

**Part 4**

**Zones**

**OSRZ – Open space and recreation zones**

**OSZ – Open space zone**

**Introduction**

The Open space zone is dispersed throughout Whakatū Nelson and provides a network of local parks, reserves, cemeteries and recreation grounds. The majority of Open space zone land is owned and maintained by Nelson City Council.

To reflect the varied types of open space with an Open space zoning, and different community expectations regarding their use, the open space areas are grouped into four precincts. These are the:

- 1. PREC9 – Public garden precinct;
- 2. PREC10 – Neighbourhood park precinct;
- 3. PREC11 – Cemetery precinct; and
- 4. PREC12 – City park precinct.

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

**Objectives**

**OSZ-O1 Role of the Open space zone [DP]**

Whakatū Nelson’s network of open spaces:

- 1. provide a diverse range of facilities that meet the current and future recreation, health and well-being needs of the community;
- 2. contribute to a high-quality urban environment;
- 3. are accessible and distributed in locations that meet demand arising from new development and population growth;
- 4. provide users with a pleasant and safe environment;
- 5. enable temporary, commercial and multifunctional uses that maintain and enhance amenity values of adjoining sites; and
- 6. assist in protecting and enhancing the values associated with cultural and historic heritage resources and notable trees.

## **OSZ-O2 Role and function of precincts [DP]**

Within the Open space zone, different roles and functions are catered for as follows:

1. PREC9 – Public garden precinct, inclusive of Whakatū Nelson’s premier parks, attracts visitors due to a dominance of open space, formal landscaping, extensive plantings and mature trees and arboricultural and small-scale heritage building values;
2. PREC10 – Neighbourhood park precinct supports a range of small-scale family and community informal recreation activities within landscaping, plantings and grassed areas, that complement and enhance urban amenity values;
3. PREC11 – Cemetery precinct supports all activities and buildings associated with funerals, cremations, burials and memorial services within a quiet, contemplative atmosphere with a dominance of plantings and established trees, and in the Quakers Acre and Hallowell cemeteries, by important heritage values; and
4. PREC12 – City park precinct are compact urban open spaces that provide relief from the surrounding built environment by way of mature trees and landscaping, with a range of recreation uses that reflect the precinct’s urban location that complement activities in the Commercial and mixed use zones of Whakatū Nelson.

## **Policies**

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

Provide for existing and new activities and development, where they:

1. benefit the community;
2. are of a scale, form, location and design that maintains the role, functions, characteristics and qualities of the relevant precinct;
3. maintain the predominance of open space;
4. are integrated and consistent with the character of the surrounding area;
5. minimise adverse effects on the character and amenity of the relevant precinct and adjoining sites; and
6. are consistent with any relevant reserve management plan.

### **OSZ-P2 Commercial activities [DP]**

Enable a limited range of commercial activities, where:

1. they support community and recreation activities and facilities on the site;
2. the nature and extent of the commercial activities is consistent with the role, character and amenity of the relevant precinct;

3. they do not generate significant adverse effects on adjoining sites; and
4. they do not undermine Whakatū Nelson’s commercial centres hierarchy.

**OSZ-P3 Park management in the Open space zone [DP]**

Enable park management activities and facilities that support the role and function of the park or reserve.

**OSZ-P4 Open space and facilities for new development [DP]**

Provide new and upgrade existing areas of open space and related facilities to support growth and new residential development.

**OSZ-P5 Specific considerations for use and development [DP]**

Ensure that where use and development is proposed:

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

**Rules**

**Rule interpretation and application**

**OSZ-R1 [DP]**

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

1. OSZ-R5 to OSZ-24; and
2. OSZ-S1 to OSZ-S12.

### **OSZ-R2 [DP]**

1. The following rules specify when the rule **applies** to sites located in one or more of the four precincts (PREC9 – Public Garden precinct, PREC10 – Neighbourhood park precinct, PREC11 – City park precinct and PREC12 – Cemetery precinct):
  - a. OSZ-R6; and
  - b. OSZ-R7; and
  - c. OSZ-R8; and
  - d. OSZ-R9; and
  - e. OSZ-R12; and
  - f. OSZ-R13; and
  - g. OSZ-R15; and
  - h. OSZ-R20.
2. Rules OSZ-R10 and OSZ-R14 only **apply** to Founders Heritage Park.

### **OSZ-R3 [DP]**

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

1. AIR – Air; and
2. LF – Land and freshwater; and
3. EIT – Energy, infrastructure and transport; and
4. CON – Contaminated land; and
5. HAZS – Hazardous substances; and
6. NH – Natural hazards; and
7. HH – Historic heritage; and
8. SUB – Subdivision; and
9. EW – Earthworks; and
10. LIGHT – Light; and
11. NOISE – Noise; and
12. SIGN – Signs; and
13. TEMP – Temporary activities; and
14. TREE – Notable trees; and
15. SASM – Sites and areas of significance to Māori; and
16. ECO – Ecosystems and indigenous biodiversity; and

17. NATC – Natural character; and
18. NFL – Natural features and landscapes; and
19. FMU1 – Stoke freshwater management unit; and
20. FMU2 – Maitahi/Mahitahi/Maitai freshwater management unit; and
21. FMU3 – Wakapuaka freshwater management unit; and
22. FMU4 – Whangamoā freshwater management unit; and
23. FMU5 – Roding freshwater management unit.

#### **OSZ-R4 [DP]**

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

1. CMA – Coastal marine area; and
2. CMAR – Coastal margins; and
3. NCFLC – Natural character, features and landscapes in the coastal environment; and
4. ASW – Activities on the surface of water.

### **Activity status**

<b>Rule</b>	<b>Use/Activity</b>
<b>OSZ-R5</b>	Activity not listed in OSZ-R6 to OSZ-R24
<b>OSZ-R6</b>	Building or structure in: PREC12 – City park precinct
<b>OSZ-R7</b>	Building or structure in: PREC10 – Neighbourhood park precinct
<b>OSZ-R8</b>	Building or structure in: PREC9 – Public garden precinct
<b>OSZ-R9</b>	Building or structure in: PREC11 – Cemetery precinct
<b>OSZ-R10</b>	Relocation of a building into Founders Heritage Park
<b>OSZ-R11</b>	Fence
<b>OSZ-R12</b>	Sale of food and drink in temporary structures and mobile vehicles in: PREC10 – Neighbourhood park, PREC9 – Public garden and PREC12 – City park precincts
<b>OSZ-R13</b>	Café and gift shop at Isel, Melrose and Broadgreen Houses
<b>OSZ-R14</b>	Commercial activity at Founders Heritage Park
<b>OSZ-R15</b>	Sale, hire or servicing of sporting or recreational equipment in: PREC12 – City park precinct
<b>OSZ-R16</b>	Commercial activity not provided for in OSZ-R12 to OSZ-R15

<b>OSZ-R17</b>	Recreation activity
<b>OSZ-R18</b>	Community activity
<b>OSZ-R19</b>	Park management activity and park management facility
<b>OSZ-R20</b>	Cemetery activity
<b>OSZ-R21</b>	Public art
<b>OSZ-R22</b>	Structure within the coastal margin
<b>OSZ-R23</b>	Structure within the riparian margin
<b>OSZ-R24</b>	Building, structure or sensitive activity within the National Grid Yard

<b>Activity</b>	<b>Permitted</b>	<b>Controlled</b>	<b>Discretionary/ Non-complying/ Prohibited</b>
<b>OSZ-R5</b> <b>Activity not listed in OSZ-R6 to OSZ-R24</b> <b>[DP]</b> Legal effect on notification: No	1. Not applicable.	2. Not applicable.	3. An activity not listed in OSZ-R6 to OSZ-R24 is a <b>discretionary activity</b> .
<b>OSZ-R6</b> <b>Building or structure in:</b> <b>PREC12 – City park precinct</b> <b>[DP]</b> Legal effect on notification: No	1. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or a park management facility in the PREC12 – City park precinct is a <b>permitted activity</b> provided that: <ul style="list-style-type: none"> <li>a. habitable buildings must be connected to a community water supply and the</li> </ul>	2. Not applicable	3. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility in the PREC12 – City park precinct, and that contravenes OSZ-R6.1.c. is a <b>restricted discretionary activity</b> provided that habitable buildings must be

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	<p>wastewater network; and</p> <p>b. the total gross floor area of all existing and proposed buildings and structures on the site would not exceed 25m<sup>2</sup> on any site; and</p> <p>c. the building or structure, where it does not involve its relocation into Founders Heritage Park, complies with the following standards:</p> <p>i. OSZ-S1 Maximum height of buildings; and</p> <p>ii. OSZ-S2 Setback from RESZ – Residential zone boundaries and roads; and</p> <p>iii. OSZ-S3 Daylight admission; and</p> <p>iv. OSZ-S4 Parking and loading; and</p>		<p>connected to a community water supply and the wastewater network.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. OSZ-S1 Maximum height of buildings; and</p> <p>b. OSZ-S2 Setback from RESZ – Residential zone boundaries and roads; and</p> <p>c. OSZ-S3 Daylight admission; and</p> <p>d. OSZ-S4 Parking and loading; and</p> <p>e. OSZ-S5 Access; and</p> <p>f. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</p> <p>g. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>h. OSZ-S9 Nelson Tasman Land Development</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> <li>v. OSZ-S5 Access; and</li> <li>vi. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</li> <li>vii. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</li> <li>viii. OSZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>ix. OSZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> <li>x. OSZ-S11 Nelson Tasman Land Development</li> </ul>		<ul style="list-style-type: none"> <li>Manual 2019 mandatory requirements: Stormwater; and</li> <li>i. OSZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> <li>j. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</li> <li>k. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</li> <li>4. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility in the PREC12 – City park precinct, and that contravenes OSZ-R6.1.b. is a</li> </ul>



Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Manual 2019 mandatory requirements: Water; and</p> <p>xi. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p>		<p><b>discretionary activity.</b></p> <p>5. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility in the PREC12 – City park precinct, and that contravenes OSZ-R6.1.a. or OSZ-R6.3. is a <b>non-complying activity.</b></p>
<p><b>OSZ-R7</b></p> <p><b>Building or structure in:</b></p> <p><b>PREC10 – Neighbourhood park precinct</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or a park management facility in the PREC10 – Neighbourhood park precinct is a <b>permitted activity</b> provided that:</p> <p>a. habitable buildings must be connected to a community water supply and the wastewater network; and</p> <p>b. the total gross floor area of all existing and</p>	<p>2. Not applicable.</p>	<p>3. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility in the PREC10 – Neighbourhood park precinct, and that contravenes OSZ-R7.1.c. is a <b>restricted discretionary activity</b> provided that habitable buildings must be connected to a community water supply and the wastewater network.</p>

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	<p>proposed buildings and structures on the site would not exceed 50m<sup>2</sup> on any site; and</p> <p>c. the building or structure complies with the following standards:</p> <p>i. OSZ-S1 Maximum height of buildings; and</p> <p>ii. OSZ-S2 Setback from RESZ – Residential zone boundaries and roads; and</p> <p>iii. OSZ-S3 Daylight admission; and</p> <p>iv. OSZ-S4 Parking and loading; and</p> <p>v. OSZ-S5 Access; and</p> <p>vi. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</p>		<p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. OSZ-S1 Maximum height of buildings; and</p> <p>b. OSZ-S2 Setback from RESZ – Residential zone boundaries and roads; and</p> <p>c. OSZ-S3 Daylight admission; and</p> <p>d. OSZ-S4 Parking and loading; and</p> <p>e. OSZ-S5 Access; and</p> <p>f. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</p> <p>g. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>h. OSZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>i. OSZ-S10 Nelson</p>

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	<p>vii. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>viii. OSZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>ix. OSZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>x. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>xi. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory</p>		<p>Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>j. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>k. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunicati ons, Electrical and Streetlighting.</p> <p>4. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility in the PREC10 – Neighbourhood park precinct, and that contravenes OSZ- R7.1.b. is a <b>discretionary activity</b>.</p> <p>5. The construction, alteration, addition or relocation of a</p>

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	<p>requirements: Telecommunications, Electrical and Streetlighting.</p>		<p>building or structure, that is not a bridge, fence, play equipment or park management facility in the PREC10 – Neighbourhood park precinct, and that contravenes OSZ-R7.1.a or OSZ-R7.3 is a <b>non-complying activity</b>.</p>
<p><b>OSZ-R8</b> <b>Building or structure in:</b> <b>PREC9 – Public garden precinct</b> <b>[DP]</b> Legal effect on notification: No</p>	<p>1. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or a park management facility in the PREC9 – Public garden precinct is a <b>permitted activity</b> provided that:</p> <p>a. habitable buildings must be connected to a community water supply and the wastewater network; and</p> <p>b. the total gross floor area of all existing and proposed buildings and structures, where it does not involve a proposed</p>	<p>2. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or a park management facility in the PREC9 – Public garden precinct, that contravenes OSZ-R8.1.b. is a <b>controlled activity</b> provided that:</p> <p>a. habitable buildings must be connected to a community water supply and the wastewater network; and</p> <p>b. the total gross floor area of all existing and proposed buildings and structures on the site is greater</p>	<p>3. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility in the PREC9 – Public garden precinct, and that contravenes OSZ-R8.1.c. and OSZ-R8.2.c. is a <b>restricted discretionary activity</b> provided that habitable buildings must be connected to a community water supply and the wastewater network.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. OSZ-S1</p>

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	<p>relocation of a building into Founders Heritage Park, would not exceed 50m<sup>2</sup>; and</p> <p>c. the building or structure complies with the following standards:</p> <p>i. OSZ-S1 Maximum height of buildings; and</p> <p>ii. OSZ-S2 Setback from RESZ – Residential zone boundaries and roads; and</p> <p>iii. OSZ-S3 Daylight admission; and</p> <p>iv. OSZ-S4 Parking and loading; and</p> <p>v. OSZ-S5 Access; and</p> <p>vi. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</p>	<p>than 50m<sup>2</sup> but not exceeding 150m<sup>2</sup> on any site; and</p> <p>c. the building or structure complies with the following standards:</p> <p>i. OSZ-S1 Maximum height of buildings; and</p> <p>ii. OSZ-S2 Setback from RESZ - Residential zone boundaries and roads; and</p> <p>iii. OSZ-S3 Daylight admission; and</p> <p>iv. OSZ-S4 Parking and loading; and</p> <p>v. OSZ-S5 Access; and</p> <p>vi. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</p> <p>vii. OSZ-S8 Nelson</p>	<p>Maximum height of buildings; and</p> <p>b. OSZ-S2 Setback from RESZ – Residential zone boundaries and roads; and</p> <p>c. OSZ-S3 Daylight admission; and</p> <p>d. OSZ-S4 Parking and loading; and</p> <p>e. OSZ-S5 Access; and</p> <p>f. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</p> <p>g. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>h. OSZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>i. OSZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements:</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>vii. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>viii. OSZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>ix. OSZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>x. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>xi. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory</p>	<p>Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>viii. OSZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>ix. OSZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>x. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>xi. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni</p>	<p>Wastewater; and</p> <p>j. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>k. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p> <p>4. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility in the PREC9 – Public garden precinct, and that contravenes OSZ-R8.1.b. and OSZ-R8.2.b. is a <b>discretionary activity</b>.</p> <p>5. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park</p>

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	<p>requirements: Telecommunications, Electrical and Streetlighting.</p>	<p>cations, Electrical and Streetlighting. Control is reserved over: d. extent of compliance with CPTED; and e. the effect of any proposed landscaping on the character and amenity of the site and surrounding area; and f. design and appearance of the building or structure.</p>	<p>management facility in the PREC9 – Public garden precinct, and that contravenes OSZ- R8.1.a., OSZ- R8.2.a. or OSZ- R8.3. is a <b>non- complying activity</b>.</p>
<p><b>OSZ-R9</b> <b>Building or structure</b> <b>in:</b> <b>PREC11 – Cemetery</b> <b>precinct</b> <b>[DP]</b> Legal effect on notification: No</p>	<p>1. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or a park management facility in the PREC11 – Cemetery precinct is a <b>permitted</b> <b>activity</b> provided that: a. habitable buildings must be connected to a community water supply and the</p>	<p>2. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or a park management facility in the PREC11 – Cemetery precinct, and that contravenes OSZ- R9.1.b. is a <b>controlled activity</b> provided that: a. habitable buildings must be connected to a community water supply and</p>	<p>3. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility in the PREC11 – Cemetery precinct, and that contravenes OSZ- R9.1.c. or OSZ- R9.2.c. is a <b>restricted</b> <b>discretionary</b> <b>activity</b> provided that habitable buildings must be connected to a</p>

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	<p>wastewater network; and</p> <p>b. the total gross floor area of all existing and proposed buildings and structures on the site would not exceed 150m<sup>2</sup> on any site; and</p> <p>c. the building or structure complies with the following standards:</p> <p>i. OSZ-S1 Maximum height of buildings; and</p> <p>ii. OSZ-S2 Setback from RESZ – Residential zone boundaries and roads; and</p> <p>iii. OSZ-S3 Daylight admission; and</p> <p>iv. OSZ-S4 Parking and loading; and</p> <p>v. OSZ-S5 Access; and</p> <p>vi. OSZ-S7 Building over</p>	<p>the wastewater network; and</p> <p>b. the total gross floor area of all existing and proposed buildings and structures on the site is greater than 150m<sup>2</sup> but not exceeding 500m<sup>2</sup> on any site; and</p> <p>c. the building or structure complies with the following standards:</p> <p>i. OSZ-S1 Maximum height of buildings; and</p> <p>ii. OSZ-S2 Setback from site boundaries and roads; and</p> <p>iii. OSZ-S3 Daylight admission; and</p> <p>iv. OSZ-S4 Parking and loading; and</p> <p>v. OSZ-S5 Access; and</p> <p>vi. OSZ-S7 Building over</p>	<p>community water supply and the wastewater network.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. OSZ-S1 Maximum height of buildings; and</p> <p>b. OSZ-S2 Setback from RESZ – Residential zone boundaries and roads; and</p> <p>c. OSZ-S3 Daylight admission; and</p> <p>d. OSZ-S4 Parking and loading; and</p> <p>e. OSZ-S5 Access; and</p> <p>f. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</p> <p>g. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>h. OSZ-S9 Nelson Tasman Land Development Manual 2019</p>



Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>or alongside drains (piped or open) and water mains; and</p> <p>vii. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>viii. OSZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>ix. OSZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>x. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p>	<p>or alongside drains (piped or open) and water mains; and</p> <p>vii. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>viii. OSZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>ix. OSZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>x. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p>	<p>mandatory requirements: Stormwater; and</p> <p>i. OSZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>j. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>k. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p> <p>4. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility in the PREC11 – Cemetery precinct, and that contravenes OSZ-R9.1.b. and OSZ-R9.2.b. is a</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	xi. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, Electrical and Streetlighting.	xi. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, Electrical and Streetlighting.  Control is reserved over:  d. extent of compliance with CPTED; and  e. the effect of any proposed landscaping on the character and amenity of the site and surrounding area; and  f. design and appearance of the building or structure.	<b>discretionary            activity.</b>  5. The construction, alteration, addition or relocation of a building or structure, that is not a bridge, fence, play equipment or park management facility in the PREC11 – Cemetery precinct, and that contravenes OSZ- R9.1.a., OSZ- R9.2.a. or OSZ- R9.3. is a <b>non-            complying activity.</b>
<b>OSZ-R10</b>  <b>Relocation of a            building into            Founders Heritage            Park</b>  <b>[DP]</b>  Legal effect on notification: No	1. The relocation of a building into Founders Heritage Park is a permitted activity, provided that it complies with the following standards:  a. OSZ-S2 Setback from RESZ – Residential zone	2. Not applicable.	3. The relocation of a building into Founders Heritage Park that contravenes OSZ- R10.1. is a <b>restricted            discretionary            activity.</b>  Discretion is restricted, for the

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>boundaries and roads; and</p> <p>b. OSZ-S3 Daylight admission only in relation to boundaries with a Residential zone; and</p> <p>c. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</p> <p>d. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>e. OSZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>f. OSZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>g. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory</p>		<p>standard(s) not met, to the matters in:</p> <p>a. OSZ-S2 Setback from RESZ – Residential zone site boundaries and roads; and</p> <p>b. OSZ-S3 Daylight admission only in relation to boundaries with a Residential zone; and</p> <p>c. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</p> <p>d. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>e. OSZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>f. OSZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>requirements: Water; and</p> <p>h. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p>		<p>g. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>h. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p>
<p><b>OSZ-R11</b></p> <p><b>Fence</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. A fence is a <b>permitted activity</b> provided that:</p> <p>a. on any boundary with a RESZ – Residential Zone:</p> <p>i. the maximum height does not exceed 1.2 metres; or</p> <p>ii. for any fence over 1.2 metres in height:</p> <p>A. the maximum height does not exceed 1.8 metres; and</p> <p>B. the portion of the</p>	<p>2. Not applicable.</p>	<p>3. A fence that contravenes OSZ-R11.1. is a <b>restricted discretionary activity</b>.</p> <p>Discretion is restricted to:</p> <p>a. extent of compliance with CPTED; and</p> <p>b. the effect of any proposed landscaping; and</p> <p>c. effects on the amenity and character of the site and the surrounding environment; and</p> <p>d. the provisions of any relevant</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>fence taller than 1.2 metres is visually permeable; and</p> <p>b. any other fence does not exceed 2 metres in height.</p>		<p>reserve management plan.</p>
<p><b>OSZ-R12</b></p> <p><b>Sale of food and drink in temporary structures and mobile vehicles in:</b></p> <p><b>PREC10 – Neighbourhood park,</b></p> <p><b>PREC9 – Public garden</b></p> <p><b>and</b></p> <p><b>PREC12 – City park precincts</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. The sale of food and drink from temporary structures and mobile vehicles in the PREC10 – Neighbourhood park, PREC9 – Public garden and PREC12 – City park precincts is a permitted activity provided that it complies with OSZ-S6 Hours of operation.</p>	<p>2. Not applicable.</p>	<p>3. The sale of food and drink from temporary structures and mobile vehicles in the PREC10 – Neighbourhood park, PREC9 – Public garden and PREC12 – City park precincts that contravenes OSZ-R12.1. is a <b>restricted discretionary activity</b>.</p> <p>Discretion is restricted, for the standard not met, to the matters in OSZ-S6 Hours of operation.</p>
<p><b>OSZ-R13</b></p> <p><b>Café and gift shop at Isel, Melrose and Broadgreen Houses</b></p> <p><b>[DP]</b></p>	<p>1. A café and gift shop associated with Isel, Melrose or Broadgreen Houses is a permitted activity provided that:</p>	<p>2. Not applicable.</p>	<p>3. A café and gift shop associated with Isel, Melrose or Broadgreen Houses that contravenes OSZ-R13.1.b. is a <b>restricted discretionary</b></p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
Legal effect on notification: No	<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. they comply with the following standards: <ul style="list-style-type: none"> <li>i. OSZ-S4 Parking and loading; and</li> <li>ii. OSZ-S5 Access; and</li> <li>iii. OSZ-S6 Hours of operation; and</li> <li>iv. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</li> <li>v. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</li> <li>vi. OSZ-S9 Nelson Tasman Land Development Manual 2019 mandatory</li> </ul> </li> </ul>		<p><b>activity</b> provided that habitable buildings must be connected to a community water supply and the wastewater network.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <ul style="list-style-type: none"> <li>a. OSZ-S4 Parking and loading; and</li> <li>b. OSZ-S5 Access; and</li> <li>c. OSZ-S6 Hours of operation; and</li> <li>d. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</li> <li>e. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</li> <li>f. OSZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> </ul>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>requirements: Stormwater; and</p> <p>vii. OSZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>viii. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>ix. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, Electrical and Streetlighting.</p>		<p>g. OSZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>h. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>i. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommuni- cations, Electrical and Streetlighting.</p> <p>4. A café and gift shop associated with Isel, Melrose or Broadgreen Houses that contravenes OSZ-R13.1.a. or OSZ-R13.3. is a <b>non-complying activity</b>.</p>
<p><b>OSZ-R14</b> <b>Commercial activity at Founders Heritage Park</b> <b>[DP]</b></p>	<p>1. A commercial activity at Founders Heritage Park is a <b>permitted activity</b> provided that:</p> <p>a. habitable buildings must be</p>	<p>2. Not applicable.</p>	<p>3. A commercial activity at Founders Heritage Park that does not comply with OSZ-R14.1. is a <b>restricted discretionary</b></p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
Legal effect on notification: No	<p>connected to a community water supply and the wastewater network; and</p> <p>b. they comply with the following standards:</p> <p>i. OSZ-S6 Hours of operation; and</p> <p>ii. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</p> <p>iii. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</p> <p>iv. OSZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p> <p>v. OSZ-S10 Nelson Tasman Land Development</p>		<p><b>activity</b> provided that habitable buildings must be connected to a community water supply and the wastewater network.</p> <p>Discretion is restricted for the standard(s) not met, to the matters in:</p> <p>a. OSZ-S4 Parking and loading; and</p> <p>b. OSZ-S5 Access; and</p> <p>c. OSZ-S6 Hours of operation; and</p> <p>d. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</p> <p>e. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</p> <p>f. OSZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</p>



Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Manual 2019 mandatory requirements: Wastewater; and</p> <p>vi. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>vii. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p>		<p>g. OSZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>h. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>i. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p> <p>4. A commercial activity at Founders Heritage Park that contravenes OSZ-R14.3. is a <b>non-complying activity</b>.</p>
<p><b>OSZ-R15</b></p> <p><b>Sale, hire or servicing of sporting or recreational equipment in:</b></p> <p><b>PREC12 – City park precinct</b></p> <p><b>[DP]</b></p>	<p>1. The sale, hire or servicing of sporting or recreational equipment in the PREC12 – City park precinct is a <b>permitted activity</b>, provided that it complies with the following standards:</p>	<p>2. Not applicable.</p>	<p>3. The sale, hire or servicing of sporting or recreational equipment in the PREC12 – City park precinct that contravenes OSZ-R15.1. is a <b>restricted</b></p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
Legal effect on notification: No	<ul style="list-style-type: none"> <li>a. OSZ-S4 Parking and loading; and</li> <li>b. OSZ-S5 Access; and</li> <li>c. OSZ-S6 Hours of operation; and</li> <li>d. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</li> <li>e. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</li> <li>f. OSZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>g. OSZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> <li>h. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory</li> </ul>		<p><b>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. OSZ-S4 Parking and loading; and</li> <li>b. OSZ-S5 Access; and</li> <li>c. OSZ-S6 Hours of operation; and</li> <li>d. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</li> <li>e. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</li> <li>f. OSZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>g. OSZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</li> </ul>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	requirements: Water; and i. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.		h. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and i. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.
<b>OSZ-R16</b> <b>Commercial activity not provided for in OSZ-R12 to OSZ-R15</b> <b>[DP]</b> Legal effect on notification: No	1. Not applicable.	2. Not applicable.	3. A commercial activity not provided for in OSZ-R12 to OSZ-R15 is a <b>restricted discretionary activity</b> provided that: <ul style="list-style-type: none"> <li>a. it is not a commercial activity in the PREC11 – Cemetery precinct; and</li> <li>b. habitable buildings must be connected to a community water supply and the wastewater network.</li> </ul> Discretion is restricted to:

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
			<p>c. for the standard(s) not met, the matters in:</p> <ul style="list-style-type: none"> <li>i. OSZ-S4 Parking and loading; and</li> <li>ii. OSZ-S5 Access; and</li> <li>iii. OSZ-S6 Hours of operation; and</li> <li>iv. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</li> <li>v. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation ; and</li> <li>vi. OSZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>vii. OSZ-S10 Nelson Tasman Land</li> </ul>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
			<p>Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>viii. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>i. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p> <p>d. the necessity to provide for commercial activities; and</p> <p>e. the impact of the commercial activity on the role, character and amenity of the site and the relevant precinct; and</p> <p>f. the provisions of any relevant reserve</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
			<p>management plan; and</p> <p>g. any adverse effects on the amenity of the site and surrounding environment; and</p> <p>h. any effects on values of significance to tāngata whenua.</p> <p>4. A commercial activity that contravenes OSZ-R16.3.a. is a <b>discretionary activity</b>.</p> <p>5. A commercial activity that contravenes OSZ-R16.3.b. is a <b>non-complying activity</b>.</p>
<p><b>OSZ-R17</b></p> <p><b>Recreation activity</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. A recreation activity is a <b>permitted activity</b> provided that it complies with the following standards:</p> <p>a. OSZ-S4 Parking and loading; and</p> <p>b. OSZ-S5 Access; and</p> <p>c. OSZ-S6 Hours of operation; and</p> <p>d. OSZ-S7 Building over or alongside drains (piped or</p>	<p>2. Not applicable.</p>	<p>3. A recreation activity that contravenes OSZ-R17.1. is a <b>restricted discretionary activity</b>.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <p>a. OSZ-S4 Parking and loading; and</p> <p>b. OSZ-S5 Access; and</p> <p>c. OSZ-S6 Hours of</p>

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

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	and Streetlighting.		requirements: Telecommunications, Electrical and Streetlighting.
<p><b>OSZ-R18</b></p> <p><b>Community activity</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. A community activity is a <b>permitted activity</b> provided that it complies with the following standards:</p> <ul style="list-style-type: none"> <li>a. OSZ-S4 Parking and loading; and</li> <li>b. OSZ-S5 Access; and</li> <li>c. OSZ-S6 Hours of operation; and</li> <li>d. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</li> <li>e. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</li> <li>f. OSZ-S9 Nelson Tasman Land Development Manual 2019 mandatory requirements: Stormwater; and</li> <li>g. OSZ-S10 Nelson Tasman Land</li> </ul>	<p>2. Not applicable.</p>	<p>3. A community activity that contravenes OSZ-R18.1. is a <b>restricted discretionary activity</b>.</p> <p>Discretion is restricted, for the standard(s) not met, to the matters in:</p> <ul style="list-style-type: none"> <li>a. OSZ-S4 Parking and loading; and</li> <li>b. OSZ-S5 Access; and</li> <li>c. OSZ-S6 Hours of operation; and</li> <li>d. OSZ-S7 Building over or alongside drains (piped or open) and water mains; and</li> <li>e. OSZ-S8 Nelson Tasman Land Development Manual 2019 mandatory requirements: Transportation; and</li> <li>f. OSZ-S9 Nelson Tasman Land Development Manual 2019</li> </ul>



Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>h. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>i. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p>		<p>mandatory requirements: Stormwater; and</p> <p>g. OSZ-S10 Nelson Tasman Land Development Manual 2019 mandatory requirements: Wastewater; and</p> <p>h. OSZ-S11 Nelson Tasman Land Development Manual 2019 mandatory requirements: Water; and</p> <p>i. OSZ-S12 Nelson Tasman Land Development Manual 2019 mandatory requirements: Telecommunications, Electrical and Streetlighting.</p>
<p><b>OSZ-R19</b> <b>Park management activity and park management facility</b> <b>[DP]</b> Legal effect on notification: No</p>	<p>1. A park management activity and a park management facility is a <b>permitted activity</b>.</p>	<p>2. Not applicable.</p>	<p>3. Not applicable.</p>
<p><b>OSZ-R20</b> <b>Cemetery activity</b> <b>[DP]</b></p>	<p>1. A cemetery activity is a <b>permitted activity</b> in the</p>	<p>2. Not applicable.</p>	<p>3. A cemetery activity in the PREC10 – Neighbourhood park precinct, PREC9 –</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
Legal effect on notification: No	PREC11 – Cemetery precinct.		Public garden precinct or PREC12 – City park precinct is a <b>non-complying activity</b> .
<b>OSZ-R21</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>OSZ-R22</b> <b>Structure within the coastal margin</b> <b>[DP]</b> Legal effect on notification: No	1. Not applicable.	2. Not applicable.	3. The construction or extension of a structure, excluding a hard protection structure, within 20 metres of the landward side of Mean High Water Springs, is a <b>restricted discretionary activity</b> .  Discretion is restricted to: <ol style="list-style-type: none"> <li>a. the location of any equipment, materials and structures; and</li> <li>b. effects on biodiversity values; and</li> <li>c. effects on public access and recreation; and</li> <li>d. effects on values of significance to tāngata whenua, including</li> </ol>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
			<p>customary access; and</p> <p>e. The risk of adverse effects associated with coastal hazards to the proposed activity and the impact the proposed activity may have in relation to the exacerbation of the hazard or increased or prolonged need for hazard protection structures.</p>
<p><b>OSZ-R23</b></p> <p><b>Structure within the riparian margin</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. Not applicable.</p>	<p>2. Not applicable.</p>	<p>3. The construction or extension of a structure within the distances set out in APP25 – Esplanade requirements, is a <b>restricted discretionary activity</b>.</p> <p>Discretion is restricted to:</p> <p>a. the location of any equipment, materials and structures; and</p> <p>b. effects on indigenous vegetation and the habitats of indigenous fauna; and</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
			<ul style="list-style-type: none"> <li>c. effects on the identified values of the river and its riparian margin; and</li> <li>d. effects on public access and recreation; and</li> <li>e. effects on values of significance to tāngata whenua, including customary access; and</li> <li>f. effects on the risk from natural hazards.</li> </ul>
<p><b>OSZ-R24</b></p> <p><b>Building, structure or sensitive activity within the National Grid Yard</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. A building, structure or sensitive activity within the National Grid Yard is a <b>permitted activity</b>, provided that:</p> <ul style="list-style-type: none"> <li>a. it is a non-habitable accessory building or structure that is not more than: <ul style="list-style-type: none"> <li>i. 2.5 metres in height; and</li> <li>ii. 10m<sup>2</sup> in area; or</li> </ul> </li> <li>b. it involves alterations to an existing building or structure and there is no</li> </ul>	<p>2. Not applicable.</p>	<p>3. A building, structure or sensitive activity within the National Grid Yard that contravenes OSZ-R24.1. is a <b>non-complying activity</b>.</p> <p>Any application under this rule will not be publicly or limited notified except that limited notification must be only to Transpower New Zealand Limited (unless Transpower New Zealand has provided its written approval).</p>

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<p>increase in height or footprint; or</p> <p>c. it is a building not associated with a sensitive activity and:</p> <p>i. where located under National Grid Conductions (wires) must:</p> <p>A. achieve a minimum vertical clearance of 10 metres below the lowest point of any conductor; and</p> <p>B. demonstrate that safe electrical safe distances required by NZECP34: 2001 are maintained under all National Grid transmission line operating conditions; and</p>		

Activity	Permitted	Controlled	Discretionary/ Non-complying/ Prohibited
	<ul style="list-style-type: none"> <li>ii. is located at least 12 metres from the outer visible foundation of any National Grid support structure or associated stay wire; or</li> <li>d. it is a fence that is:               <ul style="list-style-type: none"> <li>i. no higher than 2.5 metres in height; and</li> <li>ii. complies with NZECP34:2001; or</li> </ul> </li> <li>e. it is a network utility within the legal road; or</li> <li>f. it is any part of electricity infrastructure.</li> </ul>		

## Standards

Standard	Use/Activity
OSZ-S1	Maximum height of buildings
OSZ-S2	Setback from RESZ – Residential zones boundaries and roads
OSZ-S3	Daylight admission
OSZ-S4	Parking and loading
OSZ-S5	Access

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

<b>Activity</b>	<b>Standard</b>	<b>Matters that discretion is restricted to where the activity does not comply with this standard</b>
<p><b>OSZ-S1</b></p> <p><b>Maximum height of buildings</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. Must not exceed the following:</p> <p>a. PREC9 – Public garden precinct: 8 metres; and</p> <p>b. PREC10 – Neighbourhood park precinct: 8 metres; and</p> <p>c. PREC12 – City park precinct: 4 metres; and</p> <p>d. PREC11 – Cemetery precinct: 14 metres.</p>	<p>2. Extent of compliance with CPTED.</p> <p>3. The effect of any proposed landscaping.</p> <p>4. Design and appearance of the building.</p> <p>5. Effects on the amenity and character of the zone including any adjoining sites.</p> <p>6. Effects on the streetscape.</p> <p>7. Effects on natural character and natural features and landscapes in the Coastal environment overlay that are not within the Outstanding coastal natural character overlay or the Outstanding natural features and landscapes overlay.</p>

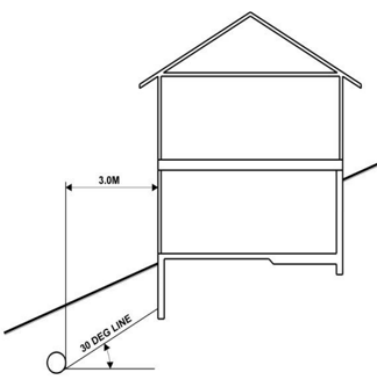
Activity	Standard	Matters that discretion is restricted to where the activity does not comply with this standard
		8. The extent to which (if any) contravention of the standard results from raising of the building's floor level relative to ground level (and therefore the building overall) in response to flood hazard risks.
<p><b>OSZ-S2</b>  <b>Setback from RESZ – Residential zone boundaries and roads</b>  [DP]  Legal effect on notification: No</p>	<p>1. All buildings must be set back 5 metres from any boundary with a RESZ – Residential zone, or a road.</p> <p>2. There is no setback required from roads within Founders Heritage Park.</p>	<p>3. The effect of any proposed landscaping.</p> <p>4. Effects on the amenity and character of the RESZ – Residential zone including any adjoining sites.</p> <p>5. Effects on streetscape.</p> <p>6. Alternative practical locations within the site for the building.</p>
<p><b>OSZ-S3</b>  <b>Daylight admission</b>  [DP]  Legal effect on notification: No</p>	<p>1. Any building located on a site that adjoins a RESZ – Residential zone must comply with the requirements of APP41 – Daylight admission.</p>	<p>2. The location, scale, form, design and appearance of the building.</p> <p>3. Effects on the amenity of neighbouring residential properties.</p> <p>4. The extent to which (if at all) contravention of the standard results from the raising of the building's floor level relative to ground level (and therefore the building overall) in response to flood hazard risks.</p>
<p><b>OSZ-S4</b>  <b>Parking and loading</b>  [DP]</p>	<p>1. No on-site parking spaces are required to be provided.</p> <p>2. Where parking is provided spaces must be provided</p>	<p>4. Consideration of a travel management plan.</p> <p>5. The form, design and appearance of loading and</p>



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Legal effect on notification: No	<p>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>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>OSZ-S5</b></p> <p><b>Access</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. Vehicle access must be provided and maintained for each site in accordance with the standards set out in APP22 – Vehicle access and crossing standards.</p> <p>2. No vehicle access is required to be provided and maintained to sites occupied 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>OSZ-S6</b></p> <p><b>Hours of operation</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. Any activity which is open to the public or which is a place of public assembly, that is located:</p> <p>a. within 50 metres of a RESZ – Residential zone boundary, may be open to the public only during the following hours:</p>	<p>2. Effects on the character and amenity of the surrounding area.</p> <p>3. Effects of the intensity and scale of the activity.</p> <p>4. Effects on the amenity of neighbouring residential properties.</p> <p>5. Effects on pedestrian safety.</p>

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	<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>	<ul style="list-style-type: none"> <li>6. Effect of any proposed mitigation measures.</li> </ul>
<p><b>OSZ-S7</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>	<ul style="list-style-type: none"> <li>1. Structures closer than 3 metres to a piped drain or water main of less than or equal to 300mm diameter must be 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.</li> <li>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.</li> <li>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:</li> </ul>	<ul style="list-style-type: none"> <li>7. Physical accessibility to the pipe, open drain or water main.</li> <li>8. Any ecological, amenity or recreational values associated with any open drain.</li> <li>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.</li> <li>10. The depth of concrete/permanent surface floor over any pipe.</li> <li>11. Alternative locations for any pipe and methods of emplacement.</li> </ul>

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	<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 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</p>	

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	<p>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 OSZ – Figure 1: Foundation depth).</p> <p><b>OSZ – Figure 1: Foundation depth</b></p>  <p>The diagram shows a cross-section of a house with a gabled roof. A horizontal dimension line indicates a distance of 3.0M from the left side of the house to a vertical line representing a pipe or drain. From the bottom of this pipe, a line is drawn at a 30-degree angle downwards and to the right, intersecting the foundation of the house. A small circle at the bottom of the pipe is labeled '30 DEG LINE'.</p>	
<p><b>OSZ-S8</b></p> <p><b>Nelson Tasman Land Development Manual 2019 mandatory requirements:</b></p> <p><b>Transportation</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>1. All provided transport infrastructure must comply with the following mandatory standards in Chapter 4 Transportation of the Nelson Tasman Land Development Manual 2019:</p> <p>a. Design Process 4.3.1;</p>	<p>2. The nature, character and intensity of any adverse effects of the non-compliance.</p> <p>3. Location.</p> <p>4. Design and layout.</p>

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	<p>and</p> <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 –</li> </ul>	<ul style="list-style-type: none"> <li>5. Alternative locations and methods.</li> <li>6. The relevant matters in Chapter 4 Transportation of the Nelson Tasman Land Development Manual 2019 including the stated performance outcomes, mandatory matters and good practice notes.</li> </ul>

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	<p>4.17.6; and</p> <p>p. Subgrade 4.18.1 – 4.18.2; and</p> <p>q. Carriageway Surfacing 4.19.1 – 4.19.9; and</p> <p>r. Formation of Residential Lanes, Service Lanes and Private Ways 4.20.1; and</p> <p>s. Kerb Channelling 4.21.1 – 4.21.2; and</p> <p>t. Paths 4.22.1 – 4.22.4.</p>	
<p><b>OSZ-S9</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>	<p>1. All provided stormwater infrastructure must comply with the following mandatory standards in Chapter 5 Stormwater of the Nelson Tasman Land Development Manual 2019:</p> <p>a. Design Approach 5.3.1 – 5.3.2.2 and 5.3.4 – 5.3.8; and</p> <p>b. System Design 5.4.1 – 5.4.15.6 and 5.4.16 – 5.4.19; and</p> <p>c. Design Solutions 5.5.1 – 5.5.1.5 and 5.5.2 – 5.5.16; and</p> <p>d. Construction and Installation 5.6.1 – 5.6.8; and</p> <p>e. Inspection and Testing 5.6.9 – 5.6.12.</p>	<p>2. The nature, character and intensity of any adverse effects of the non-compliance.</p> <p>3. Location.</p> <p>4. Design and layout.</p> <p>5. Alternative locations and methods.</p> <p>6. The relevant matters in Chapter 5 Stormwater of the Nelson Tasman Land Development Manual 2019 including the stated performance outcomes, mandatory matters and good practice notes.</p>
<p><b>OSZ-S10</b></p>	<p>1. All provided wastewater infrastructure must comply</p>	<p>2. The nature, character and intensity of any adverse</p>

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<p><b>Nelson Tasman Land Development Manual 2019 mandatory requirements:</b></p> <p><b>Wastewater</b></p> <p><b>[DP]</b></p> <p>Legal effect on notification: No</p>	<p>with the following mandatory standards in Chapter 6 Wastewater of the Nelson Tasman Land Development Manual 2019:</p> <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>	<p>effects of the non-compliance.</p> <ul style="list-style-type: none"> <li>3. Location.</li> <li>4. Design and layout.</li> <li>5. Alternative locations and methods.</li> <li>6. The relevant matters in Chapter 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>OSZ-S11</b></p> <p><b>Nelson Tasman Land Development Manual 2019 mandatory requirements:</b></p> <p><b>Water</b></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</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> </ul>

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<p><b>[DP]</b> Legal effect on notification: No</p>	<p>Land Development Manual 2019:</p> <ul style="list-style-type: none"> <li>a. Reticulation Design 7.3.1 – 7.3.11; and</li> <li>b. Pipe Specifications 7.4.1 – 7.4.9; and</li> <li>c. Fittings 7.5.1 – 7.5.14; and</li> <li>d. Water Supply Connections 7.6.1 – 7.6.12; and</li> <li>e. Pumping and Storage 7.7.1 – 7.7.7; and</li> <li>f. Construction and Installation 7.8.1 – 7.8.11; and</li> <li>g. Trenchless Technology 7.9.1 – 7.9.6.4.</li> </ul>	<ul style="list-style-type: none"> <li>4. Design and layout.</li> <li>5. Alternative locations and methods.</li> <li>6. The relevant matters in Chapter 7 Water of the Nelson Tasman Land Development Manual 2019 including the stated performance outcomes, mandatory matters and good practice notes.</li> </ul>
<p><b>OSZ-S12</b> <b>Nelson Tasman Land Development Manual 2019 mandatory requirements:</b> <b>Telecommunications, Electrical and Streetlighting</b> <b>[DP]</b> Legal effect on notification: No</p>	<ul style="list-style-type: none"> <li>1. All provided telecommunications and electrical and streetlighting infrastructure must comply with the following standards in Chapter 9 Telecommunications, Electrical and 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</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,</li> </ul>



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	Design 9.7.1 – 9.7.4.3; and f. Electrical Reticulation Easements and Subdivision 9.8; and g. Easements 9.9; and h. Cabling, Ducting and Service Boxes 9.11.1 – 9.11.4.5; and i. Streetlighting 9.12.1 – 9.12.3.	mandatory matters and good practice notes.