

## Draft Nelson Plan - Residential zones provisions

### What has changed?

The following is a short summary comparing the approach to the Residential zones provisions in the current Nelson Resource Management Plan (NRMP) and the Draft Nelson Plan.

Activity	NRMP	Draft Nelson Plan	
<b>Spatial changes</b>			
<b>Zones and areas</b>	<p>A single residential zone with additional areas identified to also provide for high and low residential density:</p> <ul style="list-style-type: none"> <li>• Higher density area</li> <li>• Lower density area</li> <li>• Lower density – Stoke</li> </ul>	<p>Two residential zones:</p> <ul style="list-style-type: none"> <li>• General residential zone (GRZ)</li> <li>• Medium density residential zone (MRZ)</li> </ul>	
<b>Objectives and Policies</b>			
	<b>NRMP</b>	<b>General residential zone (GRZ)</b>	<b>Medium density residential zone (MRZ)</b>
<b>Growth and development</b>	No specific objective or policy.	GRZ – Provides for general residential growth and development.	MRZ – Accommodates medium density residential growth and the efficient use of land close to City centre and Local centre zones, public transport and amenities.
<b>Residential character and amenity</b>	Provides for an environment suitable for accommodating people with access to daylight and privacy.	GRZ – Attractive and safe environments, with particular focus on good levels of residential amenity (i.e daylight and sunlight access, visual privacy, low building height, open spaces, night time quiet, low outdoor lighting and	MRZ – Development contributes to: <ul style="list-style-type: none"> <li>• creation of attractive and safe neighbourhoods with a medium density residential character (i.e landscaping to the street, allowing outlook over the street, minimising vehicle crossings and dominance of garages/ accessory buildings to the street, and recognising</li> </ul>

		limited advertising signage).	existing residential character); <ul style="list-style-type: none"> <li>quality amenity for residents (i.e private outdoor spaces, and privacy and outlook for on-site residents, and sunlight access, privacy and mitigating visual dominance for neighbouring sites).</li> </ul>
<b>Residential activity</b>	The option of a diversity of residential styles based on the differing characteristics of areas of the city, and differing community needs.	GRZ - Enables a mix of residential development densities and housing types.	MRZ – Enables a variety of housing types and forms at a medium density (and up to three-storeys).
<b>Home occupation/ Home business</b>	No specific objective or policy.	Now called “home business”. Enabling of home businesses with limits on scale and intensity.	
<b>Non-residential activities</b>	The focus is on activities not having effects significantly greater than the normal residential use.	Supports other non-residential activities that support the well-being of the community, provided residential character predominates	
<b>Papakāinga</b>	No specific objective or policy.	Provide for papakāinga and associated activities on Māori land where it maintains the residential amenity of adjoining sites.	
<b>Wakefield Quay</b>	Maintenance of established features and allowing for higher density residential development	GRZ - NA	MRZ – Specific policy in relation to pedestrian safety and potential conflict with vehicle traffic.
<b>Infrastructure</b>	No specific objective or policy.	Requirements for water supply and wastewater network connections, reticulated stormwater runoff, and construction of connections, services, and roads in accordance with the Nelson Tasman Land Development Manual 2019.  Discourages subdivision and development where infrastructure capacity is insufficient to service the number of units, or where insufficient infrastructure	

		allowance has been made for future development (Services overlay).	
<b>Rules</b>			
	<b>NRMP</b>	<b>General residential zone (GRZ)</b>	<b>Medium density residential zone (MRZ)</b>
<b>Residential activities</b>	Permitted activity. Otherwise discretionary activity.	Permitted activity, where standards are met. Otherwise restricted discretionary activity.	
<b>Building</b>	No specific rule.	Permitted activity, where standards are met. Otherwise restricted discretionary activity.	
<b>1, 2 or 3 residential units</b>	No specific rule.	Permitted activity, where standards are met. Otherwise generally restricted discretionary activity, with non-notification in regards to non-compliance with yard setback, permeable surfaces and parking and loading standards.	
<b>4 or more residential units</b>	Comprehensive housing development (3 or more residential units where the buildings and subdivision are designed together) are a permitted activity, where standards are met, otherwise restricted discretionary activity.	GRZ – Restricted discretionary activity.	MRZ – Restricted discretionary activity, with non-notification in regards to non-compliance with yard setback, building height, daylight admission and outlook and privacy standards.
<b>Minor residential unit and conversion of an existing unit</b>	No specific rule.	Permitted activity, where standards are met and where the combined number of units (all types) does not exceed 3 per site. Otherwise generally restricted discretionary activity.	
<b>Home occupation/ Home business</b>	Permitted activity, with standards.	Now called “Home Businesses” Permitted activity, with standards to control size, vehicle movements and storage. Otherwise restricted discretionary activity.	
<b>Retirement villages</b>	No specific rule.	Restricted discretionary activity.	

<b>Visitor accommodation</b>	No specific rule.	Permitted activity up to 4 guests. More than 4 guests is a discretionary activity	
<b>Non-residential activities</b>	Discretionary activity.	Medical and education activities are provided for as a restricted discretionary activity where standards are met, otherwise they are a discretionary activity.	Commercial service, medical and health, and education activities are provided for as a restricted discretionary activity where standards are met, otherwise they are a discretionary activity.
<b>Papakāinga development</b>	Permitted where it complies with all the Residential zone provisions.  Controlled activity on Māori land and complies with other conditions.	Permitted activity where on Māori or treaty settlement land, and where: <ul style="list-style-type: none"> <li>• Residential GFA is not less than 10%,</li> <li>• Non-residential GFA is not greater than 20%,</li> <li>• Commercial GFA does not exceed 800m<sup>2</sup>,</li> <li>• Other zone standards are met.</li> </ul> Otherwise a restricted discretionary activity.	
<b>Water supply, wastewater and stormwater</b>	No specific rule.	Permitted activity where there is a water and wastewater connection, and stormwater from the site does not drain to any public road. Otherwise it is a discretionary activity in relation to stormwater and non-complying activity in relation to the water and wastewater connections.	
<b>Fence</b>	Permitted activity, if standards met, including: <ul style="list-style-type: none"> <li>• Front yard/road boundary of Unclassified Road maximum height 1.2m; or 1.8m and the fence is visually permeable.</li> <li>• Front yard/road boundary of Classified Road maximum height 1.2m; or 1.8m and 50% front boundary is visually permeable.</li> </ul>	Permitted activity, if standards met, including: <ul style="list-style-type: none"> <li>• Front yard /any road boundary maximum height 1.2 metres; or 1.8 metres and front boundary is 50% is visually permeable.</li> <li>• All other boundaries maximum height 1.8m (except public land where other standards apply).</li> </ul> Otherwise restricted discretionary activity.  ‘Visually permeable’ now defined as: A surface or structure that is not solid and can be seen through, incorporating materials or vegetation that has visible gaps or spaces allowing visual connection from one side to the other.	

	<ul style="list-style-type: none"> <li>All other boundaries maximum height 1.8m (except public land where other standards apply).</li> </ul> <p>Otherwise restricted discretionary activity.</p> <p>'Visually permeable' is not defined.</p>		
<b>Helicopter landing and takeoff</b>	No specific rule.	Permitted subject to being restricted to emergency purposes and for other purposes (such as construction) restricted to no longer than 5 working days.	
<b>Activities not listed</b>	Permitted activity.	Non-complying activity.	
<b>Standards</b>			
	<b>NRMP</b>	<b>General residential zone (GRZ)</b>	<b>Medium density residential zone (MRZ)</b>
<b>Minimum net site area</b>	<p>400m<sup>2</sup>, except in the following areas:</p> <ul style="list-style-type: none"> <li>- Lower Density Area: 600m<sup>2</sup></li> <li>- Lower Density Area (Stoke): average of 1000m<sup>2</sup> and minimum of 850m<sup>2</sup></li> <li>- Higher Density Area: 300m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>- 300m<sup>2</sup> for a vacant site;</li> <li>- 200m<sup>2</sup> for an additional residential unit on a site with an existing residential unit (excluding minor residential units);</li> <li>- 600m<sup>2</sup> within Airport effects &amp; Port effects overlay.</li> </ul>	
<b>Building coverage</b>	<p>40%, except in the following areas:</p> <ul style="list-style-type: none"> <li>- Lower Density Area (including Stoke): 30%</li> </ul>	GRZ – 40%	<p>MRZ</p> <ul style="list-style-type: none"> <li>- South Street heritage overlay - 60%</li> <li>- Otherwise – 50%</li> </ul>
<b>Yards</b>	1.5m setback from road boundary.	No change	

	Garages in the front yard setback 1m from the residential unit.  Maximum length 12m (within 1.5m of yards).		
<b>Daylight admission</b>	Various options set out in an Appendix to the Plan.	GRZ – no change	MRZ (side and rear boundaries only): <ul style="list-style-type: none"> <li>• 45 degree recession &amp; up 3m,</li> <li>• Within 20m front boundaries, 45 degree &amp; up between 3m and 5m = RD with non-notification.</li> </ul>
<b>Maximum height</b>	7.5m	GRZ – 8m	MRZ – 11m
<b>Outdoor living court (for sites less than 350m<sup>2</sup>)</b>	Minimum dimensions per residential unit: 1 bedroom: 35m <sup>2</sup> 2 bedrooms: 50m <sup>2</sup> 3 or more: 75m <sup>2</sup>	GRZ:  Ground floor - 20m <sup>2</sup> , minimum horizontal dimension 4 metres at ground floor  Above ground floor - 6m <sup>2</sup> , with a minimum dimension of 1.5 metres above ground floor level	MRZ:  Ground floor - 20m <sup>2</sup> , minimum horizontal dimension 4 metres at ground floor  Above ground floor - 8m <sup>2</sup> , with a minimum dimension of 1.8 metres, and 5 metre separation from boundary where more than 1.5m high
<b>Outlook and privacy</b>	NA	NA	MRZ - New standard which sets out requirements for placement of windows within an outlook space.
<b>Permeable surfaces</b>	NA	20% of site.	
<b>Parking</b>	2 spaces per residential unit.	No standards.	

This comparison table is for information only to assist the Draft Nelson Plan development process. The activities and status of rules may change. Refer to the Nelson City Council website for updates on progress or status of the Nelson Plan.