

THE DRAFT WHAKAMAHERE WHAKATŪ NELSON PLAN KEY INFORMATION

The Draft Whakamahere Whakatū Nelson Plan combines the current resource management plans for Nelson into one combined Plan that reflects Central government requirements and direction, current best practice, and the latest research and local information. Once notified, the Nelson Plan will guide how we use our natural resources, where and how we develop land, and how we protect our environment.

GENERAL RESIDENTIAL ZONE

What is the proposed General residential zone about?

The General residential zone is proposed as the standard suburban residential zone for Nelson and provides for a range of housing types. The zone would apply to existing residential neighbourhoods as well as Nelson's greenfield development areas, including at Marsden, Ngawhatu, and Bayview.

Residential activities proposed to be enabled in the zone include residential units, minor residential units and papakainga (whanau housing). The zone seeks to achieve a suburban residential character, with buildings generally between one and two storeys, surrounded by open space. The General residential zone will accommodate growth at a moderate and suburban scale.

A range of compatible non-residential activities is also proposed to be enabled, subject to limits on their size to recognize the primary residential purpose of the zone.

What would the General residential zone aim to achieve?

The key objective of the General residential zone is to provide for development that is consistent with a suburban residential character and that contributes to safe, attractive and pleasant neighbourhoods.

The zone seeks to achieve this by:

- enabling a range of residential activities, including residential units, retirement homes and papakainga, in a variety of forms

- requiring new development to contribute to creating attractive, safe and healthy neighbourhoods and streets
- requiring new residential units to have open space, access to sunlight, privacy and outlook
- recognising the amenity values of adjoining sites, including their access to sunlight and privacy.

What sorts of activities would the zone allow for?

The General residential zone provides for all types of residential activities and a range of compatible non-residential activities. The zone would manage new development in the following way:

- One to three residential units would be permitted if all of the building standards are met
- Four or more residential units would require consent as a restricted discretionary activity to assess the design and layout of the development and infrastructure servicing.

Density would be limited to one residential unit per 200m² of site area where the site already has an existing house (e.g. infill housing). A minimum site size of 1:300m² would apply to vacant lot subdivision in the zone.

Development in the zone would be required to comply with a range of other standards, including:

- Building coverage - 40%
- Front and side-yard setbacks from boundaries to neighbouring sites



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- Outdoor living space – 20m² at ground floor / 6m² for balconies
- Maximum building height – 8m
- Daylight admission controls that limit the height of buildings in relation to neighbouring sites
- Setback requirements for outdoor living space above ground level.

How would a resource consent be assessed?

Resource consent would be required when any of the standards of the zone are infringed. These consents would be assessed on a case-by-case basis and considering whether it would meet the outcomes of the zone.

Multi-unit development would require resource consent as a restricted discretionary activity to ensure that effects on character, amenity and infrastructure are considered.

How has the approach to the General residential zone chapter changed from the current Nelson Resource Management Plan (NRMP)?

Key changes to the standards include:

- Reducing the site size requirements for new residential units where the site has an existing unit
- Providing for minor residential units
- Increasing the permitted height by 0.5m to 8m
- Standardising outdoor living space requirements
- Removing on-site parking requirements consistent with the National Policy Statement Urban Development.

Further information on the Nelson Plan

This key information sheet is a summary of the provisions in the Draft Nelson Plan that relate to the General residential zone chapter. It should not be used as a definitive representation of content.

To view actual Draft Nelson Plan content, please go to shape.nelson.govt.nz. To find the General residential zone provisions refer to Part 4 GRZ – General residential zone; APP41 – Daylight emission (residential). Related provisions include Part 2 UFD – Urban Form and development; Part 3 UFD – Urban form and development; Part 4 MRZ – Medium density residential zone.

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