

CONEBURN INDUSTRIAL ZONE 18

18 Coneburn Industrial Zone

18.1 Purpose

The **Coneburn Industrial Zone** provides for industrial and service activities. Conversely, standalone offices, residential and almost all retail uses are avoided within the zone in order to ensure that it does not become a mixed use zone where reverse sensitivity issues and land values make industrial and some business uses unviable within the zone.

18.2 Objectives and Policies

18.2.1 Objective – A dedicated industrial and business zone with a mix of compatible activities which serves the local and surrounding areas

- 18.2.1.1 To enable a wide variety of industrial and service activities ranging from lighter industrial activities to those of a yard based nature through the use of the Structure Plan guiding development within appropriate locations.
- 18.2.1.2 To protect areas of Open Space to provide for the protection of landforms and natural vegetation while maintaining the broader landscape character when viewed from outside of the Zone.
- 18.2.1.3 The subdivision design and associated mitigation measures shall ensure that built form and associated activities within the zone are not highly visible when viewed from State Highway 6.
- 18.2.1.4 To limit the range of retail activities to those which directly support and are compatible with industrial activities.
- 18.2.1.5 To limit the location of offices (not related to a permitted or controlled activity) to avoid reverse sensitivity effects and the use of valuable industrial land.
- 18.2.1.6 To minimise the adverse effects of noise, glare, dust and pollution.
- 18.2.1.7 To minimise the visual effects of the development within the Zone by:
- a. The use of effective landscaping including earthworks to screen development from public viewpoints and the State Highway; and
 - b. Specifying a range of height limits for buildings and activities within the Zone relative to the sites overall visibility from the State Highway.
- 18.2.1.8 To ensure subdivision creates lots that are capable of accommodating development that is enabled by the rules for the Zone.
- 18.2.1.9 At the time of subdivision or development, to ensure that:
- a. there is adequate provision for road access, onsite parking (staff and visitors) and loading and manoeuvring for all types of vehicle so as to cater for the intended use of lot or a site;
 - b. where the intended activity on any lot or site may require the use of large truck and trailer units, or a large number of vehicles using the same access point, there is sufficient area for these to exit on to the road in a forwards direction.
- Note: The requirements in Clauses (i) and (ii) above can be enabled by shared parking, access and loading arrangements that are secured by an appropriate legal mechanism.
- 18.2.1.10 Access to the State Highway shall be limited to only those access points shown on the structure plan.

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- 18.2.1.11 Access onto the State Highway is provided at a scale and pace that is safe and efficient as development within the zone increases up until capacity.
- 18.2.1.12 To provide for custodial units for industrial and service activities only where they are ancillary to and related to the principal activity on site, provide safety and contribute to the effective operation of a consented industrial or business activity.
- 18.2.1.13 Unless otherwise provided for in the policies for this Zone, to exclude activities (such as residential, retail and visitor accommodation activities) that conflict with the intended purpose of the Zone, through the generation of reverse sensitivity effects; or which will result in the reduction of land available for industrial and service activities.

18.2.2 Objective – A high quality, functional zone that provides for a wide range of business, industrial, service and trade-related activities and avoids residential, standalone offices, and most retail uses.

Policies

- 18.2.2.1 To avoid development that is not in accordance with the Structure Plan
- To ensure that development and subdivision only occurs where either the necessary infrastructure exists to service it, or temporary measure(s) have been agreed to by the council and the applicant has committed to connect to the council reticulated system once available.
- Other than ancillary retail, retail that is specifically permitted by the rules, or retail that directly supports and is compatible with industrial activities all other retail shall be avoided in order to:
- Preserve the zone for those uses that are specifically enabled; and
 - Ensure that the vibrancy of the existing town centres and the mixed use and commercial core areas of the Frankton Flats is not undermined.
 - Prevent the further distribution of retail across numerous areas and to therefore encourage continued consolidation of retail activity in those areas intended for that purpose.
 - Residential and standalone offices shall be avoided in order to avoid reverse sensitivity issues and to preserve the zone for industrial and service activities.
 - Small lot subdivision shall be avoided unless combined with a landuse Resource Consent, which illustrates how a complying development can occur on the site(s).
 - Adequate road access and on-site loading and manoeuvring areas shall be provided for heavy vehicles in order to prevent i) any loading or manoeuvring from occurring within the road corridor and ii) any large vehicles (truck and trailer units) having to reverse out of a site onto a road.
- 18.2.2.2 To ensure the provision of adequate loading zones in the design and layout of the zone, as well as on site loading at the time of development.
- 18.2.2.3 To require street layouts and design to:
- Be well-connected, with cul-de-sacs being avoided wherever connected streets would offer greater efficiency and amenity
 - Minimise the creation of rear sites.
 - Be safe for vehicles, cyclists, and pedestrians.

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- d. Minimise opportunities for criminal activity through incorporating "Crime Prevention Through Environmental Design" (CPTED) principles as appropriate in the design of lot configuration and the street network, car parking areas, lighting, public and semi-public spaces, access ways, landscaping, fencing, and the location of compatible uses.

- 18.2.2.4 To recognise that the relocation of a fixed road by more than 50 metres or a fixed connection point by more than 20 metres (from that shown on the Structure Plan) is likely to significantly affect the integrity of the Structure Plan and should be avoided.

18.3 Other Provisions and Rules

18.3.1 District Wide

Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 ODP)	25 Earthworks (22 ODP)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 ODP)
30 Utilities and Renewable Energy	31 Hazardous Substances (16 ODP)	33 Indigenous Vegetation
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	Planning Maps	

18.3.2 Clarification

- 18.3.2.1 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the 'Non-Compliance Status' column shall apply unless otherwise specified. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

- 18.3.2.2 The following abbreviations are used within this Chapter.

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

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18.4 Rules – Activities

	Activities located in the Coneburn Industrial Zone	Activity status
18.4.1	Activities which are not listed in this table and comply with all standards	P
18.4.2	Industrial and Service activities Including but not limited to panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, and motorbody building.	P
18.4.3	Offices ancillary to any permitted activity	P
18.4.4	Retailing Of Goods The display and retailing of goods produced, processed, or stored on the site, provided the retail area does not exceed 20% of the net floor area (NFA) used to produce, process, or store those goods, or 100m ² ; whichever is the lesser.	P
18.4.5	Trade Supplier	P
18.4.6	Wholesaling of goods	P
18.4.7	Food and Beverage Retail (excluding the sale of liquor) Food and beverage sales (<u>with a maximum GFA of 50m²</u>)	P

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	Activities located in the Coneburn Industrial Zone	Activity status
18.4.8	<p>Buildings</p> <p>*Control is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> (a) Landscaping, <ul style="list-style-type: none"> The extent to which landscaping will improve the visual appearance of the site, buildings, outdoor storage areas, and carparking areas, taking account of: <ul style="list-style-type: none"> (i) The nature of planting or materials to be used, (ii) The ease of maintenance, and (iii) The size of the plants and/ or the time it will take for the plants to mature. (b) External appearance (including signage, the colour of the building and, in particular, the extent of corporate colours used), (c) The ability to service the building(s), in terms of roading, water supply, and waste water. (d) The inclusion of initiatives which help reduce private car use and encourage alternative modes of transport (i.e. this is typically referred to as "Travel Demand Management"). (e) Waste and recycling storage space (f) The extent to which stormwater is proposed to be treated at each site, in order to improve the quality of stormwater being disposed of. 	C
18.4.9	<p>Landscaping</p> <p>Of the fixed open spaces shown on the Structure Plan with regard to the following matters of discretion:</p> <ul style="list-style-type: none"> - The approval of an Ecological Management Plan which details the retention of grey scrubland - The planting, management and maintenance regime of the Open Space Area 	RD
18.4.10	<p>Commercial activities</p> <p>Excluding those which are more specifically provided for elsewhere in this table (i.e. those which also meet the definition of an industrial, service, or retail activity).</p>	NC
18.4.11	<p>Landscaping and Development</p> <p>Any subdivision or landuse activity consented in advance of the approval of an Ecological Management Plan under Rule 18.4.9</p>	NC

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	Activities located in the Coneburn Industrial Zone	Activity status
18.4.12	Community activities, places of assembly, places of entertainment, recreational activity, educational facilities, health care and day care facilities	NC
18.4.13	Licensed Premises The sale of liquor for consumption on the premises	NC
18.4.14	Offensive Trades Any activity requiring an Offensive Trade Licence under the Health Act 1956 other than the "collection and storage of used bottles for sale" (as listed in that Act).	NC
18.4.15	Custodial Units A single residential flat providing for the custodial management of an Industrial or Service activity and which complies with all of the following requirements: <ul style="list-style-type: none"> a. It is located above or behind an Industrial or Service activity; and b. It is maintained in the same ownership as the Industrial or Service activity; and c. It is not subdivided, unit titled or otherwise separated, including by lease from the Industrial or Service activity it is attached to; and d. It is not over 100m²; and e. It is only occupied by persons working in the Industrial or Service activity to which the unit is attached. 	NC
18.4.16	Retail All retail activities other than those provided for elsewhere in this table	PR
18.4.17	Offices Other than those ancillary to a permitted use	PR
18.4.18	Buildings Within the fixed open space areas	PR
18.4.19	Residential Activities (other than those that meet 18.4.18 above)	PR
18.4.20	Visitor Accommodation	PR
18.4.21	Factory Farming	PR
18.4.22	Mining Activities	PR
18.4.23	Forestry Activities	PR
18.4.24	Wilding Species Planting of any wilding species (as identified in the District Plan).	PR
18.4.25	Airport	PR

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18.5 Rules - Standards

	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
18.5.1	<p>Outdoor waste storage areas:</p> <ul style="list-style-type: none"> i Shall not be located within the building setbacks and ii Shall be screened from the road and neighbouring properties by either a solid fence and/ or dense planting of at least 1.8 m in height. 	RD*
18.5.2	<p>Lighting and Glare</p> <ul style="list-style-type: none"> i All lighting shall comply with the following standards: <ul style="list-style-type: none"> i All fixed exterior lighting shall be directed away from adjacent sites and roads; and ii No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site, provided that this rule shall not apply where it can be demonstrated that the design of adjacent buildings adequately mitigates such effects. iii There should be no upward light spill iv All lighting shall be designed and implemented in accordance with Council's Lighting Policy "Southern Light 2017" <p>Note: You are also referred to Part 18 of the District Plan relating to the lighting of signage.</p>	RD*
18.5.3	<p>Fence Heights in relation to open space areas</p> <ul style="list-style-type: none"> i. Fences, excluding post and wire fences, within any fixed open space area shown on the Structure Plan shall be no higher than 1.2m in height. ii Fences, excluding post and wire fences, located on or within 4 m of the boundary of an open space area identified on the Structure Plan shall be no higher than 1.2m in height. This excludes fences which are at right angles to the boundary between the subject site and the open space. 	RD

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	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
18.5.4	<p>Building Coverage</p> <p>Activity Area 1 (Large Lot Size) 30%</p> <p>Activity Area 2 35%</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> • The extent to which increased building coverage will decrease the availability of on-site parking or loading. • Whether the needs of the industrial or service activity require parking or loading within a building. • Whether the needs of the industrial or service activity require that the manufacture or maintenance of vehicles or large items take place within a building. • The extent to which the safety and efficiency of the surrounding roading network would be adversely affected by the proposal. • Any cumulative effect of the proposal in conjunction with other activities in the vicinity on the safety and efficiency of the surrounding roading. 	RD
18.5.5	<p>Building Coverage</p> <p>Activity Area 1 (Large Lot Size) 40%</p> <p>Activity Area 2 65%</p>	NC
18.5.6	<p>Height</p> <p>For the purposes of this Rule "Registered Level" means the height above sea level as specified on the Coneburn Structure Plan Height Limits.</p> <p>The maximum height of any building shall not exceed the Registered Level as specified on the Coneburn Structure Plan Height Limits.</p>	NC

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	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
18.5.7	<p>Noise</p> <p>i. Sound from non-residential activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any site outside this zone (other than the business or industrial (A) zones):</p> <p style="margin-left: 40px;">a) daytime (0800 to 2000 hrs) 60 dB LAeq(15 min)</p> <p style="margin-left: 40px;">b) night-time(2000 to 0800 hrs) 50 dB LAeq(15 min)</p> <p style="margin-left: 40px;">c) night-time(2000 to 0800 hrs) 70 dB LAFmax</p> <p>ii Sound from non-residential activities which is received in another zone shall also comply with the noise limits set in the zone standards for that zone.</p> <p>iii The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance with NZS 6803:1999.</p> <p>iv The noise limits in (a) shall not apply to sound from sources outside the scope of NZS 6802:2008. Sound from these sources shall be assessed in accordance with the relevant New Zealand Standard, either NZS 6805:1992, NZS 6807:1994 or NZS 6808:1998.</p> <p>Note: For the purpose of this rule, a road that is located outside this zone is not deemed to be a "site outside this zone" and, as such, the noise levels specified in (i) above may be exceeded on road reserves adjacent to this zone.</p>	NC
18.5.8	<p>The creation of fixed roads as shown on the Structure Plan</p> <p>No subdivision, or development shall prevent the creation of any fixed road shown on the Structure Plan</p>	NC

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	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
18.5.9	<p>Structure Plan</p> <p>All activities and development (including buildings shall be in accordance with the Structure Plan, except that:</p> <ul style="list-style-type: none"> i Any fixed connection points shown on the Structure Plan may be moved up to 20 metres. ii Any fixed roads shown on the Structure Plan may be moved up to 50 metres in any direction in order to enable more practical construction or improved layouts and/ or to allow for minor inaccuracies in the plan drafting. iii The boundaries of any fixed open spaces shown on the Structure Plan may be moved up to 5 metres. iv All indicative roads and any other elements shown as 'indicative' on the Structure Plan may be moved or varied provided they are generally in accordance with and achieve the Structure Plan and the relevant objectives and policies. 	NC
18.5.10	<p>Access</p> <p>Each lot shall have legal access to a formed road.</p>	NC
18.5.11	<p>Landscaping</p> <ul style="list-style-type: none"> i. No vegetation shall be removed from the Open Space area unless it is a wilding species, is diseased, dead, or a safety hazard ii. Any deceased or dying species that provided mitigation for development shall be replaced in the next growing season with native species iii. An Ecological Management Plan shall be submitted to Council detailing the retention of the areas of grey shrubland within the Open Space Areas and specific detail on the implementation of the restoration of the grey shrub land areas. 	NC
18.5.12	<p>Glare</p> <p>18.5.12.1 External building materials shall either:</p> <ul style="list-style-type: none"> a. Be coated in colours which have a reflectance value of between 0 and 36%; or b. Consist of unpainted wood (including sealed or stained wood), unpainted stone, unpainted concrete, or copper; <p>Except that:</p> <ul style="list-style-type: none"> • Architectural features, including doors and window frames, may be any colour; and roof colours shall have a reflectance value of between 0 and 20%. 	NC

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18.6 Non-Notification of Applications

18.6.1 Applications for Controlled activities shall not require the written consent of other persons and shall not be notified or limited-notified.

18.6.2 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:

18.6.2.1 Landscaping