

Sport and Active Recreation Zone (SARZ)

Introduction

The Sport and Active Recreation Zone provides for a range of active recreation opportunities, and buildings and facilities which support these. This zone includes large recreation reserves used for organised sports and associated clubrooms, as well as other community facilities. In many cases, these areas also provide for passive recreation opportunities. Many of these areas are publicly owned reserves, but the zone also includes some recreation or community facilities which are privately owned or operated.

The Sport and Active Recreation Zone is located within, or adjoining the District's town and settlements.

The Specific Control Area 14 (Ruataniwha) applies to an area of land which adjoins Lake Ruataniwha, in Twizel, and which contains facilities that support the use of the lake as a rowing course and for other largely water-based recreation activities. This Area is in a visually sensitive location next to the lake and adjoining open space areas.

The Specific Control Area XX (Tekapo Springs) applies to land at Lakeside Drive, Tekapo. It encompasses the Tekapo Springs complex, which includes a range of commercial recreation activities including pools, saunas, treatment rooms, an ice rink, a snow tube park, a café, star gazing activities and mini golf, along with ancillary retail and commercial activities. Within this Area, greater provision is made for ancillary activities which support the commercial recreation activities.¹

The Specific Control Area YY (Takapō / Lake Tekapo West) applies to land which is located to the west, south and east of the Specific Control Area XX (Tekapo Springs), allowing further recreational activities to be established and consolidated in this area, including ancillary activities which support the commercial recreation activities. Within this Area, built form is more carefully managed, to integrate with the lakeside setting, and to ensure that on the more visible slopes facing the lakefront, that built form is not visually prominent and open space remains predominant.²

The level of built form varies across the zone, with some areas of large open space, as well as a range of buildings, structures and other impervious surfaces which support the recreation and community activities.

Objectives and Policies

Objectives	
SARZ-O1	Zone Purpose
The Sport and Active Recreation Zone contains a range of organised sports and other recreational activities, along with ancillary <u>commercial</u> ³ activities that support the recreational focus, and ⁴ other compatible activities that support the community's social well-being.	
SARZ-O2	Zone Character and Amenity Values
The Sport and Active Recreation Zone contains a range of buildings, structures and facilities which support the purpose of the zone, and which:	

¹ Clause 10(2)(b) relating to Tekapo Springs (29.02) - Evidence of Mark Geddes, Appendix 1

² Clause 10(2)(b) relating to TLGL (10.02) - Evidence of Kim Banks, para 28.

³ Clause 10(2)(b) relating to Tekapo Springs (29.07)

⁴ Tekapo Springs (29.03)

1. are consistent with the character and amenity values of surrounding residential areas and streetscapes; **and**
2. in Specific Control Area 14 (Ruataniwha), are visually recessive, maintain the visual amenity of the surrounding area, and maintain public access to the lake and its margins; **and**
3. **in Specific Control Area YY (Takapō / Lake Tekapo West), do not detract from the natural character of the lakeside setting⁵.**

Policies	
SARZ-P1	Recreation
Enable a range of recreational and commercial recreation activities, including associated buildings and facilities.	
SARZ-P2	Compatible Activities
Provide for community facilities where they do not detract from the purpose, character and amenity values of the zone.	
SARZ-P3	Other Activities
Only allow other activities where they: <ol style="list-style-type: none"> 1. support the community's social well-being; or 2. have a functional need or operational need to locate within the zone; and 3. do not detract from recreational activities or zone character and amenity values. 	
SARZ-P4	Specific Control Area 14 (Ruataniwha)
Enable activities that relate to, and support the Ruataniwha rowing course.	
SARZ-P4A	Specific Control Area XX (Tekapo Springs) Ancillary Activities⁶
Within Specific Control Area XX (Tekapo Springs) and Specific Control Area YY (Takapō / Lake Tekapo West)⁷, provide for commercial⁸ activities that are ancillary to and support the recreational focus of the area, where they: <ol style="list-style-type: none"> 1. are not of a scale or nature which detracts from the character, amenity values or purpose of the Town Centre Zone; and 2. they are compatible with the character and amenity values of the zone. 	
SARZ-P5	Built Form
Manage built form within the Sport and Recreation Zone: <ol style="list-style-type: none"> 1. to minimise dominance in the surrounding environment; and 2. in Specific Control Area 14 (Ruataniwha), so that it does not detract from the visual amenity of the surrounding area and maintains public access; and 3. in Specific Control Area YY (Takapō / Lake Tekapo West), to minimise the visual prominence of built form on the more visible slopes facing the lakefront, and to require landscaping to mitigate the visual effects of built form, and integrate it into the natural lakeside setting.⁹ 	

Rules

SARZ-R1	Recreational Activities
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⁵ Tekapo Springs (29.04) - Evidence of Mark Geddes, paras 32-36 and Appendix 1 and Clause 10(2)(b) relating to TLGL (10.02, 10.16)

⁶ Tekapo Springs (29.06)

⁷ Clause 10(2)(b) relating to Tekapo Springs (29.01, 29.07, 29.08, 29.09) and TLGL (10.02) – Tabled Hearing Statement of Kim Banks, paras 5-8.

⁸ Clause 10(2)(b) relating to Tekapo Springs (29.07)

⁹ Clause 10(2)(b) relating to TLGL (10.02, 10.16) and Tekapo Springs (29.04)

SARZ	Activity Status: PER	
SARZ-R2	Commercial Recreation Activities	
SARZ	Activity Status: PER	
SARZ-R3	The Establishment or Expansion of Walking and Cycling Tracks	
SARZ	Activity Status: PER Advice Note: <i>The provisions in the Earthworks chapter apply to any earthworks associated with any walking and/or cycling track.</i>	
SARZ-R4	Conservation Activity	
SARZ	Activity Status: PER	
SARZ-R5	Landscaping	
SARZ	Activity Status: PER Where: The planting does not include any wilding conifers.	Activity status when compliance is not achieved with R5.1: PR
SARZ-R6	Visitor Accommodation	
Specific Control Area 14 (Ruataniwha)	Activity Status: PER Where: 1. The visitor accommodation is: a. used to accommodate guests directly associated with recreation events or training activities; and b. used for a maximum of 60 days per year; and c. located in the Building Core or Mixed Use Areas shown on the Outline Development Plan contained in FIGURE SARZ-1.	Activity status when compliance is not achieved with R6.1: DIS
SARZ (outside Specific Control Area 14 (Ruataniwha))	Activity Status: DIS	
SARZ-R7	Buildings and Structures	
SARZ	Activity Status: PER Where: 1. The building or structure is ancillary to a permitted activity.	Activity status when compliance is not achieved with R7.1: DIS

	<p>And the activity complies with the following standards:</p> <p>SARZ-S1 Height SARZ-S2 Height in Relation to Boundary SARZ-S3 Setbacks SARZ-S4 Coverage SARZ-S5 Reflectivity SARZ-S6 Servicing</p>	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
SARZ-R8	Parking Areas	
SARZ	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. In the Specific Control Area 14 (Ruataniwha): <ol style="list-style-type: none"> a. any permanent car parking areas are located in the Parking Areas shown on the Outline Development Plan contained in FIGURE SARZ-1; and b. any boat parking (including trailers) is located in the Boat Park Area shown on the Outline Development Plan contained in FIGURE SARZ-1. <p>Advice Note: <i>This rule applies in addition to the Transport Chapter.</i></p>	<p>Activity status when compliance is not achieved with R8.1: DIS</p> <p>Activity status when compliance with standard(s) is not achieved: DIS¹⁰</p>
SARZ-R9	Food and Beverage Outlet	
SARZ	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any food and beverage outlet does not exceed: <ol style="list-style-type: none"> a. <u>200m² in gross floor area per tenancy in Specific Control Area XX (Tekapo Springs)¹¹ or Specific Control Area YY (Takapo / Lake Tekapo West)¹²;</u> or b. <u>100m² in gross floor area per tenancy in other areas;</u> and 	<p>Activity Status when compliance is not achieved with R9.1 - R9.2: DIS</p>

¹⁰ Clause 16(2)

¹¹ Tekapo Springs (29.08)

¹² Clause 10(2)(b) relating to Tekapo Springs (29.08) and TLGL (10.02) - Tabled Hearing Statement of Kim Banks, paras 5-8.

	<p>2. In the Specific Control Area 14 (Ruataniwha), the food and beverage outlet is located in the Building Core area shown on the Outline Development Plan contained in FIGURE SARZ-1.</p>	
SARZ-R10	Retail Activity	
Specific Control Area 14 (Ruataniwha)	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any retail activity is ancillary to recreational events or activities or training activities; and 2. In the Specific Control Area 14 (Ruataniwha), the retail activity is located in the Building Core area shown on the Outline Development Plan contained in FIGURE SARZ-1. 	Activity Status when compliance is not achieved with R10.1 - R10.2: DIS
Specific Control Area XX (Tekapo Springs) Specific Control Area YY (Takapo / Lake Tekapo West) ¹³	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. <u>Any retail activity:</u> <ol style="list-style-type: none"> a. <u>is ancillary to a commercial recreational activity; and</u> b. <u>does not exceed 100m² in gross floor area per tenancy.</u>¹⁴ 	
SARZ (outside a Specific Control Area 14 (Ruataniwha))	Activity Status: DIS	
SARZ-R11	Residential Units and Residential Activities	
Specific Control Area 14 (Ruataniwha)	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The residential unit is limited to use by a caretaker of the site; and 2. The residential unit is located in the Building Core or Mixed Use areas shown on the Outline 	Activity Status when compliance is not achieved with R11.1 - R11.2: NC

¹³ Clause 10(2)(b) relating to Tekapo Springs (29.09) and TLGL (10.02) - Evidence of Kim Banks, para 36, Tabled Hearing Statement of Kim Banks, paras 5-8.

¹⁴ Tekapo Springs (29.09)

	Development Plan contained in FIGURE SARZ-1.	
<u>Specific Control Area XX (Tekapo Springs)¹⁵</u>	<u>Activity Status: PER</u> <u>Where:</u> <ol style="list-style-type: none"> 3. The use of the residential unit is for on-site staff accommodation, and 4. no more than 10 staff reside within each Specific Control Area. 	<u>Activity Status when compliance is not achieved with R11.3: NC</u> <u>Activity Status when compliance is not achieved with R11.4: DIS</u>
<u>Specific Control Area YY (Takapo / Lake Tekapo West)¹⁶</u>	<u>Activity Status: NC</u>	
SARZ (outside a Specific Control Area 14 (Ruataniwha))	<u>Activity Status: NC</u>	
SARZ-R12	<u>Community Facilities</u>	
SARZ	<u>Activity Status: RDIS</u> Matters of discretion are restricted to: <ol style="list-style-type: none"> a. The nature, scale and intensity of the activity. b. Compatibility with recreation activities. c. Any impacts on other users of the area, or on accessibility. d. Maintenance of the amenity of the surrounding area, particularly residential zones and the streetscape. e. Whether the activity enhances the experience of users of the area. 	
SARZ-R13	<u>Activities Not Otherwise Listed</u>	
SARZ	<u>Activity Status: DIS</u>	
SARZ-R14	<u>Industrial Activities</u>	
SARZ	<u>Activity Status: NC</u>	

Standards

SARZ-S1	Height	Activity Status where compliance not achieved:
SARZ (outside Specific	1. The maximum height of any building or structure (excluding	With S1.1: RDIS

¹⁵ Tekapo Springs (29.07) - Evidence of Mark Geddes, paras 60-65 and Appendix 1.

¹⁶ Clause 10(2)(b) relating to TLGL (10.02) - Tabled Hearing Statement of Kim Banks, paras 5-8.

Control Area 14 (Ruataniwha))	lighting poles) shall not exceed 8m above ground level.	Matters of discretion are restricted to: <ol style="list-style-type: none"> The impact of the increased height on users of the site. The location, design, scale and appearance of the building or structure. Adverse effects on the streetscape. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.
Specific Control Area 14 (Ruataniwha)	2. The maximum height of any building or structure shall not exceed 5m above ground level, except that: <ol style="list-style-type: none"> One Control Tower building, not exceeding 12m above ground level, may be located in the Building Core area shown on the Outline Development Plan contained in FIGURE SARZ-1; and One Communications Tower building, not exceeding 18m above ground level, may be located in the Building Core area shown on the Outline Development Plan contained in FIGURE SARZ-1. 	With S1.2: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The impact of the increased height on users of the site. The location, design, scale and appearance of the building or structure. Effects on, and compatibility with, the landscape character of the zone and surrounding environment. Adverse effects on the surrounding Open Space Zone, including visual dominance, and reduction on privacy of the users of the Open Space Zone. The extent to which the increase in height is necessary to support recreation activities.
SARZ-S2	Height in Relation to Boundary	Activity Status where compliance not achieved:
SARZ	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1.	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> Adverse effects resulting from the bulk and dominance of built form.

		<ul style="list-style-type: none"> b. Effects on visual amenity values, privacy, outlook, sunlight and daylight access and use of outdoor living space for neighbouring properties. c. The adequacy of any mitigation measures.
SARZ-S3	Setbacks	<p>Activity Status where compliance not achieved:</p> <p>With S3.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The location, design, scale and appearance of the building or structure. b. For road boundaries, adverse effects on the streetscape. c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property. d. Where the building or structure is opposite any residential zone, the effects of a reduced setback on the amenity values and outlook on that zone. e. The adequacy of any mitigation measures.
Specific Control Area 14 (Ruataniwha)	<p>1. Any building or structure shall be set back a minimum of 4.5m from any boundary (including a road boundary).</p> <p>2. Any building or structure shall be set back a minimum of:</p> <ul style="list-style-type: none"> a. 10m from any boundary with the Open Space Zone; and b. 20m from any road boundary. 	<p>With S3.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Effects on, and compatibility with, the landscape character of the zone and surrounding environment. b. The visual impact, including dominance of the built form on: <ul style="list-style-type: none"> i. Users of the site, and ii. For road boundaries, the streetscape; and iii. For internal boundaries, on the Open Space Zone. c. Effects on public access. d. The adequacy of any mitigation measures, including any landscaping proposed.

SARZ-S4	Coverage	Activity Status where compliance not achieved:
SARZ (outside Specific Control Area 14 (Ruataniwha) and Specific Control Area YY (Takapō / Lake Tekapo West)¹⁷)	1. The maximum building coverage of any site shall not exceed 40%.	<p>With S4.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The ratio of open space to built form. The location, design and appearance of buildings on the site. The visual impact of the built form on users of the site, the streetscape and surrounding environment. The adequacy of any mitigation measures, including any landscaping proposed.
Specific Control Area 14 (Ruataniwha)	2. The maximum building coverage across the Specific Control Area shall not exceed 20%; and 3. The maximum size of any single building shall not exceed 600m ² .	<p>With S4.2 – S4.3: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The ratio of open space to built form. The location, design and appearance of buildings proposed. Effects on, and compatibility with, the landscape character of the zone and surrounding environment. The visual impact of the built form on users of the site, and on the surrounding Open Space Zone. The extent to which the building is necessary to support recreation activities. Effects on public access. The adequacy of any mitigation measures, including any landscaping proposed.
Specific Control Area YY (Station Bay Takapō / Lake Tekapo West)¹⁸	4. The maximum building coverage across the Specific Control Area any site shall not exceed 10% 2700m ² .	<p>With S4.4: CON¹⁹</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum building coverage of any site does not exceed 40%; and A landscape plan prepared by a Registered Member of the New

¹⁷ Clause 10(2)(b) relating to TLGL (10.16)

¹⁸ TLGL (10.16)

¹⁹ TLGL (10.16), and Tekapo Springs (29.15) - Evidence of Mark Geddes, para 56 and Appendix 1

		<p><u>Zealand Institute of Landscape Architects is submitted with the application which details how the adverse effects of the built form are proposed to be mitigated, and how the built form will integrate with and reflect the natural characteristics of the lakeside setting.</u></p> <p>Matters of control</p> <ul style="list-style-type: none"> a. <u>The location, extent and type of planting.</u> b. <u>The implementation and maintenance of the planting.</u> c. <u>The design, location and scale of buildings.</u> d. <u>Any mitigation measures to integrate built form into the surrounding natural environment.</u> <p>With S4.5 or S4.6: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>The ratio of open space to built form.</u> b. <u>The location, design and appearance of buildings on the site.</u> c. <u>Effects on, and compatibility with, the landscape character of the zone and surrounding environment.</u> d. <u>The visual impact of the built form on users of the site, the streetscape and surrounding environment.</u> e. <u>The adequacy of any mitigation measures, including any landscaping proposed.</u>
SARZ-S5	Reflectivity	Activity Status where compliance not achieved:
Specific Control Area 14 (Ruataniwha)	1. Any building or structure shall be finished in materials with a light reflectivity value of no more than 40%.	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The location, design and appearance of buildings on the site.

		<ul style="list-style-type: none"> b. The visual impact of the built form on users of the zone and surrounding environment. c. The adequacy of any mitigation measures.
SARZ-S6	Servicing	Activity Status where compliance not achieved:
Specific Control Area 14 (Ruataniwha)	1. Any building which involves the discharge of wastewater shall be connected to the reticulated wastewater network.	NC

FIGURE SARZ-1 Outline Development Plan

