

SUBDIVISION and DEVELOPMENT 27

Proposed Amendments to include Coneburn within Chapter 27 of the Proposed QLDC District Plan

1. Add a new location specific objective with associated policies as follows:

27 Subdivision and Development

27.4.1 All subdivision activities are discretionary activities, unless otherwise stated:

27.4.1.1 Subdivision in the Coneburn Industrial Zone is a Controlled Activity.

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27.7 Location-specific objectives, policies and provisions

In addition to the district wide objectives and policies in Part 27.2, the following objectives and policies relate to subdivision in specific locations.

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27.7.21 Objective – Enable Subdivision that creates opportunities for industrial activities and business activities to occur.

Policies

27.7.21.1 Require subdivision to give effect to the approved Coneburn Structure plan

27.7.21.2 Require subdivisions to:

- a Deliver a combination of lot sizes and low building coverage to ensure that this area is retained for yard based industrial and service activities.
- b where policy a. above is not achieved or for subdivision where the site size and shape is dependent on the form of development, a land use resource consent should be sought for the intended development prior to or at the same time as the subdivision consent. The proposed site shall be consistent with the land use resource consent.

27.7.21.3 Require subdivision to be designed to accommodate the anticipated range of activities in a manner that:

- Encourages connectivity
- Maintains larger sites with a road frontage for activities. Where a frontage cannot be achieved a sufficiently wide access that is short in length should be provided
- Enables the intended built form for the zone.

27.7.21.4 To require adequate parking, loading and manoeuvring of vehicles to occur within each site, provided that:

- there is sufficient area for large truck and trailer units, and other vehicles where a large number of vehicles use the same access point to exit on to the road in a forwards direction, and
- where this is not achieved that there is provision for safe access and parking by way of a shared parking and loading area for a defined number of premises.

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27.7.21.5 Require the establishment and ongoing maintenance of the Fixed Open Space areas to:

- Visually screen development using the planting of native species
- Retain existing native species unless they are wilding

2. Add a new location specific rule as follows:

27.8 Rules - Location Specific Standards

Insert the following into Table 27.5

<u>Zone</u>		<u>Minimum Lot Area</u>
<u>Coneburn Industrial</u>	<u>Activity Area 1a</u>	3000m ²
	<u>Activity Area 2a</u>	No Minimum lot size <u>Note in relation to AA 1b: That any subdivision must be designed in accordance with Rule 27.8.10.3 to ensure that lots are of a sufficient size to internalise any effects on the roading network.</u>

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27.8.10 Subdivision in the Coneburn Industrial Zone

27.8.10.1 Subdivision must be in accordance with the Structure Plan.

27.8.10.2 All subdivision shall ensure that those Required Roads that will provide access to and within the subdivision are created in accordance with the Structure Plan.

For the purposes of this rule “created” means:

- a That the road will be shown as a separate allotment on the subdivision plan and either vest in the Council or will be retained in private ownership with public access secured by an appropriate legal agreement between the Council and the owners of the road; and
- b Formed in accordance with the conditions of Council consent.

27.8.10.3 Subdivisions must result in an arrangement of lots, unit titles, cross leases and company leases capable of accommodating buildings and uses in accordance with the permitted and controlled activity rules for the Zone and the requirements of Section 14 – Transport.

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- 27.8.10.4 Subdivision design must show the ability to provide for future development which will comply with the rules of the Coneburn Industrial Zone and/or any resource consent.
- 27.8.10.5 The management of stormwater and the use of water sensitive design where appropriate, including:
- a the layout and design of the subdivision
 - b the location, design, capacity, integration and appropriateness of infrastructure
 - c flooding, overland flow paths and sub-surface water
 - d stormwater detention, quality and disposal
 - e staging
 - f vesting of infrastructure.
- 27.8.10.6 The provision, location, design, capacity, connection, upgrading, staging and integration of infrastructure necessary to service the Zone.
- 27.8.10.7 The management storage of potable water.
- 27.8.10.8 The maintenance and enhancement of the Fixed Open Space Area:
- Control is restricted to all of the following:
- The extent to which the subdivision is in keeping with the Structure Plan – Coneburn
 - Required Roads are in accordance with their location on the Structure Plan +/- 50 metres
 - Proposed sites should be able to accommodate development intended by the underlying zone. Where this is not demonstrated, a land use resource consent should be approved for that development prior to the approval of the subdivision
 - Proposed sites should ensure safe, legible and convenient pedestrian and vehicle access can be achieved. Vehicle manoeuvring should be accommodated on site.
 - Share driveways in the zone must be short in length and shall be design to accommodate the anticipated volume of traffic, including heavy vehicles movements, to maximise safety.
 - Proposed sites should connect to infrastructure that has sufficient capacity for the intended development.
 - Subdivision should provide for the appropriate management of wastewater.
 - Subdivision should provide for the appropriate management of stormwater through the use of water sensitive design principles that:
 - a enables design of developments so that the greatest intensity of future development (impervious area) is located in places where necessary earthworks and resulting stormwater discharges are minimised and have least impact on the amenity and ecological values of ecological areas and natural drainage systems, and Mana Whenua values
 - b identifies and protects floodplains and overland flow paths
 - c identifies, maintains and enhances natural hydrology and freshwater systems,
 - d integrates water sensitive design elements in the design of roads, reserves and sites including the use of:

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- (i) minimised impervious areas
- (ii) grassed or landscaped swales and other vegetated areas
- (iii) infiltration trenches and bio-retention systems
- (iv) wetlands and sediment ponds
- Subdivision should provide for the appropriate management of stormwater, including treatment, detention and disposal as relevant that will avoid or mitigate adverse effects of any subsequent development.
- 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 shrubland areas, native plantings (existing and proposed), the ownership structure for the Open Space Zone and responsibilities for ongoing maintenance.

27.8.11 Coneburn Industrial Area Access onto State Highway 6¹

Notes:

- This rule applies to the subdivision of land within the Industrial B (Coneburn) zone and stipulates when intersection upgrades are required to service development within the zone.
- Accessway numbering and intersection locations referred to in this rule are shown on the Coneburn Structure Plan.

27.8.11.1 Prior to the issue of a s224(c) certificate under the Act for any subdivision of any land within the zone 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.

27.8.11.2 Prior to the issue of a s224(c) certificate under the Act for any subdivision of any land within the zone that would exceed Trigger Point 1 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.

For the purposes of this rule:

27.8.11.4 Trigger Point 1 shall be reached when 25% of land within Activity Areas 1a and 2a has been developed.

27.8.11.6 "developed" means land within Activity Areas 1a and 2a in respect of which a separate computer freehold register has issued.

Note: Amend numbering as necessary to fit with the structure of the Proposed District Plan in order to insert Coneburn Industrial Zone into the Proposed District Plan as a Controlled Activity.

¹ Non complying if not met