

Nelson City Council

**Land Development
Manual
2010**

FOREWORD

The Nelson City Council Land Development Manual 2010 (Land Development Manual) forms the basis for design and construction of all Nelson City's roads, drains water supply and reserve areas.

The Land Development Manual is applicable to all subdivision and development where works are to be vested in the Council or works on Council infrastructure are to be undertaken.

The Land Development Manual is a revision of the Nelson City Council Engineering Standards 2003 (Engineering Standards).

The Land Development Manual is the result of an extensive review process undertaken in conjunction with Proposed Plan Change 14: Residential Subdivision, Land Development Manual and Comprehensive Housing, aimed at incorporating 'better urban design' principles affecting land development as well as up to date standards and specifications for construction.

The Land Development Manual was developed with involvement of key staff from the council and external stakeholders. The Nelson City Council acknowledges the input of surveyors, developers, consultants, network utility owners, walking/cycling groups, industry training organisation, suppliers, and contractors.

There are a number of fundamental changes to the Engineering Standards that have been incorporated into the Land Development Manual. An overview of these changes is outlined in the following table:

Section	Change
Transport	<ul style="list-style-type: none">· Key objectives include permeable, connected and attractive network that encourages walking and cycling and minimises the number of short vehicle trips· Principles of Crime Prevention Through Environmental Design (CPTED) to be incorporated· 'Place' and 'function' are key to determining the character of the road· Slower design speeds for 'non-classified' streets
Stormwater	<ul style="list-style-type: none">· Low impact design stormwater management to be incorporated where appropriate· Information regarding MfE's latest sea level rise predictions and recommendations included (awaiting outcome of NES)· Climate change predictions incorporated into design rainfall intensity curves.· Capacity requirements for secondary flow paths included
Electrical and Streetlighting	<ul style="list-style-type: none">· White light to be used in commercial areas and areas with high levels of pedestrian use.· Conventional Style luminaire to be flat-glass lens (full cut-off lamp)

Section	Change
Telecommunications	<ul style="list-style-type: none"> · Minimum performance level capability of 100Mbps downlink and 50Mbps uplink for all new reticulation
Reserves and Landscaping	<ul style="list-style-type: none"> · Design concept of neighbourhood parks to be included with the subdivision consent application · Design criteria for combining recreational open space with stormwater management.
All Sections	<p>The LDM contains two different levels of design requirements and responsibilities:</p> <p><u>Text with shading</u> - represents minimum standards that need to be met in relation to rules in the NRMP,</p> <p><u>Text without shading</u> - represents design requirements and guidance that are not minimum standards but are to be considered when proposing design methodologies not supported by the minimum standards.</p>

Nelson City Council encourages innovative and sustainable design and therefore welcomes alternative solutions to this Manual where this will result in better results. Please discuss this option with the relevant asset area within council. The Land Development Manual will require continuous review and amendment to reflect changes in land development practice and feedback from stakeholders.

Public enquiries regarding the Land Development Manual will be managed by the Infrastructural Assets Department. Written comments on the Manual should be sent to:

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