

City Centre Zone (CC)

Overview

Whangarei'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 (CC) will be a strong, enduring and consolidated area serving as a base for commercial, retail and entertainment activities. It is anticipated that significant growth and investment will occur within the CC.

Historic dispersal of retail and hospitality activities and a lack of residents have undermined the economic viability and vitality of the CC. Economic and residential growth are encouraged within the CC 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 CC are required to be located outside of the CC. It is essential that the built form within the CC contributes positively to the pedestrian experience and does not compromise the amenity of the CC.

A vital aspect to the success of the CC is the presence of residents. Residential activities are encouraged within the CC as this will enhance safety, vibrancy and commercial success.

Objectives

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| CC-01 – Vibrancy | Enable the development of the City Centre as an attractive and vibrant place to live, work and visit with a range of residential, commercial, retail and entertainment activities. |
| CC-02 – Discouraged Activities | Discourage noxious activities, activities with lower amenity, and activities which cater primarily for customers in private motor vehicles. |
| CC-03 – Residential Activities | Promote residential activities in the City Centre. |
| CC-04 – Urban Design | Require high quality urban design outcomes and incentivise exemplary design. |
| CC-05 – Active Frontage | Prioritise pedestrians and enhance active frontages at ground floor. |

Policies

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| CC-P1 – Character and Amenity | <p>To recognise the character and amenity values of the CC 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, commercial and business activities. 4. High levels of noise and lighting. 5. Moderate access to sunlight. 6. Presence of street trees. |
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| | <ol style="list-style-type: none"> 7. Active building frontages, particularly at ground floor. 8. On-street parking with limited off-street parking. 9. Pedestrian and cyclist oriented. |
| CC-P2 – Activities | <p>To enhance the vibrancy, economic performance, walkability and amenity of the CC 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 CC 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. |
| CC-P3 – Active Frontage | To require building design to achieve active frontage at ground floor to strengthen the interrelationship between buildings and the public realm. |
| CC-P4 – Residential Activities | 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 CC due to a mix of uses and late night activities. |
| CC-P5 – Ground Floor Residential Units | To require residential units at ground floor to be designed and constructed in a manner which protects residential amenity and active frontages. |
| CC-P6 – Residential Amenity | To protect residential amenity by requiring residential units to provide sufficient internal space, outdoor living courts and noise insulation. |
| CC-P7 – Outdoor Living Courts | To mitigate adverse effects on residential amenity by providing communal outdoor living spaces where individual outdoor living courts are not practicable. |
| CC-P8 – Building Scale and Design | To preserve sunlight access, retain a human scale in built form and encourage transitions in height by managing building scale and design. |
| CC-P9 – 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. |

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| | <ol style="list-style-type: none"> 2. Requiring verandahs, which are limited in scale, along building frontages to create a defined building edge and provide shade and rain shelter. 3. Requiring sufficient site frontages to: <ol style="list-style-type: none"> a. Avoid rear sites. b. Enable corner sites to be emphasised. c. Maintain narrow site frontages within CC. |
| CC-P10 – 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. |

Rules

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| CC-R1 | Any Activity Not Otherwise Listed in This Chapter | |
| | <p>Activity Status: P</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. | |
| CC-R2 | Building Height | |
| | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The minimum building height is 3 stories. 2. The maximum building height is 16m. | <p>Activity Status when compliance not achieved: D</p> |
| CC-R3 | Bonus Building Height | |
| | <p>Activity Status: C</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum building height is 24m and at least one of the following is provided: <ol style="list-style-type: none"> a. A green roof covering at least 50% of the total roof area. b. 1 – 3 residential units. | <p>Activity Status when compliance not achieved: D</p> |

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2. The maximum building height is 32m and at least one of the following is provided:
 - a. A pedestrian arcade.
 - b. A through-site link.
 - c. More than 3 residential units.

Matters of Control:

1. Means of ensuring ongoing compliance with rule.
2. Appropriateness of through-site links and/or pedestrian arcades in terms of location, design, size, safety and accessibility.

| CC-R4 | Building Setbacks | |
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| | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The building is within 0.5m of a road boundary at ground floor for the entire length of the site frontage for any front site, except any of the following: <ol style="list-style-type: none"> a. One setback of up to 1.5m for a maximum width of 2.5m to allow for a recessed pedestrian entrance. b. One setback of up to 6m for a maximum width of 6m to allow for a pedestrian arcade. 2. One setback adjacent to a side boundary of the site for a maximum width of 6m to allow for a through-site link. | <p>Activity Status when compliance not achieved: D</p> |

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| CC-R5 | Building Floor-to-Ceiling Height | |
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| | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The minimum interior floor-to-ceiling height is: <ol style="list-style-type: none"> a. 3.5m at ground floor. b. 2.7m above ground floor. | <p>Activity Status when compliance not achieved: D</p> |
| CC-R6 | Building Frontages | |
| | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. At least 75% of the building frontage at ground floor is clear glazing. 2. At least 25% of the building frontage above ground floor is clear glazing. 3. Where the building is on a front site, the principal public entrance to the building is situated to face the road. 4. There are no roller doors (except security grills which allow views from the street into the premises) along site frontage. | <p>Activity Status when compliance not achieved: D</p> |
| CC-R7 | Verandahs | |
| | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any building fronting a road provides a verandah: <ol style="list-style-type: none"> a. Along the entire building frontage. b. That is at least 3m above the footpath and no more than 4m above the footpath. c. That is setback at least 600mm from the kerb. | <p>Activity Status when compliance not achieved: D</p> |

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- d. That has a minimum width of 1.5m, except where that would encroach on CC-R7.1(c) where the minimum width shall be to within 600mm from the kerb.
- e. That has a maximum fascia height of 0.5m.

| CC-R8 | Fence Along Site Frontage | |
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| | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The fence is required by by-law or for public health and safety. | <p>Activity Status when compliance not achieved: D</p> |
| CC-R9 | Outdoor Areas of Storage or Stockpiles | |
| | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum height of any outdoor area of storage or stockpile is 8m. Any outdoor area of storage or stockpile is screened from view from public places and surrounding sites. | <p>Activity Status when compliance not achieved: D</p> |
| CC-R10 | Artisan Industrial Activity | |
| | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum height of any outdoor area of storage or stockpile is 8m. Any outdoor area of storage or stockpile is screened from view from public places and surrounding sites. | <p>Activity Status when compliance not achieved: NC</p> |

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| CC-R11 | Residential Unit | |
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| | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Every residential unit provides an internal area (excluding garages) of at least: <ol style="list-style-type: none"> a. For 1 bedroom – 45m² b. For 2 bedrooms – 70m² c. For 3 bedrooms – 90m² d. For more than 3 bedrooms – 90m² plus 12m² for each additional bedroom. 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. | <p>Activity Status when compliance not achieved: RD</p> <p>Matters of discretion:</p> <ol 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 CC-R11.1 – 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> |
| CC-R12 | General Retail | |
| CC-R13 | Grocery Store | |
| | <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum Net Floor Area is 600m². | <p>Activity Status when compliance not achieved: D</p> |

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| CC-R14 | Commercial Services |
| CC-R15 | Food and Beverage Activities |
| CC-R16 | Entertainment Facilities |
| CC-R17 | Visitor Accommodation |

Activity Status: P

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| CC-R18 | Place of Assembly |
| CC-R19 | Recreational Facilities |
| CC-R20 | Care Centre |
| CC-R21 | Educational Facilities |

Activity Status: P

Where:

1. The activity is above ground floor.
2. The maximum Net Floor Area is 800m².

Activity Status when compliance not achieved: D

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| CC-R22 | New Vehicle Crossing Over a Footpath |
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Activity Status: D

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| CC-R23 | Trade Suppliers |
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Activity Status: D

Where:

1. The maximum Net Floor Area is 600m².

Activity Status when compliance not achieved: NC

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| CC-R24 | Standalone Car Parking Facility |
| CC-R25 | Car Parking Space Located Between the Building Frontage and Any Road Boundary |

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| CC-R26 | Farming |
| CC-R27 | Supported Residential Care |
| CC-R28 | Retirement Village Premises |
| CC-R29 | Motor Vehicle Sales |
| CC-R30 | Garden Centre |
| CC-R31 | Marine Retail |
| CC-R32 | Drive Through Facilities |
| CC-R33 | Hire Premise |
| CC-R34 | Service Station |
| CC-R35 | Funeral Home |
| CC-R36 | Emergency Service |
| CC-R37 | Hospital |
| Activity Status: NC | |

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| CC-R38 | Plantation Forestry |
| CC-R39 | Intensive Livestock Farming |
| CC-R40 | Farm Quarrying |
| CC-R41 | Seasonal Activity |
| CC-R42 | General Industry |
| CC-R43 | Manufacturing and Storage |
| CC-R44 | Repair and Maintenance Services |
| CC-R45 | Marine Industry |
| CC-R46 | Waste Management Activity |
| CC-R47 | Landfill Activity |
| Activity Status: Pr | |