

Chapter 15 - Open Space Zones

Chapter 15B - Peacocke Sport and Active Recreation Zone



**Hamilton
City Council**
Te kaunihera o Kirikiriroa



15B SARZ Sport and Active Recreation Zone

SARZ – PREC1-P: Sport and Active Recreation Zone – Peacocke Precinct

Provisions that are not tracked changed (insertions underlined, deletions ~~struck-out~~), have been transferred from the Hamilton Operative District Plan 2017 under s58I of the RMA for the purposes of complying with the format requirement of the National Planning Standards.

The following provisions have immediate legal effect under Section 86B (3) of the RMA

SARZ – PREC1-P: ISSUES

Hamiltonians enjoy the benefit of open space spread throughout the City. Open space is an important part of providing for the social, economic and cultural wellbeing of a community. It is important that Hamilton has land to accommodate parks, sports fields, recreational facilities, amenity areas, buffers and areas with natural value. Frequently, particular open space areas will serve a number of these values. Many open spaces provide links between different parts of the City for pedestrians and cyclists. Open space may also continue to provide for existing Three Waters assets, solid waste infrastructure and ecological networks.

Reserves are a type of public open space, managed by Council. Management plans, developed subject to the Reserves Act 1977, provide for the day-to-day management of activities on reserves. The District Plan manages the environmental effects of activities.

The Sport and Active Recreation Zone includes sports fields (grassed and artificial), courts, greens, athletic tracks, their surrounds and other facilities used predominantly for organised, competitive sports or active recreation. Spectator stands, clubrooms, toilets, changing rooms, car parks and lighting are often associated with this type of open space.



SARZ – PREC1-P: OBJECTIVES

REFERENCE	OBJECTIVE	RELEVANT POLICIES
SARZ – PREC1-P: O1	Development and activities must complement the functions and values of the particular open space and the surrounding environment.	SARZ – PREC1-P: P1 SARZ – PREC1-P: P2 SARZ – PREC1-P: P3 SARZ – PREC1-P: P4
SARZ – PREC1-P: O2	Open space accommodates a range of functions where appropriate.	SARZ – PREC1-P: P5 SARZ – PREC1-P: P6 SARZ – PREC1-P: P7
SARZ – PREC1-P: O3	Well designed and safe open space.	SARZ – PREC1-P: P8 SARZ – PREC1-P: P9 SARZ – PREC1-P: P10 SARZ – PREC1-P: P11 SARZ – PREC1-P: P12
SARZ – PREC1-P: O4	Open spaces are used and developed in a way that minimises adverse effects on the surrounding environment.	SARZ – PREC1-P: P13 SARZ – PREC1-P: P14
SARZ – PREC1-P: O5	Provide for organised sport for the local, City-wide and regional communities.	SARZ – PREC1-P: P15



SARZ – PREC1-P: POLICIES

SARZ – PREC1-P: P1	Open space shall be developed and used in accordance with any relevant operative Reserves Act Management Plan.
SARZ – PREC1-P: P2	Buildings and structures shall be designed and sited to be compatible with the function and predominant purpose of the open space.
SARZ – PREC1-P: P3	Development shall recognise and protect the function of current Three Waters and solid waste assets and infrastructure.
SARZ – PREC1-P: P4	Development and use of open space shall be managed through specific zoning.
SARZ – PREC1-P: P5	An appropriate mix of activities shall be accommodated.
SARZ – PREC1-P: P6	Open space may accommodate stormwater management functions, natural, heritage, recreational and amenity values which should be considered as part of the design.
SARZ – PREC1-P: P7	Public access, walkways and cycleways shall be maintained and enhanced within areas of open space, provided that adverse effects on the amenity, natural and heritage values of those areas are minimised.
SARZ – PREC1-P: P8	Open space shall be designed and developed to ensure a safe physical environment by: <ol style="list-style-type: none"> 1. Providing clear sightlines that maximise visibility of public areas, provided that natural values are not compromised. 2. Achieving passive surveillance by having open space that is overlooked by surrounding development.
SARZ – PREC1-P: P9	Buildings shall be of a design, bulk and scale that is compatible with the open space and the surrounding environment.
SARZ – PREC1-P: P10	Landscaping shall enhance the amenity of the open space and surrounding environment.
SARZ – PREC1-P: P11	Any car parking shall be integrated into the site without compromising the open space values and functions.
SARZ – PREC1-P: P12	Where possible, open space shall be accessible to all, including the disabled.
SARZ – PREC1-P: P13	Buildings, structures and activities shall be designed, sited, operated and maintained to address the potential adverse effects of visual intrusion, loss of sunlight and daylight, noise, glare, lighting and traffic.
SARZ – PREC1-P: P14	The amenity of the surrounding environment shall not be adversely affected by the scale of buildings or activities on open space.
SARZ – PREC1-P: P15	Development and use of sites in the Sport and Recreation Open Space Zone shall: <ol style="list-style-type: none"> 1. Enable open space to be used for a range of recreational facilities and activities serving the City and region.



	<p>ii. Ensure that buildings, structures and activities are designed, located and operated so adverse effects on the amenity of the open space or the surrounding environment are minimised.</p>
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SARZ – PREC1-P: RULES - ACTIVITY STATUS

Refer to Chapter 1.1.9 for activities marked with an asterisk (*)

[Refer to Appendix 1.3 Assessment Criteria for matters of discretion.](#)

SARZ – PREC1-P: R1	Demolition of existing buildings and structures	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <p>1. SARZ R31-R36.</p>	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. A – General</p>

SARZ – PREC1-P: R2	Park maintenance buildings	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <p>1. SARZ R31-R36.</p>	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. A – General</p>

SARZ – PREC1-P: R3	Public toilet	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <p>1. SARZ R31-R36.</p>	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. A – General</p>



SARZ – PREC1-P: R4	Maintenance and repair <u>of buildings</u>	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <p>1. SARZ R31-R36.</p>	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. A – General</p>

SARZ – PREC1-P: R5	Ancillary office	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <p>1. SARZ R31-R36.</p>	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. A – General</p>

SARZ – PREC1-P: R6	Changing rooms	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <p>1. SARZ R31-R36.</p>	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. A – General</p>



SARZ – PREC1-P: R7	Clubrooms	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R31-R36. 	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> A – General

SARZ – PREC1-P: R8	Community garden	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R31-R36. 	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> A – General

SARZ – PREC1-P: R9	Community centre	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R31-R36. 	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> A – General



SARZ – PREC1-P: R10	Community facilities	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R31-R36. 	<p>Activity Status where compliance is not achieved with PER-1 and/or PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> A – General

SARZ – PREC1-P: R11	Conference centre	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R31-R36. Hours of operation may be exceeded for any 24-hour period up to five days per calendar year. 	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The effects of the non-compliances with the standard(s).

SARZ – PREC1-P: R12	Customary activities	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R31-R36. 	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> A – General



SARZ – PREC1-P: R13	Indoor recreation	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R31-R36. 	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> A – General

SARZ – PREC1-P: R14	Informal recreation	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R31-R36. 	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> A – General

SARZ – PREC1-P: R15	Maintenance of existing features, including buildings, structures and grounds	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R30-R35. 	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> A – General



SARZ – PREC1-P: R16	Organised recreation	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R31-R36. Participants shall use existing walkways, cycleways, structures, buildings, facilities and landform in the manner intended. 	<p>Activity Status where compliance is not achieved with PER-1 Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> A – General

SARZ – PREC1-P: R17	Park furniture	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R31-R36. 	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> A – General

SARZ – PREC1-P: R18	Pest control	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R31-R36. 	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> A – General



SARZ – PREC1-P: R19	Public art	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R30-R35. 	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> A – General

SARZ – PREC1-P: R20	Retail	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R31-R36. Retail activities in any Open Space Zone shall not exceed a total of 100m² gross floor area per park. 	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>A – General</p>

SARZ – PREC1-P: R21	Spectator facility	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R31-R36. 	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> A – General



SARZ – PREC1-P: R22	Removal of vegetation or trees	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R31-R36. 	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> A – General

SARZ – PREC1-P: R23	Planting, pruning, and maintenance of vegetation or trees	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R31-R36. 	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> A – General

SARZ – PREC1-P: R24	Walkways and cycleways	
	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R31-R36. Walkways and cycleways within the Waikato Hydro System operating range will be designed to withstand the effects of inundation. 	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> A – General



SARZ – PREC1-P: R25	New buildings, alterations and additions to buildings (other than park maintenance buildings and public toilets) associated with a permitted activity*	
	<p>Activity Status: Restricted Discretionary</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R31-R36. <p><i>Matters of discretion are restricted to:</i></p> <ol style="list-style-type: none"> <u>B – Design and Layout</u> <u>C – Character and Amenity</u> <u>P – Peacocke Structure Plan</u> 	<p>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> A – General

SARZ – PREC1-P: R26	Pontoon/Jetty	
	<p>Activity Status: Restricted Discretionary</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> SARZ R31-R36. <p><i>Matters of discretion are restricted to:</i></p> <ol style="list-style-type: none"> <u>B – Design and Layout</u> <u>C – Character and Amenity</u> <u>P – Peacocke Structure Plan</u> 	<p>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> A - General

SARZ – PREC1-P: R27	<u>Floodlights in the Peacocke Precinct</u>	
	<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Where the following are complied with:</u></p> <p><u>PER-1</u></p> <ol style="list-style-type: none"> <u>SARZ R31-R36.</u> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>B – Design and Layout</u> <u>C – Character and Amenity</u> <u>P – Peacocke Structure Plan</u> 	<p><u>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>A – General</u>



SARZ – PREC1-P: R28	Motorised commercial activities on land	
	Activity Status: Discretionary <u>Where the following are complied with:</u> <u>DIS-1</u> 1. <u>SARZ R31-R36.</u>	Activity Status where compliance not achieved: Not applicable.

SARZ – PREC1-P: R29	Restaurant	
	Activity Status: Discretionary <u>Where the following are complied with:</u> <u>DIS-1</u> 1. <u>SARZ R31-R36.</u>	Activity Status where compliance not achieved: Not applicable.



SARZ – PREC1-P: RULES – DEVELOPMENT STANDARDS

SARZ – PREC1-P: R31 Site Coverage

	Location	Maximum site coverage
1)	Sports and Active Recreation Zone	2% or 250m ² gross floor area whichever is the greater

SARZ – PREC1-P: R32 Gross Floor Area

	Location	Maximum gross floor area for park maintenance buildings or public toilets (per building)
1)	Sports and Active Recreation Zone	100m ²

SARZ – PREC1-P: R33 Building Height

	Maximum height of	Height
1)	Buildings	8m
2)	Floodlights	15m
3)	Height control plane	Starting point: 3m above the site boundary Angle: 28° between northeast (45°) and northwest (315°) 45° in all other directions

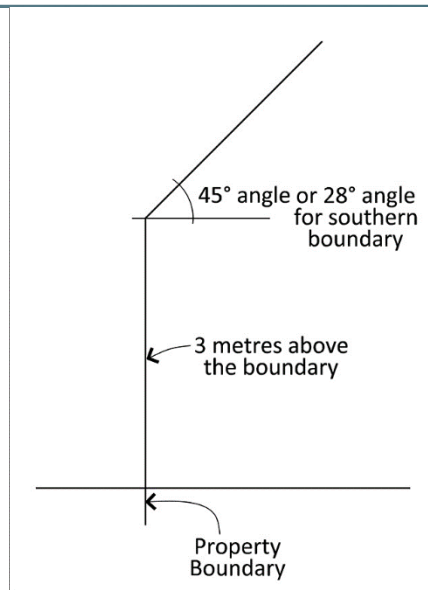


Figure 15B: R33 Height Control Plane

SARZ – PREC1-P: R34 Setbacks

	Minimum building setback from	Setback
a)	any boundary adjoining a Residential, Special Character or Future Urban Zone	8m
b)	Waikato Riverbank and Gully Hazard Area	6m
c)	<i>Setback from Significant Natural Area boundary</i>	<i>5m</i>

Note

1. Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.

SARZ – PREC1-P: R35 Fences and Walls

1)	Boundary fences and walls shall have a maximum height of 1.5m, except as provided below.	
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SARZ – PREC1-P: R36 Hours of Operation

	Day	Operating hours
1)	Sunday to Thursday	0700-2230 hours
2)	Friday and Saturday	0700-2400 hours
3)	Floodlights – all days	0800-2130 hours



SARZ – PREC1-P: OTHER RESOURCE CONSENT INFORMATION

Refer to Chapter 1: Plan Overview for guidance on the following:

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following:

- Definitions and Terms Used in the District Plan
- Information Requirements
- Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation