

Chapter 17 FRINGE COMMERCIAL ZONE – RULES

INTRODUCTION

This chapter contains rules managing land uses in the Fringe Commercial Zone. This zone surrounds the CBD area of the City and contains much of the commercial service activity together with the retailing stores with large floor areas, including furniture showrooms, bottle stores and warehouse type retail. The zone also houses much of the office accommodation for the City. The zone fronts onto the Marine Parade. Residents and property owners should be aware that the Marine Parade is a principal route to the port of Napier and noise levels from heavy vehicles will be significant at varying times throughout the year.

All rules in this Chapter apply throughout the Fringe Commercial Zone unless otherwise stated.

17.1 Summary of the Fringe Commercial Zone Rules

The following is a quick reference guide that summarises the Fringe Commercial Zone Activity Table. It is intended to be a guide only and should not be used in place of the Fringe Commercial Zone Activity Table elsewhere in this Chapter.

Rule Number and Description		Classification	Page Number
Rule 17.2	Any land use not identified as a controlled activity, a restricted discretionary activity, a discretionary activity, or a prohibited activity elsewhere in this Plan and complies with all the relevant conditions.	Permitted	2
Rule 17.3	Industrial Activities	Permitted	2
Rule 17.4	Commercial activities (includes offices and retailing) with a gross floor area of at least 200m ² .	Permitted	2
Rule 17.5	Residential activities.	Permitted	2
Rule 17.6	Licensed premises.	Permitted	3
Rule 17.7	Scheduled sites.	Permitted	3
Rule 17.8	Land development (including subdivision and Multi Unit development)	Controlled	3
Rule 17.9	Relocation of a building from another site.	Controlled	3
Rule 17.10	Any subdivision, use or development of land referred to in rules 17.2 to 17.8 that does not comply with all the relevant conditions, unless stated by a rule elsewhere in this Chapter.	Restricted Discretionary	4
Rule 17.11(a)	Comprehensive commercial development.	Discretionary	4
Rule 17.11(b)	Commercial activities with a gross floor area less than 200m ² .	Discretionary	4
Rule 17.11(c)	Camping grounds.	Discretionary	5
Rule 17.11(d)	Any business of prostitution	Discretionary	5
Rule 17.11(e)	Tyre storage activities that do not comply with all the relevant conditions.	Discretionary	5
Rule 17.11(f)	Activities requiring a resource consent from the Regional Council for a discharge to land and/or water.	Discretionary	5

FRINGE COMMERCIAL ZONE – ACTIVITY TABLE

PERMITTED ACTIVITIES	Matters the Council will restrict its discretion to for restricted discretionary activities.
<p>17.2 Land Uses Generally</p> <p>1. Any land use is a permitted activity provided that:</p> <ul style="list-style-type: none"> a) It complies in all respects with the relevant conditions in the Fringe Commercial Zone activity table and condition table. b) It is not stated by a rule elsewhere in this Plan as a controlled activity, a restricted discretionary activity, a discretionary activity or a prohibited activity. 	<p>The Council will restrict its discretion to the matters referred to in Rule 17.9.</p>
<p>17.3 Industrial Activities</p> <p>1. Unless otherwise provided for, any industrial activity is a permitted activity provided that:</p> <ul style="list-style-type: none"> a) It must comply in all respects with the relevant conditions in the Fringe Commercial Zone activity table and condition table. b) It is not stated by a rule elsewhere as a controlled activity, a restricted discretionary activity, a discretionary activity or a prohibited activity. <p>2. Any storage of tyres is a permitted activity provided that:</p> <ul style="list-style-type: none"> a) The activity is ancillary to another activity on the site. b) The tyres must be stored in a single storage area that is either inside a building or at least 10m from the front boundary of the site. c) The storage area must not exceed 10m² and must not have a dimension of more than 4m . d) Tyres must not be stored above a height of 1.5m. e) Outdoor storage areas must be fully screened from all public spaces and adjoining sites. f) The storage area must be locked at all times when the premise is not in use. 	<p>The Council will restrict its discretion to the matters referred to in Rule 17.10.</p> <p>NOTE: Any storage of tyres activity that does not comply with all of the relevant conditions is a discretionary activity (see Rule 17.11).</p>
<p>17.4 Commercial Activities</p> <p>1. Any commercial activity is a permitted activity provided that:</p> <ul style="list-style-type: none"> a) The gross floor area of the commercial activity is not less than 200m². This condition shall not apply to hospitality activities. b) It complies in all respects with the relevant conditions elsewhere in the Fringe Commercial Zone activity table and condition table. 	<p>The Council will restrict its discretion to the matters referred to in Rule 17.9.</p>
<p>17.5 Residential Activities</p> <p>1. Any residential activity is a permitted activity provided that:</p> <ul style="list-style-type: none"> a) For each dwelling unit, the following must be provided for the exclusive use of the occupants: <ul style="list-style-type: none"> i) A notional garage space, carport or garage for at least one vehicle that complies with the tracking and manoeuvring requirements set out in Appendices 17 and 18. 	<p>The Council will restrict its discretion to the matters referred to in Rule 17.9 including the following:</p> <ul style="list-style-type: none"> - The effects on matters of reverse sensitivity. - The effects on the amenity values. - The effects on traffic safety and efficiency.

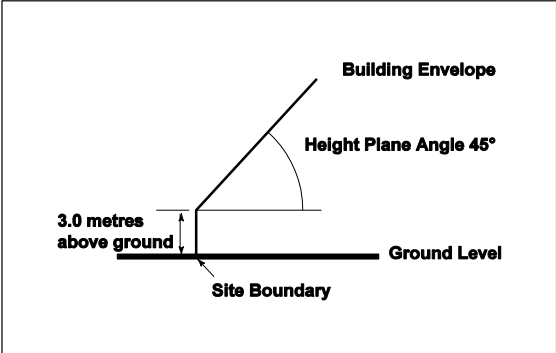
<ul style="list-style-type: none"> ii) Onsite manoeuvring requirements for second and subsequent dwelling units as set down in Chapter 61 (Transport). iii) A service court with the minimum dimension of 3 metres by 3 metres. b) Service functions, ie: washing lines, rubbish bins etc, must not be visible from any road. c) The outlook from any window of the unit must not be obscured by any sign erected on the building. 	
<p>17.6 Licensed Premises</p> <p>1. A licensed premises is a permitted activity provided that:</p> <ul style="list-style-type: none"> a) It complies in all respects with the relevant conditions in the Fringe Commercial Zone activity table and condition table. 	<p>The Council will restrict its discretion to the matters referred to in Rule 17.9 including the following:</p> <ul style="list-style-type: none"> - The effects on matters of reverse sensitivity. - The effects on the amenity values. - The effects on traffic safety and efficiency. - The effects of noise on residential amenity.
<p>17.7 Scheduled Sites</p> <p>1. Any scheduled land use on a scheduled site is a permitted activity provided that:</p> <ul style="list-style-type: none"> a) It complies in all respects with the rules in Chapter 55 (Scheduled Sites). 	<p>The Council will restrict its discretion to the matters referred to in Rule 17.9. In addition, the Council will restrict its discretion to the matters referred to in Chapter 55 (Scheduled Sites).</p>
<p>CONTROLLED ACTIVITIES</p>	<p>Matters the Council will restrict its discretion to for restricted discretionary activities.</p>
<p>17.8 Land Development (including Subdivision and Multi Unit development)</p> <p>1. Land development including subdivision and multi unit development is a controlled activity provided that:</p> <ul style="list-style-type: none"> a) It complies in all respects with the standards and terms specified in Chapter 66 (Volume II) of this Plan. b) It complies in all respects with the relevant standards and terms in the Fringe Commercial Zone Activity Table and Condition Table. c) It is assessed according to the matters in Chapter 66 (Volume II) over which the Council has reserved its control. <p>2. Applications for resource consent will not be publicly notified in respect of land development (including subdivision) that fully complies with the standards and terms, and notice of applications need not be served.</p>	<p>The Council will restrict its discretion to the matters referred to in Rule 17.9.</p>
<p>17.9 Relocation of Buildings</p> <p>1. Relocation of a building from another site is a controlled activity provided that:</p> <ul style="list-style-type: none"> a) The relocation of the building complies in all respects with the relevant conditions in the Fringe Commercial Zone activity table and condition table. b) A written assessment must be submitted with each application which must: <ul style="list-style-type: none"> i) Include a statement from a building certifier or registered 	<p>The Council will restrict its discretion to the matters referred to in Rule 17.9 including the following:</p> <ul style="list-style-type: none"> - The structural integrity of the building. - The reinstatement requirements. - The timing of reinstatement works. - The effects on the built character of the surrounding area. - The effects on amenity values. - The effects on infrastructure. - The effects on vehicle parking.

<p>engineer that the building is structurally sound.</p> <p>ii) State the condition of the building and the reinstatement works needed to bring the building up to an external visual appearance that is compatible with other buildings in the vicinity.</p> <p>iii) State the proposed timetable to complete external reinstatement of the building within 12 months from the date of consent.</p> <p>iv) Provide clear photographs of the building in its current state.</p> <p>v) Provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external design and appearance of the building as a result of reinstatement work.</p> <p>The Council shall exercise its control over the following:</p> <p>c) The design, materials and timetable of the proposed reinstatement works.</p> <p>d) The imposition of any financial contributions in accordance with Chapter 65 (Financial Contributions) of this Plan.</p> <p>e) The reinstatement of the building to a standard compatible with the amenity of the area.</p> <p>2. Applications for resource consent will not be publicly notified in respect of relocated buildings that fully comply with the standards and terms, and notice of applications need not be served.</p>	
<p>RESTRICTED DISCRETIONARY ACTIVITIES</p>	<p>Matters the Council will restrict its discretion to for restricted discretionary activities.</p>
<p>17.10 Land Uses Not Complying With Conditions</p> <p>1 Any subdivision, use or development of land referred to in rules 17.2.to 17.8. that does not comply with all the relevant conditions in the Fringe Commercial Zone activity table and condition table is a restricted discretionary activity, unless stated by a rule elsewhere in this Chapter.</p>	<p>The Council will have regard to the relevant objectives and policies of the Plan and will restrict its discretion to:</p> <ul style="list-style-type: none"> - The matters identified in the second column of the Fringe Commercial Zone activity table and/or condition table. - The cumulative effect of non-compliance with more than one condition. - In respect of a controlled activity failing to comply with all of the relevant conditions, those matters the Council had reserved its control over. - The matters set out in Chapter 1.6.5. - The assessment criteria in Chapter 20 of this Plan where applicable.
<p>DISCRETIONARY ACTIVITIES</p>	
<p>17.11 Discretionary Activities</p> <p>1. The following land uses are discretionary activities. A resource consent application must be made and consent may be declined or granted with or without conditions. The Council will have regard to the objectives and policies of this Plan and the assessment criteria in Chapter 20. The Council's discretion is unrestricted.</p> <p>a) Comprehensive commercial development.</p> <p>b) Commercial activities with a gross floor area less than 200m².</p>	

<ul style="list-style-type: none">c) Camping Grounds.d) Any business of prostitutione) Any tyre storage activity that does not comply in all respects with the relevant conditions.f) Activities requiring a resource consent from the Regional Council for a discharge to land and/or water.	
PROHIBITED ACTIVITIES	
17.12 Prohibited Activities 1. There are no land uses that are a prohibited activity within the Fringe Commercial Zone.	

FRINGE COMMERCIAL ZONE – CONDITION TABLE

CONDITIONS FOR PERMITTED ACTIVITIES AND CONTROLLED ACTIVITIES	Matters the Council will restrict its discretion to for restricted discretionary activities.
<p>17.12 Yards</p> <p>1. The following yard conditions shall apply to all land uses:</p> <ul style="list-style-type: none"> i) Any service station or transport depot must not be erected closer than 6 metres to the road boundary. ii) Any building or part of a building (including eaves and guttering) must not be erected closer than 6 metres from the site boundary of any land zoned other than Commercial or Industrial. 	<p>Matters:</p> <ul style="list-style-type: none"> - The effects on amenity values. - The effects on public safety and wellbeing. - The effects on traffic safety. - The building scale in relation to the surrounding environment.
<p>17.13 Height</p> <p>1. All land uses, other than aerials, lines and support structures shall comply with one of the alternative height conditions set out under a) or b) below:</p> <p>EITHER</p> <ul style="list-style-type: none"> a) At least 50 percent of any building facade and the building area measured at right angles to the road frontage in a continuous line to the rear of the site must not exceed 10 metres in height (Refer to Appendix 4). <ul style="list-style-type: none"> i) In the case of corner sites, at least 50 percent of the building facade and the area of the building measured at right angles to the road frontage must not exceed 10 metres in height. <p>OR</p> <ul style="list-style-type: none"> b) The building must be contained within an envelope starting at a height of 15 metres above ground level at any road boundary and with recession planes inclined at an angle of 40 degrees to the horizontal plane (Refer to Appendix 4A). c) Any part of a building, structure or tree shall not exceed the Airport Height Control Designation shown in Appendix 7. d) Provided that: <ul style="list-style-type: none"> i) Where there is conflict between any of the height control lines or limits, the lowest height must prevail. ii) Where the Airport Height Control Designation prevails in accordance with Rule 17.13.1(c) any application for a building consent must be accompanied by a registered surveyor's certificate verifying that the building plans meet the Airport Height Control Designation shown in Appendix 7. iii) Where the Airport Height Control Designation prevails in accordance with Rule 17.13.1(c) prior to a person requesting a Certificate of Compliance, a registered surveyor's certificate must be supplied, verifying compliance with the Airport Height Control Designation shown in Appendix 7. e) Height must be measured using the rolling height method. 	<p>Matters:</p> <ul style="list-style-type: none"> - The effects of shading. - The effects on adjoining buildings. - The effects on heritage buildings. - The effects on amenity such as scale and character. - The effects on air traffic safety.

<p>17.14 Height in Relation to Boundary</p> <p>1. The following height in relation to boundary conditions shall apply to all land uses:</p> <p>a) Buildings and structures on sites adjoining residentially zoned land must not project beyond a building envelope constructed by drawing planes along all parts of all site boundaries. The planes must commence 3.0 metres above ground level at the site boundary and must be inclined to the horizontal at an angle of 45 degrees.</p> <p>b) Provided that:</p> <p>i) In relation to multi-unit development, the building envelope must be constructed by drawing planes along all parts of all building site boundaries and must commence at the building site boundary.</p> <p>ii) Where the site abuts an entrance strip or access lot, the furthest boundary of the entrance strip or access lot may be deemed to be the site boundary for the purpose of applying the height in relation to boundary condition.</p> <p>iii) No account shall be taken of aerials, lines, support structures, solar heating devices, air conditioning units and similar structures housing electronic or mechanical equipment or chimneys, no more than 1 metre wide in any horizontal direction and less than 2.5 metres in height beyond the building envelope.</p>	<p>Matters:</p> <ul style="list-style-type: none"> - The effects of shading. - The effects on adjoining buildings. 								
<p>17.15 Refuse Storage</p> <p>1. The following refuse storage conditions shall apply to all land uses:</p> <p>a) A minimum area of 10m² must be provided on every site for the temporary storage of trade refuse. This must be screened from the public view and where possible located to the rear of the site.</p> <p>b) The area must be secured so as not to provide a food source for birds or vermin.</p>	<p>Matters:</p> <ul style="list-style-type: none"> - The physical location of the storage area. - The effects on amenity values. 								
<p>17.16 Screening of Storage Areas</p> <p>1. The following screening of storage areas condition shall apply to all land uses:</p> <p>a) Storage areas must not be visible from any residential property, open space area, or road. They must be screened from view by a fence not less than 1.8 metres high.</p>	<p>Matters:</p> <ul style="list-style-type: none"> - The effect on amenity values. - The effects on adjoining properties. 								
<p>17.17 Noise</p> <p>1. The following noise conditions shall apply to all land uses, other than those exempted in Rule 57.9:</p> <p>a) The following noise limits must not be exceeded at any point beyond the site boundary:</p> <table border="0" data-bbox="268 1839 943 1951"> <tr> <td>Control Hours</td> <td>Noise Level</td> </tr> <tr> <td>0700 to 2200 hours</td> <td>60 dB L_{Aeq} (15 min)</td> </tr> <tr> <td>2200 to 0700 hours the following day</td> <td>50 dB L_{Aeq} (15 min)</td> </tr> <tr> <td>2200 to 0700 hours the following day</td> <td>80 dB L_{AFmax}</td> </tr> </table> <p>b) Provided that, at any point within any Residential Environment, the following noise limits must not be exceeded:</p>	Control Hours	Noise Level	0700 to 2200 hours	60 dB L _{Aeq} (15 min)	2200 to 0700 hours the following day	50 dB L _{Aeq} (15 min)	2200 to 0700 hours the following day	80 dB L _{AFmax}	<p>Matters:</p> <ul style="list-style-type: none"> - The effects on public health and wellbeing. - The sound level likely to be generated. - The nature and frequency of the noise including any special audible characteristics. - The compatibility within the neighbourhood. - The effects of noise on amenity values. - The length of time for which specified noise levels is exceeded, especially at night. - The likely adverse effects on-site and beyond the site. - The mitigation measures to reduce noise generation.
Control Hours	Noise Level								
0700 to 2200 hours	60 dB L _{Aeq} (15 min)								
2200 to 0700 hours the following day	50 dB L _{Aeq} (15 min)								
2200 to 0700 hours the following day	80 dB L _{AFmax}								

<table border="0"> <tr> <td>Control Hours</td> <td>Noise Level</td> </tr> <tr> <td>0700 to 1900 hours</td> <td>55 dB L_{Aeq} (15 min)</td> </tr> <tr> <td>1900 to 2200 hours</td> <td>50 dB L_{Aeq} (15 min)</td> </tr> <tr> <td>2200 to 0700 hours the following day</td> <td>45 dB L_{Aeq} (15 min)</td> </tr> <tr> <td>2200 to 0700 hours the following day</td> <td>75 dB L_{AFmax}</td> </tr> </table> <p>c) All land uses must comply in all respects with the relevant conditions in Chapter 57 (Noise) of this Plan.</p> <p>d) The following minimum External Sound Insulation Level standards shall apply to all habitable rooms within any noise sensitive activity (including the addition or alteration of a habitable room which exceeds 10% of the existing gross floor area):</p> <ul style="list-style-type: none"> (i) The habitable room within the noise sensitive activity shall achieve a minimum External Sound Insulation Level of the building envelope of $D_{tr,2m,nTw} + C_{tr} > 30$ dB for outside walls of any habitable rooms. (ii) Where it is necessary to have windows closed to achieve the acoustic design requirements, an alternative ventilation system shall be provided. Any such ventilation system shall be designed to satisfy the requirements of the Building Code and achieve a level of no more than NC30 in any habitable room. (iii) An acoustic design report must be provided to the Council prior to any building consent being granted or where no building consent is required, prior to the commencement of the use. The acoustic design report must be prepared by a person qualified and experienced in acoustics. The report is to indicate the means by which the noise limits specified in this rule will be complied with and is to contain a certificate by its author that the means given therein will be adequate to ensure compliance with the acoustic design requirements specified in this rule. iv) Prior to any person requesting a Certificate of Compliance, an acoustic design certificate prepared by a person qualified and experienced in acoustics must be supplied, verifying compliance with the standards in (c) above. 	Control Hours	Noise Level	0700 to 1900 hours	55 dB L _{Aeq} (15 min)	1900 to 2200 hours	50 dB L _{Aeq} (15 min)	2200 to 0700 hours the following day	45 dB L _{Aeq} (15 min)	2200 to 0700 hours the following day	75 dB L _{AFmax}	
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2200 to 0700 hours the following day	75 dB L _{AFmax}										
<p>17.18 Light Spill</p> <p>1. The following light spill conditions shall apply to all land uses other than for the purposes of illuminating a road:</p> <ul style="list-style-type: none"> a) Between the hours of 2200 and 0700 the following day, any outdoor lighting must not cause an added illuminance in excess of 15 lux, measured horizontally or vertically as an average (at a height of 1.5 metres above ground level) at any point beyond the zone boundary. b) Between the hours of 2200 and 0700 the following day, any outdoor lighting must not cause an added illuminance in excess of 10 lux, measured horizontally or vertically as an average (at any window of a habitable space in a building within a residential zone). c) The outdoor lighting must be so selected, located aimed, adjusted, screened and maintained to ensure that glare resulting from the lighting does not cause significant adverse effects on the occupants of residential activities, road users or aircraft. 	<p>Matters:</p> <ul style="list-style-type: none"> - The orientation, strength, intensity, colour and frequency of any light. - The effects on traffic safety. - The positive effects on pedestrian safety. - The effects on amenity values. - The effects on the health, safety, security and wellbeing of people. 										

<p>NOTE: Where the measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations which the Council considers is of a similar nature which are not affected by such outdoor lighting. Those measurements may be used to determine the added illuminance, if any, of the subject lighting. Measurement should be made in clear sky conditions, or should take into account the effect of weather conditions on illuminance.</p>	
<p>17.19 Vibration</p> <p>1. The following vibration conditions must apply to all land uses:</p> <p>a) Land uses must not generate a vibration that causes an unreasonable adverse effect on any adjacent land use.</p>	<p>Matters:</p> <ul style="list-style-type: none"> - The effects on public health and safety. - The effects on the structural integrity of adjoining buildings and facilities. - The effects on amenity values.
<p>17.20 Fences</p> <p>1. The following fencing conditions shall apply to all land uses:</p> <p>a) Any fence erected within front, side and rear yards must not exceed 2 metres in height.</p> <p>b) On sites which adjoin a residential dwelling(s) within a residential zone, a close boarded or solid fence with a minimum height of 2.0 metres shall be erected so as to screen the residential dwelling(s) except where a building on the site abuts the boundary.</p>	<p>Matters:</p> <ul style="list-style-type: none"> - The availability of daylight to adjoining properties. - The effects on the privacy of adjoining properties and occupiers. - The scale and bulk of the building in relation to the site. - The effects on amenity values.
<p>17.21 Aerials, Lines and Support Structures</p> <p>1. The following conditions shall apply to all aerials, lines and support structures other than for the purposes of a network utility operation:</p> <p>a) Aerials, lines and/or support structures must not exceed the Airport Height Control Designation in Appendix 7.</p> <p>b) Aerials, lines or support structures must not exceed 15 metres in height.</p> <p>c) Where there is conflict between any of the height control lines or limits in (a) and (b) above, the lowest height must prevail.</p> <p>d) Dish antenna must not exceed 5 metres in diameter.</p> <p>e) Where an aerial, line or support structure exceeds 7 metres in height above the point of its attachment or base support, it must also comply with the following conditions:</p> <p>i) The distance from the centre to the furthest element tip must not exceed 7.5 metres in a horizontal direction.</p> <p>ii) There must be no more than one such structure on the site.</p> <p>f) The aerial, line and/or support structure must comply with the conditions relating to yards and height in relation to boundary in the Fringe Commercial Zone condition table.</p>	<p>Matters:</p> <ul style="list-style-type: none"> - The effects on amenity values. - The scale in relation to adjacent buildings. - The bulk and form of the aerial, line and/or supporting structures. - The effects of shading. - The extent to which heritage or cultural values are adversely affected. - The cumulative effect of additional aerials, lines and/or support structures. - The prominence of the site taking into account significant public views and any significant landscapes. - The effects on public health and safety. - The effects on air traffic safety.
<p>17.22 Earthworks</p> <p>1 The relevant provisions of Chapter 52A (Earthworks) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 52A (Earthworks) of this Plan.</p>
<p>17.23 Heritage</p> <p>1. The relevant provisions of Chapter 56 (Heritage) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 56 (Heritage) of this Plan.</p>

<p>17.24 Signs</p> <p>1. The relevant provisions of Chapter 58 (Signs) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 58 (Signs) of this Plan.</p>
<p>17.25 Trees</p> <p>1. The relevant provisions of Chapter 60 (Trees) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 60 (Trees) of this Plan.</p>
<p>17.26 Transport</p> <p>1. The relevant provisions of Chapter 61 (Transport) must be complied with.</p> <p>2. A 50% exemption applies to vehicle parking spaces within the areas of this zone identified in Appendix 24.</p>	<p>Matters:</p> <p>Refer to Chapter 61(Transport) of this Plan.</p>
<p>17.27 Natural Hazards</p> <p>1. The relevant provisions of Chapter 62 (Natural Hazards) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 62 (Natural Hazards) of this Plan.</p>
<p>17.28 Hazardous Substances</p> <p>1. The relevant provisions of Chapter 63 (Hazardous Substances) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 63 (Hazardous Substances) of this Plan.</p>
<p>17.29 Activities on the Surface of Water</p> <p>1. The relevant provisions of Chapter 62A (Activities on the Surface of Water) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 62A (Activities on the Surface of Water) of this Plan.</p>
<p>17.30 Contaminated Sites</p> <p>1. The relevant provisions of Chapter 64 (Contaminated Sites) of this Plan must be complied with.</p>	<p>Matters</p> <p>Refer to Chapter 64 (Contaminated Sites) of this Plan.</p>
<p>17.31 Financial Contributions</p> <p>1. The relevant provisions of Chapter 65 (Financial Contributions) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 65 (Financial Contributions) of this Plan.</p>
<p>17.32 Code of Practice for Subdivision and Land Development</p> <p>1. The relevant provisions of Chapter 66 (Volume II - Code of Practice for Subdivision and Land Development) must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 66 (Volume II - Code of Practice for Subdivision and Land Development) of this Plan.</p>