

Chapter 23**MAIN INDUSTRIAL ZONE – RULES****Introduction**

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

All rules apply throughout the Main Industrial Zone unless otherwise stated. The majority of the land in the Main Industrial Zone is fully serviced. However the land at Awatoto being Lot 2 DP 20646 (807 Waitangi Road) and Lot 3 DP 26546 (5 Waitangi Road), while zoned Main Industrial, is yet to be serviced. Rule 23.31 requires that this land be serviced at the landowner/developer's cost.

23.1 Summary of Main Industrial Zone Rules

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

Rule Number and Description		Classification	Page Number
Rule 23.2	Any land use not stated by a rule as a controlled activity, a restricted discretionary activity, a discretionary activity, or a prohibited activity elsewhere in this Plan and it must comply with all the relevant conditions.	Permitted	2
Rule 23.3	Industrial activities.	Permitted	2
Rule 23.4	Commercial activities (includes office accommodation, hospitality activities and retail activities).	Permitted	2
Rule 23.5	Scheduled sites.	Permitted	3
Rule 23.6	Land development (including subdivision and Multi Unit Development but excluding Residential Multi Unit Development).	Controlled	3
Rule 23.7	Relocation of a building from another site.	Controlled	4
Rule 23.8	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 23.9(a)	Residential activities	Discretionary	6
Rule 23.9(b)	Tyre storage activities that do not comply with all the relevant conditions.	Discretionary	6
Rule 23.9(c)	Retail activities that do not comply with all the relevant conditions.	Discretionary	5
Rule 23.9(d)	Hospitality activities that do not comply with all the relevant conditions	Discretionary	5
Rule 23.9(e)	Office accommodation not accessory to an industrial activity or a commercial activity.	Discretionary	5
Rule 23.9(f)	Day care centres.	Discretionary	5
Rule 23.9(g)	Travellers' accommodation.	Discretionary	5
Rule 23.9(h)	Camping grounds.	Discretionary	5
Rule 23.9(i)	Education facilities.	Discretionary	5
Rule 23.9(j)	Places of assembly.	Discretionary	5
Rule 23.9(k)	Health care centres.	Discretionary	5
Rule 23.9(l)	Use of explosives, other than for temporary military training purposes.	Discretionary	5

MAIN INDUSTRIAL ZONE – ACTIVITY TABLE

PERMITTED ACTIVITIES	Matters the Council will restrict its discretion to for restricted discretionary activities.
<p>23.2 Land Uses Generally</p> <p>1. Any land use is a permitted activity provided that:</p> <ul style="list-style-type: none"> a) It must comply in all respects with the relevant conditions in the Main Industrial 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 23.8.</p>
<p>23.3 Industrial Activities</p> <p>1. Unless otherwise provided for, any industrial activity is a permitted activity provided that:</p> <ul style="list-style-type: none"> a) It must comply in all respects with the relevant conditions in the Main Industrial 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 23.8.</p> <p>NOTE: Any storage of tyres activity that does not comply with all of the relevant conditions is a discretionary activity (see Rule 23.9).</p>
<p>23.4 Commercial Activities</p> <p>1. Any commercial 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 Main Industrial 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 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 or commercial activity otherwise permitted in the Main Industrial Zone. b) It must be limited to 35% of the gross floor area of buildings on the site. 	<p>The Council will exercise its discretion over the matters referred to in Rule 23.8, 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 and pedestrian safety. - The effects on amenity values. - The effects on the 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>NOTE: Any office accommodation that does not relate to the administration and management of an industrial or commercial activity otherwise permitted in the Main Industrial Zone is a discretionary activity (See Rule 23.9).</p>

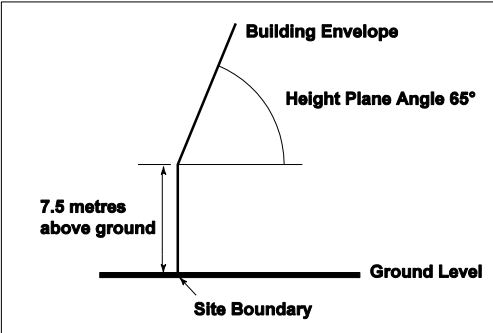
<p>c) It must comply in all respects with the relevant conditions in the Main Industrial Zone activity table and condition table.</p> <p>d) It is not stated by a rule elsewhere in this Plan as a controlled activity, a restricted discretionary activity, a discretionary activity or a prohibited activity.</p> <p>3. Any retail activity is a permitted activity provided that:</p> <p>a) The goods or services offered must be manufactured, processed, repaired, serviced or warehoused 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 stated elsewhere in the Main Industrial 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>4. Any hospitality activity is a permitted activity provided that:</p> <p>a) It is located within the Onekawa and Pandora areas of the Main Industrial Zone</p> <p>b) There must not be more than one hospitality activity per site.</p> <p>c) It must comply in all respects with the relevant conditions stated elsewhere in the Main Industrial 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>NOTE: Any retailing activity that does not comply with all of the relevant conditions is a discretionary activity (See Rule 23.9).</p> <p>NOTE: Any hospitality activity that does not comply with all of the relevant conditions is a discretionary activity (See Rule 23.9).</p>
<p>23.5 Scheduled Sites</p> <p>1. Any scheduled land use on a scheduled site is a permitted activity provided that:</p> <p>a) It must comply 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 Chapter 55 (Scheduled Sites) of this Plan.</p>
<p>CONTROLLED ACTIVITIES</p>	<p>Matters the Council will restrict its discretion to for restricted discretionary activities.</p>
<p>23.6 Land Development (Including Subdivision and Multi Unit Development but excluding Residential Multi Unit Development)</p> <p>1. Land development, including subdivision and multi unit development but excluding residential 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 Main Industrial 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>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>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>23.7 Relocation of Buildings</p> <p>1. Relocation of a building from another site is a controlled activity provided that:</p> <ol style="list-style-type: none"> a) The relocation of the building complies in all respects with the relevant conditions in the Main Industrial Zone activity table and condition table. b) A written assessment must be submitted with each application which must: <ol 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> <ol 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>	<p>The Council will restrict its discretion to the matters referred to in Rule 23.8, 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. - 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>23.8 Land Uses Not Complying With Conditions</p> <p>1. Any subdivision, use or development of land referred to in Rules 23.2 to 23.7 except in relation to land at Awatoto not meeting Condition 23.31 that does not comply with all of the relevant conditions in the Main Industrial Zone activity table and condition table is a restricted discretionary activity, unless stated by a rule elsewhere in this Chapter. Activities not meeting Rule 23.31 are to be considered as discretionary activities under Rule 23.9.</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 Main Industrial 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.

DISCRETIONARY ACTIVITIES	
<p>23.9 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) Any residential activity b) Any tyre storage activity that does not comply in all respects with the relevant conditions. c) Any retail activity that does not comply in all respects with the relevant conditions. d) Any hospitality activity that does not comply in all respects with the relevant conditions. e) Any office accommodation not accessory to an industrial activity or a commercial activity. f) Day care centres. g) Travellers' accommodation. h) Camping grounds. i) Education facilities. j) Places of assembly. k) Health care centres. l) Use of explosives, other than for temporary military training purposes. m) Any land use that does not comply with the conditions in Rule 23.31 in relation to land at Awatoto. 	
PROHIBITED ACTIVITIES	
<p>23.10 Prohibited Activities</p> <p>1. There are no land uses that are a prohibited activity within the Main Industrial Zone.</p>	

MAIN INDUSTRIAL ZONE – CONDITION TABLE

CONDITIONS FOR PERMITTED ACTIVITIES AND CONTROLLED ACTIVITIES	Matters the Council will restrict its discretion to for restricted discretionary activities.
<p>23.11 Yards</p> <p>1. The following yard conditions shall apply to all land uses:</p> <p>a) Front Yards</p> <p>i) Any part of a building (including eaves and guttering) must not be erected closer than 2 metres to the road boundary, except that:</p> <p>ii) Any part of a building (including eaves and guttering) must not be erected closer than 3 metres from the following road boundaries:</p> <ul style="list-style-type: none"> • Austin Street. • Hyderabad Road. • Niven Street. • Pandora Road. • Taradale Road. • Thames Street. • Wakefield Street. <p>iii) A minimum of a 2 metre wide landscaped area must be provided adjacent to the boundaries of roads in Rule 23.11(a)(ii) except for driveways.</p> <p>iv) Any part of a building for a service station or transport depot must not be erected closer than 6 metres to the road boundary;</p> <p>b) Other Yards</p> <p>i) There is no side or rear yard requirement, except that:</p> <p>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.</p> <p>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 Industrial, 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>	<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>23.12 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, structure or tree must not exceed the Airport Height Control Designation in Appendix 7.</p> <p>b) 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>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>c) Provided that:</p> <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 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. 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. 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>In addition, refer to Appendix 5 (Main Industrial and Suburban Industrial Building Height Diagram).</p>						
<p>23.13 Site Coverage</p> <p>1. The following site coverage conditions shall apply to all land uses:</p> <ul style="list-style-type: none"> a) Site coverage (measured by gross building area) must not exceed 75% of the net site area. 	<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>23.14 Outdoor Storage</p> <p>1. The following outdoor storage conditions shall apply to all land uses:</p> <ul style="list-style-type: none"> a) Outdoor storage areas, refuse storage areas or stockpiles: <ul style="list-style-type: none"> i) Must comply with the yard and height in relation to boundary conditions in conditions 23.11 and 23.12. 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. iii) Must be located on sealed and drained areas if they consist of decomposable material likely to generate contaminated leachate. 	<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. 						
<p>23.15 Noise</p> <p>1. The following noise conditions shall apply to all land uses, other than those exempted in Rule 57.9:</p> <ul style="list-style-type: none"> a) The following noise limits must not be exceeded at any point beyond the site boundary: <table border="0" style="margin-left: 40px;"> <tr> <td style="padding-right: 40px;">Control Hours</td> <td>Noise Level</td> </tr> <tr> <td>On any day at all hours</td> <td>70 dB L_{Aeq} (15 min)</td> </tr> <tr> <td>On any day at all hours</td> <td>85 dB L_{AFmax}</td> </tr> </table> b) Provided that, at any point within any Residential Environment, the following noise limits must not be exceeded: 	Control Hours	Noise Level	On any day at all hours	70 dB L _{Aeq} (15 min)	On any day at all hours	85 dB L _{AFmax}	<p>Matters:</p> <ul style="list-style-type: none"> - 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						
On any day at all hours	70 dB L _{Aeq} (15 min)						
On any day at all hours	85 dB L _{AFmax}						

<table border="0"> <tr> <td>Control Hours</td> <td>Noise Level</td> </tr> <tr> <td>0700 to 1900 hours</td> <td>55 dB L_{Aeq} (15 min)</td> </tr> <tr> <td>1900 to 2200 hours</td> <td>50 dB L_{Aeq} (15 min)</td> </tr> <tr> <td>2200 to 0700 hours the following day</td> <td>45 dB L_{Aeq} (15 min)</td> </tr> <tr> <td>2200 to 0700 hours the following day</td> <td>75 dB L_{AFmax}</td> </tr> </table> <p>c) All land uses must comply in all respects with the relevant conditions in Chapter 57 (Noise) of this Plan.</p> <p>d) The following minimum External Sound Insulation Level standards shall apply to all habitable rooms within any noise sensitive activity (including the addition or alteration of a habitable room which exceeds 10% of the existing gross floor area):</p> <ul style="list-style-type: none"> (i) The habitable room within the noise sensitive activity shall achieve a minimum External Sound Insulation Level of the building envelope of $D_{tr,2m,nTw} + C_{tr} > 30$ dB for outside walls of any habitable rooms. (ii) Where it is necessary to have windows closed to achieve the acoustic design requirements, an alternative ventilation system shall be provided. Any such ventilation system shall be designed to satisfy the requirements of the Building Code and achieve a level of no more than NC30 in any habitable room. (iii) An acoustic design report must be provided to the Council prior to any building consent being granted or where no building consent is required, prior to the commencement of the use. The acoustic design report must be prepared by a person qualified and experienced in acoustics. The report is to indicate the means by which the noise limits specified in this rule will be complied with and is to contain a certificate by its author that the means given therein will be adequate to ensure compliance with the acoustic design requirements specified in this rule. iv) Prior to any person requesting a Certificate of Compliance, an acoustic design certificate prepared by a person qualified and experienced in acoustics must be supplied, verifying compliance with the standards in (c) above. 	Control Hours	Noise Level	0700 to 1900 hours	55 dB L_{Aeq} (15 min)	1900 to 2200 hours	50 dB L_{Aeq} (15 min)	2200 to 0700 hours the following day	45 dB L_{Aeq} (15 min)	2200 to 0700 hours the following day	75 dB L_{AFmax}	
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2200 to 0700 hours the following day	75 dB L_{AFmax}										
<p>23.16 Light Spill</p> <p>1. The following light spill conditions shall apply to all land uses other than for the purposes of illuminating a road:</p> <ul style="list-style-type: none"> a) Between the hours of 2200 and 0700 the following day, any outdoor lighting must not cause an added illuminance in excess of 15 lux, measured horizontally or vertically as an average (at a height of 1.5 metres above ground level) at any point beyond the zone boundary. b) Between the hours of 2200 and 0700 the following day, any outdoor lighting must not cause an added illuminance in excess of 10 lux, measured horizontally or vertically as an average (at any window of a habitable space in a building within a residential zone). 	<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>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>23.17 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>23.18 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>23.19 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>23.20 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 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 23.20.1(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>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>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 Main Industrial Zone condition table.</p>	
<p>23.21 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>23.22 High Volume Water Using 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>23.23 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>23.24 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>23.25 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>23.26 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>23.27 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>23.28 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>23.29 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>23.30 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>23.31 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>23.32 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>23.33 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) 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>23.34 Development on Land at Awatoto</p> <p>1. Before any permitted, controlled or restricted discretionary activity is commenced on Lot 2 DP 20646 (807 Waitangi Road) and/or Lot 3 DP 26546 (5 Waitangi Road) 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 (See Rule 23.9.1(m)).</p>	<p>Matters:</p> <p>Refer to Chapter 66 (Volume II - Code of Practice for Subdivision and Land Development) of this Plan.</p>

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