

Port Zone (PORTZ)



Issues

The Port Zone (PORTZ) recognises the significance of the Whangārei Port (“Port”) and its importance to the Whangārei District and the Northland Region as [regionally significant infrastructure](#). The purpose of the Port Zone is:

- To enable the ongoing and future development of the Port and any associated operational areas and facilities; and
- To provide for operations relating to the transportation of people and freight.

The Port Zone only applies to the Port located at Marsden Point. The Port Zone covers two areas of [land](#): Port Operations Area A and Port Management Area B (see Appendix 1). Port Operations Area A contains and is limited to the functions and operations of the Port. Port Management Area B allows for the future expansion of the Port’s operations and currently contains some [industrial activity](#).

The Port is currently managed and operated by Northport. The Port is a deep-water commercial port situated at the entrance to the Whangārei Harbour. It occupies a strategic location as the country’s northernmost multi-purpose Port and the closest to most of New Zealand’s international markets.

The Port is a major large-scale facility that comprises a range of activities. It is an important [physical resource](#) and contributes significant social and economic benefits to people and communities of the Whangārei District and the Northland Region. The Port facilities also create economic growth for the region by the provision of long-term [infrastructure](#) and employment opportunities.

It is expected that there will be future expansion and development within the Port Zone to respond to the future growth of the upper North Island. Flexibility to adapt and to develop the area in order to support the Port and its future operations is important. The unique operational needs and environmental [effects](#) associated with the Port necessitates a special purpose zone which is tailored to address those needs and [effects](#).

This chapter seeks to ensure that a balance is found whereby the continued operation of the Port is enabled while ensuring that adverse [effects](#) on the [environment](#) are avoided, remedied or mitigated to an appropriate level.

Objectives

PORTZ-O1 – Regionally Significant Infrastructure

Recognise and provide for the importance of the Port as [regionally significant infrastructure](#) and the contribution it makes to the economic and social wellbeing of the District and Region.

PORTZ-O2 – Current Operation and Future Development

Recognise the unique characteristics of the Port and provide for:

1. The efficient and effective ongoing operation of [Port activities](#) within the Port Zone without undue constraints; and
2. The future development and expansion of Port operations and activities within the Port Zone.

PORTZ-O3 – Adverse Effects

Manage the adverse [effects](#) of the Port and [port activities](#) on the [environment](#).

PORTZ-O4 – Public Access to the Coastal Marine Area

Maintain, and where practicable enhance, public [access](#), use and enjoyment to and along the [Coastal Marine Area](#), provided it does not adversely affect the efficient and safe operation of the Port.

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PORTZ-O5 – Fragmentation	Avoid fragmentation of the Port Zone and potential <u>reverse sensitivity effects</u> associated with <u>subdivision</u> and <u>land</u> use.
PORTZ-O6 – Cultural Values	To recognise and provide for the relationship of Māori and their culture and traditions with their cultural landscapes in the future development and expansion of the Port.

Policies	
PORTZ-P1 – Regional Significance	To recognise the regional significance of the Port by providing for a wide range of existing and future port operations and <u>port activities</u> within the Port Zone.
PORTZ-P2 – Protection of Land for Port Activities	To avoid the establishment of non-port related or <u>sensitive activities</u> within the Port Zone unless such activities: <ol style="list-style-type: none"> 1. Demonstrate a direct requirement to establish within proximity to the Port; and 2. Do not compromise or constrain the safe and efficient operation of current and future <u>port activities</u>.
PORTZ-P3 – Adverse Effects	To manage adverse <u>effects</u> of the Port and associated <u>port activities</u> by: <ol style="list-style-type: none"> 1. Limiting the <u>height</u> of <u>buildings</u> and outdoor <u>storage</u> areas to minimise adverse visual amenity <u>effects</u> while recognising the operational requirements of the Port; 2. Minimising adverse <u>effects</u> of noise and light spill while recognising the operational requirements of the Port; and 3. Managing the <u>effects</u> of <u>earthworks</u> (other than <u>earthworks</u> associated with flood control works) to ensure such works do not divert flood flow onto neighbouring properties or deplete flood plain <u>storage</u> capacity.
PORTZ-P4 – Public Access to the Coastal Marine Area	To manage public accessways to and along the <u>Coastal Marine Area</u> by: <ol style="list-style-type: none"> 1. Recognising the need for public walking <u>access</u> to and along the <u>Coastal Marine Area</u>; and 2. Maintaining, enhancing and developing public accessways to and along the <u>Coastal Marine Area</u>. 3. Only restricting public accessways to and along the <u>Coastal Marine Area</u> where it is necessary to: <ol style="list-style-type: none"> a. Protect public health and safety; or b. Ensure the efficient and effective operation of the Port is not compromised.
PORTZ-P5 – Fragmentation	To retain large <u>sites</u> and <u>land</u> holdings by avoiding fragmentation of the Port Zone through inappropriate <u>subdivision</u> and <u>land</u> use.
PORTZ-P6 – Plant Nursery	To enable a small-scale plant nursery to establish in Port Management Area B.
PORTZ-P7 – Cultural Values	Ensure activities within the Port Zone are undertaken in a manner which recognises and provides for the cultural values associated with cultural landscapes by: <ol style="list-style-type: none"> 1. Limiting the <u>height</u> of <u>buildings</u> and outdoor <u>storage</u> areas to minimise adverse <u>effects</u> on cultural landscapes; and

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2. Requiring an assessment of cultural values where these may be adversely affected by future development within the Port Zone.

Rules

PORTZ-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. 	
PORTZ-R2	Port Activities	
PORTZ-R3	Helicopter Facilities – Including Helicopter Take-Off and Associated Fuelling and Service Facilities	
	Activity Status: Permitted	
PORTZ-R4	Minor Buildings	
	<p>Activity Status: Permitted</p> <p>Note:</p> <ol style="list-style-type: none"> 1. <u>Minor buildings</u> are exempt from rules PORTZ-R5 – R7. 	
PORTZ-R5	Building and Major Structure Height	
Port Operations Area A	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum <u>building height</u> and <u>major structure height</u> (excluding public utilities, light towers, silos, <u>aerials</u>, cranes, containers and tanks) is 20m above <u>ground level</u>. 2. The maximum <u>height</u> for public utilities, light towers, silos, <u>aerials</u> and tanks (excluding cranes and containers) is 60m above <u>ground level</u>. 3. The maximum operational crane <u>height</u> is 85m above <u>ground level</u>. 4. The maximum <u>height</u> for containers is 30m above <u>ground level</u>. 	<p>Activity Status when compliance not achieved with PORTZ-R5.3: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Visual <u>effects</u> on Takahiwai marae and kāinga and other identified cultural <u>sites</u>. 2. Location of the <u>buildings/structures</u>. 3. Number of <u>buildings/structures</u>. 4. Arrangement of <u>buildings/structures</u>. <p>Activity Status when compliance not achieved with PORTZ-R5.1, R5.2, R5.4, R5.5, R5.6 or R5.7: Discretionary</p>

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Port Management Area B	Activity Status: Permitted
	Where:
	5. The maximum building <u>height</u> and <u>major structure height</u> (excluding public utilities, light towers, silos, <u>aerials</u> and tanks) is 20m above <u>ground level</u> .
	6. The maximum <u>height</u> for public utilities, light towers, silos, <u>aerials</u> and tanks is 40m above <u>ground level</u> .
	7. The maximum <u>height</u> for containers is 20m above <u>ground level</u> .

PORTZ-R6 Building and Major Structure Setbacks

Activity Status: Permitted	Activity Status when compliance not achieved with PORTZ-R6.1(a) – (c): Restricted Discretionary
Where:	Matters of discretion:
1. All <u>buildings</u> and <u>major structures</u> are set back at least: <ul style="list-style-type: none"> a. 10m from <u>road</u> boundaries. b. 3m from any Heavy Industrial or Light Industrial Zone <u>boundary</u>. c. 15m from any Open Space and Recreation or Residential Zone <u>boundary</u>, except in the Port Operations Area A. d. 27m from Mean High Water Springs or the top of the bank of any <u>river</u> that has a width exceeding 3m (excluding bridges, culverts and fences), except in the Port Operations Area A. 	<ul style="list-style-type: none"> 1. The outlook and privacy of adjoining and adjacent properties. 2. <u>Effects</u> of shading and visual dominance on adjoining properties. 3. <u>Effects</u> on the streetscape character of the area. 4. <u>Effects</u> on the safety and efficiency of the transport network.
	Activity Status when compliance not achieved with PORTZ-R6.1(d): Discretionary

PORTZ-R7 Building Height and Major Structure in Relation to Boundary

Activity Status: Permitted	Activity Status when compliance not achieved: Restricted Discretionary
Where:	Matters of discretion:
1. All <u>buildings</u> and <u>major structures</u> do not exceed a <u>height</u> equal to 3m above <u>ground level</u> plus the shortest horizontal distance between that part of the <u>building</u> or <u>major structure</u> and any Residential or <u>Open Space and Recreation Zone boundary</u> .	<ul style="list-style-type: none"> 1. The outlook and privacy of adjoining and adjacent properties. 2. <u>Effects</u> of shading and visual dominance on adjoining and adjacent properties.

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PORTZ-R8	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none">1. The outdoor area of storage or stockpile complies with rules PORTZ-R6 – R7.2. The maximum height of the outdoor area of storage or stockpile is 20m above ground level.	<p>Activity Status when compliance not achieved with PORTZ-R8.1: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none">1. Effects in relation to dust and odour.2. Visual amenity effects.3. The matters of discretion in PORTZ-R6 – R7. <p>Activity Status when compliance not achieved with PORTZ-R8.2: Discretionary</p>
PORTZ-R9	Plant Nursery	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none">1. A maximum of two full-time equivalent employees are present on the site at any one time.2. Any structures are no greater than 5m in height and are capable of being relocated or removed.	<p>Activity Status when compliance not achieved: Discretionary</p>
PORTZ-R10	Any New, or Extension to an Existing, Public Accessway or Walkway to and Along the Coastal Marine Area	
	<p>Activity Status: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none">1. Location and design of the public accessway or walkway.2. Degree of earthworks.3. Effects on public safety.4. Effects on port operations/activities.5. Existing access to and along the Coastal Marine Area.	
PORTZ-R11	Sea-Farers Mission and Managers Accommodation	
	<p>Activity Status: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none">1. Location.2. Ground floor area.3. Reverse sensitivity effects.	

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PORTZ-R12	Manufacturing (Excluding Storage for Port Activities)
PORTZ-R13	Storage (Excluding Storage for Port Activities)
PORTZ-R14	Repair and Maintenance Services (Excluding for Port Activities)
PORTZ-R15	Marine Industry
PORTZ-R16	Artisan Industrial Activities
PORTZ-R17	General Industry
Port Management Area B	<p>Activity Status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity. <p>Matters of discretion:</p> <ol style="list-style-type: none"> Ability to relocate the activity and/or building. Duration of the activity. Nature of the activity. Compatibility of activity with port operations and port activities. Effects on port operations and activities and whether they will remain viable in the long term. Size and location of the activity and/or building.
Port Operations Area A	<p>Activity Status: Non-Complying</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity.
PORTZ-R18	Residential Activities
PORTZ-R19	Community Activities
PORTZ-R20	Commercial Activities
PORTZ-R21	Waste Management Facilities (Excluding for Port Activities)
PORTZ-R22	Landfill
PORTZ-R23	Rural Production Activities
	<p>Activity Status: Non-Complying</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity.

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Appendix 1 – Port Operations Area A and Port Management Area B Image

Figure 1: Port Operations Area A and Port Management Area B areas subject to the PORTZ rules delineated by the red lines on the image below.

