

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

He Rohe Hākinakina/Koringa Tinana

Sport and Active Recreation Zone

SARZ	Sport and Active Recreation Zone
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Introduction

The Sport and Active Recreation Zone applies to open spaces that are predominately used for organised sport and recreation activities, that have a regional as well as local community focus. The Zone includes most of the City's sports hubs. These sports hubs accommodate multiple sporting activities, either indoors within buildings and/ or outdoors on sports fields, hardcourts or other surfaces. Examples include Alex Moore Park, Karori Park, Kilbirnie Park and Miramar Park. The Zone also includes the Evans Bay Marina and the Port Nicholson Yacht Club.

While this Zone anticipates a higher intensity of use and built development than provided for in other open space zones, the intention is that a predominance of open space over built form will be retained. Buildings vary in scale depending on the sport and recreation activities that take place within them and include indoor stadiums and training facilities, swimming pools, clubrooms and changing rooms and toilets. Because of the more intensive use, carparking is generally provided within the site.

The facilities in this Zone are also used for informal recreation activities such as jogging, kicking a ball around and informal games. In some locations the buildings may also accommodate commercial activities ancillary to and for the benefit of users of the facility, and open space community activities.

The more intensive activities and the greater scale of building provided for in this Zone have the potential to generate adverse noise, traffic, lighting and other effects for the surrounding area which need to be appropriately managed.

Most of the land zoned Sport and Active Recreation Zone is publicly owned and subject to reserve management plans prepared under the Reserves Act 1977.

All activities and development located on public land must obtain permission (such as a lease or licence) from Wellington City Council as the landowner and administering authority. This is, in addition to, any resource consent requirements under the District Plan or a National Environmental Standard.

In assessing resource consent applications required under the District Plan, the Council will have regard to any relevant reserve management plan for the area. Reserve management plans that are relevant to areas zoned Sport and Active Recreation include:

1. Suburban Reserves 2015
2. Northern Reserves 2008

Note: These reserve management plans may be superseded by other plans.

In addition to marina activities, the Evans Bay Marine Recreation Area includes maritime-based recreation, education and emergency response activities that afford a range of social and cultural benefits for Wellingtonians and visitors alike. These activities have a functional need and operational need to locate adjacent to the coastal marine area in order for those benefits to be realised.

Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives	
SARZ-O1	<p>Purpose</p> <p>The Sport and Active Recreation Zone is predominately used by the public for a wide range of indoor and outdoor organised sport and recreation activities and associated facilities, and open space community activities in such a way that maintains and, where possible, enhances the predominant values of the Zone, which include:</p> <ol style="list-style-type: none"> 1. Open space land with multiple recreation facilities (indoors and/ or outdoors); 2. The presence of buildings, structures and on-site car parking necessary to support recreation and open space community activities, including multi-sport facilities, halls, grandstands, pavilions, clubrooms, changing rooms, marina facilities and maritime emergency service facilities; and 3. An overall predominance of open space to built form.
SARZ-O2	<p>Managing effects</p> <p>Adverse effects of activities and development undertaken in the Sport and Active Recreation Zone are managed effectively at the Zone interface and surrounding area.</p>
SARZ-O3	<p>Mana whenua</p> <p>Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington). Their cultural associations with and role in exercising kaitiakitanga over Wellington's parks and reserves are recognised and facilitated.</p>
Policies	
SARZ-P1	<p>Enabled activities</p> <p>Enable a wide range of recreational activities that are compatible with the purpose, character and amenity values of the Sport and Active Recreation Zone, or which enhance the public use and enjoyment of the open space, while ensuring that their scale and intensity is appropriate.</p>
SARZ-P2	<p>Ancillary Commercial Activities</p> <p>Provide for commercial activities that are ancillary to the predominant purpose of the Zone.</p>
SARZ-P3	<p>Potentially compatible activities</p> <p>Only allow other activities to establish where it can be demonstrated that they are compatible with the purpose, character and amenity values of the zone, having regard to whether:</p> <ol style="list-style-type: none"> 1. The activity is consistent with the relevant reserve management plan for the site; 2. The activity is compatible with, or supports activities anticipated in the zone, or will enhance the open space values or social connection, or there is an operational need or a functional need for a location at that site; 3. The activity maximises the use of existing buildings; 4. The existing or future use of the open space will not be constrained, or public access restricted; 5. Any maritime activities and associated facilities adjoining the coast or a water body have a functional need or operational need for a coastal location; and 6. Any adverse residential amenity effects will be minimised.

SARZ-P4	Enabled buildings and structures Enable a range of buildings and structures that are compatible with the purpose, character and amenity values of the Sport and Active Recreation Zone, while ensuring that an overall predominance of open space is retained.
SARZ-P5	Potentially compatible buildings and structures Only allow other buildings and structures to establish where it can be demonstrated that they will maintain or enhance the character and amenity values of the Zone, having regard to whether: <ul style="list-style-type: none"> 1. The development is consistent with the relevant reserve management plan for the site; 2. The building or structure supports or is ancillary to recreation activities, or there is a functional need for a location at that site; 3. The siting, design and external appearance of the buildings and structures is compatible with area in which they will be located; 4. Streetscape amenity will be maintained or enhanced; 5. There are opportunities to locate or cluster buildings to minimise the loss of spaciousness; 6. Building design maximises opportunities for multi-functional recreational use; 7. Hard surfacing is minimised, and indigenous vegetation and visually prominent trees are retained where practicable; and 8. Public accessibility will be maintained or enhanced, including through connections to walkways, cycleways and pedestrian access points.
SARZ-P6	Mana whenua Provide for the use and management of Wellington's parks and reserves in partnership with mana whenua. This includes but is not limited to providing for customary practices within parks and reserves for the benefit of all.
Rules: Land use activities	
SARZ-R1	Organised sport and recreation activities
	1. Activity status: Permitted
SARZ-R2	Informal recreation activities
	1. Activity status: Permitted
SARZ-R3	Conservation activities
	1. Activity status: Permitted
SARZ-R4	Educational activities ancillary to a permitted activity
	1. Activity status: Permitted
SARZ-R5	Commercial activities ancillary to a permitted activity
	1. Activity status: Permitted Where: <ul style="list-style-type: none"> a. The commercial activity is located within: <ul style="list-style-type: none"> i. An existing building, and no more than 50m² of the building is utilised; or ii. A mobile structure or vehicle.
SARZ-R6	Open space community activities in an existing building
	1. Activity status: Permitted

SARZ-R7	Customary activities
1. Activity status: Permitted	
SARZ-R8	Gardens, including community gardens
1. Activity status: Permitted	
SARZ-R9	Parks maintenance and repair
1. Activity status: Permitted	
SARZ-R10	Construction, maintenance, alteration of, or addition to footpaths and tracks
1. Activity status: Permitted	
SARZ-R11	Construction, maintenance, alteration of, or addition to car parking areas and access drives
1. Activity status: Permitted	
SARZ-R12	Maritime emergency service facilities and marina facilities
1. Activity status: Permitted	
SARZ-R13	Any other activity not otherwise provided for as a Permitted Activity
1. Activity status: Discretionary	
Rules: Building and structure activities	
SARZ-R14	Demolition or removal of buildings and structures
1. Activity status: Permitted	
SARZ-R15	Maintenance and repair of buildings and structures
1. Activity status: Permitted Note: for the avoidance of doubt buildings and structures include seawalls.	
SARZ-R16	Construction, alteration of, and addition to buildings and structures
1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: i. SARZ-S1; ii. SARZ-S2; iii. SARZ-S3; and iv. SARZ-S4.	
2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of SARZ-R16.1 cannot be <u>is not</u> achieved Matters of discretion are: 1. The assessment criteria of the infringed standard; and 2. The matters in SARZ-P4 and P5. Notification status: An application for resource consent made in respect of rule SARZ-R16.2 is precluded from being publicly notified.	
Standards	

SARZ-S1		Maximum height of buildings and structures	
1. Buildings and structures must not exceed the following maximum height limits above ground level:		Assessment criteria where the standard is infringed: <ol style="list-style-type: none"> 1. Design, appearance and siting of the building or structure in terms of the impact on the character and amenity of the open space; 2. Dominance, privacy and shading effects on adjoining sites; 3. Streetscape and visual amenity effects; 4. The extent to which adverse effects of additional height can be mitigated by the natural or physical features of the site, setbacks, landscaping or screening; 5. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; and 6. Whether topographical or other site constraints make compliance with the standard impractical. 	
Structure	Maximum height limit above ground level		
a. Poles for lighting or surveillance	18m		
b. All other buildings and structures	10m		
SARZ-S2		Height in relation to boundary	
1. All parts of a building or structure shall be contained within a 45 degree plane commencing at a point 2.5m above ground level inclined inwards at right angles in plan from all parts of the site's boundaries that abut a Residential or Future Urban Zone.		Assessment criteria where the standard is infringed: <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the additional height in relation to boundary can be mitigated by the natural or physical features of the site, landscaping or screening; 3. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; and 4. Whether topographical or other site constraints make compliance with the standard impractical. 	
SARZ-S3		Maximum gross floor area	
1. Each individual building and /or structure on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 300m ² .		Assessment criteria where the standard is infringed: <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the additional floor area can be mitigated by the natural or physical features of the site, landscaping or screening; and 3. The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site. 	
SARZ-S4		Maximum building coverage	
1. Maximum building coverage is 30%.		Assessment criteria where the standard is infringed: <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the additional building coverage can be mitigated, including by the natural or physical features of the site, setbacks, landscaping or screening; 3. The extent to which the additional building coverage is necessary to provide for functional needs or operational needs of the activities on the site; and 4. Whether topographical or other site constraints make compliance with the standard impractical. 	

