

**Part 4**

**Area specific matters**

**Zones**

**SPZ – Special purpose zones**

**PORTZ – Port zone**

The Marina precinct chapter of the Draft Nelson Plan will be developed and published once work on the Marina spatial plan is more advanced.

**Introduction**

The Port zone is located between the Nelson Haven and the seaward side of Haven Road and Wakefield Quay, and caters primarily for Port of Nelson marine-related and seafood processing activities.

The zone includes PREC18 – Port operational precinct which encompasses the activities permanently occupied by, and under the day-to-day control of, the entity that manages the Port Nelson. Noise from activities within this precinct is managed in accordance with the provisions of the Port Noise Management Plan.

The Port zone also includes the land portion occupied by the Nelson Marina, which is above mean high water springs, between Akerston Street and Vickerman Street and as shown within PREC19 – Marina precinct. The Marina precinct also contains the Coastal marine area space used by the Nelson Marina primarily for marina-related and recreational purposes.

**Objectives**

**PORTZ-O1 Strategic importance [DP]**

The Port zone recognises the importance of Port Nelson and associated activities as a regionally significant infrastructure asset and contributor to Whakatū Nelson’s economic wellbeing, and the Nelson Marina as a provider for recreational and associated marine-related activities.

**Policies**

**PORTZ-P1 Industrial activities [DP]**

Enable a range of port industrial activities, including boat building, berthing, storage, repair and maintenance that support the role and function of the Port zone, and make efficient use of available space.

### **PORTZ-P2 Compatible non-industrial activities [DP]**

Enable the following non-industrial activities that are consistent with the role and function of the Port zone, including:

1. commercial activities with a functional or operational need to be located in the zone that:
  - a. directly serve the needs of workers employed in the Port zone or Nelson Marina users;
  - b. involve the sale of boats, products related to the marine and aquaculture industries, or associated equipment;
  - c. involve products made or processed on-site;
  - d. involve the sale of motor fuels, vehicle parts and accessories; or
  - e. office activities that are for the administration of the Port Nelson, or those associated with industrial activities or commercial activities; and
2. residential activities only in instances where they are:
  - a. ancillary to industrial activities on the site; and
  - b. have a functional or operational need to locate adjoining to the associated industrial activity.

### **PORTZ-P3 Incompatible non-industrial activities [DP]**

Discourage the establishment of non-industrial activities that:

1. do not have a direct relationship with the Coastal environment, the Port Nelson or the Nelson Marina;
2. require a higher standard of amenity which may be sensitive to or result in conflict with existing or permitted activities in the Port zone; or
3. would compromise the safe and efficient use and operation of the Port Nelson or the Nelson Marina.

### **PORTZ-P4 Adverse effects of adjacent new use or development [DP]**

Require any new use or development near to any Residential zone or Open space and recreation zone, the Coastal marine area and State Highway 6, to avoid, remedy or mitigate:

1. noise, by operating in accordance with the Port Noise Management Plan, and
2. building bulk, shading and glare, including by:
  - a. positioning of the building on the site;
  - b. building design; or
  - c. screening with landscaping or planting.

## Rules

### Rule interpretation and application

#### PORTZ-R1 [DP]

The rules that **apply** to activities in the Port zone including within the PREC18 – Port operational precinct are contained within the activity status table and standards table as follows:

1. PORTZ-R7 to PORTZ-R18; and
2. PORTZ-S1 to PORTZ-S11.

#### PORTZ-R2 [DP]

Within PREC19 – Marina precinct, the rules that **apply** are contained within the activity status tables and the standards table as follows:

1. PORTZ-R7 to PORTZ-R18; and
2. PREC19-R8; and
3. PREC19-R9; and
4. PORTZ-S1 to PORTZ-S11.

#### PORTZ-R3 [DP]

The activity status tables and standards that **apply** to noise in the Port zone are contained in NOISE – Noise.

#### PORTZ-R4 [DP]

The activity status tables and standards that **apply** to activities below Mean High Water Springs are contained in CMA – Coastal marine area.

#### PORTZ-R5 [DP]

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

1. AIR – Air; and
2. CON – Contaminated land; and
3. EIT – Energy, Infrastructure and Transport; and
4. EW – Earthworks; and
5. HAZS – Hazardous substances; and
6. HH – Historic heritage; and
7. LF – Land and freshwater; and
8. LIGHT – Light; and
9. NH – Natural hazards; and
10. PA – Public access; and

11. SIGN – Signs; and
12. SUB – Subdivision; and
13. TEMP – Temporary activities; and
14. FMU2 – Maitahi/Mahitahi/Maitai freshwater unit.

### **PORTZ-R6 [DP]**

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

1. SASM – Sites and areas of significance to Maori; and
2. ECO – Ecosystems and indigenous biodiversity; and
3. NATC – Natural character; and
4. NFL – Natural features and landscapes; and
5. ASW – Activities on the surface of water; and
6. FMU1 – Stoke freshwater unit; and
7. FMU3 – Wakapuaka freshwater unit; and
8. FMU4 – Whangamoā freshwater unit; and
9. FMU5 – Roding freshwater unit.

## **Rules**

<b>Rule</b>	<b>Use/Activity</b>
<b>PORTZ-R7</b>	Activity not listed in PORTZ-R8 to PORTZ-R18
<b>PORTZ-R8</b>	Port industrial activity
<b>PORTZ-R9</b>	Residential activity
<b>PORTZ-R10</b>	Commercial activity: Sale of boats
<b>PORTZ-R11</b>	Commercial activity: Sale of products
<b>PORTZ-R12</b>	Commercial activity: Sale of food, groceries and related consumables (including liquor licensed facilities)
<b>PORTZ-R13</b>	Commercial activity: Sale of motor fuels, vehicle parts and accessories and ancillary goods
<b>PORTZ-R14</b>	Office activity that is for the administration of the PREC18 – Port operational precinct
<b>PORTZ-R15</b>	Office activity that is for the administration of a port industrial activity or commercial activity as provided for in: PORTZ-R8, PORTZ-R10, PORTZ-R11, PORTZ-R12 and PORTZ-R13

<b>PORTZ-R16</b>	Building
<b>PORTZ-R17</b>	Public art
<b>PORTZ-R18</b>	Structure within the coastal margin

<b>Activity</b>	<b>Permitted</b>	<b>Controlled</b>	<b>Discretionary/ Non-complying/ Prohibited</b>
<p><b>PORTZ-R7</b></p> <p><b>Activity not listed in PORTZ-R8 to PORTZ-R18</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 PORTZ-R8 to PORTZ-R18 is a <b>non-complying activity</b>.</p>
<p><b>PORTZ-R8</b></p> <p><b>Port industrial activity</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. A port industrial activity is a <b>permitted activity</b> 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 complies with the following standards:</p>	<p>3. Not applicable.</p>	<p>4. A port industrial activity that contravenes PORTZ-R8.1.c. 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. PORTZ-S2 Setback from roads; and</p> <p>b. PORTZ-S3 Building over or alongside drains (piped or open) and water mains; and</p> <p>c. PORTZ-S4 Parking and loading; and</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> <li>i. PORTZ-S2 Setback from roads; and</li> <li>ii. PORTZ-S3 Building over or alongside drains (piped or open) and water mains; and</li> <li>iii. PORTZ-S4 Parking and loading; and</li> <li>iv. PORTZ-S5 Access; and</li> <li>v. PORTZ-S7 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</li> <li>vi. PORTZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>vii. PORTZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements:</li> </ul>		<ul style="list-style-type: none"> <li>d. PORTZ-S5 Access; and</li> <li>e. PORTZ-S7 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</li> <li>f. PORTZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>g. PORTZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> <li>h. PORTZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</li> <li>i. PORTZ-S11 Nelson Tasman Land Development Manual 2019</li> </ul>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Wastewater; and</p> <p>viii. PORTZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>ix. PORTZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, Electrical and Streetlighting.</p> <p>2. PORTZ-R8.1.a. does not apply to non-habitable buildings.</p>		<p>mandatory requirements: Telecommuni- cations, Electrical and Streetlighting.</p> <p>5. A port industrial activity that contravenes PORTZ-R8.1.b. is a <b>discretionary activity</b>.</p> <p>6. A port industrial activity that contravenes PORTZ-R8.1.a. is a <b>non-complying activity</b>.</p>
<p><b>PORTZ-R9</b> <b>Residential activity</b> <b>[DP]</b> Legal effect on notification: No</p>	<p>1. Not applicable.</p>	<p>2. Not applicable.</p>	<p>3. A residential activity is a <b>non-complying activity</b></p>
<p><b>PORTZ-R10</b> <b>Commercial activity:</b> <b>Sale of boats</b> <b>[DP]</b> Legal effect on notification: No</p>	<p>1. The sale of boats, products related to the marine and aquaculture industries, and associated equipment is a</p>	<p>2. Not applicable.</p>	<p>3. The sale of boats, products related to the marine and aquaculture industries, and associated equipment that contravenes</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p><b>permitted activity</b> provided that:</p> <ul style="list-style-type: none"> <li>a. habitable buildings used for the activity must be connected to a community water supply and the wastewater network; and</li> <li>b. stormwater from the site used for the activity must not drain to any public road, except for secondary flow purposes; and</li> <li>c. it complies with the following standards: <ul style="list-style-type: none"> <li>i. PORTZ-S2 Setback from roads; and</li> <li>ii. PORTZ-S3 Building over or alongside drains (piped or open) and water mains; and</li> <li>iii. PORTZ-S4 Parking and loading; and</li> <li>iv. PORTZ-S5 Access; and</li> <li>v. PORTZ-S7 Nelson</li> </ul> </li> </ul>		<p>PORTZ-R10.1.c. 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. PORTZ-S2 Setback from roads; and</li> <li>b. PORTZ-S3 Building over or alongside drains (piped or open) and water mains; and</li> <li>c. PORTZ-S4 Parking and loading; and</li> <li>d. PORTZ-S5 Access; and</li> <li>e. PORTZ-S7 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</li> <li>f. PORTZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> </ul>



Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>vi. PORTZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>vii. PORTZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>viii. PORTZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>ix. PORTZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni</p>		<p>g. PORTZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>h. PORTZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>i. PORTZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p> <p>4. A commercial activity that contravenes PORTZ-R10.1.b. is a <b>discretionary activity</b>.</p> <p>5. A commercial activity that contravenes PORTZ-R10.1.a. is a <b>non-complying activity</b>.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>cations, Electrical and Streetlighting.</p>		
<p><b>PORTZ-R11</b> <b>Commercial activity:</b> <b>Sale of products</b> <b>[DP]</b> Legal effect on notification: No</p>	<p>1. The sale of products that are made or processed by a port industrial activity on the site is a <b>permitted activity</b> provided that:</p> <ul style="list-style-type: none"> <li>a. the retail activity occupies no more than 200m<sup>2</sup> or 20% of the gross floor area of the building, whatever is the smaller; and</li> <li>b. habitable buildings used for the activity must be connected to a community water supply and the wastewater network; and</li> <li>c. stormwater from the site used for the activity must not drain to any public road, except for secondary flow purposes; and</li> <li>d. it complies with the following standards:</li> </ul>	<p>2. Not applicable.</p>	<p>3. The sale of boats, products related to the marine and aquaculture industries, and associated equipment that contravenes PORTZ-R11.1.d. 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. PORTZ-S2 Setback from roads; and</li> <li>b. PORTZ-S3 Building over or alongside drains (piped or open) and water mains; and</li> <li>c. PORTZ-S4 Parking and loading; and</li> <li>d. PORTZ-S5 Access; and</li> <li>e. PORTZ-S7 Nelson Tasman Land Development Manual 2019 mandatory</li> </ul>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> <li data-bbox="574 296 792 401">i. PORTZ-S2 Setback from roads; and</li> <li data-bbox="574 422 792 674">ii. PORTZ-S3 Building over or alongside drains (piped or open) and water mains; and</li> <li data-bbox="574 695 792 800">iii. PORTZ-S4 Parking and loading; and</li> <li data-bbox="574 821 792 884">iv. PORTZ-S5 Access; and</li> <li data-bbox="574 905 792 1241">v. PORTZ-S7 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</li> <li data-bbox="574 1262 792 1598">vi. PORTZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li data-bbox="574 1619 792 1871">vii. PORTZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements:</li> </ul>		<ul style="list-style-type: none"> <li data-bbox="1224 296 1409 401">requirements: Transportation; and</li> <li data-bbox="1187 422 1419 716">f. PORTZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li data-bbox="1187 737 1419 1031">g. PORTZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> <li data-bbox="1187 1052 1419 1346">h. PORTZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</li> <li data-bbox="1187 1367 1419 1787">i. PORTZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</li> </ul> <p data-bbox="1143 1808 1354 1871">4. A commercial activity that</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Wastewater; and</p> <p>viii. PORTZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>ix. PORTZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, Electrical and Streetlighting.</p>		<p>contravenes PORTZ-R11.1.a. or PORTZ-R11.1.c. is a <b>discretionary activity</b>.</p> <p>5. A commercial activity that contravenes PORTZ-R11.1.b. is a <b>non-complying activity</b>.</p>
<p><b>PORTZ-R12</b></p> <p><b>Commercial activity:</b></p> <p><b>Sale of food, groceries and related consumables (including liquor licensed facilities)</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. The sale of products that are made or processed by the industrial activity on the site is a <b>permitted activity</b> provided that:</p> <p>a. gross floor area occupied by the retail activity and associated display area does not exceed 100m<sup>2</sup>; and</p> <p>b. habitable buildings used for the activity must be connected to a</p>	<p>2. Not applicable.</p>	<p>3. The sale of products that are made or processed by the industrial activity on the site that contravenes PORTZ-R12.1.d. 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. PORTZ-S2 Setback from roads; and</p> <p>b. PORTZ- S3Building over</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>community water supply and the wastewater network; and</p> <p>c. stormwater from the site used for the activity must not drain to any public road, except for secondary flow purposes; and</p> <p>d. it complies with the following standards:</p> <p>i. PORTZ-S2 Setback from roads; and</p> <p>ii. PORTZ-S3 Building over or alongside drains (piped or open) and water mains; and</p> <p>iii. PORTZ-S4 Parking and loading; and</p> <p>iv. PORTZ-S5 Access; and</p> <p>v. PORTZ-S7 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p>		<p>or alongside drains (piped or open) and water mains; and</p> <p>c. PORTZ-S4 Parking and loading; and</p> <p>d. PORTZ-S5 Access; and</p> <p>e. PORTZ-S7 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>f. PORTZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>g. PORTZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>h. PORTZ-S10 Nelson Tasman Land Development Manual 2019 mandatory</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> <li>vi. PORTZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>vii. PORTZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> <li>viii. PORTZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</li> <li>ix. PORTZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni cations, Electrical and Streetlighting.</li> </ul>		<ul style="list-style-type: none"> <li>requirements: Water; and</li> <li>i. PORTZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunicati ons, Electrical and Streetlighting.</li> <li>4. A commercial activity that contravenes PORTZ-R12.1.a. or PORTZ-R12.1.c. is a <b>discretionary activity</b>.</li> <li>5. A commercial activity that contravenes PORTZ-R12.1.b. is a <b>non-complying activity</b>.</li> </ul>
<b>PORTZ-R13</b> <b>Commercial activity:</b>	1. The sale of products that are made or processed by the	2. Not applicable.	3. The sale of products that are made or processed by the

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
<p><b>Sale of motor fuels, vehicle parts and accessories and ancillary goods</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>industrial activity on the site is a <b>permitted activity</b> provided that:</p> <ul style="list-style-type: none"> <li>a. the gross floor area for the sale of ancillary goods does not exceed 100m<sup>2</sup>; and</li> <li>b. habitable buildings used for the activity must be connected to a community water supply and the wastewater network; and</li> <li>c. stormwater from the site used for the activity must not drain to any public road, except for secondary flow purposes; and</li> <li>d. it complies with the following standards: <ul style="list-style-type: none"> <li>i. PORTZ-S2 Setback from roads; and</li> <li>ii. PORTZ-S3 Building over or alongside drains (piped or open) and water mains; and</li> </ul> </li> </ul>		<p>industrial activity on the site that contravenes PORTZ-R13.1.d. 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. PORTZ-S2 Setback from roads; and</li> <li>b. PORTZ-S3 Building over or alongside drains (piped or open) and water mains; and</li> <li>c. PORTZ-S4 Parking and loading; and</li> <li>d. PORTZ-S5 Access; and</li> <li>e. PORTZ-S7 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</li> <li>f. PORTZ-S8 Nelson Tasman Land Development Manual 2019</li> </ul>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> <li>iii. PORTZ-S4 Parking and loading; and</li> <li>iv. PORTZ-S5 Access; and</li> <li>v. PORTZ-S7 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</li> <li>vi. PORTZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>vii. PORTZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> <li>viii. PORTZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</li> </ul>		<ul style="list-style-type: none"> <li>mandatory requirements: Stormwater; and</li> <li>g. PORTZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> <li>h. PORTZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</li> <li>i. PORTZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</li> <li>4. A commercial activity that contravenes PORTZ-R13.1.a. or PORTZ-R13.1.c. is a <b>discretionary activity</b>.</li> <li>5. A commercial activity that contravenes</li> </ul>



Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	ix. PORTZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, Electrical and Streetlighting.		PORTZ-R13.1.b. is a <b>non-complying</b> <b>activity</b> .
<b>PORTZ-R14</b> <b>Office activity that is</b> <b>for the administration</b> <b>of the PREC18 – Port</b> <b>operational precinct</b> <b>[DP]</b> Legal effect on notification: No	1. Office activity that is for the administration of the PREC18 – Port operational precinct is a <b>permitted</b> <b>activity</b> provided that: 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 complies with the following standards:	2. Not applicable.	3. Office activity that is for the administration of the PREC18 – Port operational precinct that contravenes PORTZ-R14.1.c. is a <b>restricted</b> <b>discretionary</b> <b>activity</b> . Discretion is restricted, for the standard(s) not met, to the matters in: a. PORTZ-S2 Setback from roads; and b. PORTZ-S3 Building over or alongside drains (piped or open) and water mains; and c. PORTZ-S4 Parking and loading; and d. PORTZ-S5 Access; and

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> <li>i. PORTZ-S2 Setback from roads; and</li> <li>ii. PORTZ-S3 Building over or alongside drains (piped or open) and water mains; and</li> <li>iii. PORTZ-S4 Parking and loading; and</li> <li>iv. PORTZ-S5 Access; and</li> <li>v. PORTZ-S7 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</li> <li>vi. PORTZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>vii. PORTZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements:</li> </ul>		<ul style="list-style-type: none"> <li>e. PORTZ-S7 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</li> <li>f. PORTZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>g. PORTZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> <li>h. PORTZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</li> <li>i. PORTZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunicati</li> </ul>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Wastewater; and</p> <p>viii. PORTZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>ix. PORTZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, Electrical and Streetlighting.</p>		<p>ons, Electrical and Streetlighting.</p> <p>4. A commercial activity that contravenes PORTZ-R14.1.b. is a <b>discretionary activity</b>.</p> <p>5. A commercial activity that contravenes PORTZ-R14.1.a. is a <b>non-complying activity</b>.</p>
<p><b>PORTZ-R15</b> <b>Office activity that is for the administration of a port industrial activity or commercial activity as provided for in:</b> <b>PORTZ-R8,</b> <b>PORTZ-R10,</b> <b>PORTZ-R11,</b> <b>PORTZ-R12</b> <b>and</b> <b>PORTZ-R13</b> <b>[DP]</b> Legal effect on notification: No</p>	<p>1. Office activity that is for the administration of a port industrial activity or commercial activity as provided for in PORTZ-R8, PORTZ-R10, PORTZ-R11, PORTZ-R12 and PORTZ-R13 is a <b>permitted activity</b> provided that:</p> <p>a. habitable buildings used for the activity must be connected to a</p>	<p>2. Not applicable.</p>	<p>3. Office activity that is for the administration of a port industrial activity or commercial activity as provided for in PORTZ-R8, PORTZ-R10, PORTZ-R11, PORTZ-R12 and PORTZ-R13 that contravenes PORTZ-R15.1.c. is a <b>restricted discretionary activity</b>.  Discretion is restricted, for the</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>community water supply and the wastewater network; and</p> <p>b. stormwater from the site used for the activity must not drain to any public road, except for secondary flow purposes; and</p> <p>c. it complies with the following standards:</p> <p>i. PORTZ-S2 Setback from roads; and</p> <p>ii. PORTZ-S3 Building over or alongside drains (piped or open) and water mains; and</p> <p>iii. PORTZ-S4 Parking and loading; and</p> <p>iv. PORTZ-S5 Access; and</p> <p>v. PORTZ-S7 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p>		<p>standard(s) not met, to the matters in:</p> <p>a. PORTZ-S2 Setback from roads; and</p> <p>b. PORTZ-S3 Building over or alongside drains (piped or open) and water mains; and</p> <p>c. PORTZ-S4 Parking and loading; and</p> <p>d. PORTZ-S5 Access; and</p> <p>e. PORTZ-S7 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>f. PORTZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>g. PORTZ-S9 Nelson Tasman Land Development Manual 2019 mandatory</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> <li>vi. PORTZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>vii. PORTZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> <li>viii. PORTZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</li> <li>ix. PORTZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni cations, Electrical and Streetlighting.</li> </ul>		<ul style="list-style-type: none"> <li>requirements: Wastewater; and</li> <li>h. PORTZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</li> <li>i. PORTZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunicati ons, Electrical and Streetlighting.</li> <li>4. A commercial activity that contravenes PORTZ-R15.1.b. is a <b>discretionary activity</b>.</li> <li>5. A commercial activity that contravenes PORTZ-R15.1.a. is a <b>non-complying activity</b>.</li> </ul>
<b>PORTZ-R16 Building</b>	1. The construction, alteration, addition or relocation of a	2. Not applicable.	3. The construction, alteration, addition or relocation of a

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
<p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>building is a <b>permitted 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. stormwater from the site on which the building is located must not drain to any public road, except for secondary flow purposes; and</li> <li>c. the building complies with the following standards: <ul style="list-style-type: none"> <li>i. PORTZ-S1 Maximum height of buildings; and</li> <li>ii. PORTZ-S2 Setback from roads; and</li> <li>iii. PORTZ-S3 Building over or alongside drains (piped or open) and water mains; and</li> </ul> </li> </ul>		<p>building that contravenes PORTZ-R16.1.c. is a <b>restricted discretionary activity</b>.</p> <p>Discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>a. PORTZ-S1 Maximum height of buildings; and</li> <li>b. PORTZ-S2 Setback from roads; and</li> <li>c. PORTZ-S3 Building over or alongside drains (piped or open) and water mains; and</li> <li>d. PORTZ-S4 Parking and loading; and</li> <li>e. PORTZ-S5 Access; and</li> <li>f. PORTZ-S7 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</li> <li>g. PORTZ-S8 Nelson Tasman Land Development</li> </ul>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> <li>iv. PORTZ-S4 Parking and loading; and</li> <li>v. PORTZ-S5 Access; and</li> <li>vi. PORTZ-S7 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</li> <li>vii. PORTZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>viii. PORTZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> <li>ix. PORTZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</li> </ul>		<ul style="list-style-type: none"> <li>Manual 2019 mandatory requirements: Stormwater; and</li> <li>h. PORTZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> <li>i. PORTZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</li> <li>j. PORTZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</li> </ul> <p>4. The construction, alteration, addition or relocation of a building that contravenes PORTZ-R16.1.b. is a <b>discretionary activity</b>.</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	x. PORTZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, Electrical and Streetlighting.		5. The construction, alteration, addition or relocation of a building that contravenes PORTZ-R16.1.a. is a <b>non-complying activity</b> .
<b>PORTZ-R17</b> <b>Public art</b> <b>[DP]</b> Legal effect on notification: No	1. Public art is a <b>permitted activity</b> .	2. Not applicable.	3. Not applicable.
<b>PORTZ-R18</b> <b>Structure within the coastal margin</b> <b>[DP]</b> Legal effect on notification: No	1. The construction or extension of a structure, excluding a hard protection structure, within 29 metres of the landwards side of Mean High Water Springs, is a <b>permitted activity</b> .	2. Not applicable.	3. Not applicable.

## Standards

Standard	Use/Activity
<b>PORTZ-S1</b>	Maximum height of buildings
<b>PORTZ-S2</b>	Setback from roads
<b>PORTZ-S3</b>	Building over or alongside drains (piped or open) and water mains
<b>PORTZ-S4</b>	Parking and loading

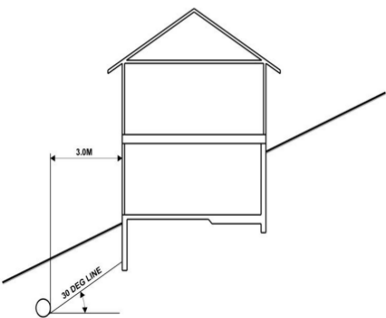


<b>PORTZ-S5</b>	Access
<b>PORTZ-S6</b>	Hours of operation
<b>PORTZ-S7</b>	Nelson Tasman Land Development Manual 2019 mandatory requirements: Transport
<b>PORTZ-S8</b>	Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater
<b>PORTZ-S9</b>	Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater
<b>PORTZ-S10</b>	Nelson Tasman Land Development Manual 2019 mandatory requirements: Water
<b>PORTZ-S11</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>PORTZ-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 20 metres.</p>	<p>2. Streetscape effects including building dominance, character and amenity.</p> <p>3. The adverse effects of development on any nearby RESZ – Residential zone or OSRZ – Open space and recreation zone or CMA – Coastal marine area, 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>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
<p><b>PORTZ-S2</b></p> <p><b>Setback from roads</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. In relation to any site boundary with the State Highway, or with any arterial, principal or collector road outside the Port zone:</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><b>PORTZ-S3</b></p> <p><b>Building over or alongside drains (piped or open) and water mains</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. Structures closer than 3 metres to a piped drain or water main of less than or equal to 300mm diameter must be located no closer than 1 metre measured horizontally from the near side of any public unsleeved water main or common private or public sewer or stormwater drain.</p> <p>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>7. Physical accessibility to the pipe, open drain or water main.</p> <p>8. Any ecological, amenity or recreational values associated with any open drain.</p> <p>9. The ground/floor type and design used to provide quick and easy removal to provide 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>3. Structures closer than 3 metres to a drain of 150mm or less in diameter may be located within 1 metre or directly over a common private or public drain; providing that:</p> <ul style="list-style-type: none"> <li>a. the length of pipe or drain built over is no more than 6 metres in length; and</li> <li>b. there are no changes in direction or junctions in the portion of the drain built over; and</li> <li>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</li> <li>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</li> <li>e. the pipes are not water mains or pressurised pipelines.</li> </ul> <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</p>	

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<p>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 PORTZ – Figure 1: Foundation depth).</p> <p><b>PORTZ – Figure 1: Foundation depth</b></p> 	
<p><b>PORTZ-S4</b> <b>Parking and loading</b></p>	<p>1. No on-site parking spaces are required to be provided.</p>	<p>4. Consideration of a travel management plan.</p>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
<p><b>[DP]</b> Legal effect on notification: No</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 and terms for parking and loading and APP24 – Tracking curves.</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 and efficiency of the transport network.</p> <p>8. Effects on traffic pedestrian movement and safety.</p>
<p><b>PORTZ-S5</b> <b>Access</b> <b>[DP]</b> 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><b>PORTZ-S6</b> <b>Hours of operation</b> <b>[DP]</b> Legal effect on notification: No</p>	<p>1. Any activity which is open to the public, or which is a place of public assembly, and that does not involve the sale of liquor for consumption on the premises, that is located:</p> <p>a. within 50 metres of a</p>	<p>3. Effects on the character and amenity of the surrounding area.</p> <p>4. Effects of the intensity and scale of the activity.</p>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<p>RESZ – Residential zone boundary, may be open to the public only during the following hours:</p> <ul 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> </ul> <p>2. Any activity that involves the sale of liquor for consumption on the premises, that is located:</p> <ul style="list-style-type: none"> <li>a. more than 50 metres from a RESZ – Residential zone boundary, may be open for the sale of liquor only during the following hours: <ul style="list-style-type: none"> <li>i. Daily: 7.00am – 3:00am the following day.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>5. Effects on the amenity of neighbouring residential properties.</li> <li>6. Effects on pedestrian safety.</li> <li>7. Effect of any proposed mitigation measures.</li> </ul>
<p><b>PORTZ-S7</b>  <b>Nelson Tasman Land Development Manual 2019 mandatory requirements:</b>  <b>Transportation</b>  <b>[DP]</b>  Legal effect on notification: No</p>	<ul style="list-style-type: none"> <li>1. All provided transport infrastructure must comply with the following mandatory standards in Chapter 4 Transportation of the Nelson Tasman Land Development Manual 2019:</li> <li>2. Transportation <ul style="list-style-type: none"> <li>a. Design Process 4.3.1; and</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>3. The nature, character and intensity of any adverse effects of the non-compliance.</li> <li>4. Location.</li> <li>5. Design and layout.</li> <li>6. Alternative locations and methods.</li> <li>7. The relevant matters in Chapter 4 Transportation of the Nelson Tasman Land</li> </ul>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<ul style="list-style-type: none"> <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> </ul>	<p>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
	<ul style="list-style-type: none"> <li>q. Carriageway Surfacing 4.19.1 – 4.19.9; and</li> <li>r. Formation of Residential Lanes, Service Lanes and Private Ways 4.20.1; and</li> <li>s. Kerb Channelling 4.21.1 – 4.21.2; and</li> <li>t. Paths 4.22.1 – 4.22.4.</li> </ul>	
<p><b>PORTZ-S8</b></p> <p><b>Nelson Tasman Land Development Manual 2019 mandatory requirements:</b></p> <p><b>Stormwater</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<ul style="list-style-type: none"> <li>1. All provided stormwater infrastructure must comply with the following mandatory standards in Chapter 5 Stormwater of the Nelson Tasman Land Development Manual 2019: <ul style="list-style-type: none"> <li>a. Design Approach 5.3.1 – 5.3.2.2 and 5.3.4 – 5.3.8; and</li> <li>b. System Design 5.4.1 – 5.4.15.6 and 5.4.16 – 5.4.19; and</li> <li>c. Design Solutions 5.5.1 – 5.5.1.5 and 5.5.2 – 5.5.16; and</li> <li>d. Construction and Installation 5.6.1 – 5.6.8; and</li> <li>e. Inspection and Testing 5.6.9 – 5.6.12.</li> </ul> </li> </ul>	<ul 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 5 Stormwater of the Nelson Tasman Land Development Manual 2019 including the stated performance outcomes, mandatory matters and good practice notes.</li> </ul>
<p><b>PORTZ-S9</b></p> <p><b>Nelson Tasman Land Development Manual 2019 mandatory requirements:</b></p> <p><b>Wastewater</b></p> <p><b>[DP]</b></p>	<ul style="list-style-type: none"> <li>1. All provided wastewater infrastructure must comply with the following mandatory standards in Chapter 6 Wastewater of the Nelson Tasman Land Development Manual 2019:</li> </ul>	<ul 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> </ul>



Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
Legal effect on notification: No	<ul style="list-style-type: none"> <li>a. Reticulation Design 6.3.1 – 6.3.3; and</li> <li>b. Layout and Alignment of Reticulation 6.4.1 – 6.4.5; and</li> <li>c. Pipe Design 6.5.1 – 6.5.8; and</li> <li>d. Seismic Design and Liquefaction 6.6.1; and</li> <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>	<ul style="list-style-type: none"> <li>5. Alternative locations and methods.</li> <li>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.</li> </ul>
<p><b>PORTZ-S10</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>	<ul 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> </ul> </li> </ul>	<ul 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</li> </ul>

Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
	<ul style="list-style-type: none"> <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>	<p>performance outcomes, mandatory matters and good practice notes.</p>
<p><b>PORTZ-S11</b></p> <p><b>Nelson Tasman Land Development Manual 2019 mandatory requirements:</b></p> <p><b>Telecommunications, Electrical and Streetlighting [DP]</b></p> <p>Legal effect on notification: No</p>	<ul style="list-style-type: none"> <li>1. All provided telecommunications, electrical and streetlighting infrastructure must comply with the following mandatory standards in Chapter 9 Telecommunications, Electrical and Streetlighting of the Nelson Tasman Land Development Manual 2019: <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> </li> </ul>	<ul 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 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>

