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Commercial and Business zones

Ngā Rohe Tauhokohoko, Pakihi hoki

Te Kaunihera o Te Hiku o te Ika
Far North District Council
Proposed District Plan
Decisions version

Key terms for the Commercial and Business zones chapters:

Mixed Use zone

Enables a compatible mix of residential and commercial activities in urban centres, supporting revitalisation, vibrancy, and the appropriate management of associated effects.

Light Industrial zone

Provides for light industrial and service activities that may generate minor effects but avoid objectionable impacts. This zone can act as a buffer between heavy industry and more sensitive zones.

Heavy Industrial zone

Accommodates large-scale industrial activities with potential offensive effects, located away from sensitive areas to reduce reverse sensitivity and ensure efficient operation.

Town Centre zone

Supports the vitality and economic growth of Kerikeri's urban centre, encourages a mix of commercial and residential activities, and ensures development contributes positively to the pedestrian experience, amenity, and character.

The Commercial and Business zones chapters in the Proposed District Plan implement higher-level statutory direction, including

- **the Resource Management Act 1991**
- **the National Policy Statement on Urban Development,**
- **and the Regional Policy Statement,**

These guide where different types of activities, such as commercial, residential, light industrial, and heavy industrial, are appropriately located and how they should be designed and managed.

What does the Proposed District Plan – Decisions Version (PDP-DV) do?

The PDP-DV: manages the use, development, and intensification of land across the district's urban and industrial environments. Ensuring that development and activities are:

- Planned and located to support economic growth, community vibrancy, and the safe and efficient operation of businesses and services.
- Appropriate to the character, context, and amenity of each zone, including pedestrian-focused Town Centre zone and functional Light and Heavy Industrial zones.
- Balanced to enable compatible residential and commercial activities to co-exist, while managing potential adverse effects such as noise, traffic, odour, and visual impacts.
- Sensitive to human health, safety, and wellbeing, as well as the amenity of surrounding properties.
- Managed to minimise adverse effects on neighbours, infrastructure, and the environment, including reverse sensitivity issues for industrial activities.
- Implemented in a manner consistent with national and regional direction, including the Resource Management Act 1991, the National Policy Statement on Urban Development, and the Regional Policy Statement.

What's changed from the Operative District Plan (ODP)?

The ODP previously had Commercial and Industrial zones. Under the PDP-DV, the commercial zone has become the Mixed Use zone, while the industrial zone has been split into Light and Heavy Industrial zones. A new Town Centre zone has also been introduced through the PDP hearings process for Kerikeri.

The PDP-DV uses activity-based rules alongside specific standards for matters such as maximum height and boundary setbacks, whereas the ODP was largely effects-based, permitting any activity that met the rules.

The **Mixed Use zone** permits commercial, residential, visitor accommodation, healthcare, and community activities, where these meet relevant standards, with certain restrictions on large-format retail.

The Light Industrial zone allows a wide range of activities, with some, such as large format retail and supermarkets, restricted to the Waipapa control area.

The **Heavy Industrial zone** enables fewer activities and focuses on industrial, trade, and essential services, with differing standards between the two industrial zones.

The **Town Centre zone** is designed to support a concentrated, vibrant commercial and community environment. It enables commercial activity (excluding trade suppliers), residential units above ground floor level, visitor accommodation, community facilities, healthcare, conservation activities, emergency services, community corrections, and small-scale supermarkets.

When do I need a Resource Consent?

A resource consent is required if your activity or building does not meet the permitted standards in the PDP-DV.

Town Centre (TCZ) & Mixed Use (MUZ)

Permitted:

- Buildings that comply with all relevant standards.
- Commercial activities (excluding drive-throughs and service stations; offices ≤300 m^2; supermarkets ≤450 m^2).
- Residential and visitor accommodation (generally above ground floor, with noise insulation).
- Emergency service facilities, healthcare services, community facilities, conservation activities, and community corrections facilities.

Consent required if:

- Building standards are not met.
- Activities not permitted in the zone (e.g. education, retirement villages, trade suppliers, industrial).

Light Industrial (LI)

Permitted:

- Buildings that comply with all relevant standards.
- Industrial, trade suppliers, emergency service facilities, convenience stores, trades training and waste management facilities.
- Commercial activities, supermarkets and large format are only permitted within the Light Industrial zone – Waipapa control area which is a spatially defined area of Waipapa.
- Ancillary activities (≤15% GFA or 180 m^2).

Consent required if:

- Building standards are not met.
- Ancillary activities exceed limits.
- Non-permitted activities (e.g. residential, visitor accommodation, most community uses, offensive trades, quarrying).

Heavy Industrial (HI)

Permitted:

- Buildings that comply with all relevant standards.
- Industrial activities, trade supplier, service stations and waste management facilities.

Consent is required if:

- Building standards not met.
- Most non-industrial activities (e.g. residential, commercial, education, recreation, community uses, primary production).

What do I need to know?

- The PDP-DV uses a zone-based approach, meaning what you can do depends on the zone your site is in (Mixed Use, Light Industrial, Heavy Industrial or Town Centre).
- Activities are classified as permitted or requiring consent, depending on the type of activity and whether standards are met.
- Building standards are key – including height, setbacks, site coverage, landscaping, and design requirements (especially in Town Centre zones).
- The PDP-DV places a stronger focus on activity-based rules, rather than relying solely on managing effects.
- Mixed Use and Town Centre zones enable a wide range of activities but include controls to maintain amenity (e.g. active frontages, residential above ground floor, noise insulation).
- Light Industrial zones allow a broad range of industrial and service activities but limit sensitive activities (e.g. residential except if considered ancillary) to avoid reverse sensitivity.
- Heavy Industrial zones are more restrictive, focusing on industrial activities and limiting non-industrial uses.
- Some activities (e.g. large-format retail, supermarkets and commercial activities) are location-specific within the Light Industrial zone, in an area known as the Waipapa control area.
- Ancillary activities must remain secondary in scale and clearly related to the primary activity.
- If your proposal does not meet standards or is not permitted, a resource consent is required, and effects such as traffic, noise, amenity, and compatibility with surrounding activities will be assessed.