

## 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.

### MEDIUM DENSITY RESIDENTIAL ZONE

#### What is the Medium density residential zone about?

The Medium density residential zone is a new zone for Nelson and would provide for a range of housing types in areas that are close to the City centre zone, larger local shopping areas, and amenities like public transport and open spaces. The housing types that would be enabled include detached, semi-detached, terraced housing and potentially low-rise apartments, which may be between one and three storeys. This will support an increase in housing supply and choice in Nelson.

The Nelson-Tasman Future Development Strategy ([nelson.govt.nz/FDS](http://nelson.govt.nz/FDS)) and other environmental factors have been used to decide the location of the zone.

A range of compatible non-residential activities would also be enabled, subject to limits on their size, to recognise the residential purpose of neighbourhoods.

#### What is the Medium density residential zone trying to achieve?

To enable our national direction requirements to provide for growth and the most efficient use of land, close to the City centre zone and other centres and amenities, for housing. The proposed Medium density zone is the most appropriate way to achieve this.

At the same time, the zone seeks to ensure that new development is high quality, and contributes to safe, attractive and pleasant neighbourhoods.

The zone seeks to achieve this by:

- Enabling a range of residential lifestyles, including residential units in a variety of forms, (e.g. second

dwelling, division of existing dwellings into more than one unit, and two to three-storey apartments and townhouses), retirement homes and papakāinga (whānau housing)

- Ensuring new development contributes to attractive, safe and healthy neighbourhoods and streets
- Ensuring new residential units have open space, access to sunlight, privacy and outlook
- Providing a reasonable standard of amenity for adjoining sites, including access to sunlight and privacy
- Recognising that the existing character of neighbourhoods will change over time as development occurs, but at the same time requiring development to complement some of the established character and pattern of development.

#### What types of activities would the Medium density zone allow for?

Up to three residential units would be permitted on a site and would not require a resource consent, provided that building standards are met.

Four or more residential units are encouraged but would require a restricted discretionary resource consent (non-notified) to enable the design and layout of the development to be assessed. This recognises that the need to achieve quality design is important as the scale of development increases.

Density is limited to one residential unit per 200m<sup>2</sup> of site area where the site already has an existing house (e.g. infill housing). A minimum site size of 1:300m<sup>2</sup> would apply to vacant lot subdivision in the zone.



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WHAKAMAHERE WHAKATŪ NELSON PLAN**

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

- Building coverage of no more than 50%
- Front and side-yard setbacks from boundaries to neighbouring sites
- Maximum building height – 11m
- Outdoor living space – 20m<sup>2</sup> per unit at ground floor / 6m<sup>2</sup> for balconies
- Daylight admission controls that limit the height of buildings in relation to neighbouring sites
- Privacy and outlook from living rooms and bedrooms

### How would a resource consent be assessed?

Resource consent would be required when developing four or more residential units, as a non-notified restricted discretionary activity. This is proposed to assess the design and layout of the development, and determine whether it achieves quality amenity for the site and the street, and visually integrates with the neighbourhood.

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

### How does the medium density residential zone chapter compare with the current Nelson Resource Management Plan (NRMP)?

The Medium density residential zone is provisionally proposed to be applied to existing Residential zoned areas, including some areas with site-specific 'Low density' or 'High density' overlays (e.g. the Bronte Street-Examiner Street Lower Density Area overlay).

Key proposed changes to the standards include:

- Increasing the height limit to 11m to enable three storeys
- Increasing the height allowed in relation to neighbouring sites while complying with the height limit
- Standardising the requirements for outdoor living space consistent with medium density living environments
- Introducing requirements for privacy and outlook to manage effects on neighbours
- Increasing building coverage from 40% to 50% to better provide for medium density housing.

### Further information on the Nelson Plan

This key information sheet is a summary of the provisions in the Draft Nelson Plan that relate to residential growth and development. 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](http://shape.nelson.govt.nz). To find provisions relating to residential growth and development refer to Part 2 UFD – Urban form and development; Part 3 UFD Urban form and development; Part 3 SUB – Subdivision; Part 4 Development areas DEV1 and DEV2. Related provisions include Part 4 GRZ – General residential zone; Part 4 MRZ – Medium residential zone; Part 4 CMUZ – Commercial and mixed use zones.

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