

# Shopping Centre Zone (SCZ)

## Issues

The Shopping Centre Zone (SCZ) provides for the consolidation of predominantly large comprehensive [general retail](#) stores within existing shopping centres. Limited provision is made for supporting small scale [food and beverage activities](#) such as cafes for the comfort of visitors and employees at the shopping centre.

Shopping centres have unique characteristics, generally being a comprehensive group of retail and other commercial establishments that is planned, developed and managed as a single facility, comprising commercial multi-branded retail units and common areas.

Shopping centres are generally comparative shopping ‘destinations’ and collectively need large spaces for retail. As destinations, shopping centres are car-focused and require sizeable areas with suitable vehicle [access](#) and on-site parking to cater for private motor vehicles. It is essential that shopping centres are designed to be safe and pleasant for pedestrians and cyclists as well as cater to vehicular requirements to ensure a positive shopping experience.

High traffic volumes and the requirement for larger [sites](#) than are available in the City Centre and Local Centre Zones mean that large shopping centres are usually incompatible with the anticipated amenity and character of those zones.

Shopping centres can have significant adverse [effects](#) on the vitality and functioning of other commercial or retailing centres if they are inappropriately located. This means that the extent to which shopping centres compete with the functions of other centres must be carefully managed. The Shopping Centre Zone is expected to remain at existing locations close to the City Centre and, if expansion of the existing shopping centres is required, to develop towards and not away from the City Centre.

Shopping centres can have significant adverse [effects](#) on amenity and character values of neighbouring zones. These [effects](#) must be carefully managed. The Shopping Centre Zone is intended to provide an area within which existing large [general retail](#) stores are consolidated to manage these potential [effects](#). It is expected that the amenity of shopping centres will improve over time to minimise the impact on other zones and to provide a better shopping experience for patrons.

The Shopping Centre Zone is located in urban areas where large [land](#) parcels are available within and adjacent to established shopping centres containing existing large [general retail](#) stores. The Shopping Centre Zone is only appropriate where local [infrastructure](#) (i.e. roads, [wastewater](#) and stormwater) has sufficient capacity to accommodate further development. The Shopping Centre Zone has been applied at three unique locations each with individual characteristics, being:

- Tarewa Shopping Centre.
- Okara Shopping Centre.
- Okara West Shopping Centre.

## Objectives

SCZ-O1 – Adverse Effects	Larger compatible <a href="#">general retail</a> stores are located in consolidated shopping centres.
SCZ-O2 – Pedestrians	A safe, pedestrian friendly and convenient shopping environment is provided.

# Shopping Centre Zone (SCZ)

SCZ-O3 – Centre Viability	The primacy, function and vitality of the City Centre, Local Centre and Waterfront Zones are protected and supported by the Shopping Centre Zone.
SCZ-O4 – Adverse Effects	Adverse <u>effects</u> on adjacent zones are managed.
SCZ-O5 – Urban Design	Development achieves quality urban design outcomes while recognising the character and <u>amenity values</u> typical of shopping centres.

## Policies

SCZ-P1 – Shopping Centre Character	<p>To recognise the character and <u>amenity values</u> of the Shopping Centre Zone including:</p> <ol style="list-style-type: none"> <li>1. An active urban environment.</li> <li>2. Larger general retail activities with limited food and beverage activities.</li> <li>3. Consolidated <u>built form</u>.</li> <li>4. Availability of shared common public facilities.</li> <li>5. Moderate intensity of development.</li> <li>6. Higher levels of noise.</li> <li>7. High levels of vehicle traffic.</li> <li>8. Large off-street car parking areas.</li> <li>9. High levels of on-site pedestrian traffic.</li> <li>10. Presence of <u>landscaping</u> to limit visual impact, reduce <u>impervious areas</u> and contribute to amenity within the centre.</li> <li>11. Proximity and walkability to the City Centre or the Waterfront.</li> <li>12. Unique locations and future development opportunities, with differences between the individual shopping centres.</li> </ol>
SCZ-P2 – Consolidation	<p>To protect the City Centre and the Waterfront Zones from the <u>effects</u> of commercial sprawl by:</p> <ol style="list-style-type: none"> <li>1. Encouraging consolidation of large <u>general retail</u> activities at established shopping centres.</li> <li>2. Encouraging any extension of existing shopping centres in a direction towards the City Centre.</li> <li>3. Avoiding the establishment of new shopping centres.</li> </ol>
SCZ-P3 – Range of Larger Retail	To provide for a range of larger, compatible <u>general retail</u> activities in a manner that does not compromise the City Centre, Local Centre, and Waterfront Zones.

# Shopping Centre Zone (SCZ)

SCZ-P4 – Small Scale Retail	To avoid small scale retail activities establishing in existing shopping centres where they may undermine the economic viability and primacy of the City Centre Zone, having particular regard to the size of retail activities provided for by the City Centre Zone.
SCZ-P5 – Food and Beverage Activity	To provide for supporting conveniences by allowing for a limited amount of small scale <u>food and beverage activity</u> within the Shopping Centre Zone.
SCZ-P6 – Communal Facilities	To enhance shoppers' experience within shopping centres by requiring activities to provide communal facilities including, bathrooms, rubbish bins and rest areas.
SCZ-P7 – Landscaping	To preserve the character and amenity of adjoining zones by requiring <u>landscaping</u> to: <ol style="list-style-type: none"> <li>1. Enhance the character of the shopping centre.</li> <li>2. Soften the <u>effects</u> of <u>built form</u>.</li> </ol>
SCZ-P8 – Building Exterior Treatment	To preserve the character and amenity of adjoining zones and enhance the character and amenity of the Shopping Centre Zone by requiring the exterior treatment of <u>buildings</u> to: <ol style="list-style-type: none"> <li>1. Enhance the character of the shopping centre.</li> <li>2. Soften the <u>effects</u> of <u>built form</u>.</li> <li>3. Be sensitive to and compatible with the character and amenity of adjoining zones.</li> <li>4. Positively contribute to the character and amenity of adjoining Waterfront and <u>Open Space and Recreation Zones</u>.</li> <li>5. Demonstrate best practice urban design.</li> </ol>
SCZ-P9 – Pedestrians and Cyclists	To improve pedestrian and cyclist circulation and connections within shopping centres and to shopping centres, by providing secured bicycle parking facilities and by requiring <u>building</u> design and positioning to positively contribute to pedestrian shopping experience.
SCZ-P10 – Sunlight	To protect and provide for a reasonable level of daylight <u>access</u> and outlook by managing <u>built form</u> adjacent to adjoining zones.
SCZ-P11 – Infrastructure	To remedy or mitigate the <u>effects</u> of Shopping Centre activities on the safe and efficient operation of the surrounding roading network, network utilities, and <u>infrastructure</u> .
SCZ-P12 – Subdivision	To protect the Shopping Centre Zone for consolidated larger retail activities by discouraging <u>subdivision</u> which reduces average <u>net site area</u> .
SCZ-P13 – Esplanades and Reserves	To protect esplanade areas and reserve waterfront walkways by avoiding impervious surfaces adjacent to Mean High <u>Water</u> Springs and <u>river</u> banks.
SCZ-P14 – Existing Service Stations	To provide for existing <u>service stations</u> within the SCZ while avoiding or mitigating adverse any adverse <u>effects</u> generated by the maintenance and

# Shopping Centre Zone (SCZ)

	upgrade of existing <a href="#">service stations</a> , having regard to the functional and operational requirements of activities.
SCZ-P15 – Safety	To reduce threats to personal safety and security by utilising urban design and CPTED principles in the design of developments in the Shopping Centre Zone.

## Rules

<b>SCZ-R1</b>	<b>Any Activity Not Otherwise Listed in This Chapter</b>	
	<p>Activity Status: Permitted</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>SCZ-R2</b>	<b>Any Redevelopment</b>	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity complies with rules SCZ-R4 – R8.</li> <li>2. The redevelopment is: <ol style="list-style-type: none"> <li>a. Internal, within the footprint of an existing <a href="#">building</a>; or</li> <li>b. External and the <a href="#">alterations</a> do not increase the <a href="#">gross floor area</a> of the <a href="#">building</a>, or alter the principal façade by more than 20%, provided that such changes: <ol style="list-style-type: none"> <li>i. Retain the principal entrances in compliance with SCZ-R2.3 below;</li> <li>ii. Retain a minimum of 65% of the façade as <a href="#">visually permeable</a>; and</li> <li>iii. Retain <a href="#">verandahs</a> to shelter pedestrians.</li> </ol> </li> </ol> </li> <li>3. The principal entrance(s) of each retail, commercial service or food and beverage unit either opens directly on to a shopping centre footpath or other pedestrian connection, or is connected to a pedestrian connection by a smaller formed pedestrian connection.</li> </ol> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. <i>Any application shall comply with information requirement SCZ-REQ1.</i></li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

# Shopping Centre Zone (SCZ)

SCZ-R3	Minor Buildings	
<p>Activity Status: Permitted</p> <p><i>Note:</i></p> <p>1. <u>Minor Buildings</u> are exempt from rules SCZ-R4– R7.</p>		
SCZ-R4	Building and Major Structure Height	
<p>Activity Status: Permitted</p> <p>Where:</p> <p>1. The maximum building height and major structure height is 15m above ground level.</p> <p><i>Note:</i></p> <p>1. Any application shall comply with information requirement SCZ-REQ1.</p> <p>Activity Status when compliance not achieved: Discretionary</p>		
SCZ-R5	Building and Major Structure Height in Relation to Boundary	
<p>Activity Status: Permitted</p> <p>Where:</p> <p>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>.</p> <p><i>Note:</i></p> <p>1. Any application shall comply with information requirement SCZ-REQ1.</p> <p>Activity Status when compliance not achieved: Discretionary</p>		
SCZ-R6	Building and Major Structure Area	
<p>Activity Status: Permitted</p> <p>Where:</p> <p>1. Gross floor area of any <u>building</u> and <u>major structure</u> is more than 1,600m<sup>2</sup>.</p> <p>2. Public bathroom facilities are provided for use by shopping centre patrons at a location inside the shopping centre at a rate of:</p> <p>a. 2 for up to 400m<sup>2</sup>.</p> <p>b. 4 for up to 800m<sup>2</sup>.</p> <p>Activity Status when compliance not achieved: Discretionary</p>		

# Shopping Centre Zone (SCZ)

- c. 8 for up to 1200m<sup>2</sup>.
- d. 1 for every 200m<sup>2</sup> thereafter.

*Note:*

1. Any application shall comply with information requirement SCZ-REQ1.

SCZ-R7	Building and Major Structure Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All <b>buildings</b> and <b>major structures</b> are set back at least:               <ol style="list-style-type: none"> <li>a. 3m from any <b>Open Space and Recreation Zone boundary</b>.</li> <li>b. 10m from Mean High <b>Water</b> Springs—or the top of the bank of any <b>river</b> that has a width greater than 3m (excluding bridges, culverts and fences).</li> </ol> </li> </ol> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. Any application shall comply with information requirement SCZ-REQ1.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
SCZ-R8	Imperious Areas	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The <b>imperious area</b> within the <b>site</b> does not exceed 85% of the <b>site</b> area.</li> <li>2. The <b>imperious area</b> is set back at least 5m from Mean High <b>Water</b> Springs and the top of the bank of any <b>river</b> that has a width exceeding 3m (excluding bridges, culverts and fences).</li> </ol> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. Any application shall comply with information requirement SCZ-REQ1.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
SCZ-R9	Commercial Services	
	<p>Activity Status: Permitted</p> <p>Where:</p>	<p>Activity Status when compliance not achieved: Discretionary</p>

# Shopping Centre Zone (SCZ)

1. The business net floor area for the commercial service activity does not exceed 100m<sup>2</sup>.
2. The total net floor area of all commercial service activities does not exceed 2% of the total net floor area for the shopping centre (when the commercial service activity is included).
3. The commercial service activity is in a building which also accommodates a retail activity.

*Note:*

1. *Any application shall comply with information requirement SCZ-REQ1.*

SCZ-R10	Food and Beverage Activities	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The business <u>net floor area</u> of any <u>food and beverage activity</u> does not exceed 350m<sup>2</sup>.</li> <li>2. The total <u>net floor area</u> of all <u>food and beverage activities</u> does not exceed 5% of the total <u>net floor area</u> for the shopping centre (when the <u>food and beverage activity</u> is included).</li> <li>3. The <u>food and beverage activity</u> is in a building that also accommodates <u>retail activity</u>.</li> <li>4. At least 1 fixed rubbish bin is provided by each <u>food and beverage activity</u>.</li> <li>5. Seating areas associated with <u>food and beverage activities</u> do not impede pedestrian use of footpaths or other pedestrian connections.</li> </ol> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. <i>Any application shall comply with information requirement SCZ-REQ1.</i></li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
SCZ-R11	Retail Activities	
	<p>Activity Status: Permitted</p> <p>Where:</p>	<p>Activity Status when compliance not achieved: Discretionary</p>

# Shopping Centre Zone (SCZ)

1. The retail activity occupies more than 450m<sup>2</sup> business net floor area.
2. The retail activity occurs in an existing building.

*Note:*

1. Any application shall comply with information requirement SCZ-REQ1.

SCZ-R12	Grocery Store	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The <u>grocery store</u> occupies more than 450m<sup>2</sup> business <u>net floor area</u>.</li> </ol> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. Any application shall comply with information requirement SCZ-REQ1.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

SCZ-R13	Service Stations	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The <u>service station</u> is existing at [<u>operative date</u>].</li> <li>2. Any re-development complies with SCZ-R2.</li> </ol> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. Any application shall comply with information requirement SCZ-REQ1.</li> </ol>	<p>Activity Status when compliance not achieved:</p> <p>With SCZ-R13.1: Non-complying</p> <p>With SCZ-R13.2 Discretionary</p>

SCZ-R14	Trade Retail
SCZ-R15	Entertainment Facilities
SCZ-R16	Drive Through Facilities
SCZ-R17	Visitor Accommodation
SCZ-R18	Funeral Home
SCZ-R19	General Commercial
SCZ-R20	General Community

# Shopping Centre Zone (SCZ)

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or [ancillary activity](#).

Note:

1. Any application shall comply with information requirement SCZ-REQ1.

SCZ-R21 Rural Production Activities

SCZ-R22 Industrial Activities

SCZ-R23 Community Activities

SCZ-R24 Residential Activities

Activity Status: Prohibited

Where:

1. The activity is a primary activity or [ancillary activity](#).

SCZ-REQ1 Information Requirements

1. All applications for resource consent pursuant to SCZ-R2 – SCZ-R20 shall include an urban design assessment prepared by a suitably qualified and experienced professional which details:
  - a. Any consultation undertaken as part of pre-application meetings with Council (including the Council's 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 Shopping Centre Zone 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 proposed [landscaping](#) helps to avoid or minimise the impacts of adjacent streets and public spaces or adjacent [sites](#).
  - f. Consideration of any [effects](#) on the Waterfront Zone and any [Open Space and Recreation Zone](#).

Note:

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

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