

Topic 17: Recreation Zones

Introduction

As part of the District Plan Review, Timaru District Council has commissioned a Discussion Document on recreation zones to stimulate discussion and form a basis for public consultation. This can be found at www.timaru.govt.nz/dpr.

It identifies three main issues with how the current District Plan manages recreation zones and cemeteries, establishes potential options to address these issues and discusses the associated strengths and weaknesses. We seek your feedback on the issues and options.

Issues and Options

Issue 1

Zoning of land used for recreational purposes

The current District Plan identifies Recreational Zones on the Planning Maps. The Recreation Zone covers a wide range of activities from the Timaru International Raceway, a rural training centre, golf clubs, race courses to sports fields and neighbourhood parks. Consequently, the word 'recreation' does not necessarily provide for such a diversity of activities. In particular, it does not include passive areas or open spaces that contribute to the amenity of the District's towns, or commercial / educational facilities such as the training centre. Also the Recreation Zone is used to manage hazards, especially flood hazards. Conversely, there is also land within new subdivisions that is being used for recreational purposes that is zoned Residential. It is also noted that the Plan does not differentiate between Council owned and private facilities.

The options for addressing this issue are to (i) retain the current District Plan zoning approach to enable recreational activities into specific locations; (ii) amend the District Plan to rezone land zoned Recreation but not used for recreation purposes to reflect its current use; (iii) amend the District Plan by renaming of the Recreation Zone as 'open space' and then split into passive open space zones and active open space zones; and / or (iv) amend the District Plan to include 'no build' zones or a hazard management zone / line to address risk from natural hazards.

This summary outlines the issues our district faces in relation to recreation zones.

We welcome your feedback on this topic.

Paddy O'Reilly
Pleasant Point/Temuka
Ward Councillor





Issue 2

Large scale recreation activities

Many activities in Caroline Bay require resource consent despite it being an important recreation area within which a diversity of activities are anticipated to occur.

Additionally, there is no provision for any buildings in the Recreation Zones except for houses and associated accessory buildings for caretakers or otherwise ancillary to the recreational use. Clubrooms and changing rooms are provided for as discretionary activities in the Recreation 2 (Urban) Zone but changing rooms are permitted in the Recreation 3 (Rural) Zone. A consistent approach is not applied to providing for facilities in all Recreation Zones.

The options for addressing this issue are to (i) retain the current District Plan approach that requires clubrooms and changing rooms in some zones to obtain resource consent; (ii) amend the District Plan to include specific standards that apply to Caroline Bay as a whole or include a 'major facilities zone' to manage large facilities; (iii) amend the District Plan standards that apply at the zone boundary to manage effects on adjoining properties; (iv) amend the District Plan to include performance standards that manage building scale rather than applying an overly stringent activity status to buildings such as changing sheds; (v) amend the District Plan to include impermeable surface controls to ensure the open space aspect of the zone is retained as well as managing potential overland flow effects; and / or (vi) amend the District Plan to include hours of operation that recognise the proximity of many recreational activities to Residential Zones.

Issue 3

Cemeteries

Cemeteries in the current District Plan are generally zoned rural, residential or recreation, which does not reflect their use. Consequently, activities in cemeteries may require resource consent even if they are generally anticipated by the community and accord with the main activity on the site. There is therefore no certainty over activities that may be undertaken in the future given the current zoning.

The options for addressing this issue are to (i) retain the current District Plan approach that does not provide for cemeteries as a permitted activity in any zone; (ii) amend the District Plan by rezoning cemeteries as a 'special purpose zone' or an 'open space zone' and specifically provide for cemeteries and any associated activities; or (iii) retain the rural / residential / recreational zoning in the District Plan and designate or schedule cemeteries.