

# Council Seal of Approval

## *Plan Change 2 General Amendments*

I hereby certify that the Whangārei District Council at their meeting on Thursday, 17 April 2025 resolved to approve Plan Change 2 – General Amendments in accordance with clause 17(1) of Schedule 1 to the Resource Management Act 1991. This Plan Change became operative on 14 May 2025.



Simon Weston  
Chief Executive

Dated: 01 MAY 2025

# Council Seal of Approval

## Plan Change 91: Hazardous Substances

I hereby certify that the Whangārei District Council at their meeting on Thursday 21 September 2023 resolved to approve Plan Change 91 – Hazardous Substances in accordance with clause 17(1) of Schedule 1 to the Resource Management Act 1991. This Plan Change became operative on 4 October 2023.



Simon Weston

Chief Executive

Dated: 26-9-2023

# Council Seal of Approval

## Plan Change 150: Marsden City Private Plan Change

I hereby certify that the Whangārei District Council at their meeting on Thursday 18 May 2023 resolved to approve Plan Change 150 – Marsden City Private Plan following the resolution of outstanding appeals to that plan change. This Plan Change became operative on 14 June 2023.



Simon Weston  
Chief Executive  
Dated:




31-5-2023

# Council Seal of Approval

## Plan Change 109 Transport

I hereby certify that the Whangārei District Council at their meeting on Thursday 23 February 2023 resolved to approve Plan Change 109 – Transport following the resolution of outstanding appeals to that plan change. This Plan Change became operative on 8 March 2023.

Simon Weston  
Chief Executive  
Dated:



2-3-2023




# Council Seal of Approval

## Whangārei District Plan *Operative in Part*

I hereby certify that the Whangārei District Council at their meeting on Thursday 25 August 2022, resolved to make the Whangārei District Plan Appeals Version operative in part. In accordance with Clause 20 of Schedule 1 of the Resource Management Act the operative in part date is Thursday 15 September 2022.

Simon Weston  
Chief Executive  
Dated:

  
7.9.2022



## City Centre Zone

### Issues

Whangārei's City Centre is a focal point of the District and provides vital retail, service, business and recreational needs for residents while also providing a key destination for visitors. It is envisaged that the City Centre Zone (CCZ) will be a strong, enduring and consolidated area serving as a base for *commercial activities*, *retail activities* and entertainment activities. It is anticipated that significant growth and investment will occur within the City Centre.

Historic dispersal of retail and hospitality activities and a lack of residents have undermined the economic viability and vitality of the City Centre. Economic and residential growth are encouraged within the City Centre and development should contribute towards achieving a safe, pleasant, vibrant, diverse and high amenity environment. Activities which are not consistent with the anticipated amenity and character within the City Centre are required to be located outside of the City Centre. It is essential that the *built form* within the City Centre contributes positively to the pedestrian experience and does not compromise the amenity of the City Centre.

A vital aspect to the success of the City Centre is the presence of residents. *Residential activities* are encouraged within the City Centre as this will enhance safety, vibrancy and commercial success.

### Objectives

#### **CCZ-01 Vibrancy**

Enable the development of the City Centre as an attractive, safe and vibrant place to live, work and visit with a range of *residential activities*, *commercial activities*, *retail activities* and entertainment activities.

#### **CCZ-02 Discouraged Activities**

Discourage noxious activities and activities with lower amenity and manage activities which cater primarily for customers in private motor vehicles.

#### **CCZ-03 Residential Activities**

Promote *residential activities* in the City Centre.

#### **CCZ-04 Urban Design**

Require high quality urban design outcomes and incentivise exemplary design.

**CCZ-05 Active Frontage**

Prioritise pedestrians and enhance *active frontages* at ground floor.

## Policies

**CCZ-P1 Character and Amenity**

To recognise the character and *amenity values* of the City Centre including but not limited to:

1. A vibrant urban environment.
2. Medium to high intensity development.
3. A range of *retail activities, commercial activities, business and residential activities*.
4. High levels of noise and lighting.
5. Moderate access to sunlight.
6. Presence of street trees.
7. Active *building frontages*, particularly at ground floor.
8. On-street parking with limited off-street parking.
9. Pedestrian and cyclist oriented.

**CCZ-P2 Activities**

To enhance the vibrancy, economic performance, walkability and amenity of the City Centre for residents and visitors by:

1. Enabling *residential activities*, smaller scale *retail activities*, offices, restaurants, cafes, bars and *entertainment facilities*.
2. Avoiding *rural production activities* and *industrial activities* (except for small scale *artisan industrial activities*).
3. Managing the nature, scale, design and nature of activities to ensure that:
  - a. *Active frontage* is maintained and enhanced at ground floor.
  - b. Activity and *building design* are complementary to the City Centre context and retain narrow activity and *site frontages*.
  - c. *Buildings* are designed to be flexible and adaptable to a range of uses and do not unduly restrict potential future uses of the *site*.

- d. Standalone car parking facilities and other large single use *buildings* at ground floor are sleeved by smaller scale *commercial activities*.
- e. Transition from private vehicle to public transport, active and shared transport modes is supported.

### **CCZ-P3 Active Frontage**

To require *building* design to achieve *active frontage* at ground floor to strengthen the interrelationship between *buildings* and the public realm.

### **CCZ-P4 Residential Activities**

To promote *residential activities* by encouraging *residential units* above ground floor while acknowledging that there may be a reduced level of residential amenity within the City Centre due to a mix of uses and late night activities.

### **CCZ-P5 Residential**

To maintain and enhance residential amenity by requiring *residential units* to:

1. Provide sufficient internal space, *outdoor living courts* and noise insulation.
2. Be designed and constructed in a manner which is sensitive to and is compatible with surrounding *active frontages* where the *residential units* are provided at ground floor.

### **CCZ-P6 Outdoor Living Courts**

To mitigate adverse effects on residential amenity by providing communal *outdoor living spaces* where individual *outdoor living courts* are not practicable.

### **CCZ-P7 Building Scale and Design**

To preserve sunlight access, retain a human scale in *built form* and encourage transitions in height by managing *building* scale and design.

### **CCZ-P8 Pedestrian-Centric Environment**

To create a pedestrian-centric environment by:

1. Managing new *vehicle crossings* and car parking areas to retain a safe and accessible pedestrian network.
2. Requiring *verandahs*, which are limited in scale, along *building frontages* to create a defined *building edge* and provide shade and rain shelter.



3. Designing *subdivision* to require sufficient *site frontages* to:
  - a. Avoid *rear sites*.
  - b. Enable corner *sites* to be emphasised.
  - c. Maintain narrow *site frontages* within the City Centre.

### **CCZ-P9 Incentives**

To enable higher *building* densities and varied *setbacks* where *active frontages* or pedestrian connectivity are enhanced, *residential activities* are provided, or where green rooves are provided.

### **CCZ-P10 Safety**

To reduce threats to personal safety and security by utilising urban design and *Crime Prevention Through Environmental Design* principles in the design of developments in the City Centre Zone.

## **Rules**

### **CCZ-R1 Any Activity Not Otherwise Listed in This Chapter**

Activity Status: Permitted

Where:

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.

### **CCZ-R2 Minor Buildings**

Activity Status: Permitted

Note:

1. *Minor buildings* are exempt from rules CCZ-R3 – R7.

### **CCZ-R3 Building and Major Structure Height**

1. Activity Status: Permitted

Where:

- a. The minimum *building* height is 3 stories; and
- b. The maximum *building* height and *major structure* height is 24m above *ground level*.

## 2. Activity Status: Controlled

Where:

- a. The *building* height and *major structure* height is between 24.01m and 32m above *ground level* and at least one of the following is provided:
  - i. A *pedestrian arcade*.
  - ii. A *through-site-link*.
  - iii. At least 3 *residential units*.

Matters of control:

1. Means of ensuring on-going compliance with rule.
2. Appropriateness of *through-site-link* and/or *pedestrian arcades* in terms of location, design, size, safety and accessibility.

Activity Status when compliance not achieved with CCZ-R3.1(a): Restricted Discretionary

Matters of discretion:

1. The efficient use of land.
2. The extent to which any characteristic of the *site* impacts the ability to comply with the rule.

Activity Status when compliance not achieved with CCZ-R3.1(b) or R3.2(a): Restricted Discretionary

Matters of discretion:

1. The matters of control listed in CCZ-R3.2.
2. The extent to which visual dominance effects are minimised.
3. The extent to which the visual impact of exceeding the height limit is mitigated by the location, design, scale, and appearance (including reflectivity) of the *building* or structure.
4. Effects on the privacy and amenity of adjoining *sites*.
5. Shading effects on adjoining *sites* and public open space.
6. Effects on streetscapes and walkability.
7. The extent to which the proposal demonstrates best practice principles of urban design and *Crime Prevention Through Environmental Design*.
8. The extent to which the *building* is consistent with the character and *amenity values* anticipated within the City Centre Zone.

9. The extent to which development in excess of 32m:
  - a. Has adverse effects on the affected transport network, and three *waters* networks.
  - b. Is supported by open space, public amenities, *commercial activities*, and public and active transport options that are within walking distance to service the proposed residents and/or employees.

#### **CCZ-R4 Building Setbacks**

Activity Status: Permitted

Where:

1. The *building* is within 0.5m of road boundaries at ground floor for the entire length of the *site frontage* for any front *site*, except for:
  - a. Any *site frontage* where a strategic road protection area applies as detailed in TRA Appendix 4.
  - b. Any combination of the following:
    - i. One *setback* of up to 1.5m for a maximum width of 2.5m to allow for a recessed pedestrian entrance.
    - ii. One *setback* of up to 6m for a maximum width of 6m to allow for a *pedestrian arcade*.
    - iii. One *setback* adjacent to a side *boundary* of the *site* for a maximum width of 6m to allow for a *through-site-link*.

Activity Status when compliance not achieved: Restricted Discretionary

Matters for discretion:

1. The location, design, size, safety and accessibility of any proposed recessed pedestrian entrance, *pedestrian arcade* or *through-site-link* where it does not comply with the minimum dimensions in CCZ-R4.1(b).
2. The extent to which the proposal demonstrates best practice principles of urban design and *Crime Prevention Through Environmental Design*.
3. Effects on *active frontage*, pedestrian safety and walkability.
4. Effects on the strategic road protection areas where CCZR4.1(a) is infringed.

#### **CCZ-R5 Building Floor-to-Floor Height**

Activity Status: Permitted

Where:

1. The minimum interior floor-to-floor height is 3.8m at ground floor.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. The ability to maintain *active frontages* at street level.
2. Effects on streetscape amenity.
3. Effects on pedestrian safety and amenity.
4. Effects on internal amenity and lighting at ground floor.
5. The ability for *buildings* to be used for a range of *commercial activities* in future.

### **CCZ-R6 Building Frontages**

Activity Status: Permitted

Where:

1. At least 75% of the *building frontage* at ground floor is clear glazing.
2. At least 25% of the *building frontage* above ground floor is clear glazing.
3. Where the *building* is on a front *site*, the principal public entrance to the *building* is situated to face the road.
4. There are no roller doors (except security grilles which allow views from the street into the premises) along *site frontage*.

Activity Status when compliance not achieved: Discretionary

### **CCZ-R7 Verandahs**

Activity Status: Permitted

Where:

1. All *buildings* fronting a road, except where a strategic road protection area applies to the *site frontage*, provides a *verandah*:
  - a. Along the entire *building frontage*.
  - b. That is at least 3m above the footpath and no more than 4m above the footpath.
  - c. That is *setback* at least 600mm from the kerb.

- d. That has a minimum width of 1.5m, except where that would encroach on CCZ-R7.1(c) where the minimum width shall be to within 600mm from the kerb.
- e. That has a maximum fascia height of 0.5m.

Activity Status when compliance not achieved: Discretionary

### **CCZ-R8 Fences**

Activity Status: Permitted

Where:

1. The fence is along *site frontage* and required by a bylaw or for public health and safety.
2. The fence is not a long road *frontage*.

Activity Status when compliance not achieved: Discretionary

### **CCZ-R9 Outdoor Areas of Storage or Stockpiles**

Activity Status: Permitted

Where:

1. The maximum height of any outdoor area of *storage* or stockpile is 8m above *ground level*.
2. The outdoor area of *storage* or stockpile is screened from view from *public places* and surrounding sites.

Activity Status when compliance not achieved: Discretionary

### **CCZ-R10 Car Parking**

Activity Status: Permitted

Where:

1. The car parking space is not located between the *building frontage* and road boundaries of the *site*.

Activity Status when compliance not achieved: Non-Complying

### **CCZ-R11 Artisan Industrial Activities**

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

2. The maximum *gross floor area* is 300m<sup>2</sup> per site.

Activity Status when compliance not achieved: Non-Complying

### **CCZ-R12 Residential Unit**

Activity Status: Permitted

Where:

1. Every *residential unit* provides a *net floor area* of at least:
  - a. 35m<sup>2</sup> for *residential units* with only one *habitable room*.
  - b. 45m<sup>2</sup> for *residential units* with more than one *habitable room*.
2. Every 1 bedroom *residential unit* contains an *outdoor living court* of at least 4m<sup>2</sup> and at least 1.5m depth.
3. Every 2+ bedroom *residential unit* contains an *outdoor living court* of at least 8m<sup>2</sup> and at least 2.4m depth.
4. Every *residential unit* is above ground floor.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. The design, size and layout of *buildings* to provide appropriate privacy and amenity for occupants on-site.
2. The proximity of the *site* to communal or public open space that has the potential to mitigate any lack of private *outdoor living space*.
3. Adverse effects on *active frontage*.

*Notification:*

*Any application for a residential unit which does not comply with Rules CCZ-R12.1–3 shall not require the written approval 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 Act 1991.*

### **CCZ-R13 General Retail**

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. The maximum *business net floor area* is 600m<sup>2</sup>.

Activity Status when compliance not achieved: Discretionary

#### **CCZ-R14 Grocery Store**

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. The maximum *business net floor area* is 600m<sup>2</sup>.

Activity Status when compliance not achieved: Discretionary

#### **CCZ-R15 Commercial Services**

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R16 Food and Beverage Activity**

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R17 Entertainment Facilities**

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R18 Visitor Accommodation**

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

### **CCZ-R19 Place of Assembly**

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. The activity is above ground floor.
3. The maximum *business net floor area* is 800m<sup>2</sup>.

Activity Status when compliance not achieved: Discretionary

### **CCZ-R20 Recreational Facilities**

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. The activity is above ground floor.
3. The maximum *business net floor area* is 800m<sup>2</sup>.

Activity Status when compliance not achieved: Discretionary

### **CCZ-R21 Care Centre**

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. The activity is above ground floor.
3. The maximum *business net floor area* is 800m<sup>2</sup>.

Activity Status when compliance not achieved: Discretionary

### **CCZ-R22 Educational Facilities**

Activity Status: Permitted



Where:

1. The activity is a primary activity or *ancillary activity*.
2. The activity is above ground floor.
3. The maximum *business net floor area* is 800m<sup>2</sup>.

Activity Status when compliance not achieved: Discretionary

#### **CCZ-R23 Any New Vehicle Crossing Over a Footpath**

Activity Status: Discretionary

#### **CCZ-R24 Trade Suppliers**

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.
2. The maximum *business net floor area* is 600m<sup>2</sup>.

Activity Status when compliance not achieved: Non-Complying

#### **CCZ-R25 Standalone Car Parking Facility**

Activity Status: Non-Complying

#### **CCZ-R26 Farming**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R27 Supported Residential Care**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R28 Retirement Village**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R29 Motor Vehicle Sales**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R30 Garden Centres**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R31 Marine Retail**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R32 Drive-Through-Facilities**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R33 Hire Premise**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R34 Service Stations**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R35 Funeral Home**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R36 Emergency Services**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R37 Hospital**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R38 General Commercial**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R39 General Community**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R40 Plantation Forestry**

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R41 Intensive Livestock Farming**

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R42 Farm Quarrying**

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R43 General Industry**

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R44 Manufacturing**

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R45 Storage**

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R46 Repair and Maintenance Services**

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R47 Marine Industry**

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R48 Waste Management Facility**

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.

#### **CCZ-R49 Landfill**

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.