

Chapter 27**BUSINESS PARK ZONE – RULES****Introduction**

This chapter contains rules managing land uses in the Business Park Zone. The boundaries of this zone are shown on the planning maps.

All rules apply throughout the Business Park Zone unless otherwise stated.

27.1 Summary of Business Park Zone Rules

The following is a quick reference guide that summarises the Business Park Zone Activity Table and Condition Table. It is intended as a guide only and must not be used in place of the Business Park Zone Activity Table and Condition Table elsewhere in this Chapter.

Rule Number and Description		Classification	Page Number
Rule 27.2	Industrial activities	Permitted	2
Rule 27.3	Hospitality activities	Permitted	2
Rule 27.4	Commercial Activities	Permitted	2
Rule 27.5	Land development (including subdivision and Multi Unit Development but excluding Residential Multi Unit Development).	Controlled	3
Rule 27.6	Relocation of a building from another site.	Controlled	3
Rule 27.8	Any subdivision, use or development of land referred to in Rules 23.2 to 23.8 that does not comply with all the relevant conditions, unless stated by a rule elsewhere in this Chapter.	Restricted Discretionary	4
Rule 27.8.1(a)	Office accommodation not accessory to an industrial activity.	Discretionary	4
Rule 27.8.1(b)	Tyre storage activities that do not comply with all the relevant conditions.	Discretionary	5
Rule 27.8.1(c)	Travellers Accommodation	Discretionary	5
Rule 27.8.1(d)	Education facilities.	Discretionary	5
Rule 27.8.1(e)	Places of assembly.	Discretionary	5
Rule 27.8.1(f)	Retailing Activities	Discretionary	5
Rule 27.8.1(g)	Activities requiring a resource consent from the Regional Council for a discharge to land and or air.	Discretionary	5
Rule 27.8.1(h)	Any land use that does not comply with the conditions in Rule 27.32	Discretionary	5
Rule 27.8.1(i)	Any land use that does not comply with the conditions in Rule 27.33	Discretionary	5
Rule 27.8.1(j)	Any land use not identified as a permitted activity, controlled activity, a restricted discretionary activity, or a prohibited activity elsewhere in this zone is deemed to be a discretionary activity.	Discretionary	5

BUSINESS PARK ZONE – ACTIVITY TABLE

PERMITTED ACTIVITIES	Matters the Council will restrict its discretion to for restricted discretionary activities.
<p>27.2 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 Business Park 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>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 premises is not in use 	<p>The Council will restrict its discretion to the matters referred to in Rule 27.7.</p> <p>NOTE: Any storage of tyres activity that does not comply with all of the relevant conditions is a discretionary activity (see Rule 27.8).</p>
<p>27.3 Hospitality Activities</p> <p>1. Any hospitality 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 Business Park 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, a non-complying activity or a prohibited activity. 	<p>The Council will exercise its discretion over the matters referred to in Rule 27.7, including the assessment criteria specified in Chapter 31 of this Plan and the following:</p> <ul style="list-style-type: none"> - The effects on traffic safety. - The effects on amenity values. - The effects on the ecology of the Ahuriri Estuary. - The effects on the natural character of the area. - The need for traffic control, including signs, signals, and traffic islands. - The effects on the heritage values of the Inner City art deco resource.
<p>27.4 Commercial Activities</p> <p>1. Any office accommodation is a permitted activity provided that:</p> <ul style="list-style-type: none"> a) It must relate to the administration and management of an industrial activity undertaken on the same site. b) It must be limited to 35% of the gross floor area of buildings on the site. c) It must comply in all respects with the relevant conditions in the Business Park Zone activity table and condition table. d) 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 exercise its discretion over the matters referred to in Rule 27.7, including the assessment criteria specified in Chapter 31 of this Plan and the following:</p> <ul style="list-style-type: none"> - The effects on traffic safety. - The effects on amenity values. - The effects on the ecology of the Ahuriri Estuary. - The effects on the natural character of the area. - The need for traffic control, including signs, signals, and traffic islands. - The effects on the heritage values of the Inner City art deco resource.

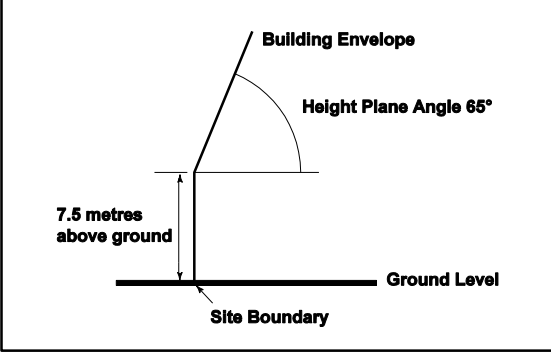
<p>e) The total area occupied by office accommodation in combination with retailing must not exceed 50% of the gross floor area of buildings on the site.</p> <p>NOTE: Any office accommodation that does not relate to the administration and management of an industrial activity undertaken on the same site is a discretionary activity. Refer Rule 27.8.1(a).</p> <p>2. Retailing is a permitted activity provided that:</p> <p>a) The goods or services offered must be manufactured, processed, repaired or serviced on the site.</p> <p>b) The retailing component is limited to 35% of the gross floor area of buildings on the site.</p> <p>c) It must comply in all respects with the relevant conditions in the Business Park Zone activity table and condition table.</p> <p>d) 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> <p>e) The total area occupied by retailing in combination with office accommodation must not exceed 50% of the gross floor area of buildings on the site.</p> <p>NOTE: Any other retailing activity that does not comply with all relevant conditions is a discretionary activity. Refer Rule 27.8.1(e).</p>	
<p>CONTROLLED ACTIVITIES</p>	<p>Matters the Council will restrict its discretion to for restricted discretionary activities.</p>
<p>27.5 Land Development (Including Subdivision and Multi Unit Development but excluding Residential and Commercial Multi Unit Development)</p> <p>1. Land development, including subdivision and multi unit development, but excluding residential and commercial multi unit development, is a controlled activity provided that:</p> <p>a) It must comply in all respects with the standards and terms specified in Chapter 66 (Volume II) of this Plan.</p> <p>b) It must comply in all respects with the relevant standards and terms in the Business Park Zone Activity Table and Condition Table.</p> <p>c) It is assessed according to the matters in Chapter 66 (Volume II) over which the Council has reserved its control.</p> <p>2. Applications for resource consent will not be publicly notified in respect of land development (including subdivision) that fully comply with the standards and terms, and notice of applications need not be served.</p>	<p>The Council will exercise its discretion over the assessment criteria specified in Chapter 66 (Volume II - Code of Practice for Subdivision and Land Development) of this Plan.</p>
<p>27.6 Relocation of Buildings</p> <p>1. Relocation of a building from another site is a controlled activity provided that:</p> <p>a) The relocation of the building complies in all respects with the relevant conditions in the Business Park Zone activity table and condition table.</p> <p>b) A written assessment must be submitted with each application</p>	<p>The Council will restrict its discretion to the matters referred to in Rule 27.7, including the following:</p> <ul style="list-style-type: none"> - The structural integrity of the building. - The imposition of a performance bond. - The timing of reinstatement works. - The effects on the built character of the surrounding area. - The effects on amenity values.

<p>which must:</p> <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 imposition of a performance bond to complete the reinstatement of the building. <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>	<ul style="list-style-type: none"> - The effects on infrastructural services.
<p>RESTRICTED DISCRETIONARY ACTIVITIES</p>	<p>Matters the Council will restrict its discretion to for restricted discretionary activities.</p>
<p>27.7 Land Uses Not Complying With Conditions</p> <p>1. Any subdivision, use or development of land referred to in Rules 27.2 to 27.6 that does not comply with all of the relevant conditions in the Business Park Zone activity table and condition table except in relation to land not meeting condition 27.32 is a restricted discretionary activity, unless stated by a rule elsewhere in this Chapter. Activities not meeting Rule 27.32 are to be considered as discretionary activities under Rule 27.8.</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 Business Park 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 31 of this Plan where applicable.
<p>DISCRETIONARY ACTIVITIES</p>	
<p>27.8 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 31. The Council's discretion is unrestricted.</p> <ul style="list-style-type: none"> a) Office accommodation that does not comply in all respects with the relevant conditions. 	

<ul style="list-style-type: none"> b) Any tyre storage activity that does not comply in all respects with the relevant conditions. c) Travellers' accommodation. d) Education facilities. e) Places of assembly. f) Retailing activities that do not comply in all respects with the relevant conditions. g) Activities requiring a resource consent from the Regional Council for a discharge to land and/or air. h) Any land use that does not comply with the conditions in Rule 27.32. i) Any land use that does not comply with all relevant traffic and development threshold limits in Rule 27.33. j) Any land use not identified as a permitted activity, a controlled activity, a restricted discretionary activity, or a prohibited activity. 	
<p>PROHIBITED ACTIVITIES</p>	
<p>27.9 Prohibited Activities</p> <ol style="list-style-type: none"> 1. There are no land uses that are a prohibited activity within the Business Park Zone. 	

BUSINESS PARK ZONE – CONDITION TABLE

CONDITIONS FOR PERMITTED ACTIVITIES AND CONTROLLED ACTIVITIES	Matters the Council will restrict its discretion to for restricted discretionary activities.
<p>27.10 Development Setbacks</p> <p>1. The following development setback conditions shall apply to all land uses:</p> <ul style="list-style-type: none"> a) No development is permitted within 150 metres of the boundary with the Ahuriri Estuary. b) No development is permitted within 50 metres of the airport noise control boundary. 	<p>Matters:</p> <ul style="list-style-type: none"> - The effects on the ecological values of the Ahuriri Estuary - The visual effects on the landscape values. - The effects on the safe and efficient operation of the airport. - The effects on the development of the airport.
<p>27.11 Yards</p> <p>1. The following yard conditions shall apply to all land uses:</p> <ul style="list-style-type: none"> a) Front Yards <ul style="list-style-type: none"> i) Any part of a building (including eaves and guttering) must not be erected closer than 6 metres to the road boundary. ii) A minimum of a 3 metre wide landscaped area must be provided adjacent to the boundaries of roads except for driveways. b) Other Yards <ul style="list-style-type: none"> i) There is no side or rear yard requirement, except that: ii) Any part of a building (including eaves and guttering), fence or permanently fixed structure must not be erected closer than 6 metres from the top of the bank of any watercourse or open drain. iii) Any part of a building (including eaves and guttering) must not be erected closer than 6 metres from the boundary of any land zoned other than Business Park, and that a minimum of a 2 metre wide landscaped area must be provided within this yard parallel to the boundary. This 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 traffic and pedestrian safety. - The effects on the maintenance, use and development of a watercourse or open drain.
<p>27.12 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) Any part of a building, structure or tree must not exceed the Airport Height Control Designation in Appendix 7. b) Where there is conflict between any of the height control lines or limits, the lowest height must prevail. c) Where the Airport Height Control Designation prevails in accordance with Rule 27.12.1(b): <ul style="list-style-type: none"> i) Any application for a building consent must be accompanied by a registered surveyor's certificate verifying that the building plans do not exceed the Airport Height Control Designation in Appendix 7. ii) 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 in Appendix 7. 	<p>Matters:</p> <ul style="list-style-type: none"> - The availability of daylight to adjacent properties. - The effects on the privacy of adjacent properties and occupiers. - The scale and bulk of the building in relation to the site. - The effects on amenity values. - The effects on air traffic safety.

<p>d) 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>e) 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 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 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 provided they do not exceed the Airport Height Control Designation in Appendix 7.</p>	 <p>In addition, refer to Appendix 5.</p>
<p>27.13 Landscaping</p> <p>1. The following landscaping conditions shall apply to all land uses:</p> <p>a) A Landscape Plan must be provided for each site that reflects the context of the area.</p> <p>i) Any part of a tree (including when fully mature) must not exceed the Airport Height Control Designation in Appendix 7.</p>	<p>Matters:</p> <ul style="list-style-type: none"> - The effects on the visual amenity of the area. - The context of the estuarine and adjacent rural environments.
<p>27.14 Site Coverage</p> <p>1. The following site coverage conditions shall apply to all land uses:</p> <p>a) Site coverage (measured by gross building area) must not exceed 65% of the net site area.</p>	<p>Matters:</p> <ul style="list-style-type: none"> - The scale and bulk of the building in relation to the site. - The existing built density of the area. - The control of stormwater runoff.
<p>27.15 Outdoor Storage</p> <p>1. The following outdoor storage conditions shall apply to all land uses:</p> <p>a) Outdoor storage areas, refuse storage areas or stockpiles:</p> <p>i) Must comply with the yard and height in relation to boundary conditions in conditions 27.11 and 27.12.</p> <p>ii) Must be screened from the view of any adjacent residential zone or public open space. Acceptable screening would include, but is not limited to tree plantings or a fence or hedge at least 1.8 metres high.</p> <p>iii) Must be located on sealed areas where facilities are provided to prevent contaminants from being discharged into land and/or water (including groundwater) or entering any piped stormwater system if they consist of decomposable material likely to generate contaminated leachate.</p>	<p>Matters:</p> <ul style="list-style-type: none"> - The effects on the shading of adjacent sites. - The effects on the visual amenity of the area. - The effects on people's health and safety. - The nature and quantity of the material to be stored. - The method of disposal of both the solid material and/or liquid leachate. - The methods to be employed to avoid accidental discharges to ground.

27.16 Noise

1. The following noise conditions shall apply to all land uses, other than those exempted in Rule 57.5:

a) The following noise limits must not be exceeded at any point beyond the site boundary:

Control Hours	Noise Level
On any day at all hours	60 dB L_{Aeq} (15 min)
On any day at all hours	85 dB L_{AFmax}

b) Provided that, at any point within any Residential Environment, the following noise limits must not be exceeded:

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}

c) All land uses must comply in all respects with the relevant conditions in Chapter 57 (Noise) of this Plan.

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):

(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.

2. The following acoustic insulation conditions shall apply to all new noise sensitive activities within the Business Park Zone and within the State Highway Noise Boundary as shown on the planning maps:

(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.

Matters:

- 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.

<p>(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.</p> <p>a) The standard in (a) above does not apply to noise sensitive activities which can comply with the following:</p> <p>(i) The habitable room within the noise sensitive activity is greater than 80 metres from the edge of the nearest traffic lane where the posted speed is at least 70km/hour; or</p> <p>(ii) Noise screening (such as a noise barrier fence) is constructed so that noise levels measured at the location of the building housing the noise sensitive activity in accordance with NZS6801:2008, do not exceed 55 dB L_{Aeq} (24hour) outdoors.</p> <p>b) 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 standard 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 standard.</p> <p>c) 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 (a) above.</p>	
<p>27.17 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 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>27.18 Vibration</p> <p>1. The following vibration conditions 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 effects on public health. - The effects on the structural integrity of adjacent buildings and facilities. - The effects on amenity values of the area.
<p>27.19 Odour and Dust</p> <p>NOTE: The discharge of contaminants (including odour and dust) onto or into air, land or water is 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>27.20 Fences</p> <p>1. The following fencing conditions shall apply to all land uses:</p> <p>a) Any fence erected within a front yard, side or rear yard must not exceed 2 metres in height.</p>	<p>Matters:</p> <ul style="list-style-type: none"> - The availability of daylight to adjacent properties. - The effects on the privacy of adjacent properties and occupiers. - The scale and bulk of the building in relation to the site. - The effects on amenity values.
<p>27.21 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 20 metres in height.</p> <p>b) Aerials, lines and/or support structures must not exceed the Airport Height Control Designation in Appendix 7.</p> <p>c) Where there is conflict between any of the height control lines or limits above, the lowest height must prevail.</p> <p>d) Where the Airport Height Control Designation prevails in accordance with Rule 27.21.1(c):</p> <p>i) Any application for a building consent must be accompanied by a registered surveyor's certificate verifying that the building plans do not exceed the Airport Height Control Designation in Appendix 7.</p> <p>ii) 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 in Appendix 7.</p> <p>e) Dish antenna must not exceed 5 metres in diameter.</p> <p>f) 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>g) The aerial, line and/or support structure must comply with the conditions relating to yards and height in relation to boundary in the Business Park 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>27.22 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>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>27.23 High Volume Water Use Activities</p> <p>NOTE: The maximum rate of wastewater discharge to the Napier City Council's reticulated wastewater system is controlled by the Napier City Council Trade Waste Bylaw.</p> <p>There are limitations on the capacity of this reticulated wastewater system in some parts of the City which may require restrictions on the rate of discharge.</p> <p>Discussion with the Works Asset Department of Napier City Council is recommended.</p>	
<p>27.24 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>27.25 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>27.26 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>27.27 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>27.28 Transport</p> <p>1. The relevant provisions of Chapter 61 (Transport) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 61 (Transport) of this Plan.</p>
<p>27.29 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>27.30 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>27.31 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>27.32 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>27.33 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>27.34 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>27.35 Development of Land within the Business Park 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>2. All stormwater from the zone shall be treated, and diverted and discharged to the Purimu Overflow Channel.</p> <p>NOTE: The treatment of the stormwater is to be in accordance with the Lagoon Farm Business Park Stormwater Management Plan (Takis Koutsos – January 2010).</p> <p>Any land use that does not comply with these conditions is a discretionary activity. Refer Rule 27.8.1(g).</p>	<p>Matters:</p> <p>Refer to Chapter 66 (Volume II – Code of Practice for Subdivision & Land Development) of this Plan.</p>
<p>27.36 Traffic and Development Threshold Limit</p> <p>1. The following threshold limits shall apply to development within the Business Park Zone:</p> <p>a) Prior to the commencement of operation of any development the following roading projects will have been completed and operational:</p> <p>i) Orotu Drive will have been extended to connect with Prebensen Drive in the form of a roundabout (the design of which shall be appropriate to the speed environment) with access to the Business Park Zone facilitated from the same intersection.</p> <p>b) Prior to the commencement of operation of any development in excess of 97,500 m² gross floor area the following roading projects will have been completed and operational:</p> <p>i) Four laning of the section of Prebensen Drive between Hyderabad Road and the Expressway; and</p> <p>ii) Four laning of the section of Prebensen Drive between the site access and Tamatea Drive; and</p> <p>iii) Provision of a dual-lane roundabout on Prebensen Drive at the site access/Orotu Drive intersection; and</p> <p>vi) Four-laning of the section of the Expressway, between Meeanee Road and Kennedy Road.</p>	<p>Matters:</p> <p>- The effects of the development on the transport network.</p>

NOTE: Any land use that does not comply with all relevant traffic and development threshold limits is a discretionary activity. Refer Rule 27.8.1(h).	
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