

Draft Nelson Plan - Rural zones provisions

What has changed?

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

Activity	NRMP	Nelson Plan
Spatial changes		
Zones and areas	<p>A single Rural Zone, with two areas identified within the zone to provide for rural lifestyle opportunities:</p> <ul style="list-style-type: none"> Higher density small-holdings area; Lower density small-holdings area. 	<p>Two rural zones:</p> <ul style="list-style-type: none"> General rural zone Rural lifestyle zone <p>The Rural lifestyle zone is further split into two precinct locations, that reflect the NRMP small-holdings areas:</p> <ul style="list-style-type: none"> Precinct 4 – High density precinct Precinct 5 – Low density precinct
Objectives and Policies		
Predominant activity	<p>Identifies and provides for rural activities such as agriculture, plantation forestry, and quarrying.</p> <p>Priority of rural production over residential or non-production related commercial activities, with the exception of the small holding areas where rural living is provided for.</p>	<p>General rural zone remains a working environment where rural production, rural industry and rural tourism activities are maintained and enabled, and take priority over rural lifestyle living opportunities.</p> <p>The Rural lifestyle zone provides for a mix of small-scale rural production activities and rural residential activities, with rural production activities being ancillary to rural residential living.</p>
Lifestyle subdivision	<p>Enabled in specified locations, namely within the Rural small-holdings locations. Structure plans a key tool in managing effects.</p>	<p>Strongly discouraged within General rural zone, other than those necessary to support rural activities.</p> <p>Enabled in the Rural lifestyle zone, with two different density types</p>

	Outside these areas it is not supported, primarily on grounds of reverse sensitivity effects on rural production, and rural character and amenity effects.	clarified through the Low density precinct (rural residential development) and High density precinct (large lot rural environment).
Character and amenity	<p>Open space, 'greenness' and absence of built features.</p> <p>Greater density of residential development and mix of productive and residential activity within the small holdings areas.</p>	<p>General rural zone – openness and spaciousness, grasslands and shelter belts, and a low density of built development. Also identifies importance of indigenous vegetation and planted forests.</p> <p>Rural lifestyle zone, Low density precinct – general openness and spaciousness, regenerating indigenous vegetation, and a relatively low density built development.</p> <p>Rural lifestyle zone, High density precinct – a living environment characterised by the clustering of buildings, a predominance of garden planting and mature trees, and a higher density of built large lot residential lifestyle development.</p>
Rules		
Farming	<p>General farming activity is a permitted activity.</p> <p>Intensive livestock farming is a discretionary activity.</p>	<p>General farming activity is a permitted activity in both rural zones.</p> <p>Intensive farming is a discretionary activity in the General rural zone and a non-complying activity in the Rural lifestyle zones.</p>
Housing, including minor residential units	One residential unit is a permitted activity in all of the Rural zones.	One residential unit and one minor residential unit per site is a permitted activity in the General

	A second residential unit is a discretionary activity.	rural zone and the Rural lifestyle zone.
Standards		
Buildings	Height – 12m Building coverage – structures and paving up to 2500m ² Boundary setback – 10m	Height – 12m Building coverage – buildings up to 2500m ² or 5% whichever is lesser Boundary setback – 10m
Subdivision – minimum allotment size as Controlled Activity	Rural zone - 15ha Higher density small-holdings area – 1ha average and 5000m ² minimum Lower density small-holdings area – 3ha With additional lot sizes identified for Marsden Hills, Enner Glynn Valley, Ngawhatu and Dodson Valley.	General rural zone – 15ha, but where a site is greater than 200ha, a maximum of 8 allotments is provided for, and may be a minimum of 5000m ² if clustered. Rural lifestyle zone, High density precinct – 1ha (average) with a 5000m ² minimum, with the exception of areas identified in Marsden Hills, Enner Glynn Valley and Ngawhatu where the minimum lot size is 2000m ² , and in Marsden Valley where the average lot size is 6000m ² and the minimum lot size is 2000m ² . Rural lifestyle zone, Low density precinct – 3ha, with the exception of an area identified in Dodson Valley where the minimum allotment size is 1.5 hectares.

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.