

**Part 4**

**Zones**

**OSRZ – Open space and recreation zones**

**SARZ – Sport and active recreation zone**

**Introduction**

The Sport and active recreation zone comprises a number of parks and facilities within the urban area of Whakatū Nelson. The zone includes regional sports fields such as Rutherford Park and Saxton Oval, as well as those providing for local use, such as Ngawhatu and the Botanics playing fields. It also includes the city’s two golf courses, three camp grounds and the park at Wakefield Quay, which is predominantly used as a boat launching site.

To reflect the differing roles, character and amenity of these areas, they are grouped into three precincts:

- 1. PREC15 – Sports grounds precinct;
- 2. PREC13 – Camping grounds precinct; and
- 3. PREC14 – Wakefield Quay precinct.

The role, function and character of the zone as a whole and of each precinct, is set out in the Objectives.

**Objectives**

**SARZ-O1 Role of the Sport and active recreation zone [DP]**

Whakatū Nelson’s Sports and active recreation zone:

- 1. provides for the current and future recreation, health and well-being needs of the community;
- 2. contributes to a high-quality urban environment;
- 3. provides users with a pleasant and safe environment;
- 4. enables appropriate temporary, commercial and multifunctional uses; and
- 5. does not adversely impact on the use and amenity values of adjoining sites.

**SARZ-O2 Role and function of precincts in the Sport and active recreation zone [DP]**

Within the Sports and active recreation zone, different roles and functions are catered for as follows:

- 1. PREC15 – Sports ground precinct provides for a range of formal sport and facilities and activities including regional multipurpose facilities that enable national and international events to be held in Whakatū Nelson;

2. PREC13 – Camping ground precinct supports the on-going use of land for camping and associated activities; and
3. PREC14 – Wakefield Quay precinct provides for the on-going use of land for maritime and coastal access, including car and boat parking, footpaths, boat ramps, viewing platforms, landscaping and public artworks.

### **SARZ-O3 Character and amenity in the Sport and active recreation zone [DP]**

The Sport and active recreation zone is characterised by high levels of amenity, a sense of openness and accessibility to the public for indoor and outdoor recreation, health and well-being, and in the:

1. PREC15 – Sports ground precinct, by facilities and large-scale buildings for organised sports events, associated facilities including car parking and lighting, and temporarily elevated levels of noise and traffic generated by regional, national and international events;
2. PREC13 – Camping ground precinct, by extensive landscaping, and small-scale buildings and facilities compatible with its use for camping and associated activities; and
3. PREC14 – Wakefield Quay precinct, by a safe, engaging and attractive seafront, with unobstructed views of the harbour and ocean, landscaping along the road frontage, cycle and pedestrian paths, car and boat parking, seating and other publicly accessible facilities.

### **SARZ-O4 Management of the Sport and active recreation zone [DP]**

The role, function, character and amenity of the Sports and active recreation zone is maintained and enhanced and remains consistent with any relevant reserve management plan.

## **Policies**

### **SARZ-P1 Compatible activities [DP]**

Provide for existing and new activities and development in the Sport and active recreation zone, where they:

1. benefit the community;
2. are of a scale, form, location and design that maintains the role, functions, characteristics and qualities of the Sport and active recreation zone and the relevant precinct;
3. maintain the predominance of open space, except where the site concerned caters for recreation activities requiring a more intensive form of built development;
4. are integrated and consistent with the character of the surrounding area;
5. minimise adverse effects on the character and amenity of the Sport and active recreation zone, relevant precinct and adjoining sites; and
6. are consistent with any relevant reserve management plan.

**SARZ-P2 Commercial activities [DP]**

Enable a limited range of commercial activities within the Sport and active recreation zone, where:

1. they support community and recreation activities and facilities on the site;
2. the nature and extent of the commercial activity is consistent with the role, character and amenity of the Sport and active recreation zone and the relevant precinct;
3. they do not generate significant adverse effects on adjoining sites; and
4. they do not undermine Whakatū Nelson's commercial centres hierarchy.

**SARZ-P3 Park management [DP]**

Enable park management activities and facilities in the Sport and active recreation zone that support the role and function of the park or reserve in question.

**SARZ-P4 Specific considerations for use and development [DP]**

Ensure that where use and development is proposed:

1. it is consistent with CPTED principles;
2. it is compatible with the existing development on the site;
3. any significant adverse effects on the character and amenity of the site, adjacent sites and the surrounding environment are avoided, remedied or mitigated;
4. it is consistent with any relevant reserve management plan;
5. any proposed landscaping, or other mitigation measures, are consistent with the character of the site and surrounding area;
6. the proposal will not adversely impact on values of significance to tāngata whenua, or will enable the maintenance or enhancement of sites and areas of significance to Māori;
7. any increase in site coverage or building footprint:
  - a. is consistent with the role, character and amenity of the Sport and active recreation zone and the relevant precinct within which it is located; and
  - b. is consistent with building scale on the site; or
  - c. is mitigated by the site's topography, the building's location, scale, design and appearance, by landscaping or natural features, or by visual screening; and
8. temporary adverse effects such as increased levels of noise and traffic generated by temporary events are managed.

## Rules

### Rule interpretation and application

#### **SARZ-R1 [DP]**

The rules that apply to activities in the Sport and active recreation zone are contained in the activity status table and standards table as follows:

1. SARZ-R5 to SARZ-19; and
2. SARZ-S1 to SARZ-S12.

#### **SARZ-R2 [DP]**

The following rules specify when the rule **applies** to sites located in one of the three precincts (PREC15 – Sports ground precinct, PREC13 – Camping ground precinct and PREC14 – Wakefield Quay precinct):

1. SARZ-R6; and
2. SARZ-R7; and
3. SARZ-R8; and
4. SARZ-R10; and
5. SARZ-R11; and
6. SARZ-R12.

#### **SARZ-R3 [DP]**

The activity status tables and standards in the following chapters also **apply** to activities in the Sport and active recreation 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. TREE – Notable trees; and
15. SASM – Sites and areas of significance to Māori; and
16. ECO – Ecosystems and indigenous biodiversity; and
17. NATC – Natural character; and
18. NFL – Natural features and landscapes; and
19. FMU1 – Stoke freshwater management unit; and
20. FMU2 – Maitahi/Mahitahi/Maitai freshwater management unit.

#### **SARZ-R4 [DP]**

The activity status tables and standards in the following chapters **do not apply** to activities in the Sport and active recreation 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. ASW – Activities on the surface of water; and
5. FMU3 – Wakapuaka freshwater management unit; and
6. FMU4 – Whangamoā freshwater management unit; and
7. FMU5 – Roding freshwater management unit.

### **Activity status**

<b>Rule</b>	<b>Use/Activity</b>
<b>SARZ-R5</b>	Activity not listed in SARZ-R6 to SARZ-R19
<b>SARZ-R6</b>	Building or structure in: PREC15 – Sports ground precinct
<b>SARZ-R7</b>	Building or structure in: PREC13 – Camping ground precinct
<b>SARZ-R8</b>	Building or structure in: PREC14 – Wakefield Quay precinct
<b>SARZ-R9</b>	Fence
<b>SARZ-R10</b>	Commercial activity in: PREC15 – Sports ground precinct
<b>SARZ-R11</b>	Commercial activity in: PREC13 – Camping ground precinct
<b>SARZ-R12</b>	Commercial activity in: PREC14 – Wakefield Quay precinct
<b>SARZ-R13</b>	Recreation activity

<b>SARZ-R14</b>	Community activity
<b>SARZ-R15</b>	Park management activity and park management facility
<b>SARZ-R16</b>	Public art
<b>SARZ-R17</b>	Structure within the coastal margin
<b>SARZ-R18</b>	Structure within the riparian margin
<b>SARZ-R19</b>	Building, structure or sensitive activity within the National Grid Yard

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
<p><b>SARZ-R5</b></p> <p><b>Activity not listed in SARZ-R6 to SARZ-R19</b></p> <p><b>[DP]</b></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 SARZ-R6 to SARZ-R19 is a <b>discretionary activity</b>.</p>
<p><b>SARZ-R6</b></p> <p><b>Building or structure in:</b></p> <p><b>PREC15 – Sports ground precinct</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. The construction, alteration, addition or relocation of a building or structure that is not a bridge, fence, play equipment or a park management facility in the PREC15 – Sports ground precinct is a <b>permitted activity</b> provided that:</p> <p>a. it is a temporary structure erected in association with a temporary event; or</p> <p>b. habitable buildings must</p>	<p>2. The construction, alteration, addition or relocation of a building or structure that is not a bridge, fence, play equipment or a park management facility in the PREC15 – Sports ground precinct, and that contravenes SARZ-R6.1.c. is a <b>controlled activity</b> provided that:</p> <p>a. habitable buildings must be connected to a community water supply and</p>	<p>3. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility in the PREC15 – Sports ground precinct, and that contravenes SARZ-R6.1.d. or SARZ-R6.2.c. is a <b>restricted discretionary activity</b> provided that habitable buildings must be connected to a community water</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>be connected to a community water supply and the wastewater network; and</p> <p>c. the total gross floor area of all existing and proposed buildings and structures on the site would not exceed 5% of the net site area on any site; and</p> <p>d. the building or structure complies with the following standards:</p> <p>i. SARZ-S1 Maximum height of buildings; and</p> <p>ii. SARZ-S2 Setback from RESZ – Residential zone boundaries and roads; and</p> <p>iii. SARZ-S3 Daylight admission; and</p> <p>iv. SARZ-S4 Parking and loading; and</p>	<p>the wastewater network; and</p> <p>b. the total gross floor area of all existing and proposed buildings and structures on the site is greater than 5% but not exceeding 10% of the net site area on any site; and</p> <p>c. the building or structure complies with the following standards:</p> <p>i. SARZ-S1 Maximum height of buildings; and</p> <p>ii. SARZ-S2 Setback from RESZ – Residential zone boundaries and roads; and</p> <p>iii. SARZ-S3 Daylight admission; and</p> <p>iv. SARZ-S4 Parking and loading; and</p>	<p>supply and the wastewater network.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. SARZ-S1 Maximum height of buildings; and</p> <p>b. SARZ-S2 Setback from RESZ – Residential zone boundaries and roads; and</p> <p>c. SARZ-S3 Daylight admission; and</p> <p>d. SARZ-S4 Parking and loading; and</p> <p>e. SARZ-S5 Access; and</p> <p>f. SARZ-S7 Building over or alongside drains (piped or open) and water mains; and</p> <p>g. SARZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>h. SARZ-S9 Nelson Tasman Land</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> <li>v. SARZ-S5 Access; and</li> <li>vi. SARZ-S7 Building over or alongside drains (piped or open) and water mains; and</li> <li>vii. SARZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</li> <li>viii. SARZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>ix. SARZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> <li>x. SARZ-S11 Nelson Tasman Land Development</li> </ul>	<ul style="list-style-type: none"> <li>v. SARZ-S5 Access; and</li> <li>vi. SARZ-S7 Building over or alongside drains (piped or open) and water mains; and</li> <li>vii. SARZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</li> <li>viii. SARZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>ix. SARZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> <li>x. SARZ-S11 Nelson Tasman Land Development</li> </ul>	<ul style="list-style-type: none"> <li>Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>i. SARZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> <li>j. SARZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</li> <li>k. SARZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</li> <li>4. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility in PREC15 – Sports</li> </ul>



Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Manual 2019 mandatory requirements: Water; and</p> <p>xi. SARZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p>	<p>Manual 2019 mandatory requirements: Water; and</p> <p>xi. SARZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p> <p>Control is reserved over:</p> <p>d. extent of compliance with CPTED; and</p> <p>e. the effect of any proposed landscaping on the character and amenity of the site and surrounding area; and</p> <p>f. design and appearance of the building or structure; and</p> <p>g. effects on the special landscape values identified in APP38 – Special landscape values associated with Maitahi/</p>	<p>ground precinct, and that contravenes SARZ-R6.1.c. and SARZ-R6.2.b. is a <b>discretionary activity</b>.</p> <p>5. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility in PREC15 – Sports ground precinct, and that contravenes SARZ-R6.1.b., SARZ-R6.2.a. or SARZ-R6.3., is a <b>non-complying activity</b>.</p>

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		<p>Mahitahi/ Maitai River Valley and APP17 – Special landscape values associated with Tahunanui Beach; and</p> <p>h. effects on natural character and natural features and landscapes in the Coastal environment overlay that are not within the Outstanding coastal natural character overlay or the Outstanding natural features and landscapes overlay; and</p> <p>i. any effects on values of significance to tāngata whenua.</p>	
<p><b>SARZ-R7</b></p> <p><b>Building or structure in:</b></p> <p><b>PREC13 – Camping ground precinct</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. The construction, alteration, addition or relocation of a building or structure that is not a bridge, fence, play equipment or a park management facility in the PREC13 – Camping ground precinct, is a <b>permitted activity</b> provided that:</p>	<p>2. The construction, alteration, addition or relocation of a building or structure that is not a bridge, fence, play equipment or a park management facility in the PREC13 – Camping ground precinct, and that contravenes SARZ-R7.1.c. is a</p>	<p>3. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility in the PREC13 – Camping ground precinct, and that contravenes SARZ-R7.1.d. or SARZ-R7.2.c. is a</p>

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	<ul style="list-style-type: none"> <li>a. it is a temporary structure erected in association with a temporary event; or</li> <li>b. habitable buildings must be connected to a community water supply and the wastewater network; and</li> <li>c. the total gross floor area of all existing and proposed buildings and structures on the site would not exceed 150m<sup>2</sup> on any site; and</li> <li>d. the building or structure complies with the following standards: <ul style="list-style-type: none"> <li>i. SARZ-S1 Maximum height of buildings; and</li> <li>ii. SARZ-S2 Setback from RESZ – Residential zone boundaries and roads; and</li> <li>iii. SARZ-S3 Daylight</li> </ul> </li> </ul>	<p><b>controlled activity</b> provided that:</p> <ul style="list-style-type: none"> <li>a. habitable buildings must be connected to a community water supply and the wastewater network; and</li> <li>b. the total gross floor area of all existing and proposed buildings and structures on the site is greater than 150m<sup>2</sup> but not exceeding 500m<sup>2</sup> of the net site area on any site; and</li> <li>c. the building or structure complies with the following standards: <ul style="list-style-type: none"> <li>i. SARZ-S1 Maximum height of buildings; and</li> <li>ii. SARZ-S2 Setback from RESZ – Residential zone boundaries and roads; and</li> <li>iii. SARZ-S3 Daylight</li> </ul> </li> </ul>	<p><b>restricted discretionary activity</b> provided that habitable buildings must be connected to a community water supply and the wastewater network.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <ul style="list-style-type: none"> <li>a. SARZ-S1 Maximum height of buildings; and</li> <li>b. SARZ-S2 Setback from RESZ – Residential zone boundaries and roads; and</li> <li>c. SARZ-S3 Daylight admission; and</li> <li>d. SARZ-S4 Parking and loading; and</li> <li>e. SARZ-S5 Access; and</li> <li>f. SARZ-S7 Building over or alongside drains (piped or open) and water mains; and</li> <li>g. SARZ-S8 Nelson Tasman Land Development</li> </ul>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>admission; and</p> <p>iv. SARZ-S4 Parking and loading; and</p> <p>v. SARZ-S5 Access; and</p> <p>vi. SARZ-S7 Building over or alongside drains (piped or open) and water mains; and</p> <p>vii. SARZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>viii. SARZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>ix. SARZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements:</p>	<p>admission; and</p> <p>iv. SARZ-S4 Parking and loading; and</p> <p>v. SARZ-S5 Access; and</p> <p>vi. SARZ-S7 Building over or alongside drains (piped or open) and water mains; and</p> <p>vii. SARZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>viii. SARZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>ix. SARZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements:</p>	<p>Manual 2019 mandatory requirements: Transportation; and</p> <p>h. SARZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>i. SARZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>j. SARZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>k. SARZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunicati ons, Electrical and Streetlighting.</p> <p>4. The construction, alteration, addition</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Wastewater; and</p> <p>x. SARZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>xi. SARZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, electrical and streetlighting.</p>	<p>Wastewater; and</p> <p>x. SARZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>xi. SARZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, electrical and streetlighting.</p> <p>Control is reserved over:</p> <p>d. extent of compliance with CPTED; and</p> <p>e. the effect of any proposed landscaping on the character and amenity of the site and surrounding area; and</p> <p>f. design and appearance of the building or structure; and</p> <p>g. effects on the special</p>	<p>or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility in the PREC13 – Camping ground precinct, and that contravenes SARZ- R7.1.c. and SARZ- R7.2.b. is a <b>discretionary activity.</b></p> <p>5. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility in the PREC13 – Camping ground precinct, and that contravenes SARZ- R7.1.b., SARZ- R7.2.a. or SARZ- R7.3. is a <b>non- complying activity.</b></p>

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		<p>landscape values identified in APP38 – Special landscape values associated with Maitahi/ Mahitahi/ Maitai River Valley and APP17 – Special landscape values associated with Tahunanui Beach; and</p> <p>h. effects on natural character and natural features and landscapes in the Coastal environment overlay that are not within the Outstanding coastal natural character overlay or the Outstanding natural features and landscapes overlay;</p> <p>i. any effects on values of significance to tāngata whenua.</p>	
<p><b>SARZ-R8</b> <b>Building or structure in:</b> <b>PREC14 – Wakefield Quay precinct</b> <b>[DP]</b></p>	<p>1. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or a park management facility</p>	<p>2. Not applicable.</p>	<p>3. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
Legal effect on notification: No	<p>in the PREC14 – Wakefield Quay precinct is a <b>permitted activity</b> provided that:</p> <ul style="list-style-type: none"> <li>a. it is a temporary structure erected in association with a temporary event; or</li> <li>b. habitable buildings must be connected to a community water supply and the wastewater network; and</li> <li>c. the total gross floor area of all existing and proposed buildings and structures on the site would not exceed 100m<sup>2</sup> on any site in the PREC14 – Wakefield quay precinct; and</li> <li>d. the building or structure complies with the following standards: <ul style="list-style-type: none"> <li>i. SARZ-S1 Maximum height of buildings; and</li> <li>ii. SARZ-S2 Setback from</li> </ul> </li> </ul>		<p>in the PREC14 – Wakefield Quay precinct, and that contravenes SARZ-R8.1.d. is a <b>restricted discretionary activity</b> provided that habitable buildings must be connected to a community water supply and the wastewater network.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <ul style="list-style-type: none"> <li>a. SARZ-S1 Maximum height of buildings; and</li> <li>b. SARZ-S2 Setback from RESZ – Residential zone boundaries and roads; and</li> <li>c. SARZ-S3 Daylight admission; and</li> <li>d. SARZ-S4 Parking and loading; and</li> <li>e. SARZ-S5 Access; and</li> <li>f. SARZ-S7 Building over or alongside drains (piped or open)</li> </ul>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>RESZ – Residential zone boundaries and roads; and</p> <p>iii. SARZ-S3 Daylight admission; and</p> <p>iv. SARZ-S4 Parking and loading; and</p> <p>v. SARZ-S5 Access; and</p> <p>vi. SARZ-S7 Building over or alongside drains (piped or open) and water mains; and</p> <p>vii. SARZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>viii. SARZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p>		<p>and water mains; and</p> <p>g. SARZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>h. SARZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>i. SARZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>j. SARZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>k. SARZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunicati</p>



Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> <li>ix. SARZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> <li>x. SARZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</li> <li>xi. SARZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni cations, Electrical and Streetlighting.</li> </ul>		<p>ons, Electrical and Streetlighting.</p> <p>4. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility in the PREC14 – Wakefield Quay precinct, and that contravenes SARZ- R8.1.c. is a <b>discretionary activity</b>.</p> <p>5. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility in the PREC14 – Wakefield Quay precinct, and that contravenes SARZ- R8.1.b. is a <b>non- complying activity</b>.</p>
<p><b>SARZ-R9</b> <b>Fence</b> <b>[DP]</b> Legal effect on notification: No</p>	<p>1. A fence is a <b>permitted activity</b> provided that:</p> <ul style="list-style-type: none"> <li>a. on any boundary with a RESZ – Residential zone: <ul style="list-style-type: none"> <li>i. the maximum height does</li> </ul> </li> </ul>	<p>2. Not applicable.</p>	<p>3. A fence which contravenes SARZ- R9.1. is a <b>restricted discretionary activity</b>.</p> <p>Discretion is restricted to:</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> <li>not exceed 1.2 metres; or</li> <li>ii. for any fence over 1.2 metres in height:               <ul style="list-style-type: none"> <li>A. the maximum height does not exceed 1.8 metres; and</li> <li>B. the portion of the fence taller than 1.2 metres is visually permeable; or</li> </ul> </li> <li>b. where it is not located on any boundary with a RESZ – Residential zone, and it is for the purpose of stopping balls or projectiles (i.e. positioned around the perimeter of tennis courts, cricket pitches or other sports enclosures), the maximum height does not exceed 6 metres; and</li> </ul>		<ul style="list-style-type: none"> <li>a. extent of compliance with CPTED; and</li> <li>b. the effect of any proposed landscaping; and</li> <li>c. effects on the amenity and character of the site and the surrounding environment; and</li> <li>d. the provisions of any relevant reserve management plan.</li> </ul>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	c. and any other fence does not exceed 2 metres in height.		
<p><b>SARZ-R10</b></p> <p><b>Commercial activity in:</b></p> <p><b>PREC15 – Sports ground precinct</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. A commercial activity in the PREC15 – Sports ground precinct is a <b>permitted activity</b> provided that:</p> <p>a. habitable buildings must be connected to a community water supply and the wastewater network; and</p> <p>b. the commercial activity is:</p> <p>i. the sale of food and drink in temporary structures and mobile vehicles; or</p> <p>ii. the sale, hire or servicing of sporting or recreational equipment; or</p> <p>iii. conferences, conventions and meetings; and</p> <p>c. any building or structure complies with the following standards:</p>	<p>2. Not applicable.</p>	<p>3. A commercial activity in the PREC15 – Sports ground precinct, and that contravenes SARZ-R10.1.c. is a <b>restricted discretionary activity</b> provided that habitable buildings must be connected to a community water supply and the wastewater network.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. SARZ-S4 Parking and loading; and</p> <p>b. SARZ-S5 Access; and</p> <p>c. SARZ-S6 Hours of operation; and</p> <p>d. SARZ-S7 Building over or alongside drains (piped or open) and water mains; and</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> <li>i. SARZ-S4 Parking and loading; and</li> <li>ii. SARZ-S5 Access; and</li> <li>iii. SARZ-S6 Hours of operation; and</li> <li>iv. SARZ-S7 Building over or alongside drains (piped or open) and water mains; and</li> <li>v. SARZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</li> <li>vi. SARZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>vii. SARZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements:</li> </ul>		<ul style="list-style-type: none"> <li>e. SARZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</li> <li>f. SARZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>g. SARZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> <li>h. SARZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</li> <li>i. SARZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical</li> </ul>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Wastewater; and</p> <p>viii. SARZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>ix. SARZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, Electrical and Streetlighting.</p>		<p>and Streetlighting.</p> <p>4. A commercial activity in the PREC15 – Sports ground precinct, and that contravenes SARZ- R10.1.b. is a <b>restricted discretionary activity</b>.</p> <p>Discretion is restricted to:</p> <p>a. the necessity to provide for commercial activities; and</p> <p>b. the impact of the commercial activity on the role, character and amenity of the site and the relevant precinct; and</p> <p>c. the provisions of any relevant reserve management plan; and</p> <p>d. any adverse effects on the amenity of the site and surrounding environment; and</p> <p>e. any effects on values of</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
			<p>significance to tāngata whenua.</p> <p>5. A commercial activity in the PREC15 – Sports ground precinct, and that contravenes SARZ-R10.1.a. or SARZ-R10.3. is a <b>non-complying activity</b>.</p>
<p><b>SARZ-R11</b></p> <p><b>Commercial activity in:</b></p> <p><b>PREC13 – Camping ground precinct</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. A commercial activity in the PREC13 – Camping ground precinct is a <b>permitted activity</b> provided that:</p> <p>a. habitable buildings must be connected to a community water supply and the wastewater network; and</p> <p>b. the commercial activity is:</p> <p>i. the sale of groceries or souvenirs or the sale, hire or servicing of camping, sporting or recreational equipment to users of the camp ground; or</p> <p>ii. conference facilities at</p>	<p>2. Not applicable.</p>	<p>3. A commercial activity in the PREC13 – Camping ground precinct, and that contravenes SARZ-R11.1.c. is a <b>restricted discretionary activity</b> provided that habitable buildings must be connected to a community water supply and the wastewater network.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. SARZ-S4 Parking and loading; and</p> <p>b. SARZ-S5 Access; and</p> <p>c. SARZ-S6 Hours of operation; and</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Tahunanui Motor Camp; or</p> <p>iii. visitor accommodation; and</p> <p>c. any building or structure complies with the following standards:</p> <p>i. SARZ-S4 Parking and loading; and</p> <p>ii. SARZ-S5 Access; and</p> <p>iii. SARZ-S6 Hours of operation; and</p> <p>iv. SARZ-S7 Building over or alongside drains (piped or open) and water mains; and</p> <p>v. SARZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>vi. SARZ-S9 Nelson Tasman Land Development</p>		<p>d. SARZ-S7 Building over or alongside drains (piped or open) and water mains; and</p> <p>e. SARZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>f. SARZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>g. SARZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>h. SARZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>i. SARZ-S12 Nelson Tasman Land</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Manual 2019 mandatory requirements: Stormwater; and</p> <p>vii. SARZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>viii. SARZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>ix. SARZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p>		<p>Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p> <p>4. A commercial activity in the PREC13 – Camping ground precinct, and that contravenes SARZ-R11.1.b. is a <b>restricted discretionary activity</b>.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. the necessity to provide for commercial activities; and</li> <li>b. the impact of the commercial activity on the role, character and amenity of the site and the relevant precinct; and</li> <li>c. the provisions of any relevant reserve management plan; and</li> <li>d. any adverse effects on the amenity of the</li> </ul>



Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
			<p>site and surrounding environment; and</p> <p>e. any effects on values of significance to tāngata whenua.</p> <p>5. A commercial activity in the PREC13 – Camping ground precinct, and that contravenes SARZ-R11.1.a. or SARZ-R11.3. is a <b>non-complying activity</b>.</p>
<p><b>SARZ-R12</b></p> <p><b>Commercial activity in:</b></p> <p><b>PREC14 – Wakefield quay precinct</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. A commercial activity in the PREC14 – Wakefield quay precinct is a <b>permitted activity</b> provided that:</p> <p>a. any habitable buildings must be connected to a community water supply and the wastewater network; and</p> <p>b. the commercial activity is the sale, hire or servicing of sporting or recreational equipment; and</p> <p>c. any building or structure complies with the</p>	<p>2. Not applicable.</p>	<p>3. A commercial activity in the PREC14 – Wakefield quay precinct, and that contravenes SARZ-R12.1.c. is a <b>restricted discretionary activity</b> provided that habitable buildings must be connected to a community water supply and the wastewater network.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. SARZ-S4 Parking and loading; and</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>following standards:</p> <ul style="list-style-type: none"> <li>i. SARZ-S4 Parking and loading; and</li> <li>ii. SARZ-S5 Access; and</li> <li>iii. SARZ-S6 Hours of operation; and</li> <li>iv. SARZ-S7 Building over or alongside drains (piped or open) and water mains; and</li> <li>v. SARZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</li> <li>vi. SARZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>vii. SARZ-S10 Nelson Tasman Land Development Manual 2019</li> </ul>		<ul style="list-style-type: none"> <li>b. SARZ-S5 Access; and</li> <li>c. SARZ-S6 Hours of operation; and</li> <li>d. SARZ-S7 Building over or alongside drains (piped or open) and water mains; and</li> <li>e. SARZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</li> <li>f. SARZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>g. SARZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> <li>h. SARZ-S11 Nelson Tasman Land Development Manual 2019 mandatory</li> </ul>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>mandatory requirements: Wastewater; and</p> <p>viii. SARZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>ix. SARZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p>		<p>requirements: Water; and</p> <p>i. SARZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p> <p>4. A commercial activity in the PREC14 – Wakefield quay precinct, and that contravenes SARZ-R12.1.b. is a <b>restricted discretionary activity</b>.</p> <p>Discretion is restricted to:</p> <p>a. the necessity to provide for commercial activities; and</p> <p>b. the impact of the commercial activity on the role, character and amenity of the site and the relevant precinct; and</p> <p>c. the provisions of any relevant reserve</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
			<p>management plan; and</p> <p>d. any adverse effects on the amenity of the site and surrounding environment; and</p> <p>e. any effects on values of significance to tāngata whenua.</p> <p>5. A commercial activity in the PREC14 – Wakefield quay precinct, and that contravenes SARZ-R12.1.a. or SARZ-R12.3. is a <b>non-complying activity</b>.</p>
<p><b>SARZ-R13</b></p> <p><b>Recreation activity</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. A recreation activity is a <b>permitted activity</b> provided that it complies with the following standards:</p> <p>a. SARZ-S4 Parking and loading; and</p> <p>b. SARZ-S5 Access; and</p> <p>c. SARZ-S6 Hours of operation; and</p> <p>d. SARZ-S7 Building over or alongside drains (piped or open)</p>	<p>2. Not applicable.</p>	<p>3. A recreation activity that contravenes SARZ-R13.1. is a <b>restricted discretionary activity</b>.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. SARZ-S4 Parking and loading; and</p> <p>b. SARZ-S5 Access; and</p> <p>c. SARZ-S6 Hours of operation; and</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>and water mains; and</p> <p>e. SARZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>f. SARZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>g. SARZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>h. SARZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>i. SARZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements:</p>		<p>d. SARZ-S7 Building over or alongside drains (piped or open) and water mains; and</p> <p>e. SARZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>f. SARZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>g. SARZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>h. SARZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>i. SARZ-S12 Nelson Tasman Land</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	Telecommunications, Electrical and Streetlighting.		Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.
<p><b>SARZ-R14</b></p> <p><b>Community activity</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. A community activity is a <b>permitted activity</b> provided that it complies with the following standards:</p> <ul style="list-style-type: none"> <li>a. SARZ-S4 Parking and loading; and</li> <li>b. SARZ-S5 Access; and</li> <li>c. SARZ-S6 Hours of operation; and</li> <li>d. SARZ-S7 Building over or alongside drains (piped or open) and water mains; and</li> <li>e. SARZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</li> <li>f. SARZ-S9 Nelson Tasman Land Development Manual 2019</li> </ul>	<p>2. Not applicable.</p>	<p>3. A community activity that contravenes SARZ-R14.1. is a <b>restricted discretionary activity</b>.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <ul style="list-style-type: none"> <li>a. SARZ-S4 Parking and loading; and</li> <li>b. SARZ-S5 Access; and</li> <li>c. SARZ-S6 Hours of operation; and</li> <li>d. SARZ-S7 Building over or alongside drains (piped or open) and water mains; and</li> <li>e. SARZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements:</li> </ul>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>mandatory requirements: Stormwater; and</p> <p>g. SARZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>h. SARZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>i. SARZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p>		<p>Transportation; and</p> <p>f. SARZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>g. SARZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>h. SARZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>i. SARZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p>
<b>SARZ-R15</b>	1. A park management activity and a park management facility	2. Not applicable.	3. Not applicable.

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
<p><b>Park management activity and park management facility</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>is a <b>permitted activity</b>.</p>		
<p><b>SARZ-R16</b></p> <p><b>Public art</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. Public art is a <b>permitted activity</b>.</p>	<p>2. Not applicable.</p>	<p>3. Not applicable.</p>
<p><b>SARZ-R17</b></p> <p><b>Structure within the coastal margin</b></p> <p><b>[DP]</b></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 <b>restricted discretionary activity</b>.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. the location of any equipment, materials and structures; and</li> <li>b. effects on biodiversity values; and</li> <li>c. effects on public access and recreation; and</li> <li>d. effects on values of significance to</li> </ul>



Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
			<p>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><b>SARZ-R18</b></p> <p><b>Structure within the riparian margin</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. Not applicable.</p>	<p>2. Not applicable.</p>	<p>3. The construction or extension of a structure within the distances set out in APP25 – Esplanade requirements, is a <b>restricted discretionary activity</b>.</p> <p>Discretion is restricted to:</p> <p>a. the location of any equipment, materials and structures; and</p> <p>b. effects on indigenous vegetation and the habitats of</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
			<p>indigenous fauna; and</p> <p>c. effects on the identified values of the river and its riparian margin; and</p> <p>d. effects on public access and recreation; and</p> <p>e. effects on values of significance to tāngata whenua, including customary access; and</p> <p>f. effects on the risk from natural hazards.</p>
<p><b>SARZ-R19</b></p> <p><b>Building, structure and sensitive activities within the National Grid Yard</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. A building, structure or sensitive activity within the National Grid Yard is a <b>permitted activity</b>, provided that:</p> <p>a. it is a non-habitable accessory building or structure that is not more than:</p> <p style="padding-left: 40px;">i. 2.5 metres in height; and</p> <p style="padding-left: 40px;">ii. 10m<sup>2</sup> in area; or</p> <p>b. it involves alterations to an existing building</p>	<p>2. Not applicable.</p>	<p>3. A building, structure or sensitive activity within the National Grid Yard that contravenes SARZ-R19.1. is a <b>non-complying activity</b>.</p> <p>Any application under this rule will not be publicly or limited notified except that limited notification must be only to Transpower New Zealand Limited (unless Transpower New Zealand has provided its written approval).</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>or structure and there is no increase in height or footprint; or</p> <p>c. it is a building not associated with a sensitive activity and:</p> <p>i. where located under National Grid Conductions (wires) must:</p> <p>A. achieve a minimum vertical clearance of 10 metres below the lowest point of any conductor; and</p> <p>B. demonstrate that safe electrical safe distances required by NZECP34: 2001 are maintained under all National Grid transmission line operating</p>		

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>conditions; and</p> <p>ii. is located at least 12 metres from the outer visible foundation of any National Grid support structure or associated stay wire; or</p> <p>d. it is a fence that is:</p> <p>i. no higher than 2.5 metres in height; and</p> <p>ii. complies with NZECP34:2001; or</p> <p>e. it is a network utility within the legal road; or</p> <p>f. it is any part of electricity infrastructure.</p>		

## Standards

Standard	Use/Activity
SARZ-S1	Maximum height of buildings
SARZ-S2	Setback from RESZ – Residential zones boundaries and roads
SARZ-S3	Daylight admission

<b>SARZ-S4</b>	Parking and loading
<b>SARZ-S5</b>	Access
<b>SARZ-S6</b>	Hours of operation
<b>SARZ-S7</b>	Building over or alongside drains (piped or open) and water mains
<b>SARZ-S8</b>	Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation
<b>SARZ-S9</b>	Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater
<b>SARZ-S10</b>	Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater
<b>SARZ-S11</b>	Nelson Tasman Land Development Manual 2019 mandatory requirements: Water
<b>SARZ-S12</b>	Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting

<b>Activity</b>	<b>Standard</b>	<b>Matters that discretion is restricted to where the activity does not comply with this standard</b>
<p><b>SARZ-S1</b></p> <p><b>Maximum height of buildings</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. Must not exceed the following:</p> <p>a. PREC15 – Sports ground precinct: 18 metres; and</p> <p>b. PREC13 – Camping ground precinct: 8 metres; and</p> <p>c. PREC14 – Wakefield Quay precinct: 4 metres.</p>	<p>2. Extent of compliance with CPTED.</p> <p>3. The effect of any proposed landscaping.</p> <p>4. Design and appearance of the building.</p> <p>5. Effects on the amenity and character of the zone including any adjoining sites.</p> <p>6. Effects on the streetscape.</p> <p>7. Effects on the special landscape values</p>

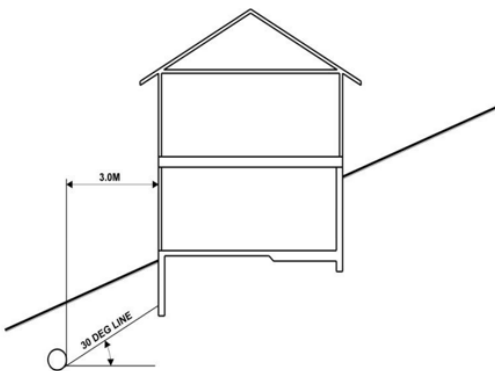
Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
		<p>identified in APP38 – Special landscape values associated with Maitahi/ Mahitahi/ Maitai River Valley and APP17 – Special landscape values associated with Tahunanui Beach.</p> <p>8. Effects on natural character and natural features and landscapes in the Coastal environment overlay that are not within the Outstanding coastal natural character overlay or the Outstanding natural features and landscapes overlay.</p> <p>9. The extent to which (if any) contravention of the standard results from raising of the building’s floor level relative to ground level (and therefore the building overall) in response to flood hazard risks.</p>
<p><b>SARZ-S2</b>  <b>Setback from RESZ – Residential zone boundaries and roads</b>  <b>[DP]</b></p>	<p>1. All buildings in the PREC13 – Camping ground precinct must be setback 5 metres from any boundary with a RESZ – Residential zone, or a road.</p> <p>2. All buildings in the PREC15 – Sports ground precinct must be setback 10</p>	<p>3. The effect of any proposed landscaping.</p> <p>4. Effects on the amenity and character of the RESZ – Residential</p>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
Legal effect on notification: No	metres from any boundary with a RESZ – Residential zone, or a road.	zone including any adjoining sites. 5. Effects on streetscape. 6. Alternative practical locations within the site for the building.
<p><b>SARZ-S3</b> <b>Daylight admission</b> <b>[DP]</b></p> <p>Legal effect on notification: No</p>	1. Any building located on a site that adjoins a RESZ – Residential zone must comply with the requirements of APP41 – Daylight admission.	2. The location, scale, form, design and appearance of the building. 3. Effects on the amenity of neighbouring residential properties. 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><b>SARZ-S4</b> <b>Parking and loading</b> <b>[DP]</b></p> <p>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 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</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 amenity of the surrounding area.</p> <p>7. Effects on the safety</p>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	and terms for parking and loading and APP24 – Tracking curves.	and efficiency of the transport network. 8. Effects on traffic pedestrian movement and safety.
<p><b>SARZ-S5</b></p> <p><b>Access</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<ol style="list-style-type: none"> <li>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.</li> <li>2. No vehicle access is required to be provided and maintained to sites occupied exclusively by unstaffed network utility buildings.</li> </ol>	<ol style="list-style-type: none"> <li>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.</li> <li>4. Effects on traffic and pedestrian movement and safety.</li> </ol>
<p><b>SARZ-S6</b></p> <p><b>Hours of operation</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<ol style="list-style-type: none"> <li>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"> <li>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"> <li>i. Friday, Saturday, Christmas Eve and New Year's Eve: 7.00am – 1.00am the following day; and</li> <li>ii. Sunday to Thursday inclusive: 7.00am – 11.00pm.</li> </ol> </li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>2. Effects on the character and amenity of the surrounding area.</li> <li>3. Effects of the intensity and scale of the activity.</li> <li>4. Effects on the amenity of neighbouring residential properties.</li> <li>5. Effects on pedestrian safety.</li> <li>6. Effect of any proposed mitigation measures.</li> </ol>
<p><b>SARZ-S7</b></p> <p><b>Building over or alongside drains (piped</b></p>	<ol style="list-style-type: none"> <li>1. Structures closer than 3 metres to a piped drain or water main of less than or equal to 300mm diameter must be</li> </ol>	<ol style="list-style-type: none"> <li>7. Physical accessibility to the pipe, open drain or water main.</li> </ol>



Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
<p><b>or open) and water mains</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>located no closer than 1 metre measured horizontally from the near side of any public unsleeved water main or common private or public sewer or stormwater drain.</p> <p>2. Structures closer than 3 metres to a piped drain or water main of greater than 300mm in diameter must be located no closer than 1.5 metres measured horizontally from the near side of any public water main, or common private or public sewer or stormwater drain.</p> <p>3. Structures closer than 3 metres to a drain of 150mm or less in diameter may be located within 1 metre or directly over a common private or public drain; providing that:</p> <p>a. the length of pipe or drain built over is no more than 6 metres in length; and</p> <p>b. there are no changes in direction or junctions in the portion of the drain built over; and</p> <p>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</p> <p>d. there is a minimum 6 metre clear length and 3 metre clear width and 1.8 metre clear height at one end of the sleeve to allow replacement of the pipe; and</p> <p>e. the pipes are not water mains or pressurised pipelines.</p>	<p>8. Any ecological, amenity or recreational values associated with any open drain.</p> <p>9. The ground/floor type and design used to provide quick and easy removal to provide the ability to access any pipe for maintenance and repair.</p> <p>10. The depth of concrete/permanent surface floor over any pipe.</p> <p>11. Alternative locations for any pipe and methods of emplacement.</p>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<p>4. Buildings, swimming pools or fences must not be located within 3 metres of the top of bank of an open drain.</p> <p>5. In all cases, any structure may overhang the line of the pipe or drain, provided the structure is cantilevered or is an eave and the height to the underside of the structure above ground level is not less than 1.8 metres where the required pipe or drain is greater than 150mm in diameter or width.</p> <p>6. In all cases, any structure located within 3 metres, measured horizontally, from the near side of the pipe or drain must have the base of the foundations deeper than a line drawn at 30 degrees from the horizontal from the invert (bottom) of the pipe or drain, or between 30 degrees and 45 degrees if the design has been certified by a suitably qualified engineer (see SARZ – Figure 1: Foundation depth).</p> <p><b>SARZ – Figure 1: Foundation depth</b></p> 	
<p><b>SARZ-S8</b> <b>Nelson Tasman Land Development Manual</b></p>	<p>1. All provided transport infrastructure must comply with the following mandatory standards in Chapter 4 Transportation of</p>	<p>2. The nature, character and intensity of any</p>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
<p><b>2019 mandatory requirements:</b></p> <p><b>Transportation [DP]</b></p> <p>Legal effect on notification: No</p>	<p>the Nelson Tasman Land Development Manual 2019:</p> <ul style="list-style-type: none"> <li>a. Design Process 4.3.1; and</li> <li>b. Network layout Form and Function Design 4.4.1 – 4.4.7; and</li> <li>c. Design for the Speed Environment 4.5.1 – 4.5.2; and</li> <li>d. Transport Cross-Sections 4.6.1 – 4.6.7; and</li> <li>e. Batter Slope, Bridge and Retaining Structure Design 4.7.1 – 4.7.4; and</li> <li>f. Road Geometry 4.8.1 – 4.8.5; and</li> <li>g. Intersection Design 4.9.1 – 4.9.3; and</li> <li>h. Private Access and Crossing 4.10.1 – 4.10.7.2; and</li> <li>i. Clear Zones 4.11.1; and</li> <li>j. Parking 4.12.1.1 – 4.12.1.8; and</li> <li>k. Public Transport, Footpaths, Public Accessways and Cycle Facilities 4.13.1 – 4.13.6; and</li> <li>l. Road Marking Signs 4.14.1 – 1.14.2; and</li> <li>m. Streetscaping 4.15.1 – 4.15.5; and</li> <li>n. Construction General 4.16.1 – 4.16.4; and</li> <li>o. Structural Design of Pavement 4.17.1 – 4.17.6; and</li> <li>p. Subgrade 4.18.1 – 4.18.2; and</li> <li>q. Carriageway Surfacing 4.19.1 – 4.19.9; and</li> <li>r. Formation of Residential Lanes, Service Lanes and Private Ways</li> </ul>	<p>adverse effects of the non-compliance.</p> <ul style="list-style-type: none"> <li>3. Location.</li> <li>4. Design and layout.</li> <li>5. Alternative locations and methods.</li> <li>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.</li> </ul>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	4.20.1; and s. Kerb Channelling 4.21.1 – 4.21.2; and t. Paths 4.22.1 – 4.22.4.	
<b>SARZ-S9</b> <b>Nelson Tasman Land Development Manual 2019 mandatory requirements:</b> <b>Stormwater</b> <b>[DP]</b> Legal effect on notification: No	1. All provided stormwater infrastructure must comply with the following mandatory standards in Chapter 5 Stormwater of the Nelson Tasman Land Development Manual 2019: 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.	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.
<b>SARZ-S10</b> <b>Nelson Tasman Land Development Manual 2019 mandatory requirements:</b> <b>Wastewater</b> <b>[DP]</b> Legal effect on notification: No	1. All provided wastewater infrastructure must comply with the following mandatory standards in Chapter 6 Wastewater of the Nelson Tasman Land Development Manual 2019: a. Reticulation Design 6.3.1 – 6.3.3; and b. Layout and Alignment of Reticulation 6.4.1 – 6.4.5; and c. Pipe Design 6.5.1 – 6.5.8; and d. Seismic Design and Liquefaction 6.6.1; and	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

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<ul style="list-style-type: none"> <li>e. Access Points 6.7.1 – 6.7.4; and</li> <li>f. Pumping Stations 6.8.1 – 6.8.6; and</li> <li>g. Reticulation Construction and Installation 6.9.1 – 6.9.10; and</li> <li>h. Trenchless Technology 6.10.1; and</li> <li>i. Manhole Construction 6.11.1 – 6.11.2; and</li> <li>j. Tracer Tape 6.12.1 – 6.12.3; and</li> <li>k. Valve Painting 6.13; and</li> <li>l. Testing 6.14.1 – 6.14.7.</li> </ul>	<p>Development Manual 2019 including the stated performance outcomes, mandatory matters and good practice notes.</p>
<p><b>SARZ-S11</b></p> <p><b>Nelson Tasman Land Development Manual 2019 mandatory requirements:</b></p> <p><b>Water</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<ol style="list-style-type: none"> <li>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"> <li>a. Reticulation Design 7.3.1 – 7.3.11; and</li> <li>b. Pipe Specifications 7.4.1 – 7.4.9; and</li> <li>c. Fittings 7.5.1 – 7.5.14; and</li> <li>d. Water Supply Connections 7.6.1 – 7.6.12; and</li> <li>e. Pumping and Storage 7.7.1 – 7.7.7; and</li> <li>f. Construction and Installation 7.8.1 – 7.8.11; and</li> <li>g. Trenchless Technology 7.9.1 – 7.9.6.4.</li> </ul> </li> </ol>	<ol style="list-style-type: none"> <li>2. The nature, character and intensity of any adverse effects of the non-compliance.</li> <li>3. Location.</li> <li>4. Design and layout.</li> <li>5. Alternative locations and methods.</li> <li>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.</li> </ol>
<p><b>SARZ-S12</b></p> <p><b>Nelson Tasman Land Development Manual</b></p>	<ol style="list-style-type: none"> <li>1. All provided telecommunications and electrical and streetlighting infrastructure must comply with the following standards in Chapter 9 Telecommunications, Electrical and</li> </ol>	<ol style="list-style-type: none"> <li>2. The nature, character and intensity of any adverse effects of the non-compliance.</li> </ol>

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