

Chapter 18 SUBURBAN COMMERCIAL ZONE - RULES

INTRODUCTION

This chapter contains rules managing land uses that take place within the suburban shopping centres of the City. This includes such centres as Marewa, Onekawa and Taradale. The rules in these areas differ from those of the inner city commercial areas to recognise their proximity to the residential living areas and they must have a scale of development that is not out of character with the surrounding residential zones.

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

18.1 Summary of Suburban Commercial Zone Rules

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

Rule Number and Description		Classification	Page Number
Rule 18.2	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 that complies with all the relevant conditions.	Permitted	2
Rule 18.3	Commercial activities (includes offices and retailing).	Permitted	2
Rule 18.4	Residential activities.	Permitted	2
Rule 18.5	Scheduled sites.	Permitted	2
Rule 18.6	Land development (including subdivision but excluding Multi Unit Development for Industrial Activities)	Controlled	3
Rule 18.7	Relocation of a building from another site.	Controlled	3
Rule 18.8	Licensed premises.	Controlled	4
Rule 18.9	Commercial Activities in the Suburban Commercial Zone at Greenmeadows which have a gross floor area exceeding 1000 m ²	Controlled	4
Rule 18.10	Any subdivision, use or development of land referred to in rules 18.2 to 18.8 that does not comply with all the relevant conditions, unless stated by a rule elsewhere in this Chapter.	Restricted Discretionary	5
Rule 18.11(a)	Industrial activities.	Discretionary	5
Rule 18.11(b)	Camping grounds.	Discretionary	5
Rule 18.11(c)	Licensed premises (other than those relating to a restaurant, off licence premises or wholesale liquor outlet).	Discretionary	5
Rule 18.11(d)	Any business of prostitution	Discretionary	5

SUBURBAN COMMERCIAL ZONE – ACTIVITY TABLE

PERMITTED ACTIVITIES	Matters the Council will restrict its discretion to for restricted discretionary activities
<p>18.2 Land Uses Generally</p> <p>1. Any land use is a permitted activity provided that:</p> <ol style="list-style-type: none"> a) It complies in all respects with the relevant conditions in the Suburban 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 18.10.</p>
<p>18.3 Commercial Activities</p> <p>1. Any commercial activity is a permitted activity provided that:</p> <ol style="list-style-type: none"> a) It complies in all respects with the relevant conditions in the Suburban 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>The Council will restrict its discretion to the matters referred to in Rule 18.10.</p>
<p>18.4 Residential Activities</p> <p>1. Any residential activity above the ground floor is a permitted activity provided that:</p> <ol style="list-style-type: none"> a) It complies in all respects with the relevant conditions in the Suburban Commercial Zone activity table and condition table. b) For each dwelling unit, the following must be provided for the exclusive use of the occupants: <ol 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. ii) On-site manoeuvring requirements for second and subsequent dwelling units as set down in Chapter 60 (Transport). iii) The above rules will not apply to dwelling units in buildings existing as at 11th November 2000. iv) A service court with a minimum dimension of 3 metres by 3 metres is to be provided. v) Service functions ie: washing lines, rubbish bins etc. must not be visible from any road. 	<p>The Council will restrict its discretion to the matters referred to in Rule 18.10, including the following:</p> <ul style="list-style-type: none"> - The effects on the amenity values. - The effects on matters of reverse sensitivity. - The effects on traffic safety and efficiency.
<p>18.5 Scheduled Sites</p> <p>1. Any existing land use on a scheduled site is a permitted activity provided that:</p> <ol 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 18.10. In addition, the Council will restrict its discretion to the matters referred to in Chapter 55 (Scheduled Sites).</p>

CONTROLLED ACTIVITIES	Matters the Council will restrict its discretion to for restricted discretionary activities
<p>18.6 Land Development (including Subdivision, but excluding Multi Unit Development for Industrial Activities)</p> <p>1. Land development including subdivision, but excluding multi unit development for industrial activities, is a controlled activity provided:</p> <ul style="list-style-type: none"> a) That 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 Suburban Commercial Zone Activity Table and Condition Table. c) That 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 18.10.</p>
<p>18.7 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 specified in the Suburban 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 engineer that the building is structurally sound. 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. iii) State the proposed timetable to complete external reinstatement of the building within 12 months from the date of consent. iv) Provide clear photographs of the building in its current state. 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>The Council shall exercise its control over the following:</p> <ul style="list-style-type: none"> c) The design, materials and timetable of the proposed reinstatement works. d) The imposition of any financial contributions in accordance with Chapter 65 (Financial Contributions) of this Plan. e) The reinstatement of the building to a standard compatible with the amenity of the area. <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>The Council will restrict its discretion to the matters referred to in Rule 18.10 including the following:</p> <ul style="list-style-type: none"> - The structural integrity of the building. - The reinstatement of the building. - The timing of reinstatement works. - The effects on the built character of the surrounding area. - The effects on amenity values. - The effects on infrastructural services.

<p>18.8 Licensed Premises</p> <p>1. A licensed premises is a controlled activity provided that:</p> <ul style="list-style-type: none"> a) It relates to a restaurant (as set out in the criteria of the Sale of Liquor Act 1989 see below), off licence premises and wholesale liquor outlet. b) It complies in all respects with the relevant conditions in the Suburban Commercial Zone activity table and condition table. <p>The Council shall exercise its control over the following:</p> <ul style="list-style-type: none"> c) Hours of operation. d) Scale of the operation with regard to customer numbers and floor area. <p>Sale of Liquor Act definition of a restaurant: any premises in which meals are regularly supplied on sale to their public for consumption on the premises..</p> <p>2. Applications for resource consent will not be publicly notified in respect of licensed premises that fully comply 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 18.10.</p>
<p>18.9 Commercial Activities in the Suburban Commercial Zone at Greenmeadows</p> <p>1. A Commercial activity within the Suburban Commercial Zone at Greenmeadows which has a gross floor area exceeding 1000 m² is a controlled activity provided that:</p> <ul style="list-style-type: none"> a) It complies in all respects with the relevant conditions in the Suburban Commercial Zone activity table and condition table. <p>The Council will exercise its control over the following:</p> <ul style="list-style-type: none"> a) The type, frequency and timing of vehicular traffic. b) The safety and efficiency of the road network (including intersections). c) The effects on traffic safety. d) The effects on cyclist and pedestrian safety. e) The provision of on-site manoeuvring areas. f) The location and design of access and egress. g) The need for and imposition of any financial contributions necessary to mitigate the effects of traffic on the local roading network including intersection upgrades arising as a result of the development. <p>2. Applications for resource consent will not be publicly notified in respect of commercial activities in the Suburban Commercial Zone at Greenmeadows that fully comply 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 18.10</p>

RESTRICTED DISCRETIONARY ACTIVITIES	Matters the Council will restrict its discretion to for restricted discretionary activities.
<p>18.10 Land Uses Not Complying With Conditions</p> <p>1. Any subdivision, use or development of land referred to in rules 18.2 to 18.8 that does not comply with all the relevant conditions in the Suburban 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 Suburban 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.
DISCRETIONARY ACTIVITIES	
<p>18.11 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> <ul style="list-style-type: none"> a) Industrial activities. b) Camping grounds. c) Licensed premises (other than those relating to a restaurant, off licence premises or wholesale liquor outlet). d) Any business of prostitution 	
PROHIBITED ACTIVITIES	
<p>18.12 Prohibited Activities</p> <p>1. There are no land uses that are a prohibited activity within the Suburban Commercial Zone.</p>	

SUBURBAN COMMERCIAL ZONE – CONDITION TABLE

CONDITIONS FOR PERMITTED ACTIVITIES AND CONTROLLED ACTIVITIES	Matters the Council will restrict its discretion to for restricted discretionary activities.
<p>18.13 Yards</p> <p>1. The following yard conditions shall apply to all land uses:</p> <ul style="list-style-type: none"> a) Any building or part of any 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. b) A minimum of a 2 metre wide landscaped area must be provided within this yard parallel to the site boundary. The landscaped area must create a visual screen between the site and the zone boundary to a height of at least 1.8 metres. 	<p>Matters:</p> <ul style="list-style-type: none"> - The effects on amenity values. - The effects on outlook and privacy of adjoining and adjacent properties. - The effects of shading on adjoining properties.
<p>18.14 Height</p> <p>1. The following maximum height conditions shall apply to all land uses, other than aerials, lines and support structures:</p> <ul style="list-style-type: none"> a) Any part of a building or structure must not exceed 10 metres in height. b) Any part of a building, structure or tree shall not exceed the Airport Height Control Designation shown in Appendix 7. c) 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 18.14.1(b) any application for a building consent must be accompanied by a registered surveyor’s certificate verifying that the building plans meet the Airport height restrictions shown in Appendix 7. iii) Where the Airport Height Control Designation prevails in accordance with Rule 18.14.1(b) prior to a person requesting a Certificate of Compliance, a registered surveyor’s certificate must be supplied, verifying compliance with the Airport height restrictions shown in Appendix 7. d) Height must be measured using the rolling height method. 	<p>Matters:</p> <ul style="list-style-type: none"> - The scale and bulk of the building in relation to the site. - The built characteristic of the neighbourhood. - The extent to which the effects of the height can be mitigated by setbacks, planting, design or topography of the site. - The effects on landscape values. - The effects of shading. - The effects on amenity values. - The effects on air traffic safety.
<p>18.15 Height in Relation to Boundary</p> <p>1. The following height in relation to boundary conditions shall apply to all land uses:</p> <ul style="list-style-type: none"> 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 the site boundary. The planes must commence 3.0 metres above ground level at the site boundary and must be inclined to the horizontal at angle of 45 degrees. b) Provided that: <ul style="list-style-type: none"> 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. 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>Matters:</p> <ul style="list-style-type: none"> - The effects of shading. - The effects on adjoining buildings. <div data-bbox="944 1592 1503 1944" data-label="Diagram"> </div>

<p>ii) 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>18.16 Landscaping</p> <p>1. The following landscaping conditions shall apply to all land uses:</p> <p>a) All parking areas for commercial activities that are forward of the building must be provided with planted, landscaped areas at least 2 metres in width which incorporate an operational irrigation system.</p> <p>b) All uses in this zone which have a common boundary with a site in a residential zone must have a planted buffer strip of at least 2 metres in width parallel to the site boundary.</p>	<p>Matters:</p> <ul style="list-style-type: none"> - The effects on the amenity values. - The siting of the landscaping. 						
<p>18.17 Verandas</p> <p>1. The following veranda conditions shall apply to all land uses:</p> <p>a) Any part of a building fronting onto a street must have a veranda and each veranda must be:</p> <p>i) Suspended from the building.</p> <p>ii) Not less than 3 metres above the footpath.</p> <p>iii) Related to verandas on adjoining sites.</p> <p>iv) Continuous to provide weather protection along the frontage of each site.</p> <p>v) Not less than 450mm clear of the kerb line.</p>	<p>Matters:</p> <ul style="list-style-type: none"> - The effects on pedestrian and traffic safety. - The effects on amenity values. 						
<p>18.18 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>18.19 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 the legal 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>18.20 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" style="width: 100%; margin-left: 40px;"> <tr> <td style="width: 60%;">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> </table>	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)	<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
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)						

<p>2200 to 0700 hours the following day 80 dB L_{AFmax}</p> <p>b) Provided that, at any point within any Residential Environment, the following noise limits must not be exceeded:</p> <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}	<p>site.</p> <ul style="list-style-type: none"> - The mitigation measures to reduce noise generation.
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}										
<p>18.21 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 	<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>any window of a habitable space in a building within a residential zone).</p> <p>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 a significant adverse effects on the occupants of residential activities, road users or aircraft.</p> <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>18.22 Vibration</p> <p>1. The following vibration condition shall 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 effect on public health and safety. - The effects on the structural integrity of adjoining buildings and facilities. - The effect on amenity values.
<p>18.23 Fences</p> <p>1. The following fencing conditions shall apply to all land uses:</p> <p>a) Any fence erected in the front, side and rear yards must not exceed 2 metres in height.</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>18.24 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 and/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 Suburban 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>18.25 Roof Surfaces</p> <p>1. The following condition shall apply to all new roofs.</p> <p>a) All new roof surfaces shall be constructed from inert materials or painted with non-metal based paint and thereafter maintained in good order.</p>	<p>Matters:</p> <ul style="list-style-type: none"> - The effects on public health and safety. - The effect on stormwater discharges associated with the industrial and commercial land use. - The mitigation measures to avoid contamination from stormwater runoff. - The effect on the ecology and aquatic life of the

<p>NOTE: Stormwater may only be discharged to a Council reticulated network in compliance with the Napier City Stormwater Bylaw 2012.</p> <p>All on-site stormwater discharges are regulated by the Hawke's Bay Regional Resource Management Plan and may require resource consent approval. Contact the Hawke's Bay Regional Council for advice.</p>	Ahuriri Estuary.
<p>18.26 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>18.27 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>18.29 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>18.30 Transport</p> <p>1. The relevant provisions of Chapter 61 (Transport) of this Plan must be complied with.</p> <p>2. A 100% exemption applies to vehicle parking spaces within the area identified in Appendix 24, except for residential activities in buildings constructed after 11th November 2000.</p>	<p>Matters:</p> <p>Refer to Chapter 61 (Transport) of this Plan.</p>
<p>18.31 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>18.32 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>18.33 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>18.34 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>18.35 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>18.36 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) of this Plan 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>
<p>18.28 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>