

# Waterfront Zone (WZ)

## Issues

The Waterfront Zone (WZ) manages [land](#) use and [subdivision](#) within Whangārei's Waterfront. Whangārei's Waterfront is located on the edge of the (estuarine) Hatea River and Waiarohia Stream and is close to Whangārei's City Centre, being a significant destination for local and international [visitors](#). The area has seen steady development since the 1990s. Today, the main uses of the area are active and passive recreation with a selection of tourism focused retail, accommodation, restaurant and [entertainment facilities](#). These activities are complimented by a diverse range of maritime activities, defining history and a rich cultural heritage. This is reflected by replica Victorian [buildings](#), a heritage walkway, and an iconic wave and waka sculpture. Estuarine open spaces which [access](#) the waterfront and soft landscapes framed by a pedestrian and cycle loop through the Waterfront also contribute to the area's unique character and coherent sense of place.

The Waterfront Zone provides important amenity for Whangārei City, being a hub for recreation, culture and tourism. A key aspect of the Waterfront Zone is ensuring that development is physically and visually connected to the waterfront, the City Centre and [Open Space and Recreation Zones](#). The [built form](#) in the Waterfront Zone should be sufficient to provide for economic growth and development while also protecting view shafts of Parihaka and the waterfront, retaining a sense of openness, and managing adverse [effects](#) on the adjacent Open Space and Recreation and General [Residential Zones](#).

The Waterfront Zone is comprised of two distinct areas: The Waterfront Commercial Area and the Waterfront Mixed Use Area (see Appendix 1). The Waterfront Commercial Area connects the Waterfront Zone to the City Centre Zone and provides for a range of activities including small scale retail, restaurants, passive recreation and cultural activities along with artisan craft industries. The Waterfront Mixed Use Area extends along Hīhīaua Peninsula, Riverside Drive and Port Road, providing for residential, commercial and [community activities](#), along with maritime industrial activities that are compatible with [sensitive activities](#).

## Objectives

WZ-O1 – Pedestrians and Cyclists	Promote a safe, accessible and vibrant waterfront, which prioritises pedestrians and cyclists.
WZ-O2 – Enabled Development	Enable the development of the Waterfront Zone as a hub for tourism, recreation, arts and cultural activities.
WZ-O3 – Land Uses	Support a range of <a href="#">land</a> uses that complement the City Centre Zone and are compatible with surrounding Residential and <a href="#">Open Space and Recreation Zones</a> .
WZ-O4 – Amenity and Character	Protect and enhance the sense of place, amenity, character, cultural, heritage, ecological and recreational values unique to the Waterfront Zone.
WZ-O5 – Connections	Protect and enhance the Waterfront Zone's physical and visual connections with waterways, the <a href="#">coastal marine area</a> and the City Centre.
WZ-O6 – Residential Activities	Promote <a href="#">residential activities</a> in the Waterfront Mixed-Use Area.

# Waterfront Zone (WZ)

Policies	
WZ-P1 – Character and Amenity	<p>To recognise the character and <a href="#">amenity values</a> of the Waterfront Zone including but not limited to:</p> <ol style="list-style-type: none"> <li>1. Accessible connections to the waterfront.</li> <li>2. High levels of <a href="#">access</a> to sunlight.</li> <li>3. Moderate levels of noise.</li> <li>4. Minimal exposure to noxious odour or noise associated with marine industrial activities.</li> <li>5. Ample opportunities for formal and informal social interactions.</li> <li>6. Limited off-street parking.</li> <li>7. Pedestrian and cyclist focused.</li> <li>8. Historical and cultural significance of the area.</li> <li>9. Ecological value of the waterbodies (and their margins).</li> </ol>
WZ-P2 – Land Uses	<p>To provide for a range of <a href="#">land</a> use activities that are compatible with the context of the predominant maritime, open space, arts, culture, retail, recreation and tourism themes of the Waterfront Zone.</p>
WZ-P3 – Subdivision and Development	<p>To require <a href="#">subdivision</a> and development to be designed, constructed and operated so that it:</p> <ol style="list-style-type: none"> <li>1. Complements the character of the Waterfront Zone.</li> <li>2. Enhances <a href="#">amenity values</a>.</li> <li>3. Protects cultural and <a href="#">historic heritage</a> values.</li> <li>4. Enables opportunities for passive surveillance.</li> <li>5. Provides direct and safe pedestrian and cyclist routes.</li> <li>6. Enhances the ecological value within the Waterfront Zone.</li> </ol>
WZ-P4 – View Shafts	<p>To protect view shafts and improve walkability by providing areas for public open space and visual and physical connections (e.g. cycleways, walkways and laneways) within the Waterfront Zone and to adjacent zones.</p>
WZ-P5 – Bulk and Location	<p>To manage the bulk and location of <a href="#">major structures</a> to maintain a pedestrian scale of development and an open atmosphere with ample sunlight <a href="#">access</a>.</p>
WZ-P6 – Esplanade Areas	<p>To ensure <a href="#">buildings</a> and <a href="#">major structures</a> are sufficiently set back from Mean High <a href="#">Water</a> Springs to safeguard <a href="#">esplanade areas</a> and manage flooding risks.</p>
WZ-P7 – Active Frontage	<p>To strengthen the interrelationship between <a href="#">buildings</a> and the public realm by requiring <a href="#">building</a> design to:</p> <ol style="list-style-type: none"> <li>1. Provide <a href="#">active frontage</a> at ground floor level.</li> <li>2. Orientate entrances towards <a href="#">roads</a> and waterways.</li> </ol>
WZ-P8 – Residential Activities and Visitor Accommodation	<p>To promote a mixed-use <a href="#">environment</a> by enabling appropriately designed <a href="#">residential activities</a> and <a href="#">visitor</a> accommodation within the Waterfront Mixed-Use Area.</p>
WZ-P9 – Subdivision	<p>To enhance walkability and street amenity by requiring sufficient <a href="#">site frontages</a> to:</p>

# Waterfront Zone (WZ)

	<ol style="list-style-type: none"> <li>1. Avoid <u>rear sites</u>.</li> <li>2. Enable corner <u>sites</u> to be emphasised.</li> <li>3. Maintain narrow <u>sites frontages</u>.</li> </ol>
WZ-P10 – Safety	To reduce threats to personal safety and security by utilising urban design and CPTED principles in the design of developments in the Waterfront Zone.

## Rules

WZ-R1	Any Activity Not Otherwise Listed in This Chapter			
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Resource consent is not required under any rule of the District Plan.</li> <li>2. The activity is not prohibited under any rule of the District Plan.</li> </ol>				
WZ-R2	Minor Buildings			
<p>Activity Status: Permitted</p> <p>Note:</p> <ol style="list-style-type: none"> <li>1. <u>Minor Buildings</u> are exempt from rules WZ-R3 – R8.</li> </ol>				
WZ-R3	Building and Major Structure Height			
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The maximum <u>building height</u> and <u>major structure height</u> is 11m above <u>ground level</u>.</li> </ol> <p>Note:</p> <ol style="list-style-type: none"> <li>1. <i>Any application shall comply with information requirement WZ-REQ1.</i></li> </ol> </td> <td style="width: 50%; vertical-align: top; border-left: 1px solid #ccc;"> <p>Activity Status when compliance not achieved: Discretionary</p> </td> </tr> </table>			<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The maximum <u>building height</u> and <u>major structure height</u> is 11m above <u>ground level</u>.</li> </ol> <p>Note:</p> <ol style="list-style-type: none"> <li>1. <i>Any application shall comply with information requirement WZ-REQ1.</i></li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The maximum <u>building height</u> and <u>major structure height</u> is 11m above <u>ground level</u>.</li> </ol> <p>Note:</p> <ol style="list-style-type: none"> <li>1. <i>Any application shall comply with information requirement WZ-REQ1.</i></li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>			
WZ-R4	Building and Major Structure Setbacks			
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All <u>buildings</u> and <u>major structure</u> are set back at least:               <ol style="list-style-type: none"> <li>a. 3m from any Residential or Open Space and Recreation Zone <u>boundary</u>.</li> <li>b. 10m from Mean High <u>Water</u> Springs and the top of the bank of any <u>river</u> that has a width</li> </ol> </li> </ol> </td> <td style="width: 50%; vertical-align: top; border-left: 1px solid #ccc;"> <p>Activity Status when compliance not achieved: Discretionary</p> </td> </tr> </table>			<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All <u>buildings</u> and <u>major structure</u> are set back at least:               <ol style="list-style-type: none"> <li>a. 3m from any Residential or Open Space and Recreation Zone <u>boundary</u>.</li> <li>b. 10m from Mean High <u>Water</u> Springs and the top of the bank of any <u>river</u> that has a width</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All <u>buildings</u> and <u>major structure</u> are set back at least:               <ol style="list-style-type: none"> <li>a. 3m from any Residential or Open Space and Recreation Zone <u>boundary</u>.</li> <li>b. 10m from Mean High <u>Water</u> Springs and the top of the bank of any <u>river</u> that has a width</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>			

# Waterfront Zone (WZ)

exceeding 3m (excluding bridges, culverts and fences).

*Note:*

1. *Any application shall comply with information requirement WZ-REQ1.*

Insert new rule [000131].

WZ-R5	Building and Major Structure Height in Relation to Boundary	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All <b>buildings</b> and <b>major structures</b> do not exceed a <b>height</b> equal to 3m above <b>ground level</b> plus the shortest horizontal distance between that part of the <b>building</b> or <b>major structure</b> and any Residential or Open Space and Recreation Zone <b>boundary</b>.</li> </ol> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. <i>Any application shall comply with information requirement WZ-REQ1.</i></li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
WZ-R6	Building Floor-to-Floor Height	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The minimum interior floor-to-floor <b>height</b> is:               <ol style="list-style-type: none"> <li>a. 3.8m at ground floor.</li> <li>b. 3.0m above ground floor.</li> </ol> </li> </ol> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. <i>Any application shall comply with information requirement WZ-REQ1.</i></li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
WZ-R7	Building Frontages	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. At least 55% of the <b>building frontage</b> at ground floor is clear glazing.</li> <li>2. At least 55% of any <b>building</b> face at ground floor is clear glazing where that <b>building</b> face is orientated towards an adjoining Open Space and Recreation Zone.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

# Waterfront Zone (WZ)

3. The principal public entrance to the building is situated to face the road where the building is on a front site.
4. The principal public entrance to the building is situated to face the waterway where the building is on a site adjoining an Open Space and Recreation Zone, coastal marine area or waterway.

*Note:*

1. *Any application shall comply with information requirement WZ-REQ1.*

## WZ-R8

### Building and Major Structure Coverage

Activity Status: Permitted

Where:

1. The maximum building and major structure coverage does not exceed 50% of a site.

*Note:*

1. *Any application shall comply with information requirement WZ-REQ1.*

Activity Status when compliance not achieved: Discretionary

## WZ-R9

### Fences

Activity Status: Permitted

Where:

1. The fence has a maximum height of 2m above ground level.
2. Fencing within 3m of a road boundary is at least 50% visually permeable for any portion above 1m high.
3. Fencing within 30m of Mean High Water Springs or along a boundary shared with an Open Space and Recreation Zone is at least 50% visually permeable for any portion above 1.5m high.
4. The fence is not fortified with barbed wire, broken glass or any form of electrification.

*Note:*

1. *Any application shall comply with information requirement WZ-REQ1.*

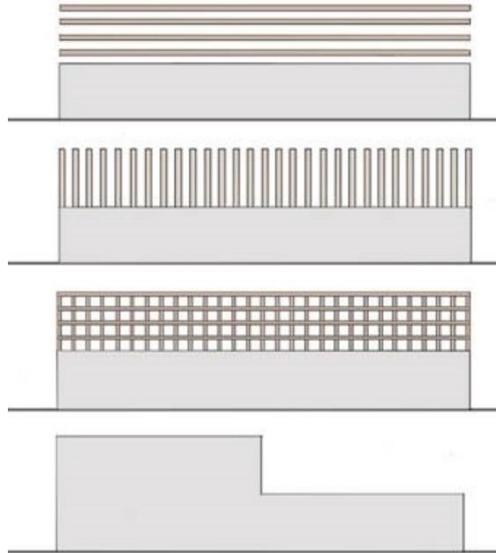
Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Effects of shading and visual dominance on adjoining properties.
2. Effects on urban design and passive surveillance.
3. Effects on streetscape character and amenity.
4. Effects on active frontages.
5. The extent to which the fencing is necessary due to health and safety reasons.

# Waterfront Zone (WZ)

**Figure 1: Examples of fences solid up to 1m and 50% visually permeable between 1m and 2m high**



WZ-R10	Car Parking	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Car parking spaces are located at least:               <ol style="list-style-type: none"> <li>a. 2m from any <u>road boundary</u>, excluding <u>garages</u> and on street car parking spaces.</li> <li>b. 20m from Mean High <u>Water</u> Springs, except where the car parking is inside a <u>building</u> and is <u>subsidiary</u> to another activity.</li> </ol> </li> </ol> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. Any application shall comply with information requirement WZ-REQ1.</li> </ol>	<p>Activity Status when compliance not achieved: Non-Complying</p>
WZ-R11	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The outdoor area of <u>storage</u> or stockpile:               <ol style="list-style-type: none"> <li>a. Complies with rules WZ-R3 – R5.</li> <li>b. Is screened from view from <u>public places</u> and surrounding <u>sites</u>.</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

# Waterfront Zone (WZ)

*Note:*

1. Any application shall comply with information requirement WZ-REQ1.

<b>WZ-R12</b>	<b>Artisan Industrial Activity</b>	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The maximum gross floor area is 300m<sup>2</sup>.</li> </ol>	<p>Activity Status when compliance not achieved: Non-Complying</p>

<b>WZ-R13</b>	<b>Residential Unit</b>	
<b>Waterfront Commercial Area</b>	<p>Activity Status: Non-Complying</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity is a primary activity or <u>ancillary activity</u>.</li> </ol>	
<b>Waterfront Mixed-Use Area</b>	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>2. Every residential unit provides a <u>net floor area</u> of at least:             <ol style="list-style-type: none"> <li>a. For 1 bedroom – 45m<sup>2</sup>.</li> <li>b. For 2 bedrooms – 70m<sup>2</sup>.</li> <li>c. For 3 bedrooms – 90m<sup>2</sup>.</li> <li>d. For more than 3 bedrooms – 90m<sup>2</sup> plus 12m<sup>2</sup> for each additional bedroom.</li> </ol> </li> <li>3. Every 1 bedroom <u>residential unit</u> contains an <u>outdoor living court</u> of at least 4m<sup>2</sup> and at least 1.5m depth.</li> <li>4. Every 2+ bedroom <u>residential unit</u> contains an <u>outdoor living court</u> of at least 8m<sup>2</sup> and at least 2.4m depth.</li> <li>5. The activity is a primary activity or <u>ancillary activity</u>.</li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The design, size and layout of <u>buildings</u> to provide appropriate privacy and amenity for occupants on-<u>site</u>.</li> <li>2. The proximity of the <u>site</u> to <u>communal or public open space</u> that has the potential to mitigate any lack of private <u>outdoor living space</u>.</li> <li>3. Adverse <u>effects</u> on <u>active frontage</u>.</li> </ol> <p>Notification: Any application for a <u>residential unit</u> which does not comply with WZ-R13.2 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management <u>Act</u> 1991.</p>

<b>WZ-R14</b>	<b>Grocery Store</b>	
<b>Waterfront Commercial Area</b>	<p>Activity Status: Non-Complying</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity is a primary activity or <u>ancillary activity</u>.</li> </ol>	

# Waterfront Zone (WZ)

<b>Waterfront Mixed-Use Area</b>	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity is located at ground floor.</li> <li>The maximum <u>business net floor area</u> is 600m<sup>2</sup>.</li> <li>The activity is a primary activity or <u>ancillary activity</u>.</li> </ol>	Activity Status when compliance not achieved: Discretionary
<p>WZ-R15</p> <p>WZ-R16</p> <p>WZ-R17</p>	<p>Marine Retail</p> <p>Recreational Facilities</p> <p>Educational Facilities</p>	
<b>Waterfront Commercial Area</b>	<p>Activity Status: Non-Complying</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity is a primary activity or <u>ancillary activity</u>.</li> </ol>	
<b>Waterfront Mixed-Use Area</b>	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity is located at ground floor.</li> <li>The activity is a primary activity or <u>ancillary activity</u>.</li> </ol>	Activity Status when compliance not achieved: Discretionary
<b>WZ-R18</b>	<b>Commercial Services</b>	
<b>Waterfront Commercial Area</b>	<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity is a primary activity or <u>ancillary activity</u>.</li> </ol>	
<b>Waterfront Mixed-Use Area</b>	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity is located at ground floor.</li> <li>The activity is a primary activity or <u>ancillary activity</u>.</li> </ol>	Activity Status when compliance not achieved: Discretionary
<p>WZ-R19</p> <p>WZ-R20</p> <p>WZ-R21</p> <p>WZ-R22</p>	<p>General Retail</p> <p>Food and Beverage Activity</p> <p>Entertainment Facilities</p> <p>Places of Assembly</p>	

# Waterfront Zone (WZ)

<b>Waterfront Commercial Area</b>	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The <u>business net floor area</u> of the individual activity does not exceed 250m<sup>2</sup>.</li> <li>2. The activity is a primary activity or <u>ancillary activity</u>.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
<b>Waterfront Mixed-Use Area</b>	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>3. The activity is located at ground floor.</li> <li>4. The activity is a primary activity or <u>ancillary activity</u>.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
<b>WZ-R23</b>		
<b>Visitor Accommodation</b>		
<b>Waterfront Commercial Area</b>	<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity is a primary activity or <u>ancillary activity</u>.</li> </ol>	
<b>Waterfront Mixed-Use Area</b>	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>2. The activity is a primary activity or <u>ancillary activity</u>.</li> </ol>	
<b>WZ-R24</b>		
<b>Marine Industry</b>		
<b>Waterfront Mixed-Use Area</b>	<p>Activity Status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity is a primary activity or <u>ancillary activity</u>.</li> </ol> <p>Matters of restricted discretion:</p> <ol style="list-style-type: none"> <li>1. Adverse <u>effects</u> from objectionable and/or noxious odour, dust or noise emissions.</li> <li>2. Whether the design, scale and nature of the activity is consistent with the character and purpose of the Waterfront Zone.</li> <li>3. The extent to which an <u>active frontage</u> is provided.</li> </ol>	
<b>Waterfront Commercial Area</b>	<p>Activity Status: Non-Complying</p> <p>Where:</p> <ol style="list-style-type: none"> <li>2. The activity is a primary activity or <u>ancillary activity</u>.</li> </ol>	
<b>WZ-R25</b>	<b>General Industry</b>	
<b>WZ-R26</b>	<b>Manufacturing</b>	
<b>WZ-R27</b>	<b>Repair and Maintenance Services</b>	

## Waterfront Zone (WZ)

WZ-R28	Supported Residential Care
WZ-R29	Retirement Village
WZ-R30	Motor Vehicle Sales
WZ-R31	Garden Centres
WZ-R32	Trade Suppliers
WZ-R33	Drive Through Facilities
WZ-R34	Hire Premise
WZ-R35	Service Stations
WZ-R36	Funeral Home
WZ-R37	Emergency Services
WZ-R38	Care Centre
WZ-R39	General Commercial
WZ-R40	General Community
Activity Status: Non-Complying	
Where:	
1. The activity is a primary activity or <a href="#">ancillary activity</a> .	

WZ-R41	Rural Production Activity
WZ-R42	Waste Management facility
WZ-R43	Landfill
WZ-R44	Hospital
Activity Status: Prohibited	
Where:	
1. The activity is a primary activity or <a href="#">ancillary activity</a> .	

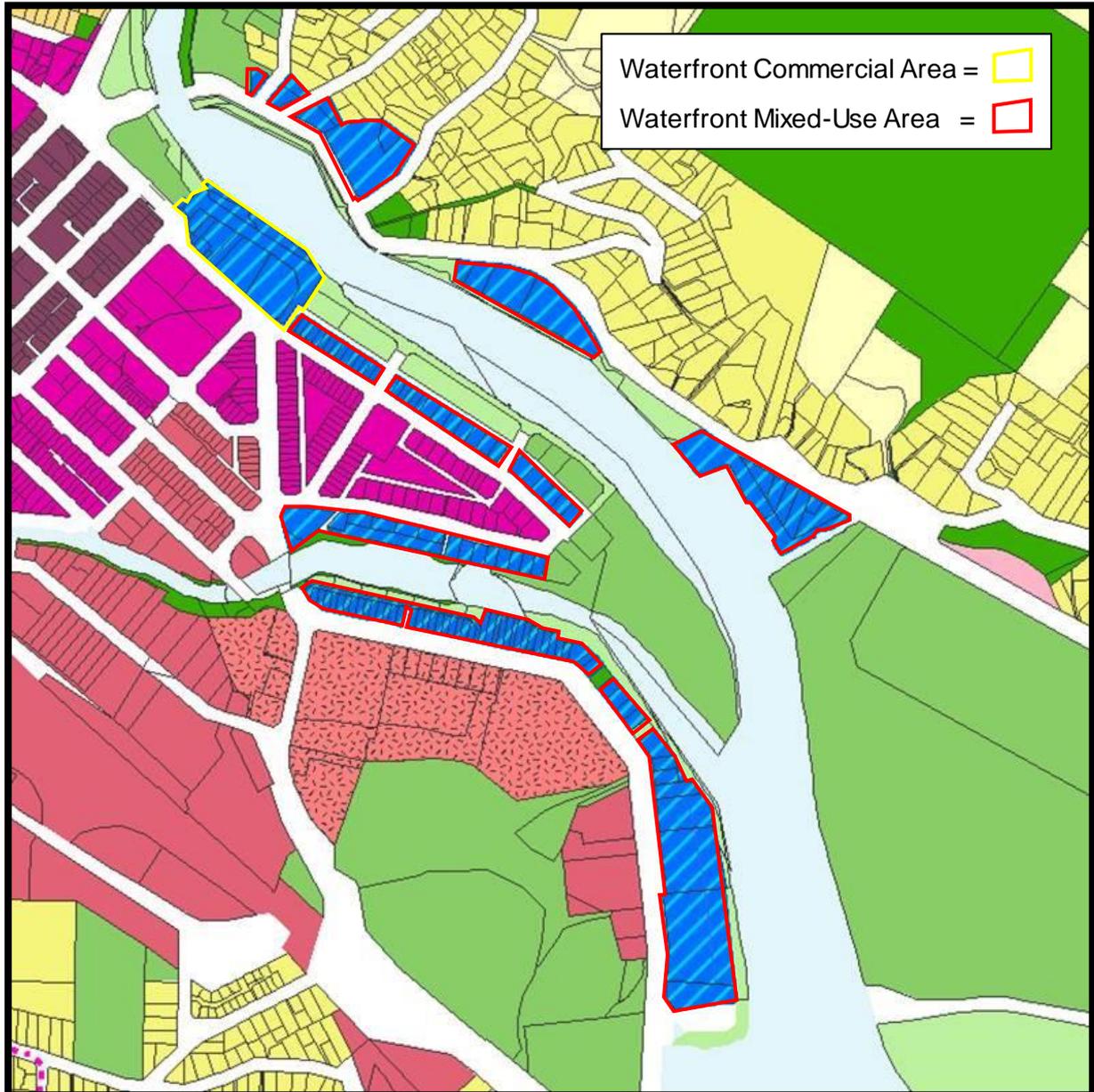
WZ-REQ1	Information Requirement
<ol style="list-style-type: none"> <li>1. All applications for resource consent pursuant to WZ-R3 – R11 shall include an urban design assessment prepared by a suitably qualified and experienced professional which details: <ol style="list-style-type: none"> <li>a. Any consultation undertaken as part of any pre-application meetings with Council (including the Council Urban Design Panel) and any mitigation measures that were recommended by Council.</li> <li>b. How the proposal is consistent with best practice urban design, the relevant objectives and policies and the Waterfront Zone <a href="#">building</a> bulk and location standards.</li> <li>c. The <a href="#">effects</a> on the surrounding character, amenity and safety with particular regard to <a href="#">building</a> bulk, location and design and parking and transport.</li> <li>d. Consideration of potential <a href="#">effects</a> on adjacent neighbours.</li> <li>e. The extent to which the site layout and any proposed <a href="#">landscaping</a> helps to avoid or minimise the impacts on adjacent streets and public spaces or adjacent <a href="#">sites</a>.</li> </ol> </li> </ol> <p><i>Note:</i></p>	

# Waterfront Zone (WZ)

1. Acceptable means of compliance and best practice urban design guidance is contained within Whangārei District Council's Urban Design Guidelines.

## Appendix 1 – The Waterfront Commercial Area and the Waterfront Mixed Use Area

Figure 1: The Waterfront Commercial Area and the Waterfront Mixed Use Area areas subject to the WZ rules delineated on the image below.



# Waterfront Zone (WZ)

## PREC10 – Waterfront Commercial Precinct (WCP)

### Issues

Commercial and industrial activities are present within a portion of the Waterfront Zone at 129 Port Road, Whangarei. The Waterfront Commercial Precinct recognises the established nature of these activities and provides for the ongoing use and development of the land within a suitable planning framework.

### Objectives

PREC10-O1 – Enabled Activities	Provide for on-going operation of industrial and trade retail activities located in the Waterfront Commercial Precinct while managing adverse effects on the adjacent Waterfront Zone.
--------------------------------	--

### Policies

PREC10-P1 – Enabled Activities	To provide for the efficient and effective use of existing resources and the on-going operation of existing activities by enabling existing industrial activities and trade retail activities located in the Waterfront Commercial Precinct.
PREC10-P2 Cross Precinct Boundary Effects	To maintain and enhance the amenity of Waterfront Zone by: <ol style="list-style-type: none"> <li>1. Avoiding adverse noxious effects.</li> <li>2. Avoiding, remedying or mitigating adverse external effects such as visual effects, traffic, dust, noise and odours from incompatible land use activities.</li> <li>3. Mitigating cross-precinct boundary effects including through building setbacks, building frontage and access, hours of operation and landscaping.</li> </ol>

### Rules

PREC10 – R1	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The outdoor area of storage or stockpile: <ol style="list-style-type: none"> <li>a. Complies with rules WZ-R3 – R5.</li> <li>b. Is screened from view from public places, surrounding sites, and the Waterfront Zone adjacent to the precinct.</li> </ol> </li> </ol> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. Any application shall comply with information requirement WZ-REQ1.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
PREC10-R2	Motor Vehicle Sales	
	<p>Activity Status: Permitted</p> <p>Where:</p>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p>

# Waterfront Zone (WZ)

1. The activity is a primary activity or ancillary activity.
2. The precinct boundary, excluding road frontage, is either
  - a. Planted with trees or shrubs to a minimum height of 1.8m above ground level and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m above ground level; or
  - b. Fenced or screened to a maximum height of 1.8m above ground level, except within 5m of a road boundary where the maximum height is 1.2m above ground level.

Matters of discretion:

1. Mitigation measures to manage adverse effects on the adjacent Waterfront Zone.
2. Mitigation measures to manage adverse effects and reverse sensitivity between incompatible activities both within the Precinct and the adjacent Waterfront Zone.

PREC10-R3	General Retail	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity is located at ground floor.</li> <li>2. The activity is a primary activity or ancillary activity.</li> <li>3. The activity does not involve the retail or dispensing of motor vehicle fuels.</li> </ol> <p>Note:</p> <ol style="list-style-type: none"> <li>1. <i>An activity involving the retail of motor vehicle fuels that does not fall within the definition of a service station is a general retail activity. Refer to WZ-R35 for the underlying Waterfront Zone rule relating to service stations.</i></li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

# Waterfront Zone (WZ)

PREC10-R4	General Industry	
PREC10-R5	Manufacturing	
PREC10-R6	Storage	
PREC10-R7	Repair and Maintenance	
PREC10-R8	Garden Centres	
PREC10-R9	Trade Suppliers	
PREC10-R10	Hire Premise	
PREC10-R11	General Commercial	
	<p>Activity Status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity is a primary activity or ancillary activity.</li> <li>2. The activity does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00.</li> <li>3. The precinct boundary, excluding road frontage, is either               <ol style="list-style-type: none"> <li>a. Planted with trees or shrubs to a minimum height of 1.8m above ground level and a minimum depth of 1m, except within 5m of a road boundary where the maximum height is 1.2m above ground level; or</li> <li>b. Fenced or screened to a maximum height of 1.8m above ground level, except within 5m of a road boundary where the maximum height is 1.2m above ground level.</li> </ol> </li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Effects on the adjacent Waterfront Zone.</li> <li>2. Reverse sensitivity effects.</li> <li>3. Adverse effects between incompatible activities, both within the Precinct and within the adjacent Waterfront Zone (cross-precinct boundary).</li> <li>4. Site layout, location of vehicle access, orientation of buildings, location of main entrance to buildings, vehicle entrance to buildings.</li> <li>5. The nature of the activity and any noxious characteristics.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>