

Part 4

Zones

INZ – Industrial zones

LIZ – Light industrial zone

Introduction

The Light industrial zone applies to the industrial area in the vicinity of St Vincent Street and Vanguard Street that serves a strategic need for some industries to locate close to Whakatū Nelson’s City Centre. The Light industrial zone’s proximity to Residential zones and Commercial and mixed use zones means that heavy industrial activities are not appropriate. Consequentially, the Light industrial zone caters for industrial activities that are not incompatible with adjacent residential and commercial activities.

Objectives

LIZ-O1 Role of the zone [DP]

The Light industrial zone is an employment and productive environment which provides for industrial activities that are suitable to be managed to maintain amenity values in and avoid, remedy or mitigate nuisance effects on adjoining Residential zones and Commercial and mixed use zones.

LIZ-O2 Retaining the zone for industrial activities [DP]

The Light industrial zone is retained for industrial and supporting activities in order to:

1. maintain and strengthen the contribution to innovation, employment and economic growth that industrial activities make to Whakatū Nelson and the wider region;
2. meet the foreseeable future demands of different industries; and
3. reduce any pressure for industries to locate in non-industrial zones.

Policies

LIZ-P1 Restriction of non-industrial activities [DP]

Restrict non-industrial activities that do not support the role and function of the Light industrial zone.

LIZ-P2 Compatible commercial activities [DP]

Enable the location of commercial activities in the Light industrial zone only where:

1. they directly serve an industrial activity or the daytime needs of workers employed in the zone;

2. they involve the sale of products made or processed on-site; or
3. they involve the sale of motor fuels, vehicle parts and accessories and ancillary goods.

LIZ-P3 Compatible residential activities [DP]

Allow residential activities in the Light industrial zone only in instances where:

1. they are ancillary to the industrial activity on the site; and
2. there is a functional or operational need for that residential activity to locate adjacent to the associated industrial activity.

LIZ-P4 Compatible office activities [DP]

Provide for office activities in the Light industrial zone only where the activity is for the administration of an associated industrial or commercial activity on the site.

LIZ-P5 Adverse effects on amenity [DP]

Require any new use or development of Light industrial zoned sites adjacent to a Residential zone, Commercial and mixed use zone, or a major road to avoid, remedy or mitigate any adverse effects on amenity, safety or privacy associated with building bulk and location and site layout and the way in which activities are carried out, including by:

1. limiting the hours of operation;
2. setting back buildings, vehicle manoeuvring and storage areas from site boundaries; and
3. requiring landscaping and/or screening on site boundaries.

Rules

Rule interpretation and application

LIZ-R1 [DP]

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

1. LIZ-R4 to LIZ-12; and
2. LIZ-S1 to LIZ-S14.

LIZ-R2 [DP]

The activity status tables and standards in the following chapters also **apply** to activities in the Light industrial 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.

LIZ-R3 [DP]

The activity status tables and standards in the following chapters **do not apply** to activities in the Light industrial 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 – Whangamoā freshwater management unit; and
13. FMU5 – Roding freshwater management unit.

Activity status

Rule	Use/Activity
LIZ-R4	Activity not listed in LIZ-R5 to LIZ-R12

LIZ-R5	Light industrial activity
LIZ-R6	Industrial activity
LIZ-R7	Residential activity
LIZ-R8	Commercial activity
LIZ-R9	Office activity
LIZ-R10	Building
LIZ-R11	Public art
LIZ-R12	Structure within the riparian margin

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
<p>LIZ-R4</p> <p>Activity not listed in LIZ-R5 to LIZ-R12</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>1. Not applicable.</p>	<p>2. Not applicable.</p>	<p>3. An activity not listed in LIZ-R5 to LIZ-R12 is a non-complying activity.</p>
<p>LIZ-R5</p> <p>Light industrial activity</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>1. A light industrial 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 light industrial activity that contravenes LIZ-R5.1.c. is a restricted discretionary activity.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. LIZ-S2 Setback from roads; and</p> <p>b. LIZ-S3 Setback from RESZ – Residential zones and</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. LIZ-S2 Setback from roads; and</p> <p>ii. LIZ-S3 Setback from RESZ – Residential zones and PREC10 – Neighbourhood park precinct; and</p> <p>iii. LIZ-S5 Outdoor storage; and</p> <p>iv. LIZ-S6 Parking and loading; and</p> <p>v. LIZ-S7 Access; and</p> <p>vi. LIZ-S8 Hours of operation; and</p> <p>vii. LIZ-S9 Building over or alongside drains (piped or open) and water mains; and</p> <p>viii. LIZ-S10</p>		<p>PREC10 – Neighbourhood park precinct; and</p> <p>c. LIZ-S5 Outdoor storage; and</p> <p>d. LIZ-S6 Parking and loading; and</p> <p>e. LIZ-S7 Access;</p> <p>f. LIZ-S8 Hours of operation; and</p> <p>g. LIZ-S9 Building over or alongside drains (piped or open) and water mains; and</p> <p>h. LIZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>i. LIZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>j. LIZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>k. LIZ-S13 Nelson</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>ix. LIZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>x. LIZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>xi. LIZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>xii. LIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements:</p>		<p>Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>I. LIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p> <p>4. A light industrial activity that contravenes LIZ-R5.1.b. is a discretionary activity.</p> <p>5. A light industrial activity that contravenes LIZ-R5.1.a. is a non-complying activity.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	Telecommunications, Electrical and Streetlighting.		
<p>LIZ-R6</p> <p>Industrial activity</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	1. Not applicable.	2. Not applicable.	<p>3. An industrial activity, that is not a light industrial 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. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> c. Adverse effects on the amenity of any adjacent RESZ – Residential zone or CMUZ – Commercial and mixed use zone sites; and

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
			<p>d. The matters in:</p> <ul style="list-style-type: none"> i. LIZ-S2 Setback from roads; and ii. LIZ-S3 Setback from RESZ – Residential zones and PREC10 – Neighbourhood park precinct; and iii. LIZ-S5 Outdoor storage; and iv. LIZ-S6 Parking and loading; and v. LIZ-S7 Access; and vi. LIZ-S8 Hours of operation; and vii. LIZ-S9 Building over or alongside drains (piped or open) and water mains; and viii. LIZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
			<p>; and</p> <p>ix. LIZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>x. LIZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>xi. LIZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>xii. LIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni cations, Electrical and Streetlighting.</p> <p>4. An industrial activity, which is not</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
			<p>a light industrial activity, that contravenes LIZ-R6.3.b., is a discretionary activity.</p> <p>5. Any industrial activity, which is not a light industrial activity, that contravenes LIZ-R6.3.a., is a non-complying activity.</p>
<p>LIZ-R7 Residential activity [DP] Legal effect on notification: No</p>	<p>1. Not applicable.</p>	<p>2. Not applicable.</p>	<p>3. A residential activity is a discretionary activity provided that:</p> <ul style="list-style-type: none"> a. the residential activity is ancillary to the industrial activity on that site; and b. there is no more than one residential unit per site. <p>4. A residential activity that contravenes LIZ-R7.3. is a non-complying activity.</p>
<p>LIZ-R8 Commercial activity [DP] Legal effect on notification: No</p>	<p>1. A commercial activity, that is not 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 	<p>2. Not applicable.</p>	<p>3. A commercial activity, that is not an office activity, that contravenes LIZ-R8.1.f., is a restricted discretionary activity.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>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. it involves:</p> <p>i. the sale of products that are made or processed by an industrial activity on the same site; and</p> <p>ii. the retail activity occupies no more than 200m² or 20% of the gross floor area of the building, whichever is the smaller; or</p> <p>d. it involves the sale of food, groceries and related consumables, and the gross floor area occupied by the</p>		<p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. LIZ-S2 Setback from roads; and</p> <p>b. LIZ-S3 Setback from RESZ – Residential zones and PREC10 – Neighbourhood park precinct; and</p> <p>c. LIZ-S5 Outdoor storage; and</p> <p>d. LIZ-S6 Parking and loading; and</p> <p>e. LIZ-S7 Access; and</p> <p>f. LIZ-S8 Hours of operation; and</p> <p>g. LIZ-S9 Building over or alongside drains (piped or open) and water mains; and</p> <p>h. LIZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>i. LIZ-S11 Nelson Tasman Land Development Manual 2019</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>retail activity and associated display does not exceed 100m²; or</p> <p>e. it involves the sale of motor fuels, vehicle parts and accessories and ancillary goods, provided the gross floor area for the sale of ancillary goods does not exceed 100m²; and</p> <p>f. it complies with the following standards:</p> <p>i. LIZ-S2 Setback from roads; and</p> <p>ii. LIZ-S3 Setback from RESZ – Residential zones and PREC10 – Neighbourhood park precinct; and</p> <p>iii. LIZ-S5 Outdoor storage; and</p> <p>iv. LIZ-S6 Parking and loading; and</p> <p>v. LIZ-S7</p>		<p>mandatory requirements: Stormwater; and</p> <p>j. LIZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>k. LIZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>l. LIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p> <p>4. A commercial activity, that is not an office activity, that contravenes LIZ-R8.1.b., is a discretionary activity.</p> <p>5. A commercial activity, that is not an office activity, that contravenes LIZ-R8.1.a., LIZ-R8.1.c., LIZ-R8.1.d.,</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Access; and</p> <p>vi. LIZ-S8 Hours of operation; and</p> <p>vii. LIZ-S9 Building over or alongside drains (piped or open) and water mains; and</p> <p>viii. LIZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>ix. LIZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>x. LIZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>xi. LIZ-S13 Nelson</p>		<p>or LIZ-R8.1.e., is a non-complying activity.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>xii. LIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p>		
<p>LIZ-R9 Office activity [DP] Legal effect on notification: No</p>	<p>1. An office 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. it is for the administration of a light industrial</p>	<p>2. Not applicable.</p>	<p>3. An office activity that contravenes LIZ-R9.1.e. is a restricted discretionary activity.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. LIZ-S2 Setback from roads; and</p> <p>b. LIZ-S3 Setback from RESZ- Residential zones and Neighbourhood park precinct; and</p> <p>c. LIZ-S5 Outdoor storage; and</p> <p>d. LIZ-S6 Parking</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>activity, an industrial activity or a commercial activity on the same site as provided for in LIZ-R5, LIZ-R6 and LIZ-R8; and</p> <p>d. the office activity occupies no more than 200m² or 10% of the net site area, whichever is the smaller; and</p> <p>e. it complies with the following standards:</p> <ul style="list-style-type: none"> i. LIZ-S2 Setback from roads; and ii. LIZ-S3 Setback from RESZ- Residential zones and Neighbourhood park precinct; and iii. LIZ-S5 Outdoor storage; and iv. LIZ-S6 Parking and loading; and v. LIZ-S7 Access; and vi. LIZ-S8 Hours of operation; 		<p>and loading; and</p> <ul style="list-style-type: none"> e. LIZ-S7 Access; and f. LIZ-S8 Hours of operation; and g. LIZ-S9 Building over or alongside drains (piped or open) and water mains; and h. LIZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and i. LIZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and j. LIZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and k. LIZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>and</p> <p>vii. LIZ-S9 Building over or alongside drains (piped or open) and water mains; and</p> <p>viii. LIZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>ix. LIZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>x. LIZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>xi. LIZ-S13 Nelson Tasman Land Development Manual 2019</p>		<p>I. LIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements - Telecommunications, Electrical and Streetlighting.</p> <p>4. An office activity that contravenes LIZ-R9.1.b. is a discretionary activity.</p> <p>5. An office activity that contravenes LIZ-R9.1.a., LIZ-R9.1.c., and LIZ-R9.1.d. is a non-complying activity.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>mandatory requirements: Water; and</p> <p>xii. LIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p>		
<p>LIZ-R10 Building [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>a. habitable buildings must be connected to a community water supply and the wastewater network; and</p> <p>b. 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>c. the building complies with the following standards:</p>	<p>2. Not applicable.</p>	<p>3. The construction, alteration, addition or relocation of a building that contravenes LIZ-R10.1.c. is a restricted discretionary activity.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. LIZ-S1 Maximum height of buildings; and</p> <p>b. LIZ-S2 Setback from roads; and</p> <p>c. LIZ-S3 Setback from RESZ – Residential zones and PREC10 – Neighbourhood park precinct;</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> i. LIZ-S1 Maximum height of buildings; and ii. LIZ-S2 Setback from roads; and iii. LIZ-S3 Setback from RESZ – Residential zones and PREC10 – Neighbourhood park precinct; and iv. LIZ-S4 Daylight admission; and v. LIZ-S5 Outdoor storage; and vi. LIZ-S6 Parking and loading; and vii. LIZ-S7 Access; and viii. LIZ-S9 Building over or alongside drains (piped or open) and water mains; and ix. LIZ-S10 Nelson Tasman Land Development 		<ul style="list-style-type: none"> and d. LIZ-S4 Daylight admission; and e. LIZ-S5 Outdoor storage; and f. LIZ-S6 Parking and loading; and g. LIZ-S7 Access; and h. LIZ-S9 Building over or alongside drains (piped or open) and water mains; and i. LIZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and j. LIZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and k. LIZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and l. LIZ-S13 Nelson Tasman Land Development

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Manual 2019 mandatory requirements: Transportation ; and</p> <p>x. LIZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>xi. LIZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>xii. LIZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>xiii. LIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and</p>		<p>Manual 2019 mandatory requirements: Water; and</p> <p>m. LIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p> <p>4. The construction, alteration, addition or relocation of a building that contravenes LIZ-R10.1.b. is a discretionary activity.</p> <p>5. The construction, alteration, addition or relocation of a building that contravenes LIZ-R10.1.a. is a non-complying activity.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	Streetlighting.		
LIZ-R11 Public art [DP] Legal effect on notification: No	1. Public art is a permitted activity .	2. Not applicable.	3. Not applicable.
LIZ-R12 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: <ol 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 d. effects on public access and recreation; and e. effects on values of significance to

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
			tāngata whenua, including customary access; and f. effects on the risk from natural hazards.

Standards

Standard	Use/Activity
LIZ-S1	Maximum height of buildings
LIZ-S2	Setback from roads
LIZ-S3	Setback from RESZ – Residential zones and PREC10 – Neighbourhood park precinct
LIZ-S4	Daylight admission
LIZ-S5	Outdoor storage
LIZ-S6	Parking and loading
LIZ-S7	Access
LIZ-S8	Hours of operation
LIZ-S9	Building over or alongside drains (piped or open) and water mains
LIZ-S10	Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation
LIZ-S11	Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater
LIZ-S12	Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater
LIZ-S13	Nelson Tasman Land Development Manual 2019 mandatory requirements: Water

LIZ-S14	Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting
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Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
<p>LIZ-S1</p> <p>Maximum height of buildings</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>1. Must not exceed 12 metres.</p>	<p>2. Streetscape effects including building dominance, character and amenity.</p> <p>3. The adverse effects of development on any adjoining RESZ – Residential zone or CUMZ – Commercial zone, including loss of sun or daylight, building dominance, or visual amenity.</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>LIZ-S2</p> <p>Setback from roads</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>1. In relation to any site boundary with the State Highway, or with any arterial, principal or collector road:</p> <p>a. buildings must be set back a minimum of 2 metres from the road boundary; and</p> <p>b. a landscape strip having an average depth of not less than 1.5 metres must be established and maintained across the front of the site.</p>	<p>2. Streetscape effects including dominance, character and amenity.</p> <p>3. Mitigation measures including landscaping on the street frontage.</p>

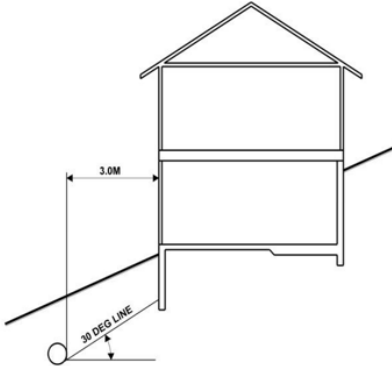
Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
<p>LIZ-S3</p> <p>Setback from RESZ – Residential zones and PREC10 – Neighbourhood park precinct</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<ol style="list-style-type: none"> 1. Any building, storage area, vehicle parking area or vehicle access or manoeuvring area must be set back at least 3 metres from any RESZ – Residential zone or PREC10 – Neighbourhood park precinct boundary. 2. The full length of the boundary must be landscaped or fenced, or a combination of both, to a height of no less than 1.8 metres and, where landscaping is included, it must have an average depth of 2.5 metres along the length of the boundary. 	<ol style="list-style-type: none"> 3. The scale, form, design and appearance of the building or area. 4. Effects on the amenity of neighbouring residential properties or open space including dominance, character and privacy.
<p>LIZ-S4</p> <p>Daylight admission</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<ol style="list-style-type: none"> 1. Any building located on a site adjoining a RESZ – Residential Zone, MUZ – Mixed use zone or PREC10 – Neighbourhood park precinct must comply with the requirements of APP41 – Daylight admission. 	<ol style="list-style-type: none"> 2. The location, scale, form, design and appearance of the building. 3. Effects on the amenity of neighbouring residential properties or open space and recreation areas. 4. The extent to which (if at all) 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>LIZ-S5</p> <p>Outdoor storage</p>	<ol style="list-style-type: none"> 1. Outdoor storage of goods or materials must be screened 	<ol style="list-style-type: none"> 2. Effects on visual amenity. 3. Landscaping.

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
<p>[DP] Legal effect on notification: No</p>	<p>from view from any public road.</p>	
<p>LIZ-S6 Parking and loading [DP] 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 parking is provided spaces 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. 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. 	<ol style="list-style-type: none"> 4. Consideration of a travel management plan. 5. The form, design and appearance of loading and manoeuvring areas. 6. Effects on the character and amenity of the surrounding area. 7. Effects on the safety and efficiency of the transport network. 8. Effects on traffic pedestrian movement and safety.
<p>LIZ-S7 Access [DP] Legal effect on notification: No</p>	<ol style="list-style-type: none"> 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. 2. No vehicle access is required to be provided and maintained to sites occupied exclusively by unstaffed network utility buildings. 	<ol style="list-style-type: none"> 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. 4. Effects on traffic and pedestrian movement and safety.

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
<p>LIZ-S8</p> <p>Hours of operation</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<ol style="list-style-type: none"> 1. Any activity which is open to the public or which is a place of public assembly, that is located: <ol style="list-style-type: none"> a. within 50 metres of a RESZ – Residential zone boundary, may be open to the public only during the following hours: <ol style="list-style-type: none"> i. Friday, Saturday, Christmas Eve and New Year's Eve: 7.00am – 1.00am the following day; and ii. Sunday to Thursday inclusive: 7.00am – 11.00pm. 	<ol style="list-style-type: none"> 2. Effects on the character and amenity of the surrounding area. 3. Effects of the intensity and scale of the activity. 4. Effects on the amenity of neighbouring residential properties. 5. Effects on pedestrian safety. 6. Effect of any proposed mitigation measures.
<p>LIZ-S9</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 <ul style="list-style-type: none"> i. there are no changes in direction or junctions in the portion of the drain built over; and ii. 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 iii. 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 iv. the pipes are not water mains or pressurised pipelines. <p>4. Buildings, swimming pools or fences must not be located</p>	

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<p>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 LIZ – Figure 1: Foundation depth).</p> <p>LIZ – Figure 1: Foundation depth</p>	

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	 <p>The diagram shows a cross-section of a house on a sloping site. A horizontal dimension line indicates a 3.0M setback from the edge of the slope to the side of the house. A vertical line from the ground level to the top of the house is labeled '30 DEG LINE', indicating the slope angle.</p>	
<p>LIZ-S10</p> <p>Nelson Tasman Land Development Manual 2019 mandatory requirements:</p> <p>Transportation</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<ol style="list-style-type: none"> 1. All provided transport infrastructure must comply with the following mandatory standards in Chapter 4 Transportation of the Nelson Tasman Land Development Manual 2019: <ol 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 	<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 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
	<p>Crossing 4.10.1 – 4.10.7.2; and</p> <p>i. Clear Zones 4.11.1; and</p> <p>j. Parking 4.12.1.1 – 4.12.1.8; and</p> <p>k. Public Transport, Footpaths, Public Accessways and Cycle Facilities 4.13.1 – 4.13.6; and</p> <p>l. Road Marking Signs 4.14.1 – 1.14.2; and</p> <p>m. Streetscaping 4.15.1 – 4.15.5; and</p> <p>n. Construction General 4.16.1 – 4.16.4; and</p> <p>o. Structural Design of Pavement 4.17.1 – 4.17.6; and</p> <p>p. Subgrade 4.18.1 – 4.18.2; and</p> <p>q. Carriageway Surfacing 4.19.1 – 4.19.9; and</p> <p>r. Formation of Residential Lanes, Service Lanes and Private Ways 4.20.1; and</p> <p>s. Kerb Channelling 4.21.1 – 4.21.2; and</p> <p>t. Paths 4.22.1 – 4.22.4.</p>	
<p>LIZ-S11</p> <p>Nelson Tasman Land Development Manual 2019 mandatory requirements:</p> <p>Stormwater</p>	<p>1. All provided stormwater infrastructure must comply with the following mandatory standards in Chapter 5 Stormwater of the Nelson</p>	<p>2. The nature, character and intensity of any adverse effects of the non-compliance.</p> <p>3. Location.</p>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
<p>[DP] Legal effect on notification: No</p>	<p>Tasman Land Development Manual 2019:</p> <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 Installation 5.6.1 – 5.6.8; and e. Inspection and Testing 5.6.9 – 5.6.12. 	<ul style="list-style-type: none"> 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.
<p>LIZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater [DP] Legal effect on notification: No</p>	<ul style="list-style-type: none"> 1. All provided wastewater infrastructure must comply with the following mandatory standards in Chapter 6 Wastewater of the Nelson Tasman Land Development Manual 2019: <ul style="list-style-type: none"> 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 – 	<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 6 Wastewater 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
	<p>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>l. Testing 6.14.1 – 6.14.7.</p>	
<p>LIZ-S13</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</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>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	7.9.1 – 7.9.6.4.	
<p>LIZ-S14</p> <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>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> <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. 	<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 9 Telecommunications, Electrical, Streetlighting of the Nelson Tasman Land Development Manual 2019 including the stated performance outcomes, mandatory matters and good practice notes.