

City Centre Zone (CCZ)

Issues

Whangārei's City Centre is a focal point of the District and provides vital retail, service, business and recreational needs for residents while also providing a key destination for visitors. It is envisaged that the City Centre Zone (CCZ) will be a strong, enduring and consolidated area serving as a base for [commercial activities](#), [retail activities](#) and entertainment activities. It is anticipated that significant growth and investment will occur within the City Centre.

Historic dispersal of retail and hospitality activities and a lack of residents have undermined the economic viability and vitality of the City Centre. Economic and residential growth are encouraged within the City Centre and development should contribute towards achieving a safe, pleasant, vibrant, diverse and high amenity [environment](#). Activities which are not consistent with the anticipated amenity and character within the City Centre are required to be located outside of the City Centre. It is essential that the [built form](#) within the City Centre contributes positively to the pedestrian experience and does not compromise the amenity of the City Centre.

A vital aspect to the success of the City Centre is the presence of residents. [Residential activities](#) are encouraged within the City Centre as this will enhance safety, vibrancy and commercial success.

Objectives

CCZ-O1 – Vibrancy	Enable the development of the City Centre as an attractive, safe and vibrant place to live, work and visit with a range of residential activities , commercial activities , retail activities and entertainment activities.
CCZ-O2 – Discouraged Activities	Discourage noxious activities and activities with lower amenity, and manage activities which cater primarily for customers in private motor vehicles.
CCZ-O3 – Residential Activities	Promote residential activities in the City Centre.
CCZ-O4 – Urban Design	Require high quality urban design outcomes and incentivise exemplary design.
CCZ-O5 – Active Frontage	Prioritise pedestrians and enhance active frontages at ground floor.

Policies

CCZ-P1 – Character and Amenity	<p>To recognise the character and amenity values of the City Centre including but not limited to:</p> <ol style="list-style-type: none"> 1. A vibrant urban environment. 2. Medium to high intensity development. 3. A range of retail activities, commercial activities, business and residential activities. 4. High levels of noise and lighting. 5. Moderate access to sunlight. 6. Presence of street trees. 7. Active building frontages, particularly at ground floor. 8. On-street parking with limited off-street parking. 9. Pedestrian and cyclist oriented.
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CCZ-P2 – Activities	<p>To enhance the vibrancy, economic performance, walkability and amenity of the City Centre for residents and visitors by:</p> <ol style="list-style-type: none"> 1. Enabling residential activities, smaller scale retail activities, offices, restaurants, cafes, bars and entertainment facilities. 2. Avoiding rural production activities and industrial activities (except for small scale artisan industrial activities). 3. Managing the nature, scale, design and nature of activities to ensure that: <ol style="list-style-type: none"> a. Active frontage is maintained and enhanced at ground floor. b. Activity and building design are complementary to the City Centre context and retain narrow activity and site frontages. c. Buildings are designed to be flexible and adaptable to a range of uses and do not unduly restrict potential future uses of the site. d. Standalone car parking facilities and other large single use buildings at ground floor are sleeved by smaller scale commercial activities. e. Transition from private vehicle to public transport, active and shared transport modes is supported.
CCZ-P3 – Active Frontage	<p>To require building design to achieve active frontage at ground floor to strengthen the interrelationship between buildings and the public realm.</p>
CCZ-P4 – Residential Activities	<p>To promote residential activities by encouraging residential units above ground floor while acknowledging that there may be a reduced level of residential amenity within the City Centre due to a mix of uses and late night activities.</p>
CCZ-P5 – Residential	<p>To maintain and enhance residential amenity by requiring residential units to:</p> <ol style="list-style-type: none"> 1. Provide sufficient internal space, outdoor living courts and noise insulation. 2. Be designed and constructed in a manner which is sensitive to and is compatible with surrounding active frontages where the residential units are provided at ground floor.
CCZ-P6 – Outdoor Living Courts	<p>To mitigate adverse effects on residential amenity by providing communal outdoor living spaces where individual outdoor living courts are not practicable.</p>
CCZ-P7 – Building Scale and Design	<p>To preserve sunlight access, retain a human scale in built form and encourage transitions in height by managing building scale and design.</p>
CCZ-P8 – Pedestrian-Centric Environment	<p>To create a pedestrian-centric environment by:</p> <ol style="list-style-type: none"> 1. Managing new vehicle crossings and car parking areas to retain a safe and accessible pedestrian network. 2. Requiring verandahs, which are limited in scale, along building frontages to create a defined building edge and provide shade and rain shelter. 3. Designing subdivision to require sufficient site frontages to: <ol style="list-style-type: none"> a. Avoid rear sites.

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	<ul style="list-style-type: none"> b. Enable corner sites to be emphasised. c. Maintain narrow site frontages within the City Centre.
CCZ-P9 – Incentives	To enable higher building densities and varied setbacks where active frontages or pedestrian connectivity are enhanced, residential activities are provided, or where green rooves are provided.
CCZ-P10 – Safety	To reduce threats to personal safety and security by utilising urban design and Crime Prevention Through Environmental Design principles in the design of developments in the City Centre Zone.

Rules

CCZ-R1	Any Activity Not Otherwise Listed in This Chapter	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Resource consent is not required under any rule of the District Plan. 2. The activity is not prohibited under any rule of the District Plan. 	
CCZ-R2	Minor Buildings	
	<p>Activity Status: Permitted</p> <p><i>Note:</i></p> <ol style="list-style-type: none"> 1. Minor buildings are exempt from rules CCZ-R3 – R7. 	
CCZ-R3	Building and Major Structure Height	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The minimum building height is 3 stories; and 2. The maximum building height and major structure height is 24m above ground level. <p>OR</p> <p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> 3. The building height and major structure height is between 24.01m and 32m above ground level and at least one of the following is provided: <ul style="list-style-type: none"> a. A pedestrian arcade. b. A through-site link. 	<p>Activity Status when compliance not achieved with CCZ-R3.1: Restricted Discretionary</p> <p>Matters of discretion</p> <ol style="list-style-type: none"> 1. The efficient use of land. 2. The extent to which any characteristic of the site impacts the ability to comply with the rule. <p>Activity Status when compliance not achieved with CCZ-R3.2 or R3.3: Restricted Discretionary</p> <p>Matters of discretion</p> <ol style="list-style-type: none"> 3. The matters of control listed in CCZ-R3.3. 4. The extent to which visual dominance effects are minimised.

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<p>c. At least 3 residential units.</p> <p>Matters of control:</p> <ol style="list-style-type: none"> Means of ensuring on-going compliance with rule. Appropriateness of through-site link and/or pedestrian arcades in terms of location, design, size, safety and accessibility. 	<ol style="list-style-type: none"> The extent to which the visual impact of exceeding the height limit is mitigated by the location, design, scale, and appearance (including reflectivity) of the building or structure. Effects on the privacy and amenity of adjoining sites. Shading effects on adjoining sites and public open space. Effects on streetscapes and walkability. The extent to which the proposal demonstrates best practice principles of urban design and Crime Prevention Through Environmental Design. The extent to which the building is consistent with the character and amenity values anticipated within the City Centre Zone. The extent to which development in excess of 32m: <ol style="list-style-type: none"> Has adverse effects on the affected transport network, and three waters networks. Is supported by open space, public amenities, commercial activities, and public and active transport options that are within walking distance to service the proposed residents and/or employees.
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CCZ-R4	Building Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The building is within 0.5m of road boundaries at ground floor for the entire length of the site frontage for any front site, except for: <ol style="list-style-type: none"> Any site frontage where a strategic road protection area applies as detailed in TRA Appendix 4. Any combination of the following: <ol style="list-style-type: none"> One setback of up to 1.5m for a maximum width of 2.5m to allow for a recessed pedestrian entrance. One setback of up to 6m for a maximum width of 6m to allow for a pedestrian arcade. One setback adjacent to a side boundary of the site for a maximum 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters for discretion:</p> <ol style="list-style-type: none"> The location, design, size, safety and accessibility of any proposed recessed pedestrian entrance, pedestrian arcade or through-site link where it does not comply with the minimum dimensions in CCZ-R4.1(b). The extent to which the proposal demonstrates best practice principles of urban design and Crime Prevention Through Environmental Design. Effects on active frontage, pedestrian safety and walkability.

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	width of 6m to allow for a through-site link .	4. Effects on the strategic road protection areas where CCZR4.1(a) is infringed.
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CCZ-R5	Building Floor-to-Floor Height	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The minimum interior floor-to-floor height is 3.8m at ground floor. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> The ability to maintain active frontages at street level. Effects on streetscape amenity. Effects on pedestrian safety and amenity. Effects on internal amenity and lighting at ground floor. The ability for buildings to be used for a range of commercial activities in future.

CCZ-R6	Building Frontages	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> At least 75% of the building frontage at ground floor is clear glazing. At least 25% of the building frontage above ground floor is clear glazing. Where the building is on a front site, the principal public entrance to the building is situated to face the road. There are no roller doors (except security grilles which allow views from the street into the premises) along site frontage. 	<p>Activity Status when compliance not achieved: Discretionary</p>

CCZ-R7	Verandahs	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All buildings fronting a road, except where a strategic road protection area applies to the site frontage, provides a verandah: <ol style="list-style-type: none"> Along the entire building frontage. That is at least 3m above the footpath and no more than 4m above the footpath. That is setback at least 600mm from the kerb. 	<p>Activity Status when compliance not achieved: Discretionary</p>

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	<p>d. That has a minimum width of 1.5m, except where that would encroach on CCZ-R7.1(c) where the minimum width shall be to within 600mm from the kerb.</p> <p>e. That has a maximum fascia <u>height</u> of 0.5m.</p>	
CCZ-R8	Fences	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The fence is along <u>site frontage</u> and required by a bylaw or for public health and safety. The fence is not along <u>road frontage</u>. 	<p>Activity Status when compliance not achieved: Discretionary</p>
CCZ-R9	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum <u>height</u> of any outdoor area of <u>storage</u> or stockpile is 8m above <u>ground level</u>. The outdoor area of <u>storage</u> or stockpile is screened from view from <u>public places</u> and surrounding <u>sites</u>. 	<p>Activity Status when compliance not achieved: Discretionary</p>
CCZ-R10	Car Parking	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The car parking space is not located between the <u>building frontage</u> and <u>road boundaries</u> of the <u>site</u>. 	<p>Activity Status when compliance not achieved: Non-Complying</p>
CCZ-R11	Artisan Industrial Activities	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or <u>ancillary activity</u>. The maximum <u>gross floor area</u> is 300m² per <u>site</u>. 	<p>Activity Status when compliance not achieved: Non-Complying</p>
CCZ-R12	Residential Unit	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Every <u>residential unit</u> provides a <u>net floor area</u> of at least: 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p>

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<ul style="list-style-type: none"> a. 35m² for residential units with only one habitable room. b. 45m² for residential units with more than one habitable room. <ul style="list-style-type: none"> 2. Every 1 bedroom residential unit contains an outdoor living court of at least 4m² and at least 1.5m depth. 3. Every 2+ bedroom residential unit contains an outdoor living court of at least 8m² and at least 2.4m depth. 4. Every residential unit is above ground floor. 	<ul style="list-style-type: none"> 1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site. 2. The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space. 3. Adverse effects on active frontage. <p>Notification:</p> <p>Any application for a residential unit which does not comply with Rules CCZ-R12.1–3 shall not require the written approval 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 Act 1991.</p>
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CCZ-R13	General Retail
CCZ-R14	Grocery Store
	<p>Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity. 2. The maximum business net floor area is 600m².
	Activity Status when compliance not achieved: Discretionary

CCZ-R15	Commercial Services
CCZ-R16	Food and Beverage Activity
CCZ-R17	Entertainment Facilities
CCZ-R18	Visitor Accommodation
	<p>Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity.

CCZ-R19	Place of Assembly
CCZ-R20	Recreational Facilities
CCZ-R21	Care Centre

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CCZ-R22	Educational Facilities	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or <u>ancillary activity</u>. The activity is above ground floor. The maximum <u>business net floor area</u> is 800m². 	<p>Activity Status when compliance not achieved: Discretionary</p>
CCZ-R23	Any New Vehicle Crossing Over a Footpath	
	Activity Status: Discretionary	
CCZ-R24	Trade Suppliers	
	<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or <u>ancillary activity</u>. The maximum <u>business net floor area</u> is 600m². 	<p>Activity Status when compliance not achieved: Non-Complying</p>
CCZ-R25	Standalone Car Parking Facility	
	Activity Status: Non-Complying	
CCZ-R26	Farming	
CCZ-R27	Supported Residential Care	
CCZ-R28	Retirement Village	
CCZ-R29	Motor Vehicle Sales	
CCZ-R30	Garden Centres	
CCZ-R31	Marine Retail	
CCZ-R32	Drive Through Facilities	
CCZ-R33	Hire Premise	
CCZ-R34	Service Stations	
CCZ-R35	Funeral Home	
CCZ-R36	Emergency Services	
CCZ-R37	Hospital	

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CCZ-R38	General Commercial
CCZ-R39	General Community
	<p>Activity Status: Non-Complying</p> <p>Where:</p> <p>1. The activity is a primary activity or ancillary activity.</p>
CCZ-R40	Plantation Forestry
CCZ-R41	Intensive Livestock Farming
CCZ-R42	Farm Quarrying
CCZ-R43	General Industry
CCZ-R44	Manufacturing
CCZ-R45	Storage
CCZ-R46	Repair and Maintenance Services
CCZ-R47	Marine Industry
CCZ-R48	Waste Management Facility
CCZ-R49	Landfill
	<p>Activity Status: Prohibited</p> <p>Where:</p> <p>1. The activity is a primary activity or ancillary activity.</p>