

NELSON RESOURCE MANAGEMENT PLAN - PUBLIC NOTICE OF PROPOSED PLAN CHANGE 27

Part 3, First Schedule, Resource Management Act 1991 (RMA)

Proposed Plan Change 27 'Nelson Tasman Land Development Manual 2019 Plan Change' relates to the Nelson Resource Management Plan.

The Nelson City Council Land Development Manual 2010 (LDM) provides minimum standards and guidance for work undertaken on Council network assets, or subdivision and development that results in the vesting of network assets in Council. It also includes formation and construction standards for some private assets that connect to network assets. These standards are incorporated into the Nelson Resource Management Plan by way of external reference and are reviewed every 3-5 years.

The Nelson Tasman Land Development Manual 2019 (NTLDM) and associated practice notes have replaced the Nelson Land Development Manual 2010 on 1 July 2019.

WHAT THE PROPOSAL COVERS

1. Externally referencing the *Nelson Tasman Land Development Manual 2019*, and specific chapters of the NTLDM, where relevant, throughout the Nelson Resource Management Plan, in doing so replacing all references to the *Nelson City Council Land Development Manual 2010* as a means of ascertaining consent status, and as matters for control or discretion, or as assessment criteria for certain activities including, but not limited to, subdivisions.
2. Revising the building over or alongside drains rule where it appears in the Nelson Resource Management Plan Zone chapters, the effect of which is to:
 - a. alter the consent status of some contravening activities from controlled activities to restricted discretionary activities;
 - b. make any building within 3m of the top of a bank of an open drain a discretionary activity; and
 - c. make the rule operate in a standalone manner, independent of the NTLDM.
3. Consequential amendments to the Nelson Resource Management Plan including:
 - a. replacing references to LDM 'minimum' standards and 'design guidance' with references to NTLDM 'mandatory matters' or 'standards' and 'good practice (guidance)';
 - b. replacing the description for the LDM with one for the NTLDM in Chapter 3 (Administration);
 - c. amending the definitions for 'all weather surface' and 'permanent surface'; and
 - d. replacing the standards for minimum distance of vehicle crossings from intersections, maximum number and minimum spacing of vehicle crossings, design of vehicle access, vehicle oriented commercial activities,

and clearances additional to tracking curves in Appendices 11 and 12, with references to the NTLDM, where they are now contained.

WHERE THE PROPOSAL MAY BE INSPECTED

The Proposed Plan Change document and the accompanying reports are available for public inspection at the Customer Service Centre, Nelson libraries and on the council website www.nelson.govt.nz (search phrase: Plan Change 27).

SUBMISSIONS

The Proposed Plan Change is open for submissions until **4pm on Monday 12 August 2019**

Anyone can make a submission, in paper or electronic format. Submission forms are available on the website, at the Customer Service Centre and in the Nelson libraries. You don't need to use the submission form provided, but you do need to provide the same information as that requested on the form.

Submissions on the Proposed Plan Change can be lodged:

Online at nelson.govt.nz (search phrase: Plan Change 27)

By Post Nelson City Council, Freepost 76919, PO Box 645, Nelson 7040

By delivering them to the Customer Service Centre at Civic House, 110 Trafalgar Street, Nelson.

By email submissions@ncc.govt.nz

ADDITIONAL INFORMATION

For further information please visit the Council's website, the Customer Service Centre (Ground Floor, 110 Trafalgar St, Nelson) or contact Planning Administrator Rebecca Dowling on phone (03) 265 6222 or email rebecca.dowling@ncc.govt.nz.

Pat Dougherty

Chief Executive, Nelson City Council

15 July 2019