

19 Recreation

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19. Recreation

19.1 Introduction

This section of the Plan is concerned with the integrated management of resources in so far as they relate to a range of open space used for recreation activities, and conservation and visual purposes, whether or not the land is publicly owned or classified under the Reserves Act 1977.

Particular sections of the Resource Management Act 1991 (RMA) which are fundamental to the management approach adopted in this section include the following:

- ⇒ *Section 5*: the sustainable management purpose which requires balancing the protection of the biophysical elements with enabling people to provide for their social and cultural well-being and health
- ⇒ *Section 6*: the preservation of the natural character of the coastal environment, the protection of outstanding natural features and landscapes, the protection of areas of significant indigenous vegetation and the maintenance and enhancement of public access along the coast
- ⇒ *Section 7*: the maintenance and enhancement of amenity values and of the quality of the environment, and the protection of intrinsic values of ecosystems.

The Council's goals for resource management are set out in [Section 6](#) and contain a number of goals which provide general guidance in the development of recreation objectives and policies. These relate to Natural Environment, Community Well-being and Built Environment.

These matters have been taken into account in preparing the Recreation Section of the Plan.

19.2 Recreation Issues

Significant recreation issues which must be addressed in the objectives and policies of the Plan are:

- *What is the value of open space in the city?*
The city contains a variety of open spaces, which cater for a wide range of recreation activities and a large number of people, not all of whom are residents of the North Shore. The city's open space also plays an important role in protecting environmentally-valued areas and landscape features. In carrying out these functions, open space contributes to the distinctive character of the city, adding diversity and interest to its visual form, and giving identity to local communities. It also provides access to the coastline and, when considered as part of a recreation system which embraces the waters of Lake Pupuke, the Waitemata Harbour and Hauraki Gulf, the city's open space comprises a significant resource which is clearly of benefit to the well-being of residents. In addition, open space can promote social interaction at the local residential level and be strengthened by providing linkages between focal points of community activity. Open space can also protect sites of historic interest, archaeological sites, accommodate stormwater detention and filtration areas, and buffer the effects of incompatible development.
- *How to provide an appropriate amount, range and distribution of open space in the city?*
Continued growth and development of the city has brought with it an increased level of use of open space. Among the most significant features of this increased use are:
 - a) The emergence of new forms of recreation, such as touch rugby and dragon boating, which are competing with traditional recreation activities for available space.

- b) An increased demand for more specialised recreation facilities, in the form of regional venues and (partly as a result) artificial playing surfaces, which are costly to provide and only the latter are able to be used intensively.
- c) A likely greater demand for neighbourhood reserves with continuing infill development in residential areas, due to the loss of private open space and need for visual relief in a more intensively developed environment.

As pressures for the use of open space intensify, the task of allocating the available resource in ways which satisfy user demands becomes increasingly difficult. At the same time the inadequacies of the present provision of open space become more apparent. In some instances open space is over-intensively used and in others inadequate vehicle access and parking is provided for spectators. The use of Sylvan Park for activities associated with water sports on Lake Pupuke and their adverse effects on the nearby residential area, has in the past illustrated these problems.

Difficulties are also experienced in determining whether existing open space within built-up areas should be supplemented by additional land purchases to meet deficiencies or changing needs. The high cost of land in established areas is an important consideration, although the disposal of open space of limited usefulness elsewhere can assist in funding these acquisitions. Accessibility is also important since young children involved in informal games need to be closer to play areas than older age groups participating in organised sport.

Many of these inadequacies derive from past practices of acquiring land in a piecemeal fashion, without due regard to its intended function in the open space system as a whole. To this end, the Council prepared a *Parkland Strategy 1994* which sought to establish standards for the provision, size and locational and physical characteristics appropriate for various types of open space, having regard to the trends impacting on its use. This approach is supplemented by criteria included in the Plan to assist in determining whether reserve contributions are to be made in land or cash. The challenge for the Council is to determine a level of reserve contribution that is equitable and fulfils the need for open space on the North Shore for recreation, conservation and visual relief.

- *How to ensure that the impacts of the use and development of open space land can be managed so that adverse effects on the open space and surrounding properties can be avoided or minimised?*

The Plan should establish recreation zones which recognise the role, location and inherent qualities of open space in the city, with controls limiting the impact of activities, buildings and other works so as to:

- a) Retain an open space role and character, through controls on the range of activities and location, coverage, scale and design of buildings.
- b) Protect the amenity which the open space provides for the surrounding area, whether it is a natural or built environment.

However, the Plan is not intended to be the last word on how any green space may be developed. The role of a District Plan is to provide a framework for the development of open spaces under broad categories of zoning, which provide for the optimum use of open space with flexibility to meet future needs. Within this framework the specific needs of each open space (gazetted as a public reserve) are addressed by the Reserves Act 1977. Under this Act all public reserves must be classified for one of the following purposes: recreation, scenic, nature, historic, scientific, or local government purposes. The recreation zones should be compatible with these classifications and, together with the zonings, provide the basis for determining the specific provisions for the use, development, preservation, control and maintenance of each reserve. These provisions are included in a management plan for each reserve and are open for public submission before being adopted.

The provisions of the District Plan, and where applicable, reserve classifications and management plans, must be complied with before any activity, building or other works can be established on a reserve.

19.3 Recreation Objectives and Policies

19.3.1 Amount of Open Space

Objective

To provide sufficient open space to meet the present and likely future recreational, conservation and visual amenity needs of the city.

Policies

1. By setting an overall level of open space provision that does not fall below existing levels of open space provision of 6.3 hectares of Council owned land per thousand persons.
2. By monitoring the overall provision of open space against resident needs and perceptions, and updating the *Parkland Strategy 1994* accordingly.
3. By designating or otherwise indicating for acquisition additional public open space to meet special needs which cannot be provided through this minimum standard.
4. By obtaining land for open space through either reserve contributions in land or cash, or by purchase through loan funds.
5. By acquiring land wherever practicable in advance of subdivision or development.
6. By not diminishing the existing stock of land unless the Council, after thorough investigation, decides that a particular area of land has little potential value as an open space and that the funds obtained from selling the land can be used for the purchase or development of land more suited to open space purposes.
7. By ensuring the wise use of open space through the provision of zones based on the role, location and inherent qualities of the available land applied to both public and private land in use for open space.

Methods

- Policies 1 and 7 will be implemented by rules
- Policies 3, 4 and 6 will be implemented by rules and Council initiatives in the form of advocacy and co-ordination
- Policies 2 and 5 will be implemented by Council initiatives in the form of advocacy and co-ordination.

Explanation and Reasons

Some 1,430 hectares of land in the city can be classified as open space (as at 1994). Of this total about 980 hectares is in Council ownership, a large proportion of which is classified as reserves under the Reserves Act 1977. The remaining 450 hectares is held either by public bodies such as the Department of Conservation (e.g. North Head, Kauri Glen Scenic Reserve and Devonport Domain), or in private ownership (e.g. North Shore Golf Course and Three Streams Scenic Reserve). While there is an overall ratio of 9.2 hectares of open space per thousand population, this ratio reduces to 6.3 hectares per thousand population if land not in Council ownership is discounted and to 5.8 hectares per thousand population if esplanade reserves are discounted (recognising that these reserves are additional to the reserve contribution requirements). Furthermore, the Council has purchased blocks of land on the urban fringe in anticipation of meeting future needs.

The Resident Preferences Survey (1992) indicates that residents place a good deal of importance on the provision of open space in the city. Native trees and bush, the natural character of the coastline and open spaces in residential areas are among the features of the North Shore which residents consider are important to protect. Similarly residents considered it important to protect native bush areas and provide for open space in the growth of the city.

Surveys indicate that the majority of residents are satisfied with the amount of open space in the city. The results are as follows:

- 29% of residents are very satisfied, and 54% are satisfied with the amount of open space in the local area (Resident Preferences Survey 1991)
- Similar results were obtained in the Parkland Strategy Survey (1993) with 32% and 42% respectively
- Figures for open space in the city overall are 31% very satisfied and 45% were satisfied (1993 survey).

The importance of open space is not confined to residential areas. The Albany Basin Business Location Study (1991) concluded that the "clean green" image of Albany is an important factor in the decision to locate in Albany and the level of satisfaction with that location.

The value placed on open space in the city suggests that the provision of 4 hectares per thousand population should be regarded as a minimum standard.

Expected Environmental Results

- Adequate provision of open space to meet the recreational, conservation and visual amenity needs of the city, as measured by five-yearly resident surveys
- Acquisition of open space in advance of development, as measured by a five-yearly assessment of subdivision records and an annual assessment of annual plan commitments.

19.3.2 Range and Distribution of Open Space

Objective

To ensure that a range of open space is distributed throughout the city to meet its present and likely future recreational, conservation and visual needs.

Policies

1. By providing for a wide range of types of open space, generally in accordance with the *Parkland Strategy (1994)*, including:
 - Conservation/preservation reserves
 - Coastal or esplanade reserves
 - Neighbourhood parks and civic greens
 - Sports facility parks
 - Linkage reserves
 - Utility areas for stormwater detention, etc.
2. By monitoring the range and distribution of open space against changes in the age structure of the population and popularity of recreation activities, and the impact of such changes on the management of open space, and updating the *Parkland Strategy* accordingly.
3. By working towards a hierarchy of open spaces relating to population catchments which assists in the attainment of a consistent approach to open space provision across the city, as follows:
 - Regional Parks - designed to serve as regional venues and headquarters for associations. The proposed North Harbour Stadium (rugby, league, soccer and cricket), the Metlife Stadium (athletics) and Rosedale Park (hockey and softball) are examples of regional parks.
 - City Parks - designed to serve as city venues and headquarters for clubs. Bays City Park, Devonport Domain, Onewa Domain, Shepherds Park, War Memorial Park and Windsor Park are examples of city parks.
 - Local Parks - designed to serve as venues for tennis, bowls and other facilities. Examples are Brian Byrnes Reserve, Elliott Reserve, Mairangi Bay Park and Marlborough Park.

Neighbourhood Parks - providing for children's informal play within walking distance of surrounding residential areas.

4. By ensuring that the Rosedale Road refuse facility is developed to its final landform suitable for end use as a sports ground and reflecting the surrounding landscape.
5. By the provision of esplanade reserves to extend public access along the edges of the coastline, Lake Pupuke and streams.
6. By the provision of linkage reserves enabling the development of a walkway system connecting commercial centres, schools, open space and other community facilities, and of cycleways, jogging trails and bridle trails.
7. By acquiring land for open space in those parts of the city where a deficiency in the range or distribution of open space has been identified.
8. By ensuring that the provision of land or cash, at the time of subdivision or development is determined by reference to the following considerations:
 - a) Whether there are obvious needs for open space within the locality or wider area which are not being met having regard to:
 - The standards and attributes for the provision of open space set out in the *Parkland Strategy (1994)*
 - The nature and extent of any deficiencies in the existing provision of open space
 - The additional open space requirements which could arise from future development.
 - b) Whether the land in question is suitable for the intended purpose and there is no other land within the locality or wider area which would better serve that purpose.
 - c) Whether the land has features of historic, natural, visual or other interest which cannot be protected by means other than public acquisition.
 - d) Whether public acquisition of the land entails significant development or maintenance costs, and whether these costs can be justified having regard to alternative ways of providing open space and the funds available.
9. By seeking to provide parks with areas for both active and passive recreation, and with landscape features, assisting the multiple use of open space and use by different groups within the community including the disabled and elderly.
10. By ensuring that there are no inconsistencies between the zoning provisions of this Plan and the classification and management plan provisions of the Reserves Act 1977.

Methods

- Policies 1, 8 and 10 will be implemented by rules
- Policies 3, 4, 5, and 6 will be implemented by rules and Council works in the form of Annual Plan commitments
- Policies 2, 7 and 9 will be implemented by Council initiatives.

Explanation and Reasons

The Community Recreation/Leisure Survey (1992) commissioned to assist with the development of a recreation plan for the city rated the importance of various types of open space highly. The categories of open space rated as essential by a majority of respondents are:

<i>Foreshore reserves/beaches</i>	76%
<i>Sports grounds</i>	69%
<i>Parks</i>	69%

Bush reserves 60%

Neighbourhood reserves 56%

The Parkland Strategy Survey (1993) commissioned to assist with the development of standards for neighbourhood parks and the role of other open space in meeting these needs concludes:

- a) *Parks within 0.5km of homes are highly valued for both their convenient access and visual amenity.*
- b) *Parks up to one km from homes are regarded as being in the local area and used once a week or more often by 42% of the respondents in summer (25% in winter).*
- c) *The use of school grounds is higher amongst schools situated in areas of low provision of neighbourhood parks.*
- d) *Satisfaction with the amount of open space in a local area is higher amongst those in high and medium provision areas than in low provision areas.*

Clearly there is a need for open space for recreation and visual amenity purposes in proximity to residents. Although the majority of residents are satisfied with the amount of open space provided, there are deficiencies in the range and distribution of this open space that need to be addressed.

Expected Environmental Results

- Provision of a wide range of open space accessible to the population, as measured by a five-yearly resident survey
- Provision of pedestrian access between open space and other areas, as measured by an annual assessment of subdivision records
- Provision of opportunities for the establishment of recreational activities, as measured by a five-yearly Recreation Zone land use survey.

19.3.3 Management of the Effects of Activities and Development

Objective

To ensure that open space is used and developed in a manner which is compatible with its function and character, and with the amenities of adjoining residential areas.

Policies

1. By limiting the use of open space to recreation and community activities, having regard to their intensity of use and other generated effects, the function and character of the open space and the provisions of the relevant approved Reserve Management Plan.
2. By considering any application for staging promotional events on open space on a limited basis in terms of [Section 3.10.3](#).
3. By placing controls on the size, design and siting of buildings so as to avoid, remedy or mitigate any adverse effects on the function and character of the open space, and on the amenity of surrounding areas.
4. By the Council as landowner ensuring that buildings are designed and sited to complement the function and character of the open space.
5. By encouraging the design of buildings to facilitate their multiple use by groups and organisations.
6. By minimising any nuisance to neighbouring properties caused by recreational or social activities in buildings, through controls on noise and hours of use of buildings.
7. By protecting native trees and bush, significant landforms and other environmental features, and sites of historic interest.
8. By providing vehicle access and car parking where it is necessary for those using

the open space, in a manner appropriate to the number of players, spectators or visitors likely to be attracted to the open space and so as to:

- a) Avoid encroachment on useable parts of the open space.
 - b) Encourage the shared use of car parks.
 - c) Minimise conflict with traffic flows on adjoining streets.
9. By imposing controls on floodlighting.
 10. By the preparation of management plans for each open space gazetted as public reserve under the Reserves Act 1977, to determine the specific purposes of the reserve and, where appropriate, the priorities for its development.
 11. Encouraging the re-use, storage and detention of stormwater in suitable places and/or uses, as an alternative to using potable water supply to either provide for amenities or as a means of dealing with discharge of contaminants.

Methods

- Policies 1, 3, 6, 7, 8 and 9 will be implemented by Rules
- Policy 8 will be implemented by Council works
- Policies 2, 4, 5, and 10 and 11 will be implemented by Council initiatives in the form of co-ordination and advocacy.

Explanation and Reasons

The particular qualities sought for open space include protection of natural features, visual amenity, safety, security and, in some instances, quietness. The generated effects of some activities, notably damage to habitats, the impact of large buildings, noise and traffic movement can conflict with these qualities and need to be controlled on the basis of the function and character of the zone, and the need to protect the amenity of neighbouring properties.

The policies of the Plan provide the opportunity for recreational and community activities in a manner that is complementary to the function of each zone. Commercial-type activities are provided for as Discretionary activities to ensure that their impacts are fully addressed. Activities such as refreshment kiosks and the hire of boats can enhance the enjoyment of the open space and adjacent beaches, but need to be carefully considered and may be restricted as to, e.g. the location, frequency or duration of the activity. Closely allied with these are promotional events, which are dealt with through corporate policies on the basis of matters indicated in the Plan.

Policies are also included in the Plan to minimise the effects of buildings, structures and other works. As a result developments must comply with bulk and location controls, and are assessed against criteria dealing with such matters as retention of natural vegetation, sensitively designed buildings and car parks, attractive landscaping, restrictions of hours of use of facilities, and safe and convenient vehicle access.

The Council also controls the effects of activities on reserves through the management plan procedure for open space gazetted as public reserve and on other land where it chooses to prepare a management plan, as well as through its assessment of proposals as landowner.

Expected Environmental Results

- Minimal adverse effects generated by the use and development of open space on neighbouring properties, as measured by an annual assessment of Council's Complaints Register
- Maintenance of the function and character of open space, as measured by a five-yearly recreation zones land use survey.

19.4 Zoning Framework: Objectives and Policies

The recreation zoning framework which the Council has adopted is set out below in the form of Objectives, Policies, Explanation and Reasons and Expected Environmental Results for each zone.

19.4.1 Recreation 1 (Conservation) Zone

Objective

To conserve those areas and features of open space which are of a high natural environmental value.

Policies

1. By recognising the land in this zone as a recreational resource in which priority is given to the conservation and protection of natural areas and landscape features of scenic, botanical, ecological, habitat, archaeological or other environmental value.
2. By restricting the range of activities and associated development to a type and nature which, while allowing enjoyment of the qualities of the open space, has least impact on its environmental values.

Methods

- Policies 1 and 2 will be implemented by rules.

Explanation and Reasons

This zone applies to open space which is intended to be retained largely in its natural state as a feature of significance to the character of the locality or wider area. Included in the zone are areas of native trees and bush, ecosystems, habitats, extensive coastal margins and landscape features. Several of these open spaces are of significance to the North Shore, notably the volcanic cones in Devonport, the bush reserves in Northcote and Birkenhead, the Kauri Point headland, the coastal walkways along the cliff-tops in East Coast Bays and several bush reserves on the escarpments in Albany and Greenhithe.

Reserves which are valued by the wider community because of their natural landscape character and absence of development are also included in this zone. Woodall Park in Devonport is an example of this application of the zone.

Provisions of the Plan are designed to achieve the conservation emphasis of the zone, while permitting public enjoyment of the natural environment. As a result, activities are strictly limited to those such as walking and picnic areas which cause minimal disturbance to existing landforms, native trees and bush, ecosystems, habitats and other natural features, and maintain the natural character of the open space.

This zone is compatible with the historic, nature, scientific and scenic classifications of the Reserves Act 1977.

Expected Environmental Results

- Maintenance of the characteristics which ensure that these open spaces remain highly valued natural environments, as measured by ongoing environmental quality surveys.

19.4.2 Recreation 2 (Neighbourhood Activities) Zone

Objective

To provide for open spaces throughout the residential areas of the city which serve local resident needs for recreation and community activities, and visual amenity.

Policies

1. By recognising the land in this zone as a recreational resource for low key, everyday recreation and community activities.
2. By restricting the range of activities and associated development to a type and

nature which allows recreational and community use of the open space, while retaining its visual amenity and compatibility with adjacent residential development.

3. By providing for the development of an ecopark at Ngataranga Park.

Methods

- Policies 1, 2 and 3 will be implemented by rules.

Explanation and Reasons

This zone applies to open space which provides for the amenity of residential areas because of its natural, open character and the local recreation and community activities which it accommodates. Provision is made for informal children's play areas, scout dens, and community rooms for which a location in a residential neighbourhood is essential. Typical of neighbourhood parks are Rewi Alley Reserve in Glenfield, Meadowood Reserve in Albany, Sherwood Reserve in Browns Bay and Collins Park in Greenhithe.

The zone also applies to open space which provides pleasant, park-like environments within intensively developed commercial centres. Hurstmere Green in Takapuna and the Village Green in Browns Bay are examples of these parks. Provision is also made for ecologically sensitive activities and developments at Ngataranga Park, where community-based projects oriented towards environmental concerns are being developed. The intention is to encourage projects which enhance the urban lifestyle and address some of its problems, and which can demonstrate suitable technologies and serve local needs.

Controls are placed on the range of activities, and on the scale, extent, design and location of buildings, structures and other development works, in recognition of the role of open space as a resource for the immediate neighbourhood, and to protect the amenity of the open space and adjacent residential properties.

The zone is compatible with the local purpose (for community purposes) and recreation classifications of the Reserves Act 1977.

Expected Environmental Results

- Provision of accessible opportunities for local recreation and community activities, as measured by a five-yearly resident survey
- Enhancement of the visual amenity of residential areas, as measured by a five-yearly resident survey.

19.4.3 Recreation 3 (Water Related Activities) Zone

Objective

To provide for the use of coastal and harbour areas for activities related to adjacent water areas, while minimising the impact of these activities on the high natural environmental value of their coastal locations.

Policies

1. By recognising the land in this zone as a recreational resource to provide land-based facilities for water related activities on adjacent water areas.
2. By providing for activities and associated development to a level which recognises the opportunity for recreational use of the water and the need for foreshore areas to accommodate associated land-based activities, while minimising the adverse effects on the high natural amenity of the reserve's marine setting.

Methods

- Policies 1 and 2 will be implemented by rules.

Explanation and Reasons

This zone applies to a limited number of open spaces abutting the coast which provide a range of land-based facilities for water recreation activities such as boating and sailing, in addition to children's play areas, changing rooms and toilets. These facilities play a key role in providing residents with access to the coastal and harbour waters around the city. Examples of these facilities are to be found on the foreshore at Mairangi Bay, the northern end of Takapuna Beach and Little Shoal Bay.

The zone also applies to the area of land at Bayswater known as the northern reclamation. The northern reclamation is part of the Bayswater marina land which has been the subject of a structure plan process, and a portion of the reclamation is a Council-owned recreation reserve under the Reserves Act 1977. It is envisaged that all of the land will be used for recreational purposes, and that community and water-related activities will be the dominant activities there. Activities on the northern reclamation should be consistent with the non-statutory guidance of the Bayswater marina land structure plan.

Controls are placed on the design, scale, extent and location of buildings, structures and other development works, to protect the amenity of the open space and adjacent marine areas.

The zone is compatible with the recreation classification of the Reserves Act 1977.

Expected Environmental Results

- Provision of facilities and activities to serve the recreational use of adjacent water bodies whilst protecting the high natural amenity of the marine setting of reserves, as measured by 5 yearly recreation surveys.

19.4.4 Recreation 4 (Organised Sports) Zone

Objective

To provide open space for a wide range of organised sports and for indoor recreation and community activities.

Policies

1. By recognising the land in this zone as a resource for organised recreation pursuits and their associated buildings and structures, as well as for buildings for indoor leisure activities.
2. By encouraging multiple use of recreation and community buildings.
3. By controlling the scale, design and location of buildings and structures to protect the open space character of the reserve and ensure that it does not adversely impact on the amenity of surrounding areas.

Methods

- Policies 1 to 3 will be implemented by rules.

Explanation and Reasons

This zone applies to larger areas of open space which cater for sports fields, golf courses and equestrian activities, and smaller areas containing tennis courts, netball courts and bowling greens. Although the zone is designed to provide primarily for outdoor recreation and associated buildings such as clubhouses and other structures, it also permits indoor recreation and community facilities such as leisure centres and swimming pools, in recognition of the growing demand for these facilities. Devonport Domain, Kaipatiki Park, Shepherds Park, Sunnynook Park, and Rosedale Park are examples of this type of open space.

These activities often attract large numbers of people, with high levels of traffic, noise and other adverse effects, and the zone provisions recognise the need to retain the open character of these reserves and the amenities of nearby residential areas.

This zone is compatible with the recreation classification of the Reserves Act 1977.

Expected Environmental Results

- Provision of adequate opportunities for organised sports and leisure activities, as measured by a five-yearly residents survey
- An adequate level of protection for the surrounding environment, as measured by ongoing environmental quality surveys.

19.5 Rules: Activities

19.5.1 Determination of Activity Status

Section 19.1 specifies the Permitted, Controlled or Discretionary activities for the recreation zones. The activity status of any activity may be affected by rules in the General Sections of the Plan.

For the purpose of the table:

P	=	Permitted activity
C	=	Controlled activity
D	=	Discretionary activity

Table 19.1 Permitted, Controlled and Discretionary Activities				
Activity List	Recreation			
	1	2	3	4
Accessory buildings where the prime activity on the site is a Permitted or Controlled activity		C	C	C
Accessory buildings where the prime activity on the site is a Discretionary activity		D	D	D
Activities that are associated with any listed building, structure or facility	P	P	P	P
Bridle Trails				P
Buildings and structures used in conjunction with activities on the adjacent water area, including boardwalks, jetties, boat launching ramps, lockers, boat and trailer parks and storage, repair and maintenance of pleasure boats			C	
Buildings for indoor recreation and community activities		D		C
Car parks and access drives necessary for the use of the reserve land	D	C	C	C
Caretaker's accommodation				C
Cemeteries in existence at date of public notification of this Plan		P		
Changing rooms and first-aid rooms		C	C	C
Child Care centres		D		D
Children's play areas, including play equipment and informal games areas	D	C	C	P
Clubrooms			D	D
Commercial recreation activities			D	D
Community houses		C		C

Table 19.1 Permitted, Controlled and Discretionary Activities				
Activity List	Recreation			
	1	2	3	4
Cycleways, jogging and fitness trails		P	P	P
Ecopark activities and facilities at Ngataranga Park conducted under the Devonport Urban Management Project		C		
Extensions to an existing building where the total floor area of the extension does not exceed that of the existing building at the date of public notification of this Plan by more than 50% or 50m ² , whichever is the lesser		C	C	C
Floodlighting, including poles				D
Foreshore protection works, including walls	D	D	D	D
Glasshouses, including propagation facilities		D		C
Grandstands, covered or uncovered				D
Grazing, horticulture and forestry, including associated buildings, as part of a management programme for the open space		C		P
Information and interpretation facilities used in conjunction with the open space or adjacent water area	D		C	
Landscape areas, including park furniture and sculptures		P	P	P
Licensed clubrooms located on a site adjacent to a residential zone and which are open for the sale or supply of liquor between the hours of 11pm and 7am			D	D
Maintenance of open space, including noxious weed control and revegetation	P	P	P	P
Navigational aids and beacons located on Pt Allots 42 and 46 Takapuna Parish, Mt Victoria	C			
Orienteering				P
Passenger transport infrastructure items and facilities such as bus parking (but excluding transfer stations)	D	D	D	D
Picnic and barbecue areas (excluding Barry's Point locality)	C	P	P	P
Barbecue areas in the Barry's Point locality	D	D	D	D
Playing fields, sports grounds, golf courses, golf driving ranges, hard courts and greens, equestrian arenas and cross-country riding areas				P
Refreshment kiosks not exceeding 50m ²			D	D
Refuse transfer station, recycling activities and sale of firewood and soil improvement products including compost, topsoil, mulch and bark provided that this activity is limited to a portion of Lot 2 DP 76084		C		

Table 19.1 Permitted, Controlled and Discretionary Activities				
Activity List	Recreation			
	1	2	3	4
Restaurants on Lot 1 DP 66872 (2 Queen Street, Northcote Point)			D	
Sporting Events			P	P
Storage and implement sheds	D	C	C	P
Structures such as goal posts, cricket nets, fences and playing courts and other similar structures which are ancillary to and used in conjunction with playing fields, sports grounds, golf courses, golf driving ranges, hard courts and greens, equestrian areas and cross country riding		P	P	P
Swimming pools				C
Temporary activities (as defined in 3.10.3) on land administered by the Department of Conservation and conducted in terms of a conservation management strategy or plan and or the Reserves Act 1977	P	P	P	P
Terraces				C
Toilets and shelters	D	C	C	C
Viewing areas, including platforms	C	C	C	C
Walking trails	D	P	P	P
Youth group activities and youth employment projects based at the Claystore site on Lot 2 DP 76084		C		
HMNZ NAVAL BASE - NORTH YARD SPORTS FIELD FACILITIES (Appendix 19A)				
Sea Safety Training Squadron facility (formerly known as the Damage Control School) on the Naval Sports fields, Devonport (within the defined area shown in Appendix 19A) <ul style="list-style-type: none"> Use of the Sea Safety Training Squadron facilities for training purposes Extensions to the Sea Safety Training Squadron facility 				P D
Marae on the Naval Sports fields, Devonport (within the defined area shown in Appendix 19A) <ul style="list-style-type: none"> Use of the marae facilities for a Community Building or Community Facility Extensions to buildings and structures 				P D
Sports Centre on the Naval Sports fields, Devonport <ul style="list-style-type: none"> Use of the Sport Centre for a Community Building or Community Facility Extensions to buildings and structures 				P D

19.6 Rules: Recreation Controls

19.6.1 Development Controls

19.6.1.1 Compliance

All Permitted and Controlled activities in the recreation zones are subject to the controls listed below.

An element of flexibility is provided in respect of some of the controls, as a Limited Discretionary activity.

19.6.1.2 Maximum Height

- i) Recreation 1, 2, 3 and 4: 8 metres
- ii) Special Height Restrictions:
 - a) RNZAF Airbases - Refer to [Rule 14.10.1](#)
 - b) Mount Victoria and North Head - Refer to [Rule 8.4.3](#).

Control Flexibility

Recreation 1 and 3:	9 metres
Recreation 2 and 4:	12 metres

By means of a Limited Discretionary activity application.

Explanation and Reasons

The maximum height controls have been devised to limit the visual impact of buildings on open space and the surrounding neighbourhood.

An 8 metre height limit has been chosen for all recreation zones because it would allow the erection of two storeyed buildings and still ensure that their scale is sensitive to the character of open space and the amenity of surrounding land.

Under Control Flexibility, buildings and structures within the Recreation 1 and 3 zones can be erected up to a height of 9 metres. This limit has been selected because of the valued features of the zone and because buildings in excess of the limit could seriously compromise the qualities of the zone. Within the Recreation 2 and 4 zones the limit under design flexibility is 12 metres. This limit will allow the erection of buildings for certain indoor sports such as volleyball and badminton. However, such proposals will be carefully assessed to ensure that they do not have any significant adverse effects on the open space or adjacent properties.

19.6.1.3 Height in Relation to Boundary

No part of any building shall exceed a height equal to 2.5 metres plus the shortest horizontal distance between that part of the building and any site boundary.

Control Flexibility

Unrestricted by means of a Limited Discretionary activity application.

Explanation and Reasons

The control protects the amenities of adjacent sites and the road in a variety of ways. It ensures that these areas receive adequate sunlight and daylight access, and it prevents their physical domination by adjoining buildings. The control enables a single storey building to be established on the boundary, but in general requires that two storey buildings be at least 3 metres away. In general only minor exceptions to this control will be approved under Control Flexibility in order to ensure that the amenities of adjoining properties are protected.

19.6.1.4 Yards

Recreation 1, 2, 3 and 4 Zones:

• Front, side and rear yards	5 metres
• Lakeside yard	30 metres
• Rear yard on the southern boundary of Lot 12 DP 128353, being Onetaunga Road, Birkenhead	24 metres
• Foreshore Yard	Refer to Rule 16.6.1.5A

Control Flexibility

Recreation 1, 2, 3 and 4 Zones:

- Reduced to 1.5 metres, by means of a Limited Discretionary activity application (except Foreshore Yard - refer to [Rule 16.6.1.5A](#)).
- No Control Flexibility for the lakeside yard.

Explanation and Reasons

Front Yard

A 5 metre yard has been provided to ensure that an attractive streetscape is retained. It also recognises the existing pattern of development and provides opportunities for landscaping. With Control Flexibility, approval can be sought to establish buildings in yards where, for instance, innovative development might be achieved or where it is not reasonable to comply with the standards, and the development will not be incompatible with the character of the existing streetscape.

Side and Rear Yards

In the recreation zones a 5 metre side and rear yard has been imposed in order to provide separation between buildings and to maintain the character and appearance of recreational land and surrounding areas. As with front yards there is the opportunity with Control Flexibility to situate buildings in rear and side yards.

The 24 metre rear yard recognises a subdivisional consent already granted and is specifically required on Lot 12 DP 128353 Onetaunga Road in order to maintain the green escarpment as viewed from Waitemata Harbour and Auckland City.

Lakeside Yard

Lakeside yards are required to maintain a corridor of open space adjacent to Lake Pupuke which will preserve the natural character. In particular, it is intended to prevent visual domination by buildings and protect ecological habitats

19.6.1.5 Maximum Building Coverage

Permitted and Controlled Activities

Recreation 2, 3 and 4: 10%

Control Flexibility

Up to 15%, by means of a Limited Discretionary activity application.

Explanation and Reasons

The control limits building coverage to a low percentage of the reserve area. This will ensure that the intensity of development in recreation zones is in character with that of the open space or reserve and that of the surrounding residential areas. There is the opportunity with Control Flexibility to slightly increase coverage to 15% in certain circumstances set out in Section 3. No maximum coverage is specified in the Recreation 1 zone because it is expected that coverage will be very low, in the range of 1-2%, as very few buildings may establish in the zone.

19.6.1.6 Other Relevant Rules

In addition to the controls specified in [Section 19.6](#), all Permitted and Controlled activities shall comply with the relevant Rules specified in the following General Sections:

[Section 3](#): Procedures and General Rules

[Section 8](#): Natural Environment

[Section 9](#): Subdivision and Development

[Section 10](#) Pollution, Hazardous Substances and Waste Management

[Section 11](#): Cultural Heritage

[Section 12](#): Transportation

[Section 13](#): Signs

Refer to Austroads Guide to Traffic Engineering Practice, Volumes 13 - Pedestrians, and 14 - Bicycles for the design of pedestrian and cyclist facilities.

19.7 Assessment Criteria

19.7.1 Assessment Criteria for Controlled and Discretionary Activities

Controlled Activities

All Controlled activities must comply with all relevant controls in the Plan. In addition, the Council may impose conditions in respect of matters specified in Section 108 of the RMA, and any of the matters referred to in assessment criteria below.

Discretionary Activities

Without restricting the exercise of its discretion to grant or refuse consent or impose conditions, the Council will have regard to the assessment criteria set out below when considering an application under Sections 104 and 104B of the RMA.

a) Design of Access

Vehicular and pedestrian access to and from the open space shall comply with the Plan's Transportation [Rule 12.4.2.7](#) to [Rule 12.4.2.9](#) and [Rule 12.4.2.11](#) and must be:

- i) Sufficiently remote from busy intersections and corners to ensure adequate sight distances and to prevent on-street congestion caused by vehicles entering and departing the site.
- ii) Designed to maximise convenience to users of the site.
- iii) Where a site has more than one road frontage, location of access shall be chosen for safety and convenience, and designed so as to protect the aural privacy of adjacent sites.

b) Parking

- i) Every activity should comply with the Plan's parking controls in [Rule 12.4.2.1](#) unless it can be demonstrated that in relation to a particular proposal, an alternative standard is appropriate.
- ii) Car parking spaces should be located and designed so as to minimise the effect on adjacent properties and enhance the appearance of the open space by the provision of adequate separation distances, landscaping and fencing.
- iii) Wherever practical parking and access should be designed and located so as to enable its joint use by other activities which utilise the open space.

c) Traffic

- i) The proposal should not significantly detract from traffic safety or efficiency having regard to the total volume of traffic attracted, times of peak generation, potential traffic conflict and proximity to any major traffic intersection.

- ii) Activities should not attract levels of traffic which would significantly detract from the character and amenity of open space or any adjoining residential site. Activities which generate large volumes of traffic should generally not be located on a minor road, and should have ready access to principal roads in order to avoid heavy traffic volumes on minor roads. In addition such activities should preferably be located in close proximity to public transport routes.

d) Landscape Design and Site Layout

Any development site should be set out and landscaping provided in a manner which will ensure that:

- i) Significant effects of the proposal are internalised to the open space or reserve and, in particular, will not significantly detract from the amenities of adjacent sites.
- ii) The character and appearance of the development site is compatible with the neighbouring area and the character of the reserve.
- iii) The character and values of the open space are enhanced.

In order to achieve this:

- i) Wherever practical existing trees and bush should be retained and incorporated into landscaping, especially those existing trees in excess of 4 metres in height. Within the Recreation 1, 2 and 3 zones, any removal of significant vegetation shall generally not be allowed. Any development permitted is expected to be restricted to areas clear of vegetation.
- ii) Landscaping and fencing should be provided in a manner which is designed to reduce any significant adverse effect of the proposed activity and its associated building(s), parking and access on the street and adjoining sites. The provision of a landscaped front yard comparable to that of any residential sites in the vicinity is of particular importance for community facilities and sports complexes.
- iii) Landscaping shall be compatible with the rest of the open space or reserve and be sympathetic with the broader landscape character of the area.

In this section of the Plan, the term “development site” means that part of any recreation zone which is the subject of a development proposal. It will include areas to be used for the construction of buildings, parking, access and landscaping.

e) Building and Structure Design and Location - General

Proposals should be designed to ensure:

- i) Sensitivity to the ecological values, scale, character and use of the particular area of open space.
- ii) Sensitivity to the visual and aural amenities of the surrounding area, in particular of residential properties and the coast.
- iii) Avoidance of excessive visual bulk and scale.
- iv) Provision of visual interest and avoidance of continuous, unrelieved facades by variation in roofline, building and structure line and exterior materials.
- v) Extensions to existing buildings and structures should be visually compatible with existing buildings and structures.
- vi) Siting of buildings and structures and car parks to avoid compromising the use of the balance of the reserve for recreational purposes.
- vii) Wherever practical, buildings on publicly owned open space shall be designed to facilitate their multiple use by groups and organisations.

f) Use of Buildings and Structures and Open Space

- i) All buildings and structures must be designed and located so as to avoid disturbance of neighbouring properties. In particular:
 - Buildings and structures must, whenever possible, be designed with their main outlook away from any adjoining residential properties.
 - The design of buildings and structures must incorporate noise attenuation measures to ensure the achievement at all times of the noise control limits set by this Plan (refer to Section 10).

- Outdoor areas on which people may congregate for social purposes should be located a minimum of 10 metres from the boundary of any adjoining Residential site. Outdoor areas, including decks at or above ground level, must be appropriately screened to minimise the intrusion of noise and avoid overlooking any Residential site.
- ii) The Council may impose conditions on the hours of operation, noise (including restrictions on the use of amplified music), numbers attending, lighting and signs to minimise the adverse effects of any use on the neighbouring area. The hours of operation will be considered in relation to the location of the building and structure and the neighbouring land uses, and the nature of the proposed activity, but in general shall be restricted as follows:

Days	Hours
Monday - Thursday, Sunday and Public Holidays	0800 - 2300
Friday and Saturday	0800 - 2400

In general, the hours during which any bar may operate will be related to the sporting or community activity to which it is ancillary.

Consideration may be given to permitting social functions for club members on a regular basis subject to an annual limit, depending on the circumstances of each application and providing adverse effects can be avoided or mitigated.

- iii) Applications must include sufficient detail to demonstrate that the activity will comply with the controls applying to lighting and glare, parking and landscaping.

g) Intensity and Scale

The intensity and scale of the proposal, in particular the number of people involved in the use, traffic generation, hours of use, site of building and associated parking, signs, noise and other generated effects should be compatible with the character of the open space and amenities of the surrounding area having regard to the objectives and policies of the zone.

The Council may impose conditions to avoid, remedy or mitigate any adverse effects of the activity on the neighbouring area.

h) Building Coverage

Building coverage in the recreation zones is expected to be low to ensure that their character is not compromised. However, allowed coverage will depend on:

- i) The character and function of the site.
- ii) The specific recreation zoning of the site.
- iii) The existing coverage of the site and the proposed additional coverage.

In the Recreation 1 zone virtually no building is envisaged and coverage should be negligible. However in the Recreation 2, 3 and 4 zones a limited amount of building will generally be necessary to serve recreational activity which will result in a small percentage coverage of open space. Generally coverage is not expected to exceed 10% in the Recreation 2, 3 and 4 zones.

i) Environment

- i) In the Recreation 1 zone development and activities should be designed and located to ensure that the ecological and visual qualities of the natural environment are protected, with minimal or no earthworks or tree/bush clearance to be undertaken in areas where locally significant wildlife habitats, native vegetation and natural qualities are present.
- ii) In all other zones, activities should be designed to avoid, remedy or mitigate any adverse effects on the environment and, in particular, on the natural

character of the coastal environment, having special regard to the provisions of Section 8: Natural Environment.

- iii) Activities and associated development should not have any significant adverse effects on any building, tree or feature protected by other provisions of the Plan.

j) Site Development

Any site works or any retaining walls should comply with the provisions of [Section 9: Subdivision and Development](#):

- i) Should not detract from the amenity values.
- ii) Should be limited to those necessary for the formation of any building platform, access, parking areas or installation of any infrastructure.

k) Reserve Management Plan

In considering the matters outlined in a) to l) regard shall be had to the extent to which the proposed development and activities comply with an approved management plan prepared under the Reserves Act 1977.

l) Loss or Exclusive Use of Open Space

Proposals will be assessed in terms of the loss or exclusive use of open space and the effects on the opportunities for recreation by the general public. In particular, regard will be had to:

- i) The extent to which available open space would be reduced by proposed buildings and or the exclusive use by groups within the community as a result of either development or any provision for exclusive lease arrangements.
- ii) Any deficiencies in open space as identified in the North Shore City Parkland Strategy or any subsequent study.
- iii) Any compensating provision of other open space or recreational/community facilities in the vicinity.

m) Bayswater Marina Land

When assessing resource consent applications for the northern reclamation at Bayswater, regard should be given to the extent to which the proposal is consistent with the non-statutory guidance provided in the Bayswater marina land structure plan (or its draft, if the document is not finalised).

n) Stormwater Management

The extent to which development of new impervious areas within the Recreation zone achieves a level of stormwater runoff equivalent to 15% of the site area being covered in impervious surfaces or pre application levels by providing:

- i) Stormwater runoff from all outdoor car parking areas and vehicle accessways should be managed for stormwater quality treatment and stream protection by the installation of bio-retention devices.
- ii) The volume of stormwater runoff from roofs should in part be managed by supplying all toilets with water harvested from roof runoff. Rainwater harvesting tanks should be sized to supply at least 70% of the annual long term average toilet water usage and should be connected to all toilets. Harvested rainwater should also be used where practicable for other non-potable uses.
- iii) In addition to the above, stormwater runoff from roofs and other hard surfaces should be managed for stream protection by ensuring the following requirements are met:
 - Bio-retention.
 - Management of stormwater quality treatment and stream protection by other methods to ensure the same or better level of management than outlined above.
 - Attenuation of the 10% AEP flood event to pre-application peak flows should be achieved for all discharges from the site.

19.7.2 Additional Assessment Criteria for Specific Activities

19.7.2.1 Accessory Buildings

In assessing accessory buildings, account shall be taken to the extent to which any adverse effects of the prime activity are extended; this is particularly in regard to the intensity and scale of the prime activity. Any additional effects should be compatible with the character and amenities of the surrounding area having regard to the objectives and policies of the zone.

19.7.3 Assessment Criteria for Control Flexibility

Where any Permitted or Controlled activity fails to comply with any control specified in [Rule 19.6](#) the Council may consent to the activity as a Limited Discretionary activity, where it is satisfied that all the following criteria are met:

- a) The rule provides for Control Flexibility, and the activity falls within the limits specified under the heading Control Flexibility, or where no limits are specified, the effects will be minor, having regard to the stated explanation of the control; and
- b) Any adverse effects of the activity can be avoided, remedied or mitigated through the imposition of conditions; and
- c) Either

The proposal meets the intent of the control as contained in its associated explanation;

Or

It is unreasonable or impractical to enforce the control and one or more of the site characteristics specified in [Section 3.10.6](#) shall apply.

Appendix 19A **HMNZ Naval Base - North Yard Sports Field Facilities** (For the purposes of Table 19.1)

Appendix 19A HMNZ NAVAL BASE **North Yard Sports Field Facilities**



boundaries only to represent the location of the sportsfield facilities.
 boundaries do not affect the provision of the accessway along the coastal edge.