

## 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 ~~activities~~ 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~~ Levels Raceway has been operating since 1967 and is well established with permanent buildings, ~~a~~ race track, car parking, ~~a~~ control tower and ancillary ~~activities~~ facilities.

PREC611 - 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~~ PREC611 - Caroline Bay Precinct contains convenient pedestrian links between the Timaru ~~Town~~ Centre and the coastal environment, a safe beach for swimming and the Benvenue ~~e~~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-01 The purpose of the Sport and Active Recreation Zone

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

#### SARZ-02 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 heritage values.

#### PREC611-01 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.

#### PREC611-02 Character and qualities of the Caroline Bay Precinct

The character and qualities of ~~the~~ PREC611 - Caroline Bay Precinct are maintained and enhanced including:

1. the natural character of coastal environment; and

2. its accessibility to the public from the ~~the~~ Town ~~the~~ 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 ~~the~~ Town ~~the~~ 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 ~~Z~~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 ~~Z~~zone; and
2. avoid or mitigate adverse effects on adjoining sites; and
3. do not undermine the purpose of the District's commercial and mixed use 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 ~~Z~~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 facilities

Only allow new car parking facilities where the facility ~~is~~:

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

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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 Levels 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 Levels 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.

**PREC611-P1****Activities in the Caroline Bay Precinct**

Enable a broad range of activities that are complementary and compatible with the purpose, character and qualities of the PREC611 - Caroline Bay Precinct.

**PREC611-P2****Commercial activities in the Caroline Bay Precinct**

Provide for commercial activities in PREC611 - Caroline Bay Precinct 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.

**PREC611-P3****Buildings and structures in the Caroline Bay Precinct**

Only allow buildings and structures in PREC611 - Caroline Bay Precinct, 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 District 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.

SARZ-R1	<u>Recreation activities</u>	
Sport and Active Recreation Zone	<p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>The activity complies with SARZ-S7.</p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with SARZ-R7.</p>	<p><b>Activity status when compliance not achieved with PER-1:</b> Restricted Discretionary</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>
SARZ-R2	<u>Community activities</u>	
Sport and Active Recreation Zone	<p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>The activity complies with SARZ-S7.</p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with SARZ-R7.</p>	<p><b>Activity status when compliance not achieved with PER-1:</b> Restricted Discretionary</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>
SARZ-R3	<u>Park management activities</u>	
Sports and Active Recreation Zone	<p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>All the <del>S</del>standards of this chapter are complied with.</p> <p><b>Note:</b></p> <p><b>1.</b> Any associated building and structure must be constructed in accordance with SARZ-R7.</p>	<p><b>Activity status when compliance not achieved:</b> Restricted Discretionary</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>
SARZ-R4	<u>Playground equipment</u>	
Sports and Active Recreation Zone	<p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>All the <del>S</del>standards of this chapter are complied with.</p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with SARZ-R7.</p>	<p><b>Activity status when compliance not achieved:</b> Restricted Discretionary</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 Recreation Zone</b>	<b>Activity status: Permitted</b> <b>Where:</b> <b>PER-1</b> All the <del>S</del> tandards of this chapter are complied with.	<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>the matters of discretion of any infringed standard</li> </ol>
<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 <del>S</del> tandards of this chapter are complied with.  <b>Note:</b> Any associated building and structure must be constructed in accordance with SARZ-R7.	<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>the matters of discretion of any infringed standard</li> </ol>
<b>SARZ-R7</b> <b>Buildings and structures</b>		
1. <b>Sport and Active Recreation Zone outside PREC611 - 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 <del>S</del> tandards 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> <ol style="list-style-type: none"> <li>the matters of discretion of any infringed standard.</li> </ol>
2 <b>PREC611 - Caroline Bay Precinct</b>	<b>Activity status: Discretionary</b>	<b>Activity status when compliance not achieved: Not applicable</b>
<b>SARZ-R7A8</b>	<b>Full or partial demolition of buildings or structures<sup>1</sup></b>	
<b>Sport and Active Recreation Zone</b>	<b>Activity status: Permitted</b>	<b>Activity status when compliance not achieved: Not applicable</b>

<sup>1</sup> NZHHA [184.2]



SARZ-R89	Commercial activities (except in the Caroline Bay Precinct)	
<p>1. Sport and Active Recreation Zone outside PREC611 - Caroline Bay Precinct</p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The sale of refreshments and souvenirs is associated with a recreation activity or community activity: <u>and</u></p> <p><b>PER-2</b> The sale of tickets and merchandise is associated with a recreation activity, community activity or public temporary event: <u>and</u></p> <p><b>PER-3</b> At the:</p> <ul style="list-style-type: none"> <li>• Caroline Bay Aquatic Centre (western portion of land <u>legally</u> described Part Lot 2 DP 9031 and its successors),</li> <li>• Alpine Energy Centre (<u>legally</u> 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 (<u>legally</u> 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 <u>any</u> cafe: <u>and</u></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: <u>and</u></li> </ol> <p><b>PER-4</b> At Tennis South Canterbury (eastern portion of land <u>legally</u> 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> </ol>	<p><b>Activity status when compliance not achieved with PER-5: 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, PER-2, PER-3 or PER-4: Discretionary</b></p>

	<p>2. 15 private functions during any 12-month period at which amplified music can be played; <u>and</u></p> <p><b>PER-5</b> The commercial activity complies with <del>standard</del> SARZ-S7.</p> <p><b>Note:</b> Any building and structure must comply with SARZ-R7.</p>	
<p><b>2. PREC611 - Caroline Bay Precinct</b></p> <p><b>Activity status:</b> Permitted</p> <p><b>Where:</b></p> <p><b>PER-1</b> The sale of:</p> <ol style="list-style-type: none"> <li>refreshments and souvenirs is associated with an on-site recreation activity or community activity; or</li> <li>tickets and merchandise is associated with an on-site recreation activity, community activity or public temporary event; and</li> </ol> <p><b>PER-2</b> Any other commercial activities within the <del>precinct</del> 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 <del>standard</del> SARZ-S7.</p> <p><b>Note:</b> Any building and structure must comply with SARZ-R7.</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>the matters of discretion of any infringed standard.</li> </ol> <p><b>Activity status when compliance not achieved with PER-1 and PER-2: Discretionary</b></p>	
<p><b>SARZ-R910</b></p> <p><b>Sport and Active Recreation Zone</b></p>	<p><b>Car parking facilities</b></p> <p><b>Activity status:</b> Discretionary</p> <p><b>Where:</b></p> <p><b>DIS-1</b> The car parking <del>facility activity</del> is associated with a permitted activity listed in this chapter; and</p> <p><b>DIS-2</b> The car parking <del>facility activity</del> is limited to that required for staff and patrons using the <del>facilities</del>.</p>	



<b>SARZ-R1011</b>	<b>Motorsport events, and motorsport facilities and ancillary activities facilities</b>	
<b>Sport and Active Recreation Zone</b>	<b>Activity status:</b> Discretionary <b>Where:</b> <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); and <b>DIS-2</b> The building or structure must comply with all the <del>S</del> standards of this chapter.	<b>Activity status when compliance not achieved with DIS-2: Restricted Discretionary</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>the matters of discretion of any infringed standard;</li> </ol> <b>Activity status when compliance not achieved with DIS-1: Non-complying</b>
<b>SARZ-R1112<sup>2</sup></b>	<b>Any activities not otherwise listed in this chapter</b>	
<b>Sport and Active Recreation Zone</b>	<b>Activity status:</b> Discretionary	<b>Activity status when compliance not achieved:</b> Not applicable

## Standards

<b>SARZ-S1</b>	<b>Height of fences</b>	
<b>Sport and Active Recreation Zone</b>	The maximum height of a fence above ground level must not exceed: <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>	<b>Matters of discretion restricted to:</b> <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 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; and</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>	The maximum gross floor area of all buildings and/or structures <u>excluding fences, playground equipment and public artwork</u> on a site must not exceed 150m <sup>2</sup> .	<b>Matters of discretion restricted to:</b> <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> </ol>

<sup>2</sup> TDC [42.57]

		<ol style="list-style-type: none"> <li>4. the effectiveness of proposed mitigation measures; and</li> <li>5. any loss of existing planting and mature trees; and</li> <li>6. 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 <u>outside</u> (excluding the PREC611 - Caroline Bay Precinct)</b>	The maximum height of buildings and structures <u>excluding fences</u> must not exceed 15m above ground level.	<b>Matters of discretion restricted to:</b> <ol style="list-style-type: none"> <li>1. any impact on the character and qualities of the <u>Z</u>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 retention of open space, existing planting and mature trees or meeting specialised recreational needs; and</li> <li>4. any impacts on the access to sunlight on adjoining private and public properties; <u>and</u></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>	Buildings and structures <u>excluding fences</u> must not be located within: <ol style="list-style-type: none"> <li>1. 10m of a road boundary; <u>or</u></li> <li>2. 10m of all other site boundaries that adjoin a <u>R</u>esidential <u>Z</u>zone; <u>or</u></li> <li>3. 5m from all other site boundaries.</li> </ol>	<b>Matters of discretion restricted to:</b> <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; <u>and</u></li> <li>6. mitigation measures.</li> </ol>
<b>SARZ-S5</b>	<b>Height <u>in relation to boundary</u> of buildings and structures <u>in relation to a residential zone</u> Residential Zone boundary</b>	
<b>Sport and Active Recreation Zone</b>	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 <u>R</u> esidential <u>Z</u> zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.	<b>Matters of discretion are restricted to:</b> <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> </ol>

		<ol style="list-style-type: none"><li>4. any benefits, such as the use of architectural features or steps in the building façade; <u>and</u></li><li>5. mitigation measures.</li></ol>
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<b>SARZ-S6</b>	<b>Site coverage</b>	
<b>Sport and Active Recreation Zone</b>	The maximum <u>site coverage combined building and impermeable surface coverage</u> of the site must not exceed 60%.	<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 <u>Zone</u>; and;</li> <li>any impact on the character and qualities of the surrounding area; and</li> <li>any impact on public enjoyment of the site; and</li> <li>any reduction in the area available for outdoor recreation activities; and</li> <li>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; <u>and</u></li> <li>mitigation measures.</li> </ol>
<b>SARZ-S7</b>	<b>Hours of operation</b>	<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 surrounding area; and</li> <li>any impact on character and qualities of the <u>Zone</u>; and;</li> <li>any benefits, such as the continued operation of existing facilities, and financial or social benefits; <u>and</u></li> <li>mitigation measures.</li> </ol>