

Urban Form and Development

Chapter (UFD)

Issues

Urban form refers to the physical layout and design of the city. The way in which a district or city grows and its resulting urban form, can have significant impacts both positive and adverse, on its [environment](#), the quality of life for its residents and the economic well-being of business.

The location and form in which urban development occurs in the District affects how efficiently services can be provided and amounts of energy consumed. Inefficient design in terms of lay-out and density can lead to an [environment](#) that is less sustainable in physical and social terms. Energy efficiency and conservation measures can be implemented by residential, commercial and industrial activities, and will slow the depletion of non-renewable energy resources.

This chapter contains the policy direction for the Urban Areas of Whangārei District. The District Growth and Development Chapter contains policy direction for [Regionally Significant Infrastructure](#), including the [hospital](#) and airport.

Objectives and policies have been included to assist in the management of urban growth that will enable a range of lifestyle options and types of [buildings](#) while recognising the constraints to development in the District. One of the overarching objectives of this chapter is to provide strategic direction on the appropriate location, shape and form of future urban development in the Whangārei District, providing for a range of lifestyle choices and types of [buildings](#) whilst managing the impact of urban development on existing activities and valued resources.

The objectives and policies in this chapter guide decision making at the strategic level.

Objectives – Urban Area Form and Development

UFD-O1 – Residential and Business Demand	Ensure that there are sufficient opportunities for the development of residential and business land to meet demand.
UFD-O2 – Urban Design	Promote high quality urban design that responds positively to the local context and the expected outcome for the zone.
UFD-O3 – Urban Amenity	Maintain the range of amenity values and characteristics of the Urban Area while enabling appropriate use and development.

Policies – Urban Area Form and Development

UFD-P1 – Housing and Business Capacity	To ensure that there is sufficient residential and business development capacity by zoning land where development is feasible and: <ol style="list-style-type: none"> 1. Is serviced with development infrastructure; or 2. Funding for development infrastructure is identified in the Long Term Plan.
UFD-P2 – Alternative Modes of Transport	To support alternative modes of transport by promoting higher residential densities around Local Centre Zones and public transport infrastructure .
UFD-P3 – Urban Design	To maintain and enhance character and amenity values by applying high quality urban design that demonstrates how the development will contribute

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	to a compact, connected, distinctive, diverse, attractive, appropriate, sustainable and safe urban form.
UFD-P4 – City Centre Zone	<p>To ensure that the viability, vibrancy and activity of the City Centre is maintained and enhanced by applying the City Centre Zone to a limited area:</p> <ol style="list-style-type: none"> 1. In the core of Whangārei City where a consolidated centre is maintained. 2. With high amenity values and active frontages at ground floor. 3. Where existing uses and development support a vibrant and pedestrianised environment.
UFD-P5 – Shopping Centre Zone	<p>To provide for compatible larger general retail activities by applying the Shopping Centre Zone where:</p> <ol style="list-style-type: none"> 1. The combined existing net retail area exceeds 2,000m². 2. The net floor area for existing retail activities has a minimum average of 450m². 3. Three or more existing retailers are located at a single existing 'destination' shopping centre. 4. Multiple brands are present. 5. The shopping centre can be planned, managed and developed as a single facility. 6. Shared common public facilities (such as parking, restrooms, rest areas, pedestrian network) are provided. 7. The City Centre Zone is within 1km of the shopping centre.
UFD-P6 – Commercial Zone	<p>To provide for a mix of commercial, business and small scale industrial activities without materially reducing the economic potential of other Business Zones by applying the Commercial Zone in locations where:</p> <ol style="list-style-type: none"> 1. There is a range of existing commercial, business and small scale industrial activities. 2. Good transport access is available. 3. The area is within 1km of the City Centre Zone. 4. There is a low to moderate presence of active frontages at ground floor. 5. There is a low presence of residential and retail activities. 6. The criteria for other Business Zones are not met.
UFD-P7 – Mixed Use Zone	<p>To improve the amenity adjacent to the City Centre and provide opportunities for residential activities while minimising potential reverse sensitivity conflicts by providing for the Mixed Use Zone in locations that:</p> <ol style="list-style-type: none"> 1. Are adjacent to the City Centre Zone. 2. Are adjacent or in proximity to key arterial transport routes or the Waterfront Zone. 3. Have an existing presence of active frontages at ground floor. 4. Have an existing level of amenity that is compatible with residential activities.
UFD-P8 – Light Industrial Zone	<p>To provide for small scale industrial activities and larger scale trade retail activities by providing for the Light Industrial Zone in locations that:</p> <ol style="list-style-type: none"> 1. Contain an existing range of industrial and large scale retail activities. 2. Are in proximity to major transport routes.

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	<ol style="list-style-type: none"> 3. Enable adverse effects on proximate Residential and Open and Recreation Zones to be avoided. 4. Have minimal existing active frontages at ground floor. 5. Have a supply of medium to large sized sites. 6. Are in proximity to key resources and infrastructure.
<p>UFD-P9 – Heavy Industrial Zone</p>	<p>To enable noxious and large scale industrial activities to operate, expand and establish by providing for the Heavy Industrial Zone in locations that:</p> <ol style="list-style-type: none"> 1. Contain an existing presence of large scale industrial activities. 2. Are in proximity to major transport routes. 3. Are not adjacent to Residential Zones. 4. Have no existing active frontages at ground floor. 5. Have an existing supply of large sized sites. 6. Are in proximity to key resources and infrastructure. 7. Will not compromise significant natural, historical or cultural features.
<p>UFD-P10 – Local Centre Zone</p>	<p>To maintain the community focal point and provide convenient business and service activities by applying the Local Centre Zone in locations that:</p> <ol style="list-style-type: none"> 1. Contain a range of existing small scale commercial and community activities to support the surrounding residential community. 2. Have predominately active street frontages and strong pedestrian networks. 3. Are not identified as hazard prone. 4. Are not located within 500m of the City Centre Zone and maintain the viability of the City Centre Zone. 5. Have an identified demand for business, service and community activities for the surrounding residential community.
<p>UFD-P11 – Neighbourhood Centre Zone</p>	<p>To maintain the community focal point and provide convenient business and service activities by applying the Neighbourhood Centre Zone in locations that:</p> <ol style="list-style-type: none"> 1. Contain a range of existing small scale commercial and community activities to support the surrounding residential community. 2. Have predominately active street frontages and strong pedestrian networks.
<p>UFD-P12 – Waterfront Zone</p>	<p>To provide a mixed-use environment while protecting and promoting the maritime, open space, recreation and tourism themes of the Waterfront by applying the Waterfront Zone in locations:</p> <ol style="list-style-type: none"> 1. Adjacent to the Open Space Zone, Hatea River or Waiarohia Stream. 2. In proximity to the Hatea Loop Walkway. 3. That are well connected to convenient transport routes and major facilities.
<p>UFD-P13 – Residential Zones</p>	<p>To provide for a range of residential activities to accommodate the population growth of Whangārei District by applying:</p> <ol style="list-style-type: none"> 1. The General Residential Zone in locations that:

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- a. Are contiguous with existing Residential Zones in Whangārei City or Ruakaka/Marsden Point.
 - b. Feature sufficient, safe and accessible transport networks to accommodate increased development.
 - c. Are not identified as hazard prone.
 - d. Do not comprise [highly versatile soils](#), Outstanding Natural Landscapes or Features, High or Outstanding Natural Character, significant [indigenous vegetation](#) or high concentrations of archaeological sites.
 - e. Are serviced by Council's reticulated three [waters infrastructure](#) with sufficient capacity available.
 - f. Will not materially increase the potential for [reverse sensitivity effects](#) in the Rural Area.
 - g. Will not compromise the rural character of an area.
2. The Medium Density Residential Zone in locations that:
- a. Meet the criteria under UFD-13.1.
 - b. Are in proximity to commercial centres and sufficient [Open Space and Recreation Zones](#).
 - c. Are feasible for higher density residential development.
 - d. Are well served by [active transport](#) and public transport modes.
3. The Low Density Residential Zone in locations that:
- a. Are contiguous with existing Residential Zones on the fringe of Whangārei City.
 - b. Are not identified as significantly hazard prone.
 - c. Do not comprise [highly versatile soils](#), Outstanding Natural Landscapes or Features, High or Outstanding Natural Character, significant [indigenous vegetation](#) or high concentrations of archaeological sites.
 - d. Do not compromise the future expansion of urban growth.
 - e. Will not materially increase the potential for [reverse sensitivity effects](#) in the Rural Area.
 - f. Will not compromise the rural character of an area.
4. The Large Lot Residential Zone in locations that:
- a. Are contiguous with Residential Zones and Rural Urban Expansion Zone on the fringe of Whangārei City.
 - b. Are predominantly of rural character.
 - c. Are not identified as significantly hazard prone.
 - d. Do not comprise Outstanding Natural Landscapes or Features or significant [indigenous vegetation](#).
 - e. Have existing low density of clustered residential development with a rural outlook.
 - f. Do not compromise the future expansion of urban growth.
 - g. Will not materially increase the potential for [reverse sensitivity effects](#) in the Rural Area.
 - h. Will act as a transition from the Urban Area to the Rural Area.