

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 excluded 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 service activities unviable within the zone.

18.2 Objectives and Policies

Objective – A dedicated industrial and service zone with a mix of compatible activities that excludes residential, standalone offices, and most retail. The zone will fit into the landform with visual effects from outside the zone mitigated by landscaping and retention of areas of open space.

Policies

- 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 limiting development to Activity Areas 1a and 2a.
- 18.2.1.2 The subdivision design, earthworks and associated mitigation measures including protection of open space and landscaping, shall ensure that built form and associated activities within the zone are not highly visible when viewed from State Highway 6.
- 18.2.1.3 To exclude retail and commercial activities that do not directly support or are related to industrial and service activities, and to avoid the use of industrial land for non industrial purposes.
- 18.2.1.4 To exclude offices (not ancillary to a permitted activity) to avoid reverse sensitivity effects and to avoid the use of industrial land for non industrial purposes.
- 18.2.1.5 To minimise the adverse effects of noise, glare, dust and pollution.
- 18.2.1.6 At the time of subdivision or development, to ensure that there is adequate provision for road access, onsite parking (staff and visitors) and loading and manoeuvring for all types of vehicles

Note: This can be enabled by shared parking, access and loading arrangements that are secured by an appropriate legal mechanism.
- 18.2.1.7 Access to the State Highway shall be limited to only those access points shown on the structure plan and upgraded commensurate to the development of the Zone.
- 18.2.1.8 To restrict residential activities in the Zone to only custodial units for people whose duties require them to live on site.
- 18.2.1.9 Unless otherwise provided for in the policies for this Zone, to exclude activities (such as residential, visitor accommodation and community 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.
- 18.2.1.10 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

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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

18.4 Rules – Activities

	Activities located in the Coneburn Industrial Zone	Activity status
18.4.1	Activities which are not listed in this table	NC
18.4.2	Industrial and Service activities	P

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	Activities located in the Coneburn Industrial Zone	Activity status
18.4.3	Offices ancillary to any permitted activity	P
18.4.4	<p>Retailing</p> <p>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 100m²; whichever is the lesser.</p>	P
18.4.5	Trade Supplier	P
18.4.6	Wholesaling	P
18.4.7	<p>Food and Beverage Outlet (excluding the sale of liquor)</p> <p>Food and beverage sales (with a maximum GFA of 50m²)</p>	P
18.4.8	<p>Food and Beverage Outlet (excluding the sale of liquor)</p> <p>Food and beverage sales (greater than GFA of 50m²)</p>	NC
18.4.9	<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, stormwater and waste water. (d) Waste and recycling storage space (e) Natural Hazards (if not addressed at the time of subdivision) (f) Fencing adjacent to the open space area 	C

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	Activities located in the Coneburn Industrial Zone	Activity status
18.4.10	<p>Landscaping of the Open Space Area – Ecological Management Plan</p> <p>Matters of discretion are limited to:</p> <ul style="list-style-type: none"> - the retention of the areas of grey shrubland within the open space areas - the implementation of the restoration of the grey shrubland areas with ecologically appropriate indigenous plant species - The planting, management and maintenance regime of native plantings (existing and proposed) , - the ownership structure for the open space area and responsibilities for ongoing maintenance. - 	RD
18.4.11	<p>Commercial activities</p> <p>Excluding those which are more specifically provided for elsewhere in this table.</p>	NC
18.4.12	<p>Subdivison and Development</p> <p>Any subdivision or landuse activity consented in advance of landscaping the open space area based on the following triggers:</p> <p>No more than 10% of the Activity Areas can be consented unless work required under the Ecological Management Plan has been completed on no less than 25% of the open space area</p> <p>No more than 25% of the Activity Areas can be consented unless work required under the Ecological Management Plan has been completed on no less than 50% of the open space area</p> <p>No more than 50% of the Activity Areas can be consented unless work required under the Ecological Management Plan has been completed on no less than 100% of the open space area</p>	NC
18.4.13	<p>Community activities and Recreational activities</p>	NC
18.4.14	<p>Licensed Premises</p> <p>The sale of liquor for consumption on the premises</p>	NC
18.4.15	<p>Offensive Trades</p> <p>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).</p>	NC

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	Activities located in the Coneburn Industrial Zone	Activity status
18.4.16	<p>Custodial Units</p> <p>A single residential flat providing for the custodial management of an Industrial or Service activity and which complies with all of the following requirements:</p> <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 50m² and no more than 20% of the GFA of the building in which it is contained; and e. It is only occupied by persons working in the Industrial or Service activity to which the unit is attached and whose duties require them to live on site. 	NC
18.4.17	<p>Retail</p> <p>All retail activities other than those provided for elsewhere in this table</p>	PR
18.4.18	<p>Offices</p> <p>Other than those ancillary to a permitted use</p>	PR
18.4.19	<p>Buildings</p> <p>Within the fixed open space areas</p>	PR
18.4.20	<p>Residential Activities (other than those that meet 18.4.16 above)</p>	PR
18.4.21	<p>Visitor Accommodation</p>	PR
18.4.22	<p>Factory Farming</p>	PR
18.4.23	<p>Mining Activities</p>	PR
18.4.24	<p>Forestry Activities</p>	PR
18.4.25	<p>Airport</p>	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> <p>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.</p>	RD
18.5.2	<p>Lighting and Glare</p> <p>‡ All lighting shall comply with the following standards:</p> <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" 	RD
18.5.3	<p>Building Coverage</p> <p>Activity Area 1a (Large Lot Size) 30%</p> <p>Activity Area 2a 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
18.5.4	<p>Offices (ancillary to an Industrial or Service Activity)</p> <p>For the purpose of this rule offices should be no larger than 20% of the Net Floor Area</p>	D

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	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
18.5.5	<p>Building Coverage</p> <p>Activity Area 1a (Large Lot Size) 40%</p> <p>Activity Area 2a 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
18.5.7	<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
18.5.8	<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 (road intersections) 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. 	NC
18.5.9	<p>Access</p> <p>Each lot shall have legal access to a formed road.</p>	NC

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	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
18.5.10	<p>Glare</p> <p>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 of the open space area

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27 Subdivision and Development

27.3 Location-specific objectives and policies

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27.3.16 Objective – Coneburn Industrial - Subdivision that creates opportunities for industrial activities and Service activities to occur.

Policies

27.3.16.1 Enable subdivision which provides for a combination of lot sizes and low building coverage to ensure that this area is retained for yard based industrial and service activities as well as smaller scale industrial and service activities.

27.3.16.2 Require the establishment, restoration and ongoing maintenance of the open space areas (shown on the Coneburn Structure Plan) to:

- Visually screen development using the planting of native species
- Retain existing native species unless they are wilding
- Give effect to the Ecological Management Plan required by Rule 18.4.12 so its implantation occurs at the rate of development within the Zone.

27.3.16.3 To ensure subdivision works and earthworks results in future industrial and service development (buildings) being difficult to see from State Highway 6.

27.3.16.4 At the time of subdivision ensure that 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 the site

27.3.16.5 To ensure subdivision creates lots and sites that are capable of accommodating development that meets the relevant zone standards for the Coneburn Industrial Zone.

27.3.16.6 To ensure that shared infrastructure (water, wastewater and stormwater) is provided, managed and maintained if development cannot connect to Council services.

27.3.17.6 To require safe accesses to be provided from the State Highway into the Zone at the rate the Zone is developed.

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27.5 Rules - Subdivision

27.5.1 All subdivision requires resource consent unless specified as a permitted activity. The abbreviations set out below are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

	Subdivision Activities – District Wide	Activity Status
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27.5.16	Subdivision that does not comply with the standards in Part 27.6 with the exception of the Jacks Point Zone which is assessed pursuant to Rule 27.5.15 and <u>Coneburn Industrial Zone Activity Area 2a</u> which is assessed pursuant to Rule 27.5.24.	NC
...		
<u>27.5.24</u>	<u>Within the Coneburn Industrial Zone Activity Area 2a, subdivision which does not comply with the standards in Part 27.6</u>	<u>D</u>

27.6 Rules - Standards for Subdivision Activities

27.6.1. No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified.

Zone		Minimum Lot Area
...		
Coneburn Industrial	Activity Area 1a	3000m ²
	Activity Area 2a	1000m ²

27.7 Rules – Zone and Location Specific Standards

	Zone Specific Standards	Activity Status
27.7.1	<p>Subdivision undertaken in accordance with a structure plan, spatial layout plan, or concept development plan that is identified in the District Plan.</p> <p>Control is restricted to all of the following:</p> <ul style="list-style-type: none"> • Lot sizes, averages and dimensions; • Subdivision design; • Property access and roading; • Landscaping and vegetation; • Heritage; • Esplanade provision; • Natural and other hazards; • Fire fighting water supply; • Water supply; • Stormwater design and disposal; • Sewage treatment and disposal; • Energy supply and telecommunications; • Open space and reserves; • Easements; and • Ecological and natural values 	C
...		
<u>27.7.13</u>	<p><u>Coneburn Industrial</u></p> <p><u>Subdivision failing to comply with the Coneburn Industrial Zone Structure Plan located within Chapter 18. For the purposes of this rule, the exceptions in Rule 18.5.8 shall apply.</u></p>	NC

	<p><u>Completion of work required under the Ecological Management Plan as outlined in Rule 18.4.12</u></p>	<p><u>NC</u></p>
	<p><u>Prior to the issue of a s224(c) certificate under the Act for any subdivision of any land within the zone:</u></p>	
	<ul style="list-style-type: none"> • <u>the Northern Access Point shall be constructed as a Priority T Intersection (Austroads Guide to Road Design (Part 4A) and be available for public use.</u> 	<p><u>NC</u></p>
	<ul style="list-style-type: none"> • <u>the Southern Access Point shall be constructed as a Priority T Intersection (Austroads Guide to Road Design (Part 4A) and be available for public use when 25% of land within Activity Areas 1a and 2a has been issued with a s224(c) certificate.</u> 	<p><u>NC</u></p>

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18 Coneburn Industrial Zone

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18.1 Purpose

The Coneburn Industrial Zone provides for industrial and service activities. Conversely, standalone offices, residential and almost all retail uses are ~~excluded 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 ~~service activities some business uses~~ unviable within the zone.

18.2 Objectives and Policies

Objective – A dedicated industrial and ~~business-service~~ zone with a mix of compatible activities ~~that excludes residential, standalone offices, and most retail. The zone will fit into the landform with visual effects from outside the zone mitigated by landscaping and retention of areas of open space.~~

Policies

~~18.2.1~~ 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. ~~limiting development to Activity Areas 1a and 2a.~~

~~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~~ 18.2.1.2 The subdivision design, earthworks and associated mitigation measures including protection of open space and landscaping, shall ensure that built form and associated activities within the zone are not highly visible when viewed from State Highway 6.

~~18.2.1.3~~ To ~~exclude limit the range of~~ retail and commercial activities ~~that do not to those which directly support or are related to and are compatible with industrial and activities~~ service activities, and to avoid the use of industrial land for non industrial purposes.

18.2.1.4 To ~~limit the exclude offices, location of offices~~ (not ~~ancillary related~~ to a permitted ~~or controlled~~ activity) to avoid reverse sensitivity effects and to avoid the use of industrial land for non industrial purposes, and the use of valuable industrial land.

18.2.1.5 To minimise the adverse effects of noise, glare, dust and pollution.

~~18.2.1.6~~ 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.~~

~~18.2.1.7~~ To ensure subdivision creates lots that are capable of accommodating development that is enabled by the rules for the Zone.

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~~18.2.1.8~~ 18.2.1.6 At the time of subdivision or development, to ensure that: there is adequate provision for road access, onsite parking (staff and visitors) and loading and manoeuvring for all types of vehicles

~~a. there is adequate provision for road access, onsite parking (staff and visitors) and loading and manoeuvring for all types of vehicles 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: ~~This 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.

~~18.2.1.9~~ 18.2.1.7 Access to the State Highway shall be limited to only those access points shown on the structure plan and upgraded commensurate to the development of the Zone.

~~18.2.1.10~~ 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.

~~18.2.1.14~~ 18.2.1.8 To restrict residential activities in the Zone to only provide for custodial units for people whose duties require them to live on site 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.

~~18.2.1.12~~ 18.2.1.9 ~~18.2.1.8~~ Unless otherwise provided for in the policies for this Zone, to exclude activities (such as residential, ~~retail and~~ visitor accommodation and community 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.

~~18.2.1.13~~ 18.2.1.10 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

~~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:~~

~~a. Preserve the zone for those uses that are specifically enabled; and~~

~~b. Ensure that the vibrancy of the existing town centres and the mixed use and commercial core areas of the Frankton Flats is not undermined.~~

~~c. 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.~~

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- ~~d. Residential and standalone offices shall be avoided in order to avoid reverse sensitivity issues and to preserve the zone for industrial and service activities.~~
- ~~e. 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).~~
- ~~f. 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.~~
- ~~g.a. 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.~~

~~18.2.2.2 To require street layouts and design to:~~

- ~~a. Be well connected, with cul-de-sacs being avoided wherever connected streets would offer greater efficiency and amenity~~
- ~~b. Minimise the creation of rear sites.~~
- ~~c. Be safe for vehicles, cyclists, and pedestrians.~~
- ~~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.~~

~~18.2.2.3 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).

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18.3.2 Clarification

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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

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	PNC
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 Outlet (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>Food and Beverage Retail Outlet (excluding the sale of liquor)</p> <p>Food and beverage sales (<u>greater than GFA of 50m²</u>)</p>	NC
18.4.9	<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, <u>stormwater</u> 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)(d) Waste and recycling storage space <ul style="list-style-type: none"> The extent to which stormwater is proposed to be treated at each site, in order to improve the quality of stormwater being disposed of. (e) <u>Natural Hazards (if not addressed at the time of subdivision)</u> (f) <u>Fencing adjacent to the open space area</u> 	C

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	Activities located in the Coneburn Industrial Zone	Activity status
18.4.10	<p>Landscaping <u>of the Open Space Area – Ecological Management Plan</u></p> <p><u>Matters of discretion are limited to:</u></p> <ul style="list-style-type: none"> - <u>the retention of the areas of grey shrubland within the open space areas</u> - <u>the implementation of the restoration of the grey shrubland areas with ecologically appropriate indigenous plant species</u> - <u>The planting, management and maintenance regime of native plantings (existing and proposed).</u> - <u>the ownership structure for the open space area and responsibilities for ongoing maintenance.</u> <p><u>Of the fixed open spaces shown on the Structure Plan with regard to the following matters of discretion:</u></p> <ul style="list-style-type: none"> — <u>The approval of an Ecological Management Plan which details the retention of grey scrubland</u> — <u>The planting, management and maintenance regime of the Open Space Area</u> 	RD
18.4.11	<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
18.4.12	<p>Landscaping and Subdivison and Development</p> <p>Any <u>subdivision or</u> landuse activity consented in advance of <u>landscaping the open space area based on the following triggers:</u></p> <p><u>No more than 10% of the Activity Areas can be consented unless work required under the Ecological Management Plan has been completed on no less than 25% of the open space area</u></p> <p><u>No more than 25% of the Activity Areas can be consented unless work required under the Ecological Management Plan has been completed on no less than 50% of the open space area</u></p> <p><u>No more than 50% of the Activity Areas can be consented unless work required under the Ecological Management Plan has been completed on no less than 100% of the open space area</u></p>	NC
18.4.13	<p>Community activities, places of assembly, places of entertainment, and recreational Recreational activities, educational facilities, health care and day care facilities</p>	NC

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	Activities located in the Coneburn Industrial Zone	Activity status
18.4.14	Licensed Premises The sale of liquor for consumption on the premises	NC
18.4.15	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
18.4.16	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: 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 50400m ² <u>and no more than 20% of the GFA of the building in which it is contained</u> ; and e. It is only occupied by persons working in the Industrial or Service activity to which the unit is attached <u>and whose duties require them to live on site</u> .	NC
18.4.17	Retail All retail activities other than those provided for elsewhere in this table	PR
18.4.18	Offices Other than those ancillary to a permitted use	PR
18.4.19	Buildings Within the fixed open space areas	PR
18.4.20	Residential Activities (other than those that meet 18.4.168 above)	PR
18.4.21	Visitor Accommodation	PR
18.4.22	Factory Farming	PR
18.4.23	Mining Activities	PR
18.4.24	Forestry Activities	PR
18.4.25	Wilding Species Planting of any wilding species (as identified in the District Plan).	PR
18.4.26 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> <p>i Shall not be located within the building setbacks and</p> <p>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.</p>	RD*
18.5.2	<p>Lighting and Glare</p> <p>i All lighting shall comply with the following standards:</p> <p>ii All fixed exterior lighting shall be directed away from adjacent sites and roads; and</p> <p>iii 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.</p> <p>iv There should be no upward light spill</p> <p>v All lighting shall be designed and implemented in accordance with Council's Lighting Policy "Southern Light 2017"</p> <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> <p>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.</p> <p>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.</p>	RD

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	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
18.5.4 18.5.3	<p>Building Coverage</p> <p>Activity Area 1a (Large Lot Size) 30%</p> <p>Activity Area 2a 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
18.5.4	<p>Offices (ancillary to an Industrial or Service Activity)</p> <p>For the purpose of this rule offices should be no larger than 20% of the Net Floor Area</p>	D
18.5.5	<p>Building Coverage</p> <p>Activity Area 1a (Large Lot Size) 40%</p> <p>Activity Area 2a 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
<p>18.5.7</p>	<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>a) daytime (0800 to 2000 hrs) 60 dB $L_{Aeq(15\text{-min})}$</p> <p>b) night time (2000 to 0800 hrs) 50 dB $L_{Aeq(15\text{-min})}$</p> <p>c) night time (2000 to 0800 hrs) 70 dB L_{AFmax}</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>	<p>NC</p>
<p>18.5.818.5.7</p>	<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>	<p>NC</p>

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	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
18.5.9 <u>18.5.8</u>	<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 (<u>road intersections</u>) 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 <u>18.5.9</u>	<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 <u>18.5.10</u>	<p>Glare</p> <p>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 [of the open space area](#)

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