

5 RECREATION ZONES

5.1 ISSUE

Some uses of land can have adverse effects on the surrounding environment.

Explanation

There are a wide variety of recreational activities in the District ranging from passive recreational uses such as parks, through to holiday hut settlements, to active sports facilities. All of these areas have some beneficial effects in enabling people to help fulfil their various recreational aspirations. Many of these venues can also have some adverse effects on their neighbourhoods arising from noise of the activity itself (eg motorsport) or from the noise caused by concentrating large numbers of people on a site at any one time such as at clubrooms where such effects often occur at night. Lighting of sports grounds can also have adverse effects arising from glare and the extension of the hours of use of the facility. The nature of the activity in relation to the character of the neighbourhood and the frequency of use can have a considerable effect on the amenity values of neighbouring activities within and outside of the Zone. This is particularly relevant to the Falvey Road motor racing circuit.

5.1.1 OBJECTIVE

The avoidance or mitigation of adverse effects on the environment arising from activities within recreation areas.

Principal Reason

Because some recreational activities give rise to adverse effects it is appropriate that regard is had to where facilities are located and the way in which they operate so as to reduce adverse effects for neighbouring activities either in the neighbourhood or in some cases for other users of the recreational space.

5.1.2 POLICY

- 5.1.2.1 To manage subdivision and development adjacent to and within Recreation Zones in a way that avoids or mitigates significant cross-boundary adverse effects on amenity values without unreasonably inhibiting the continued use and development of existing activities.

Explanation and Principal Reason

Problems arise from the siting of environmentally sensitive activities in close proximity to existing land use eg where residential and motorsports development are in conflict at the Levels Raceway. The term “reverse sensitivity” is used to describe this situation where residential activities are located in close proximity to activities producing adverse effects such as noise, high traffic volumes and parking problems. The proximity of clubroom buildings to neighbouring activities can also create conflict.

Similarly the location of recreational or commercial activities adjacent to or within quiet residential and rural residential areas can also create the potential for conflict. In such situations provision should be made for avoiding the creation of nuisance situations which inhibit continued use and development of existing activities.

- 5.1.2.2 To protect the visual amenities of recreation areas.

Explanation and Principal Reason

As with other parts of the District the bulk and location of buildings and parking can have an adverse effect on adjacent properties. Some recreational facilities can have an adverse effect on visual character.

- 5.1.2.3 To have the following Recreation Zones:

- **Recreation 1 (Holiday Residential)**

- (1) Holiday residential - this includes the holiday hut settlements of Butlers Huts, Milford Huts, Waipopo, Rangitata, Stratheona and part of Blandswood and some smaller settlements oriented to recreational uses but where there is a significant risk from natural hazards (see Part B(4)). It is intended that the existing peaceful character of these areas be retained and that no further residential development occur except for a part of the South Rangitata Huts Settlement, and the Milford Huts area because of the threat posed by flood hazard.

- **Recreation 2 (Urban)**

- (2) Urban - includes recreational land and open space along the coast, within urban areas and those recreational activities adjacent to residential zones where regard should be had to any adverse effects on residential zones.

- **Recreation 3 (Rural)**

- (3) Rural - includes recreational land in rural areas. In some areas more permissive levels of effects are anticipated than in urban areas.

Explanation and Principal Reason

The different Recreation Zones reflect their existing character. They include both public and private land. Where the owners of private land wish to change the use of the land away from recreation the Resource Management Act provides the opportunity to initiate a plan change.

Those activities which Council has identified as likely to give rise to some adverse effects are made the subject of rules. Where rules can be specified with precision they are included as performance standards. Where the effects are likely to vary according to the location and scale of the activity on land use, consent for a controlled or discretionary activity is generally required. Those activities which are non-complying are either of a type which are individually, or cumulatively with other proposals of the same or similar nature, anticipated to have inappropriate adverse effects within the zone.

- 5.1.2.4 To allow the reconstruction or modification of existing household units including holiday huts at Milford Huts subject to obtaining resource consent where such reconstruction or modification is not allowed under s10 of the Resource Management Act. When considering an application for resource consent, the District Council shall consider the following matters:

- the floor height of the proposed household unit in respect of anticipated flood levels;
- the location of the household unit on the site for the purpose of reducing the effects of river and coastal flood hazard;
- the design, external materials and colours proposed;
- provision for potable water; and liquid and solid waste disposal.

Explanation and Principal Reason

The Milford Huts settlement is amongst the most hazard prone locations in the District because of the potential that exists for properties within this settlement to be subject to the adverse environmental effects of both river flooding and coastal flooding or inundation. In recognition of this risk the establishment of new household units or holiday huts on existing vacant sites at Milford Huts settlement is a Prohibited Activity for which no resource consent shall be granted.

Provision is made for existing household units to be reconstructed or modified as a Discretionary Activity where such reconstruction or modification is not allowed under s10 of the Resource Management Act. The existing use rights provisions of the Act (s10) provide for the reconstruction of existing holiday huts within 12 months of a use being discontinued provided that the effects of the use are the same or similar in character, intensity, and scale to that which previously existed.

In conjunction with this policy the Council will provide information to property owners at Milford Huts settlement, and the wider community, that seeks to avoid, remedy or mitigate the risk posed by natural hazards to life and property at Milford Huts.

5.1.3 METHOD

- 5.1.3.1 Control of the adverse effects of recreational activities through zoning, and listing of activities requiring a resource consent and performance standards in the three zones (see Rules for Recreation Zones; see Rural Zones - Noise 1.4).

Principal Reason

With a wide range of recreational activities with differing effects those which are likely to give rise to adverse effects are provided for as discretionary activities so that their effects can be considered on an application.

- 5.1.3.2 Develop and implement management plans for management of recreation reserve areas to address detailed management, with the District Plan addressing adverse effects arising from the use of recreation areas.

Principal Reason

It is appropriate to specify the different purposes of the Reserves Act and Resource Management Act.

5.2 ISSUE

In some areas of the District public expectations for recreational opportunities and facilities are not being achieved.

Explanation

A much wider range of recreational activities are now expected in the District. Sustainable management includes managing the use and development of natural resources in a way which enables people and communities to provide for their social and cultural well-being (see

Section 5, Appendix 1). Use and development of recreation areas and facilities helps to provide for social well-being, however some activities also threaten to reduce the amount of open space available for other recreational and amenity purposes.

5.2.1 OBJECTIVE

Providing for recreational activities.

Principal Reason

Recreational opportunities are an important aspect of community well-being.

5.2.2 POLICY

- 5.2.2.1 To ensure that there is provision for the continuation of existing recreational activities and that recreational opportunities generally are encouraged.

Explanation and Principal Reason

Recreational opportunities are important for social development and in some cases also help provide for the economic well-being of the community. There are already many good recreational and sporting facilities within the Timaru District which represent a significant physical resource. These include the golf courses, Alpine Energy Stadium, South Canterbury Car Club's facilities at Levels, Caroline Bay, Maori Park, the Showgrounds and cultural centre, community domains and race courses. Many of the facilities would benefit from further development. Many open space areas contribute to the amenities of the areas in which they are located and can protect natural values.

- 5.2.2.2 To promote the enhancement of recreational land and facilities. When considering an application for a resource consent the Council shall have regard to:

- the nature, scale, design, appearance and location of the proposed development in relation to the recreational land, existing facilities and adjacent residential and natural areas
- any proposed reduction in the area of open space.

Explanation and Principal Reason

The scale and intensity of redevelopment has the potential to adversely impact on amenity and open space values and neighbouring sensitive uses eg residential and natural areas.

5.2.3 METHODS

- 5.2.3.1 Provide for both active and passive recreational land and facilities through the Long Term Council Community Plan for facilities administered by Council.

Principal Reason

Recreation is sufficiently important that the Community should have positive programmes for its encouragement. An audit of the recreational land and facilities Council administers will evaluate community needs for recreational areas and facilities into the future.

- 5.2.3.2 Zone the main areas of land in recreational use for that purpose in the District Plan providing for development of a nature and scale that is compatible with the recreational character of that land (see Planning Maps, Volume II).

Principal Reason

To recognise and make provision for land and facilities in the District Plan.

- 5.2.3.3 Require contributions of cash or land for reserves with developments (see General Rule 6.5).

Explanation and Principal Reason

As additional residential properties or dwellings are created there is a corresponding increase in demand for recreational use and facilities (see General Rule 6.5).

- 5.2.3.4 Require esplanade reserves or esplanade strips alongside waterways on subdivision where significant recreational benefit is foreseen (see General Rule 6.4).

Principal Reason

The Resource Management Act requires Council to consider recreational and public access values (amongst others) in considering subdivision adjoining waterways (see General Rule 6.4).

5.3 RULES FOR RECREATION ZONES

5.3.1 RECREATION 1

1 PERMITTED ACTIVITIES

The following are permitted activities subject to complying with all the Performance Standards for this zone and the General Rules:

- 1.1 Utility services.
- 1.2 Road and bridge construction and maintenance within road reserves.
- 1.3 Grazing by animals.
- 1.4 Open Space.
- 1.5 Those activities provided for in the General Rules as permitted activities.

2 CONTROLLED ACTIVITIES

The following are controlled activities subject to complying with all the Performance Standards for this Zone and the General Rules, with the exercise of Council's discretion restricted to the matter(s) specified:

- 2.1 Telecommunication facilities and radio communication facilities. The Council shall restrict its discretion to potential visual effects.
- 2.2 Those activities provided for in the General Rules as controlled activities.

3 DISCRETIONARY ACTIVITIES

The following are discretionary activities in this zone subject to complying with the General Rules:

- 3.1 Accessory buildings to household units or holiday huts of a total area of up to 50 square metres per residence.
- 3.2 The modification of a household unit or holiday hut for the purpose of reducing likely flood damage.
- 3.3 Any activity listed as a permitted, controlled or discretionary activity which does not comply with the performance standards for this zone.
- 3.4 Public Utilities.
- 3.5 Those activities provided for in the General Rules as discretionary activities.
- 3.6 Replacement household units (includes holiday huts) at South Rangitata Huts, Reserve 5266 on sites 1-7, 10-16, 19-23, 25-31, 34-

39, 42-47, 51-56, 60-65 and 68-73 and on any part of sites 8, 17, 24, 32, 40, 48, 50, 57 and 66 which is entirely above the 100 year coastal erosion line, where the loss of all or part of the household unit is incurred by other than flood or coastal hazard (see scale map accompanying Map No 20 in Volume II).

3.7 The reconstruction of existing household units at Milford Huts which fail to meet the timeframes specified in section 10 of the Resource Management Act (ie existing use rights).

3.8 Telecommunication facilities and radio communication facilities, which do not meet the performance standards for the zone. The Council shall restrict its discretion to potential visual effects.

NOTE: When considering applications for discretionary activities regard shall be had to the Performance Standards for this zone.

4 NON-COMPLYING ACTIVITIES

All activities not listed as a permitted, controlled, discretionary or prohibited activity in this Zone are a non-complying activity unless they are provided for by a General Rule.

5 PROHIBITED ACTIVITIES

The following is a prohibited activity in this zone for which no resource consent shall be granted:

5.1 Household units (includes holiday huts) except where provided for as a discretionary activity.

6 PERFORMANCE STANDARDS FOR ALL ACTIVITIES IN THIS ZONE

- **Sunlight and Outlook**

6.1 The maximum height of buildings shall be 6 metres.

6.2 Buildings and structures shall be set back a minimum of 5 metres from the boundary with a road frontage.

6.3 Buildings and structures shall be set back a minimum of 1.5 metres from site boundaries.

6.4 A setback along the rear boundary of 1.5 metres minimum shall be provided. Where any building faces another across a common boundary, open space, front or rear yard, the distance between them shall not be less than 12 metres.

- 6.5 Notwithstanding any other provision in the Plan no person shall construct or reconstruct any building, accessory building, structure, erection or fence, (except for the maintenance and minor upgrading of utility services' poles) or shall permit to grow a hedge, tree or other growth, whether on the boundary or not, over 900 millimetres in height above the average ground level within 6 metres of a road intersection, except for clear stemmed trees, which are proved to maximise visibility for traffic safety.

- **Obtrusive Light**

- 6.6 Other than street lighting, no spill light from a permanently fixed artificial light source shall exceed:

10 lux measured in the vertical plane at the boundaries of any other sites in Residential Zones between the hours 10.00pm and 7.00am, and 20 lux at all other times; and

1 lux measured in the vertical plane at the windows of household units on any other sites in Rural Zones between the hours 10.00pm and 7.00am, and 10 lux at all other times.

7 ATTENTION IS DRAWN TO THE FOLLOWING GENERAL RULES

(a) **Vehicle Access and Loading**

See General Rule 6.7.

(b) **Parking**

See General Rule 6.8.

(c) **Signs**

See General Rule 6.15.

(d) **Natural Hazards**

See General Rule 6.16.