

44 Coneburn Industrial Zone

This table identifies provisions subject to and consequentially affected by appeals:

Provision Subject To Appeal (identified in red text in the relevant chapter/s)	Appellant Court Number	Consequentially Affected Provisions
Delete whole of Chapter 44.	Coneburn Preserve Holdings Limited & Others (‘Jacks Point’) ENV-2018-CHC-137	Rule 27.6

Note: the annotations in this chapter reflect the Council's interpretation of the provisions affected by appeals.

44.1 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.

44.2 Objectives and Policies

44.2.1 Objective – A dedicated industrial and service zone with a mix of compatible activities that excludes residential, standalone offices, and most retail.

Policies

44.2.1.1 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 limiting development to Activity Areas 1a and 2a.

44.2.1.2 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.

44.2.1.3 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.

44.2.1.4 At the time of subdivision or development, provide adequate 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.

44.2.1.5 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.

44.2.1.6 Restrict residential activities in the zone to only custodial units for people whose duties require them to live on site.

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44.2.1.7 Unless specifically provided for in the policies for this zone, exclude activities (such as residential, visitor accommodation and community activities) that conflict with the intended purpose of the zone, through the potential for reverse sensitivity effects; or by reducing the land available for industrial and service activities.

44.2.1.8 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.

44.2.2 **Objective – 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

44.2.2.1 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.

44.2.2.2 Minimise the adverse effects of noise, glare, dust and pollution.

44.2.2.3 Limit the rate of development of the zone to ensure open space areas are appropriately landscaped and revegetated.

44.3 Other Provisions and Rules

44.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes and Rural Character
25 Earthworks	26 Historic Heritage	27 Subdivision
28 Natural Hazards	29 Transport	30 Energy and Utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	Planning Maps	

44.3.2 Interpreting and Applying the Rules

44.3.2.1 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.

44.3.2.2 The following abbreviations are used within this Chapter.

P Permitted

C Controlled

RD Restricted Discretionary

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D Discretionary

NC Non-Complying

PR Prohibited

44.4 Rules – Activities

	Activities located in the Coneburn Industrial Zone	Activity Status
44.4.1	Industrial and Service activities	P
44.4.2	Offices ancillary to any permitted activity	P
44.4.3	Retailing 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 used to produce, process, or store those goods, or 100m ² , whichever is the lesser.	P
44.4.4	Trade Supplier	P
44.4.5	Wholesaling	P
44.4.6	Food and Beverage Outlet (excluding the sale of liquor) Food and beverage sales (with a maximum GFA of 50m ²).	P
44.4.7	Buildings Control is reserved to: a. Landscaping; The extent to which landscaping will improve the visual appearance of the site, buildings, outdoor storage areas, and carparking areas, taking account of: i. The nature of planting or materials to be used; ii. The ease of maintenance; and iii. The size of the plans and/or the time it will take for the plants to mature. b. External appearance (including signage, the colour of the buildings 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
44.4.8	Landscaping of the Open Space Area Discretion is restricted to: a. The retention of the areas of grey shrubland within the open space areas; b. The implementation of the restoration of the grey shrubland areas with ecologically appropriate indigenous plant species c. The planting, management and maintenance regime of native plantings (existing and proposed);	RD

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	Activities located in the Coneburn Industrial Zone	Activity Status
	d. The ownership structure for the open space area and responsibilities for ongoing maintenance	
44.4.9	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; b. It is maintained in the same ownership as the Industrial or Service Activity; c. It is not subdivided, unit titled or otherwise separated, including by lease from the Industrial or Service activity it is attached to; d. It is not over 50m² and no more than 20% of the GFA of the building in which it is contained; 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. 	D
44.4.10	Food and Beverage Outlet (excluding the sale of liquor) Food and beverage sales (greater than GFA of 50m ²).	NC
44.4.11	Commercial Activities Excluding those which are more specifically provided for elsewhere in this table.	NC
44.4.12	Community activities and Recreational activities	NC
44.4.13	Licensed Premises The sale of liquor for consumption on the premises.	NC
44.4.14	Offensive Trades Any activity requiring an Offensive Trade License under the Health Act 1956 other than the “collection and storage of used bottles for sale” (as listed in that Act).	NC
44.4.15	Activities which are not listed in this table.	NC
44.4.16	Retail All retail activities other than those provided for elsewhere in this table.	PR
44.4.17	Offices Other than those ancillary to a permitted use.	PR
44.4.18	Buildings Within the fixed open space areas.	PR
44.4.19	Residential Activities (other than those that meet 44.4.9 above)	PR
44.4.20	Visitor Accommodation	PR
44.4.21	Factory Farming	PR
44.4.22	Mining Activities	PR
44.4.23	Forestry Activities, except for Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry)	PR

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	Activities located in the Coneburn Industrial Zone	Activity Status
	Regulation 2017 prevails.	
44.4.24	Airport	PR

44.5 Rules - Standards

	Standards for activities located in the Business Mixed Use Zone	Non-compliance Status
44.5.1	<p>Development of Land Uses</p> <p>No land use activity may be consented in advance of landscaping the Open Space Area as shown on the Structure Plan based on the following triggers:</p> <ul style="list-style-type: none"> a. 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; b. 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; c. 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. 	NC
44.5.2	<p>Ecological Management Plan</p> <p>Landscaping of the Open Space Area as shown on the Structure Plan shall only proceed in accordance with an Ecological Management plan which, at a minimum, details:</p> <ul style="list-style-type: none"> a. The areas of grey scrubland to be retained within the Open Space Area; b. How restoration of grey scrubland areas is to be implemented and the plant species to be used; c. The proposed planting and management regime to enable native plant species to establish in other parts of the Open Space Area. 	NC
44.5.3	<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 1.8m in height.</p>	D
44.5.4	<p>Lighting and Glare</p> <p>All lighting shall comply with the following standards:</p> <ul style="list-style-type: none"> a. All fixed exterior lighting shall be directed downward and away from adjacent sites and roads; 	D

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	Standards for activities located in the Business Mixed Use Zone	Non-compliance Status
	<p>b. There should be no upward light spill;</p> <p>c. No activity on any site shall result in a 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>	
44.5.5	<p>Building Coverage</p> <p>Activity Area 1a (Large Lot Size) 30%</p> <p>Activity Area 2a 35%</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. The extent to which increased building coverage will decrease the availability of on-site parking or loading;</p> <p>b. Whether the needs of the industrial or service activity require parking or loading within a building;</p> <p>c. 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;</p> <p>d. The extent to which the safety and efficiency of the surrounding roading network would be adversely affected by the proposal;</p> <p>e. Any cumulative effect on the proposal in conjunction with other activities in the vicinity on the safety and efficiency of the surrounding roading.</p>
44.5.6	<p>Offices (ancillary to an Industrial or Service Activity)</p> <p>For the purposes of this rule offices should be no large than 20% of the Net Floor Area.</p>	D
44.5.7	<p>Building Coverage</p> <p>Activity Area 1a (Larger Lot Size) 40%</p> <p>Activity Area 2a 65%</p>	NC

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	Standards for activities located in the Business Mixed Use Zone	Non-compliance Status
44.5.8	<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
44.5.9	<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
44.5.10	<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"> a. Any fixed connection points (road intersections) shown on the Structure Plan may be moved up to 20 metres; b. 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; c. The boundaries of any fixed open spaced shown on the Structure Plan may be moved up to 5 metres. 	NC
44.5.11	<p>Access</p> <p>Each lot shall have legal access to a formed road.</p>	NC
44.5.12	<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"> i. Architectural features, including doors and window frames, may be any colour; and ii. roof colours shall have a reflectance value of between 0 and 20%. 	NC

44.6 Rules - Non -Notification of Applications

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

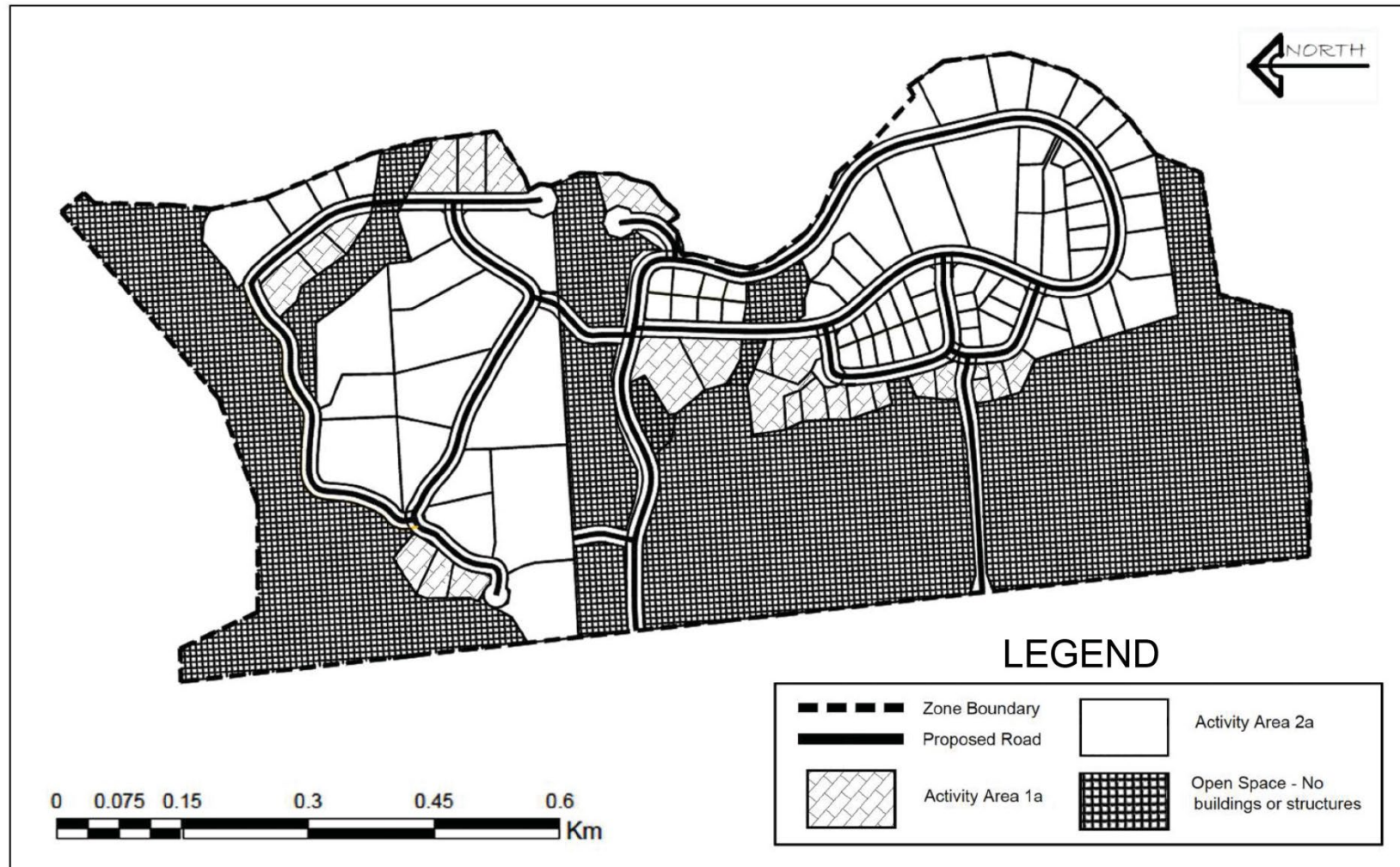
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44.6.2 The following Restricted Discretionary activities shall not require the written approval of other persons and shall not be notified or limited-notified:

44.6.2.1 Landscaping.

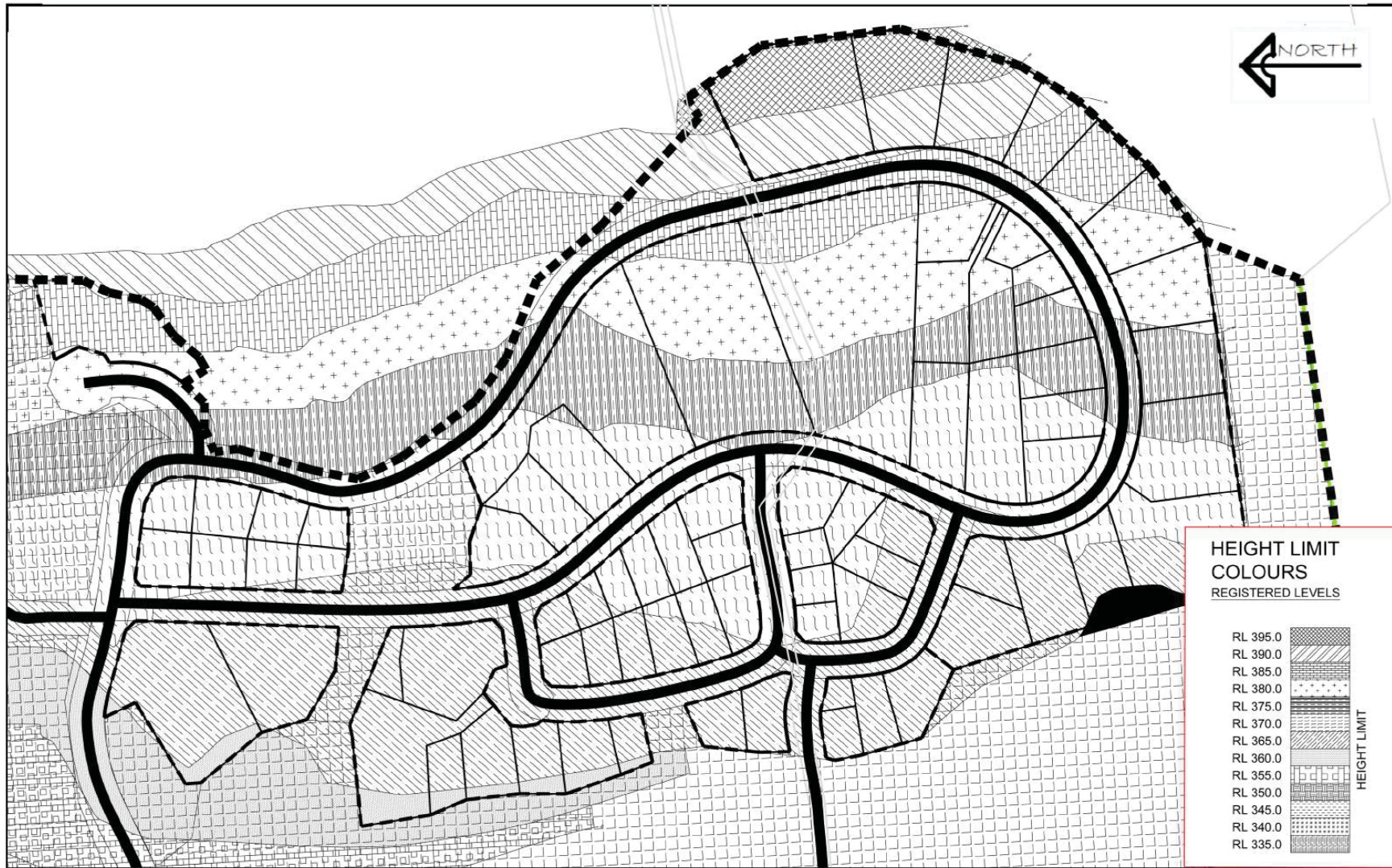
44.7 Structure Plan

Coneburn Structure Plan Layout of Activity Areas, Roads and Open Space



Coneburn Structure Plan

Building Height Limits: Part 1



Coneburn Structure Plan

Building Height Limits: Part 2



Coneburn Structure Plan Building Height Limits: Part 3

