

rules
suburban
commercial zone

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New Rule: SCr.69C Maitahi Bayview Structure Plan (Schedule X)

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Item	Permitted	Controlled	Discretionary/Non-complying
SCr.69C Maitahi Bayview Structure Plan (Schedule X)	<u>SCr.69C.1</u> Schedule X applies	<u>SCr.69C.2</u> Schedule X applies	<u>SCr.69C.3</u> Schedule X applies

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New Rule: SCr.69C Maitahi Bayview Structure Plan (Schedule X)

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Assessment Criteria	Explanation
<u>SCr.69C.4</u> Schedule X applies	<u>SCr.69C.5</u> Schedule X applies

Amended Rule: SCr.71.2i) Subdivision – general

Item	Permitted	Controlled	Discretionary/Non-complying
<p>SCr.71 Subdivision - general</p> <p>(except for subdivision located in the Heritage Overlay or Heritage Precinct)</p>	<p>SCr.71.1</p> <p>Not a permitted activity</p>	<p>SCr.71.2</p> <p>Any subdivision not located in the Heritage Overlay or Heritage Precinct is controlled, if:</p> <ul style="list-style-type: none"> a) it complies in all aspects with the relevant standards in Appendices 10 to 12. b) it complies with the mandatory matters in the Nelson Tasman Land Development Manual 2019, and c) esplanade reserves or strips as indicated in the Riparian Overlay, of the dimensions set out in Appendix 6, Table 6.2, are created and vested in the Council, and d) the minimum finished ground level for any land allotment (excluding water bodies) is 15.35m NCC Datum, except in the Inundation Overlay, and e) the minimum finished ground level is greater than the crown level of the road to which the piped stormwater from the allotment is drained, and f) every allotment is of a regular shape that will maximise the range and efficiency of potential uses of the land, and g) any existing buildings comply with the conditions for permitted activities, or a resource consent, and h) in respect of Marsden Valley Schedule I, compliance with Schedule I rules requiring subdivision layout and design to generally accord with Schedule I, Figure 1 Structure Plan, located in Chapter 7 Residential Zone. i) <u>In respect of Maitahi Bayview Schedule X, compliance with Schedule X rules requiring subdivision layout and design to generally accord with Schedule X, Figure 1, Maitahi Bayview Structure Plan, located in Chapter 7 Residential Zone.</u> <p>Control reserved over:</p> <ul style="list-style-type: none"> i) the matters contained in the Nelson Tasman Land Development Manual 2019, and ii) the effects of natural and other hazards, and iii) design and layout of the subdivision, and iv) protection of natural features, landscapes, heritage items and trees and Maori values, and v) riparian management, and vi) public access, and vii) adverse effects likely to arise from the subdivision, associated development or subsequent use of the land, and viii) development of the subdivision and sites having regard to: <ul style="list-style-type: none"> • appropriate vehicle access, and • the intensity of buildings to be erected on each lot and the siting of such buildings, and • provision of services, and ix) stormwater management, and x) the effects of vegetation clearance, land disturbance and earthworks, including on visual amenity, soil erosion and sedimentation, and xi) financial contributions in accordance with Chapter 6, and xii) the future of land subdivided for the purposes of public utilities and no longer required for the purpose, and xiii) in the Inundation Overlay, in addition to the matters listed above, control is reserved over: <ul style="list-style-type: none"> • finished ground level, and • the nature of infill, its compaction and placement. xiv) in Sch.I Marsden Valley area the matters contained in Schedule I and Schedule I, Figure 1. 	<p>SCr.71.3</p> <p>Any subdivision not located in the Heritage Overlay or Heritage Precinct that contravenes a controlled standard is discretionary if it is for the purposes of a network utility. Any other subdivision that contravenes a controlled standard is discretionary if:</p> <ul style="list-style-type: none"> a) it complies with the mandatory matters relating to stormwater and wastewater in Chapters 5 & 6 of the Nelson Tasman Land Development Manual 2019.