

# Waterfront Zone (WZ)

## Overview

The Waterfront Zone (WZ) manages land use and subdivision within Whangarei's Waterfront. Whangarei's Waterfront is located on the edge of the (estuarine) Hatea River and Waiarohia Stream and is close to Whangarei'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 WZ provides important amenity for Whangarei City, being a hub for recreation, culture and tourism. A key aspect of the WZ is ensuring that development is physically and visually connected to the waterfront, the City Centre and Green Space Zones. The built form in the WZ 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 Green Space and Medium-density Residential Zones.

The WZ 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-01 – Pedestrians and Cyclists	Promote a safe, accessible and vibrant waterfront, which prioritises pedestrians and cyclists.
WZ-02 – Enabled Development	Enable the development of the Waterfront Zone as a hub for tourism, recreation, arts and cultural activities.
WZ-03 – Land uses	Support a range of land uses that complement the City Centre Zone and are compatible with surrounding Living and Green Space Zones.
WZ-04 – Amenity and Character	Protect and enhance the sense of place, amenity, character, cultural, heritage, ecological and recreational values unique to the Waterfront Zone.
WZ-05 – Connections	Protect and enhance the Waterfront Zone's physical and visual connections with waterways, the coastal marine area and the City Centre.

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**WZ-O6 – Residential Activities**

Promote residential activities in the Waterfront Mixed-use Area.

## Policies

**WZ-P1 – Character and Amenity**

To recognise the character and amenity values of the Waterfront Zone including but not limited to:

1. Accessible connections to the waterfront.
2. High levels of access to sunlight.
3. Moderate levels of noise.
4. Minimal exposure to noxious odour or noise associated with marine industrial activities.
5. Ample opportunities for formal and informal social interactions.
6. Limited off-street parking.
7. Pedestrian and cyclist oriented.
8. Historical and cultural significance of the area.
9. Ecological value of the waterbodies (and their margins).

**WZ-P2 – Land uses**

To provide for a range of land 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.

**WZ-P3 – Subdivision and Development**

To require subdivision and development to be designed, constructed and operated so that it:

1. Complements the character of the Waterfront Zone.
2. Enhances amenity values.
3. Protects cultural and historic heritage values.
4. Enables opportunities for passive surveillance.
5. Provides direct and safe pedestrian and cyclist routes.
6. Enhances the ecological value within the Waterfront Zone.

**WZ-P4 – View shafts**

To protect view shafts and improve walkability by providing areas for public open space and visual and physical connections (eg. cycleways, walkways and laneways) within the Waterfront Zone and to adjacent zones.

**WZ-P5 – Bulk and Location**

To manage the bulk and location of structures to maintain a pedestrian scale of development and an open atmosphere with ample sunlight access.

**WZ-P6 – Active Frontage**

To ensure buildings and structures are sufficiently set back from Mean High Water Springs to safeguard esplanade areas and manage flooding risks.

**WZ-P7 – Residential Activities and Visitor Accommodation**

To strengthen the interrelationship between buildings and the public realm by requiring building design to:

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	<ol style="list-style-type: none"> <li>1. Provide active frontage at ground floor level.</li> <li>2. Orientate entrances towards roads and waterways</li> </ol>
WZ-P8 – Residential Activities and Visitor Accommodation	To promote a mixed-use environment by enabling appropriately designed residential activities and visitor accommodation within the Waterfront Mixed-use area.
WZ-P9 – Subdivision	<p>To enhance walkability and street amenity by requiring sufficient site frontages to:</p> <ol style="list-style-type: none"> <li>1. Avoid rear sites.</li> <li>2. Enable corner sites to be emphasised.</li> <li>3. Maintain narrow sites frontages.</li> </ol>

## Rules

<b>WZ-R1</b>	<b>Any Activity Not Otherwise Listed in This Chapter</b>	
	<p>Activity Status: P</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>	
<b>WZ-R2</b>	<b>Building Height</b>	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The maximum building height is 11m.</li> </ol> <p><i>Note: Any application shall comply with information requirement WZ-REQ1.</i></p>	<p>Activity Status when compliance not achieved: D</p>
<b>WZ-R3</b>	<b>Building Setbacks</b>	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The building is set back at least:             <ol style="list-style-type: none"> <li>a. 3m from any Living or Green Space Zone boundary.</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: D</p>

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- b. 10m from Mean High Water Springs or the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).

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

WZ-R4	Building Height in Relation to Boundary	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The building does not exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any Living or Green Space Zone boundary.</li> </ol> <p><i>Note: Any application shall comply with information requirement WZ-REQ1.</i></p>	<p>Activity Status when compliance not achieved: D</p>
WZ-R5	Building Floor-to-Ceiling Height	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The minimum interior floor-to-ceiling height is:               <ol style="list-style-type: none"> <li>a. 3.5m at ground floor.</li> <li>b. 2.7m above ground floor.</li> </ol> </li> </ol> <p><i>Note: Any application shall comply with information requirement WZ-REQ1.</i></p>	<p>Activity Status when compliance not achieved: D</p>
WZ-R6	Building Frontages	
	<p>Activity Status: P</p> <p>Where:</p>	<p>Activity Status when compliance not achieved: D</p>

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1. At least 55% of the building frontage at ground floor is clear glazing.
2. At least 55% of any building face at ground floor is clear glazing where that building face is orientated towards an adjoining Green Space Zone.
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 an site adjoining a Green Space Zone, Coastal Marine Area or waterway.

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

WZ-R7	Building Coverage	
Activity Status: P	Activity Status when compliance not achieved: D	
Where:		
<ol style="list-style-type: none"> <li>1. The maximum building coverage does not exceed 50% of a site.</li> </ol>		
<i>Note: Any application shall comply with information requirement WZ-REQ1.</i>		

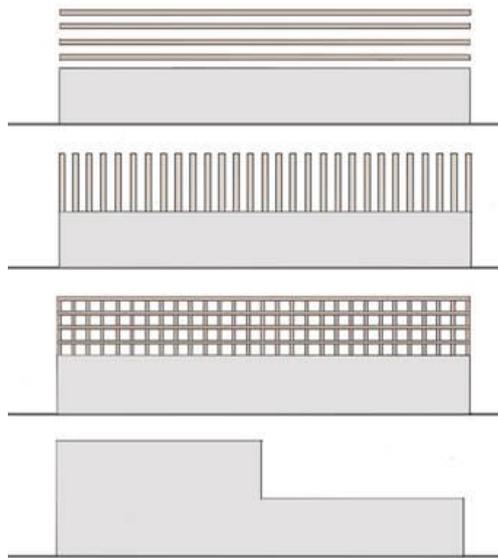
WZ-R8	Fences	
Activity Status: P	Activity Status when compliance not achieved: D	
Where:		
<ol style="list-style-type: none"> <li>1. Any fence has a maximum height of 2m.</li> <li>2. Any fence within 3m of a road boundary is at least 50% visually permeable for any portion above 1m high.</li> <li>3. Any fence within 30m of Mean High Water Springs or along a boundary shared with a Green Space Zone is at least 50% visually permeable for any portion above 1.5m high.</li> </ol>		

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4. Fencing is not fortified with barbed wire, broken glass or any form of electrification.

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

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



WZ-R9	Car Parking	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Any car parking spaces are located at least:               <ol style="list-style-type: none"> <li>a. 2m from any road boundary, excluding garages.</li> <li>b. 27m from Mean High Water Springs.</li> </ol> </li> </ol> <p><i>Note: Any application shall comply with information requirement WZ-REQ1.</i></p>	<p>Activity Status when compliance not achieved: NC</p>

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<b>WZ-R10</b>	<b>Outdoor Areas of Storage or Stockpiles</b>	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Any outdoor area of storage or stockpile: <ol style="list-style-type: none"> <li>a. Complies with rules WZ-R2 – R4.</li> <li>b. Is screened from view from public places and surrounding site.</li> </ol> </li> </ol> <p><i>Note: Any application shall comply with information requirement WZ-REQ1.</i></p>	<p>Activity Status when compliance not achieved: D</p>
<b>WZ-R11</b>	<b>Artisan Industrial Activity</b>	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The maximum GFA of an individual activity is 300m<sup>2</sup>.</li> </ol>	<p>Activity Status when compliance not achieved: NC</p>
<b>WZ-R12</b>	<b>Principal Residential Unit</b>	
<b>WZ-R13</b>	<b>Minor Residential Unit</b>	
<b>Waterfront Commercial Area</b>	<p>Activity Status: NC</p>	
<b>Waterfront Mixed-use Area</b>	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Every principal residential unit provides an internal area (excluding garages) 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> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: RD</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site.</li> <li>2. The proximity of the site to communal or public open space that has the</li> </ol>

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<ul style="list-style-type: none"> <li>d. For more than 3 bedrooms – 90m<sup>2</sup> plus 12m<sup>2</sup> for each additional bedroom.</li> <li>2. Every 1 bedroom principal residential unit and minor residential unit contains an outdoor living court of at least 4m<sup>2</sup> and at least 1.5m depth.</li> <li>3. Every 2+ bedroom principal residential unit and minor residential unit contains an outdoor living court of at least 8m<sup>2</sup> and at least 2.4m depth.</li> </ul>	<p>potential to mitigate any lack of private outdoor living space.</p> <p>3. Adverse effects on active frontage.</p> <p>Notification:</p> <p>Any application for a principal residential unit or minor residential unit which does not comply with WZ-R12-R13 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 Act 1991.</p>
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<b>WZ-R14</b>	<b>Grocery Store</b>	
<b>Waterfront Commercial Area</b>	Activity Status: NC	Activity Status when compliance not achieved: D
<b>Waterfront Mixed-use Area</b>	Activity Status: P Where: <ol style="list-style-type: none"> <li>1. The activity is located at ground floor.</li> <li>2. The maximum GFA for any individual activity is 600m<sup>2</sup>.</li> </ol>	

<b>WZ-R15</b>	<b>Marine Retail</b>	
<b>WZ-R16</b>	<b>Recreational Facilities</b>	
<b>WZ-R17</b>	<b>Educational Facilities</b>	
<b>Waterfront Commercial Area</b>	Activity Status: NC	Activity Status when compliance not achieved: D
<b>Waterfront Mixed-use Area</b>	Activity Status: P Where:	

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1. The activity is located at ground floor.

WZ-R18	Commercial Services	
<b>Waterfront Commercial Area</b>	Activity Status: D	
<b>Waterfront Mixed-use Area</b>	Activity Status: P  Where:  1. The activity is located at ground floor.	Activity Status when compliance not achieved: D
WZ-R19	General Retail	
WZ-R20	Food and Beverage Activity	
WZ-R21	Entertainment Facilities	
WZ-R22	Places of Assembly	
<b>Waterfront Commercial Area</b>	Activity Status: P  Where:  1. The Gross floor Area of the individual activity does not exceed 250m <sup>2</sup> .	Activity Status when compliance not achieved: D
<b>Waterfront Mixed-use Area</b>	Activity Status: P  Where:  1. The activity is located at ground floor.	Activity Status when compliance not achieved: D
WZ-R23	Visitor Accommodation	
<b>Waterfront Commercial Area</b>	Activity Status: D	

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**Waterfront Mixed-use Area** Activity Status: P

## WZ-R24 Marine Industry

**Waterfront Mixed-use Area** Activity Status: RD

Matters of Restricted Discretion:

1. Adverse effects from objectionable and/or noxious odour, dust or noise emissions.
2. Whether the design, scale and nature of the activity is consistent with the character and purpose of the WZ.
3. The extent to which an active frontage is provided.

**Waterfront Commercial Area** Activity Status: NC

WZ-R25	General Industry
WZ-R26	Manufacturing and Storage
WZ-R27	Repair and Maintenance Services
WZ-R28	Supported Residential Care
WZ-R29	Motor Vehicle Sales
WZ-R30	Garden Centres
WZ-R31	Trade Suppliers
WZ-R32	Drive Through facilities
WZ-R33	Hire Premise
WZ-R34	Service Stations
WZ-R35	Funeral Home
WZ-R36	Emergency Services
WZ-R37	Care Centre

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Activity Status: NC

WZ-R38	Rural Production Activity
WZ-R39	Waste Management facility
WZ-R40	Landfill
WZ-R41	Hospital

Activity Status: Pr

## WZ-REQ1 | Information Requirement

1. All applications for resource consent pursuant to WZ-R2 – R10 shall include an urban design assessment prepared by a suitably qualified and experienced professional which details:
  - 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.
  - b. How the proposal is consistent with best practice urban design, the relevant objectives and policies and the WZ building bulk and location standards.
  - c. The effects on the surrounding character, amenity and safety with particular regard to building bulk, location and design and parking and transport.
  - d. Consideration of potential effects on adjacent neighbours.
  - e. The extent to which the site layout and any proposed landscaping helps to avoid or minimise the impacts on adjacent streets and public spaces or adjacent sites.

*Note:*

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

# WZ Appendix 1

## WATERFRONT COMMERCIAL AND MIXED-USE AREAS MAP

