

Part 4

Zones

CMUZ – Commercial and mixed use zones

CCZ – City centre zone

Introduction

Nelson City Centre is the principal commercial centre for Whakatū Nelson and for the neighbouring Tasman and Marlborough regions. The City Centre comprises a core area, containing the highest density of boutique retail, restaurant, café, entertainment and commercial office activities (the City centre zone), and a surrounding mixed use commercial area (the Mixed use zone).

All of the sites within the City centre zone are occupied by buildings, although building height and built density are generally much less than historical planning limits. Accommodating future growth and new activities within the City centre zone will be by redevelopment of existing sites and buildings.

The architectural quality of buildings and the quality of the public realm (public spaces and the interaction between individual buildings and the public pedestrian environment) will strongly influence the attractiveness of the City centre and Mixed use zones as places to visit, do business and live. The objectives, policies and rules for both zones enable a broad range of activities, to provide the flexibility necessary to accommodate future growth and change. More importantly, they also focus on the quality of buildings and the impact of new buildings on the public realm and on the walkability of the City Centre. This focus is important to enhancing the attractiveness of the City Centre and encouraging new businesses, visitors and inner city living.

The location of the City Centre, near a river estuary at the bottom of a steep river catchment, means parts of the area are subject to risk from existing and future flood inundation. Due to the level of investment in the City Centre and its importance to the Whakatū Nelson and wider regional community, combined with commercial development being more readily able to adapt to flood hazards, it is not practicable nor necessary to re-locate the parts of the centre subject to flood hazard, to avoid this risk. The Nelson Plan enables development within the City centre zone and Mixed use zone that responds to and manages the risk, rather than preventing further development.

Objectives

CCZ-O1 Role of City Centre [DP]
Nelson City Centre consolidates its role as the principal commercial centre for Whakatū Nelson and the neighbouring Tasman and Marlborough regions and as a premier tourism destination, within a compact, vibrant built setting that encourages a high intensity of pedestrian movement and is attractive to new business and to visitors.
CCZ-O2 Function of City Centre [DP]

The City centre zone continues to accommodate the highest concentration of boutique retail shops, cafes restaurants, cultural and visitor attractions, civic activities, commercial offices and commercial service activities in the Nelson Urban Area.

CCZ-O3 Relationship with Mixed use zone [DP]

Activities within the City centre zone are supported by complementary activities in the Mixed use zone that are reliant on vehicle trips, require a larger site, involve the sale of bulky goods, or the display and sale of goods manufactured on-site.

CCZ-O4 Residential living [DP]

The variety and density of residential living options will increase where they do not conflict with the core business activity of the zone, and will facilitate a rise in the number of people living in the City Centre.

CCZ-O5 Public realm [DP]

Use and development of land contributes positively to the quality of the public realm, by creating buildings and public spaces that:

1. are attractive and architecturally detailed adding to the visual richness of the built environment;
2. incorporate elements of human scale at the interface between private sites and public spaces;
3. visually define streets and public spaces and create a sense of enclosure;
4. are transparent, allowing people to see or perceive the things and activities within the interior of buildings and enhancing the activation of street frontages;
5. contribute positively to the walkability of the inner city environment, encouraging people to walk to and through buildings and spaces on a continuum between the public realm and the interior of buildings and encouraging people to visit and spend time;
6. contribute positively to public safety;
7. recognise and respect the context of the site, including historic heritage values and the built character and amenity values of adjoining sites;
8. enhance built character and visual quality; and
9. maintain and enhance open space connections and pedestrian, cycling and vehicle connections between the site and existing open spaces and places of value to the community, including the Maitahi/Mahitahi/Maitai River corridor, recreation and cultural facilities and surrounding residential neighbourhoods.

CCZ-O6 Features and amenity values [DP]

As new buildings and site redevelopment occurs, the distinctive features and amenity values that underpin the identity of Whakatū Nelson and the attractiveness of the City Centre as a place to visit and do business are maintained and enhanced, including:

1. convenient pedestrian connections, separated from vehicle carriageways, within the City Centre;
2. convenient cycling and pedestrian connections between the City Centre to:
 - a. surrounding areas; and
 - b. nearby public open spaces including:
 - i. Pikimai Reserve;
 - ii. Church Hill;
 - iii. Trafalgar Park;
 - iv. Anzac Park;
 - v. Queens Gardens; and
 - vi. Maitahi/Mahitahi/Maitai River;
3. views along Trafalgar Street from the Anglican Cathedral Church Steps to Nelson Haven;
4. street trees;
5. small open spaces and opportunities for people to rest and congregate;
6. continuity of shop frontages and pedestrian shelter along pedestrian footpaths, uninterrupted by vehicle access into individual sites;
7. the interaction between the interior of buildings and the movement of people on pedestrian footpaths;
8. a mix of modern buildings and heritage buildings that reference Whakatū Nelson's settlement history and contribute important heritage values; and
9. improved resilience to flood inundation risk and climate change.

Policies

CCZ-P1 Growth within compact area [DP]

Grow the capacity of businesses and cultural, educational and community activities within the compact extent of the City Centre.

CCZ-P2 Range of activities [DP]

Enable activities that contribute positively to the vibrancy and diversity of economic activity within the City Centre, including:

1. retail activities, including artisan retail activities and food and beverage outlets;
2. food and produce markets;
3. office activities;

4. commercial services;
5. entertainment and hospitality activities;
6. community and civic services;
7. education activities and cultural facilities and installations;
8. residential activities (except within the ground floor retail capable parts of buildings);
9. medical and health services; and
10. visitor accommodation.

CCZ-P3 Avoiding adverse effects on economic diversity and vibrancy [DP]

Avoid the establishment of activities that have the potential to adversely affect the economic diversity or vibrancy of the City Centre, including:

1. residential activities occupying the retail capable parts of the ground floor of any building;
2. retail activities located where they cannot be accessed directly from a public road;
3. retail activities that involve or rely predominantly on customers parking vehicles in extensive on-site car parking areas;
4. any enclosed shopping centre containing retail premises that have no individual frontage to a public road or square; and
5. large format retail premises; and
6. industrial activities.

CCZ-P4 Housing choice [DP]

Enable a variety of residential housing types, to encourage people to live in and contribute to the economic activity and 24-hour vibrancy, while ensuring that:

1. residential units are located primarily above the ground floor of any building;
2. the living rooms of all residential units have a reasonable level of access to daylight and sunlight;
3. all residential units are provided with weather-proof storage areas and space for waste disposal and other utility services within the site; and
4. all residential units incorporate sound attenuation to ensure noise generated by other activities is reduced to a reasonable level within the residential unit.

CCZ-P5 Relationship between buildings and public space [DP]

On sites that adjoin any public road or square ensure that for all new buildings and building alterations:

1. the facade of the lowest three floors of the building abuts the boundary along the full site frontage to the public road and square (where relevant);
2. the facade of the lowest three floors of the building adjoining the public road or square achieves human scale relative to the adjoining pedestrian footpath or square, by:

- a. incorporating predominantly vertical elements in approximate one third horizontal to two thirds vertical proportion;
 - b. emphasising the vertical structural elements that connect the building to the ground;
 - c. designing doors and windows to define entrances and frame interior spaces, distinguish the interior from the public realm exterior, and create inviting interior spaces; and
 - d. incorporating building design and the use of materials to create visual interest and coherence with neighbouring building facades;
3. the heritage values of existing buildings are recognised and protected;
 4. public pedestrian access is provided from the building directly onto the public road and to any square;
 5. pedestrians are sheltered from weather along the full building frontage to the public road and any square;
 6. maintain an active and safe street frontage during construction, alteration, demolition or removal of buildings on sites that have frontage to public roads and squares;
 7. the ground floor facade(s) of the building that adjoin the public road and any square incorporate windows and doors that allow people to see from the public space into the interior of the building in a manner that contributes to activity and interest along building frontages throughout the City Centre; and
 8. include opportunities for ground floor walking and maximising full accessibility connections where buildings adjoin a public road or a square.

CCZ-P6 Buildings – adaptability [DP]

Require the ground floor spaces of all buildings to be capable of use for a range of retail, food and beverage and office activities.

CCZ-P7 Pedestrian amenity [DP]

Encourage the creation of pedestrian laneways, rest areas and the use of public roads and squares, including the air space above public roads and squares, for outdoor cafes and seating areas to enhance the variety of walking journeys and the attractiveness of the pedestrian environment throughout the City Centre.

CCZ-P8 Vehicle crossings and servicing [DP]

Avoid creating vehicle access ways crossing the pedestrian footpath in the City centre zone and enable servicing, delivery and loading activities direct from public roads and squares.

CCZ-P9 Parking areas [DP]

Limit the number of private car parking areas and avoid the establishment of car parking spaces adjoining pedestrian footpaths, to ensure land is used efficiently and to maintain an attractive walking environment.

CCZ-P10 Density and height [DP]

Encourage increased building density, including by encouraging additional building height to facilitate the efficient use of land and allow the scale and form of development to reflect the function and role of the zone.

CCZ-P11 Views to Nelson Haven [DP]

Limit the height of buildings along Trafalgar Street to maintain views from the Anglican Cathedral Church Steps to Nelson Haven.

CCZ-P12 Outdoor storage, utility and service areas [DP]

Require all outdoor storage, utility and service areas to be screened from view from public places, to maintain visual amenity values throughout the City Centre.

CCZ-P13 Environmental outcomes to be avoided [DP]

Avoid the following environmental outcomes:

1. large private car parking and large paved areas that use land inefficiently and detract from built quality, vibrancy and the attractiveness of the pedestrian environment;
2. vehicle access crossings that interrupt convenient pedestrian movement;
3. large monotonous building facades that lack modulation or variation of form, materials or colour; and
4. continuous solid walls adjoining public roads and squares that prevent visibility to and from pedestrian footpaths and public spaces and which restrict opportunities for human interaction at the interface between buildings and public spaces.

CCZ-P14 Innovative design [DP]

Facilitate innovation in design and development, by:

1. encouraging the amalgamation of sites to enable increased development density and efficient use of land;
2. encouraging the redevelopment of existing buildings to achieve increased built density;
3. encouraging architectural design of buildings;
4. providing design guidelines to assist developers to achieve high quality development;
5. commissioning expert urban design assessment of built development that requires resource consent;
6. promoting the use of low impact stormwater design, water efficient design and energy efficient building design; and

7. allowing departure from the permitted activity standards where necessary to optimise the efficient use of land or to enable an architecturally appropriate building that avoids the environmental outcomes described in CCZ-P13.

CCZ-P15 Effects on the viability of existing activities [DP]

Minimise the potential for adverse reverse sensitivity effects to constrain lawfully established existing activities by requiring acoustic insulation in residential units within the City centre zone.

Rules

Rule interpretation and application

CCZ-R1 [DP]

The rules that **apply** to activities in the City centre zone are contained in the activity status table and standards table as follows:

1. CCZ-R4 to CCZ-25; and
2. CCZ-S1 to CCZ-S15.

CCZ-R2 [DP]

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

1. AIR – Air; and
2. LF – Land and freshwater; and
3. EIT – Energy, infrastructure and transport; and
4. CON – Contaminated land; and
5. HAZS – Hazardous substances; and
6. NH – Natural hazards; and
7. HH – Historic heritage; and
8. SUB – Subdivision; and
9. EW – Earthworks; and
10. LIGHT – Light; and
11. NOISE – Noise; and
12. SIGN – Signs; and
13. TEMP – Temporary activities; and
14. FMU2 – Maitahi/Mahitahi/Maitai freshwater management unit.

CCZ-R3 [DP]

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

1. CMA – Coastal marine area; and
2. CMAR – Coastal margins; and
3. NCFLC – Natural character, features and landscapes in the coastal environment; and
4. TREE – Notable trees; and
5. SASM – Sites and areas of significance to Māori; and
6. ECO – Ecosystems and indigenous biodiversity; and
7. NATC – Natural character; and
8. NFL – Natural features and landscapes; and
9. ASW – Activities on the surface of water; and
10. FMU1 – Stoke freshwater management unit; and
11. FMU3 – Wakapuaka freshwater management unit; and
12. FMU4 – Whangamoia freshwater management unit; and
13. FMU5 – Roding freshwater management unit.

Activity status

Rule	Use/Activity
CCZ-R4	Activity not listed in CCZ-R5 to CCZ-R25
CCZ-R5	Retail activity
CCZ-R6	Artisan retail activity
CCZ-R7	Supermarket
CCZ-R8	Food and produce market
CCZ-R9	Enclosed shopping centre
CCZ-R10	Large format retail activity
CCZ-R11	Drive-through activity
CCZ-R12	Commercial service activity

CCZ-R13	Office activity
CCZ-R14	Education activity
CCZ-R15	Community activity
CCZ-R16	Entertainment and hospitality activity
CCZ-R17	Medical and health activity
CCZ-R18	Residential activity: Above ground floor
CCZ-R19	Visitor accommodation activity
CCZ-R20	Building
CCZ-R21	Demolition of buildings
CCZ-R22	Public art
CCZ-R23	Use of public space
CCZ-R24	Structure within the riparian margin
CCZ-R25	Industrial activity

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
CCZ-R4 Activity not listed in CCZ-R5 to CCZ-R25 [DP] Legal effect on notification: No	1. Not applicable.	2. Not applicable.	3. An activity not listed in CCZ-R4 to CCZ-R25 is a discretionary activity .
CCZ-R5 Retail activity [DP] Legal effect on notification: No	1. A retail activity is a permitted activity provided that: <ol style="list-style-type: none"> a. habitable buildings used for the activity must be connected to a 	2. Not applicable.	3. A retail activity that contravenes CCZ-R5.1.d. is a restricted discretionary activity . Discretion is restricted, for the

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>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>c. the activity complies with the following standards:</p> <p>i. CCZ-S8 Parking and loading; and</p> <p>ii. CCZ-S9 Access; and</p> <p>d. the activity complies with the following standards:</p> <p>i. CCZ-S6 Outdoor storage; and</p> <p>ii. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and</p> <p>iii. CCZ-S11 Nelson Tasman Land Development</p>		<p>standard(s) not met, to the matters in:</p> <p>a. CCZ-S6 Outdoor storage; and</p> <p>b. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and</p> <p>c. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>d. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>e. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>f. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Manual 2019 mandatory requirements: Transportation ; and</p> <p>iv. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>v. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>vi. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements; Water; and</p> <p>vii. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and</p>		<p>g. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p> <p>4. A retail activity that contravenes CCZ-R5.1.b. is a discretionary activity.</p> <p>5. A retail activity that contravenes CCZ-R5.1.a. or CCZ-R5.1.c. is a non-complying activity.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	Streetlighting.		
<p>CCZ-R6</p> <p>Artisan retail activity</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>1. An artisan retail activity is a permitted 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 secondary flow purposes; and</p> <p>c. the activity complies with the following standards:</p> <p>i. CCZ-S8 Parking and loading; and</p> <p>ii. CCZ-S9 Access; and</p> <p>d. the activity complies with the following standards:</p> <p>i. CCZ-S6 Outdoor storage; and</p>	<p>2. Not applicable</p>	<p>3. An artisan retail activity that contravenes CCZ-R6.1.d. is a restricted discretionary activity.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. CCZ-S6 Outdoor storage; and</p> <p>b. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and</p> <p>c. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>d. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>e. CCZ-S13 Nelson Tasman Land Development Manual 2019</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> ii. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and iii. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and iv. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and v. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and vi. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory 		<ul style="list-style-type: none"> mandatory requirements: Wastewater; and f. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and g. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting. 4. An artisan retail activity that contravenes CCZ-R6.1.b. is a discretionary activity. 5. An artisan retail activity that contravenes CCZ-R6.1.a. or CCZ-R6.1.c. is a non-complying activity.

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>requirements: Water; and</p> <p>vii. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, Electrical and Streetlighting.</p>		
<p>CCZ-R7 Supermarket [DP] Legal effect on notification: No</p>	<p>1. A supermarket is a permitted 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 secondary flow purposes; and</p> <p>c. the activity complies with the following standards:</p>	<p>2. Not applicable.</p>	<p>3. A supermarket that contravenes CCZ-R7.1.d. is a restricted discretionary activity.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. CCZ-S6 Outdoor storage; and</p> <p>b. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and</p> <p>c. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> i. CCZ-S8 Parking and loading; and ii. CCZ-S9 Access; and d. the activity complies with the following standards: <ul style="list-style-type: none"> i. CCZ-S6 Outdoor storage; and ii. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and iii. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and iv. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and v. CCZ-S13 Nelson Tasman Land 		<ul style="list-style-type: none"> d. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and e. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and f. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and g. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting. 4. A supermarket that contravenes CCZ-R7.1.b. is a discretionary activity. 5. A supermarket that contravenes CCZ-R7.1.a. or CCZ-R7.1.c. is a non-

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>vi. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>vii. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p>		<p>complying activity.</p>
<p>CCZ-R8</p> <p>Food and produce market</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>1. A food and produce market is a permitted 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</p>	<p>2. Not applicable.</p>	<p>3. A food and produce market that contravenes CCZ-R8.1.d. is a restricted discretionary activity.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. CCZ-S6 Outdoor storage; and</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>the activity must not drain to any public road, except for secondary flow purposes; and</p> <p>c. the activity complies with the following standards:</p> <p>i. CCZ-S8 Parking and loading; and</p> <p>ii. CCZ-S9 Access; and</p> <p>d. the activity complies with the following standards:</p> <p>i. CCZ-S6 Outdoor storage; and</p> <p>ii. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and</p> <p>iii. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p>		<p>b. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and</p> <p>c. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>d. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>e. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>f. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>g. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>iv. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>v. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>vi. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>vii. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni cations, Electrical and Streetlighting.</p>		<p>requirements: Telecommunicati ons,Electrical and Streetlighting.</p> <p>4. A food and produce market that contravenes CCZ- R8.1.b. is a discretionary activity.</p> <p>5. A food and produce market that contravenes CCZ- R8.1.a. or CCZ- R8.1.c. is a non- complying activity.</p>
CCZ-R9	1. Not applicable.	2. Not applicable.	3. An enclosed shopping centre is a restricted

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
<p>Enclosed shopping centre</p> <p>[DP]</p> <p>Legal effect on notification: No</p>			<p>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. <p>Discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> c. is the facade of the building transparent enough (including windows and doors) to allow people to see or perceive the things and activities within the interior of the building; and d. does the building provide pedestrian access to walk

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
			<p>through the building and spaces on a continuum from the public realm and the interior of the buildings, thereby contributing positively to the walkability of the inner city environment; and</p> <p>e. each retail activity has individual frontage to a public road or square.</p> <p>4. An enclosed shopping centre that contravenes CCZ-R9.3.b. is a discretionary activity.</p> <p>5. An enclosed shopping centre that contravenes CCZ-R9.3.a. is a non-complying activity.</p>
<p>CCZ-R10</p> <p>Large format retail 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 large format retail activity is a non-complying activity.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
<p>CCZ-R11</p> <p>Drive-through 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 drive-through activity is a non-complying activity.</p>
<p>CCZ-R12</p> <p>Commercial service activity</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>1. A commercial service 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: <ul style="list-style-type: none"> i. CCZ-S8 Parking and loading; and ii. CCZ-S9 Access; and d. the activity complies with the 	<p>2. Not applicable.</p>	<p>3. A commercial service activity that contravenes CCZ-R12.1.d. 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. CCZ-S6 Outdoor storage; and b. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and c. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and d. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>following standards:</p> <ul style="list-style-type: none"> i. CCZ-S6 Outdoor storage; and ii. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and iii. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and iv. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and v. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and 		<p>requirements: Stormwater; and</p> <ul style="list-style-type: none"> e. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and f. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and g. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting. <p>4. A commercial service activity that contravenes CCZ-R12.1.b. is a discretionary activity.</p> <p>5. A commercial service activity that contravenes CCZ-R12.1.a. or CCZ-R12.1.c. is a non-complying activity.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> vi. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and vii. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni cations, Electrical and Streetlighting. 		
<p>CCZ-R13 Office activity [DP] Legal effect on notification: No</p>	<p>1. An office 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 	<p>2. Not applicable.</p>	<p>3. An office activity that contravenes CCZ-R13.1.d. 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. CCZ-S6 Outdoor storage; and b. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and c. CCZ-S11 Nelson Tasman Land Development

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>c. the activity complies with the following standards:</p> <ul style="list-style-type: none"> i. CCZ-S8 Parking and loading; and ii. CCZ-S9 Access; and <p>d. the activity complies with the following standards:</p> <ul style="list-style-type: none"> i. CCZ-S6 Outdoor storage; and ii. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and iii. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and iv. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: 		<p>Manual 2019 mandatory requirements: Transportation; and</p> <ul style="list-style-type: none"> d. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and e. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and f. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and g. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting. <p>4. An office activity that contravenes CCZ-R13.1.b. is a</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Stormwater; and</p> <p>v. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>vi. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>vii. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, Electrical and Streetlighting.</p>		<p>discretionary activity.</p> <p>5. An office activity that contravenes CCZ-R13.1.a. or CCZ-R13.1.c. is a non-complying activity.</p>
<p>CCZ-R14 Education activity [DP] Legal effect on notification: No</p>	<p>1. An education activity is a permitted activity provided that:</p> <p>a. habitable buildings used for the activity must be connected to a community water</p>	<p>2. Not applicable.</p>	<p>3. An education activity that contravenes CCZ- R14.1.d. is a restricted discretionary activity.</p> <p>Discretion is restricted, for the</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>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>c. the activity complies with the following standards:</p> <p>i. CCZ-S8 Parking and loading; and</p> <p>ii. CCZ-S9 Access; and</p> <p>d. the activity complies with the following standards:</p> <p>i. CCZ-S6 Outdoor storage; and</p> <p>ii. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and</p> <p>iii. CCZ-S11 Nelson Tasman Land Development Manual 2019</p>		<p>standard(s) not met, to the matters in:</p> <p>a. CCZ-S6 Outdoor storage; and</p> <p>b. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and</p> <p>c. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>d. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>e. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>f. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>mandatory requirements: Transportation ; and</p> <p>iv. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>v. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>vi. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>vii. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications,</p>		<p>g. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p> <p>4. An education activity that contravenes CCZ-R14.1.b. is a discretionary activity.</p> <p>5. An education activity that contravenes CCZ-R14.1.a. or CCZ-R14.1.c. is a non-complying activity.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	Electrical and Streetlighting.		
<p>CCZ-R15</p> <p>Community activity</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>1. A community 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: <ul style="list-style-type: none"> i. CCZ-S8 Parking and loading; and ii. CCZ-S9 Access; and d. the activity complies with the following standards: 	<p>2. Not applicable.</p>	<p>3. A community activity that contravenes CCZ-R15.1.d. 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. CCZ-S6 Outdoor storage; and b. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and c. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and d. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and e. CCZ-S13 Nelson Tasman Land Development

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> i. CCZ-S6 Outdoor storage; and ii. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and iii. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and iv. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and v. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and vi. CCZ-S14 Nelson Tasman Land 		<ul style="list-style-type: none"> Manual 2019 mandatory requirements: Wastewater; and f. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and g. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting. 4. A community activity that contravenes CCZ-R15.1.b. is a discretionary activity. 5. A community activity that contravenes CCZ-R15.1.a. or CCZ-R15.1.c. is a non-complying activity.

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Development Manual 2019 mandatory requirements: Water; and</p> <p>vii. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p>		
<p>CCZ-R16</p> <p>Entertainment and hospitality activity</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>1. An entertainment and hospitality activity is a permitted 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 secondary flow purposes; and</p> <p>c. the activity complies with the</p>	<p>2. Not applicable.</p>	<p>3. An entertainment and hospitality activity that contravenes CCZ-R16.1.d. is a restricted discretionary activity.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. CCZ-S6 Outdoor storage; and</p> <p>b. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and</p> <p>c. CCZ-S11 Nelson Tasman Land Development</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>following standards:</p> <ul style="list-style-type: none"> i. CCZ-S8 Parking and loading; and ii. CCZ-S9 Access; and d. the activity complies with the following standards: <ul style="list-style-type: none"> i. CCZ-S6 Outdoor storage; and ii. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and iii. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and iv. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and 		<p>Manual 2019 mandatory requirements: Transportation; and</p> <ul style="list-style-type: none"> d. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and e. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and f. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and g. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting. <p>4. An entertainment and hospitality activity that contravenes CCZ-</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> v. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and vi. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and vii. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni cations, Electrical and Streetlighting. 		<p>R16.1.b. is a discretionary activity.</p> <p>5. An entertainment and hospitality activity that contravenes CCZ-R16.1.a. or CCZ-R16.1.c. is a non-complying activity.</p>
<p>CCZ-R17 Medical and health activity [DP] Legal effect on notification: No</p>	<p>1. A medical and health 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 	<p>2. Not applicable.</p>	<p>3. A medical and health activity that contravenes CCZ-R17.1.d. is a restricted discretionary activity.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>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>c. the activity complies with the following standards:</p> <p>i. CCZ-S8 Parking and loading; and</p> <p>ii. CCZ-S9 Access; and</p> <p>d. the activity complies with the following standards:</p> <p>i. CCZ-S6 Outdoor storage; and</p> <p>ii. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and</p> <p>iii. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory</p>		<p>a. CCZ-S6 Outdoor storage; and</p> <p>b. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and</p> <p>c. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>d. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>e. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>f. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>g. CCZ-S15 Nelson Tasman Land Development</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>requirements: Transportation ; and</p> <p>iv. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>v. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>vi. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>vii. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni cations, Electrical and Streetlighting.</p>		<p>Manual 2019 mandatory requirements: Telecommunicati ons, Electrical and Streetlighting.</p> <p>4. A medical and health activity that contravenes CCZ- R17.1.b. is a discretionary activity.</p> <p>5. A medical and health activity that contravenes CCZ- R17.1.a. or CCZ- R17.1.c. is a non- complying activity.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
<p>CCZ-R18</p> <p>Residential activity:</p> <p>Above ground floor</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. it is located above the ground floor of any building; and b. habitable buildings used for the activity must be connected to a community water supply and the wastewater network; and c. stormwater from the site used for the activity must not drain to any public road, except for secondary flow purposes; and d. the activity complies with the following standards: <ul style="list-style-type: none"> i. CCZ-S8 Parking and loading; and ii. CCZ-S9 Access; and e. the activity complies with 	<p>2. Not applicable.</p>	<p>3. A residential activity that contravenes CCZ-R18.1.e. 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. CCZ-S6 Outdoor storage; and b. CCZ-R7 Storage for residential units; and c. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and d. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and e. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and f. CCZ-S13 Nelson Tasman Land Development

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>the following standards:</p> <ul style="list-style-type: none"> i. CCZ-S6 Outdoor storage; and ii. CCZ-R7 Storage for residential units; and iii. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and iv. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and v. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and vi. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory 		<p>Manual 2019 mandatory requirements: Wastewater; and</p> <ul style="list-style-type: none"> g. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and h. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting. <p>4. Any residential activity that contravenes CCZ-R18.1.a. or CCZ-R18.1.c. is a discretionary activity.</p> <p>5. Any residential activity that contravenes CCZ-R18.1.b. or CCZ-R18.1.d. is a non-complying activity.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>requirements: Wastewater; and</p> <p>vii. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>viii. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, Electrical and Streetlighting.</p>		
<p>CCZ-R19</p> <p>Visitor accommodation activity</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>1. A visitor accommodation activity is a permitted 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</p>	<p>2. Not applicable.</p>	<p>3. A visitor accommodation activity that contravenes CCZ- R19.1.d. is a restricted discretionary activity.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. CCZ-S6 Outdoor storage; and</p> <p>b. CCZ-S10 Building over or alongside drains</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>public road, except for secondary flow purposes; and</p> <p>c. the activity complies with the following standards:</p> <p>i. CCZ-S8 Parking and loading; and</p> <p>ii. CCZ-S9 Access; and</p> <p>d. the activity complies with the following standards:</p> <p>i. CCZ-S6 Outdoor storage; and</p> <p>ii. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and</p> <p>iii. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>iv. CCZ-S12 Nelson Tasman Land</p>		<p>(piped or open) and water mains; and</p> <p>c. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>d. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>e. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>f. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>g. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>v. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>vi. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>vii. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p>		<p>and Streetlighting.</p> <p>4. A visitor accommodation activity that contravenes CCZ-R19.1.b. is a discretionary activity.</p> <p>5. A visitor accommodation activity that contravenes CCZ-R19.1.a. or CCZ-R19.1.c. is a non-complying activity.</p>
<p>CCZ-R20</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 is a permitted activity provided that:</p>	<p>2. Not applicable.</p>	<p>3. The construction, alteration, addition or relocation of a building that contravenes CCZ-R20.1.c. is a</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> a. habitable buildings must be connected to a community water supply and the wastewater network; and b. stormwater from the site on which the building is located must not drain to any public road, except for secondary flow purposes; and c. the building complies with the following standards: <ul style="list-style-type: none"> i. CCZ-S1 Maximum height of buildings; and ii. CCZ-S2 Building frontages and facades; and iii. CCZ-S3 Setback of buildings on corner sites; and iv. CCS-S4 View shaft overlay; and v. CCZ-S5 Pedestrian shelter; and 		<p>restricted discretionary activity.</p> <p>Discretion is restricted, for the standard(s) not met, the matters in:</p> <ul style="list-style-type: none"> a. CCZ-S1 Maximum height of buildings; and b. CCZ-S2 Building frontages and facades; and c. CCZ-S3 Setback of buildings on corner sites; and d. CCZ-S4 View shaft overlay; and e. CCZ-S5 Pedestrian shelter; and f. CCZ-S6 Outdoor storage; and g. CCZ-S7 Storage for residential units; and h. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and i. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> vi. CCZ-S6 Outdoor storage; and vii. CCZ-S7 Storage for residential units; and viii. CCZ-S10 Building over or alongside drains (piped or open) and water mains; and ix. CCZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and x. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and xi. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; 		<ul style="list-style-type: none"> requirements: Transportation; and j. CCZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and k. CCZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and l. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and m. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting. <p>4. The construction, alteration, addition or relocation of a building that contravenes CCZ-R20.1.b. is a</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>and</p> <p>xii. CCZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>xiii. CCZ-S15 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, Electrical and Streetlighting.</p> <p>d. it complies with the following standards:</p> <p>i. CCZ-S8 Parking and loading; and</p> <p>ii. CCZ-S9 Access.</p>		<p>discretionary activity.</p> <p>5. The construction, alteration, addition or relocation of a building that contravenes CCZ- R20.1.a. or CCZ- R20.1.d. is a non- complying activity.</p>
<p>CCZ-R21 Demolition of buildings [DP] Legal effect on notification: No</p>	<p>1. Not applicable.</p>	<p>2. The total or partial demolition or removal of a building is a controlled activity provided that:</p> <p>a. pedestrian amenity and safety is maintained; and</p> <p>b. the site frontage</p>	<p>3. Not applicable.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
		<p>that adjoins a road frontage, public square or public open space provides a temporary site frontage treatment designed to maintain a quality and active public realm; and</p> <p>c. pedestrian shelter provision is maintained in areas subject to the pedestrian shelter standards.</p>	
<p>CCZ-R22 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>CCZ-R23 Use of public space [DP] Legal effect on notification: No</p>	<p>1. Not applicable.</p>	<p>2. The use of a road or land owned by Nelson City Council or the air space above land owned by Nelson City Council is a controlled activity provided that:</p> <p>a. any structure constructed or used for the activity complies with the following</p>	<p>3. The use of a road or land owned by Nelson City Council or the air space above land owned by Nelson City Council that contravenes CCZ-R22.2. is a restricted discretionary activity. Discretion is restricted to:</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
		standards: i. CCZ-S1 Maximum height of buildings; and ii. CCS-S4 View shaft overlay; and iii. CCZ-S5 Pedestrian shelter.	a. for the standard(s) not met, the matters in: i. CCZ-S1 Maximum height of buildings; and ii. CCZ-S4 View shaft overlay; and iii. CCZ-S5 Pedestrian shelter; and b. effects on traffic safety and efficiency; and c. effects on the use of the road or land in question by other users.
CCZ-R24 Structure within the riparian margin [DP] Legal effect on notification: No	1. Not applicable.	2. Not applicable.	3. The construction or extension of a structure within the distances set out in APP25 – Esplanade requirements, is a restricted discretionary activity . Discretion is restricted to: a. the location of any equipment, materials and structures; and

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
			<ul style="list-style-type: none"> 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 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.
CCZ-R25 Industrial activity [DP] Legal effect on notification: No	1. Not applicable.	2. Not applicable.	3. An industrial activity is a non-complying activity .

Standards

Standard	Use/Activity
CCZ-S1	Maximum height of buildings
CCZ-S2	Building frontages and facades

CCZ-S3	Setback of buildings on corner sites
CCZ-S4	View shaft overlay
CCZ-S5	Pedestrian shelter
CCZ-S6	Outdoor storage
CCZ-S7	Storage for residential units
CCZ-S8	Parking and loading
CCZ-S9	Access
CCZ-S10	Building over or alongside drains (piped or open) and water mains
CCZ-S11	Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation
CCZ-S12	Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater
CCZ-S13	Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater
CCZ-S14	Nelson Tasman Land Development Manual 2019 mandatory requirements: Water
CCZ-S15	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
CCZ-S1 Maximum height of buildings [DP] Legal effect on notification: No	1. Must not exceed 24 metres.	2. The scale, form, design and appearance of the building. 3. Effects on the character and quality of the City Centre. 4. Effects on the public realm and the amenity values of the pedestrian environment. 5. Effects on the amenity values of neighbouring residential properties, or

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
		<p>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>CCZ-S2</p> <p>Building frontages and facades</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<ol style="list-style-type: none"> 1. On any site that adjoins a public road or square: <ol style="list-style-type: none"> a. all buildings must be built up to the road boundary (where relevant) across the full width of the site, except where land is set aside for public pedestrian access; and b. all buildings must be built up to the boundary with the square (where relevant) across the full width of the site, except where land is set aside for public pedestrian access; and c. all buildings must be directly accessible at ground level from the adjoining public road (where relevant); and d. all buildings must be directly accessible at ground level from the square (where relevant); and 	<ol style="list-style-type: none"> 2. Effects on the character and amenity of the surrounding area. 3. The design and facade treatment of any building wall adjoining a public road or square. 4. Effects on the quality of the public realm and the amenity values of the pedestrian environment.

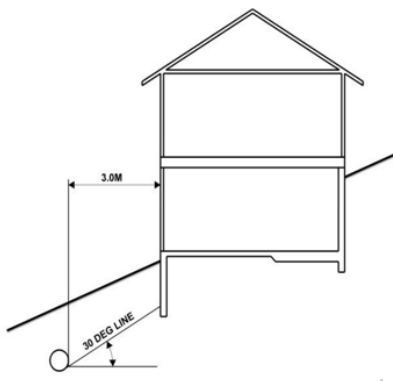
Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<p>e. any facade of the building's ground floor, first floor and second floor that faces a public road or square must be designed in accordance with the parameters specified in APP20 – Building facades and frontages; and</p> <p>f. any facade of the building's ground floor that faces a public road or square must incorporate framed windows and doors in the approximate proportion specified in APP20 – Building facades and frontages.</p>	
<p>CCZ-S3 Setback of buildings on corner sites [DP] Legal effect on notification: No</p>	<p>1. On any corner site, the ground floor of any building must be set back at the corner to a diagonal line joining points on each road boundary 3 metres from the corner of the site (or the point where the road boundaries would meet if extended).</p>	<p>2. The scale, form, design and appearance of the building.</p> <p>3. Effects on the character and amenity values of the pedestrian environment.</p> <p>4. Effects on the quality of the streetscape and public realm.</p>
<p>CCZ-S4 View shaft overlay [DP] Legal effect on notification: No</p>	<p>1. No part of any building or structure (other than a chimney, mast, pole, or aerial attached to a building, including any dish antenna up to 1 metre in diameter) shall penetrate the View Shaft Overlay shown on the Nelson Plan Maps, and</p>	<p>2. The scale, form, design and appearance of the building or structure.</p> <p>3. Effects on the quality of views to and from the Cathedral and Church Steps.</p>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	defined in APP21– Church Hill view shaft.	
<p>CCZ-S5 Pedestrian shelter [DP] Legal effect on notification: No</p>	<p>1. Buildings located on a site adjoining a public road or square must provide pedestrian shelter that:</p> <ul style="list-style-type: none"> a. extends along the entire length of the building frontage facing the boundary with the road or square; or b. extends along the entire length of the primary building frontage facing the boundary with the road or square, on a corner site; and c. is connected without any break to any existing pedestrian shelter on an adjoining site; and d. complies with the specifications in APP19 – Pedestrian shelter. 	<p>2. The scale, form, design and appearance of the building in relation to providing pedestrian shelter.</p> <p>3. The scale, form, design and appearance of the pedestrian shelter.</p> <p>4. Architectural integration of the pedestrian shelter with adjoining buildings.</p> <p>5. Effects on the character and amenity of the surrounding area.</p> <p>6. Effects on the quality of the streetscape, pedestrian amenity and the public realm.</p>
<p>CCZ-S6 Outdoor storage [DP] Legal effect on notification: No</p>	<p>1. Any outdoor storage area must be screened from any adjoining site by either a 1.8 metre high fence or landscape planting capable of achieving the same height.</p>	<p>2. Effects on the character and amenity values of the surrounding area.</p> <p>3. The location and design of any storage areas, screening or fencing.</p>
<p>CCZ-S7 Storage for residential units [DP] Legal effect on notification: No</p>	<p>1. All residential units must be provided with an area not less than 3m² and minimum dimension 1.5 metres for the storage of household waste,</p>	<p>2. The location, size and design of any storage area.</p>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	household waste bins and household recycling bins that is screened from view from all roads and public open spaces.	
<p>CCZ-S8</p> <p>Parking and loading</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<ol style="list-style-type: none"> 1. No on-site parking spaces are required to be provided. 2. Where on-site parking spaces are provided: <ol style="list-style-type: none"> a. the maximum number of parking spaces permitted to be provided on any site shall not exceed 6; and b. no ground floor car parking spaces are permitted to be located closer than 10 metres to any boundary with a public road or square; and c. they must comply with the design and layout standards set out in APP23 – Standards and terms for parking and loading and APP24 – Tracking curves; and d. no reverse manoeuvring is permitted from any site onto Collingwood Street, Halifax Street, Rutherford Street or Selwyn Place. 3. No on-site loading area is required to be provided. 4. Where a loading area is provided, it must be designed, constructed and maintained in accordance 	<ol style="list-style-type: none"> 5. Not applicable.

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	with the standards set out in APP23 – Standards and terms for parking and loading and APP24 – Tracking curves.	
<p>CCZ-S9</p> <p>Access</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<ol style="list-style-type: none"> 1. No vehicle access is required to provide vehicle entry to the site. 2. No vehicle access is permitted to cross any pedestrian footpath. 3. Where vehicle access is provided to a site, it must be maintained in accordance with the standards set out in APP22 – Vehicle access and crossing standards. 	<ol style="list-style-type: none"> 4. Not applicable.
<p>CCZ-S10</p> <p>Building over or alongside drains (piped or open) and water mains</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<ol style="list-style-type: none"> 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. 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 	<ol style="list-style-type: none"> 7. Physical accessibility to the pipe, open drain or water main. 8. Any ecological, amenity or recreational values associated with any open drain. 9. The ground/floor type and design used to provide quick and easy removal to provide the ability to access any pipe for maintenance and repair. 10. The depth of concrete/permanent surface floor over any pipe. 11. Alternative locations for any pipe and methods of emplacement.

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<p>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 metres clear length and 3 metres clear width and 1.8 metres clear height at one end of the sleeve to allow replacement of the pipe; and e. the pipes are not water mains or pressurised pipelines. <p>4. Buildings, swimming pools or fences must not be located within 3 metres of the top of bank of an open drain.</p>	

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<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 CCZ – Figure 1: Foundation depth below).</p> <p>CCZ – Figure 1: Foundation depth</p>  <p>The diagram illustrates a cross-section of a house with a gabled roof. A horizontal dimension line indicates a distance of 3.0M from the vertical wall of the house to a vertical line. From the bottom of this vertical line, a diagonal line extends downwards and to the left at a 30-degree angle from the horizontal, labeled '30 DEG LINE'. The house's foundation is shown below the ground level, with its base extending further down than the 30-degree line.</p>	

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
<p>CCZ-S11</p> <p>Nelson Tasman Land Development Manual 2019 mandatory requirements:</p> <p>Transportation</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 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 	<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.

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<ul style="list-style-type: none"> – 1.14.2; 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>CCZ-S12</p> <p>Nelson Tasman Land Development Manual 2019 mandatory requirements:</p> <p>Stormwater</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<ol 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 – 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 	<ol 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 5 Stormwater of the Nelson Tasman Land Development Manual 2019 including the stated performance outcomes, mandatory matters and good practice notes.

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	Installation 5.6.1 – 5.6.8; and e. Inspection and Testing 5.6.9 – 5.6.12.	
<p>CCZ-S13</p> <p>Nelson Tasman Land Development Manual 2019 mandatory requirements:</p> <p>Wastewater</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>1. All provided wastewater infrastructure must comply with the following mandatory standards in Chapter 6 Wastewater of the Nelson Tasman Land Development Manual 2019:</p> <p>a. Reticulation Design 6.3.1 – 6.3.3; and</p> <p>b. Layout and Alignment of Reticulation 6.4.1 – 6.4.5; and</p> <p>c. Pipe Design 6.5.1 – 6.5.8; and</p> <p>d. Seismic Design and Liquefaction 6.6.1; and</p> <p>e. Access Points 6.7.1 – 6.7.4; and</p> <p>f. Pumping Stations 6.8.1 – 6.8.6; and</p> <p>g. Reticulation Construction and Installation 6.9.1 – 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>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 6 Wastewater of the Nelson Tasman Land Development Manual 2019 including the stated performance outcomes, mandatory matters and good practice notes.</p>

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	l. Testing 6.14.1 – 6.14.7.	
<p>CCZ-S14</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>CCZ-S15</p> <p>Nelson Tasman Land Development Manual 2019 mandatory requirements:</p> <p>Telecommunications, Electrical and Streetlighting</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>1. All provided telecommunications and electrical and streetlighting infrastructure must comply with the following standards in Chapter 9 Telecommunications, Electrical and Streetlighting of the Nelson Tasman Land Development Manual 2019:</p> <p>a. Cable Protection 9.3; and</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 9</p>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<ul style="list-style-type: none"> 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>Telecommunications, Electrical and Streetlighting of the Nelson Tasman Land Development Manual 2019 including the stated performance outcomes, mandatory matters and good practice notes.</p>