

# SARZ - Sport and Active Recreation Zone

## Introduction

The purpose of the Sport and Active Recreation Zone is to provide for areas used predominantly for a range of indoor and outdoor sport and active recreational activities and associated facilities and structures.

The activities, facilities and structures that may occur in this zone include, but are not necessarily limited to, the following:

- Sports fields and artificial and/or hard playing surfaces;
- Aquatic centres, sports stadiums and multi-sport facilities, both covered and uncovered;
- Ancillary activities and structures such as spectator stands and/or seating, clubrooms, offices, custodial facilities, ancillary sport and recreation services, food and beverage and retail outlets, and conference facility and function rooms;
- Signs including for advertising and sponsorship purposes;
- Outdoor lighting (including security, amenity, and flood or training lighting);
- Vehicle access, parking, loading and manoeuvring areas;
- Fencing (including security fencing);
- Landscaping; and
- Various other public amenities.

It is anticipated some facilities may have a capacity for multi-functional use, co-location of compatible activities, and an ability to host local, regional, national or international events which provide entertainment to both residents and visitors.

The zone may also provide for ancillary commercial activities that support the core facilities though these are secondary to the primary sport and active recreation use.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

<b>Objectives</b>	
<b>SARZ-O1</b>	<p><b>Predominant character, amenity values, role and function of the Sport and Active Recreation Zone</b></p> <p>A Sport and Active Recreation Zone where the predominant character, amenity values, role and function of the zone is characterised by:</p> <ol style="list-style-type: none"> <li>1. indoor and outdoor sport and active recreation activities and ancillary activities and structures;</li> <li>2. a larger scale of built development;</li> </ol>

	<ol style="list-style-type: none"> <li>3. compatible multi-functional use and co-location of activities and structures;</li> <li>4. larger events;</li> <li>5. times of higher levels of environmental effects; and</li> <li>6. park management activities and park management facilities.</li> </ol>
<b>Policies</b>	
<b>SARZ-P1</b>	<p><b>Activities and structures in the Sport and Active Recreation Zone</b>                  The predominant character, amenity values, role and function of the zone is maintained by enabling or managing activities and structures in the zone in a manner consistent with OSRZ-P1 and OSRZ-P2, with regard to achieving the outcomes sought in OSRZ-O1 and OSRZ-O2 and in particular SARZ-O1.</p>

### Activity Rules

<b>SARZ-R1 Any activity on a site listed in Appendix APP1</b>	
<i>That is permitted under the General Residential Zone in GRZ-R1 to GRZ-R6 and GRZ-R10.</i>	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity complies with all applicable activity standards and built form standards in the General Residential Zone; and</li> <li>2. the activity complies with any relevant District wide provisions.</li> </ol>	<p><b>Activity status when compliance not achieved: as set out in the General Residential Zone and any relevant District wide provisions</b>  <b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. As set out in the General Residential Zone and any relevant District wide provisions</li> </ol>
<b>SARZ-R2 Construction or alteration of or addition to any building or structure</b>	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity complies with all built form standards (as applicable).</li> </ol>	<p><b>Activity status when compliance not achieved: as set out in the relevant built form standards</b></p>
<b>SARZ-R3 Non motorised recreation activities</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>

<b>SARZ-R4 Recreation facilities</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SARZ-R5 Park management activities</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SARZ-R6 Park management facilities</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SARZ-R7 Conservation activities</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SARZ-R8 Public amenities</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SARZ-R9 Office ancillary to park management activities, recreation facilities or major sports facility</b>	
<b>Activity status: PER</b> Where:  1. the combined GFA of all ancillary offices on site shall not exceed 10% of the GFA of all buildings on the site.	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> OSRZ-MCD7 - Scale and nature of the activity or facility OSRZ-MCD8 - Coverage OSRZ-MCD9 - Traffic generation and access
<b>SARZ-R10 Residential activity ancillary to park management activities</b>	
<b>Activity status: PER</b> Where:  1. the activity shall be located either: a. within an existing residential unit; or b. within a new residential unit provided:	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> OSRZ-MCD6 - Residential activity OSRZ-MCD8 - Coverage

<ul style="list-style-type: none"> <li>i. it is used for caretaker and site management purposes only;</li> <li>ii. it is located on a site with a minimum net area of 1ha; and</li> <li>iii. there is only one residential unit on any site.</li> </ul>	
<b>SARZ-R11 Community facility or cultural facility</b>	
<p><b>Activity status: PER</b> Where:</p> <ul style="list-style-type: none"> <li>1. the activity shall be limited to: <ul style="list-style-type: none"> <li>a. Oxford Museum, Oxford Art Gallery, Oxford Jaycee Rooms, and Oxford Community Men's Shed, all at Pearson Park, Oxford;</li> <li>b. Former Scout Building, Woodend Recreation Ground;</li> <li>c. Kaiapoi Toy Library Building, Darnley Square North;</li> <li>d. Rangiora Pottery Club Building, Loburn Domain;</li> <li>e. in all other areas, shall be ancillary to or co-located with existing built recreation facilities or major sports facility on the same site; and</li> </ul> </li> <li>2. the activity shall not include a community garden.</li> </ul>	<p><b>Activity status when compliance not achieved: DIS</b></p>
<b>SARZ-R12 Major sports facility</b>	
<p><b>Activity status: PER</b> Where:</p> <ul style="list-style-type: none"> <li>1. the activity shall be limited to: <ul style="list-style-type: none"> <li>a. Dudley Park and Dudley Park Aquatic Centre, Rangiora;</li> <li>b. Kaiapoi Aquatic Centre, Darnley Square North;</li> <li>c. Oxford Community Aquatic Centre and Health and Fitness Centre;</li> <li>d. Pearson Park, Oxford;</li> <li>e. Mandeville Domain;</li> </ul> </li> </ul>	<p><b>Activity status when compliance not achieved: DIS</b></p>

<p>f. Gladstone Park;</p> <p>g. Coldstream Road Sport and Recreation Reserve (incorporating Mainpower Oval);</p> <p>h. Woodend Recreation Ground;</p> <p>i. Loburn Domain;</p> <p>j. Rangiora Golf Course; and</p> <p>2. in all other areas, the activity shall be limited to sites with a minimum net area of 1ha.</p>	
<b>SARZ-R13 Ancillary sport and recreation services</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SARZ-R14 Food and beverage outlet</b>	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity shall be limited to a food and beverage outlet ancillary to recreation facilities or major sports facility on the same site; and</li> <li>2. the combined GFA of all ancillary food and beverage outlets on site shall not exceed 10% of the GFA of all buildings on the site.</li> </ol>	<b>Activity status when compliance not achieved: DIS</b>
<b>SARZ-R15 Retail activity</b>	
<i>This rule does not apply to a food and beverage outlet provided for in SARZ-R14.</i>	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. shall be limited to retail activity ancillary to recreation facilities or major sports facility on the same site;</li> <li>2. shall be limited to sites with a minimum net area of 1ha; and</li> </ol>	<b>Activity status when compliance not achieved: DIS</b>

3. the combined GFA of all ancillary retail activities on site shall not exceed 10% of the GFA of all buildings on the site.	
<b>SARZ-R16 Conference facility and other function facilities</b>	
<b>Activity status: PER</b> Where: 1. the activity shall be limited to conference facility and other function facilities ancillary to recreation facilities or major sports facility on the same site.	<b>Activity status when compliance not achieved: DIS</b>
<b>SARZ-R17 Equestrian and ancillary activities and facilities</b>	
<b>Activity status: PER</b> Where: 1. the activity shall be limited to sites with a minimum net area of 1ha.	<b>Activity status when compliance not achieved: DIS</b>
<b>SARZ-R18 Emergency service facility</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SARZ-R19 Any activity not provided for in the Sport and Active Recreation Zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SARZ-R20 Motorised recreation activities</b>	
<i>This rule does not apply to motorised vehicle events provided for in GRZ-R18.</i>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>

<b>SARZ-R21 Motorised sports facility</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>

**Built Form Standards**

<b>SARZ-BFS1 Coverage</b>	
<p>1. Unless otherwise specified in the activity standards, the maximum:</p> <p>a. percentage of a site covered by all buildings; and</p> <p>b. percentage of a site covered by impervious surface (excluding walk ways, tracks, cycle ways, hard/artificial playing and safety surfaces); shall be as specified in Table SARZ-1 below.</p>	<b>Activity status when compliance not achieved: DIS</b>

**Table SARZ-1: Coverage**

Site	All Buildings	Impervious Surface
All sites	20%	30%

<b>SARZ-BFS2 Height</b>	
<p>1. Maximum building height above ground level: 20m.</p> <p>2. Maximum height of any pole or structure for flood or training lighting: 40m.</p>	<b>Activity status when compliance not achieved: DIS</b>
<b>SARZ-BFS3 Height in relation to boundary</b>	
<p>1. Where an internal boundary adjoins any Residential Zones, Special Purpose Zone (Kāinga Nohoanga) or Special Purpose Zone (Pines Beach and Kairaki Regeneration), the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building</p>	<b>Activity status when compliance not achieved: DIS</b>

<p>envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3, except for the following:</p> <ol style="list-style-type: none"> <li>a. flagpoles;</li> <li>b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts;</li> <li>c. decorative features such as steeples, towers and finials;</li> <li>d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and</li> <li>e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary;</li> </ol> <p>2. Provided that none of the structures listed in (c) to (e) has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p>	
<b>SARZ-BFS4 Internal boundary setback</b>	
<ol style="list-style-type: none"> <li>1. The minimum setback from an internal boundary with Residential Zones, <b>Rural Zones</b>,<sup>1</sup> Special Purpose Zone (Kāinga Nohoanga), Special Purpose Zone (Pines Beach and Kairaki Regeneration), or other Open Space and Recreation Zones shall be as follows: <ol style="list-style-type: none"> <li>a. all sites, except as specified in (b) below:</li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved: DIS</b></p>

<sup>1</sup> Horticulture NZ [295.204]. See preliminary response to written questions from Panel 4/10/23 p6. Open Space and Recreation Zones Reply Report.



<ul style="list-style-type: none"> <li>i. buildings: 20m;</li> <li>ii. poles or structures for flood or training lighting: 10m;</li> </ul> <p>b. any stand-alone building containing toilets or changing rooms: 10m.</p>	
<b>SARZ-BFS5 Road boundary setback</b>	
<p>1. The minimum building setback from a road boundary shall be as follows:</p> <ul style="list-style-type: none"> <li>a. all sites, except as specified in (b) below: <ul style="list-style-type: none"> <li>i. a State Highway: 20m; and</li> <li>ii. all other roads: 10m;</li> </ul> </li> <li>b. any stand-alone building containing toilets or changing rooms: <ul style="list-style-type: none"> <li>i. a State Highway: 20m; and</li> <li>ii. all other roads: 3m.</li> </ul> </li> </ul>	<p><b>Activity status when compliance not achieved: RDIS</b>  <b>Matters of discretion are restricted to:</b>  OSRZ-MCD1 - Boundary setbacks  OSRZ-MCD4 - Public amenities</p>
<b>SARZ-BFS6 Outdoor storage</b>	
<p>1. Outdoor storage areas shall not be located within the setbacks specified in SARZ-BFS4 and SARZ-BFS5; and</p> <p>2. Outdoor storage areas shall be screened from adjoining sites and roads by either planting, walls or fences, or any combination of these, for a minimum of 1.8m in height above ground level along the length of the storage area (except for access points). Where screening is by landscaping this shall be to a minimum depth of 1.5m and any trees shall have a minimum height of 1m above ground level at the time of planting and be capable of reaching a height at maturity of at least 1.8m above ground level.</p>	<p><b>Activity status when compliance not achieved: RDIS</b>  <b>Matters of discretion are restricted to:</b>  OSRZ-MCD3 - Outdoor storage</p>