

Nelson Tasman Land Development Manual

What has changed?

The notes below provide an outline of the more significant changes to the previous Nelson City Council Land Development Manual 2010 and the Tasman District Council Engineering Standards 2013, that have been incorporated in the new Nelson Tasman Land Development Manual.

Chapter 1 – Introduction and General Provisions, and

Chapter 2 – Qualifications, Process and Information Requirements

- These two chapters have been simplified into two chapters plus an appendix (legal)
- They identify what is mandatory or discretionary throughout
- The information requirements for consents has been removed
- The electronic format for Engineering plans is included
- Elevation datums have been aligned to NZVD 2016

Chapter 3 – Definitions

- Additional meanings of terms are included

Chapter 4 – Transport

- Retains current Nelson City Council approach to high amenity slow speed roading network which Tasman District Council will adopt.
- Key changes include safety audits, identifying where specific design is required, pavement deflection for asphalt, aligning and updating the road hierarchy.
- Generally, the transport section is less prescriptive and more design-led. Performance outcomes are important to this chapter.
- Network connectivity is encouraged.
- Road hierarchy important aspect of design requirements.
- Cycle facilities design requirements different depending on road context.
- Cross alignment with stormwater chapters and reserve sections.

Chapter 4 – Stormwater

- Water quality treatment
 - High contaminant generating surfaces only
 - First flush
- Streambank erosion & stream health
 - Groundwater recharge where appropriate
 - Introduction of extended detention (slowing down flows)
- Water quantity and flooding

- Detention to ensure hydrologic neutrality (pre- vs post- development flows)
- Single primary and secondary network design standards
- Water Sensitive Design / Low Impact Design:
 - Address effects as close to the source as possible
 - Protect and enhance natural ecosystems
 - Mimic natural systems and hydrological processes
 - Inter disciplinary planning and design
- Use existing guidance that is out there for Nelson/Tasman practice notes i.e.
 - Auckland TP10 / GD01 / GD04
 - Hamilton stormwater management guidelines

Chapter 6 – Wastewater

- Alignment on definition of public and private drains
- Better alignment for materials used by both councils, eg bedding, equipment
- Introduction of low pressure sewerage pumping systems
- Seismic design and liquefaction.

Chapter 7 – Water

- Position of water meters – All meters to be at the road boundary
- Better alignment on materials used by both councils, eg bedding, equipment.
- Seismic design and liquefaction

Chapter 8 – Earthworks, Trenching and Reinstatement

- Removed most earthworks requirements in favour of rules in Resource Management Plans.
- Removed sediment and erosion control standards in favour of external practice note.
- Permits only Type B subsoil drains.

Chapter 9 – Electrical and Street Lighting

- No significant changes
- Requires LED streetlights

Chapter 10 – Reserves and Landscaping

- Retained existing approaches for reserves to vest
- Tasman – develop reserve post vesting
- Nelson – retained requirement for development plans and development of the reserve prior to vesting
- Utility/Recreation Reserves - clarified circumstances where they can be combined