

Part 4

Area specific matters

Zones

RESZ – Residential zones

GRZ – General residential zone

Introduction

The General residential zone includes existing built-up urban areas as well as greenfield areas (both serviced and un-serviced). The primary purpose of the General residential zone provisions is to enable diversity in a range of housing choices within well-designed neighbourhoods that have predominantly suburban residential character and good levels of residential amenity. The General residential zone also applies to areas where it is necessary to minimise risks to people and buildings from natural hazards.

Over time, the appearance of neighbourhoods will change as new development occurs, with housing being a variety of densities, between one and two storey, and in a variety of forms (including detached, semi-detached and terrace housing). However, within this change, the overall suburban residential character, qualities and amenity values (both on-site and for adjoining sites) will be maintained.

Land at Marsden, Ngawhatu, Maitai, Bayview and Saxton will continue to provide for greenfield residential subdivision and development within Whakatū Nelson. Structure plans for these areas have guided the development of the key road, walking and cycling connections, development pattern, biodiversity corridors, tree groups to be protected and greenspaces. Two new development areas at Maitahi and Saxton will provide for new greenfield residential development (refer to chapter DEV2 – Saxton development area).

Objectives

GRZ-O1 Growth and development [DP]

The General residential zone accommodates growth and development within attractive and safe neighbourhoods with a suburban residential character that:

1. have good levels of residential amenity including access to daylight and sunlight, visual privacy, night time quiet, low intensity outdoor lighting and limited advertising signage;
2. offer a range of housing types and forms to meet the diverse needs of Whakatū Nelson’s people and households;
3. optimises the efficiency of use of land and buildings;
4. is supported by the capacity of infrastructure networks and contributes to safe, efficient, effective and resilient infrastructure networks;

5. are accessible and well-connected to community and recreation facilities, places of employment, educational opportunities and Whakatū Nelson's natural environment; and
6. include community amenities, facilities and services that contribute to the wellbeing of the people who live there.

GRZ-O2 High quality residential environments [DP]

Development in the General residential zone creates well-designed residential neighbourhoods that sustain community wellbeing and contribute to Whakatū Nelson's attractiveness as a place to live and visit.

Policies

GRZ-P1 Neighbourhood character, amenity and safety [DP]

Ensure that use and development maintain and enhance the following residential amenity values:

1. daylight and sunlight access to the living rooms and bedrooms of all new and altered dwellings;
2. privacy between the living rooms of separate dwellings;
3. human scale of built development, with overall low building height to accommodate generally up to two storeys;
4. open spaces, planted areas, trees and landscape features that maintain an attractive mix of built structures, paved areas and natural elements, especially for areas adjacent to the street;
5. usable outdoor space that has access to sunlight for at least part of the day and provides a private outdoor environment;
6. storage and utility space for the storage of waste bins, washing lines and other household equipment that does not detract from on-site visual amenity or the amenity values of neighbouring sites; and
7. attractive and varied streetscapes where buildings do not visually dominate the street frontage.

GRZ-P2 Residential outcomes [DP]

Discourage the following environmental outcomes:

1. adverse shading of habitable buildings caused by the height or form of buildings on adjoining sites, particularly during the period 9.00am to 3.00pm when access to daylight is important;
2. changes to ground levels, building height, bulk or scale that create visual dominance that adversely affects residential amenity values or the character of the neighbourhood;
3. large, monotonous solid walls visible from adjoining sites or public places that adversely affect residential amenity values or the character of the neighbourhood;

4. the placement of balconies or raised decks close to site boundaries that would allow direct overlooking of living areas on adjoining sites in a manner that adversely affect the reasonable privacy of the residents of the adjoining sites;
5. large areas of sealed or paved surface, car parking or hard landscaping that adversely affect the visual quality of the streetscape or visual amenity values as viewed from adjoining sites or public roads;
6. high walls and garage doors along boundaries that visually dominate the streetscape or restrict visual connection between residential sites and the surrounding neighbourhood;
7. number and width of vehicle crossings to the street adversely affecting:
 - i. the safe, efficient and easily accessible movement for pedestrians and other users of footpaths, cyclists and vehicles;
 - ii. use of the street as a public place for neighbourhood activities and interactions, and for amenity planting and landscaping;
 - iii. use of the street for carparking and loading.

GRZ-P3 Residential development [DP]

Enable a mix of residential development densities and housing types that maintain and enhance the suburban residential character and quality of residential neighbourhoods, including:

1. infill subdivision and development that creates additional sites and housing forms (detached, semi-detached and multi-unit) from existing residential sites;
2. the construction of minor residential units adjacent to existing dwellings;
3. conversion of existing residential buildings to create additional residential units;
4. retirement homes and residential care facilities;
5. papakāinga;
6. single detached dwellings on individual allotments; and
7. buildings that are able to be adapted to meet differing housing needs over time.

GRZ-P4 Home businesses [DP]

Enable home businesses throughout the General residential zone, subject to limits on the scale and intensity of the activity to maintain the predominantly residential character and the residential amenity values of the neighbourhood and zone.

GRZ-P5 Non-residential activities [DP]

Provide for non-residential activities that support community wellbeing, where these maintain the amenity values of adjoining properties and the predominantly residential character of the neighbourhood, and ensure that:

1. privacy is maintained between non-residential activities and adjoining sites;

2. adverse noise and disturbance effects on adjoining sites are avoided;
3. the scale, height and form of buildings used for non-residential activities are compatible with the scale and character of existing development in the neighbourhood and do not create visual dominance over, or adverse shading or privacy effects on any adjoining site;
4. potentially unsightly buildings and storage areas are screened from view from adjoining sites and public roads;
5. night lighting does not cause adverse glare or light spill onto other sites; and
6. advertising signage is unobtrusive and does not conflict with the residential amenity values of the neighbourhood.

GRZ-P6 Non-residential activities – adverse effects on commercial centres [DP]

Discourage non-residential activities that would adversely affect the role and vitality of the City centre zone, Mixed use zone and any Neighbourhood and Local centre zones.

GRZ-P7 Papakāinga [DP]

Provide for papakāinga and associated community and cultural activities on Māori land and treaty settlement land in a manner that is consistent with tāngata whenua values.

GRZ-P8 Connection to water and wastewater [DP]

Require that all residential buildings, residential and non-residential activities are connected to a community water supply and the wastewater network.

GRZ-P9 Stormwater management [DP]

Require that, for all residential buildings and all residential and non-residential activities, stormwater runoff is contained on site to the extent practicable, including by the use of low impact stormwater design, and is conveyed to a reticulated stormwater drainage network or to a natural stream in a manner that:

1. minimises the risk of inundation of land and buildings;
2. maintains or enhances the natural character and natural flow characteristics of rivers and streams; and
3. minimises adverse effects on the natural character and natural habitats of rivers and streams.

GRZ-P10 Standard of service connections [DP]

Require that all provided water supply, stormwater management and wastewater collection infrastructure services and connections and all vehicle accesses and public roads are designed and constructed in accordance with the Nelson Tasman Land Development Manual 2019.

GRZ-P11 Infrastructure capacity [DP]

Discourage subdivision, use and development where the capacity of road connections, reticulated water supply, reticulated wastewater and stormwater management networks is insufficient to service the number of residential units proposed, or where insufficient infrastructure allowance has been made for potential future development.

Rules

Rule interpretation and application

GRZ-R1 [DP]

The rules that apply to activities in the General residential zone are contained in the activity status table and standards table as follows:

1. GRZ-R4 to GRZ-R22; and
2. GRZ-S1 to GRZ-S18.

GRZ-R2 [DP]

The activity status tables and standards in the following chapters also **apply** to activities in the General residential zone:

1. AIR – Air; and
2. CMA – Coastal marine area; and
3. CMAR – Coastal margins; and
4. NCFLC – Natural character, features and landscapes in the coastal environment; and
5. LF – Land and freshwater; and
6. EIT – Energy, infrastructure and transport; and
7. CON – Contaminated land; and
8. HAZS – Hazardous substances; and
9. NH – Natural hazards; and
10. HH – Historic heritage; and
11. TREE – Notable trees; and
12. SUB – Subdivision; and
13. EW – Earthworks; and
14. LIGHT – Light; and
15. NOISE – Noise; and
16. SIGN – Signs; and
17. TEMP – Temporary activities; and
18. FMU1 – Stoke freshwater management units; and
19. FMU2 – Maitahi/Mahitahi/Maitai freshwater management units.

GRZ-R3 [DP]

The activity status tables and standards in the following chapters **do not apply** to activities in the General residential zone:

1. SASM – Sites and areas of significance to Maori; and

2. ECO – Ecosystems and indigenous biodiversity; and
3. NATC – Natural character; and
4. NFL – Natural features and landscapes; and
5. ASW – Activities on the surface of water; and
6. FMU3 – Wakapuaka freshwater management unit; and
7. FMU4 – Whangamoā freshwater management unit; and
8. FMU5 – Roding freshwater management unit.

Activity status

| Rule | Use/Activity |
|---------|--|
| GRZ-R4 | Activity not listed in GRZ-R5 to GRZ-R22 |
| GRZ-R5 | Residential activity |
| GRZ-R6 | Up to three residential units |
| GRZ-R7 | Four or more residential units |
| GRZ-R8 | Minor residential unit and conversion of an existing unit |
| GRZ-R9 | Retirement village |
| GRZ-R10 | Visitor accommodation |
| GRZ-R11 | Home business |
| GRZ-R12 | Medical and health activity |
| GRZ-R13 | Education activity |
| GRZ-R14 | Papakāinga development |
| GRZ-R15 | Building |
| GRZ-R16 | Public art |
| GRZ-R17 | Fence |
| GRZ-R18 | Helicopter landing and take-off |
| GRZ-R19 | Activity within a Biodiversity corridor or Greenspace area |

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| GRZ-R20 | Building, structure or sensitive activity within the National Grid Yard |
| GRZ-R21 | Structure within the coastal margin |
| GRZ-R22 | Structure within the riparian margin |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
|--|---|---------------------------|--|
| <p>GRZ-R4</p> <p>Activity not listed in GRZ-R5 to GRZ-R22</p> <p>[DP]</p> <p>Legal effect on notification: No</p> | <p>1. Not applicable.</p> | <p>2. Not applicable.</p> | <p>3. Any activity not listed in GRZ-R5 to GRZ-R22 is a non-complying activity.</p> |
| <p>GRZ-R5</p> <p>Residential activity</p> <p>[DP]</p> <p>Legal effect on notification: No</p> | <p>1. A residential activity is a permitted activity provided that:</p> <ul style="list-style-type: none"> a. habitable buildings used for the activity must be connected to a community water supply and the wastewater network; and b. stormwater from the site used for the activity must not drain to any public road, except for secondary flow purposes; and c. the activity complies with the following standards: | <p>2. Not applicable.</p> | <p>3. A residential activity that contravenes GRZ-R5.1.c., is a restricted discretionary activity.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <ul style="list-style-type: none"> a. GRZ-S11 Parking and loading; and b. GRZ-S12 Access; and c. GRZ-S13 Building over or alongside drains (piped or open) and water mains; and d. GRZ-S14 Nelson Tasman Land Development Manual 2019 |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | <ul style="list-style-type: none"> i. GRZ-S11 Parking and loading; and ii. GRZ-S12 Access; and iii. GRZ-S13 Building over or alongside drains (piped or open) and water mains; and iv. GRZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and v. GRZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and vi. GRZ-S16 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and | | <ul style="list-style-type: none"> mandatory requirements: Transportation; and e. GRZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and f. GRZ-S16 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and g. GRZ-S17 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and h. GRZ-S18 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting. <p>4. A residential activity that contravenes GRZ-R5.1.b. is a discretionary activity.</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | <p>vii. GRZ-S17 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>viii. GRZ-S18 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, Electrical and Streetlighting.</p> | | <p>5. A residential activity that contravenes GRZ-R5.1.a. is a non-complying activity.</p> |
| <p>GRZ-R6 Up to three residential units [DP] Legal effect on notification: No</p> | <p>1. Development of up to three residential units on a site is a permitted activity, provided that:</p> <p>a. habitable buildings for the activity must be connected to a community water supply and the wastewater network; and</p> <p>b. stormwater from the site used for the activity must not drain to any public road, except for secondary flow purposes; and</p> | <p>2. Not applicable.</p> | <p>3. Development of up to three residential units on a site that contravenes the rule and standards specified in GRZ-R6.1.c.i., GRZ-R6.1.c.iii. to GRZ-R6.1.c.xii., and GRZ-R6.1.c.xiv. to GRZ-R6.1.c.xix. is a restricted discretionary activity.</p> <p>Discretion is restricted, for the rule and standard(s) not met, to the matters in:</p> <p>a. GRZ-R17 Fence; and</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | <p>c. the activity complies with the following rule and standards:</p> <ul style="list-style-type: none"> i GRZ-R17 Fence; and ii GRZ-S1 Minimum site area; and iii GRZ-S2 Building coverage; and iv GRZ-S3 Front yards; and v GRZ-S4 Other yards; and vi GRZ-S5 Outdoor living court; and vii GRZ-S6 Permeable surfaces; and viii GRZ-S7 Boundary treatment on corner sits; and ix GRZ-S8 Maximum building height; and x GRZ-S9 Daylight admission; and xi GRZ-S10 Decks, | | <ul style="list-style-type: none"> b. GRZ-S2 Building coverage; and c. GRZ-S3 Front yards; and d. GRZ-S4 Other yards; and e. GRZ-S5 Outdoor living court; and f. GRZ-S6 Permeable surfaces; and g. GRZ-S7 Boundary treatment on corner sits; and h. GRZ-S8 Maximum building height; and i. GRZ-S9 Daylight admission; and j. GRZ-S10 Decks, terraces, verandahs, balconies; and k. GRZ-S11 Parking and loading. <p>4. Development of up to three residential units on a site that contravenes GRZ-R6.1.b., or GRZ-R6.1.c.ii., or GRZ-R6.1.c.xiii. is a discretionary activity.</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | terraces, verandahs, balconies; and xii GRZ-S11 Parking and loading; and xiii GRZ-S12 Access. | | 5. Development of up to three residential units on a site that contravenes GRZ-R6.1.a. is a non-complying activity . |
| GRZ-R7 Four or more residential units [DP] Legal effect on notification: No | 1. Not applicable. | 2. Not applicable. | 3. Development of four or more residential units on a site is a restricted discretionary activity provided that: <ul style="list-style-type: none"> a. habitable buildings for the activity must be connected to a community water supply and the wastewater network; and b. stormwater from the site used for the activity must not drain to any public road, except for secondary flow purposes; and c. the activity complies with the following standards: <ul style="list-style-type: none"> i GRZ-S4 Other yards; and |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | | | <ul style="list-style-type: none"> ii GRZ-S6 Permeable surfaces and; iii GRZ-S8 Maximum building height; and iv GRZ-S9 Daylight admission; and v GRZ-S10 Decks, terraces, verandahs, balconies. <p>Discretion is restricted to the matters of discretion set out in APP43-Medium density residential zone: Multi-unit development – Matters of discretion.</p> <p>4. Development of four or more residential units on a site that contravenes GRZ-R7.3.b., or one or more of the standards in GRZ-R7.3.c. is a discretionary activity.</p> <p>5. Development of four or more residential units on a site that contravenes MRZ-</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | | | R7.3.a. is a non-complying activity . |
| <p>GRZ-R8</p> <p>Minor residential unit and conversion of an existing residential unit</p> <p>[DP]</p> <p>Legal effect on notification: No</p> | <p>1. A minor residential unit on a site, and/or the conversion of an existing residential unit as at [insert date of notification] is a permitted activity provided that:</p> <p>a. each minor residential unit or converted residential unit has an outdoor living court:</p> <p>i. measuring at least 6m² with a minimum dimension of 1.5m; and</p> <p>ii. that is directly accessible from the living room; and</p> <p>iii. have a gradient not exceeding 1:20; and</p> <p>iv. not be within 45 degrees either side of due south; and</p> <p>b. the combined number of residential units (primary</p> | <p>2. Not applicable.</p> | <p>3. A minor residential unit and/or the conversion of a residential unit that contravenes GRZ-R8.1.a. is a restricted discretionary activity.</p> <p>Discretion is restricted to the effects on the amenity values of residents, and whether the proposal provides adequate open space that is conveniently located, private and useable.</p> <p>4. A minor residential unit and/or the conversion of a residential unit that contravenes GRZ-R8.1.c.ii. to GRZ-R8.1.c.xiii. is a restricted discretionary activity.</p> <p>Discretion is restricted, for the rule and standard(s) not met, to the matters in:</p> <p>a. GRZ-S2 Building coverage; and</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | <p>residence, minor residential units and converted units) does not exceed three per site; and</p> <p>c. the activity complies with the following rule and standards:</p> <ul style="list-style-type: none"> i. GRZ-R17 Fence; and ii. GRZ-S1 Minimum site area; and iii. GRZ-S2 Building coverage; and iv. GRZ-S3 Front yards; and v. GRZ-S4 Other yards; and vi. GRZ-S5 Outdoor living court; and vii. GRZ-S6 Permeable surfaces; and viii. GRZ-S7 Boundary treatment on corner sits; and ix. GRZ-S8 Maximum building height; and | | <ul style="list-style-type: none"> b. GRZ-S3 Front yards; and c. GRZ-S4 Other yards; and d. GRZ-S5 Outdoor living court; and e. GRZ-S6 Permeable surfaces; and f. GRZ-S7 Boundary treatment on corner sits; and g. GRZ-S8 Maximum building height; and h. GRZ-S9 Daylight admission; and i. GRZ-S10 Outlook and privacy; and j. GRZ-S11 Parking and loading; and k. GRZ-S12 Access. <p>5. A minor residential unit and/or the conversion of a residential unit that contravenes GRZ-R8.1.b. or GRZ-R8.1.c.i. is a discretionary activity.</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | <ul style="list-style-type: none"> x. GRZ-S9 Daylight admission; and xi. GRZ-S10 Outlook and privacy; and xii. GRZ-S11 Parking and loading; and xiii. GRZ-S12 Access. | | |
| <p>GRZ-R9 Retirement village [DP] Legal effect on notification: No</p> | <p>1. Not applicable.</p> | <p>2. Not applicable.</p> | <p>3. A retirement village is a restricted discretionary activity provided that the activity complies with the following standards:</p> <ul style="list-style-type: none"> a. GRZ-S4 Other yards; and b. GRZ-S6 Permeable surfaces; and c. GRZ-S8 Maximum building height; and d. GRZ-S9 Daylight admission; and e. GRZ-S10 Decks, terraces, verandahs, balconies. <p>Discretion is restricted to the matters of discretion set out in APP44 –</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | | | <p>General residential and Medium residential zone: Multi-unit development – Matters of discretion.</p> <p>4. A retirement village that contravenes GRZ-R9.3. is a restricted discretionary activity.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <ul style="list-style-type: none"> a. GRZ-S4 Other yards; and b. GRZ-S6 Permeable surfaces; and c. GRZ-S8 Maximum building height; and d. GRZ-S9 Daylight admission; and e. GRZ-S10 Decks, terraces, verandahs, balconies. |
| <p>GRZ-R10 Visitor accommodation [DP]</p> | <p>1. Visitor accommodation is a permitted activity provided that:</p> <ul style="list-style-type: none"> a. no more than four guests are | <p>2. Not applicable.</p> | <p>3. Visitor accommodation that contravenes GRZ-R10.b. is a restricted</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| Legal effect on notification: No | <p>to be hosted on the site at any one time; and</p> <p>b. the activity complies with the following rule and standards:</p> <ul style="list-style-type: none"> i. GRZ-R17 Fence; and ii. GRZ-S2 Building coverage; and iii. GRZ-S3 Front yards; and iv. GRZ-S4 Other yards; and v. GRZ-S6 Permeable surfaces; and vi. GRZ-S7 Boundary treatment on corner sites; and vii. GRZ-S8 Maximum building height; and viii. GRZ-S9 Daylight admission; and ix. GRZ-S10 Decks, terraces, verandahs, balconies; and | | <p>discretionary activity.</p> <p>Discretion is restricted, for the rule and standard(s) not met, to the matters in:</p> <ul style="list-style-type: none"> a. GRZ-R17 Fence; and b. GRZ-S2 Building coverage; and c. GRZ-S3 Front yards; and d. GRZ-S4 Other yards; and e. GRZ-S6 Permeable surfaces; and f. GRZ-S7 Boundary treatment on corner sites; and g. GRZ-S8 Maximum building height; and h. GRZ-S9 Daylight admission; and i. GRZ-S10 Decks, terraces, verandahs, balconies; and j. GRZ-S11 Parking and loading; and k. GRZ-S12 Access. <p>4. Visitor accommodation that</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | <ul style="list-style-type: none"> x. GRZ-S11 Parking and loading; and xi. GRZ-S12 Access. | | <p>contravenes GRZ-R10.a. is a discretionary activity.</p> |
| <p>GRZ-R11 Home business [DP]</p> <p>Legal effect on notification: No</p> | <p>1. A home business is a permitted activity, provided that:</p> <ul style="list-style-type: none"> a. habitable buildings used for the activity must be connected to a community water supply and the wastewater network; and b. stormwater from the site used for the activity must not drain to any public road, except for secondary flow purposes; and c. the home business complies with the following standards: <ul style="list-style-type: none"> i. GRZ-S11 Parking and loading; and ii. GRZ-S12 Access; and iii. GRZ-S13 Building over or alongside | <p>2. Not applicable.</p> | <p>3. A home business that contravenes GRZ-R11.1.c., GRZ-R11.1.d., GRZ-R11.1.e. or GRZ-R11.1.f. is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. for the standard(s) not met, the matters in: <ul style="list-style-type: none"> i. GRZ-S11 Parking and loading; and ii. GRZ-S12 Access; and iii. GRZ-S13 Building over or alongside drains (piped or open) and water mains; and iv. GRZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | <p>drains (piped or open) and water mains; and</p> <p>iv. GRZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>v. GRZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>vi. GRZ-S16 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>vii. GRZ-S17 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> | | <p>Transportation ; and</p> <p>v. GRZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>vi. GRZ-S16 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>vii. GRZ-S17 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>viii. GRZ-S20 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting; and</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | <p>viii. GRZ-S18 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p> <p>d. all vehicle movements associated with the home business, including delivery vehicles and client vehicles, occur between 8.00am and 8.00pm; and</p> <p>e. there are no heavy vehicle movements to and from the site associated with the home business; and</p> <p>f. all goods and materials associated with the home business are stored within a building or, if stored outside, are screened from view from any road or adjoining site.</p> | | <p>b. the nature, character and intensity of any adverse effects of the activity (including utility and storage areas, vehicle access and parking areas) on the amenity values of adjoining sites, including any potential effects on visual privacy and acoustic privacy; and</p> <p>c. the potential for adverse effects on the residential character of the surrounding residential neighbourhood.</p> <p>4. A home business that contravenes GRZ-R11.1.b. is a discretionary activity.</p> <p>5. A home business that contravenes GRZ-R11.1.a. is a non-complying activity.</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| <p>GRZ-R12</p> <p>Medical and health activity</p> <p>[DP]</p> <p>Legal effect on notification: No</p> | <p>1. Not applicable.</p> | <p>2. Not applicable.</p> | <p>3. A medical and health activity is a restricted discretionary activity provided that:</p> <ul style="list-style-type: none"> a. habitable buildings used for the activity must be connected to a community water supply and the wastewater network; and b. stormwater from the site used for the activity must not drain to any public road, except for secondary flow purposes; and c. the gross floor area occupied by the activity is less than 100m²; and d. all vehicle movements associated with the activity, including delivery vehicles and client vehicles, occur between 8.00am and 8.00pm; and e. there are no heavy vehicle movements to |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | | | <p>and from the site associated with the activity; and</p> <p>f. all goods and materials associated with the activity are stored within a building or, if stored outside, are screened from view from any road or adjoining site.</p> <p>Discretion is restricted to:</p> <p>g. the matters in:</p> <ul style="list-style-type: none"> i. GRZ-S11 Parking and loading; and ii. GRZ-S12 Access; and iii. GRZ-S13 Building over or alongside drains (piped or open) and water mains; and iv. GRZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | | | <ul style="list-style-type: none"> v. GRZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and vi. GRZ-S16 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and vii. GRZ-S17 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and viii. GRZ-S18 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni cations, Electrical and Streetlighting; and h. the nature, character and intensity of any |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | | | <p>adverse effects of the activity (including utility and storage areas, vehicle access and parking areas) on the amenity values of adjoining sites, including any potential effects on visual privacy and acoustic privacy; and</p> <p>i. potential adverse effects on the residential character of the surrounding residential neighbourhood; and</p> <p>j. potential adverse effects on the function and vitality of the CCZ – City centre zone, MUZ – Mixed use zone, NCZ – Neighbourhood centre zone or LCZ – Local centre zone.</p> <p>4. A medical and health activity that contravenes GRZ-R12.3.b., GRZ-R12.3.c., GRZ-R12.3.d., GRZ-</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | | | <p>R12.3.e., or GRZ-R12.3.f. is a discretionary activity provided that habitable buildings used for the activity must be connected to a community water supply and the wastewater network.</p> <p>5. A medical and health activity which contravenes GRZ-R12.3.a. or GRZ-R12.4. is a non-complying activity.</p> |
| <p>GRZ-R13 Education activity [DP] Legal effect on notification: No</p> | <p>1. Not applicable.</p> | <p>2. Not applicable.</p> | <p>3. An education activity is a restricted discretionary activity provided that;</p> <p>a. habitable buildings used for the activity must be connected to a community water supply and the wastewater network; and</p> <p>b. stormwater from the site used for the activity must not drain to any public road, except for</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | | | <p>secondary flow purposes; and</p> <p>c. the gross floor area occupied by the activity is less than 200m²; and</p> <p>d. all vehicle movements associated with the activity, including delivery vehicles and client vehicles, occur between 8.00am and 8.00pm; and</p> <p>e. there are no heavy vehicle movements to and from the site associated with the activity; and</p> <p>f. all goods and materials associated with the activity are stored within a building or, if stored outside, are screened from view from any road or adjoining site.</p> <p>Discretion is restricted to:</p> <p>g. the matters in:</p> <p>i. GRZ-S11 Parking and loading; and</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | | | <ul style="list-style-type: none"> <li data-bbox="1224 296 1419 365">ii. GRZ-S12 Access; and <li data-bbox="1224 390 1430 642">iii. GRZ-S13 Building over or alongside drains (piped or open) and water mains; and <li data-bbox="1224 667 1438 999">iv. GRZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportatio n; and <li data-bbox="1224 1024 1438 1356">v. GRZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements : Stormwater; and <li data-bbox="1224 1381 1438 1713">vi. GRZ-S16 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and <li data-bbox="1224 1738 1438 1879">vii. GRZ-S17 Nelson Tasman Land Development |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | | | <p>Manual 2019 mandatory requirements: Water; and</p> <p>viii. GRZ-S18 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting; and</p> <p>h. the nature, character and intensity of any adverse effects of the activity (including utility and storage areas, vehicle access and parking areas) on the amenity values of adjoining sites, including any potential effects on visual privacy and acoustic privacy; and</p> <p>i. potential adverse effects on the residential character of the surrounding residential</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
|----------------|--------------------------------|--------------------|--|
| | | | <p>neighbourhood; and</p> <p>j. potential adverse effects on the function and vitality of the CCZ – City Centre zone, MUZ – Mixed Use zone, NCZ – Neighbourhood Centre zone or LCZ – Local centre zone.</p> <p>4. An education activity that contravenes GRZ-R13.3.b., GRZ-R13.3.c., GRZ-R13.3.d., GRZ-R13.3.e. or GRZ-R13.3.f. is a discretionary activity provided that habitable buildings used for the activity must be connected to a community water supply and the waste water network.</p> <p>5. An education activity which contravenes GRZ-R13.3.a. or GRZ-R13.4. is a non-complying activity.</p> |
| GRZ-R14 | 1. Papakāinga development is a | 2. Not applicable. | 3. Papakāinga development that |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| <p>Papakāinga development</p> <p>[DP]</p> <p>Legal effect on notification: No</p> | <p>permitted activity, provided that:</p> <ul style="list-style-type: none"> a. it is on Māori land or on land transferred to an iwi trust under treaty settlement legislation; and b. by itself or in addition to existing buildings on the site, the gross floor area of all buildings associated with residential activities is not less than 10% of the net site area; and c. by itself or in addition to existing buildings on the site, the papakāinga development would not lead to a total gross floor area of all buildings associated with non-residential activities on the site that exceeds 20% of the net site area; and d. the total gross floor area for all commercial activities on the site does not | | <p>contravenes GRZ-R14.1.b., GRZ-R14.1.c., GRZ-R14.1.d., or GRZ-R14.1.g. is a restricted discretionary activity, provided that all habitable buildings used for the activity must be connected to a community water supply and the wastewater network.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. for the standard(s) not met, the matters in: <ul style="list-style-type: none"> i. GRZ-S3 Front yards; and ii. GRZ-S4 Other yards; and iii. GRZ-S6 Permeable surfaces; and iv. GRZ-S7 Boundary treatment on corner sites; and v. GRZ-S8 Maximum height of buildings; and vi. GRZ-S9 Daylight |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | <p>exceed 800m²; and</p> <p>e. all habitable buildings used for the activity must be connected to a community water supply and the wastewater network; and</p> <p>f. stormwater from the site used for the activity must not drain to any public road, except for secondary flow purposes; and</p> <p>g. the activity and any buildings comply with the following standards:</p> <p>i. GRZ-S3 Front yards; and</p> <p>ii. GRZ-S4 Other yards; and</p> <p>iii. GRZ-S6 Permeable surfaces; and</p> <p>iv. GRZ-S7 Boundary treatment on corner sites; and</p> <p>v. GRZ-S8 Maximum</p> | | <p>admission; and</p> <p>vii. GRZ-S11 Parking and loading; and</p> <p>viii. GRZ-S12 Access; and</p> <p>ix. GRZ-S13 Building over or alongside drains (piped or open) and water mains; and</p> <p>x. GRZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>xi. GRZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>xii. GRZ-S16 Nelson Tasman Land Development Manual 2019 mandatory requirements:</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | <p>height of buildings; and</p> <p>vi. GRZ-S9 Daylight admission; and</p> <p>vii. GRZ-S11 Parking and loading; and</p> <p>viii. GRZ-S12 Access; and</p> <p>ix. GRZ-S13 Building over or alongside drains (piped or open) and water mains; and</p> <p>x. GRZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>xi. GRZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>xii. GRZ-S16 Nelson Tasman Land Development</p> | | <p>Wastewater; and</p> <p>xiii. GRZ-S17 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>xiv. GRZ-S20 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting; and</p> <p>b. the location, floor area and height of any building; and</p> <p>c. actual and potential effects on the character and amenity of the GRZ – General residential zone, any adjoining residential site, or streetscape; and</p> <p>d. the provision of infrastructure services; and</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
|---|---|---------------------------|--|
| | <p>Manual 2019 mandatory requirements: Wastewater; and</p> <p>xiii. GRZ-S17 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>xiv. GRZ-S18 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p> | | <p>e. potential traffic, access and parking effects; and</p> <p>f. potential effects on the centres hierarchy; and</p> <p>g. social, economic and cultural benefits to tāngata whenua.</p> <p>4. Papakāinga development that contravenes GRZ-R14.1.f. is a discretionary activity</p> <p>5. Papakāinga development that contravenes GRZ-R14.1.a. is a non-complying activity.</p> <p>6. Papakāinga development that contravenes GRZ-R14.1.e. or GRZ-R14.3. is a non-complying activity.</p> |
| <p>GRZ-R15</p> <p>Building</p> <p>[DP]</p> <p>Legal effect on notification: No</p> | <p>1. The construction, alteration, addition or relocation of a building including a minor residential unit is a permitted activity provided that:</p> <p>a. there is no more than one minor residential unit</p> | <p>2. Not applicable.</p> | <p>3. The construction, alteration, addition or relocation of a building including a minor residential unit that contravenes GRZ-R15.1.d. is a restricted discretionary activity provided that habitable buildings must be</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | <p>within any site; and</p> <p>b. habitable buildings must be connected to a community water supply and the wastewater network; and</p> <p>c. stormwater from the site on which the building is located must not drain to any public road, except for secondary flow purposes; and</p> <p>d. the building complies with the following standards:</p> <p>i. GRZ-S1 Minimum site area; and</p> <p>ii. GRZ-S2 Building coverage; and</p> <p>iii. GRZ-S3 Front yards; and</p> <p>iv. GRZ-S4 Other yards; and</p> <p>v. GRZ-S5 Outdoor living court; and</p> <p>vi. GRZ-S6 Permeable surfaces; and</p> | | <p>connected to a community water supply and the wastewater network.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. GRZ-S1 Minimum site area; and</p> <p>b. GRZ-S2 Building coverage; and</p> <p>c. GRZ-S3 Front yards; and</p> <p>d. GRZ-S4 Other yards; and</p> <p>e. GRZ-S5 Outdoor living court; and</p> <p>f. GRZ-S6 Permeable surfaces; and</p> <p>g. GRZ-S7 Boundary treatment on corner sites; and</p> <p>h. GRZ-S8 Maximum height of buildings; and</p> <p>i. GRZ-S9 Daylight admission; and</p> <p>j. GRZ-S10 Decks, Terraces, verandahs, balconies; and</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | <ul style="list-style-type: none"> vii. GRZ-S7 Boundary treatment on corner sites; and viii. GRZ-S8 Maximum height of buildings; and ix. GRZ-S9 Daylight admission; and x. GRZ-S10 Decks, Terraces, verandahs, balconies; and xi. GRZ-S11 Parking and loading; and xii. GRZ-S12 Access; and xiii. GRZ-S13 Building over or alongside drains (piped or open) and water mains; and xiv. GRZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and | | <ul style="list-style-type: none"> k. GRZ-S11 Parking and loading; and l. GRZ-S12 Access; and m. GRZ-S13 Building over or alongside drains (piped or open) and water mains; and n. GRZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and o. GRZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and p. GRZ-S16 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and q. GRZ-S17 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | <p>xv. GRZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>xvi. GRZ-S16 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>xvii. GRZ-S17 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>xviii. GRZ-S18 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, Electrical and Streetlighting.</p> | | <p>r. GRZ-S18 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunicati- ons, Electrical and Streetlighting.</p> <p>4. The construction, alteration, addition or relocation of a minor residential unit that contravenes GRZ- R15.1.a. is a restricted discretionary activity provided that habitable buildings must be connected to a community water supply and the wastewater network.</p> <p>Discretion is restricted to:</p> <p>a. the nature, character and intensity of any adverse effects of built development on the amenity values of adjoining sites; and</p> <p>b. the potential for adverse effects</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | | | <p>on the character of the GRZ – General residential zone.</p> <p>5. The construction, alteration, addition or relocation of a building including a minor residential unit that contravenes GRZ-R15.1.c. is a discretionary activity.</p> <p>6. The construction, alteration, addition or relocation of a building including a minor residential unit that contravenes GRZ-R15.1.b., GRZ-R15.3. or GRZ-R15.4. is a non-complying activity.</p> |
| <p>GRZ-R16 Public art [DP] Legal effect on notification: No</p> | <p>1. Public art is a permitted activity.</p> | <p>2. Not applicable.</p> | <p>3. Not applicable.</p> |
| <p>GRZ-R17 Fence [DP] Legal effect on notification: No</p> | <p>1. A fence is a permitted activity provided that:</p> <p>a. it does not block access to any parking or manoeuvring space required</p> | <p>2. Not applicable.</p> | <p>3. A fence that contravenes GRZ-R17.1. is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | <p>under GRZ-S11 Parking and loading or GRZ-S12 Access; and</p> <p>b. it complies with GRZ-S7 Boundary treatment on corner sites; and</p> <p>c. where located in a front yard or on any boundary with a road:</p> <p>i. the maximum height does not exceed 1.2 metres; or</p> <p>ii. for any fence over 1.2 metres in height:</p> <p>A. the maximum height does not exceed 1.8 metres; and</p> <p>B. at least 50% across the entire boundary is visually permeable (as measured by the total length of the front or road</p> | | <p>a. the matters in GRZ-S7 Boundary treatment on corner sites where the standard is not met; and</p> <p>b. the height, length and location of the fence; and</p> <p>c. design and appearance of the fence; and</p> <p>d. actual and potential effects on the amenity values of any adjoining residential site, on the character of the neighbourhood, and on streetscape; and</p> <p>e. any actual or potential effect on or opportunities created for passive surveillance of streets and public open spaces; and</p> <p>f. on-site amenity.</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | <p>boundary and the height of the fence); and</p> <p>d. where located on any boundary with a reserve, walkway or other publicly-owned space:</p> <p>i. the maximum height does not exceed 1.2 metres within 1.5 metres of the boundary; or</p> <p>ii. for any fence over 1.2 metres in height within 1.5 metres of the boundary in height:</p> <p>A. the maximum height does not exceed 1.8 metres; and</p> <p>B. the entire fence is visually permeable; and</p> <p>e. on all other property boundaries the maximum height</p> | | |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | <p>does not exceed 1.8 metres; and</p> <p>f. for all fences where board or paling fences are used, structural railings do not face a road, walkway, reserve or other publicly-owned space.</p> | | |
| <p>GRZ-R18</p> <p>Helicopter landing and take-off</p> <p>[DP]</p> <p>Legal effect on notification: No</p> | <p>1. The use of a site for the landing or take off of helicopters is a permitted activity provided that use of the helicopter is for:</p> <p>a. an emergency such as saving life, fire fighting, rescue; or</p> <p>b. construction, installation, inspection, or maintenance activities and is of duration no longer than 5 working days; or</p> <p>c. a temporary military training activity.</p> | <p>2. Not applicable.</p> | <p>3. The use of a site for the landing or take off of helicopters that contravenes GRZ-R18.1. is a non-complying activity.</p> |
| <p>GRZ-R19</p> <p>Activity within a Biodiversity corridor or Greenspace area</p> <p>[DP]</p> | <p>1. The formation of a road, property access, walkway, or cycleway, where it crosses a Biodiversity corridor</p> | <p>2. Not applicable.</p> | <p>3. The formation of a road, property access, walkway, or cycleway, which contravenes GRZ-R19.1. is a</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| Legal effect on notification: No | at right angles is a permitted activity . | | <p>restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the effect of the activity and any construction on the functioning of any identified Biodiversity corridor; and b. damage to indigenous vegetation and the habitats of indigenous fauna; and c. discharge of contaminants; and d. maintenance of public access; and e. effects on values of significance to tāngata whenua, including customary access; and f. remedial measures. <p>4. A structure within a Biodiversity corridor or Greenspace area is a restricted discretionary activity.</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | | | <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the effect of the activity and any construction on the functioning of any identified Biodiversity corridor; and b. damage to indigenous vegetation and the habitats of indigenous fauna; and c. discharge of contaminants; and d. maintenance of public access; and e. effects on values of significance to tāngata whenua, including customary access; and f. remedial measures. |
| <p>GRZ-R20 Building, structure or sensitive activity within the National Grid Yard [DP] Legal effect on notification: No</p> | <p>1. A building, structure or sensitive activity within the National Grid Yard is a permitted activity, provided that:</p> <ul style="list-style-type: none"> a. it is a non-habitable accessory building or | <p>2. Not applicable.</p> | <p>3. A building, structure or sensitive activity within the National Grid Yard that contravenes GRZ-R20.1. is a non-complying activity.</p> <p>Any application under this rule will not be publicly or</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | <p>structure that is not more than:</p> <ul style="list-style-type: none"> i. 2.5 metres in height; and ii. 10m² in area; or <p>b. it involves alterations to an existing building or structure and there is no increase in height or footprint; or</p> <p>c. it is a building not associated with a sensitive activity and:</p> <ul style="list-style-type: none"> i. where located under National Grid Conductions (wires) must: <ul style="list-style-type: none"> A. achieve a minimum vertical clearance of 10 metres below the lowest point of any conductor; and B. demonstrate that safe electrical safe distances required by NZECP34: | | <p>limited notified except that limited notification must be only to Transpower New Zealand Limited (unless Transpower New Zealand has provided its written approval).</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | <p>2001 are maintained under all National Grid transmission line operating conditions; and</p> <p>ii. is located at least 12 metres from the outer visible foundation of any National Grid support structure or associated stay wire; or</p> <p>d. it is a fence that is:</p> <p>i. no higher than 2.5 metres in height; and</p> <p>ii. complies with NZECP34:2001; or</p> <p>e. it is a network utility within the legal road; or</p> <p>f. it is any part of electricity infrastructure.</p> | | |
| <p>GRZ-R21 Structure within the coastal margin</p> | <p>1. Not applicable.</p> | <p>2. Not applicable.</p> | <p>3. The construction or extension of a structure, excluding a hard protection</p> |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| <p>[DP]</p> <p>Legal effect on notification: No</p> | | | <p>structure, within 20 metres of the landward side of Mean High Water Springs, is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the location of any equipment, materials and structures; and b. effects on biodiversity values; and c. effects on public access and recreation; and d. effects on values of significance to tāngata whenua, including customary access; and e. the risk of adverse effects associated with coastal hazards to the proposed activity and the impact the proposed activity may have in relation to the exacerbation of the hazard or increased or prolonged need |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | | | <p>for hazard protection structures.</p> <p>4. The construction or extension of a hard protection structure, within 20 metres of the landward side of Mean High Water Springs, is a discretionary activity.</p> |
| <p>GRZ-R22</p> <p>Structure within the riparian margin</p> <p>[DP]</p> <p>Legal effect on notification: No</p> | <p>1. Not applicable.</p> | <p>2. Not applicable.</p> | <p>3. The construction or extension of a structure within the distances set out in APP25 – Esplanade requirements, is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the location of any equipment, materials and structures; and b. effects on indigenous vegetation and the habitats of indigenous fauna; and c. effects on the identified values of the river and its riparian margin; and |

| Activity | Permitted | Controlled | Discretionary/ Non-complying/ Prohibited |
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| | | | <ul style="list-style-type: none"> d. effects on public access and recreation; and e. effects on values of significance to tāngata whenua, including customary access; and f. effects on the risk from natural hazards. |

Standards

| Standard | Use/Activity |
|----------|---------------------------------------|
| GRZ-S1 | Minimum net site area |
| GRZ-S2 | Building coverage |
| GRZ-S3 | Front yards |
| GRZ-S4 | Other yards |
| GRZ-S5 | Outdoor living court |
| GRZ-S6 | Permeable surfaces |
| GRZ-S7 | Boundary treatment on corner sites |
| GRZ-S8 | Maximum height of buildings |
| GRZ-S9 | Daylight admission |
| GRZ-S10 | Decks, terraces, verandahs, balconies |
| GRZ-S11 | Parking and loading |
| GRZ-S12 | Access |

| | |
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| GRZ-S13 | Building over or alongside drains (piped or open) and water mains |
| GRZ-S14 | Nelson Tasman Land Development Manual 2019 mandatory requirements: Transport |
| GRZ-S15 | Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater |
| GRZ-S16 | Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater |
| GRZ-S17 | Nelson Tasman Land Development Manual 2019 mandatory requirements: Water |
| GRZ-S18 | Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting |

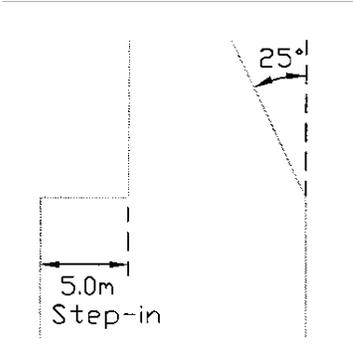
| Activity | Standard | Matters that discretion is restricted to where the activity does not comply with this standard |
|---|--|--|
| <p>GRZ-S1</p> <p>Minimum net site area</p> <p>[DP]</p> <p>Legal effect on notification: No</p> | <ol style="list-style-type: none"> 1. Within the Airport effects control overlay [<i>Airport noise provisions to be introduced later as part of the Airport zone provisions</i>] and the Port effects overlay, the net area of a site or a proposed site allocated exclusively to a single residential unit (excluding minor residential units) must be greater than 600m². 2. Outside the Airport effects control overlay [<i>Airport noise provisions to be introduced later as part of the Airport zone provisions</i>] and the Port effects overlay, the net area of a site or a proposed site allocated exclusively to a single residential unit (excluding minor residential units) must contain an area of land necessary to | <ol style="list-style-type: none"> 8. Site layout. 9. The scale, form, design and appearance of the building. 10. Effects on the character and amenity of the surrounding area. 11. Effects on the amenity of neighbouring residential properties or open space. |

| Activity | Standard | Matters that discretion is restricted to where the activity does not comply with this standard |
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| | <p>accommodate the existing residential unit and ensure compliance with the following standards:</p> <ul style="list-style-type: none"> a. GRZ-S2 Building coverage; and b. GRZ-S3 Front yards; and c. GRZ-S4 Other yards; and d. GRZ-S5 Outdoor living court; and e. GRZ-S6 Permeable surfaces; and f. GRZ-S9 Daylight admission; and g. GRZ-S10 Decks, terraces, verandahs, balconies; and h. GRZ-S11 Parking and loading; and i. GRZ-S12 Access. <p>3. Within the Airport effects control overlay [<i>Airport noise provisions to be introduced later as part of the Airport zone provisions</i>] and the Port effects overlay, on a site that contains an existing residential unit, the net area of a site allocated to each additional residential unit (excluding a minor residential unit and the conversion of an existing residential unit) must be not less than 600m².</p> | |

| Activity | Standard | Matters that discretion is restricted to where the activity does not comply with this standard |
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| | <p>4. Outside the Airport effects control overlay [<i>Airport noise provisions to be introduced later as part of the Airport zone provisions</i>] and the Port effects overlay, on a site that contains an existing residential unit, the net area of a site allocated to each additional residential unit (excluding a minor residential unit and the conversion of an existing residential unit) must be not less than 200m².</p> <p>5. Within the Airport effects control overlay [<i>Airport noise provisions to be introduced later as part of the Airport zone provisions</i>] and the Port effects overlay, on a vacant site (excluding any road, reserve, network utility site or access allotment), the net area of a site must be not less than 600m².</p> <p>6. Outside the Airport effects control overlay [<i>Airport noise provisions to be introduced later as part of the Airport zone provisions</i>] and the Port effects overlay, on a vacant site (excluding any road, reserve, network utility site or access allotment), the net area of a site must be not less than 300m².</p> <p>7. The minimum net areas specified in GRZ-S1.1., GRZ-S1.3., GRZ-S1.4.,</p> | |

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| | <p>GRZ-S1.5. and GRZ-S1.6. do not apply to any single residential unit on a site where:</p> <ul style="list-style-type: none"> a. the site was created by subdivision consent granted before 25 October 1996; or b. the site was previously located within the Port effects advisory overlay in the operative Nelson Resource Management Plan and the subdivision consent was granted before 14 July 2007. | |
| <p>GRZ-S2 Building coverage [DP] Legal effect on notification: No</p> | <p>1. Must not exceed 40% of the net area of each site.</p> | <p>2. Site layout. 3. The scale, form, design and appearance of the building. 4. Effects on the character and amenity of the surrounding area. 5. Effects on the health and amenity of neighbouring residential properties or open space and recreation areas.</p> |
| <p>GRZ-S3 Front yards [DP] Legal effect on notification: No</p> | <p>1. Buildings (excluding accessory buildings, garages and carports) must be set back at least 1.5 metres from the road boundary. 2. Buildings (including accessory buildings, garages and carports) where any length of wall longer than 5</p> | <p>8. Site layout. 9. The scale, form, design and appearance of the building. 10. Effects on the character and amenity of the surrounding area. 11. Effects on the health and amenity of neighbouring</p> |

| Activity | Standard | Matters that discretion is restricted to where the activity does not comply with this standard |
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| | <p>metres which is parallel to the road boundary or within 25 degrees of parallel to the road boundary must contain a window or a door.</p> <p>3. Where the front yard adjoins an Unclassified Road, 50% of the front yard must have a permeable surface which may include lawn or landscape planting.</p> <p>4. Where the front yard adjoins a Classified Road, 30% of the front yard must have a permeable surface which may include lawn or landscape planting.</p> <p>5. Any garage, carport or accessory building must be set back at least 1 metre further from the road boundary than the front wall of the associated residential unit which is nearest to the same road boundary.</p> <p>6. Where the gradient of land between a garage and the road is less than or equal to 1 horizontal: 3 vertical, any garage parallel with the road boundary must be set back at least 5.5 metres from the road boundary such that occupation of that space by a vehicle will not obstruct the passage of pedestrians and vehicles on the road.</p> <p>7. Where the gradient of land between a garage and the</p> | <p>residential properties or open space and recreation areas.</p> |

| Activity | Standard | Matters that discretion is restricted to where the activity does not comply with this standard |
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| | <p>road is greater than 1 horizontal: 3 vertical, no space to accommodate an 85th percentile design vehicle in front of the vehicle entrance to any garage is required.</p> | |
| <p>GRZ-S4 Other yards [DP] Legal effect on notification: No</p> | <p>1. On any side or rear boundary, the total length of all buildings within 1.5 metres of each boundary must not exceed 12 metres.</p> <p>For the purposes of this rule, a boundary length with a step-in of less than 5 metres, or a bend of less than 25° from straight, is considered to be a single boundary (see below).</p> <p>GRZ – Figure 1: Boundary length</p>  <p>2. GRZ-S4.1 does not apply to common party walls.</p> | <p>3. Site layout.</p> <p>4. The scale, form, design and appearance of the building.</p> <p>5. Effects on the character and amenity of the surrounding area.</p> <p>6. Effects on the health and amenity of neighbouring residential properties or open space and recreation areas.</p> |
| <p>GRZ-S5 Outdoor living court [DP]</p> | <p>1. Any residential unit (including any minor residential unit) that has less than 350m² of the net area of the site allocated exclusively</p> | <p>2. Site layout.</p> <p>3. The scale, form, design and appearance of the building.</p> <p>4. Effects on the character and</p> |

| Activity | Standard | Matters that discretion is restricted to where the activity does not comply with this standard |
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| Legal effect on notification: No | <p>to it, must be provided with an outdoor living court having at least the following area and dimensions per residential unit:</p> <ol style="list-style-type: none"> a. at least 20m² where provided at ground floor level; and b. includes an area with a minimum horizontal dimension of no less than 4 metres, and a gradient not exceeding 1:20 where provided at ground floor level; and c. is at least 6m² with a minimum dimension of 1.5 metres where provided above ground floor level; and d. is not located within 45 degrees either side of due South; and e. is directly accessible from the living room. | <p>amenity of the surrounding area.</p> <ol style="list-style-type: none"> 5. Effects on the health and amenity of neighbouring residential properties or open space and recreation areas. |
| <p>GRZ-S6 Permeable surfaces [DP] Legal effect on notification: No</p> | <ol style="list-style-type: none"> 1. No less than 20% of the net area of a site allocated to any residential unit (including any minor residential unit) must be maintained as permeable surface. | <ol style="list-style-type: none"> 2. The nature, character and intensity of any adverse effects from stormwater on: <ol style="list-style-type: none"> a. site stability; and b. freshwater; and c. flooding. |
| <p>GRZ-S7 Boundary treatment on corner sites</p> | <ol style="list-style-type: none"> 1. On corner sites, vegetation and structures higher than 1 metre must be set back from the corner at least to a | <ol style="list-style-type: none"> 2. Height, length and location of vegetation or structure. 3. Design and appearance of the vegetation or structure. |

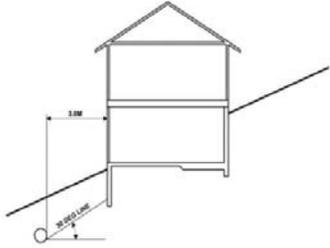
| Activity | Standard | Matters that discretion is restricted to where the activity does not comply with this standard |
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| <p>[DP] Legal effect on notification: No</p> | <p>diagonal line joining points on each road boundary 1.5 metres from the corner of the site boundary.</p> | <p>4. Actual and potential effects on the amenity values of any adjoining residential site, on the character of the neighbourhood, and on streetscape.</p> <p>5. Any actual or potential effect on or opportunities created for passive surveillance of streets and public open spaces.</p> <p>6. On-site amenity.</p> |
| <p>GRZ-S8 Maximum height of buildings [DP] Legal effect on notification: No</p> | <p>1. When measured from finished ground level and excluding aerials and antennae, must not exceed 8 metres.</p> | <p>2. Site layout.</p> <p>3. The scale, form, design and appearance of the building.</p> <p>4. Effects on the character and amenity of the surrounding area.</p> <p>5. Effects on the health and amenity of neighbouring residential properties or open space and recreation areas.</p> <p>6. The extent to which (if any) contravention of the standard results from the raising of the building's floor level relative to ground level (and therefore the building overall) in response to flood hazard risks.</p> |
| <p>GRZ-S9 Daylight admission [DP]</p> | <p>1. All buildings must comply with the requirements of APP41 – Daylight admission.</p> | <p>2. The location, scale, form, design and appearance of the building.</p> <p>3. Effects on the amenity of neighbouring residential</p> |

| Activity | Standard | Matters that discretion is restricted to where the activity does not comply with this standard |
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| <p>Legal effect on notification: No</p> | | <p>properties or open space and recreation areas.</p> <p>4. The extent to which (if any) contravention of the standard results from the raising of the building's floor level relative to ground level (and therefore the building overall) in response to flood hazard risks.</p> |
| <p>GRZ-S10 Decks, terraces, verandahs, balconies [DP] Legal effect on notification: No</p> | <p>1. Decks, terraces, verandahs, balconies and similar structures that have finished floor level in excess of 1.2 metres above natural ground level at any point, including terraces formed behind retaining walls supporting fill material must:</p> <p>a. be set back at least 2 metres from any side or rear boundary, measured on the horizontal plane, and</p> <p>b. comply with the daylight admission requirements of GRZ-S9.</p> <p>2. GRZ-S10.1. does not apply where the site adjoins a reserve, access, right-of-way, stream or river.</p> | <p>3. Site layout.</p> <p>4. The scale, form, design and appearance of the building.</p> <p>5. Effects on the character and amenity of the surrounding area.</p> <p>6. Effects on the amenity of neighbouring residential properties or open space and recreation areas.</p> |
| <p>GRZ-S11 Parking and loading [DP] Legal effect on notification: No</p> | <p>1. No on-site parking spaces are required to be provided.</p> <p>2. Where parking is provided spaces must be provided and maintained on each site</p> | <p>4. Consideration of a travel management plan.</p> <p>5. The form, design and appearance of loading and manoeuvring areas.</p> |

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| | <p>in accordance with the design and layout standards set out in APP23 – Standards and terms for parking and loading and APP24 – Tracking curves.</p> <p>3. Loading and manoeuvring space must be provided and maintained on each site in accordance with the design and layout standards set out in APP23 – Standards and terms for parking and loading and APP24 – Tracking curves.</p> | <p>6. Effects on the character and amenity of the surrounding area.</p> <p>7. Effects on the safety and efficiency of the transport network.</p> <p>8. Effects on traffic pedestrian movement and safety.</p> |
| <p>GRZ-S12</p> <p>Access</p> <p>[DP]</p> <p>Legal effect on notification: No</p> | <p>1. Vehicle access must be provided and maintained for each site in accordance with the standards set out in APP22 – Vehicle access and crossing standards.</p> <p>2. No vehicle access is required to be provided and maintained to sites occupied exclusively by unstaffed network utility buildings.</p> | <p>3. The extent to which alternative methods of access for goods may be available, such as providing a goods loading zone adjacent to the site or restricting the times of delivery or dispatch of goods.</p> <p>4. Effects on traffic and pedestrian movement and safety.</p> |
| <p>GRZ-S13</p> <p>Building over or alongside drains (piped or open) and water mains</p> <p>[DP]</p> <p>Legal effect on notification: No</p> | <p>1. Structures closer than 3 metres to a piped drain or water main of less than or equal to 300mm diameter must be located no closer than 1 metre measured horizontally from the near side of any public unsleeved water main or common private or public sewer or stormwater drain.</p> | <p>7. Physical accessibility to the pipe, open drain or water main.</p> <p>8. Any ecological, amenity or recreational values associated with any open drain.</p> <p>9. The ground/floor type and design used to provide quick and easy removal to provide</p> |

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| | <p>2. Structures closer than 3 metres to a piped drain or water main of greater than 300mm in diameter must be located no closer than 1.5 metres measured horizontally from the near side of any public water main, or common private or public sewer or stormwater drain.</p> <p>3. Structures closer than 3 metres to a drain of 150mm or less in diameter may be located within 1 metre or directly over a common private or public drain; providing that:</p> <ul style="list-style-type: none"> a. the length of pipe or drain built over is no more than 6 metres in length; and b. there are no changes in direction or junctions in the portion of the drain built over; and c. the length of drain built over is re-laid using a continuous length of pipe without joints, sleeved inside a 225mm diameter class 4 concrete pipe; and d. There is a minimum 6 metre clear length and 3 metre clear width and 1.8 metre clear height at one end of the sleeve to allow replacement of the pipe; and | <p>the ability to access any pipe for maintenance and repair.</p> <p>10. The depth of concrete/permanent surface floor over any pipe.</p> <p>11. Alternative locations for any pipe and methods of emplacement.</p> |

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| | <p>e. The pipes are not water mains or pressurised pipelines.</p> <p>4. Buildings, swimming pools or fences must not be located within 3 metres of the top of bank of an open drain.</p> <p>5. In all cases, any structure may overhang the line of the pipe or drain, provided the structure is cantilevered or is an eave and the height to the underside of the structure above ground level is not less than 1.8 metres where the required pipe or drain is greater than 150mm in diameter or width.</p> <p>6. In all cases, any structure located within 3 metres, measured horizontally, from the near side of the pipe or drain must have the base of the foundations deeper than a line drawn at 30 degrees from the horizontal from the invert (bottom) of the pipe or drain, or between 30 degrees and 45 degrees if the design has been certified by a suitably qualified engineer (see below).</p> <p>GRZ – Figure 2: Foundation depth</p> | |

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| <p>GRZ-S14</p> <p>Nelson Tasman Land Development Manual 2019 mandatory requirements:</p> <p>Transport</p> <p>[DP]</p> <p>Legal effect on notification: No</p> | <p>1. All provided transport infrastructure must comply with the following mandatory standards in Chapter 4 Transportation of the Nelson Tasman Land Development Manual 2019:</p> <ul style="list-style-type: none"> a. Design Process 4.3.1; and b. Network layout Form and Function Design 4.4.1 – 4.4.7; and c. Design for the Speed Environment 4.5.1 – 4.5.2; and d. Transport Cross-Sections 4.6.1 – 4.6.7; and e. Batter Slope, Bridge and Retaining Structure Design 4.7.1 – 4.7.4; and f. Road Geometry 4.8.1 – 4.8.5; and g. Intersection Design 4.9.1 – 4.9.3; and h. Private Access and Crossing 4.10.1 – 4.10.7.2; and | <ul style="list-style-type: none"> 2. The nature, character and intensity of any adverse effects of the non-compliance. 3. Location. 4. Design and layout. 5. Alternative locations and methods. 6. The relevant matters in Chapter 4 Transportation of the Nelson Tasman Land Development Manual 2019 including the stated performance outcomes, mandatory matters and good practice notes. |

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| | <ul style="list-style-type: none"> i. Clear Zones 4.11.1; and j. Parking 4.12.1.1 – 4.12.1.8; and k. Public Transport, Footpaths, Public Accessways and Cycle Facilities 4.13.1 – 4.13.6; and l. Road Marking Signs 4.14.1 – 4.14.2; and m. Streetscaping 4.15.1 – 4.15.5; and n. Construction General 4.16.1 – 4.16.4; and o. Structural Design of Pavement 4.17.1 – 4.17.6; and p. Subgrade 4.18.1 – 4.18.2; and q. Carriageway Surfacing 4.19.1 – 4.19.9; and r. Formation of Residential Lanes, Service Lanes and Private Ways 4.20.1; and s. Kerb Channelling 4.21.1 – 4.21.2; and t. Paths 4.22.1 – 4.22.4. | |
| <p>GRZ-S15</p> <p>Nelson Tasman Land Development Manual 2019 mandatory requirements:</p> <p>Stormwater</p> <p>[DP]</p> | <ul style="list-style-type: none"> 1. All provided stormwater infrastructure must comply with the following mandatory standards in Chapter 5 Stormwater of the Nelson Tasman Land Development Manual 2019: <ul style="list-style-type: none"> a. Design Approach 5.3.1 – | <ul style="list-style-type: none"> 2. The nature, character and intensity of any adverse effects of the non-compliance. 3. Location. 4. Design and layout. |

| Activity | Standard | Matters that discretion is restricted to where the activity does not comply with this standard |
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| Legal effect on notification: No | 5.3.2.2 and 5.3.4 – 5.3.8; and b. System Design 5.4.1 – 5.4.15.6 and 5.4.16 – 5.4.19; and c. Design Solutions 5.5.1 – 5.5.1.5 and 5.5.2 – 5.5.16; and d. Construction and Installation 5.6.1 – 5.6.8; and e. Inspection and Testing 5.6.9 – 5.6.12. | 5. Alternative locations and methods. 6. The relevant matters in Chapter 5 Stormwater of the Nelson Tasman Land Development Manual 2019 including the stated performance outcomes, mandatory matters and good practice notes. |
| GRZ-S16 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater [DP] Legal effect on notification: No | 1. All provided wastewater infrastructure must comply with the following mandatory standards in Chapter 6 Wastewater of the Nelson Tasman Land Development Manual 2019: a. Reticulation Design 6.3.1 – 6.3.3; and b. Layout and Alignment of Reticulation 6.4.1 – 6.4.5; and c. Pipe Design 6.5.1 – 6.5.8; and d. Seismic Design and Liquefaction 6.6.1; and e. Access Points 6.7.1 – 6.7.4; and f. Pumping Stations 6.8.1 – 6.8.6; and g. Reticulation Construction and Installation 6.9.1 – | 2. The nature, character and intensity of any adverse effects of the non-compliance. 3. Location. 4. Design and layout. 5. Alternative locations and methods. 6. The relevant matters in Chapter 6 Wastewater of the Nelson Tasman Land Development Manual 2019 including the stated performance outcomes, mandatory matters and good practice notes. |

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| | <p>6.9.10; and</p> <p>h. Trenchless Technology 6.10.1; and</p> <p>i. Manhole Construction 6.11.1 – 6.11.2; and</p> <p>j. Tracer Tape 6.12.1 – 6.12.3; and</p> <p>k. Valve Painting 6.13; and</p> <p>l. Testing 6.14.1 – 6.14.7.</p> | |
| <p>GRZ-S17</p> <p>Nelson Tasman Land Development Manual 2019 mandatory requirements:</p> <p>Water</p> <p>[DP]</p> <p>Legal effect on notification: No</p> | <p>1. All provided water infrastructure must comply with the following mandatory standards in Chapter 7 Water of the Nelson Tasman Land Development Manual 2019:</p> <p>a. Reticulation Design 7.3.1 – 7.3.11; and</p> <p>b. Pipe Specifications 7.4.1 – 7.4.9; and</p> <p>c. Fittings 7.5.1 – 7.5.14; and</p> <p>d. Water Supply Connections 7.6.1 – 7.6.12; and</p> <p>e. Pumping and Storage 7.7.1 – 7.7.7; and</p> <p>f. Construction and Installation 7.8.1 – 7.8.11; and</p> <p>g. Trenchless Technology 7.9.1 – 7.9.6.4.</p> | <p>2. The nature, character and intensity of any adverse effects of the non-compliance.</p> <p>3. Location.</p> <p>4. Design and layout.</p> <p>5. Alternative locations and methods.</p> <p>6. The relevant matters in Chapter 7 Water of the Nelson Tasman Land Development Manual 2019 including the stated performance outcomes, mandatory matters and good practice notes.</p> |
| <p>GRZ-S18</p> | <p>1. All provided telecommunications and electrical and streetlighting</p> | <p>2. The nature, character and intensity of any adverse effects of the non-</p> |

| Activity | Standard | Matters that discretion is restricted to where the activity does not comply with this standard |
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| <p>Nelson Tasman Land Development Manual 2019 mandatory requirements:</p> <p>Telecommunications, Electrical and Streetlighting [DP]</p> <p>Legal effect on notification: No</p> | <p>infrastructure must comply with the following standards in Chapter 9</p> <p>Telecommunications, Electrical and Streetlighting of the Nelson Tasman Land Development Manual 2019:</p> <ul style="list-style-type: none"> a. Cable Protection 9.3; and b. Pipe and Duct Installation 9.4; and c. Access Points 9.5; and d. Approvals and Records 9.6.1.1 – 9.6.1.2; and e. Electrical Reticulation Design 9.7.1 – 9.7.4.3; and f. Electrical Reticulation Easements and Subdivision 9.8; and g. Easements 9.9; and h. Cabling, Ducting and Service Boxes 9.11.1 – 9.11.4.5; and i. Streetlighting 9.12.1 – 9.12.3. | <p>compliance.</p> <ul style="list-style-type: none"> 3. Location. 4. Design and layout. 5. Alternative locations and methods. 6. The relevant matters in Chapter 9 <p>Telecommunications, Electrical and Streetlighting of the Nelson Tasman Land Development Manual 2019 including the stated performance outcomes, mandatory matters and good practice notes.</p> |