

7 March 2023

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## **Attention: Hearing Panel for the Proposed Porirua District Plan**

Porirua City Council  
16 Cobham Court  
Porirua City Centre  
Porirua 5022

## **Support for recommendations on Oyster's submission points**

### **1. Introduction**

- 1.1 Porirua City Council (**Council**) notified Variation 1 (**Variation 1**) to the Proposed Porirua District Plan (**Proposed Plan**) on 11 August 2022. Oyster Management Limited (**Oyster**) made a submission on Variation 1 on 12 September 2022.
- 1.2 The section 42A report for the Proposed Plan (**Section 42A Report**) was notified on 10 February 2023. Hearing Stream 7 (which includes Variation 1) commences on 13 March 2023.
- 1.3 Oyster has opted not to appear at Hearing Stream 7. Instead, Oyster wishes to provide written feedback to the Hearing Panel in support of the Officer's recommendations on Oyster's submission points, set out in Part B (Commercial and Mixed Use zones and General Industrial zone) of the Section 42A Report.

### **2. Background to Oyster**

- 2.1 Oyster is a commercial property and fund manager that manages a portfolio of office, retail, large format retail, and industrial properties throughout New Zealand. Oyster manages approximately \$2 billion in assets.
- 2.2 Oyster's office assets comprise of commercial business parks and suburban and CBD fringe offices. Its retail assets include regional shopping centres, outlet centres, suburban convenience centres, large format retail, and supermarkets, and its industrial assets comprise of logistic, manufacturing, and warehouse facilities in established industrial areas.
- 2.3 In Porirua, Oyster's portfolio consists of industrial properties at 14 and 16 Makaro Street, Elsdon. 14 Makaro Street is within the General Industrial zone and 16 Makaro Street is within the Large Format Retail zone under the Proposed Plan.

### **3. Oyster's submission**

- 3.1 Oyster's submission on Variation 1 relates to Large Format Retail zone provisions. In particular, Oyster's submission seeks the following:
  - (a) Retain the proposed amendments to Objective LFRZ-O2 to provide for buildings up to six storeys in height (submission point OS84.3);
  - (b) Retain the proposed amendment to Standard LFRZ-S1 to increase the maximum building height from 15m to 22m (submission point OS84.4); and
  - (c) Retain the proposed amendment to Standard LFRZ-S2, height in relation to boundary (submission point OS84.5).

3.2 Oyster considers that the proposed amendments to LFRZ-O2, LFRZ-S1, and LFRZ-S2 are appropriate because they enable the level of development required in Porirua as a tier 1 urban environment and therefore give effect to the National Policy Statement on Urban Development 2020 (NPS-UD).

**4. Support of recommendations in the section 42A report**

4.1 In the Section 42A Report, the Officer recommends accepting Oyster's submission points on the Large Format Retail zone provisions.<sup>1</sup>

4.2 The Officer considers that the proposed amendments to Objective LFRZ-O2 and Standard LFRZ-S1 are appropriate to give effect to the NPS-UD.<sup>2</sup> The Officer does not give specific reasons for retaining the proposed amendment to Standard LFRZ-S2 but note that this has already been addressed in the s32 assessment.

4.3 Oyster supports the Officer's recommendations on its submission points and seeks that the Hearing Panel accept the Officer's recommendations.

Yours faithfully  
**MinterEllisonRuddWatts**



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<sup>1</sup> See submission references OS84.3, OS84.4, and OS84.5 in Table B2, Appendix B to the [Officer's Report: Part B – Commercial and Mixed Use Zones and General Industrial Zones](#).

<sup>2</sup> Officer's Report: Part B – Commercial and Mixed Use Zones and General Industrial Zones at paragraphs 246 and 283.