

Draft Nelson Plan - Subdivision provisions

What has changed?

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

Activity	NRMP	Draft Nelson Plan
Chapter changes		
Zone vs topic chapters	Subdivision provisions are set out within the respective Zone chapters of the Plan.	A stand-alone Subdivision chapter provides for all subdivision in every Zone, as per the National Planning Standards.
Objectives and Policies		
Rural	Subdivision is generally discouraged in the general rural zone, and enabled in locations identified for rural living; the Higher density small-holdings area and Lower density small-holdings area.	Subdivision is generally discouraged in the General rural zone, with the exception of provision for 'clustering' of development on larger landholdings. Lifestyle and rural-residential development is enabled in the Rural lifestyle zone through a High density precinct and a Low density precinct.
Residential	Conventional residential development is enabled in Residential Zone locations, with some provision for location-specific low density and higher density development in specific locations.	Greater flexibility for more compact forms of development across all Residential zone areas, and a new Medium density zone to enable more intensive subdivision and multi-unit development, in specific locations. Low density residential development is no longer provided for in specific locations. New future development locations (greenfields) identified as Development areas.
Other zones	Subdivision in all other zones is provided for without limits on allotment size, and	Subdivision in all other zones is provided for without limits on

	considered on a case-by-case basis.	allotment size, and considered on a case-by-case basis.
Rules / Standards		
Minimum allotment size: General Residential	400m ²	300m ² Port/airport noise effects overlay – 600m ²
Minimum allotment size: Lower density residential	Lower density area - 600m ² Stoke lower density area – 1000m ² (average) with 850m ² minimum	NA
Minimum allotment size: Higher/Medium density residential	Higher density area – 300m ²	Medium density residential zone – 200m ²
Minimum allotment size: Rural	General rural - 15ha	General rural – 15ha Where a site is greater than 200ha, a maximum of 8 allotments is allowable, and may be 5000m ² if clustered
Minimum allotment size: Rural lifestyle, higher density	Higher density small-holdings area – 1ha average and 5000m ² minimum. With additional lot sizes identified for Marsden Hills, Enner Glynn Valley, and Ngawhatu.	Rural lifestyle zone – High density precinct: High density precinct (general) – 1ha (average) and a 5000m ² minimum, High density precinct in areas identified in Marsden Hills, Enner Glynn Valley and Ngawhatu where the minimum lot size is 2000m ² , and High density precinct in Marsden Valley where the average lot size is 6000m ² and the minimum lot size is 2000m ² .
Minimum allotment size: Rural lifestyle, lower density	Lower density small-holdings area – 3ha. With additional lot sizes identified Dodson Valley.	Rural lifestyle zone – Low density precinct: Low density precinct (general) – 3ha,

		Low density precinct in area identified in Dodson Valley where the minimum allotment size is 1.5 hectares.
Financial contributions	<p>The NRMP contains comprehensive financial contributions provisions, objectives, policies, methods and rules. These enable Council to require contribution of land, money and works or services to mitigate effects of subdivision and development.</p> <p>Funding for growth and development is provided for by financial contributions provisions, set out in Chapter 6 of the NRMP, as well as Local Government Act 'development contributions' details of which are contained in the form of Council's Development Contributions Policy.</p>	<p>Financial contributions provisions in Draft Nelson Plan limited to being required as a condition of a resource consent in the form of 'works and services'. These must specifically relate to addressing the effects of the development where existing network infrastructure is at capacity, was not anticipated in that location, and/or to address the effects of that development on infrastructure networks.</p> <p>Funding for growth and development provided for solely through the Local Government Act as 'development contributions', details of which are contained in the form of Council's Development Contributions Policy</p>
Network infrastructure provision – 'Nelson Land Development Manual'	The NRMP cites the Nelson Tasman Land Development Manual, and requires that subdivision and development activities are consistent with it. Particular standards are not identified.	Specific, mandatory standards of the Nelson Tasman Land Development Manual are cited within rules to which the cited provisions relate. For example, specific vehicle access standards are listed in Draft Nelson Plan provisions that relate to the design of vehicle crossings

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.