

NELSON CITY COUNCIL

Nelson Resource Management Plan

Proposed Plan Change 27

Land Development Manual References Changes

Proposed Plan Amendments

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Introduction

This consultation provides the community with an opportunity to make submissions on Proposed Plan Change 27 under the Resource Management Act 1991 (RMA).

Proposed Plan Change 27 notifies Council's intention to update and incorporate by external reference the Nelson Tasman Land Development Manual 2019 under Part 3 of the First Schedule, RMA into the Nelson Resource Management Plan and make consequential amendments to rules.

This document contains the proposed Nelson Resource Management Plan amendments which can be generally summarised as follows:

- Externally reference¹ throughout the Plan the Nelson Tasman Land Development Manual 2019 to replace the Nelson City Council Land Development Manual 2010 as a means of compliance for controlled activity subdivisions, and as an assessment criterion for restricted discretionary and discretionary activity subdivisions.
- Consequential amendments including rewriting of the building over drains rule so that it operates independently of the NTLDM, and removal of access diagrams and requirements in appendix 11 and 12 as these requirements are now contained in the NTLDM.

Note: no changes are proposed to designations or regional rules.

¹ Externally reference means a document referred to as per Part 3, First Schedule, Resource Management Act 1991.

Plan Amendments – Instructions for Submitters

Plan Change 27 uses the following different types of text to indicate to the reader what is included in the plan change and what is proposed to be changed.

'Normal text' applies to current operative provisions that remain unchanged. To aid understanding, full text of provisions to be changed have been included in this document. **The reader should however be aware that the Plan Change relates only to the underlined and strikethrough text, and that the operative text is unable to be submitted upon.**

'Underline' applies to proposed new provisions.

'~~Strikethrough~~' applies to operative provisions proposed to be deleted or amended as described.

'*Italics*' applies to instructions for amendments.

PC¹³ or ^{07/01} applies to text inserted from other plan changes.

(Draft Proposed Plan Change 27 starts on the following page).

1.0 Plan Wide Amendments

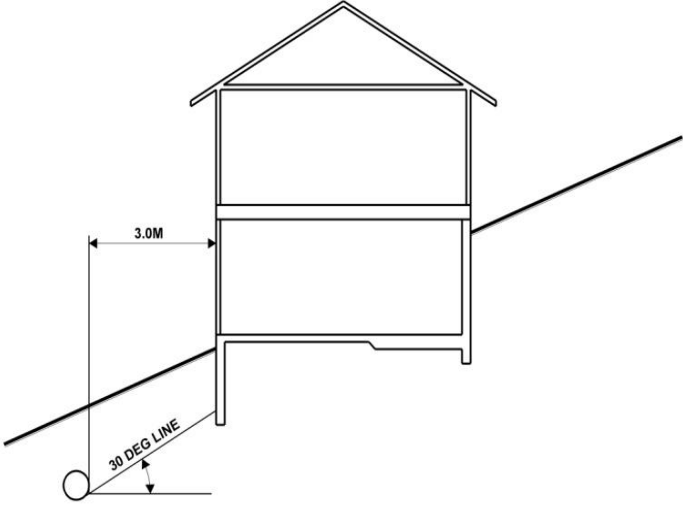
Amend all references, except those in regional rules or designations, throughout the plan to Nelson City Council Land Development Manual 2010 to Nelson Tasman land Development Manual 2019, unless otherwise specified in the following sections.

Delete rules REr.34, RUr.31A, ICr.39, SCr.28, INr.32 and OSr.28 Building over or alongside drains and **replace** with the new rule below in each of the Residual, Inner City, Suburban Commercial, Industrial and Open Space Zone. The current rule relies on the NCC Land Development Manual 2010 standards for building over drains which are not included in the Nelson Tasman Land Development manual 2019, the rule has been redrafted to stand alone.

Proposed REr.34, RUr.31A, ICr.39, SCr.28, INr.32 and OSr.28:

Item	Permitted	Controlled	Discretionary/Non-complying
REr.34 RUr.31A ICr.39 SCr.28 INr.32 OSr.28 <u>Building over or alongside drains (piped or open) and water mains</u>	REr.34.1 RUr.31A ICr.39.1 SCr.28.1 INr.32.1 OSr.28.1 <u>Structures 3metres or greater from a drain (piped or open) are a permitted activity.</u> <u>Structures closer than 3metres to a piped drain or watermain are permitted provided that:</u> <u>For drains or watermains less than or equal to 300mm diameter:</u> a) <u>any structure must be located no closer than 1metre measured horizontally from the near side of any public unsleeved water main or common private or public sewer or stormwater drain, or</u> <u>For drains or watermains greater than 300mm in diameter:</u> b) <u>any structure must be located no closer than 1.5metre measured horizontally from the near side of any public water main, or common private or public sewer or stormwater drain, or</u> <u>For drains 150mm or less in diameter:</u> c) <u>any structure may be located within 1metre or directly over a common private or public drain: providing that:</u> i) <u>The length of pipe or drain built over is no more than 6 meters in length; and</u> ii) <u>There are no changes in direction or junctions in the portion of the drain built over; and</u> iii) <u>The length of drain built over is relaid using a continuous length of pipe without joints, sleeved inside a 225mm diameter class 4 concrete pipe; and</u>	REr.34.2 RUr.31A ICr.39.2 SCr.28.2 INr.32.2 OSr.28.2 <u>Structures:</u> <u>That contravene c) ii) to vi) only are controlled activities</u> <u>The matters of control are:</u> a) <u>Physical accessibility to the pipe, and</u> b) <u>The ground/floor type and design used to provide quick and easy removal to provide the ability to access the pipes for maintenance and repair, and</u> c) <u>The depth of concrete/permanent surface floor over the pipe, and</u> d) <u>Alternative locations for the pipe and methods of emplacement.</u>	REr.34.3 RUr.31A ICr.39.3 SCr.28.3 INr.32.3 OSr.28.3 <u>Buildings, swimming pools or fences within 3m of the top of bank of an open drain is a discretionary activity.</u> <u>All other activities are discretionary.</u>

	<p><u>iv) There is a minimum 6metre clear length and 3metre clear width and 1.8metre clear height at one end of the sleeve to allow replacement of the pipe; and</u></p> <p><u>v) The pipes are not water mains or pressurised pipelines;</u></p> <p><u>and in all cases</u></p> <p><u>d) 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 1.8metres where the required pipe or drain is greater than 150mm in diameter or width; and</u></p> <p><u>e) any structure located within 3metres, 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 diagram).</u></p>		
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Assessment Criteria	Explanation
REr.34.4 ICr.39.4 SCr.28.4 IN.32.4 OS.28.4	REr.34.5 ICr.39.5 SCr.28.5 IN.32.5 OS.28.5 This rule applies to piped and open drains.
a) <u>the nature of the structure and whether access to the pipe or drain can be maintained</u> b) <u>any measures taken to ensure that replacement of the pipe or drain can be undertaken.</u> c) <u>the nature of the pipe or drain, taking into account materials of construction and any bends or joints.</u> d) <u>The accessibility of the pipework or drain and the ease by which it could be extracted.</u>	Limiting access to pipes and drains means that repair and maintenance may be very costly and may even result in pipes or drains having to be relocated. This rule seeks to preserve access to all pipes or drains where off-site facilities are likely to be affected. Alternative techniques for ensuring access for maintenance and repair purposes may be considered on a case by case basis through the resource consent process. At the time that application is made for building consent, a request shall be made in writing to waive the rule relating to "Building over or alongside drains, pipes and water mains" where one of these Techniques is proposed to apply. Diagram referred to in REr.34.1a:
	 <p>The diagram illustrates a house with a gabled roof. A horizontal dimension line indicates a distance of 3.0M from a vertical line to the side of the house. Below this vertical line, a 30-degree line is shown, with a circular symbol at its base. The 30-degree line is labeled '30 DEG LINE'.</p>

Amend existing definitions as follows:

MW.iii Definitions

Accessway	includes a footpath, walkway or cycleway and each of these terms and their design requirements are further defined in the NCC Land Development Manual 2010 <u>Nelson Tasman Land Development Manual 2019 (NTLDM)</u> .
Classified roads	means roads with a hierarchical classification of Arterial, Principal and Collector. Refer to section <u>chapter 4 'Transport'</u> of the NCC Land Development Manual 2010 <u>Nelson Tasman Land Development Manual 2019 (NTLDM)</u> .
Unclassified roads	means roads with a hierarchical classification of Sub-Collector, Local Roads and Residential Lanes. Refer to section <u>chapter 4 'Transport'</u> of the NCC Land Development Manual 2010 <u>Nelson Tasman Land Development Manual 2019 (NTLDM)</u> .

AD 10 Relevant documents

Add new information and delete existing from AD10 - Relevant documents as follows:

AD10.2.iii

~~NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019 (NTLDM).

The NTLDM is a document that combines network asset design and construction requirements for both Nelson and Tasman regions. It is intended to provide consistent minimum standards and guidance for network assets that Council will accept as part of its network, and activities affecting them including maintenance and operations. It also includes formation and construction standards for some private assets that connect to network assets.

The NTLDM replaces former Engineering Standards, the Nelson Land Development Manual 2010, and the Tasman District Engineering Standards.

The relationship of the NTLDM to asset management functions under the Local Government Act (2002) and resource management functions of Council under the Resource Management Act (1991) is important.

All subdivision and development within Nelson and Tasman must be consistent with the requirements of the respective Resource Management Plans (RMPs), being the Tasman RMP and the Nelson RMP. Subdivision and development must be consistent with applicable RMP rules, either by meeting conditions for permitted activities or by applying for and gaining a resource consent.

However, where a new Council network asset is being created, maintained, or replaced through development, such as a new road or water supply pipeline, it is the NTLDM that provides more detailed design and construction standards of what the Councils will accept and take over as a public asset. Additionally, practice notes provide comprehensive design details that can support developers and maintenance and operation contractors in carrying out their activities in a way that will meet Council's expectations for design and construction. The NTLDM and practice notes can also aid the Councils in achieving levels of service that are set out in Long Term Plans and objectives of the RMP's.

Parts of the NTLDM are externally referenced provisions of the Nelson Resource Management Plan or Tasman Resource Management Plan, where specified in those plans. The specified parts will be subject to First Schedule requirements of the Resource Management Act as "externally referenced" standards.

~~The Council has a Land Development Manual (LDM) which includes both design guidance and minimum standards for subdivision and development. The Manual represents quality urban design and engineering practice and includes design features and standards that are acceptable to the Council. The Manual will be regarded as an acceptable means of compliance with requirements of the Plan and any conditions of consent. It contains minimum design and construction standards as well as design guidance. Minimum standards are differentiated from design guidance for the purpose of assessing compliance with the NRMP rules, as defined in Section 1.1.1 General of the LDM. The Council recognises there may be other acceptable means of compliance, in which case proposals should be accompanied by appropriate supporting detail at the time of resource consent application. The Land Development Manual 2010 is an externally referenced document, and as such has effect as if it is part of the NRMP.~~

AD 11 Plan construction

Amend reference in AD11 - Plan construction as follows:

AD11.3.3.i e)

- e) The area is above the contour for which water can be supplied to meet the requirements of the ~~Council's Land Development Manual~~ Nelson Tasman Land Development Manual 2019 (NTLDM). (The standards are based on the NZS4404: Land Development and Subdivision, and the New Zealand Fire Service Water Supplies Code of Practice).

DO10 Land transport

Amend references and existing wording in DO10 - Land transport as follows:

Methods - DO10.1.2.ix

~~Chapter 4 of the Nelson Tasman Land Development Manual 2019~~NCC Land Development Manual 2010 providing a range of road designs to allow the functional and operational objectives of the transport network to be achieved.

Methods - DO10.1.3.vii

~~NCC Land Development Manual 2010~~Chapter 4 of the Nelson Tasman Land Development Manual 2019 providing a range of road standards to allow the functional and operational objectives of the transport network to be achieved.

Methods - DO10.1.7.ii

Road and subdivision designs that take into account and promote the needs of pedestrians and cyclists provided through the ~~NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019 Transport Section~~Chapter~~.

DO13A Urban Design

Amend references and existing wording in DO13A – Urban design as follows:

Methods – DO13A.2.1.iii

~~Standards and design guidance~~Mandatory matters and good practice in the Nelson Tasman Land Development Manual 2019~~NCC Land Development Manual~~.

Methods – DO13A.2.2.vi

The ~~Nelson Tasman Land Development Manual 2019~~ NCC Land Development Manual provides opportunities for trade-offs to enable reduced road widths when integrated with public open space or esplanade reserve, where footpaths and/or parking can be accommodated outside of legal road.

Methods – DO13A.2.3.vi

Implement ~~Nelson Tasman Land Development Manual 2019~~ NCC Land Development Manual ~~Parks and Reserves and Transport sections~~.

Methods – DO13A.3.1.iii

~~Standards and guidance~~Mandatory matters and good practice contained in the Nelson Tasman Land Development Manual 2019~~NCC Land Development Manual~~Parks and Reserves and Landscaping, and Transport sections.

Explanation and Reasons – DO13A.3.2.i

The Council will encourage designs for public spaces that create win win situations, enabling a range of environmental, economic and social/cultural benefits to be ~~achieved~~achieved. An example of this approach is the design of an esplanade reserve that has both ecological benefits through its design width and planting, and also provides benefits for the adjoining suburban neighbourhood in terms of amenity, recreation, accessibility and connectivity, and low impact stormwater opportunities. Quality urban design also treats streets and other thoroughfares as positive spaces with multiple functions

Methods – DO13A.3.2.iv

Implement ~~Nelson Tasman Land Development Manual 2019~~NCC Land Development Manual ~~Parks and Reserves, Stormwater and Transport sections~~.

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Methods – DO13A.5.1.v

Mandatory matters and good practice Standards and design guidance in the Nelson Tasman Land Development Manual 2019~~Land Development Manual 2010.~~

Methods – DO13A.6.2.iii

Mandatory matters and good practice Standards and design guidance in the Nelson Tasman Land Development Manual 2019~~NCC Land Development Manual.~~

DO14 Subdivision and development

Amend references and existing wording in DO14 – Subdivision and development as follows:

Methods – DO14.2.1.viii

Nelson Tasman Land Development Manual 2019~~Nelson City Council Land Development Manual.~~

Methods – DO14.3.1.viii

NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019.~~

Policy – DO14.3.2. i)

- i) All wastewater, water and stormwater infrastructure specified in Section 3~~Section 3~~ Chapters 5, 6 and 7 of the NCC Land Development Manual 2010~~Chapter 5, 6 and 7 of the Nelson Tasman Land Development Manual 2019~~ to become public shall be vested in Council.

Methods – DO14.3.2.vi

NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019.~~

Methods – DO14.3.3.vi

NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019.~~

Rule REr.31 - Fences

Amend references and existing wording in Rule REr.31 – Fences as follows:

Explanation - REr.31.5 - Notes

Refer to rules REr.29 corner sites, REr.40 Access and ~~Chapter 4, section 4.3.15.4–4.10 of the Nelson Tasman Land Development Manual 2019~~NCC Land Development Manual, and REr.92 Heritage Precincts Front fences for other rules relating to fence heights or locations.

Refer to the NCC Residential Street Frontage Guidelines

Rule REr.40 – Access

Amend references and existing wording in Rule REr.40 – Access as follows:

Permitted - REr.40.1

Vehicle access must be provided and maintained for each site (except for small unstaffed network utility buildings) in accordance with the standards set out in Appendix 11 and ~~the mandatory matters in sections 4.3.7d)1) to 7), 4.3.7e) to i), 4.3.7d), 4.3.8.2a) to c), 4.3.8.5a), 4.3.12.7a) to c), 4.3.15d), 4.3.15.1a) to f), 4.3.15.2b) to d), 4.3.15.3b) to e), 4.3.15.3a) and Tables 4-6, 4-7, and 4-164 and Figures 4-M, 4-N, 4-O and 4-P~~Chapter 4, section 4.10 of the Nelson Tasman Land Development Manual 2019~~NCC Land Development Manual 2010~~. Where vehicle access is not required under this rule but voluntarily provided, all such access must be provided in accordance with Appendix 11 and ~~minimum standards~~mandatory matters in the Nelson Tasman Land Development Manual 2019 ~~NCC Land Development Manual 2010~~ as listed above.

Rule REr.56 – Network Utility - Roads

Amend references and existing wording in Rule REr.56 – Network Utility - Roads as follows:

Permitted - REr.56.1 b)

b) ~~the minimum mandatory matters standards (as defined Section 1.1.1 General) in Section in Chapter 4 of the Nelson Tasman Land Development Manual 2019~~NCC Land Development Manual 2010 are complied with.

Assessment Criteria - REr.56.4 a)

a) ~~the matters in section Chapter 4 of the Nelson Tasman Land Development Manual 2019~~NCC Land Development Manual 2010.

Rule REr.58 – Building on low lying sites

Amend references and existing wording in Rule REr.58 – Building on low lying sites as follows:

Assessment Criteria - REr.58.4 d)

d) ~~section 5.6.5b) and Table 5-6 and 5-7 in section~~Chapter 5, section 5.4.5 of the Nelson Tasman Land Development Manual 2019~~NCC Land Development Manual 2010~~.

Rule REr.63 – Service overlay - Building

Amend references and existing wording in Rule REr.63 – Services overlay - Building as follows:

Assessment Criteria - REr.63.4 a)

a) ~~the matters in the Nelson Tasman Land Development Manual 2019~~NCC Land Development Manual 2010.

Rule REr.107 – Subdivision - General

Amend references and existing wording in Rule REr.107 – Subdivision - General as follows:

Controlled - REr.107.2 b)

it complies with the ~~minimum standards as defined in Section 1.1.1-
General mandatory matters in the Nelson Tasman Land Development Manual
2019~~NCC Land Development Manual 2010, and

Controlled - REr.107.2 i) Control is reserved over:

the ~~mandatory~~ matters in the Nelson Tasman Land Development Manual 2019
NCC Land Development Manual 2010, and

Discretionary/Non-Complying - REr.107.3 iii)

the matters in the Nelson Tasman Land Development Manual 2019~~NCC Land-
Development Manual 2010~~

Assessment Criteria - REr.107.4 a)

the matters in the Nelson Tasman Land Development Manual 2019~~NCC Land-
Development Manual 2010~~.

Assessment Criteria - REr.107.4 ff)

the extent to which the proposed public reserves achieve the outcomes sought
in ~~section 12~~Chapter 10 Parks and Reserves of the Nelson Tasman Land
Development Manual 2019~~NCC Land Development Manual 2010~~.

Explanation - REr.107.5

A restricted discretionary activity category is provided in recognition that it is difficult to achieve the better urban design outcomes sought by the NRMP and the Nelson Tasman Land Development Manual 2019 ~~NCC Land Development Manual~~ through a prescriptive set of ~~minimum mandatory~~ standards. The restricted discretionary category is therefore provided for applicants who can demonstrate, through compliance with Appendix 14, that the proposed design solution is compatible with the urban design outcomes sought by the Plan and the good practice guidance in the Nelson Tasman Land Development Manual 2019~~NCC Land Development Manual~~. This category also includes Comprehensive Housing Developments in the restricted discretionary subdivision category.

In order to achieve high quality urban design outcomes it is considered that the design and construction of local neighbourhood reserves should be undertaken in conjunction with the residential subdivision. The process and design criteria to achieve this are outlined in ~~section 12~~Chapter 10 'Parks and Reserves' of the Nelson Tasman Land Development Manual 2019~~NCC Land Development Manual 2010~~.

Rule REr.108 – Subdivision – Services Overlay

Amend references and existing wording in Rule REr.108 – Subdivision – Services Overlay as follows

Discretionary/Non-Complying - REr.108.3 iii)

the matters in the Nelson Tasman Land Development Manual 2019~~NCC Land-
Development Manual 2010~~, and

Assessment Criteria - REr.108.4 b)

the ~~minimum standards and the matters~~mandatory matters and good practice
guidance in the Nelson Tasman Land Development Manual 2019~~NCC Land-
Development Manual 2010~~

Rule REr.108 – Subdivision – Landscape Overlay

Amend references and existing wording in Rule REr.109 – Subdivision – Landscape Overlay as follows

Discretionary/Non-Complying - REr.109.3 iii) c)

the matters in the Nelson Tasman Land Development Manual 2019 ~~NCC Land Development Manual 2010~~ with particular regard to the alignment and location of roads, the width of carriageways and planting of berms, and

Schedule U - Marsden Plateau Landscape Area

Amend references and existing wording in Schedule U – Marsden Plateau Landscape as follows

Assessment Criteria U.8.1 viii)

The degree of compliance with Appendices 10, 11, 12 and the matters in ~~section~~ Chapter 4 of the Nelson Tasman Land Development Manual 2019 ~~NCC Land Development Manual 2010~~ except where specific alternatives are provided to address environmental and landscape values of the site and assessment criteria in this schedule, through design.

Assessment Criteria U.8.2 v)

the matters in the Nelson Tasman Land Development Manual 2019 ~~NCC Land Development Manual 2010~~.

Explanation U.9

Consideration of context requires recognition that the ecosystems and habitats of the natural environment are an important resource. In this situation where they play a significant landscape role as the backdrop to the City, they should be incorporated into the design of the subdivision to achieve an integration of natural and built environments. For this reason specific rules, assessment criteria and roading standards have been developed to assist with the integration of development with the landscape, and its ability to acknowledge natural systems and to enhance residential amenity. The roading standards in Table 1 can be used for the Marsden Plateau in lieu of those contained in ~~section~~ Chapter 4 of the Nelson Tasman Land Development Manual 2019 ~~Land Development Manual 2010~~ as they directly relate to the assessment criteria for development within this Schedule. The proposed roading standards are in Table 1 along with definitions detailing the intended use of each road type.

Rule ICr.32 – Access

Amend references and existing wording in Rule ICr.32 Access as follows:

Permitted ICr.32.1 a)

a) Vehicle access must be provided and maintained on each site (except for Small Unstaffed Network Utility Buildings) in accordance with the standards set out in Appendix 11 (access standards) and the mandatory matters detailed at Chapter 4, section 4.10 of the Nelson Tasman Land Development Manual 2019 ~~s 4.3.7d1) to 7), 4.3.7e) to i), 4.3.7d), 4.3.8.2a) to c), 4.3.8.5a), 4.3.12.7a) to c), 4.3.15d), 4.3.15.1a) to f), 4.3.15.2b) to d), 4.3.15.3b) to c), 4.3.15.3a) and Tables 4-6, 4-7, Figures 4-M, 4-N, 4-O and 4-P NCC Land Development Manual 2010~~ except that no vehicle access may be provided across any scheduled frontage shown on Planning Map 1.

Rule ICr.53 – Network utility - roads

Amend references and existing wording in Rule ICr.53 Network utility - roads as follows:

Permitted ICr.53.1 b)

~~the minimum standards (as defined in Section 1.1.1 General) mandatory matters in Section Chapter 4 of the Nelson Tasman Land Development Manual 2019 NCC Land Development Manual 2010~~ are complied with.

Assessment Criteria ICr.53.4 a)

~~the minimum standards (as defined in Section 1.1.1 General) in section mandatory matters in Chapter 4 of the Nelson Tasman Land Development Manual 2019 NCC Land Development Manual 2010.~~

Rule ICr.54 – Building on low lying sites

Amend references and existing wording in Rule ICr.54 Building on low lying sites as follows:

Assessment Criteria ICr.54.4 d)

~~section 5.6.5b) and Table 5-6 and 5-7 in section Chapter 5, section 5.4.5 of the Nelson Tasman Land Development Manual 2019 NCC Land Development Manual 2010.~~

Rule ICr.81 – Subdivision - general

Amend references and existing wording in Rule ICr.81 Subdivision General as follows:

Controlled ICr.81.2 b)

it complies with the ~~minimum standards as defined in Section 1.1.1 General~~ mandatory matters in the Nelson Tasman Land Development Manual 2019 NCC Land Development Manual 2010, and

ICr.81.2 i) Control is reserved over:

the matters contained in the Nelson Tasman Land Development Manual 2019 NCC Land Development Manual 2010, and

Discretionary/Non-complying ICr.81.3 a)

every allotment (other than an access lot) complies with ~~the standards as defined in Section 1.1.1 General~~ mandatory matters relating to storm water and sewerage in ~~Sections Chapters 5 & 6 of the NCC Nelson Tasman Land Development Manual 2010~~, and

Assessment Criteria ICr.81.4 a)

the matters in the Nelson Tasman Land Development Manual 2019 NCC
Land Development Manual 2010, and

Rule SCr.32 – Access

Amend references and existing wording in Rule SCr.32 Access as follows:

Permitted SCr.32.1

Vehicle access must be provided and maintained on each site (except for Small Unstaffed Network Utility Buildings) in accordance with the standards set out in Appendix 11 (access standards) and the mandatory matters detailed at Chapter 4, section 4.10 of the Nelson Tasman Land Development Manual 2019 s 4.3.7(d)1) to 7), 4.3.7e) to i), 4.3.7d), 4.3.8.2a) to c), 4.3.8.5a), 4.3.12.7a) to c), 4.3.15d), 4.3.15.1a) to f), 4.3.15.2b) to d), 4.3.15.3b) to c), 4.3.15.3a) and Tables 4-6, 4-7, and 4-164 and Figures 4-M, 4-N, 4-O and 4-P of the NCC Land Development Manual 2010

Rule SCr.46 – Network utility - roads

Amend references and existing wording in Rule SCr.46 Network utility - roads as follows:

Permitted SCr.46.1 b)

the minimum standards (as defined in section 1.1.1 General) in Section 4 of the NCC Land Development Manual 2010 mandatory matters in Chapter 4 of the Nelson Tasman Land Development Manual 2019 are complied with.

Assessment Criteria SCr.46.4 a)

the matters in the Nelson Tasman Land Development Manual 2019 NCC Land Development Manual 2010.

Assessment Criteria SCr.47.4 d)

the matters in Section 4 of the NCC Land Development Manual 2010 Chapter 4 of the Nelson Tasman Land Development Manual 2019.

Rule SCr.71 – Subdivision - general

Amend references and existing wording in Rule SCr.71 Subdivision – general as follows:

Controlled SCr.71.2 b)

it complies with minimum standards (as defined in section 1.1.1 General) in Section 4 of the NCC Land Development Manual 2010 the mandatory matters in the Nelson Tasman Land Development Manual 2019, and

Controlled SCr.71.2 i) Control is reserved over:

the matters contained in the NCC Land Development Manual 2010: Nelson Tasman Land Development Manual 2019, and

Discretionary/Non-complying SCr.71.3 a)

it complies with minimum standards as defined in Section 1.1.1 General relating to stormwater and sewerage in sections 5 & 6 of the Land Development Manual 2010 the mandatory matters relating to stormwater and wastewater in Chapters 5 & 6 of the Nelson Tasman Land Development Manual 2019.

Assessment Criteria SCr.71.4 a)

the matters in the Land Development Manual 2010 Nelson Tasman Land Development Manual 2019.

Rule INr.36 – Access

Amend references and existing wording in Rule INr.36 Access as follows:

Permitted INr.36.1

Vehicle access must be provided and maintained for each site (except for small unstaffed network utility buildings) in accordance with the standards set out in Appendix 11 and the mandatory matters at Chapter 4, section 4.10 s 4.3.7d)1) to 7), 4.3.7e) to i), 4.3.7d), 4.3.8.2a) to e), 4.3.8.5a), 4.3.12.7a) to c), 4.3.15d), 4.3.15.1a) to f), 4.3.15.2b) to d), 4.3.15.3b) to e), 4.3.15.3a) and Tables 4-6, 4-7, and 4-164 and Figures 4-M, 4-N, 4-O and 4-P of the NCC Land Development Manual 2019~~Nelson Tasman Land Development Manual 2019~~.

Rule INr.52 – Network utility - roads

Amend references and existing wording in Rule INr.52 Network utility - roads as follows:

Permitted INr.52.1 b)

~~the minimum standards (as defined in Section 1.1.1 General)~~mandatory matters in Section Chapter 4 of the NCC Land Development Manual 2019~~Nelson Tasman Land Development Manual 2019~~ are complied with.

Assessment Criteria INr.52.4 a)

~~the matters in section Chapter 4 of the NCC Land Development Manual 2019~~Nelson Tasman Land Development Manual 2019.

Rule INr.53 - Building on low lying sites

Amend references and existing wording in Rule INr.53 Building on low lying sites as follows:

Assessment Criteria INr.53.4 d)

~~section 5.6.5b) and Table 5-6 and 5-7 in section 5~~Chapter 5, section 5.3.5 of the Nelson Tasman Land Development Manual 2019~~NCC Land Development Manual~~.

Rule INr.55 – Service Overlay Building

Amend references and existing wording in Rule INr.53 Service Overlay Building as follows:

Assessment Criteria INr.55.4 a)

~~the development standards and design guidelines~~mandatory matters and good practice guidance contained in the NCC Land Development Manual 2019~~Nelson Tasman Land Development Manual 2019~~.

Rule INr.73 – Subdivision - general

Amend references and existing wording in Rule INr.73 Subdivision - general as follows:

Controlled INr.73.2 b)

it complies with the ~~minimum standards as defined in Section 1.1.1 General~~mandatory matters in the NCC Land Development Manual 2019~~Nelson Tasman Land Development Manual 2019~~, and

Controlled INr.73.2 i) Control is reserved over:

~~the matters contained in the NCC Land Development Manual 2019~~Nelson Tasman Land Development Manual 2019, and

Discretionary/Non-complying INr.73.3 a)

it complies in all respects with all the ~~minimum standards as defined in Section 1.1.1 General~~mandatory matters relating to stormwater and wastewater sewerage in ~~Sections Chapters~~ Sections Chapters 5 & 6 of the ~~NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019.

Assessment Criteria INr.73.4 a)

the matters in the ~~NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019.

Rule INr.74 – Services Overlay - Subdivision

Amend references and existing wording in Rule INr.74 Services Overlay - Subdivision as follows:

Discretionary/Non-complying INr.74.3 a)

every allotment (other than an access lot) complies with the ~~minimum standards as defined in Section 1.1.1 General~~mandatory matters relating to stormwater and wastewater sewerage in ~~sections Chapters~~ Sections Chapters 5 & 6 of the ~~NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019, and

Rule OSr.25 – Building on low lying sites

Amend references and existing wording in Rule OSr.25 - Building on low lying sites as follows:

Assessment Criteria OSr.25.4 d)

~~section 5.6.5b) and Table 5-6 and 5-7~~ Section 5.3.5 in section Chapter 5 of the NCC Land Development Manual 2019 Nelson Tasman Land Development Manual 2019.

Rule OSr.35 – Access

Amend references and existing wording in Rule OSr.35 - Access as follows:

Permitted OSr.35.1

Vehicle access must be provided and maintained for each site in accordance with the standards set out in Appendix 11 and the mandatory matters at Chapter 4, section 4.10 s 4.3.7d)1) to 7), 4.3.7e) to i), 4.3.7d), 4.3.8.2a) to c), 4.3.8.5a), 4.3.12.7a) to c), 4.3.15d), 4.3.15.1a) to f), 4.3.15.2b) to d), 4.3.15.3b) to c), 4.3.15.3a) and Tables 4-6, 4-7, and 4-164 and Figures 4-M, 4-N, 4-O and 4-P of the NCC Land Development Manual 2019 Nelson Tasman Land Development Manual 2019.

Rule OSr.46 – Network utility - roads

Amend references and existing wording in Rule OSr.46 – Network utility - roads as follows:

Permitted OSr.46.1 b)

~~the minimum standards (as defined in Section 1.1.1 General)~~ mandatory matters in Section Chapter 4 of the NCC Land Development Manual 2019 Nelson Tasman Land Development Manual 2019 are complied with.

Assessment Criteria OSr.46.4 a)

~~the matters in section Chapter 4 of the NCC Land Development Manual 2019~~ Nelson Tasman Land Development Manual 2019.

Rule OSr.51 – Services Overlay - Building

Amend references and existing wording in Rule OSr.51 – Services Overlay - Building as follows:

Assessment Criteria OSr.51.4 a)

~~the mandatory matters and good practice guidance development standards and design guidelines contained in the NCC Land Development Manual 2019~~ Nelson Tasman Land Development Manual 2019.

Rule RUr.28 –Buildings

Amend references and existing wording in Rule RUr.28 –Buildings as follows:

Assessment Criteria RUr.28.4 b)

the matters in the ~~NCC Land Development Manual 2010~~ Nelson Tasman Land Development Manual 2019.

Rule RUr.29 –Building on low lying sites

Amend references and existing wording in Rule RUr.29 –Building on low lying sites as follows:

Assessment Criteria RUr.29.4 d)

section ~~5.6.5b) and Table 5-6 and 5-7 in 5.3.5~~, section Chapter 5 of the ~~NCC Land Development Manual 2010~~ Nelson Tasman Land Development Manual 2019.

Rule RUr.36 –Access

Amend references and existing wording in Rule RUr.36 –Access as follows:

Permitted RUr.36.1

Vehicle access must be provided and maintained for each site in accordance with the standards set out in Appendix 11 and ~~the mandatory matters at Chapter 4, section 4.10 s 4.3.7d)1) to 7), 4.3.7e) to i), 4.3.7d), 4.3.8.2a) to c), 4.3.8.5a), 4.3.12.7a) to c), 4.3.15d), 4.3.15.1a) to f), 4.3.15.2b) to d), 4.3.15.3b) to c), 4.3.15.3a) and Tables 4-6, 4-7, and 4-164 and Figures 4-M, 4-N, 4-O and 4-P of the NCC Land Development Manual 2010~~ Nelson Tasman Land Development Manual 2019.

Rule RUr.46 –Network utility - roads

Amend references and existing wording in Rule RUr.46 –Network utility - roads as follows:

Permitted RUr.46.1 b)

the ~~minimum standards (as defined in Section 1.1.1 General)~~ mandatory matters in Section Chapter 4 of the ~~NCC Land Development Manual 2010~~ Nelson Tasman Land Development Manual 2019 are complied with.

Assessment Criteria RUr.46.4 a)

the matters in section Chapter 4 of the ~~NCC Land Development Manual 2010~~ Nelson Tasman Land Development Manual 2019.

Rule RUr.49A –Services Overlay - Building

Amend references and existing wording in Rule RUr.49A –Services Overlay - Building as follows:

Assessment Criteria RUr.49A.4 a)

the matters in the ~~NCC Land Development Manual 2010~~ Nelson Tasman Land Development Manual 2019.

Rule RUr.78 –Subdivision - general

Amend references and existing wording in Rule RUr.78 –Subdivision - general as follows:

Controlled RUr.78.2 b)

it complies with the ~~minimum standards as defined in Section 1.1.1 General~~ mandatory matters in the NCC Land Development Manual 2010 Nelson Tasman Land Development Manual 2019, and

Controlled RUr.78.2 i)

the matters contained in the ~~NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019, and

Discretionary/Non-complying RUr.78.3 a)

it complies in all respects with all the ~~minimum standards~~mandatory matters in ~~Section Chapter 7 Water, Section Chapter 5 Stormwater and Section Chapter 6 Wastewater in the NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019, and

Assessment Criteria RUr.78.4 a)

the matters contained in the ~~NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019.

Rule RUr.79 –Subdivision within the Coastal Environment Overlay

Amend references and existing wording in Rule RUr.79 –Subdivision within the Coastal Environment Overlay as follows:

Discretionary/Non-complying RUr.79.3 a)

It complies in all respects with the relevant standards in Appendices 10 to 12, and the ~~minimum standards as defined in Section 1.1.1 General~~mandatory matters in the ~~NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019, except in the case of allotments created solely for access or for a network utility where the title of the lot records that it was created solely for access or network utility purposes and that the lot may not comply with requirement for other uses; and

Rule RUr.80 –Subdivision within the Landscape Overlay

Amend references and existing wording in Rule RUr.80 –Subdivision within the Landscape Overlay as follows:

Discretionary/Non-complying RUr.80.3 a)

every allotment (other than an access allotment) complies with the ~~minimum standards (as defined in Section 1.1.1 General)~~mandatory matters relating to stormwater and wastewater in ~~sections Chapters 5 & 6 of the NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019, and

Rule RUr.85 –Services Overlay

Amend references and existing wording in Rule RUr.85 –Services Overlay as follows:

Assessment Criteria RUr.85.4 b)

the matters in the ~~NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019.

AP7.3 –Performance guidelines – residential zone

Amend references and existing wording in AP7.3 –Performance guidelines – residential zone as follows:

AP7.3.i h)

Carriageway widths may be varied from ~~tables 4-3 & 4-4~~those given in section Chapter 4 of the NCC Land Development Manual 2019~~Nelson Tasman Land Development Manual 2019~~, to allow the creation of open space or planted areas within legal road, provided it can be demonstrated that traffic movements will not be adversely affected. Compensatory parking bays may need to be provided in suitable areas.

AP10.2 – Definitions

Amend references and existing wording in AP10.2 – Definitions as follows:

All weather surface

~~means a minimum of a layer of basecourse gravel generally all passing a 40mm sieve and compacted with a mechanical roller to a thickness above the subgrade of 150mm when compacted.~~

means construction of a carriageway with adequate drainage, a sound subgrade and compacted graded aggregates that results in a carriageway that is usable by vehicles in all weather conditions.

Classified Road

means roads with a hierarchical classification of Arterial, Principal, and Collector. Refer to ~~section Chapter 4 'Transport' of the NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019.

Permanent Surface

~~means a drained hard and durable surface of bituminous chip seal, asphalt, concrete, interlocking paving blocks, or other such approved solid and durable paving (see figure 10, Appendix 11 – access standards) and includes a timber deck, where above ground level.~~

means construction of a carriageway with adequate drainage, a sound subgrade and compacted graded aggregates that results in a carriageway that is usable by vehicles in all weather conditions.

Unclassified Road

means roads with a hierarchical classification of Sub-Collector, Local Roads and Residential Lanes. Refer to ~~section Chapter 4 'Transport' of the NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019.

AP10.8 – surfacing of parking and loading spaces

Amend references and existing wording in AP10.8 .iv–surfacing of parking and loading spaces as follows:

- c) compliance with the access standards in ~~Chapter 4, section 4.10 s 4.3.7d)1) to 7), 4.3.7e) to i), 4.3.7d), 4.3.8.2a) to c), 4.3.8.5a), 4.3.12.7a) to c), 4.3.15d), 4.3.15.1a) to f), 4.3.15.2b) to d), 4.3.15.3b) to c), 4.3.15.3a) and Tables 4-6, 4-7, and 4-164 and Figures 4-M, 4-N, 4-O and 4-P of the NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019 is required.

AP11 – overview – application of Appendix 11

Amend references and existing wording in AP11 –overview – application of Appendix 11 as follows:

AP11.i e)

Any access or accessway must comply with the relevant ~~design and construction standards~~ mandatory matters specified in section ~~Chapter 4~~ 'Transport' of the ~~NCC Land Development Manual 2010~~ Nelson Tasman Land Development Manual 2019.

AP11.ii

For subdivisions creating sites that are steeper than 1 in 8 for residential and 1 in 16 for non residential, the subdivision consent application plans shall show indicative access to a parking space within each lot and the extent of works (including cut/fill batters and retaining) that would be needed. Any retaining structures must be located on private land and not legal road. Final details of the access construction will be required to be shown on engineering plans submitted in accordance with the ~~NCC Land Development Manual 2010~~ Nelson Tasman Land Development Manual 2019.

AP11.1 – minimum distance of vehicle crossing from intersections

Amend references and existing wording in AP11.1 –minimum distance of vehicle crossing from intersections as follows:

AP11.1.i

~~Vehicle crossing spacing from intersections shall be in accordance with Section 4.10 Private Access and Crossings Nelson Tasman Land Development Manual 2019. No part of a vehicle crossing shall be closer to a road intersection than the distances permitted in Table 11.1.1 below.~~

EXEMPTION

~~Where the boundaries of the site do not allow the provision of any vehicle crossing in conformity with the above distances, a single vehicle crossing may be constructed provided it is located adjoining an internal boundary of the site in the position which most nearly complies with the provisions of Table 11.1.1.~~

Table 11.1.1 — ~~minimum distance of vehicle crossing from intersections~~

Frontage Road	Intersecting Road Type (in metres)		
	State Highway/ Arterial	Principal/ Collector	Sub-Collector/ Local
T1.1 Speed limit up to 50 km/hr			
State Highway/ Arterial	60	50	35
Principal/ Collector	50	35	20
Sub Collector/ Local	30	25	10
T1.2 Speed limit 80km/hr			
State Highway/ Arterial	110	90	60
Principal/ Collector	85	70	50
Sub Collector/ Local	60	50	40
T1.3 Speed limit greater than or equal to 100 km/hr			
State Highway/ Arterial	170	130	90

Principal/ Collector	125	100	75
Sub Collector/ Local	80	70	60
T1.4 Calculation of Distance Values between Tabled Speeds- (see Ap11.1.i Note a))			
Formulae:	$\left\{ \frac{(D2 - D1)}{(Tabled\ Speed2 - Tabled\ Speed1)} \right\} \times (actual\ speed\ limit - Tabled\ Speed1) + D1$		
Where: D2 is the distance in the higher tabled speed limit D1 is the distance in the lower tabled speed limit for the same road type			

AP11.1.ii — Notes

AP11.1.ii — Notes

- a) For roads with gazetted speed limits that fall between speed values shown in Table 11.1.1 above, the distance measurements must be proportioned using the method in Table 11.1.1 T1.4 above.
- b) Access ways and vehicle crossings should always be on the road of the lowest order where the intersection is between two streets of different categories.
- c) Distances shall be measured along the boundary parallel to the centreline of the road from the kerb or formed edge of the intersecting road.
- d) Road types (State Highway, Arterial, Principal, Collector, Sub-Collector, and Local) are identified on Planning Maps A2.1 Urban Road Hierarchy Map and A2.2 District Road Hierarchy Map.

AP11.2 – maximum number and minimum spacing of vehicle crossings

Amend references and existing wording in AP11.2 – maximum number and minimum spacing of vehicle crossings as follows:

The maximum number of vehicle crossings permitted for each site shall be in accordance with Section 4.10 Private Access and crossings of the Nelson Tasman Land Development Manual 2019 Table 11.2.1 below.

		Frontage Road Hierarchy		
Zone	Frontage length (m)	Unclassified	Collector / Principal	State Highway / Arterial
Residential	-	1	1	1
Other Zones	< 60	2	1	1
	60 – 100	2	2	1
	> 100	3	2	2

AP11.2.i — Notes

AP11.2.i — Notes

- a) For sites with frontage to a Classified Road where the speed limit is 80km/h or higher, the minimum spacing between successive vehicle crossings shall be 200 metres. For all other roads, the minimum distance between vehicle crossings shall be 7.5m. The spacing of accesses applies within both sites and between adjacent sites.

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~~b) The maximum number of crossings must be rounded to the nearest whole number. For example: 2.6 crossings will be rounded up to 3 crossings but 2.4 crossings will be rounded down to 2 crossings.~~

AP11.3 – design of vehicle access

Amend and delete wording in AP11.3 – design of vehicle access as follows:

AP11.3.1

~~Any access must comply with the relevant design and construction standards specified in Section Chapter 4, Section 4.10 Private Access and Crossings Transport of the Nelson Tasman Land Development Manual 2019Land Development Manual 2010.~~

AP11.3.2

~~AP11.3.2 Access to Rural Zone sites must comply with the layout shown in figures 7, 8 or 9. Figure 2 and its accompanying notes must be used to determine the applicable figure.~~

Delete Figure 2 – Application of access diagrams within the rural zone

AP11.3.3

~~AP11.3.3 Application Notes for Figure 2~~

~~a) Definitions~~

- ~~i) Light Vehicle means a motor vehicle up to 3500kg gross laden weight.~~
- ~~ii) Heavy Vehicle is defined in Chapter 2 Meanings of Words – i.e. ‘a motor vehicle exceeding 3500kg gross laden weight (Refer Heavy Motor Vehicle Regulations 1974)’~~
- ~~iii) Road Hierarchy means the road classification set out on Planning Map A2.1 and A2.2. For the purpose of Figure 2, a ‘proposed’ classification is deemed to be the same as the main classification. i.e. ‘Proposed SH6’ has same meaning as ‘SH6’.~~

~~b) Advisory Note: Consent may be required by the road controlling authority for any work adjacent to or over the legal road or state highway. Persons intending to undertake such works should consult the appropriate road controlling authority prior to commencement of work.~~

~~c) Application of Figure 2 to Subdivision:~~

- ~~i) For the purpose of Figure 2, if the activity to which the subdivision relates is not known then the activity is deemed to be a rural activity.~~
- ~~ii) In relation to a controlled activity subdivision the standards of access shown in Figures 2, 3 and 4 are the minimum required. Under RUr.78.2 viii control is reserved over the development of the subdivision and sites having regard to appropriate vehicle access.~~

~~d) Where any legal road is not shown on the Road Hierarchy it shall be deemed to be classed as local road under the Road Hierarchy.~~

~~e) Interpretation Of Movement In Relation To Heavy Vehicles~~

- ~~i) The same or different heavy vehicles arriving once and departing once, or vice versa, from the access, shall be counted as 2 vehicle movements.~~

~~f) One Off Activities In Relation To Heavy Vehicle Movements~~

- ~~i) There will be no limit on heavy vehicle movements in relation to the clause marked † in Figure 2, in which case figure 2 will apply, if the activity is a one off activity, such as an on-site private building project, and
 - ~~a. the prior written consent of the adjoining road controlling authority is obtained for the one off activity, in relation to the effects on the adjoining road; and~~
 - ~~b. any damage which, in the opinion of the road controlling authority, has been done to the road in the course of the activity or work shall be reinstated by the user or at their cost, to the satisfaction of that authority.~~~~

- ii) ~~Any application in which this part of the Plan is to be used, must include the prior written consent required under 'f) i) a)' and also provide a statement signed by the person with financial or controlling authority for the activity or work agreeing to reinstate any such damage in accordance with 'f) i) b)' above.~~

AP11.3.4

~~In addition to AP11.3.4 vehicular access to any site zoned Open Space and Recreation and which:~~

- a) ~~Is surrounded by land zoned Rural; or~~
- b) ~~Any vehicular access for the site adjoins or is directly opposite to a rurally zoned site must comply with the layout shown in figure 2.(Low Intensity Rural Access)~~

AP11.3.5

~~For sites which adjoin or are capable of gaining vehicle access from publicly owned and operated carpark, no vehicle entrance may be provided to any site from any road, if access is obtainable from publicly owned and operated carparks or from any Right of Way or proposed or existing service lane. If no such access is available the vehicle entrance must be on the road of the lowest order as shown on the Road Hierarchy Maps A2.1 and A2.2.~~

AP11.4 – vehicle oriented commercial activities

Amend and delete references and existing wording in AP11.4 – vehicle oriented commercial activities as follows:

AP11.4.2 b)

Vehicle crossings into vehicle oriented commercial activities must comply with the minimum distance of vehicle crossing from intersections contained in Section 4.9.2 Private Access of the Nelson Tasman Land Development Manual 2019 Table 11.2.1.

Delete Figure 6 – Required sight distances

Delete Figure 7 – Low intensity rural access

Delete Figure 8 – Medium intensity rural access

Delete Figure 9 – High intensity rural access : details of required access taper, access surfacing, and localised widening

AP12.1 – clearances additional to tracking curves

Amend references and existing wording in AP12.1 – clearances additional to tracking curves as follows:

AP12.1.i

~~Tracking curves shall be in accordance with Chapter 4, Section 4.10 of the Nelson Tasman Land Development Manual 2019. A clearance factor is to be added onto the 85 percentile tracking curves as an allowance for driver unfamiliarity, vehicle steering variation, manoeuvring past obstacles and variations in approach manoeuvring in accordance with the standards below.~~

AP12.1.ii

~~For residential activities a minimum clearance of 300mm must be applied to both sides of the 85 percentile car tracking curve of this design vehicle for any part of the vehicle manoeuvre except:~~

- ~~a) any manoeuvre within a parking space, or~~
- ~~b) any manoeuvre through an opening to a parking space (such as garage doors), or~~
- ~~c) any part of a manoeuvre not involving horizontal turns or changes in direction.~~

AP12.1.iii

~~For other than residential activities using the 85 percentile car tracking curve a minimum clearance of 600mm must be applied to both sides of the 85 percentile tracking curve of this design vehicle for any part of the vehicle manoeuvre except:~~

- ~~a) any manoeuvre within a parking space, or~~
- ~~b) any manoeuvre through an opening to an outdoor parking space, or~~
- ~~c) any part of a manoeuvre not involving horizontal turns or changes in direction.~~

~~For the avoidance of doubt, the 600mm clearance factor is required for any part of a manoeuvre through an entrance or exit of a building or enclosed area.~~

AP12.1.iv

~~For other than residential activities using the tracking curves other than the 85 percentile car tracking curve a minimum clearance of 600mm must be applied to both sides of the 85 percentile tracking curve of the particular design vehicle for any part of the vehicle manoeuvre except:~~

- ~~a) any manoeuvre within a parking space, or~~
- ~~b) any manoeuvre through an opening to an outdoor parking space~~

~~For the avoidance of doubt, the 600mm clearance factor is required for any part of a manoeuvre through an entrance or exit of a building or enclosed area.~~

AP12.1.v

~~Obstructions to tracking curve clearances:~~

~~no structure, object, building or part of a building shall obstruct the minimum clearance from the ground level or finished floor level if within a building, up to a height of:~~

- ~~a) 2.3m in the case of a 85 percentile car tracking manoeuvre, or~~
- ~~b) 4.4m (minimum) in the case of any other vehicle manoeuvre~~

AP12.2 – 85 percentile car – tracking curves

Delete references, figure 1 and existing wording in AP12.2 – 85 percentile car – tracking curves

AP12.3 – 85 percentile two axle truck – tracking curves

Delete references, figure 2 and existing wording in AP12.3 – 85 percentile two axle truck – tracking curves

AP12.4 – 85 percentile semi-trailer– tracking curves

Delete references, figure 3 and existing wording in AP12.4 – 85 percentile semi-trailer– tracking curves

AP12.5 – 85 percentile tour coach– tracking curve

Delete references, figure 4 and existing wording in AP12.5 – 85 percentile tour coach– tracking curve

AP14.1 – General

Amend references and existing wording in AP14.1 – general as follows:

AP14.1.i

Appendix 14 and the restricted discretionary activity subdivision provisions under Rule REr.107 are provided because the Council recognises that in pursuing better urban design it is difficult to achieve such a goal by imposing prescriptive rules and minimum standards. This will be particularly relevant for hillside greenfield subdivision and intensification within the existing residential area.

In recognition of this barrier, the restricted discretionary category provides an avenue for those designs that may not comply in full with the ~~minimum standards~~ mandatory matters set out in the ~~NCC Land Development Manual 2010~~ Nelson Tasman Land Development Manual 2019. Such developments may in fact still represent quality urban design for the particular site and therefore warrant a restricted discretionary activity status and non-notified consent process.

AP14.2 – Information requirements

Amend references and existing wording in AP14.2 – Information requirements as follows:

AP14.2.i b)

- Preliminary infrastructure plans
 - May be required for works not included in the design and construction requirements of the Land Development Manual 2010. Refer to Chapter 2 3.4 of the ~~NCC Land Development Manual 2010~~ Nelson Tasman Land Development Manual 2019.

AP14.2.2 – Design Description: Subdivision and Development Plan

Amend references and existing wording in AP14.2.2 – Design Description: Subdivision and Development Plan as follows:

AP14.2.2.ii e) ii)

preliminary infrastructure design for areas departing from the ~~minimum standard~~ mandatory matters in the ~~NCC Land Development Manual 2010~~ Nelson Tasman Land Development Manual 2019. Cross sections may be necessary to illustrate site specific design responses.

AP14.3.1 – Movement network

Amend references and existing wording in AP14.3.1 – Movement network as follows:

AP14.3.i

~~Section Chapter 4~~ of the ~~NCC Land Development Manual 2010~~ Nelson Tasman Land Development Manual 2019 provides advice on the road standards relative to function and speed environments, use of and standards for cul de sacs, residential lanes and rights of way. Council's Transport Officers can provide advice regarding existing traffic movements, intended connections and any upgrading plans or requirements.

AP14.3.2 – Open space network

Amend references and existing wording in AP14.3.2 – Open space network as follows:

AP14.3.2.i

The ~~NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019 contains a chapter on parks and reserves and landscaping which details the different types of Council owned reserves and their design requirements. Council staff can provide advice in respect of the need or not of particular reserves in particular locations, and should be consulted prior to proposing the selection of any site for an intended public reserve. Where significant landscapes and ecological and natural features exist on site they should be assessed for their suitability for incorporation into the subdivision design. Subdivision design has the potential to incrementally enhance biodiversity corridors in Nelson and is an important component of quality urban design and the suitability of wildlife.

AP14.3.5 – Stormwater management

Amend references and existing wording in AP14.3.5 – Stormwater management as follows:

AP14.3.5.i

Stormwater management and low impact design should be considered early in the site planning process as these will usually influence the design of the subdivision and roads. The ~~NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019 provides design objectives and standards for reticulated and low impact stormwater management in the stormwater section, and the parks and reserves section provides guidance on when a stormwater device is acceptable within a public reserve, and the level of reserves contribution offset provided. Given Nelson's hilly topography and soils it will be difficult for a design to rely solely on low impact approaches and these will likely need to be combined with a reticulated system.

AP14.3.7 – Reticulated services

Amend references and existing wording in AP14.3.7 – Reticulated services as follows:

AP14.3.7.i

The ~~NCC Land Development Manual 2010~~Nelson Tasman Land Development Manual 2019 provides minimum standards and information requirements necessary to accompany an application, including requirements for street lighting.

AP22.6 – Access, parking and services

Amend references and existing wording in AP22.6 – Access, parking and services as follows:

AP22.6.iii

Parking, access and services should be in accordance with Appendices 10 (standards and terms for parking and loading) and 11 (access standards), and the ~~minimum standards mandatory matters in section Chapter 4~~ of the NCC Nelson Tasman Land Development Manual 2019. The development may make provision for reduced car parking provision where it can be demonstrated that actual parking demand will be less than the parking requirements in Appendix 10 (Standards and Terms for Parking and Loading). For example, this may be because of proximity to local shops or public transport, high numbers of cycle connections and/or reduced vehicle based travel dependence for other reasons. Any assessment for a reduction in car parking numbers will be carried out through the resource consent process.