

## Open Space and Recreation Zones

### Issues

- The need to provide a clear understanding of the character and amenity anticipated to be maintained in each of the different open space and recreation areas.
- The need to specifically provide for cemeteries in the urban areas of the District.
- The need for clear objectives, policies and rules that manage activities within the existing clusters of holiday huts, to avoid or minimise risks to human life and property from river flooding, coastal erosion and inundation, and differentiate the distinct character of the holiday huts from the residential zones of the District.
- The need to recognise the distinct character and importance of Caroline Bay as well as its location within the coastal environment.

### Operative District Plan Approach

The Operative Plan has the following Recreation Zones:

- Recreation 1 (Holiday Residential), which includes the holiday huts at Butlers Huts, Milford Huts, Waipopo, Rangitata, Stratheona and part of Blandswood:
- Recreation 2 (Urban), which includes recreational land and open space along the coast: and
- Recreation 3 (Rural), which includes recreational land in rural areas.

The objectives and policies seek to provide for recreational activities and avoid or mitigate the adverse effects arising from recreational activities. They also require the taking of esplanade reserves or esplanade strips alongside waterways, set the purpose of the zones, protect the visual amenities of recreation areas, manage activities within the holiday hut areas in relation to natural hazards, provide for the continued operation of existing recreation activities and promote the enhancement of recreational land and facilities.

The rules are activity based and activities are generally managed to minimise risks to health, safety and property from natural hazards. Of note, clubrooms, grandstands, changing rooms and toilets are discretionary activities in the Recreation 2 and 3 Zones. New holiday huts in all holiday hut areas are a prohibited activity. There are also a number of General Rules that apply to the Recreation Zones; vehicle access and loading; parking; signs; and natural hazards, but no noise standards apply to activities in the Recreation Zones.

### Draft Plan Approach

It is proposed to establish three zones: Natural Open Space, Open Space, and Sport and Active Recreation. The policy framework will then recognise the diverse purposes and character of the open space and recreational areas in the District. This will enable the potential effects of future activities and development to be assessed against the character and qualities of the zone ensuring that the purpose and level of amenity anticipated by the community is maintained and/or enhanced. It is also proposed to recognise the commercial activities that occur at some of the large-scale facilities in the District i.e. Southern Trusts Event Centre and Caroline Bay Aquatic Centre.

The policy framework also introduces two precincts: The Holiday hut precinct and the Caroline Bay precinct:

- The Holiday hut precinct forms part of the Open Space zone and recognises the unique character of these clusters of holiday huts as well as their location, often in areas that are subject to natural hazards.
- The Caroline Bay precinct forms part of the Sport and Active Recreation zone and is subject to many of the policies and rules of this zone. However, the specific precinct provisions reflect the extent and the importance of Caroline Bay as an area of open space as well as its location within a coastal high hazard area.

### Changes

#### Key changes include:

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Policy framework and rules to provide for cemeteries in the Open Space Zone

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Specific provision for park management activities in all recreation zones

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Permit buildings and structures associated with existing cemeteries and small-scale buildings associated with permitted activities in the Open Space Zone

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Outside the high hazard areas, buildings and structures are provided for as a Restricted Discretionary activity in the Holiday Hut precinct

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Limited commercial activities are provided for as a permitted activity in the Sport and Active Recreation Zone

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Buildings and structures are a non-complying activity in the Caroline Bay precinct due to the coastal hazard.

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## Reasons

The provisions reflect the national planning standards. They also address the issues identified above with each Zone and the Precinct having its own framework of objectives, policies and rules that reflect the intent, purpose and character of the zones / precinct as well as managing the risk from natural and coastal hazards. The provisions also provide specific policy provision for those facilities in the District that provide for a broad range of activities such as Caroline Bay and the Southern Trusts Event Centre.

## What it Means in Practice

- The different purposes, character and amenity values of the zones are recognised, enabling the establishment and consideration of activities that reflect that
- Buildings and structures for permitted activities are generally provided for, although consent will be required for large scale buildings in the Open Space zone
- In the Holiday hut precinct and the Caroline Bay precinct all buildings and structures require consent because of the risk from natural hazards
- Existing cemeteries and associated activities are specifically provided for, potentially reducing the need for resource consents.

