

Chapter 19**LARGE FORMAT RETAIL ZONE – RULES****INTRODUCTION**

This chapter establishes the rules for managing land uses in the Large Format Retail Zone. This zone is located adjacent to Prebensen Drive between the Pandora and Onekawa Industrial zones. The zone provides for the larger retailing developments within the city that require floor areas in excess of 1000m². The intent of the zone is two fold. Firstly it is to provide for the large format retail that is unable to find sites close to the city centre and secondly it is to ensure that the existing industrially zoned land does not face competition from the retail sector. The zone is consistent with the Council's adopted Retail Strategy. The Strategy identified that for large format retail developments, provision be made to allow for 25% of a development to have tenancies of between 500m² and 1000m² in gross floor area. However, it was not Councils intention that this policy apply to standalone developments but only to the larger comprehensive developments. As a result this provision applies only to sites in excess of 3 hectares in area.

The zone provides for large format retailing requiring a site which has good roading links and where larger land holdings are available. However its strategic location in terms of the road network, also raise issues that require careful management. Traffic modelling studies identify that the capacity of the road network within the area of the Large Format Retail zone is limited and therefore the level of development within the zone is an important consideration. Rules have been included within the zone that limit the intensity of retail development in order to mitigate the potential effects on the road network. These include control over the maximum number of parking spaces for retailing within the zone which are set down in Rule 61.14.1 of the Plan.

The land at 51 Severn Street being Lot 1 DP 25011 while zoned Large Format Retail is yet to be serviced. Rule 19.31 requires that this land be serviced at the landowner/developer's cost.

All rules in this Chapter apply throughout the Large Format Retail Zone unless otherwise stated.

19.1 Summary of the Large Format Retail Zone Rules

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

Rule Number and Description		Classification	Page Number
Rule 19.2	Retailing	Permitted	3
Rule 19.3	Hospitality activities.	Permitted	3
Rule 19.4	Scheduled sites.	Permitted	3
Rule 19.5	Land development (including subdivision and Multi Unit development, but excluding multi unit development for Industrial and Residential Activities).	Controlled	4
Rule 19.6	Relocation of a building from another site.	Controlled	4
Rule 19.7	Any subdivision, use or development of land referred to in rules 19.2 to 19.6 that does not comply with all the relevant conditions, unless stated by a rule elsewhere in this Chapter.	Restricted Discretionary	5
Rule 19.8 (a)	Residential Activities	Discretionary	5
Rule 19.8 (b)	Industrial activities	Discretionary	5
Rule 19.8 (c)	Any land use that does not comply with the conditions in Rule 19.31.	Discretionary	5
Rule 19.8 (d)	Any activity with direct vehicular access onto Prebensen Drive	Discretionary	5
Rule 19.8 (e)	Any land use not identified as a permitted activity, controlled activity, a restricted discretionary activity, a discretionary activity, or a prohibited activity elsewhere in this Plan is discretionary.	Discretionary	5

LARGE FORMAT RETAIL ZONE – ACTIVITY TABLE

PERMITTED ACTIVITIES	Matters the Council will restrict its discretion to for restricted discretionary activities.
<p>19.2 Retailing</p> <p>1. Any retailing activity where any individual tenancy has a minimum gross floor area of not less than 1000m² is a permitted activity provided that:</p> <p>a) On any site greater than 3 hectares, the gross floor area of no more than 25% of any individual tenancies on the site may be between 500m² and 1000m² in gross floor area.</p> <p>b) It must comply in all respects with the relevant conditions in the Large Format Retail Zone activity table and condition table.</p>	<p>The Council will restrict its discretion to the matters referred to in Rule 19.7 including the following:</p> <ul style="list-style-type: none"> - The effect on the viability of the art deco building resource and the cultural wellbeing of the City. - The effect on the efficiency and effectiveness of the inner city commercial area. - The effects on the amenity of the area. - The type, frequency and timing of vehicular traffic. - The effects on the safety and efficiency of the road network (including intersections and State Highway) - The effects on traffic safety. - The effects on cyclist and pedestrian safety. - The provision of on-site loading and manoeuvring areas. - The location and design of access and egress. - The need for and imposition of any financial contributions necessary to mitigate the effects of traffic on the local roading network and state highway including intersection upgrades arising as a result of the development. - The need for a comprehensive Transportation Assessment to be prepared in order to understand the traffic effects arising from a development proposal.
<p>19.3 Hospitality Activities</p> <p>1. Any hospitality activity is a permitted activity provided that:</p> <p>a) There shall be one hospitality activity per 10,000m² of gross floor area of Large Format Retail on the same site.</p> <p>b) The gross floor area of each hospitality activity must not exceed 150m².</p> <p>c) It must comply in all respects with the relevant conditions in the Large Format Retail Zone activity table and condition table.</p>	<p>The Council will restrict its discretion to the matters referred to in Rule 19.7 including the following:</p> <ul style="list-style-type: none"> - The type, frequency and timing of vehicular traffic. - The effects on the safety and efficiency of the road network (including intersections and State Highway) - The effects on traffic safety. - The effects on cyclist and pedestrian safety. - The provision of on-site loading and manoeuvring areas. - The location and design of access and egress. - The need for and imposition of any financial contributions necessary to mitigate the effects of traffic on the local roading network and the state highway including intersection upgrades arising as a result of the development. - The need for a comprehensive Transportation Assessment to be prepared in order to understand the traffic effects arising from a development proposal.
<p>19.4 Scheduled Sites</p> <p>1. Any scheduled land use on a scheduled site is a permitted activity provided that:</p> <p>a) It complies in all respects with the rules in Chapter 55 (Scheduled Sites).</p>	<p>The Council will restrict its discretion to the matters referred to in Rule 19.7 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>19.5 Land Development (including Subdivision and Multi Unit development but excluding multi unit development for Industrial and Residential Activities)</p> <p>1. Land development including subdivision and multi unit development, but excluding multi unit development for industrial and residential activities, 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 Large Format Retail 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 19.7</p>
<p>19.6 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 Large Format Retail 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</p>	<p>The Council will restrict its discretion to the matters referred to in Rule 19.7 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>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>19.7 Land Uses Not Complying With Conditions</p> <p>1. Any subdivision, use or development of land referred to in rules 19.2 to 19.6 that does not comply with all the relevant conditions in the Large Format Retail Zone activity table and condition table, except in relation to condition 19.31, is a restricted discretionary activity, unless stated by a rule elsewhere in this Chapter. Activities not meeting rule 19.31 are to be considered as discretionary activities under Rule 19.8.</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 Large Format Retail 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>19.8 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) Residential activities b) Industrial activities c) Any land use that does not comply with the conditions in Rule 19.31. d) Any activity with direct vehicular access onto Prebensen Drive. e) Any land use not identified as a permitted activity, controlled activity, a restricted discretionary activity, or a prohibited activity. 	
<p>PROHIBITED ACTIVITIES</p>	
<p>19.9 Prohibited Activities</p> <p>1. There are no land uses that are a prohibited activity within the Large Format Retail Zone.</p>	

LARGE FORMAT RETAIL ZONE – CONDITION TABLE

CONDITIONS FOR PERMITTED ACTIVITIES AND CONTROLLED ACTIVITIES	Matters the Council will restrict its discretion to for restricted discretionary activities.
<p>19.10 Yards</p> <p>1. The following yard conditions shall apply to all land uses:</p> <p>a) Any building or part of a building (including eaves and guttering) must not be erected closer than 20 metres from the Prebensen Drive and/or Severn Street Boundary.</p>	<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>19.11 Height</p> <p>1. The following maximum height conditions shall apply to all land uses other than aeriels, lines and support structures:</p> <p>a) Any part of a building or structure must not exceed 12 metres in height.</p> <p>b) Any part of a building or structure or tree shall not exceed the Airport Height Control Designation shown in Appendix 7.</p> <p>c) Provided that :</p> <p>i) Where there is a conflict between any of the height control lines or limits, the lowest height must prevail.</p> <p>ii) Where the Airport Height Control Designation prevails in accordance with rule 19.11.1(b) any application for a building consent must be accompanied by a registered surveyors certificate verifying that the building plans meet the Airport height restrictions shown in Appendix 7.</p> <p>iii) Where the Airport Height Control Designation prevails in accordance with rule 19.11.1(b) prior to a person requesting a Certificate of Compliance, a registered surveyors certificate must be supplied verifying compliance with the Airport height restrictions shown in Appendix 7.</p> <p>d) Height must be measured using the rolling height method.</p>	
<p>19.12 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) Any part of a building or structure must not project beyond a building envelope constructed by drawing planes along all parts of all site boundaries. The planes must commence 7.5 metres above ground level at the site boundary and must be inclined to the horizontal at an angle of 65 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 adjoins any land zoned other than commercial or industrial, 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>iii) 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</p>	<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>the height in relation to boundary condition.</p> <p>iv) No account must 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>19.13 Gross Floor Area Limit</p> <p>1. The following gross floor area condition shall apply to all land uses:</p> <p>a) The maximum gross floor area for all buildings on a site shall be 40% of the net site area.</p>	<p>Matters:</p> <ul style="list-style-type: none"> - The type, frequency and timing of vehicular traffic. - The effects on the safety and efficiency of the road network (including intersections and State Highway) - The effects on traffic safety. - The effects on cyclist and pedestrian safety. - The provision of on-site loading and manoeuvring areas. - The location and design of access and egress. - The need for and imposition of any financial contributions necessary to mitigate the effects of traffic on the local roading network and the State Highway including intersection upgrades arising as a result of the development. - The need for a comprehensive Transportation Assessment to be prepared in order to understand the traffic effects arising from a development proposal.
<p>19.14 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 and not viewed from Prebensen Drive.</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>19.15 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 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>19.16 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 style="margin-left: 40px;"> <thead> <tr> <th>Control Hours</th> <th>Noise Level</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>b) Provided that, at any point within any Residential Environment, the following noise limits must not be exceeded:</p> <table style="margin-left: 40px;"> <thead> <tr> <th>Control Hours</th> <th>Noise Level</th> </tr> </thead> <tbody> <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> </tbody> </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 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}	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>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)																		
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<p>19.17 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> <p>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.</p> <p>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).</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>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>19.18 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>19.19 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>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>19.20 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 shown 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</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>also comply with the following conditions:</p> <ul style="list-style-type: none"> i) The distance from the centre to the furthest element tip must not exceed 7.5 metres in a horizontal direction. ii) There must be no more than one such structure on the site. f) The aerial, line and/or support structure must comply with the conditions relating to yards and height in relation to boundary in the Large Format Retail Zone condition table. 	
<p>19.21 Landscaping</p> <p>1. The following landscaping conditions shall apply to all land uses:</p> <ul style="list-style-type: none"> a) Sites fronting Severn Street or Prebensen Drive shall provide a landscaping strip with a minimum width of 2.5 metres. b) Landscaping shall include both groundcover and specimen trees. c) Carparking areas shall include a minimum of one specimen tree for every ten carparks. 	<p>Matters:</p> <ul style="list-style-type: none"> - The effects on the visual amenity of one of the main gateways to the City. - The scale of the building development in the zone.
<p>19.22 Roof Surfaces</p> <p>1. The following condition shall apply to all new roofs.</p> <ul style="list-style-type: none"> 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>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>	<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 land use. - The mitigation measures to avoid contamination from stormwater runoff. - The effect on the ecology and aquatic life of the Ahuriri Estuary.
<p>19.23 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>19.24 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>19.25 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>19.26 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>19.27 Transport</p> <p>1. The relevant provisions of Chapter 61 (Transport) must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 61(Transport) of this Plan and the following matters:</p> <ul style="list-style-type: none"> - The type, frequency and timing of vehicular traffic.

	<ul style="list-style-type: none"> - The effects on the safety and efficiency of the road network (including intersections and State Highway) - The effects on traffic safety. - The effects on cyclist and pedestrian safety. - The provision of on-site loading and manoeuvring areas. - The location and design of access and egress. - The need for and imposition of any financial contributions necessary to mitigate the effects of traffic on the local roading network and state highway including intersection upgrades arising as a result of the development. - The need for a comprehensive Transportation Assessment to be prepared in order to understand the traffic effects arising from a development proposal.
<p>19.28 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>19.29 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>19.30 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>19.31 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>19.32 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>19.33 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>
<p>19.34 Development of Land within the LFR Zone</p> <p>1. Before any permitted controlled or restricted discretionary activity is commenced within the zone services to the standards required in Chapter 66 (Volume II – Code of Practice for Subdivision and Land Development) of this Plan are to be provided at the land owner/developer’s cost.</p> <p>NOTE: Any land use that does not comply with this condition is a discretionary activity. Refer Rule 19.8.1(c).</p>	<p>Matters:</p> <p>Refer to Chapter 66 (Volume II – Code of Practice for Subdivision & Land Development) of this Plan.</p>

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