

Part 4

Zones

INZ – Industrial zones

GIZ – General industrial zone

Introduction

There are three General industrial zones in Whakatū Nelson. The first is located in Tahunanui between Parkers Road and Venice Place. This area hosts a range of industrial businesses at all scales, with the larger-scale industrial activities including sawmills and timber yards, roading contractors, and the Nelson Reuse and Recycle Centre.

The second industrial area is located at the southern end of Nayland Road, in the area approximately between the State Highway, Main Road Stoke, Echodale Place and Saxton Road West. This area has historically been home to food production industries, although other industrial industries are now located there.

The third industrial area is located southwest of Saxton Road West, between the State Highway and Main Road Stoke. This area is home to a mix of industrial activities, including several large-scale industries, such as roofing and glazier supplies, car yards and logistics companies.

Objectives

GIZ-O1 Role of the General industrial zone [DP]

The General industrial zone is an employment and productive environment which provides for industrial activities.

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

The General 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;
3. reduce any pressure for industries to locate in non-industrial zones; and
4. manage reverse sensitivity effects on industrial activities.

Policies

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

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

GIZ-P2 Compatible commercial activities [DP]

Enable the location of commercial activities in the General 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;
3. they involve the sale or rental of motor vehicles, vehicle parts and accessories or heavy equipment; or
4. they require large areas for the outdoor storage of bulky items.

GIZ-P3 Compatible residential activities [DP]

Allow residential activities in the General 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.

GIZ-P4 Compatible office activities [DP]

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

GIZ-P5 Private parking areas [DP]

Allow for reserved parking where it is ancillary to activities which are provided for in the General industrial zone.

GIZ-P6 Adverse effects on amenity

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

1. limiting 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

GIZ-R1 [DP]

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

1. GIZ-R4 to GIZ-R13; and
2. GIZ-S1 to GIZ-S14.

GIZ-R2 [DP]

The activity status tables and standards in the following chapters also **apply** to activities in the General 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. FMU1 – Stoke freshwater management unit; and
15. FMU2 – Maitahi/Mahitahi/Maitai freshwater management unit.

GIZ-R3 [DP]

The activity status tables and standards in the following chapters **do not apply** to activities in the General 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. FMU3 – Wakapuaka freshwater management unit; and
- 11. FMU4 – Whangamoia freshwater management unit; and
- 12. FMU5 – Roding freshwater management unit.

Activity status

Rule	Use/Activity
GIZ-R4	Activity not listed in GIZ-R5 to GIZ-R13
GIZ-R5	Industrial activity
GIZ-R6	Residential activity
GIZ-R7	Commercial activity
GIZ-R8	Office activity
GIZ-R9	Building
GIZ-R10	Public art
GIZ-R11	Private parking area
GIZ-R12	Structure within the coastal margin
GIZ-R13	Structure within the riparian margin

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
GIZ-R4 Activity not listed in GIZ-R5 to R13 [DP]	1. Not applicable.	2. Not applicable.	3. An activity not listed in GIZ-R5 to GIZ-R13 is a non-complying activity .

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
Legal effect on notification: No			
<p>GIZ-R5</p> <p>Industrial activity</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>1. An industrial activity (including ancillary residential, commercial or 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 c. the activity complies with the following standards: <ul style="list-style-type: none"> i. GIZ-S2 Setback from roads; and ii. GIZ-S3 Setback from RESZ – Residential zones and PREC10 – Neighbourhood 	<p>2. Not applicable.</p>	<p>3. An industrial activity that contravenes GIZ-R5.1.c. is a restricted discretionary activity.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <ul style="list-style-type: none"> a. GIZ-S2 Setback from roads; and b. GIZ-S3 Setback from RESZ – Residential zones and PREC10 – Neighbourhood park precinct; and c. GIZ-S5 Outdoor storage; and d. GIZ-S6 Parking and loading; and e. GIZ-S7 Access; and f. GIZ-S8 Hours of operation; and g. GIZ-S9 Building over or alongside drains (piped or open) and water mains; and h. GIZ-S10 Nelson Tasman Land Development

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> d park precinct; and iii. GIZ-S5 Outdoor storage; and iv. GIZ-S6 Parking and loading; and v. GIZ-S7 Access; and vi. GIZ-S8 Hours of operation; and vii. GIZ-S9 Building over or alongside drains (piped or open) and water mains; and viii. GIZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and ix. GIZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and x. GIZ-S12 		<ul style="list-style-type: none"> Manual 2019 mandatory requirements: Transportation; and i. GIZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and j. GIZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and k. GIZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and l. GIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting. 4. An industrial activity that contravenes GIZ-R5.1.b. is a

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>xi. GIZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>xii. GIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p>		<p>discretionary activity.</p> <p>5. An industrial activity that contravenes GIZ-R5.1.a. is a non-complying activity.</p>
<p>GIZ-R6</p> <p>Residential 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 residential activity is a discretionary activity provided that:</p> <p>a. the residential activity is ancillary to the industrial activity on that site; and</p> <p>b. there is no more than one residential unit per site.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
			4. A residential activity that contravenes GIZ-R6.3. is a non-complying activity .
<p>GIZ-R7</p> <p>Commercial activity</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>1. A commercial activity, that is not 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 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%</p>	<p>2. Not applicable.</p>	<p>3. A commercial activity, that is not an office activity, that contravenes GIZ-R7.1.g., is a restricted discretionary activity.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. GIZ-S2 Setback from roads; and</p> <p>b. GIZ-S3 Setback from RESZ – Residential zones and PREC10 – Neighbourhood park precinct; and</p> <p>c. GIZ-S5 Outdoor storage; and</p> <p>d. GIZ-S6 Parking and loading; and</p> <p>e. GIZ-S7 Access; and</p> <p>f. GIZ-S8 Hours of operation; and</p> <p>g. GIZ-S9 Building over or alongside drains (piped or</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>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 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; or</p> <p>f. it requires the outside storage of large bulky items such as building materials, heavy equipment and vehicles for sale or hire, wood and concrete products,</p>		<p>open) and water mains; and</p> <p>h. GIZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>i. GIZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>j. GIZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>k. GIZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>l. GIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>landscape supplies, or plants and gardening materials; and</p> <p>g. it complies with the following standards:</p> <ul style="list-style-type: none"> i. GIZ-S2 Setback from roads; and ii. GIZ-S3 Setback from RESZ – Residential zones and PREC10 – Neighbourhood park precinct; and iii. GIZ-S5 Outdoor storage; and iv. GIZ-S6 Parking and loading; and v. GIZ-S7 Access; and vi. GIZ-S8 Hours of operation; and vii. GIZ-S9 Building over or alongside drains (piped or open) and water mains; and viii. GIZ-S10 		<p>and Streetlighting.</p> <p>4. A commercial activity, that is not an office activity, that contravenes GIZ-R7.1.b., is a discretionary activity.</p> <p>5. A commercial activity, that is not an office activity, that contravenes GIZ-R7.1.a., GIZ-R7.1.c., GIZ-R7.1.d., GIZ-R7.1.e., or GIZ-R7.1.f., is a non-complying activity.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>ix. GIZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>x. GIZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>xi. GIZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>xii. GIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements:</p>		

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	Telecommunications, Electrical and Streetlighting.		
<p>GIZ-R8</p> <p>Office activity</p> <p>[DP]</p> <p>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 c. it is for the administration of an industrial activity or commercial activity on the same site as provided for in GIZ-R5 and GIZ-R7; and d. the office activity occupies no more than 200m² or 10% of the net site area, whichever is the 	<p>2. Not applicable.</p>	<p>3. An office activity that contravenes GIZ-R8.1.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. GIZ-S2 Setback from roads; and b. GIZ-S3 Setback from RESZ – Residential zones and PREC10 – Neighbourhood park precinct; and c. GIZ-S5 Outdoor storage; and d. GIZ-S6 Parking and loading; and e. GIZ-S7 Access; and f. GIZ-S8 Hours of operation; and g. GIZ-S9 Building over or alongside drains (piped or open) and water mains; and

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>smaller; and</p> <p>e. it complies with the following standards:</p> <p>i. GIZ-S2 Setback from roads; and</p> <p>ii. GIZ-S3 Setback from RESZ – Residential zones and PREC10 – Neighbourhood park precinct; and</p> <p>iii. GIZ-S5 Outdoor storage; and</p> <p>iv. GIZ-S6 Parking and loading; and</p> <p>v. GIZ-S7 Access; and</p> <p>vi. GIZ-S8 Hours of operation; and</p> <p>vii. GIZ-S9 Building over or alongside drains (piped or open) and water mains; and</p> <p>viii. GIZ-S10 Nelson Tasman Land Development Manual 2019</p>		<p>h. GIZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>i. GIZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>j. GIZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>k. GIZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>l. GIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>mandatory requirements: Transportation ; and</p> <p>ix. GIZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>x. GIZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>xi. GIZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>xii. GIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and</p>		<p>4. An office activity that contravenes GIZ-R8.1.b. is a discretionary activity.</p> <p>5. An office activity that contravenes GIZ-R8.1.a., GIZ-R8.1.c., and GIZ-R8.1.d. is a non-complying activity.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	Streetlighting.		
<p>GIZ-R9</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> <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. GIZ-S1 Maximum height of buildings; and ii. GIZ-S2 Setback from roads; and iii. GIZ-S3 Setback from RESZ – Residential zones and 	<p>2. Not applicable.</p>	<p>3. The construction, alteration, addition or relocation of a building that contravenes GIZ-R9.1.c. is a restricted discretionary activity.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <ul style="list-style-type: none"> a. GIZ-S1 Maximum height of buildings; and b. GIZ-S2 Setback from roads; and c. GIZ-S3 Setback from RESZ- Residential zones and Neighbourhood park precinct; and d. GIZ-S4 Daylight admission; and e. GIZ-S5 Outdoor storage; and f. GIZ-S6 Parking and loading; and g. GIZ-S7 Access; and h. GIZ-S9 Building over or alongside drains (piped or

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>PREC10 – Neighbourhood park precinct; and</p> <p>iv. GIZ-S4 Daylight admission; and</p> <p>v. GIZ-S5 Outdoor storage; and</p> <p>vi. GIZ-S6 Parking and loading; and</p> <p>vii. GIZ-S7 Access; and</p> <p>viii. GIZ-S9 Building over or alongside drains (piped or open) and water mains; and</p> <p>ix. GIZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>x. GIZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater;</p>		<p>open) and water mains; and</p> <p>i. GIZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>j. GIZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>k. GIZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>l. GIZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>m. GIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>and</p> <p>xi. GIZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>xii. GIZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>xiii. GIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, Electrical and Streetlighting.</p>		<p>and Streetlighting.</p> <p>4. The construction, alteration, addition or relocation of a building that contravenes GIZ- R9.1.b. is a discretionary activity.</p> <p>5. The construction, alteration, addition or relocation of a building that contravenes GIZ- R9.1.a. is a non- complying activity.</p>
<p>GIZ-R10 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>GIZ-R11 Private parking area [DP]</p>	<p>1. A private parking area is a permitted activity provided that:</p>	<p>2. Not applicable.</p>	<p>3. A private parking area that does not comply with GIZ- R11.1.d. is a</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
Legal effect on notification: No	<ul style="list-style-type: none"> a. stormwater from the site used for the activity must not drain to any public road, except for secondary flow purposes; and b. the number of parking spaces on the site, that are not for logistics, distribution or vehicle repair, does not exceed 10; and c. all parking spaces on the site, that are not for logistics, distribution or vehicle repair, are provided for use by a business or employee in the GIZ – General industrial zone; and d. it complies with the following standards: <ul style="list-style-type: none"> i. GIZ-S2 Setback from roads; and ii. GIZ-S3 Setback from RESZ – Residential 		<p>restricted discretionary activity.</p> <p>Discretion is restricted, for the standard(s) not met, to matters in:</p> <ul style="list-style-type: none"> a. GIZ-S2 Setback from roads; and b. GIZ-S3 Setback from RESZ – Residential zones and PREC10 – Neighbourhood park precinct; and c. GIZ-S5 Outdoor storage; and d. GIZ-S6 Parking and loading; and e. GIZ-S7 Access; and f. GIZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and g. GIZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and h. GIZ-S12 Nelson

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>zones and PREC10 – Neighbourhood park precinct; and</p> <p>iii. GIZ-S5 Outdoor storage; and</p> <p>iv. GIZ-S6 Parking and loading; and</p> <p>v. GIZ-S7 Access; and</p> <p>vi. GIZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>vii. GIZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>viii. GIZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p>		<p>Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>i. GIZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>j. GIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p> <p>4. A private parking area that contravenes GIZ-R11.1.a. is a discretionary activity.</p> <p>5. A private parking area that contravenes GIZ-R11.1.b. or GIZ-R11.1.c. is a non-complying activity.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> ix. GIZ-S13 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and x. GIZ-S14 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, Electrical and Streetlighting. 		
<p>GIZ-R12</p> <p>Structure within the coastal margin</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>1. Not applicable.</p>	<p>2. Not applicable.</p>	<p>3. The construction or extension of a structure, excluding a hard protection structure, within 20 metres of the landward side of Mean High Water Springs, is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the location of any equipment, materials and structures; and b. effects on biodiversity values; and

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
			<p>c. effects on public access and recreation; and</p> <p>d. effects on values of significance to tāngata whenua, including customary access; and</p> <p>e. The risk of adverse effects associated with coastal hazards to the proposed activity and the impact the proposed activity may have in relation to the exacerbation of the hazard or increased or prolonged need for hazard protection structures.</p> <p>4. The construction or extension of a hard protection structure, within 20 metres of the landward side of Mean High Water Springs, is a discretionary activity.</p>
<p>GIZ-R13</p> <p>Structure within the riparian margin</p> <p>[DP]</p>	<p>1. Not applicable.</p>	<p>2. Not applicable.</p>	<p>3. The construction or extension of a structure within the distances set out in APP25 –</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
Legal effect on notification: No			<p>Esplanade requirements, is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the location of any equipment, materials and structures; and b. effects on indigenous vegetation and the habitats of indigenous fauna; and c. effects on the identified values of the river and its riparian margin; and d. effects on public access and recreation; and e. effects on values of significance to tāngata whenua, including customary access; and f. effects on the risk from natural hazards.

Standards

Standard	Use/Activity
GIZ-S1	Maximum height of buildings
GIZ-S2	Setback from roads
GIZ-S3	Setback from RESZ – Residential zones and PREC10 – Neighbourhood park precinct
GIZ-S4	Daylight admission
GIZ-S5	Outdoor storage
GIZ-S6	Parking and loading
GIZ-S7	Access
GIZ-S8	Hours of operation
GIZ-S9	Building over or alongside drains (piped or open) and water mains
GIZ-S10	Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation
GIZ-S11	Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater
GIZ-S12	Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater
GIZ-S13	Nelson Tasman Land Development Manual 2019 mandatory requirements: Water
GIZ-S14	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
GIZ-S1 Maximum height of buildings [DP] Legal effect on notification: No	1. Must not exceed 12 metres.	2. Streetscape effects including building dominance, character and amenity. 3. The adverse effects of development on any adjoining RESZ –

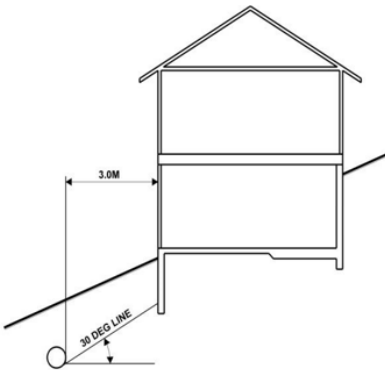
Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
		<p>Residential zone or OSRZ – Open space and recreation zone, including loss of sun or daylight, building dominance, or visual amenity.</p> <p>4. The extent to which (if any) contravention 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>GIZ-S2 Setback from roads [DP] 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>
<p>GIZ-S3 Setback from RESZ – Residential zones and PREC10 – Neighbourhood park precinct [DP] Legal effect on notification: No</p>	<p>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.</p>	<p>3. The scale, form, design and appearance of the building or area.</p> <p>4. Effects on the amenity of neighbouring residential properties or open space including dominance, character and privacy.</p>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<p>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.</p>	
<p>GIZ-R4 Daylight admission [DP] Legal effect on notification: No</p>	<p>1. Any building located on a site that adjoins a RESZ – Residential zone or PREC10 – Neighbourhood park precinct must comply with the requirements of APP41 – Daylight admission.</p>	<p>2. The location, scale, form, design and appearance of the building.</p> <p>3. Effects on the amenity of neighbouring residential properties or open space and recreation areas.</p> <p>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>
<p>GIZ-S5 Outdoor storage DP Legal effect on notification: No</p>	<p>1. Outdoor storage of goods or materials must be screened from view from any public road.</p>	<p>2. Effects on visual amenity.</p> <p>3. Landscaping.</p>
<p>GIZ-S6 Parking and loading DP Legal effect on notification: No</p>	<p>1. No on-site parking spaces are required to be provided.</p> <p>2. Where parking is provided spaces must be provided and maintained on each site in accordance with the design and layout standards</p>	<p>4. Consideration of a travel management plan.</p> <p>5. The form, design and appearance of loading and manoeuvring areas.</p> <p>6. Effects on the character and</p>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<p>set out in APP23 – Standards and terms for parking and loading and APP24 – Tracking curves.</p> <p>3. Loading and manoeuvring space must be provided and maintained on each site in accordance with the design and layout standards set out in APP23 – Standards and terms for parking and loading and APP24 – Tracking curves.</p>	<p>amenity of the surrounding area.</p> <p>7. Effects on the safety and efficiency of the transport network.</p> <p>1. Effects on traffic pedestrian movement and safety.</p>
<p>GIZ-S7</p> <p>Access</p> <p>DP</p> <p>Legal effect on notification: No</p>	<p>1. Vehicle access must be provided and maintained for each site in accordance with the standards set out in APP22 – Vehicle access and crossing standards.</p> <p>2. No vehicle access is required to be provided and maintained to sites occupied by exclusively by unstaffed network utility buildings.</p>	<p>3. The extent to which alternative methods of access for goods may be available, such as providing a goods loading zone adjacent to the site or restricting the times of delivery or dispatch of goods.</p> <p>4. Effects on traffic and pedestrian movement and safety.</p>
<p>GIZ-S8</p> <p>Hours of operation</p> <p>DP</p> <p>Legal effect on notification: No</p>	<p>1. Any activity which is open to the public or which is a place of public assembly, that is located:</p> <p>a. within 50 metres of a RESZ – Residential zone boundary, may be open to the public only during the following hours:</p> <p>i. Friday, Saturday, Christmas Eve and New Year's Eve:</p>	<p>2. Effects on the character and amenity of the surrounding area.</p> <p>3. Effects of the intensity and scale of the activity.</p> <p>4. Effects on the amenity of neighbouring residential properties.</p> <p>5. Effects on pedestrian safety.</p> <p>6. Effect of any proposed mitigation measures.</p>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<p>7.00am – 1.00am the following day; and</p> <p>ii. Sunday to Thursday inclusive: 7.00am – 11.00pm.</p>	
<p>GIZ-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 public sewer or stormwater drain. 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: <ol style="list-style-type: none"> a. the length of pipe or drain built over is no more than 6 metres in length; and 	<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
	<ul style="list-style-type: none"> b. there are no changes in direction or junctions in the portion of the drain built over; and c. the length of drain built over is re-laid using a continuous length of pipe without joints, sleeved inside a 225mm diameter class 4 concrete pipe; and d. there is a minimum 6 metre clear length and 3 metre clear width and 1.8 metre clear height at one end of the sleeve to allow replacement of the pipe; and 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> <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>	

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<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 GIZ – Figure 1: Foundation depth).</p> <p>GIZ – Figure 1: Foundation depth</p> 	
<p>GIZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation [DP] 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 	<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.

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<p>Function Design 4.4.1 – 4.4.7; and</p> <p>c. Design for the Speed Environment 4.5.1 – 4.5.2; and</p> <p>d. Transport Cross-Sections 4.6.1 – 4.6.7; and</p> <p>e. Batter Slope, Bridge and Retaining Structure Design 4.7.1 – 4.7.4; and</p> <p>f. Road Geometry 4.8.1 – 4.8.5; and</p> <p>g. Intersection Design 4.9.1 – 4.9.3; and</p> <p>h. Private Access and 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</p>	<p>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.</p>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<p>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>GIZ-S11</p> <p>Nelson Tasman Land Development Manual 2019 mandatory requirements:</p> <p>Stormwater</p> <p>[DP]</p> <p>Legal effect on notification: No</p>	<p>1. All provided stormwater infrastructure must comply with the following mandatory standards in Chapter 5 Stormwater of the Nelson Tasman Land Development Manual 2019:</p> <p>a. Design Approach 5.3.1 – 5.3.2.2 and 5.3.4 – 5.3.8; and</p> <p>b. System Design 5.4.1 – 5.4.15.6 and 5.4.16 – 5.4.19; and</p> <p>c. Design Solutions 5.5.1 – 5.5.1.5 and 5.5.2 – 5.5.16; and</p> <p>d. Construction and Installation 5.6.1 – 5.6.8; and</p> <p>e. Inspection and Testing 5.6.9 – 5.6.12.</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 5 Stormwater of the Nelson Tasman Land Development Manual 2019 including the stated performance outcomes, mandatory matters and good practice notes.</p>
<p>GIZ-S12</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</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>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<ul style="list-style-type: none"> – 6.3.3; and b. Layout and Alignment of Reticulation 6.4.1 – 6.4.5; and c. Pipe Design 6.5.1 – 6.5.8; and d. Seismic Design and Liquefaction 6.6.1; and e. Access Points 6.7.1 – 6.7.4; and f. Pumping Stations 6.8.1 – 6.8.6; and g. Reticulation Construction and Installation 6.9.1 – 6.9.10; and h. Trenchless Technology 6.10.1; and i. Manhole Construction 6.11.1 – 6.11.2; and j. Tracer Tape 6.12.1 – 6.12.3; and k. Valve Painting 6.13; and l. Testing 6.14.1 – 6.14.7. 	<ul style="list-style-type: none"> 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.
<p>GIZ-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>	<ul style="list-style-type: none"> 1. All provided water infrastructure must comply with the following mandatory standards in Chapter 7 Water of the Nelson Tasman Land Development Manual 2019: <ul style="list-style-type: none"> a. Reticulation Design 7.3.1 – 7.3.11; and b. Pipe Specifications 7.4.1 – 7.4.9; and c. Fittings 7.5.1 – 7.5.14; and d. Water Supply 	<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 7 Water of the Nelson Tasman Land Development Manual 2019 including the stated

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<p>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>performance outcomes, mandatory matters and good practice notes.</p>
<p>GIZ-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> <p>a. Cable Protection 9.3; and</p> <p>b. Pipe and Duct Installation 9.4; and</p> <p>c. Access Points 9.5; and</p> <p>d. Approvals and Records 9.6.1.1 – 9.6.1.2; and</p> <p>e. Electrical Reticulation Design 9.7.1 – 9.7.4.3; and</p> <p>f. Electrical Reticulation Easements and Subdivision 9.8; and</p> <p>g. Easements 9.9; and</p> <p>h. Cabling, Ducting and Service Boxes 9.11.1 – 9.11.4.5; and</p> <p>i. Streetlighting 9.12.1 – 9.12.3.</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 Telecommunications, Electrical and Streetlighting of the Nelson Tasman Land Development Manual 2019 including the stated performance outcomes, mandatory matters and good practice notes.</p>

