

LFRZ - Large Format Retail Zone

The Large Format Retail Zone provides for a range of retail stores, predominantly those with large footprints and those that are strongly vehicle oriented. It is characterised by buildings with large footprints and associated car parking areas. It also provides for residential developments such as apartments above ground floor that will contribute to providing wider housing choices in the City.

While the main focus of the Large Format Retail Zone is on "big box" retail, it also provides for smaller-scale retail, commercial service activities and offices. However, these activities will be assessed on a case-by-case basis through a resource consent process to address their suitability for the zone, and any potential adverse effects on the role and function of the Metropolitan Centre Zone.

The Large Format Retail Zone offers employment opportunities and serves Porirua City and the wider region and is not necessarily connected to a residential catchment. It is primarily accessed by car.

The design of new buildings and the design and landscaping of open spaces is of importance to achieving a high quality built urban environment in this zone. Any new development facing Te Awarua-o-Porirua Harbour and Porirua Stream will also need to address and, where possible, enhance the relationship to the Harbour and Stream.

The northern end of the Large Format Retail Zone is occupied by Whitireia New Zealand, a government-owned and funded tertiary institute of technology. The Whitireia Tertiary Education Precinct provides for the specific needs of the tertiary education provider while still enabling the future use of land in line with the underlying zoning.

In accordance with the National Planning Standards, the District Plan takes an integrated approach to the sustainable management of natural and physical resources within individual zones and across Porirua. As such other chapters in this Plan have provisions that apply to this Zone, including in Part 2: District-Wide chapters.

See How the District Plan works for more information.

Objectives

LFRZ- Purpose of the Large Format Retail Zone O1

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.

LFRZ- Planned urban built environment of the Large Format Retail Zone O2

The Large Format Retail Zone is an attractive and safe urban built environment that is characterised by:

1. Buildings with larger footprints, predominately up to six storey in height and associated car parking areas;
2. Open spaces that are well designed and contribute positively to the amenity of the area; and
3. Sites and buildings used for residential purposes that provide good quality on-site residential amenity for the health and well-being of people residing in the Zone.

LFRZ- Managing the scale of use and development at zone interface O3

Use and development within the Large Format Retail Zone:

1. Are of an appropriate scale and proportion for the purpose and planned urban built environment of the zone; and
2. Minimize adverse effects on the amenity values of adjacent sites in Residential Zones and Open Space and Recreation Zones.

Policies

LFRZ- P1 Appropriate activities

Enable activities that are compatible with the purpose of the Large Format Retail Zone.

LFRZ- P2 Location of residential activity and residential units

Enable residential activity where:

1. It is located above ground floor, where located along a primary frontage identified on the planning maps;
2. It provides for an ongoing active frontage at a pedestrian level; and
3. Reverse sensitivity effects on commercial activities are minimized.

LFRZ- P3 Health and well-being for residential activity and residential units

Enable residential activity and residential units where they provide a healthy urban built environment that provides for people's well-being in respect of:

1. Access to sunlight, daylight and outdoor living space; and
2. Privacy and site design.

LFRZ- P4 Other activities

Provide for other activities within the Large Format Retail Zone where:

1. Any significant adverse effects can be avoided, remedied or mitigated;
2. The activity is consistent with the planned urban built environment and does not compromise activities that are enabled within the Large Format Retail Zone; and
3. The activity does not undermine the role and function of the Metropolitan Centre Zone.

LFRZ- P5 Inappropriate activities

Avoid activities that are incompatible with the purpose of the Large Format Retail Zone.

LFRZ- P6 Small scale-built development

Enable repairs, alterations and additions to existing buildings and structures, and the erection of smaller-scale buildings and structures, that achieve the planned urban built environment for the Large Format Retail Zone.

LFRZ- P7 Larger scale-built development

Provide for larger scale-built development that:

1. Acknowledges and reflects the planned urban built environment of the Large Format Retail Zone; and
2. Is consistent with the Large Format Retail Zone Design Guide contained in-APP6-Large - Large Format Retail Zone Design Guide.

LFRZ- P8 Public space interface

Provide for development that:

1. Creates a positive interface with the public space and minimizes adverse effects on the amenity and quality of the streetscape through:
 - 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:
 - 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.
3. 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.

LFRZ- Interface with Residential Zones and Open Space and Recreation Zones P9

Minimize the adverse effects from use and development within the Large Format Retail Zone on directly adjoining sites zoned Residential or Open Space and Recreation by ensuring that:

1. Buildings and activities are located and designed to achieve a transition at the zone interface;
2. Buildings are located and designed to minimize shading and privacy;
3. Buildings are of a bulk, height and form that minimizes dominance and/or enclosure effects; and
4. Screening and landscaping minimize adverse visual effects.

Rules

Note: There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Rules relating to subdivision, including minimum allotment sizes for each zone, are found in the Subdivision chapter.

LFRZ- New buildings and structures, and alterations, repairs and additions to existing R1 buildings and structures

1. Activity status: **Permitted**

Where:

- a. The gross floor area of the new building, structure or addition to an existing building or structure is no more than 450m²; and
- b. Compliance is achieved with:
 - i. LFRZ-S1;
 - ii. LFRZ-S2;
 - iii. LFRZ-S3;
 - iv. LFRZ-S4;
 - v. LFRZ-S5;
 - vi. LFRZ-S6; and
 - vii. LFRZ-S7.

Except that:

- LFRZ-S4 does not apply to papakāinga.
- LFRZ-S1, LFRZ-S2, LFRZ-S3, LFRZ-S5, LFRZ-S6 and

- LFRZ-S7 do not apply to alterations and repairs to existing buildings and structures.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with LFRZ-R1-1.a

Matters of discretion are restricted to:

1. The matters in LFRZ-P7.

Notification:

An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA.

3. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with LFRZ-R1-1.b.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard.

Notification:

- An application under this rule where compliance is not achieved with LFRZ-S2, LFRZ-S3, LFRZ-S6 or LFRZ-S7 is precluded from being publicly notified in accordance with section 95A of the RMA.
- An application under this rule where compliance is not achieved with LFRZ-S4 or LFRZ-S5 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.

LFRZ- Construction activity **R2**

1. Activity status: **Permitted**

LFRZ- Large format retail activity **R3**

1. Activity status: **Permitted**

LFRZ- Supermarket **R4**

1. Activity status: **Permitted**

Where:

- a. The individual retail activity with a store or individual tenancy exceeds 450m² gross floor area.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with LFRZ-R4-1.a.

Matters of discretion are restricted to:

1. The matters in LFRZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

LFRZ- Drive-through activity **R6-R5**

1. Activity status: **Permitted**

LFRZ- Trade supplier **R6**

1. Activity status: **Permitted**

**LFRZ- Residential activity and residential unit, excluding papakāinga
R7**1. Activity status: **Permitted**

Where:

- a. No more than three residential units occupy the site; and
- b. Compliance is achieved with:
 - i. LFRZ-S8; and
 - ii. LFRZ-S9.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with LFRZ-R7-1.a.

Matters of discretion are restricted to:

1. The matters in LFRZ-P7.

Notification:

An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.

3. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with LFRZ-S8 or LFRZ-S9.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard.

Notification:

An application under this rule where compliance is not achieved with LFRZ-S8 or LFRZ-S9 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.

**LFRZ- Supported residential care activity
R8**1. Activity status: **Permitted****LFRZ- Community corrections activity
R9**1. Activity status: **Permitted****LFRZ- Conservation activity
R10**1. Activity status: **Permitted****LFRZ- Customary harvesting
R11**1. Activity status: **Permitted****LFRZ- Papakāinga
R12**1. Activity status: **Permitted**

Where:

- a. The site is held under Te Ture Whenua Māori Act 1993;
- b. The gross floor area of all commercial activities does not exceed 100m² per site; and
- c. The gross floor area of all community facilities does not exceed 200m² per site.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with LFRZ-R12-1.a.

Matters of discretion are restricted to:

1. The matters in PK-P2.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

3. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with LFRZ-R12-1.b. or LFRZ-R12-1.c

Matters of discretion are restricted to:

1. The matters in LFRZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

LFRZ-R13 Food and beverage activity

1. Activity status: Permitted¹

Where:

- a. The activity is ancillary to a large format retail activity on the site; and
- b. The gross floor area of the activity does not exceed 120m².

1. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with LFRZ-R17-1.a or LFRZ-R17-1.b.²

Matters of discretion are restricted to:

1. The matters in LFRZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

LFRZ- Retail activity R1~~3~~4

1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in LFRZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

LFRZ- Commercial service activity R1~~4~~5

1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in LFRZ-P4.

Notification:

¹ Harvey Norman [144.41]

² Ibid

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

LFRZ- Office R1~~56~~

1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in LFRZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

LFRZ- Entertainment facility R1~~67~~

1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in LFRZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

~~LFRZ-R17 Food and beverage activity³~~

~~1. Activity status: **Restricted discretionary**~~

~~Matters of discretion are restricted to:~~

- ~~1. The matters in LFRZ-P4.~~

~~**Notification:**~~

~~An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.~~

LFRZ- Visitor accommodation R18

1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in LFRZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

LFRZ- Healthcare activity R19

1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in LFRZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

LFRZ- Educational facility R20

³ Ibid

1. Activity status: Restricted discretionary

Matters of discretion are restricted to:

1. The matters in LFRZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**LFRZ- Community facility
R21****1. Activity status: Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in LFRZ -P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**LFRZ- Emergency service facility
R22****1. Activity status: Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in LFRZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**LFRZ- Integrated retail activity
R23****1. Activity status: Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in LFRZ-P4.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**LFRZ- Retirement village
R24****1. Activity status: Discretionary****LFRZ- Any activity not otherwise listed as permitted, restricted discretionary,
R25 discretionary or non-complying****1. Activity status: Discretionary****LFRZ- Industrial activity
R26****1. Activity status: Non-complying****LFRZ- Primary production
R27****1. Activity status: Non-complying****LFRZ- Rural activities other than primary production
R28****1. Activity status: Non-complying**

Standards

LFRZ- Height S1

1. All buildings and structures must not exceed a maximum height above ground level of:

a. 22m.

Except that:

- o Any fence or standalone wall along a side or rear boundary which adjoins a site zoned High Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone must not exceed 2m in height.

Matters of discretion are restricted to:

1. The location, design and appearance of the building or structure;
2. Shading and loss of privacy for any adjacent residential activity;
3. The planned urban built environment;
4. Loss of sunlight to adjacent public space;
5. Shading to surrounding buildings;
6. Wind effects on the safety and amenity of the adjacent public space; and
7. Whether an increase in building height results from a response to natural hazard mitigation.

LFRZ- Height in relation to boundary S2

1.-All buildings and structures must not project beyond a:

- a. 60° recession plane measured from a point 4m vertically above ground level along any side or rear boundary where that boundary adjoins a site zoned Open Space Zone or Sport and Active Recreation Zone; or
- b. 60° recession plane measured from a point 8m vertically above ground level along any side or rear boundary where that boundary adjoins a site zoned High Density Residential Zone.

Except that:

- Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.

This standard does not apply to:

- A boundary with a road;
- Solar water heating components provided these do not exceed the height in relation to boundary by more than 1m;
- Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m; or
- Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to

Matters of discretion are restricted to:

1. The location, design and appearance of the building or structure;
2. Visual dominance, shading and loss of privacy for adjoining Open Space and Recreation zoned sites;
3. Shading and loss of privacy for any adjacent residential activity;
4. Whether an increase in building height in relation to boundary results from a response to natural hazard mitigation; and
5. Whether topographical or other site constraints make compliance with the standard impractical.

boundary by more than 3m measured vertically.

LFRZ- Setback S3

1. Buildings and structures must not be located within a 3m setback from a side or rear boundary where that boundary adjoins a site zoned High Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.

This standard does not apply to:

- One accessory building or structure less than 2m in height and less than 7m long per site-; or
- Fences and standalone walls.

Matters of discretion are restricted to:

1. The amenity of adjoining Residential, Open space and Recreation zoned sites including amenity or privacy effects;
2. Screening, planting and landscaping of the building or structure;
3. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site; and
4. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.

LFRZ- Active street frontages S4

1. For sites with primary street frontage controls identified on the planning maps:

- a. At least 40% of the ground floor building frontage must be display windows or transparent glazing; and
- b. The principal public entrance to the building must be located on the front boundary.

2. For sites with secondary street frontage controls identified on the planning maps, at least 20% of the ground floor building frontage must be display windows or transparent glazing.

Matters of discretion are restricted to:

1. Whether the building promotes a positive interface with the street, community safety and visual interest;
2. Whether the building incorporates landscaping or other means to provide increased amenity, shade and weather protection; and
3. Whether topographical or other site constraints make compliance with the standard impractical.

LFRZ- Addressing Te Awarua-o-Porirua Harbour and Porirua Stream S5

1. On sites adjacent to and facing Te Awarua-o-Porirua Harbour and Porirua Stream all buildings must be built to and oriented towards the boundary of the site facing Te Awarua-o-Porirua Harbour and Porirua Stream, except for setbacks used for outdoor dining, landscaping or an entrance way to a building.

Matters of discretion are restricted to:

1. Whether the building incorporates landscaping or other means to provide increased amenity and visual interest;
2. Whether the building enhances connection with Te Awarua-o-Porirua Harbour and Porirua Stream, and community safety; and
3. Whether topographical or other site constraints make compliance with the standard impractical.

LFRZ- Screening and landscaping of parking areas S6

1. Any on-site parking area must be fully screened by a minimum 1.8m high⁴ fence or landscaping from any directly adjoining site zoned High Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.
2. At least 5% of any ground level parking area not contained within a building must be landscaped.
3. Where a ground level parking area adjoins the street edge, a landscaping strip must be provided along the street edge, that extends at least 1.5m from the boundary with a road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point.

LFRZ- Service areas and outdoor storage S7

1. Any on-site service area, including rubbish collection areas, and outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be fully screened by a 1.8m high fence or landscaping where it is visible from any:
 - a. Public road;
 - b. Other public space; and
 - c. Directly adjoining site zoned High Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.

LFRZ- Location of residential units S8

1. Along boundaries with primary street-facing façade controls identified on the planning maps, all residential units must be located above ground floor.

LFRZ- Outdoor living space S9

1. A residential unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that:
 - a. Where located at ground level, has no dimension less than 3m; and

Matters of discretion are restricted to:

1. Any adverse effects on the streetscape; and
2. The visual amenity of adjoining Residential or Open Space and Recreation sites including shading and loss of privacy.

Matters of discretion are restricted to:

1. Any adverse effects on the streetscape;
2. The visual amenity of adjoining Residential or Open Space and Recreation sites including shading and loss of privacy;
3. The service and storage needs of the activity; and
4. The size and location of the service and storage areas.

Matters of discretion are restricted to:

1. The amenity and quality of the streetscape;
2. Whether the location of the residential units promote an active frontage, community safety and visual interest at the pedestrian level; and
3. Whether the design could facilitate conversion to commercial use so as not to foreclose future options.

Matters of discretion are restricted to:

1. Whether adequate useable space is provided on-site to accommodate outdoor activities;
2. Proximity of the residential unit to accessible public open space; and

⁴ Foodstuffs [122.21]

- b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8m^2 and has a minimum dimension of 1.8m; and
 - c. Is accessible from the residential unit; and
 - d. May be—
 - i. Grouped cumulatively by area in 1 communally accessible location; or
 - ii. Located directly adjacent to the unit; and
 - iii. Is free of buildings, parking spaces, and servicing and manoeuvring areas.
2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:
- a. Is at least 8m^2 and has a minimum dimension of 1.8m; and
 - b. Is accessible from the residential unit; and
 - c. May be—
 - i. Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - ii. Located directly adjacent to the unit.
3. Except that the following alternative outdoor living space standards can be applied:
- a. Ground floor residential units can be provided with a balcony of at least 8m^2 and a minimum dimension 1.8m at an upper level instead of a ground floor balcony, patio, or roof terrace under LFRZ-S9-1 above. The upper-level balcony must:
 - i. Be directly connected to and accessible from the living or dining room of the unit served; and
 - ii. Located to the west, north, or east of the unit served.
 - b. One-bedroom residential units above ground can be provided with a balcony of at least 5m^2 instead an outdoor living space in the form of a balcony, patio, or roof terrace of 8m^2 under LFRZ-S9-2 above, subject to being:
 - i. Directly connected to and accessible from the living or dining room of the unit served; and
 - ii. Located to the west, north, or east of the unit served.
 - c. A ground floor apartment can be provided with a ground floor, balcony, patio, or roof terrace space that is at least 8m^2 and has a minimum dimension of 1.8m, where the
3. Whether topographical or other site constraints make compliance with the standard impractical.

balance of the required outdoor living space under LFRZ-S9-1 above:

- i. Is provided as a shared outdoor living space with other apartments on the site; and
 - ii. The shared outdoor living space is open to the north.
- d. Up to 40% of above ground units on a site can be provided with a Juliet balcony instead of a balcony, patio or roof terrace under LFRZ-S9-2 above.

Note: When calculating the number of above ground residential units that can be provided with a Juliet balcony, where there is a fractional number, that number shall be rounded down. For example, 4.9 will be 4 residential units. This standard does not apply to papakāinga.

Whitireia Tertiary Education Precinct

The following objectives, policies, and rules apply within the Whitireia Tertiary Education Precinct in addition to the provisions of the underlying Large Format Retail Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

Objectives

LFRZ- PREC1-O1 Purpose of the Whitireia Tertiary Education Precinct

The Whitireia Tertiary Education Precinct:

1. Allows for the ongoing use of the Precinct area for tertiary education purposes;
2. Enables tertiary education activities as well as ancillary activities; and
3. Supports Whitireia's role as a regionally important tertiary education provider.

LFRZ- PREC1-O2 Character and amenity values of the Whitireia Tertiary Education Precinct

The Whitireia Tertiary Education Precinct provides an attractive and safe urban environment that is characterised by:

1. High-quality medium-density buildings;
2. A built environment and open spaces that are well designed and contribute positively to the amenity of the area; and
3. A strong and vibrant connection to Te Awarua-o-Porirua Harbour.

Policies

LFRZ- PREC1-P1 Appropriate activities

Enable activities that are compatible with the purpose, character and amenity values of the Whitireia Tertiary Education Precinct.

Rules

Note: There may be a number of Plan provisions that apply to an activity, building or structure and site. In some cases, consent may be required under rules in this chapter as well as rules in other chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach chapter.

Rules relating to subdivision, including minimum allotment sizes for each zone, are found in the Subdivision chapter.

LFRZ- Tertiary education services including ancillary activity
PREC1-R1

1. Activity status: **Permitted**