

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.

SUBDIVISION

What is the Subdivision chapter all about?

The Subdivision chapter aims to ensure that growth and development in the Whakatū Nelson area are carefully considered and planned for to maintain the area's unique charm and appeal.

By planning appropriately for growth through subdivision, the chapter allows for suitable and timely use and development of land across Nelson. It considers the character and amenity values of each zone and safeguards special landscapes and values.

What is the Subdivision chapter trying to achieve?

This Chapter aims to ensure any development is in keeping with the design and built characteristics of the zone while also respecting, protecting and improving significant natural, heritage and cultural values.

The chapter aims to enable residential subdivision at various locations around Nelson to cater to a variety of needs, enabling a range of types and styles of accommodation. Subdivisions would be designed and built for convenience with easy transport connections to employment, community and educational supports and services.

The chapter recognises that as awareness of the impacts of natural hazards and climate change grow, some subdivision locations may face additional challenges. Building the resilience of local people to manage these environments is recognised as essential to ensure the safety and wellbeing of the community.

The chapter supports the need for the Subdivision process to ensure that the necessary infrastructure is located and provided to a standard that is resilient to natural hazards and anticipated future demand.

There is a strong link between Subdivision activities and the Nelson Tasman Land Development Manual which sets out the standard and manner in which infrastructure is to be provided.

Would I need a resource consent?

Subdivision nearly always requires a resource consent from the Council. Even for a simple boundary adjustment or a two lot subdivision, there will be conditions included to enable the following s223 and s224 certificates to be signed.

For a detailed list of the standards, refer to the Draft Nelson Plan. Where an activity cannot meet one or more of the development standards, the effects of this would need to be addressed in the consent application.

How would a resource consent be assessed?

An application for resource consent considers how the activity fits with the objectives and policies of the Chapter. Each resource consent is assessed on a case-by-case basis but are guided by the standards and rules.



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How has the Subdivision Chapter changed from the current Nelson Resource Management Plan (NRMP)?

There are subdivision provisions in the current NRMP but no Subdivision chapter. Instead, specific provisions for subdividing land are contained within the zone chapters. The National Planning Standards requires that a separate chapter be provided for subdivision provisions. The proposed subdivision chapter of the Draft Nelson Plan contains the existing provisions of the NRMP in the one location. There has been minimal change to the detail of the provisions themselves.

Further information on the Nelson Plan

This key information sheet is a summary of the provisions in the Draft Nelson Plan that relate to Subdivision. 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 Subdivision provisions refer to Part 3 UFD – Urban form and development; Part 3, SUB – Subdivision.

Related provisions include Part 2 – UFD – Urban form and development; Part 4 – All Zones; Nelson Tasman Land Development Manual 2019 (standards for network infrastructure design and construction).

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