

# Waterfront Zone (WZ)

## Issues

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

The Waterfront Zone 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-O1 – Pedestrians and Cyclists	Promote a safe, accessible and vibrant waterfront, which prioritises pedestrians and cyclists.
WZ-O2 – Enabled Development	Enable the development of the Waterfront Zone as a hub for tourism, recreation, arts and cultural activities.
WZ-O3 – Land Uses	Support a range of <a href="#">land</a> uses that complement the City Centre Zone and are compatible with surrounding Residential and <a href="#">Open Space and Recreation Zones</a> .
WZ-O4 – Amenity and Character	Protect and enhance the sense of place, amenity, character, cultural, heritage, ecological and recreational values unique to the Waterfront Zone.
WZ-O5 – Connections	Protect and enhance the Waterfront Zone's physical and visual connections with waterways, the <a href="#">coastal marine area</a> and the City Centre.
WZ-O6 – Residential Activities	Promote <a href="#">residential activities</a> in the Waterfront Mixed-Use Area.

## Policies

# Waterfront Zone (WZ)

WZ-P1 – Character and Amenity	<p>To recognise the character and <a href="#">amenity values</a> of the Waterfront Zone including but not limited to:</p> <ol style="list-style-type: none"> <li>1. Accessible connections to the waterfront.</li> <li>2. High levels of <a href="#">access</a> to sunlight.</li> <li>3. Moderate levels of noise.</li> <li>4. Minimal exposure to noxious odour or noise associated with marine industrial activities.</li> <li>5. Ample opportunities for formal and informal social interactions.</li> <li>6. Limited off-street parking.</li> <li>7. Pedestrian and cyclist focused.</li> <li>8. Historical and cultural significance of the area.</li> <li>9. Ecological value of the waterbodies (and their margins).</li> </ol>
WZ-P2 – Land Uses	<p>To provide for a range of <a href="#">land</a> 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.</p>
WZ-P3 – Subdivision and Development	<p>To require <a href="#">subdivision</a> and development to be designed, constructed and operated so that it:</p> <ol style="list-style-type: none"> <li>1. Complements the character of the Waterfront Zone.</li> <li>2. Enhances <a href="#">amenity values</a>.</li> <li>3. Protects cultural and <a href="#">historic heritage</a> values.</li> <li>4. Enables opportunities for passive surveillance.</li> <li>5. Provides direct and safe pedestrian and cyclist routes.</li> <li>6. Enhances the ecological value within the Waterfront Zone.</li> </ol>
WZ-P4 – View Shafts	<p>To protect view shafts and improve walkability by providing areas for public open space and visual and physical connections (e.g. cycleways, walkways and laneways) within the Waterfront Zone and to adjacent zones.</p>
WZ-P5 – Bulk and Location	<p>To manage the bulk and location of <a href="#">major structures</a> to maintain a pedestrian scale of development and an open atmosphere with ample sunlight <a href="#">access</a>.</p>
WZ-P6 – Esplanade Areas	<p>To ensure <a href="#">buildings</a> and <a href="#">major structures</a> are sufficiently set back from Mean High <a href="#">Water</a> Springs to safeguard <a href="#">esplanade areas</a> and manage flooding risks.</p>
WZ-P7 – Active Frontage	<p>To strengthen the interrelationship between <a href="#">buildings</a> and the public realm by requiring <a href="#">building</a> design to:</p> <ol style="list-style-type: none"> <li>1. Provide <a href="#">active frontage</a> at ground floor level.</li> <li>2. Orientate entrances towards <a href="#">roads</a> and waterways.</li> </ol>
WZ-P8 – Residential Activities and Visitor Accommodation	<p>To promote a mixed-use <a href="#">environment</a> by enabling appropriately designed <a href="#">residential activities</a> and <a href="#">visitor</a> accommodation within the Waterfront Mixed-Use Area.</p>
WZ-P9 – Subdivision	<p>To enhance walkability and street amenity by requiring sufficient <a href="#">site frontages</a> to:</p> <ol style="list-style-type: none"> <li>1. Avoid <a href="#">rear sites</a>.</li> </ol>

# Waterfront Zone (WZ)

	<ol style="list-style-type: none"> <li>2. Enable corner <b>sites</b> to be emphasised.</li> <li>3. Maintain narrow <b>sites frontages</b>.</li> </ol>
WZ-P10 – Safety	To reduce threats to personal safety and security by utilising urban design and CPTED principles in the design of developments in the Waterfront Zone.

## Rules

WZ-R1	Any Activity Not Otherwise Listed in This Chapter			
<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>				
WZ-R2	Minor Buildings			
<p>Activity Status: Permitted</p> <p>Note:</p> <ol style="list-style-type: none"> <li>1. <b>Minor Buildings</b> are exempt from rules WZ-R3 – R8.</li> </ol>				
WZ-R3	Building and Major Structure Height			
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The maximum <b>building height</b> and <b>major structure height</b> is 11m above <b>ground level</b>.</li> </ol> <p>Note:</p> <ol style="list-style-type: none"> <li>1. <i>Any application shall comply with information requirement WZ-REQ1.</i></li> </ol> </td> <td style="width: 50%; vertical-align: top; border-left: 1px solid #ccc;"> <p>Activity Status when compliance not achieved: Discretionary</p> </td> </tr> </table>			<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The maximum <b>building height</b> and <b>major structure height</b> is 11m above <b>ground level</b>.</li> </ol> <p>Note:</p> <ol style="list-style-type: none"> <li>1. <i>Any application shall comply with information requirement WZ-REQ1.</i></li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
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WZ-R4	Building and Major Structure Setbacks			
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All <b>buildings</b> and <b>major structure</b> are set back at least:               <ol style="list-style-type: none"> <li>a. 3m from any Residential or Open Space and Recreation Zone <b>boundary</b>.</li> <li>b. 10m 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> </li> </ol> </td> <td style="width: 50%; vertical-align: top; border-left: 1px solid #ccc;"> <p>Activity Status when compliance not achieved: Discretionary</p> </td> </tr> </table>			<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All <b>buildings</b> and <b>major structure</b> are set back at least:               <ol style="list-style-type: none"> <li>a. 3m from any Residential or Open Space and Recreation Zone <b>boundary</b>.</li> <li>b. 10m 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> </li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
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# Waterfront Zone (WZ)

*Note:*

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

## WZ-R5

### Building and Major Structure Height in Relation to Boundary

Activity Status: Permitted

Where:

1. All **buildings** and **major structures** do not exceed a **height** equal to 3m above **ground level** plus the shortest horizontal distance between that part of the **building** or **major structure** and any Residential or Open Space and Recreation Zone **boundary**.

*Note:*

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

Activity Status when compliance not achieved: Discretionary

## WZ-R6

### Building Floor-to-Floor Height

Activity Status: Permitted

Where:

1. The minimum interior floor-to-floor **height** is:
  - a. 3.8m at ground floor.
  - b. 3.0m above ground floor.

*Note:*

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

Activity Status when compliance not achieved: Discretionary

## WZ-R7

### Building Frontages

Activity Status: Permitted

Where:

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 Open Space and Recreation 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

Activity Status when compliance not achieved: Discretionary

# Waterfront Zone (WZ)

waterway where the **building** is on a **site** adjoining an Open Space and Recreation Zone, **coastal marine area** or waterway.

Note:

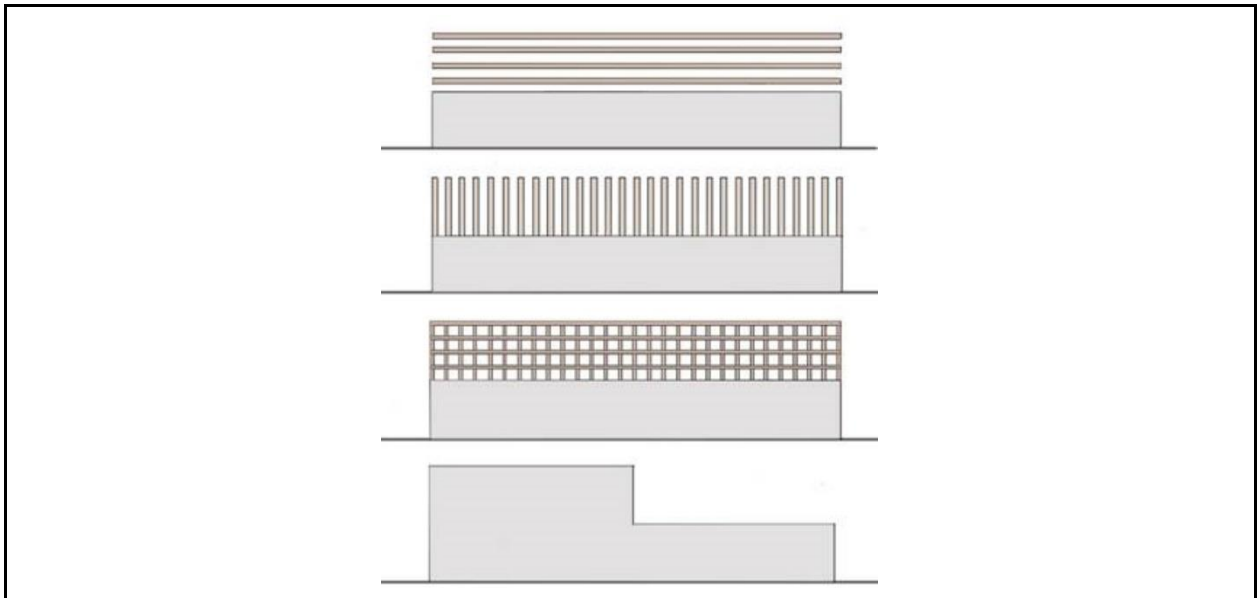
1. Any application shall comply with information requirement WZ-REQ1.

WZ-R8	Building and Major Structure Coverage	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The maximum <b>building</b> and <b>major structure</b> coverage does not exceed 50% of a <b>site</b>.</li> </ol> <p>Note:</p> <ol style="list-style-type: none"> <li>1. Any application shall comply with information requirement WZ-REQ1.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

WZ-R9	Fences	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The fence has a maximum <b>height</b> of 2m above <b>ground level</b>.</li> <li>2. Fencing within 3m of a <b>road boundary</b> is at least 50% visually permeable for any portion above 1m high.</li> <li>3. Fencing within 30m of Mean High <b>Water</b> Springs or along a <b>boundary</b> shared with an Open Space and Recreation Zone is at least 50% visually permeable for any portion above 1.5m high.</li> <li>4. The fence is not fortified with barbed wire, broken glass or any form of electrification.</li> </ol> <p>Note:</p> <ol style="list-style-type: none"> <li>1. Any application shall comply with information requirement WZ-REQ1.</li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. <b>Effects</b> of shading and visual dominance on adjoining properties.</li> <li>2. <b>Effects</b> on urban design and passive surveillance.</li> <li>3. <b>Effects</b> on streetscape character and amenity.</li> <li>4. <b>Effects</b> on <b>active frontages</b>.</li> <li>5. The extent to which the fencing is necessary due to health and safety reasons.</li> </ol>

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

# Waterfront Zone (WZ)



WZ-R10	Car Parking	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Car parking spaces are located at least:               <ol style="list-style-type: none"> <li>a. 2m from any <u>road boundary</u>, excluding <u>garages</u> and on street car parking spaces.</li> <li>b. 20m from Mean High <u>Water</u> Springs, except where the car parking is inside a <u>building</u> and is <u>subsidiary</u> to another activity.</li> </ol> </li> </ol> <p>Note:</p> <ol style="list-style-type: none"> <li>1. Any application shall comply with information requirement WZ-REQ1.</li> </ol>	<p>Activity Status when compliance not achieved: Non-Complying</p>
WZ-R11	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The outdoor area of <u>storage</u> or stockpile:               <ol style="list-style-type: none"> <li>a. Complies with rules WZ-R3 – R5.</li> <li>b. Is screened from view from <u>public places</u> and surrounding <u>sites</u>.</li> </ol> </li> </ol> <p>Note:</p> <ol style="list-style-type: none"> <li>1. Any application shall comply with information requirement WZ-REQ1.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

# Waterfront Zone (WZ)

<b>WZ-R12</b>	<b>Artisan Industrial Activity</b>	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The maximum gross floor area is 300m<sup>2</sup>.</li> </ol>	<p>Activity Status when compliance not achieved: Non-Complying</p>
<b>WZ-R13</b>	<b>Residential Unit</b>	
<b>Waterfront Commercial Area</b>	<p>Activity Status: Non-Complying</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity is a primary activity or <u>ancillary activity</u>.</li> </ol>	
<b>Waterfront Mixed-Use Area</b>	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Every residential unit provides a <u>net floor area</u> of at least: <ol style="list-style-type: none"> <li>For 1 bedroom – 45m<sup>2</sup>.</li> <li>For 2 bedrooms – 70m<sup>2</sup>.</li> <li>For 3 bedrooms – 90m<sup>2</sup>.</li> <li>For more than 3 bedrooms – 90m<sup>2</sup> plus 12m<sup>2</sup> for each additional bedroom.</li> </ol> </li> <li>Every 1 bedroom <u>residential unit</u> contains an <u>outdoor living court</u> of at least 4m<sup>2</sup> and at least 1.5m depth.</li> <li>Every 2+ bedroom <u>residential unit</u> contains an <u>outdoor living court</u> of at least 8m<sup>2</sup> and at least 2.4m depth.</li> <li>The activity is a primary activity or <u>ancillary activity</u>.</li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>The design, size and layout of <u>buildings</u> to provide appropriate privacy and amenity for occupants on-<u>site</u>.</li> <li>The proximity of the <u>site</u> to <u>communal or public open space</u> that has the potential to mitigate any lack of private <u>outdoor living space</u>.</li> <li>Adverse <u>effects</u> on <u>active frontage</u>.</li> </ol> <p>Notification:</p> <p>Any application for a <u>residential unit</u> which does not comply with WZ-R13.2 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 <u>Act</u> 1991.</p>
<b>WZ-R14</b>	<b>Grocery Store</b>	
<b>Waterfront Commercial Area</b>	<p>Activity Status: Non-Complying</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity is a primary activity or <u>ancillary activity</u>.</li> </ol>	
<b>Waterfront Mixed-Use Area</b>	<p>Activity Status: Permitted</p> <p>Where:</p>	<p>Activity Status when compliance not achieved: Discretionary</p>

# Waterfront Zone (WZ)

2. The activity is located at ground floor.
3. The maximum business net floor area is 600m<sup>2</sup>.
4. The activity is a primary activity or ancillary activity.

WZ-R15	Marine Retail	
WZ-R16	Recreational Facilities	
WZ-R17	Educational Facilities	
<b>Waterfront Commercial Area</b>	Activity Status: Non-Complying Where: 1. The activity is a primary activity or <u>ancillary activity</u> .	
<b>Waterfront Mixed-Use Area</b>	Activity Status: Permitted Where: 2. The activity is located at ground floor. 3. The activity is a primary activity or <u>ancillary activity</u> .	Activity Status when compliance not achieved: Discretionary
WZ-R18	Commercial Services	
<b>Waterfront Commercial Area</b>	Activity Status: Discretionary Where: 1. The activity is a primary activity or <u>ancillary activity</u> .	
<b>Waterfront Mixed-Use Area</b>	Activity Status: Permitted Where: 2. The activity is located at ground floor. 3. The activity is a primary activity or <u>ancillary activity</u> .	Activity Status when compliance not achieved: Discretionary
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: Permitted Where: 1. The <u>business net floor area</u> of the individual activity does not exceed 250m <sup>2</sup> .	Activity Status when compliance not achieved: Discretionary



# Waterfront Zone (WZ)

<b>Waterfront Mixed-Use Area</b>	<p>2. The activity is a primary activity or <a href="#">ancillary activity</a>.</p> <p>Activity Status: Permitted</p> <p>Where:</p> <p>3. The activity is located at ground floor.</p> <p>4. The activity is a primary activity or <a href="#">ancillary activity</a>.</p>	Activity Status when compliance not achieved: Discretionary
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<b>WZ-R23</b>	Visitor Accommodation
<b>Waterfront Commercial Area</b>	<p>Activity Status: Discretionary</p> <p>Where:</p> <p>1. The activity is a primary activity or <a href="#">ancillary activity</a>.</p>
<b>Waterfront Mixed-Use Area</b>	<p>Activity Status: Permitted</p> <p>Where:</p> <p>2. The activity is a primary activity or <a href="#">ancillary activity</a>.</p>

<b>WZ-R24</b>	Marine Industry
<b>Waterfront Mixed-Use Area</b>	<p>Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>1. The activity is a primary activity or <a href="#">ancillary activity</a>.</p> <p>Matters of restricted discretion:</p> <ol style="list-style-type: none"> <li>Adverse <a href="#">effects</a> from objectionable and/or noxious odour, dust or noise emissions.</li> <li>Whether the design, scale and nature of the activity is consistent with the character and purpose of the Waterfront Zone.</li> <li>The extent to which an <a href="#">active frontage</a> is provided.</li> </ol>
<b>Waterfront Commercial Area</b>	<p>Activity Status: Non-Complying</p> <p>Where:</p> <p>2. The activity is a primary activity or <a href="#">ancillary activity</a>.</p>

<b>WZ-R25</b>	General Industry
<b>WZ-R26</b>	Manufacturing
<b>WZ-R27</b>	Repair and Maintenance Services
<b>WZ-R28</b>	Supported Residential Care
<b>WZ-R29</b>	Retirement Village
<b>WZ-R30</b>	Motor Vehicle Sales
<b>WZ-R31</b>	Garden Centres
<b>WZ-R32</b>	Trade Suppliers

## Waterfront Zone (WZ)

WZ-R33	Drive Through Facilities
WZ-R34	Hire Premise
WZ-R35	Service Stations
WZ-R36	Funeral Home
WZ-R37	Emergency Services
WZ-R38	Care Centre
WZ-R39	General Commercial
WZ-R40	General Community
Activity Status: Non-Complying	
Where:	
1. The activity is a primary activity or <a href="#">ancillary activity</a> .	

WZ-R41	Rural Production Activity
WZ-R42	Waste Management facility
WZ-R43	Landfill
WZ-R44	Hospital
Activity Status: Prohibited	
Where:	
1. The activity is a primary activity or <a href="#">ancillary activity</a> .	

WZ-REQ1	Information Requirement
<ol style="list-style-type: none"> <li>1. All applications for resource consent pursuant to WZ-R3 – R11 shall include an urban design assessment prepared by a suitably qualified and experienced professional which details: <ol style="list-style-type: none"> <li>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.</li> <li>b. How the proposal is consistent with best practice urban design, the relevant objectives and policies and the Waterfront Zone <a href="#">building</a> bulk and location standards.</li> <li>c. The <a href="#">effects</a> on the surrounding character, amenity and safety with particular regard to <a href="#">building</a> bulk, location and design and parking and transport.</li> <li>d. Consideration of potential <a href="#">effects</a> on adjacent neighbours.</li> <li>e. The extent to which the site layout and any proposed <a href="#">landscaping</a> helps to avoid or minimise the impacts on adjacent streets and public spaces or adjacent <a href="#">sites</a>.</li> </ol> </li> </ol> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. <i>Acceptable means of compliance and best practice urban design guidance is contained within Whangārei District Council's Urban Design Guidelines.</i></li> </ol>	

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