



SUBMISSION ON THE PROPOSED DISTRICT PLAN (PORIRUA)

BY HARVEY NORMAN PROPERTIES (N.Z.) LIMITED

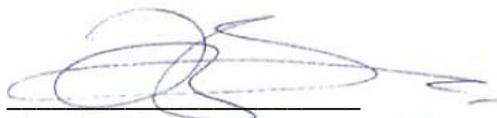
INTRODUCTION

1. Harvey Norman Properties (N.Z.) Limited ("Harvey Norman"), c/- Haines Planning Consultants Limited at the address for service below, makes this submission on the Porirua City Council's ("the Council") Proposed District Plan ("PDP").
2. Harvey Norman is a household name and a market leader in the retailing of electrical, computer, furniture, entertainment and bedding goods. It owns and operates large format retail ("LFR") centres, smaller outlets and warehouses throughout Australasia. Domestically, Harvey Norman has a presence in all major urban and provincial centres.
3. Within Porirua, Harvey Norman owns and operates a LFR store at 19 Parumoana Street ("the store site"). It also leases a warehouse at 5 John Seddon Drive ("the warehouse site"). The locations of these properties are identified in **Attachment 1**.
4. Under the Operative District Plan ("ODP"), the store site is zoned City Centre and subject to the "Vehicle Area" and "Height Area Three" notations. The warehouse site is zoned Industrial.
5. Under the PDP, both properties are zoned Large Format Retail, and are subject to the Activity Street Frontage controls as follows:
 - a. The Parumoana and Semple street frontages of the store site are subject to the Primary Frontage Control.
 - b. The southern boundary of the warehouse site, adjoining an unnamed private way belong to the neighbouring property (15 John Seddon Drive), is subject to the Secondary Frontage Control.

6. Both properties are affected to a minor degree by the Flood Hazard (Ponding) overlay under the PDP. The north-western corner of the store site is also subject to the Ohariu Fault Rupture Zone overlay.

GENERAL FEEDBACK

7. Harvey Norman acknowledges and appreciates the work that the Council has put into developing the PDP. Having been involved as a submitter on the earlier draft versions of the district plan, Harvey Norman is pleased to observe the positive evolution of the proposed provisions through this process.
8. Harvey Norman has identified a number of notified PDP provisions which it wishes to submit on, with associated reasons and requested amendments (refer **Attachment 2**). For those provisions which it opposes, Harvey Norman considers that the proposed amendments will better promote the purpose and principles of the Resource Management Act 1991 ("RMA").
9. Harvey Norman reserves the right to revise its position in response to other submissions or changes to the notified provisions.
10. Harvey Norman confirms that it:
 - a. could not gain an advantage in trade competition through this submission;
 - b. wishes to be heard in support of this submission; and
 - c. would consider presenting a joint case with any other party seeking similar relief.
11. Harvey Norman agrees to participate in mediation or other alternative dispute resolution, and would be pleased to discuss the content of this submission with Council staff, if required.



Daniel Shao

On behalf of Harvey Norman Properties (N.Z.) Limited

Date: 19 November 2020

Address for Service:

Harvey Norman Properties (N.Z.) Limited
C/- Haines Planning Consultants Limited
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AUCKLAND 1142

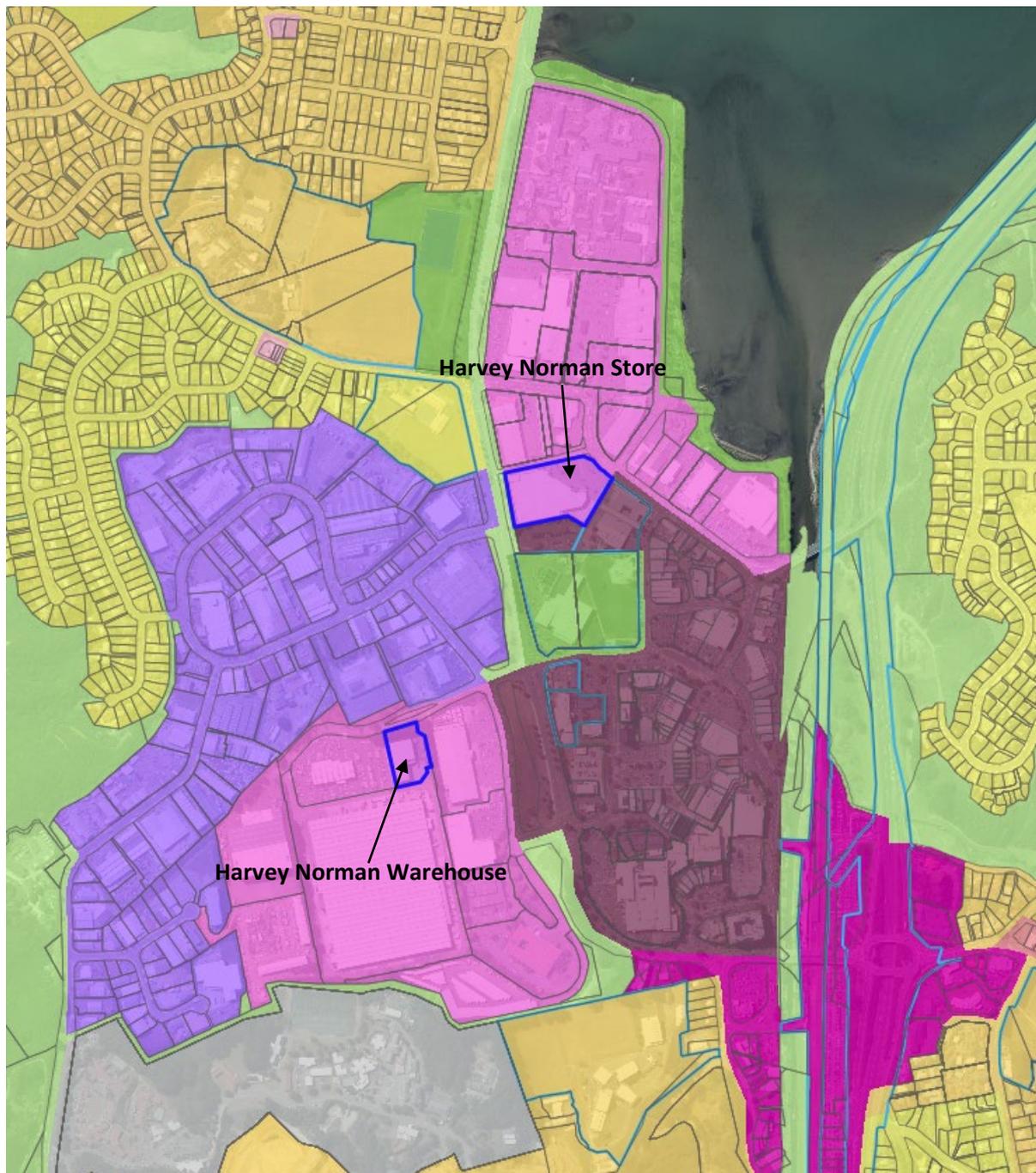
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Attachment 1: Harvey Norman Store and Warehouse Locations



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|---------------------------------|--------------------------|----------------------------------|
| General Residential Zone | Local Centre Zone | Sport and Active Recreation Zone |
| Medium Density Residential Zone | Large Format Retail Zone | Special Purpose Zone (BRANZ) |
| Rural Lifestyle Zone | Mixed Use Zone | Future Urban Zone |
| General Rural Zone | City Centre Zone | Hospital Zone |
| Settlement Zone | General Industrial Zone | Māori Purpose Zone (Hongoeka) |
| Neighbourhood Centre Zone | Open Space Zone | |

Attachment 2: Specific Submission Points

#	Provision	Support/ Oppose	Reasons	Relief sought
Planning Maps				
1.	Large Format Retail Zone at 19 Parumoana Street (Harvey Norman store)	Oppose	The subject site is adjacent to the Porirua museum, art gallery and library. There is potential for improved connectivity between the Harvey Norman site and these civic amenities. A City Centre zone would facilitate future activities and development to create a more attractive built environment surrounding these important civic facilities and provide an appropriate commercial “bookend” to the northern end of the City Centre.	Rezone 19 Parumoana Road to City Centre.
2.	Large Format Retail Zone at 5 John Seddon Drive (Harvey Norman warehouse)	Oppose	5 John Seddon Drive is used as a warehouse facility. “Warehouses” fall under the “Industrial activities” nesting table and are non-complying activities within the Large Format Zone. The site and the locality is characterised by general business and light industrial-type activities, and it is considered that the General Industrial Zone would be a more appropriate zoning for the site and the locality.	Rezone 5 John Seddon Drive and the locality (i.e. the Large Format Retail Zone to the west of the City Centre) to General Industrial.
3.	Active Street Frontage – Primary Frontage Control at 19 Parumoana Street	Support in part	The proposed frontage controls are supported if the site is recognised as forming part of the city centre.	Support the Primary Frontage Control provided that the site is rezoned to City Centre.
4.	Active Street Frontage – Secondary Frontage Control at 5 John Seddon Drive	Oppose	The Secondary Frontage Control has been applied to the southern boundary of the site, which adjoins a private driveway belonging to the neighbouring property. As this frontage is not a public road, this control is not considered appropriate.	Remove the Secondary Frontage Control from 5 John Seddon Drive.
Part 1: Introduction and General Provisions (Definitions)				
5.	Definition - Large Format retail activities means any individual retail activity with a store or individual tenancy exceeding 450m ² gross floor area.	Support	This definition is clear and consistent with the industry standard.	Retain as notified.
6.	Definition - Retail activity	Support	This definition is clear and appropriate.	Retain as notified.

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	means activities where the primary business is displaying and/or offering goods for sale or hire to the general public.			
7.	<p>Trade supplier means a business engaged in sales to businesses and institutional customers (but may also include sales to the general public) and consists only of suppliers of goods in one or more of the following categories:</p> <ul style="list-style-type: none"> a. automotive and/or marine suppliers; b. building suppliers; c. catering equipment suppliers; d. farming and agricultural suppliers; e. garden and patio suppliers; f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items); g. industrial clothing and safety equipment suppliers; and h. office furniture, equipment and systems suppliers. 	Support	This is an appropriate definition for trade supplier and captures the existing Super Cheap Auto store adjacent to the Harvey Norman store on 19 Parumoana St.	Retain as notified.
Part 2: District-Wide Matters (including Strategic Direction, Transport and Signs)				
8.	<p>CEI-O1 Hierarchy of commercial and industrial centres The City has a hierarchy of accessible, vibrant and viable centres that:</p> <ul style="list-style-type: none"> 1. Are the preferred location for shopping, leisure, cultural, entertainment and social experiences; 2. Provide for the community's employment and economic needs; 3. Contribute to the community's housing needs; and 4. Contribute to the City's social wellbeing and prosperity. 	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
9.	<p>CEI-O2 City Centre The City Centre is the principal centre providing a wide range of commercial, cultural, community, recreational</p>	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified

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	and residential activities that serve the City's employment, economic and social needs.			
10.	CEI-03 Large Format Retail Zone Large Format Retail Zones are where larger-scale retail and trade activities occur and are located close to the City Centre to support its role as the principal centre.	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified
11.	CEI-07 Industrial Zone Industrial Zones provide industry-based employment and economic development opportunities and are protected from incompatible activities.	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified
12.	FC-03 Existing activities The ongoing operation, character and amenity values of existing lawful activities are protected from incompatible activities.	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified
13.	FC-04 Compatible activities Compatible activities with similar effects and functions are located together in appropriate areas and: 1. Are consistent with the anticipated character and amenity values of the areas where they are located; and 2. Contribute to the efficient use of land, resources and infrastructure.	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified
14.	UFD-01 Urban growth Porirua grows in a planned, compact and structured way.	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified
15.	UFD-03 Urban form Porirua's urban areas are connected, accessible and safe and support the community's wellbeing.	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified
16.	UFD-05 Subdivision, use and development Subdivision, use and development is integrated with the transport network, and supports Porirua's current and future needs.	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified

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17.	<p>UFD-O6 Quality urban form and place making Good quality design is achieved in all urban form and place making.</p>	Support in part	Generally support the rationale for good quality design and place making. The challenge is to determine the appropriate level of regulatory intervention in the design of new buildings. The cost (including time and resources) of such intervention needs to be balanced against the need to enable people and communities to provide for their wellbeing. It is not practicable or necessarily desirable to require "all urban form" to achieve "good quality design".	The objective should be amended to target certain areas (e.g. City Centre) or activities (e.g. multi-unit residential developments), instead of requiring "good quality design" to be achieved in "all urban form and place making". Alternatively, the objective should be amended to use words such as "encourage" or "promote", as opposed to requiring "good" outcomes to be achieved in "all cases".
18.	<p>TR-O1 High trip generating use and development Use and development that generates high numbers of vehicle trips:</p> <ol style="list-style-type: none"> 1. Do not compromise the safety and efficiency of the transport network; and 2. Is located where it is accessible by a range of transport modes. 	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified
19.	<p>TR-P1 High trip generating use and development Provide for high vehicle trip generating activities where it can be demonstrated that any adverse effects on the transport network will be minimised, having regard to:</p> <ol style="list-style-type: none"> 1. The extent to which it integrates and co-ordinates with the transport network, including proposed or planned network upgrades and service improvements; 2. The location of the proposed activity and the purpose of the zone it is located in; 3. The transport network's capacity, level of service, form and function; 4. The effect of the proposed activity on the transport network and it's users; 	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified

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	5. The effect of the proposed activity on the character and amenity values of the surrounding area; 6. The provision for pedestrians, cyclists, public transport users, freight and motorists, as appropriate; 7. Any alternative site access and / or routes available; 8. Any traffic management and travel planning mechanisms; 9. The staging of the activity; 10. Any improvements to the transport network proposed as part of a high trip generating activity development; 11. Any cumulative adverse effects; and 12. Any positive effects.			
20.	TR-R5 Trip generation 1. Activity status: Permitted, where compliance is achieved with TR-S10. 2. Activity status: Restricted discretionary, where compliance is not achieved with TR-S10.	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified
21.	TR-S10 Trip generation An activity must not exceed the trip generation thresholds set out in TR-Table 7 Trip generation thresholds: Retail (which is not specifically identified in TR-Table 7): 500 vehicle trips per day	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified
22.	SIGN-O1 Signs are appropriately managed Signs contribute to the social, cultural and economic wellbeing of the community and do not compromise: <ol style="list-style-type: none"> The character and amenity values of the zone; The safe and efficient operation of the transport and pedestrian network; The identified values and qualities of any Overlay they are located in or on; or The health and safety of people. 	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified

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23.	<p>SIGN-P2 On-site advertising signs Provide for on-site advertising signs where they are consistent with the purpose, character and amenity values of the zone, and:</p> <ol style="list-style-type: none"> 1. Do not compromise the character and amenity values of any adjoining zones; 2. Do not compromise public health and safety, including traffic and road user safety; 3. Do not result in visual clutter and other adverse cumulative effects; 4. Do not adversely affect amenity values, particularly nighttime amenity for residential activities; and 5. Where relevant, are in proportion to the scale of the building it is located on and the number and size of the tenancies and the size of the site. 	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified
24.	<p>SIGN-P3 Digital and illuminated signs Enable illuminated signs in Commercial and Mixed Use Zones and the General Industrial Zone, and provide for the use of digital signs in the City Centre Zone and Large Format Retail Zone, where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The character and amenity values of the zone and adjoining zones is maintained; 2. There are no adverse effects on the safety of road users; and 3. The effects of light spill and glare do not adversely affect existing lawful or permitted activities within the surrounding environment. 	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified
25.	<p>SIGN-P5 Off-site signs Only allow off-site signs located within the City Centre Zone, General Industrial Zone, Large Format Retail Zone, Mixed Use Zone or Sport and Active Recreation Zone where they are of a complementary size and scale to other signs in the zone.</p>	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified
<p>Part 3: Area Specific Matters (including Large Format and General Industrial Zones)</p>				

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26.	<p>LFRZ-O1 Purpose of the Large Format Retail Zone The Large Format Retail Zone predominantly accommodates large format retail development that services Porirua City's and the wider region's need for large-scale retail and other vehicle-oriented activities.</p>	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified
27.	<p>LFRZ-O2 Character and amenity values of the Large Format Retail Zone The Large Format Retail Zone is an attractive and safe urban environment that is characterised by:</p> <ol style="list-style-type: none"> 1. Low to medium rise buildings with larger footprints and associated car parking areas; and 2. A built environment and open spaces that are well designed and contribute positively to the amenity of the area. 	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified
28.	<p>LFRZ-O3 Managing the scale of use and development at zone interface Use and development within the Large Format Retail Zone:</p> <ol style="list-style-type: none"> 1. Are of an appropriate scale and proportion for the zone; and 2. Have minimal adverse effects on the amenity values of adjacent sites in Residential Zones and Open Space and Recreation Zones. 	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified
29.	<p>LFRZ-P1 Appropriate activities Enable activities that are compatible with the purpose, character and amenity values of the Large Format Retail Zone.</p>	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified
30.	<p>LFRZ-P2 Residential activity Provide for residential activity where:</p> <ol style="list-style-type: none"> 1. It is entirely located above ground floor, where located along a primary frontage identified on the planning maps; 2. Any residential unit is designed to: 	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified

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	<p>a. Ensure that indoor noise and ventilation levels are appropriate for occupants; and</p> <p>b. Provide for the amenity values of occupants in respect of outlook, privacy, daylight and site design;</p> <p>3. It is consistent with the Large Format Retail Zone Design Guide contained in APP6-Large Format Retail Zone Design Guide; and</p> <p>4. Reverse sensitivity effects on commercial activities are minimised.</p>			
31.	<p>LFRZ-P3 Other activities Only allow for other activities where:</p> <ol style="list-style-type: none"> Any significant adverse effects, including reverse sensitivity effects, can be avoided, remedied or mitigated; The intensity and scale of the activity is consistent with the anticipated character and amenity values of the Large Format Retail Zone; The design and location of any parking areas, vehicle access and servicing arrangements maintain streetscape amenity and do not compromise pedestrian and cyclist safety; Any changes to an active street frontage identified on the planning maps are consistent with the relevant frontage provisions of the Large Format Retail Zone Design Guide contained in APP6-Large Format Retail Zone Design Guide; and The activity does not undermine the role and function of the City Centre Zone. 	Support in part	Policies P3.3 and P3.4, which relate to the design of buildings and car parking areas, are better addressed through LFRZ-P5 (Building development), instead of this policy which is concerned with "other activities".	Delete Policies P3.3 and P3.4 or address these under LFRZ-P5 (Building development).
32.	<p>LFRZ-P4 Inappropriate activities Avoid activities that are incompatible with the anticipated purpose, character and amenity values of the Large Format Retail Zone.</p>	Support	This policy complements LFRZ-P1 and LFRZ-P3 and provides a clear framework for determining activity classifications.	Retain as notified
33.	<p>LFRZ-P5 Built development Provide for built development that:</p>	Support in part	It is unclear what is meant by "medium-density built character" as this is not a commonly used term in	Delete Policy P5.3.

#	Provision	Support/ Oppose	Reasons	Relief sought
	<ol style="list-style-type: none"> 1. Acknowledges and reflects the role, scale and context of the Large Format Retail Zone; 2. Reflects the medium-density built character of the Large Format Retail Zone; 3. Contributes to creating a functional, attractive and safe built environment; 4. Provides active street frontages in locations identified on the planning maps; 5. Is consistent with the Large Format Retail Zone Design Guide contained in APP6-Large Format Retail Zone Design Guide; and 6. Where applicable, enhances the connection to Te Awarua-o-Porirua Harbour and Porirua Stream and addresses potential impacts on the openness and historical and cultural values of these water bodies. 		<p>describing large commercial buildings. This should be clarified or deleted to avoid confusion.</p> <p>As noted above, the costs of regulatory intervention need to be proportionate to the benefits such intervention will bring. The PDP requires consent for all new buildings and even minor additions to buildings. Such applications would need to demonstrate consistency with the Large Format Retail Zone Design Guide, likely requiring input from a specialist. Whilst such provisions may be appropriate in the City Centre, they are extremely onerous considering the areas in question are intended to cater for vehicle-oriented activities with a lower level of pedestrian amenity.</p>	<p>Delete Policy P5.5 unless the related rules and design guides are amended to target more specific activities/areas.</p>
34.	<p>LFRZ-P6 Public space interface Provide for development that:</p> <ol style="list-style-type: none"> 1. Creates a positive interface with the public space and minimises adverse effects on the amenity and quality of the streetscape through: <ol style="list-style-type: none"> a. High quality building designs; b. Visually unobtrusive parking, storage and servicing areas; and c. Attractive landscaping and screening where appropriate. 2. Where located along an active street frontage identified on the planning maps, creates a positive interface with the public space and contributes to well designed open spaces through: <ol style="list-style-type: none"> a. Buildings that are oriented towards or built up to the front boundary of the site; b. Transparent glazing on the ground floor that allows visibility into and out of commercial frontages and reflects whether it is a primary or secondary frontage; and c. Obvious and highlighted public entrances; and 	Support in part	<p>This policy which seeks to ensure that developments provide a positive interface with the public space is generally supported. However, it is considered that the key outcomes to be achieved should be specified in the policies (e.g. Policies P6.1 and P6.2), instead of referring to a separate and detailed set of guidelines (e.g. Policy P6.3). Much of the Large Format Retail Zone Design Guide essentially duplicates the key outcomes stated in Policies P6.1 and P6.2.</p>	Delete Policy P6.3.

#	Provision	Support/ Oppose	Reasons	Relief sought
	3. Is consistent with the Large Format Retail Zone Design Guide contained in APP6-Large Format Retail Zone Design Guide.			
35.	<p>LFRZ-R1 Redevelopment, alteration and repair of existing buildings and structures</p> <p>1. Activity status: Permitted, where the external building form (floor area and height) of the existing building remains unchanged.</p> <p>2. Activity status: Restricted discretionary, where compliance is not achieved with LFRZ-R1-1.a.</p> <p>3. Activity status: Discretionary, where compliance is not achieved with LFRZ-S1, LFRZ-S2, LFRZ-S3, LFRZ-S4, LFRZ-S5, LFRZ-S6, LFRZ-S7, LFRZ-S8 or LFRZ-S9.</p>	Support in part	Support the permitted activity status assigned to qualifying developments. Redevelopments that do not qualify under Clause 1 should be treated simply as "new buildings and structures" under LFRZ-R8.	Delete Clauses 2 and 3.
36.	<p>LFRZ-R2 Erection, construction and development of additions to existing buildings and structures</p> <p>1. Activity status: Permitted, where the gross floor area of the additions is less than 5% of the gross floor area of the existing building.</p> <p>2. Activity status: Restricted discretionary where compliance is not achieved with LFRZ-R2-1.a.</p> <p>3. Activity status: Discretionary, where compliance is not achieved with LFRZ-S1, LFRZ-S2, LFRZ-S3, LFRZ-S4, LFRZ-S5, LFRZ-S6, LFRZ-S7, LFRZ-S8 or LFRZ-S9.</p>	Support in part	Support the permitted activity status assigned to qualifying developments. Redevelopments that do not qualify under Clause 1 should be treated simply as "new buildings and structures" under LFRZ-R8.	Delete Clauses 2 and 3.
37.	<p>LFRZ-R5 Large format retail activity</p> <p>1. Activity status: Permitted, where compliance is achieved with LFRZ-S6 and LFRZ-S7.</p> <p>2. Activity status: Restricted discretionary, where compliance is not achieved with LFRZ-S6 or LFRZ-S7.</p>	Support	Providing for large format retail activities consistent with the purpose of the zone.	Retain as notified.
38.	<p>LFRZ-R7 Trade supplier</p> <p>1. Activity status: Permitted, where compliance is achieved with LFRZ-S6 and LFRZ-S7.</p>	Support	Trade suppliers are compatible activities within the Large Format Retail Zone	Retain as notified.

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	2. Activity status: Restricted discretionary, where compliance is not achieved with LFRZ-S6 or LFRZ-S7.			
39.	<p>LFRZ-R8 New buildings and structures</p> <p>1. Activity status: Restricted discretionary, where compliance is achieved with LFRZ-S1 to LFRZ-S9.</p> <p>2. Activity status: Discretionary, where compliance is not achieved with the above standards.</p>	Support in part	<p>As an observation, it is unusual for large format/vehicle oriented zones to have design triggers for all new buildings. Such controls can be readily justified in the City Centre and Town Centre settings, but less so in other settings.</p> <p>Nonetheless, it is accepted that this is a policy decision the Council is making, and the submitter would support this provided that the Council is appropriately resourced to handle a likely influx of such applications.</p> <p>In any case, it is considered that where compliance is not achieved with the specific standards, a restricted discretionary activity consent should be triggered (rather than full discretionary). Clause 2 should be amended accordingly.</p>	<p>Delete Clauses 1 and 2 and replace with the following:</p> <p>Activity Status: Restricted Discretionary, where compliance is achieved with LFRZ-S1 to LFRZ-S9.</p> <p><u>Where compliance is not achieved with the above standards, a restricted discretionary activity resource consent is required in respect of that non-compliance. The matters of assessment include:</u></p> <ol style="list-style-type: none"> <u>any objective or policy which is relevant to the standard;</u> <u>the purpose of the standard and whether that purpose will still be achieved if consent is granted;</u> <u>any special or unusual characteristic of the site which is relevant to the standard;</u> <u>the effects of the infringement of the standard; and</u> <u>where more than one standard will be infringed, the effects of all infringements considered together.</u>

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40.	<p>LFRZ-R9 Retail activity</p> <p>1. Activity status: Restricted discretionary, where compliance is achieved with LFRZ-S6 and LFRZ-S7.</p> <p>2. Activity status: Discretionary, where compliance is not achieved with the above standards.</p>	Support in part	Restrictions on general retail activities is supported provided that certain compatible activities, e.g. food and beverage activities, are exempted from this rule.	Retain, subject to the proposed changes to LFRZ-R13.
41.	<p>LFRZ-R13 Food and beverage activity</p> <p>1. Activity status: Restricted discretionary, where compliance is achieved with LFRZ-S6 and LFRZ-S7.</p> <p>2. Activity status: Discretionary, where compliance is not achieved with LFRZ-S6 or LFRZ-S7.</p>	Oppose	Food and beverage activities are often complementary to large format and trade retail developments. Some food and beverage activities should be provided for within the zone.	Provide for one food and beverage tenancy up to 250m ² GFA for each large format retail tenancy on a site as a permitted activity. Where compliance is not achieved, a restricted discretionary activity is required.
42.	<p>LFRZ-R22 Industrial activity</p> <p>1. Activity status: Non-complying</p>	Oppose	The Harvey Norman warehouse at 5 John Seddon St is deemed an "industrial activity" and would be non-complying under this rule. This rule is opposed on that basis. However, it is noted that this rule is not inherently wrong. Rather, the incorrect zone has been applied to the Harvey Norman warehouse site (and the locality), which needs to be remedied.	<p>Amend this rule to permit industrial activities.</p> <p>Alternatively, rezone 5 John Seddon St and the Large Format Retail Zone to the east of the City Centre to General Industrial.</p>
43.	<p>LFRZ-S1 Height</p> <p>All buildings and structures must not exceed a maximum height above ground level of 15m.</p>	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
44.	<p>LFRZ-S3 Setback</p> <p>Buildings and structures must not be located within a 3m setback from a side or rear boundary where that boundary adjoins a site zoned General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.</p>	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
45.	<p>LFRZ-S4 Active street frontages</p> <p>1. For sites with primary street-facing façade controls identified on the planning maps:</p> <p>a. At least 40% of the ground floor building frontage must be display windows or transparent glazing; and</p>	Oppose	It is not considered appropriate to have both a prescriptive standard on glazing as well as a default consent trigger for all new buildings. The outcome sought through this rule can be articulated through the relevant policy and assessed case by case.	<p>Delete this standard.</p> <p>Alternatively, make new buildings and structures (LFRZ-R8) a permitted activity, subject to complying with standards.</p>

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	<p>b. The principal public entrance to the building must be located on the front boundary.</p> <p>2. For sites with secondary street-facing façade controls identified on the planning maps at least 20% of the ground floor building frontage must be display windows or transparent glazing.</p>			
46.	<p>CCZ-O1 Purpose of the City Centre Zone The City Centre Zone:</p> <ol style="list-style-type: none"> 1. Is Porirua’s principal commercial, civic and community centre; 2. Is the vibrant focal point of the City; and 3. Accommodates a wide range of commercial, community, recreational and residential activities. 	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
47.	<p>CCZ-O2 Character and amenity values of the City Centre Zone The scale, form and design of use and development in the City Centre is characterised by:</p> <ol style="list-style-type: none"> 1. A built form that is compact and reflects the high-density environment of the City Centre; 2. A built environment that is versatile, well designed and of high quality and contributes to attractive and safe public spaces; and 3. An urban environment that is an attractive place to live, work and visit. 	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
48.	<p>CCZ-P1 Appropriate activities Enable activities that are compatible with the purpose, character and amenity values of the City Centre Zone.</p>	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
49.	<p>CCZ-P2 Residential activity Provide for more intensive residential activity where:</p> <ol style="list-style-type: none"> 1. It is located above ground floor, except for [the Bunnings Bank site]; 2. It does not interrupt or preclude an ongoing active street frontage that provides a positive interface with the public space; 	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.

#	Provision	Support/ Oppose	Reasons	Relief sought
	3. Any residential unit is designed to: <ol style="list-style-type: none"> a. Ensure that indoor noise and ventilation levels are appropriate for occupants; and b. Provide for the amenity values of occupants in respect of outlook, privacy, daylight and site design; 4. It is consistent with the City Centre Zone Design Guide contained in APP4-City Centre Zone Design Guide; and 5. Reverse sensitivity effects on commercial activities are minimised.			
50.	CCZ-P3 Other activities Only allow for other activities where: <ol style="list-style-type: none"> 1. Any significant adverse effects, including reverse sensitivity effects on the continued operation of established activities, can be avoided, remedied or mitigated; 2. The intensity and scale of the activity is consistent with the anticipated character and amenity values of the City Centre Zone and does not compromise activities that are enabled within the zone; 3. For any retirement village: <ol style="list-style-type: none"> a. On-site amenity for residents is provided, which reflects the nature of and diverse needs of residents of the village; and b. Any potential reverse sensitivity effects on the continued operation of non-residential activities are minimised; and 4. Any change to an active street frontage identified on the planning maps is consistent with the City Centre Zone Design Guide contained in APP4-City Centre Zone Design Guide. 	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
51.	CCZ-P4 Inappropriate activities Avoid activities that are incompatible with the anticipated purpose, character and amenity values of the City Centre Zone.	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.

#	Provision	Support/ Oppose	Reasons	Relief sought
52.	<p>CCZ-P5 Built development Provide for and encourage high quality and high-density built development that:</p> <ol style="list-style-type: none"> 1. Acknowledges and reflects the purpose, scale and context of the City Centre Zone; 2. Aligns with the anticipated compact, high-density character envisaged for the City Centre Zone; 3. Is well designed and contributes actively to creating safe and vibrant public spaces; 4. Provides active street frontages in locations identified on the planning maps; 5. Provides visual interest by using a variety of building forms, materials and colours; 6. Is consistent with the City Centre Zone Design Guide contained in APP4-City Centre Zone Design Guide; and 7. Where applicable, enhances the connection to the Porirua Stream and addresses potential impacts on the openness and historical and cultural values of the stream. 	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
53.	<p>CCZ-P6 Public space interface Where located along an active street frontage identified on the planning maps, require development to provide a positive interface with the public space and contribute to creating well defined public spaces through:</p> <ol style="list-style-type: none"> 1. Buildings that are built up to the front boundary of the site; 2. Continuous active street frontages; 3. Verandas or other forms of pedestrian shelter; 4. Transparent glazing on the ground floor that allows visibility into and out of commercial frontages and reflects whether it is a primary or secondary frontage; 5. Obvious and highlighted public entrances; 	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.

#	Provision	Support/ Oppose	Reasons	Relief sought
	6. Visually unobtrusive parking, storage and servicing areas, preferably within or to the rear of the building; and 7. Consistency with the City Centre Zone Design Guide contained in APP4-City Centre Zone Design Guide.			
54.	CCZ-P7 Car parking Only allow for ground level car parking where: <ol style="list-style-type: none"> 1. It is not located along a primary frontage identified on the planning maps; 2. Any adverse effects on the amenity and quality of the streetscape and public open spaces can be minimised; and 3. It is consistent with the City Centre Zone Design Guide contained in APP4-City Centre Zone Design Guide. 	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
55.	CCZ-R1 Redevelopment, alteration and repair of existing buildings and structures <ol style="list-style-type: none"> 1. Permitted, where the external building form (floor area and height) of the existing building remains unchanged. 2. Restricted discretionary... 3. Discretionary. 	Support in part	Support the permitted activity status assigned to qualifying developments. Redevelopments that do not qualify under Clause 1 should be treated simply as "new buildings and structures" under CCZ-R15.	Delete Clauses 2 and 3.
56.	CCZ-R2 Erection, construction and development of additions to existing buildings and structures <ol style="list-style-type: none"> 1. Permitted, where the gross floor area of the additions is less than 5% of the gross floor area of the existing building 2. Restricted discretionary... 3. Discretionary. 	Support in part	Support the permitted activity status assigned to qualifying developments. Redevelopments that do not qualify under Clause 1 should be treated simply as "new buildings and structures" under CCZ-R15.	Delete Clauses 2 and 3.
57.	CCZ-R3 Erection, construction and development of minor ancillary buildings and structures <ol style="list-style-type: none"> 1. Permitted, where: 		Support the permitted activity status assigned to qualifying developments. Redevelopments that do not qualify under Clause 1 should be treated simply as "new buildings and structures" under CCZ-R15.	Delete Clauses 2 and 3.

#	Provision	Support/ Oppose	Reasons	Relief sought
	<ul style="list-style-type: none"> a. The building or structure is ancillary to an activity already established on the site; b. The building or structure is not located along a primary frontage identified on the planning maps; c. The gross floor area of the building or structure is less than 25m²; d. The height of the building or structure is less than 3m; and e. The building or structure is screened and not visible from any public road or other public space. <ul style="list-style-type: none"> 2. Restricted discretionary 3. Discretionary 			
58.	CCZ-R4 Demolition or removal of an existing building or structure 1. Activity status: Permitted	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
59.	CCZ-R5 Retail activity 1. Activity status: Permitted	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
60.	CCZ-R6 Commercial service activity 1. Activity status: Permitted	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
61.	CCZ-R7 Office 1. Activity status: Permitted	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
62.	CCZ-R8 Entertainment facility 1. Activity status: Permitted	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
63.	CCZ-R9 Food and beverage activity 1. Activity status: Permitted	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
64.	CCZ-R14 Residential activity and residential unit 1. Activity status: Permitted	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.

#	Provision	Support/ Oppose	Reasons	Relief sought
65.	<p>CCZ-R15 New buildings and structures</p> <p>1. Activity status: Restricted discretionary, where compliance is achieved with CCZ-S1 to CCZ-S6.</p> <p>2. Activity status where compliance not achieved: Discretionary, where compliance is not achieved with CCZ-S1 to CCZ-S6.</p>	Support in part	It is considered that where compliance is not achieved with the specific standards, a restricted discretionary activity consent should be triggered (rather than full discretionary). Clause 2 should be amended accordingly.	<p>Delete Clauses 1 and 2 and replace with the following:</p> <p>Activity Status: Restricted Discretionary, where compliance is achieved with CCZ-S1 to CCZ-S6.</p> <p><u>Where compliance is not achieved with the above standards, a restricted discretionary activity resource consent is required in respect of that non-compliance. The matters of assessment include:</u></p> <ul style="list-style-type: none"> f. <u>any objective or policy which is relevant to the standard;</u> g. <u>the purpose of the standard and whether that purpose will still be achieved if consent is granted;</u> h. <u>any special or unusual characteristic of the site which is relevant to the standard;</u> i. <u>the effects of the infringement of the standard;</u> and j. <u>where more than one standard will be infringed, the effects of all infringements considered together.</u>
66.	<p>CCZ-R16 Large format retail activity</p> <p>1. Activity status: Restricted discretionary Matters of discretion are restricted to the matters in CCZ-P3.</p>	Oppose	The City Centre Zone provisions should primarily focus on regulating the built environment whilst providing an enabling framework with respect to land use activities. Large format retail activities are not inherently incompatible with the outcomes sought within the City Centre Zone.	<p>Amend CCZ-R16 as follows:</p> <p>1. Activity status: Restricted discretionary <u>Permitted</u></p>

#	Provision	Support/ Oppose	Reasons	Relief sought
			With appropriate consideration given to the design of large format retail buildings and their interface with the surrounding environment (through the implementation of CCZ-R15), a high quality design outcome can be achieved.	Matters of discretion are restricted to the matters in CCZ-P3.
67.	CCZ-R19 Ground level parking 1. Activity status: Restricted discretionary	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified
68.	CCZ-R20 Trade supplier 1. Activity status: Discretionary	Oppose	The City Centre Zone provisions should primarily focus on regulating the built environment whilst providing an enabling framework with respect to land use activities. Trade suppliers are not inherently incompatible with the outcomes sought within the City Centre Zone. With appropriate consideration given to the design of new developments and their interface with the surrounding environment (through the implementation of CCZ-R15), a high quality design outcome can be achieved.	Amend CCZ-R20 to permit trade suppliers within the City Centre Zone.
69.	CCZ-R22 Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying 1. Activity status: Discretionary	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
70.	CCZ-S1 Height 1. All buildings and structures must not exceed a maximum height above ground level of 30m.	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
71.	CCZ-S2 Active street frontages Refer to standard	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
72.	CCZ-S5 Location of Parking 1. Any on-site ground level car parking must be located within or at the rear of the building that it serves.	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
73.	GIZ-O1 Purpose of the General Industrial Zone The General Industrial Zone accommodates a range of industry-based employment and economic development opportunities that:	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.

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	<ol style="list-style-type: none"> Support the wellbeing and prosperity of Porirua City; and Does not compromise the strategic role and function of the City Centre or other Commercial and Mixed Use Zones. 			
74.	<p>GIZ-O2 Character and amenity values of the General Industrial Zone The character and amenity values of the General Industrial Zone primarily consist of:</p> <ol style="list-style-type: none"> Utilitarian buildings on large sites; Large yard areas; Buildings and outdoor storage areas that are designed and located to maintain the amenity values of adjacent Residential and Open Space and Recreation Zones; and Landscaped frontages along specified roads that provide access to city attractions. 	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
75.	<p>GIZ-P1 Appropriate use and development Allow use and development that is compatible with the purpose, character and amenity values of the General Industrial Zone.</p>	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
76.	<p>GIZ-R4 Industrial activity excluding ancillary activities Activity status: Permitted, where compliance is achieved with GIZ-S4 and GIZ-S5.</p>	Support	Agree with the reasons set out in the s32 evaluation.	Retain as notified.
Part 4: Appendices and Schedules				
77.	APP4 – City Centre Zone Design Guide	Support in part	The concept of using design guidelines to inform the assessment of new developments is supported. However, “the devil is in the detail” of those provisions, and the implementation process.	That the Design Guide, along with the PDP’s design-related policies, rules and standards, be road-tested with actual proposals. The process and outcome of those “applications” should be published as part of Council’s s32 evaluation to demonstrate to the submitters and decision makers

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				that the implementation of the Design Guide, in the manner proposed, will deliver the intended outcomes, and at a fair and reasonable cost to applicants and the community. The appropriateness of the Design Guide, and the related planning provisions, can be reviewed based on that evidence.
78.	APP6 – Large Format Retail Zone Design Guide	Support in part	The concept of using design guidelines to inform the assessment of new developments is supported. However, the devil is the details of those provisions, and the implementation process.	As above.