

Notification of Proposed Urban and Services Plan Changes

Whangarei District Council gives notice that it has prepared the following proposed plan changes to the Whangarei District Plan (WDP):

Proposed Urban Plan Changes

The urban plan changes propose to replace existing operative zones in the Urban Area of the Whangarei District with new zones to provide for a range of living, commercial and industrial activities that are important to community wellbeing and identity.

The Urban Area includes Whangarei City (including the surrounding suburbs of Maunu, Kamo, Tikipunga, Onerahi and Raumanga), Marsden Point and Ruakaka.

The urban plan changes only propose the new zones for land which:

- Has an operative urban zoning (Living 1,2,3 Environments, Business 1,2,3,4 Environments, Town Basin Environment, Marsden Point Port Environment, Airport Environment, Future Environment, Port Nikau Environment, Kamo Walkability Environment or Urban Transition Environment);
- Is immediately adjacent to land which has an operative urban zoning and is located at Marsden Point or Ruakaka (rezoning to a new Living or Business zone); or
- Is immediately adjacent to land which has an operative urban zoning and is located on the fringe of Whangarei City (rezoning to a new Business zone).

The scope of the urban plan changes does not include:

- Applying the new Low Density Residential Zone to land other than that with an operative Urban Transition Environment (UTE) zoning;
- Applying the new zones to land with an operative zoning of Rural Production Environment, Rural Living Environment, Rural Strategic Industry Environment, Rural Village Environment or Rural Urban Expansion Environment, Ruakaka Equine Environment or Marsden Primary Centre, other than as specified in (b) and (c) above; or
- Rezoning any land from an operative rural zone (Rural Production Environment, Rural Living Environment, Rural Strategic Industry Environment, Rural Village Environment or Rural Urban Expansion Environment) to another operative rural zone,
- Rezoning any land to Ruakaka Equine Environment or Marsden Primary Centre.

Plan Change 88 – Urban Plan Changes Technical Introduction (PC88)

PC88 outlines the statutory considerations relating to the preparation and consideration of plan changes generally, and sets out the strategy and policy frameworks within which the Urban Plan Changes fit in the planning hierarchy.

Plan Change 88A – City Centre Zone (PC88A)

The proposed City Centre Zone provides for an area of commercial, retail, entertainment and residential activities. PC88A seeks to support a strong, enduring and consolidated central city area that is a focal point for residents and visitors, active and vibrant, with high amenity and strong urban design.

Plan Change 88B – Mixed-use Zone (PC88B)

The proposed Mixed-use Zone provides for offices, commercial services, visitor accommodation and residential activities. PC88B aims to encourage high quality development that complements the City Centre and Waterfront.

Plan Change 88C – Waterfront Zone (PC88C)

The proposed Waterfront Zone provides for a recreation, culture and tourism hub for local and international visitors to live, work and play.

Plan Change 88D – Commercial Zone (PC88D)

The proposed Commercial Zone provides for a range of business activities that may not be appropriate for higher amenity zones such as the City Centre, Mixed-use or Waterfront Zones.

Plan Change 88E – Local Commercial Zone and Neighbourhood Commercial Zone (PC88E)

- The proposed Local Commercial Zone provides for a mix of commercial, community and residential activities within Whangarei City suburbs, Marsden Cove and Ruakaka. A Local Commercial Zone is often the heart of a suburb providing a focal point for community functions and community identities.
- The proposed Neighbourhood Commercial Zone provides for smaller areas of commercial activities that provide goods and services to meet the day-to-day needs of surrounding residential activities. Being situated within urban residential areas it is essential that the range and scale of activities within the Neighbourhood Commercial Zone is compatible with surrounding residential activities and amenity values.

Plan Change 88F – Shopping Centre Zone (PC88F)

PC88F provides for consolidation of large retail stores in existing shopping centres. Quality urban design and supporting small scale food and beverage retailers are encouraged to promote a vibrant, pedestrian friendly shopping experience.

Plan Change 88G – Light Industrial Zone (PC88G)

The proposed Light Industrial Zone provides for smaller-scale industrial activities, larger-scale retail activities that are compatible with industrial activities such as service stations, motor vehicle sales, garden centres, trade suppliers and hire premises, and supporting food outlets.

Plan Change 88H – Heavy Industrial Zone (PC88H)

The proposed Heavy Industrial Zone provides for larger-scale and noxious industrial activities while avoiding incompatible activities.

Plan Change 88I – Living Zones (PC88I)

PC88I proposes four new zones:

- Low-density Residential Zone** - The existing Urban Transition Environment (UTE) is proposed to be re-named the Low-density Residential Zone, with updated chapter structure consistent with the other Urban plan changes. PC88I does not propose any change to the spatial extent of the operative UTE.
- Medium-density Residential Zone** - The Medium-density Residential Zone provides for suburban density residential development, usually for one to two storey, standalone (detached) residential units on larger properties. Non-residential activities are discouraged in the zone.
- High-density Residential Zone** - The High-density Residential Zone provides for higher density residential development such as terrace housing, semi-detached housing and detached townhouses on smaller sections. Non-residential activities are discouraged within the zone.
- Residential Zone** - The Residential Zone provides for large-lot, low density residential living. Development patterns will usually be large, un-serviced residential lots with mid to large-scale standalone (detached) residential units, surrounded by large areas of space. Non-residential activities are discouraged within the zone.

Plan Change 88J – Precincts (PC88J)

PC88J proposes to introduce precincts, which apply specific land use provisions to an area in addition to the underlying zone. The objectives, policies and rules of the underlying zone apply in addition to any relevant provisions of a precinct unless stated otherwise. The three precincts proposed are the Oil Refinery Precinct, the Hīhīau Peninsula Precinct and the Port Nikau Precinct.

Plan Change 143 – Airport Zone (PC143)

PC143 proposes a new zone to provide for the Whangarei Airport and compatible activities.

Plan Change 144 – Port Zone (PC144)

PC144 proposes a new zone to provide for the Port at Marsden Point.

Plan Change 145 – Hospital Zone (PC145)

PC145 proposes a zone to provide for Whangarei Hospital and associated facilities.

Proposed Open Space Plan Change

The proposed plan change introduces new zones with associated objectives, policies and provisions.

Plan Change 115 - Open Space Zones (PC115)

PC115 proposes three new Open Space Zones throughout the Whangarei District. They include:

- **Conservation Zone** - Provides for areas that are set aside or reserved to protect natural features and vegetation.
- **Sport and Active Recreation Zone** - Provides for large open space areas where the primary uses are organised activities including events and indoor and outdoor sports.
- **Open Space Zone** - Provides for local parks which are characterised by informal outdoor recreational activities and community uses.

Proposed District Wide Plan Changes

The following proposed plan changes introduce new chapters in the WDP which will apply across all of Whangarei District.

Plan Change 148 – Strategic Direction and Subdivision (PC148)

PC148 proposes:

- A new District Wide chapter to outline the strategic direction, significant resource management issues, objectives and policies for the Whangarei District.
- A new District Wide chapter to consolidate all objectives, policies and rules relating to the subdivision of land. The chapter includes proposed objectives, policies and rules applying to subdivision in each of the proposed Urban and Open Space zones.

Plan Change 109 – Transport (PC109)

PC109 proposes a new District Wide chapter to manage Whangarei's transport network, including roads and road corridors, footpaths, vehicle crossings and accesses, and parking areas. This plan change primarily covers road design, off-street parking standards, landscaping within parking areas, and vehicle crossing and access standards.

Plan Change 136 – Three Waters Management (PC136)

PC136 proposes a new District Wide chapter to manage the impact of land use and subdivision on Three Waters resources: stormwater drainage; wastewater collection, treatment and disposal; and drinking water.

Plan Change 147 – Earthworks (PC147)

PC147 proposes a new District Wide chapter to consolidate all objectives, policies and rules relating to earthworks associated with subdivision.

Plan Change 82A – Signs (PC82A)

PC82A proposes a new District Wide chapter to consolidate all objectives, policies and rules relating to signs.

Plan Change 82B – Lighting (PC82B)

PC82B proposes a new District Wide chapter to consolidate all objectives, policies and rules relating to artificial lighting.

Effect of the Urban and Services Plan Changes

Each proposed plan change includes specific proposed changes to the WDP text and maps, where relevant. In summary these include:

- New WDP Zone Chapters, with objectives, policies and rules.
- New District Wide Chapters, with objectives, policies and rules.
- Changes to the Zone Map series.
- Consequential changes to WDP text.
- New definitions and consequential changes to WDP Chapter 4 Meaning of Words.

Making a Submission

Public inspection

The proposed plan changes may be inspected from **8 May 2019** onwards on the Council's website at: www.wd.c.govt.nz/plan-changes and at Whangarei District Council Service Centres at Forum North, Rust Avenue, Whangarei; Ruakaka Service Centre, Takutai Place, Ruakaka and Whangarei Central Library, Rust Avenue, Whangarei.

Please contact Council's District Plan Department if you have any remaining questions about the proposed plan changes after reviewing the website.

Submissions

Any person may make a submission on the proposed plan changes. Submissions can be made in writing or electronically. Submissions must be in Form 5, or a similar format that complies with Resource Management Act Regulations 2003 and must state whether you wish to be heard on the submission. Copies of this form are available on the Council's website, at the locations listed above, or by contacting Council's District Plan Department.

The closing date for submissions is 4pm, 3 July 2019.

Submissions must be either posted, faxed, emailed or delivered to Whangarei District Council:

Whangarei District Council
Private Bag 9023
WHANGAREI 0148
Attention: District Plan Department

Fax: 09 438 7632
Email: mailroom@wdc.govt.nz
Delivery: Whangarei District Council Offices, Forum North, Rust Avenue, Whangarei.

Public participation process

The process for public participation in the consideration of the proposed plan changes under the Act is as follows:

- After the closing date for submissions, Whangarei District Council must prepare a summary of the submissions and this summary must be publicly notified.
- There will be an opportunity to make a further submission in support of, or in opposition to, the submissions already made.
- If a person making a submission asks to be heard in support of his or her submission, a hearing must be held.
- Whangarei District Council must give its decision on the plan changes (including its reasons for accepting or rejecting submissions).
- Any person who has made a submission has the right to appeal the decision on the proposed plan changes to the Environment Court.

This notice is given pursuant to Clause 5 of the First Schedule of the Resource Management Act 1991.

R Forlong
CHIEF EXECUTIVE