasional increases in noise levels arising from recreational activities including the use of watercraft and primary production in the adjoining Rural Zones; and
8. activities that generally generate low levels of vehicle movements.

#### **PREC5-O1      The character and qualities of Te Aitarakihi Precinct**

The character and qualities of the Te Aitarakihi Precinct comprise:

1. a moderate building site coverage; and
2. a built form of single or two-storey buildings; and
3. ample space around buildings; and
4. regular cultural, educational and community events.

## **Policies**

### **OSZ-P1      Health and safety**

Encourage open space facilities to be designed, built and managed to:

1. maintain public health and safety and the protection of property; and
2. be consistent with the APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED).

### **OSZ-P2      Appropriate activities in the Open Space Zone**

Enable activities that:

1. are consistent with the intended purpose, character and qualities of the Open Space Zone; and
2. contribute to the overall health and wellbeing of the community; and
3. minimise adverse effects on the character and amenity values of the surrounding area.

### **OSZ-P3      Primary production activities**

Enable non-intensive primary production activities where these are compatible with the character and qualities of the Open Space Zone.

### **OSZ-P4      Commercial activities**

Enable commercial activities where they are ancillary to a recreation activity and/or community activity.

### **OSZ-P5      Public artwork**

Provide for public artwork that contributes to the character and qualities of the site and the character and qualities of the surrounding area.

### **OSZ-P6      Buildings and structures in the Open space zone**

Provide for buildings and structures that are of a scale, form and design that is:

1. compatible with the purpose, character and qualities of the zone; and
2. integrated with, and contribute to, the character of and qualities of the surrounding area.

#### **OSZ-P7 Cemeteries**

Provide for existing and new cemeteries, where they:

1. ~~contain~~ limit buildings and structures to those required for cremations, burials, and commemorations<sup>1</sup> as well as ancillary buildings and facilities; and
2. retain established plantings and trees; and
3. do not involve activities that would undermine the character and qualities of the site; and
4. recognise, maintain and/or enhance cultural heritage, spiritual and religious values; and
5. are located to avoid or mitigate potential adverse effects on Ngāi Tahu cultural values.

#### **OSZ-P8 Car parking**

Only allow new car parking where it:

1. meets the needs of the activity; and
2. is compatible with the character and qualities of the zone and surrounding area; and
3. is safe for the public, and provides good lighting for maximum visibility, safe pedestrian access points and pathways and passive security; and
4. does not result in an oversupply of car-parking, taking into consideration the availability of car parking in the surrounding area.

#### **OSZ-P9 Camping grounds or caravan parks**

Only allow camping grounds or caravan parks where these are compatible with the character and qualities of the zone and avoid significant adverse effects on amenity values in the surrounding area.

#### **OSZ-P10 Other activities**

Only allow other activities where they:

1. are compatible with the purpose, character and qualities of the Open Space Zone; and
2. avoid any significant adverse effects and avoid, remedy or mitigate any other adverse effect on the use and amenity values of adjoining sites; and
3. contribute to the overall health and wellbeing of the community; and<sup>2</sup>
4. have a functional need or operational need to locate within the Open Space Zone<sup>3</sup>.

#### **OSZ-P11 Motorsport events and motorsport facilities**

Avoid any new motorsport events and motorsport facilities unless they will not undermine the purpose, character and qualities of the Open Space Zone.

#### **PREC4-P1 Maintaining and enhancing the character and amenity values of the Holiday Hut Precinct**

Only allow activities in the Holiday Hut Precinct where they will:

1. maintain and/or enhance the existing character and qualities of the Holiday Hut Precinct; and
2. generate low volumes of noise and traffic that reflect the existing environment; and
3. avoid adverse effects on the natural environment and reverse sensitivity effects on adjoining primary production activities.

#### **PREC4-P2 Buildings and structures in the Holiday Hut Precinct**

<sup>1</sup> TDC [42.56].

<sup>2</sup> Clause 16(2) of the RMA related to MoE [106.48].

<sup>3</sup> MoE [106.48].



Avoid buildings and/or structures within high hazard areas in the Holiday Hut Precinct where there is a risk of loss of life or significant damage to structures or property.

#### PREC5-P1 Activities in the Te Aitarakihi Precinct

Enable a range of cultural, community, health and education activities that support the Te Aitarakihi Multicultural Centre, along with limited complimentary commercial and residential activities.

#### PREC5-P2 Buildings and structures in the Te Aitarakihi Precinct

Enable buildings and structures in the Te Aitarakihi Precinct, where these:

1. enable activities intended in the precinct; and
2. are of a scale that is compatible with the Te Aitarakihi Precinct's character and qualities; and
3. minimise adverse effects on adjoining sites.

## Rules

**Note:** For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

<b>OSZ-R1</b>	<b>Recreation activity</b>	
<b>Open Space Zone</b>	<b>Activity status: Permitted</b>  <b>Where:</b>  <b>PER-1</b> The recreation activity must comply with OSZ-S7.  <i>Note: Any associated building and structure must be constructed in accordance with OSZ-R10.</i>	<b>Activity status when compliance not achieved: Restricted Discretionary</b>  <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard</li> </ol>
<b>OSZ-R2</b>	<b>Community activity, cultural activity and educational facility</b>	
<b>1. Open Space Zone, except the Holiday Hut Precinct</b>	<b>Activity status: Permitted</b>  <b>Where:</b>  <b>PER-1</b> The community activity must comply with and OSZ-S7.  <i>Note: Any associated building and structure must be constructed in accordance with OSZ-R10.</i>	<b>Activity status when compliance not achieved: Restricted Discretionary</b>  <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard</li> </ol>
<b>2. Holiday Hut Precinct</b>	<b>Activity status: Non-complying</b>	<b>Activity status when compliance not achieved: not applicable</b>
<b>OSZ-R3</b>	<b>Commercial activity</b>	

<p><b>1. Open Space Zone outside any precincts</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The commercial activity must comply with standards OSZ-S7; and</p> <p><b>PER-2</b> Any retail activities are limited to the sale of food and drink in temporary structures or mobile vehicles, and the sale of admission tickets for a recreation activity.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with OSZ-R10.</i></p>	<p><b>Activity status when compliance not achieved with PER-1: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. the matters of discretion of any infringed standard.</p> <hr/> <p><b>Activity status when compliance not achieved with PER-2: Discretionary</b></p>
<p><b>2. Te Aitaraiki Precinct</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The commercial activity must comply with all the Standards of this chapter.</p> <p><b>PER-2</b> The activity does not include any industrial activity, large format retail activity, or visitor accommodation activity.</p> <p><i>Note:</i></p> <p>1. Any associated building and structure must be constructed in accordance with OSZ-R10.</p>	<p><b>Activity status when compliance not achieved with PER-1: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. the matters of discretion of any infringed standard.</p> <hr/> <p><b>Activity status when compliance not achieved with PER-2: Non-complying</b></p>
<p><b>3. Holiday Hut Precinct</b></p>	<p><b>Activity status: Non-Complying</b></p>	<p><b>Activity status where compliance not achieved: Not applicable</b></p>
<p><b>OSZ-R4 Park management activity</b></p>		
<p><b>Open Space Zone</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> All the standards of this chapter are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with OSZ-R10.</i></p>	<p><b>Activity status when compliance not achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. the matters of discretion of any infringed standard</p>
<p><b>OSZ-R5 Non-intensive primary production</b></p>		

<b>Open Space Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The activity is limited to grazing (except cattle or deer) and the growing and harvesting of grass.</p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with OSZ-R10.</p>	<b>Activity status when compliance not achieved: Discretionary</b>
<b>OSZ-R6</b>	<b>Burials and cremations associated with existing cemeteries</b>	
<b>Open Space Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The activity must comply with standard OSZ-S7.</p> <p><i>Note:</i> 1. Any associated building and structure must be constructed in accordance with OSZ-R10.</p>	<p><b>Activity status when compliance not achieved with PER-1: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b> 1. the matters of discretion of any infringed standard</p>
<b>OSZ-R7</b>	<b>Residential activities</b>	
<b>Te Aitaraikihi Precinct</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The site cannot be used for residential activities for more than 7 continuous days in a row and no more than 14 days in any month; and</p> <p><b>PER-2</b> Any building or structure complies with OSZ-S6.</p>	<p><b>Activity status when compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b> 1. the matters of discretion of any infringed standard</p>
<b>Open Space Zone except for Te Aitaraikihi Precinct</b>	<b>Activity status: Discretionary</b>	<b>Activity status when compliance not achieved: not applicable</b>
<b>OSZ-R8</b>	<b>Public artwork</b>	
<b>Open Space</b>	<b>Activity status: Permitted</b>	<b>Activity status when compliance not achieved: Restricted Discretionary</b>

<b>Zone</b>	<p><b>Where:</b></p> <p><b>PER-1</b> All the standards of this chapter are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with OSZ-R10.</i></p>	<p><b>Matters of discretion are restricted to:</b></p> <p>1. the relevant matters of discretion of any infringed standard</p>
<b>OSZ-R9</b>	<b>Playground equipment</b>	
<b>Open Space Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> All the standards of this chapter are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with OSZ-R10.</i></p>	<p><b>Activity status when compliance not achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. the relevant matters of discretion of any infringed standard</p>
<b>OSZ-R10</b>	<b>Buildings and structures</b>	
<b>1. Open Space Zone excluding the Holiday Hut Precinct</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The building or structure is associated with or ancillary to a permitted activity in this chapter.</p> <p><b>PER-2</b> The building or structure must comply with all the Standards of this chapter</p>	<p><b>Activity status when compliance not achieved with PER-1:</b> The same status as the activity the building or structure is associated with.</p> <p><b>Activity status when compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. the matters of discretion of any infringed standard.</p>
<b>2. Holiday Hut Precinct</b>	<p><b>Activity status: Restricted Discretionary</b></p> <p><b>Where:</b></p> <p><b>RDIS-1</b> They are located outside a High Hazard Area overlay, Coastal Erosion overlay, or Sea Water Inundation Overlay.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the extent to which the new or extended building or structure will maintain and/or enhance the character and qualities of the Holiday Hut Precinct; and</li> <li>the extent to which the proposal will avoid adverse effects on the natural</li> </ol>	<p><b>Activity status when compliance not achieved: Non-complying</b></p>

	<p>environment and reverse sensitivity effects on adjoining primary production activities.</p> <p>3. whether the new or extended building or structure can be connected to a reliable and safe potable water supply.</p> <p>4. whether wastewater from the new or extended building or structure can be appropriately captured and treated.</p>	
<b>OSZ-R11</b>	<b>Car parking facility</b>	
<b>Open Space Zone</b>	<p><b>Activity status: Discretionary</b></p> <p><b>Where:</b></p> <p><b>DIS-1</b> The car parking facility is ancillary to a permitted activity; and</p> <p><b>DIS-2</b> The car parking facility is limited to that required for staff and patrons using the facilities.</p>	<b>Activity status when compliance not achieved: Non-complying</b>
<b>OSZ-R12</b>	<b>Camping grounds or caravan parks</b>	
<b>Open Space Zone except in the Holiday Hut Precinct</b>	<b>Activity status: Discretionary</b>	<b>Activity status when compliance not achieved: Not applicable</b>
<b>Holiday Hut Precinct</b>	<b>Activity status: Non-complying</b>	<b>Activity status when compliance not achieved: Not applicable</b>
<b>OSZ-R13</b>	<b>Any activities not otherwise listed in this chapter</b>	
<b>Open Space Zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status when compliance not achieved: Not applicable</b>
<b>OSZ-R13</b>	<b>Motorsport events and motorsport facilities</b>	
<b>Open Space Zone</b>	<b>Activity status: Non-complying</b>	<b>Activity status when compliance not achieved: Not applicable</b>

## Standards

<b>OSZ-S1</b>	<b>Height of fences</b>
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<b>Open Space Zone</b>	<p>The maximum height of a fence <u>above ground level</u><sup>4</sup> must not exceed:</p> <ol style="list-style-type: none"> <li>3m if it is constructed of wire mesh on a steel or wooden frame and is for the purpose of stopping balls.</li> <li>2m for all other fences, except that within 6m of a road intersection, a fence cannot exceed 0.9m in height above the average ground level.</li> </ol>	<p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>any impact on the character and qualities of the zone and;</li> <li>any impact on the character and qualities of the surrounding area; and</li> <li>any impact on the streetscape; and</li> <li>consistency with APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED); and</li> <li>any impact on the safety of persons and adjoining public space or private property; and</li> <li>mitigation measures.</li> </ol>
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<b>OSZ-S2</b>	<b>Scale of buildings and structures (excluding fences and playground equipment and public artwork)</b>	
<p>1. <b>Open Space Zone outside of Te Aitaraikihi Precinct.</b></p>	<p>The maximum gross floor area of all buildings and/or structures on a site must not exceed 10m<sup>2</sup>, this limit does not apply where:</p> <ol style="list-style-type: none"> <li>the buildings and/or structures area associated with a temporary event; and</li> <li>the buildings and structures will be erected no greater than two calendar weeks prior to the event commencing, and are removed within two calendar days following the completion of the event.</li> </ol>	<p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>any impacts on the purpose, character and qualities of the zone; and</li> <li>any impacts on the character of, and qualities the surrounding area; and</li> <li>the extent of any reduction in the area available for informal recreation activities; and</li> <li>the impact of any loss of existing planting and mature trees; and</li> <li>the extent to which the building or structure will meet a recreational need of the community;</li> <li>mitigation measures.</li> </ol>
<p>2. <b>Te Aitaraikihi precinct</b></p>	<p>There is no maximum in this precinct.</p>	<p><b>Matters of discretion restricted to: Not applicable</b></p>
<b>OSZ-S3</b>	<b>Height of buildings and structures (excluding fences)</b>	
<p><b>Open Space Zone</b></p>	<p>The maximum height of a building or structure <u>above ground level</u><sup>5</sup> must not exceed:</p> <ol style="list-style-type: none"> <li>8m in the Open space zone.</li> <li>4m in the Holiday hut precinct.</li> <li>9m in the Te Aitaraikihi precinct.</li> </ol>	<p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>any impact on the character and qualities of the zone and;</li> <li>any impact on the character and qualities of the surrounding area; and</li> <li>the location of the building or structure; and</li> <li>any benefits, such as the ability to retain an open space, significant trees</li> </ol>

<sup>4</sup> ECan [183.4].

<sup>5</sup> ECan [183.4].

		<p>or meet specialised recreational needs; <u>and</u><sup>6</sup></p> <p>5. <u>the extent to which any increase in height is required in order to address an increase in finished floor level in response to flood risk; and</u><sup>7</sup></p> <p>6. mitigation measures.</p>
<b>OSZ-S4</b>	<b>Setback of buildings and structures (excluding fences)</b>	
<b>Open Space Zone</b>	<p>Building or structure must not be located within:</p> <ol style="list-style-type: none"> <li>1. 5m of a road boundary.</li> <li>2. 5m from all other site boundaries that adjoin any Residential Zones.</li> <li>3. 10m from all other site boundaries that adjoin any Rural Zones.</li> <li>4. 1.5m from all other site boundaries.</li> </ol>	<p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impacts on the character and qualities of the zone and;</li> <li>2. any adverse effects on the character and qualities of the surrounding area; and</li> <li>3. compatibility with the appearance, layout and scale of other buildings and structures in the surrounding area; and</li> <li>4. consistency with APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED); and</li> <li>5. any benefits, such as a more efficient, practical and better use of the balance of the site; and</li> <li>6. mitigation measures.</li> </ol>
<b>OSZ-S5</b>	<b>Height in relation to boundary (with Residential Zones boundary only)</b>	
<b>Open Space Zone</b>	<p>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins a Residential Zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</p>	<p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impact on privacy and the ability to use outdoor living space; and</li> <li>2. any impact on solar access to living rooms; and</li> <li>3. any adverse effects resulting from the bulk and dominance of built form; and</li> <li>4. any benefits, such as the use of architectural features or steps in the building façade;</li> <li>5. mitigation measures.</li> </ol>
<b>OSZ-S6</b>	<b>Site coverage</b>	
<b>Open Space Zone</b>	<p>The maximum combined building and impermeable surface coverage of any site must not exceed:</p> <ol style="list-style-type: none"> <li>1. 35% outside of the Te Aitakihi Precinct; and</li> <li>2. 60% within the Te Aitakihi Precinct.</li> </ol>	<p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impact on the purpose, character and qualities of the zone and;</li> <li>2. any impact on the character and qualities of the surrounding area; and</li> <li>3. any impact on public enjoyment of the site; and</li> <li>4. any reduction in the area available for informal recreation activities; and</li> </ol>

<sup>6</sup> Clause 16(2) of the RMA.

<sup>7</sup> SRR Inc [206.5].



		<ol style="list-style-type: none"> <li>5. any benefits such as meeting a recreational need of the community;</li> <li>6. mitigation measures.</li> </ol>
<b>OSZ-S7</b>	<b>Hours of operation</b>	
<b>Open Space Zone</b>	<p>The hours of operation of any commercial activity must not extend beyond:</p> <ol style="list-style-type: none"> <li>1. Monday to Thursday and Sunday — 7 am to 8 pm.</li> <li>2. Friday and Saturday and Public Holidays — 7 am to 10 am the following day.</li> </ol>	<p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impact on the character and qualities of the zone and;</li> <li>2. any impact on the character and qualities of the surrounding area; and</li> <li>3. any benefits such as the continued of operation of existing facilities, and financial or social benefits; and</li> <li>4. mitigation measures.</li> </ol>



## Appendix 1 – Recommended Changes to Provisions

### Sport and Active Recreation Zone

#### Introduction

The District's major sports facilities are located in the Sport and Active Recreation Zone. This zone is used predominantly for a range of indoor and outdoor sport and active recreational activities and associated facilities and structures. It contains large-scale buildings along with car parking, lighting and signage and activity that can create large volumes of traffic and noise. Major facilities, such as the Southern Trust Events Centre, not only provide for recreation activities, but also act as a venue for exhibitions, concerts, theatre and other public events.

This Zone applies to the Timaru International Levels Raceway on Falvey Road which is a major motorised sports facility in the District and is licensed to hold international events that support the local economy. The facility has been operating since 1967 and is well established with permanent buildings, race track, car parking, control tower and ancillary facilities.

PREC6 - Caroline Bay Precinct is also part of the Sport and Active Recreation Zone. Caroline Bay is an iconic attraction in Timaru for both residents and visitors alike and hosts a broad range of activities including concerts and theatre, trade shows and fairs. The precinct contains convenient pedestrian links between the Timaru town centre and the coastal environment, a safe beach for swimming and the Benvenue cliffs that afford expansive views of the sea. The good management of this precinct is important to the image and identity of the District. The precinct is an overlay that applies over the Sport and Active Recreation Zone and reflects the distinct character of Caroline Bay 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 Caroline Bay Precinct unless specifically excluded.

#### Objectives

##### **SARZ-O1      The purpose of the Sport and Active Recreation Zone**

The Sport and Active Recreation Zone primarily provides for active, organised and informal recreation, sports and community activities.

##### **SARZ-O2      Character and qualities of the Sport and Active Recreation Zone**

The character and qualities of the Sport and Active Recreation Zone are maintained and improved and include areas:

1. that are safe and accessible for all users; and
2. that are busy with people, sports and events and have large volumes of traffic and noise at times associated with those events; and
3. that contribute to the community's health and wellbeing needs; and
4. that are large and open, located alongside large-scale buildings, car parking and lighting that support local, regional, national and international sports and commercial events; and
5. with cultural and historic values.

##### **PREC6-O1      The purpose of the Caroline Bay Precinct**

The Caroline Bay Precinct primarily provides for a broad range of recreation activities, community activities and ancillary commercial activities that support its role as an important visitor destination and contributor to the health, wellbeing and the vitality of Timaru.

##### **PREC6-O2      Character and qualities of the Caroline Bay Precinct**

The character and qualities of the Caroline Bay Precinct are maintained and enhanced including:

1. the natural character of coastal environment; and
2. its accessibility to the public from the town centre of Timaru; and
3. its established gardens, shrubs, trees, board walks and paths; and
4. the overall low density of buildings that are generally clustered in its south-western end; and
5. its location below the town centre that enables views over Caroline Bay from the surrounding area; and
6. car parking integrated into the landscape and not dominating the area; and
7. the sense of spaciousness, especially towards the coast; and
8. its attraction of large numbers of people for leisure, recreation and events.

## Policies

### **SARZ-P1 Health and safety**

Encourage recreation and community facilities that are designed, built and managed to:

1. maintain public health and safety and the protection of property; and
2. be consistent with APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED).

### **SARZ-P2 Appropriate activities**

Enable activities that:

1. may generate temporary adverse effects such as increased levels of noise and traffic; and
2. maintain a sense of openness within the zone; and
3. retain existing planting and mature trees, where practicable; and
4. contribute to the health and wellbeing of the community; and
5. do not adversely affect character and qualities of the surrounding area and adjoining sites.

### **SARZ-P3 Commercial activities (excluding within the Caroline Bay Precinct)**

Enable commercial activities that are ancillary to and support recreation or community activities that:

1. do not undermine the purpose, character and qualities of the zone; and
2. avoid or mitigate adverse effects on adjoining sites; and
3. do not undermine the purpose of the District's commercial zones.

### **SARZ-P4 Buildings and structures (excluding within the Caroline Bay Precinct)**

Enable buildings and structures that:

1. are for the use of a recreation activity, community activity or ancillary commercial activity; and
2. are compatible with the purpose, character and qualities of the zone; and
3. are consistent with APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED); and
4. avoid or mitigate adverse effects on character and qualities of the surrounding area.

### **SARZ-P5 Public artwork**

Provide for public artwork that contributes to the character and qualities of the Sport and Active Recreation Zone and the character and qualities of surrounding area.

### **SARZ-P6 Car parking**

Only allow new car parking where it:

1. meets the needs of the activity; and
2. is compatible with the character and qualities of the site and the character and qualities of the surrounding area; and
3. is safe for the public and provides good lighting for maximum visibility, safe pedestrian access points and pathways and passive security; and

4. does not result in an oversupply of car parking, taking into consideration the availability of car parking in the surrounding area.

#### **SARZ-P7 Motorsport events and motorsport facilities**

1. Only allow for motorsport events and motorsport facilities where these are associated with the ongoing operation of the Timaru International Levels Raceway.
2. When considering a proposal involving the Raceway, recognise its distinct characteristics, including the ability to generate elevated levels of noise and traffic, extensive tracks and embankments, overall low density of buildings and structures, and limited plantings, and ensure that:
  - a. it maintains an overall low density of buildings and structures; and
  - b. it does not result in levels of noise that would adversely affect the ability to enjoy outdoor living areas and the amenity values on residential sites in the surrounding area, over that which has been consented; and
  - c. does not result in the loss of any established planting especially along the zone boundaries, or any loss of planting is replaced with similar species at a similar density; and
  - d. traffic generated by events at the Raceway is managed and minimised by way of a traffic management plan.

#### **SARZ-P8 Other activities**

Only allow any other activities where they:

1. are compatible with the character, purpose and qualities of the Sport and Active Recreation Zone; and
2. avoid significant adverse effects and avoid, remedy or mitigates any other adverse effects on the character and qualities of adjoining sites; and
3. contribute to the overall health and wellbeing of the community.

#### **PREC6-P1 Activities in the Caroline Bay Precinct**

Enable a broad range of activities that are complimentary and compatible with the purpose, character and qualities of the Caroline Bay Precinct.

#### **PREC6-P2 Commercial activities in the Caroline Bay Precinct**

Provide for commercial activities that:

1. are ancillary to recreational and leisure activities or the public and community use of the Caroline Bay Precinct; or
2. are for a limited duration; and
3. do not undermine the purpose, character and qualities of the Caroline Bay Precinct.

#### **PREC6-P3 Buildings and structures in the Caroline Bay Precinct**

Only allow buildings and structures, where these:

1. avoid or mitigate adverse effects on the:
  - a. character and qualities of the precinct and the surrounding area; and
  - b. the ability to use the precinct and adjoining sites; and
2. do not result in a loss of the views available over the Caroline Bay Precinct to the coast; and
3. are designed to reflect its coastal location and historic values; and
4. recognise and enable a diverse range of activities to be undertaken.

## **Rules**

**Note:** For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works.

<b>SARZ-R1</b>	<b>Recreation activity</b>	
<b>Sport and Active Recreation Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The activity comply with SARZ-S7.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with SARZ-R7.</i></p>	<p><b>Activity status when compliance not achieved with PER-1: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol>
<b>SARZ-R2</b>	<b>Community activity</b>	
<b>Sport and Active Recreation Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The activity comply with SARZ-S7.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with SARZ-R7.</i></p>	<p><b>Activity status when compliance not achieved with PER-1: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol>
<b>SARZ-R3</b>	<b>Park management activity</b>	
<b>Sports and Active Recreation Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> All the Standards of this chapter are complied with.</p> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. Any associated building and structure must be constructed in accordance with SARZ-R7.</li> </ol>	<p><b>Activity status when compliance not achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard</li> </ol>
<b>SARZ-R4</b>	<b>Playground equipment</b>	
<b>Sports and Active Recreation Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> All the Standards of this chapter are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with SARZ-R7.</i></p>	<p><b>Activity status when compliance not achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard</li> </ol>
<b>SARZ-R5</b>	<b>Fences</b>	
<b>Sports and Active</b>	<p><b>Activity status: Permitted</b></p>	<p><b>Activity status when compliance not achieved: Restricted Discretionary</b></p>

<b>Recreation Zone</b>	<b>Where:</b> <b>PER-1</b> All the Standards of this chapter are complied with.	<b>Matters of discretion are restricted to:</b> 1. the matters of discretion of any infringed standard
<b>SARZ-R6</b>	<b>Public artwork</b>	
<b>Sports and Active Recreation Zone</b>	<b>Activity status: Permitted</b> <b>Where:</b> <b>PER-1</b> All the Standards of this chapter are complied with.  <i>Note: Any associated building and structure must be constructed in accordance with SARZ-R7.</i>	<b>Activity status when compliance not achieved: Restricted Discretionary</b>  <b>Matters of discretion are restricted to:</b> 1. the matters of discretion of any infringed standard
<b>SARZ-R7</b>	<b>Buildings and structures</b>	
<b>1. Sport and Active Recreation Zone outside PERC6 - Caroline Bay Precinct</b>	<b>Activity status: Permitted</b> <b>Where:</b> <b>PER-1</b> The building or structure is associated with or ancillary to a permitted activity in this chapter; and  <b>PER-2</b> The building or structure must comply with all the Standards of this chapter.	<b>Activity status when compliance not achieved with PER-1:</b> The same status as the activity the building or structure is associated with or ancillary to.  <b>Activity status when compliance not achieved with PER-2: Restricted Discretionary</b>  <b>Matters of discretion are restricted to:</b> 1. the matters of discretion of any infringed standard.
<b>2 PREC6 - Caroline Bay Precinct</b>	<b>Activity status: Discretionary</b>	<b>Activity status when compliance not achieved: Not applicable</b>
<b>SARZ-R8</b>	<b>Commercial activity (except in the Caroline Bay Precinct)</b>	
<b>1. Sport and Active Recreation Zone outside PERC6 - Caroline Bay Precinct</b>	<b>Activity status: Permitted</b> <b>Where:</b> <b>PER-1</b> The sale of refreshments and souvenirs is associated with a recreation activity or community activity.  <b>PER-2</b> The sale of tickets and merchandise is associated with a recreation activity, community activity or public temporary event.	<b>Activity status when compliance not achieved with PER-5: Restricted Discretionary</b>  <b>Matters of discretion are restricted to:</b> 1. the matters of discretion of any infringed standard  <b>Activity status when compliance not achieved with PER-1, PER-2, PER-3 or PER-4: Discretionary</b>

	<p><b>PER-3</b> At the:</p> <ul style="list-style-type: none"> <li>• Caroline Bay Aquatic Centre (western portion of land Legally described Part Lot 2 DP 9031 and its successors),</li> <li>• Alpine Energy Centre (Legally described as Part Lots 13-15 DP 2069 Part Lots 5 DP 2403 &amp; Part RS 2683, and their successors); and</li> <li>• Southern Trust Events Centre (Legally described as Proc 403589 - Lots 9 10 17 DP 16847 Part Lot 18 DP 2980 PT Lot 1 DP 11507 Part Lot 1 DP 13654 PT Lot 3 DP 15509, and their successors),</li> </ul> <p>commercial activities must not exceed:</p> <ol style="list-style-type: none"> <li>1. 50m<sup>2</sup> of retail space including a café, and</li> <li>2. a gym, spa, sauna, physio, coaches, offices; and</li> <li>3. meeting rooms and conference facilities; and</li> <li>4. 15 public temporary events during any 12-month period; and</li> <li>5. 15 private functions during any 12-month period.</li> </ol> <p><b>PER-4</b> At Tennis South Canterbury (eastern portion of land Legally described Part Lot 2 DP 9031), commercial activities must not exceed:</p> <ol style="list-style-type: none"> <li>1. meeting rooms and conference facilities; and</li> <li>2. 15 private functions during any 12-month period at which amplified music can be played.</li> </ol> <p><b>PER-5</b> The commercial activity complies with standard SARZ-S7.</p> <p><i>Note: Any building and structure must comply with SARZ-R7.</i></p>	
<p><b>2.</b> <b>PREC6 -</b> <b>Caroline Bay</b> <b>Precinct</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The sale of:</p>	<p><b>Activity status when compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol>



	<p>1. refreshments and souvenirs is associated with a on-site recreation activity or community activity; or</p> <p>2. tickets and merchandise is associated with an on-site recreation activity, community activity or public temporary event; and</p> <p><b>PER-2</b> Any other commercial activities within the precinct must not operate for a total of more than 90 days over a 12-month period; and</p> <p><b>PER-2</b> The commercial activity complies with standard SARZ-S7.</p> <p><i>Note: Any building and structure must comply with SARZ-R7.</i></p>	<b>Activity status when compliance not achieved with PER-1 and PER-2: Discretionary</b>
<b>SARZ-R9</b>	<b>Car parking facility</b>	
<b>Sport and Active Recreation Zone</b>	<p><b>Activity status: Discretionary</b></p> <p><b>Where:</b></p> <p><b>DIS-1</b> The car parking activity is associated with a permitted activity listed in this chapter; and</p> <p><b>DIS-2</b> The car parking activity is limited to that required for staff and patrons using the facilities.</p>	<b>Activity status when compliance not achieved: Non-complying</b>
<b>SARZ-R10</b>	<b>Motorsport events and motorsport facilities and ancillary facilities</b>	
<b>Sport and Active Recreation Zone</b>	<p><b>Activity status: Discretionary</b></p> <p><b>Where:</b></p> <p><b>DIS-1</b> The activity is located at Falvey Road (South Canterbury Car Club property (legally described as Lot 1 DP 72733, and its successor).</p> <p><b>DIS-2</b> The building or structure must comply with all the Standards of this chapter.</p>	<p><b>Activity status when compliance not achieved with DIS-2: Restricted discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. the matters of discretion of any infringed standard</p> <p><b>Activity status when compliance not achieved with DIS-1 : Non-complying</b></p>
<b>SARZ-R11<sup>1</sup></b>	<b>Any activities not otherwise listed in this chapter</b>	

<sup>1</sup> TDC [42.57].

<b><u>Sport and Active Recreation Zone</u></b>	<b><u>Activity status: Discretionary</u></b>	<b><u>Activity status when compliance not achieved: Not applicable</u></b>
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## Standards

<b>SARZ-S1</b>	<b>Height of fences</b>	
<b>Sport and Active Recreation Zone</b>	<p>The maximum height of a fence above ground level must not exceed:</p> <ol style="list-style-type: none"> <li>3m if it is constructed of wire mesh on a steel or wooden frame and is for the purpose of stopping balls; or</li> <li>2m for all other fences, except that within 6m of a road intersection, a fence cannot exceed 0.9m in height above the average ground level.</li> </ol>	<p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>consistency with APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED); and</li> <li>any impacts e on the character and qualities of the site and;</li> <li>any impact on character and qualities of the surrounding area; and</li> <li>any impact on the streetscape; and</li> <li>any impact on the safety of persons and adjoining public space or private property.;</li> <li>mitigation measures.</li> </ol>
<b>SARZ-S2</b>	<b>Scale of buildings and structures (excluding fences and playground equipment and public artwork)</b>	
<b>Sport and Active Recreation Zone</b>	<p>The maximum gross floor area of all buildings and/or structures on a site must not exceed 150m<sup>2</sup>.</p>	<p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>any impact on the purpose, character and qualities of the site; and</li> <li>any impact on the character and qualities of the surrounding area; and</li> <li>any reduction in the area available for outdoor recreation activities; and</li> <li>the effectiveness of proposed mitigation measures; and</li> <li>any loss of existing planting and mature trees; and</li> <li>any benefits, such as whether the building or structure will meet a recreational need of the community.</li> </ol>
<b>SARZ-S3</b>	<b>Height of buildings and structures (excluding fences)</b>	
<b>Sport and Active Recreation Zone(excluding the Caroline Bay Precinct)</b>	<p>The maximum height of buildings and structures must not exceed 15m above ground level.</p>	<p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>any impact on the character and qualities of the zone and;</li> <li>any impact on the character and qualities of the surrounding area; and</li> <li>any benefits, such as the retention of open space, existing planting and mature trees or meeting specialised recreational needs; and</li> </ol>



		<ol style="list-style-type: none"> <li>4. any impacts on the access to sunlight on adjoining private and public properties;</li> <li>5. mitigation measures.</li> </ol>
<b>SARZ-S4</b>	<b>Setback of buildings and structures (excluding fences)</b>	
<b>Sport and Active Recreation Zone</b>	<p>Buildings and structures must not be located within:</p> <ol style="list-style-type: none"> <li>1. 10m of a road boundary.</li> <li>2. 10m of all other site boundaries that adjoin a Residential Zone.</li> <li>3. 5m from all other site boundaries.</li> </ol>	<p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impacts on the character and qualities of the site; and</li> <li>2. any impact on the character and qualities of the surrounding area; and</li> <li>3. compatibility with the appearance, layout and scale of other buildings and structures in the surrounding area; and</li> <li>4. consistency with APP2 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED); and</li> <li>5. any benefits such as a more efficient, practical and better use of the balance of the site;</li> <li>6. mitigation measures.</li> </ol>
<b>SARZ-S5</b>	<b>Height of buildings and structures in relation to a Residential Zone boundary</b>	
<b>Sport and Active Recreation Zone</b>	<p>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins a Residential Zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impact on privacy and the ability to use outdoor living space; and</li> <li>2. any impact on solar access to living rooms; and</li> <li>3. any adverse effects resulting from the bulk and dominance of built form; and</li> <li>4. any benefits, such as the use of architectural features or steps in the building façade;</li> <li>5. mitigation measures.</li> </ol>
<b>SARZ-S6</b>	<b>Site coverage</b>	
<b>Sport and Active Recreation Zone</b>	<p>The maximum combined building and impermeable surface coverage of the site must not exceed 60%.</p>	<p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impact on the purpose, character and qualities of the zone and;</li> <li>2. any impact on the character and qualities of the surrounding area; and</li> <li>3. any impact on public enjoyment of the site; and</li> <li>4. any reduction in the area available for outdoor recreation activities; and</li> <li>5. any benefits such as providing for multifunctional use of land and facilities; greater adaptable use of the space; meeting a recreational need of the community;</li> <li>6. mitigation measures.</li> </ol>
<b>SARZ-S7</b>	<b>Hours of operation</b>	

<b>Sport and Active Recreation Zone</b>	<p>The hours of operation of any commercial activity must not exceed:</p> <ol style="list-style-type: none"> <li>1. Monday to Thursday and Sunday — 7 am to 11 pm.</li> <li>2. Friday and Saturday and Public Holidays — 7 am to 1 am the following day.</li> </ol>	<p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impact on the character and qualities of the surrounding area; and</li> <li>2. any impact on character and qualities of the zone and;</li> <li>3. any benefits, such as the continued operation of existing facilities, and financial or social benefits;</li> <li>4. mitigation measures.</li> </ol>
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