

Plan Change 29 & ePlan overview

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 **Shape Nelson** <https://shape.nelson.govt.nz/plan-change-29>

Plan Change 29

Housing and Hazards Plan Change



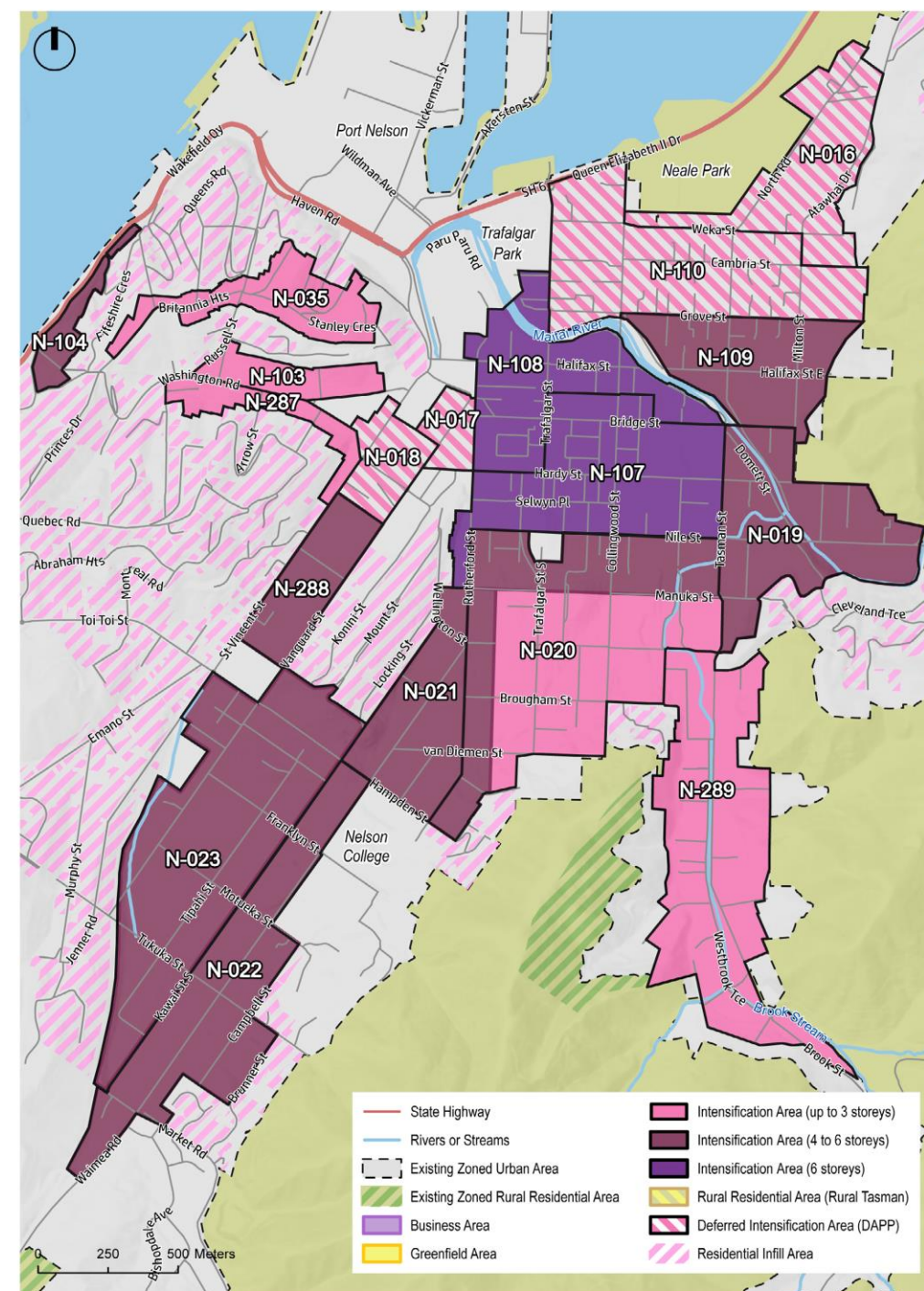
Background

November 2021 -

- Council paused full plan review
- Housing Plan Change – focused on enabling housing choice & opportunity
- Responding to growth, demand and contributing to affordability through enabling supply
- National Policy Statement for Urban Development (NPSUD) – obligation to implement Policy 5
- Import Draft Nelson Plan (DNP) provisions – retro-fit the Nelson Resource Management Plan (NRMP)

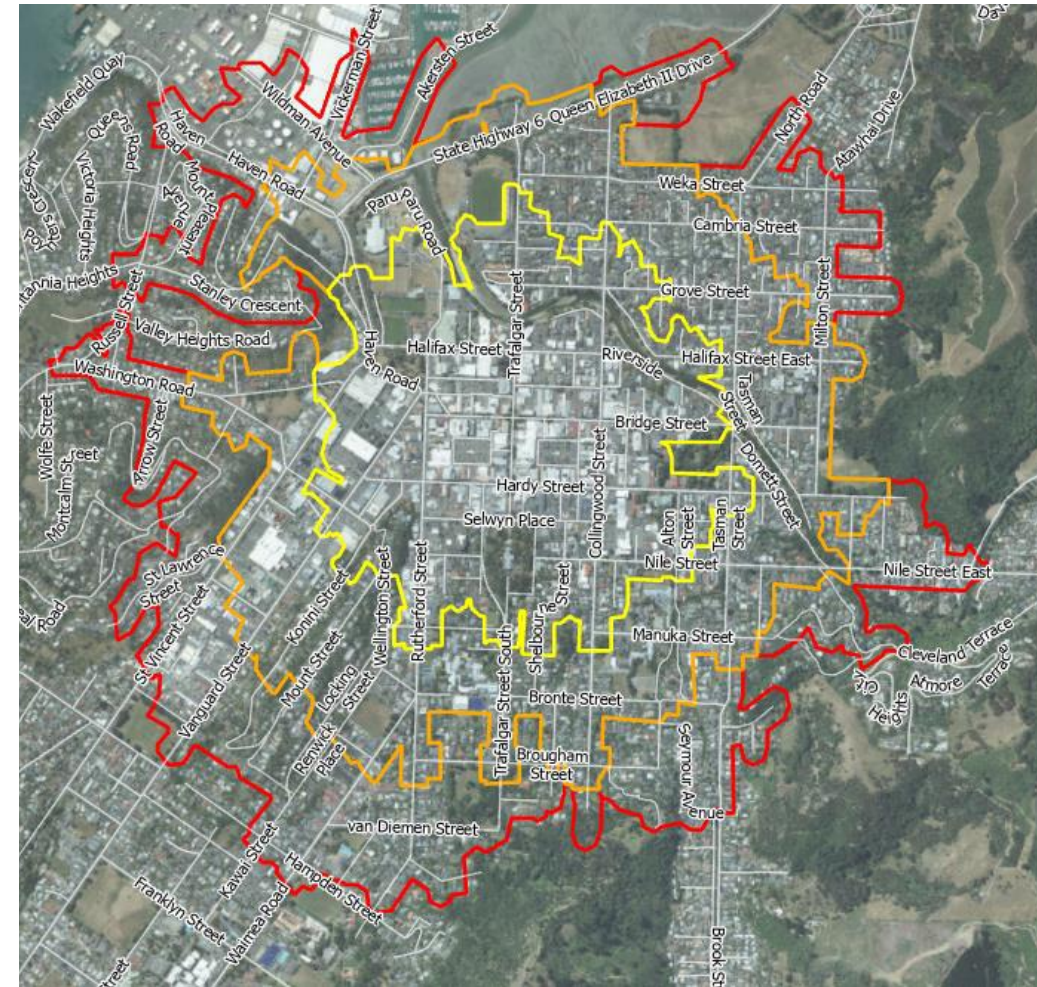
August 2022 –

- Future Development Strategy (FDS) align densities



Residential Zones

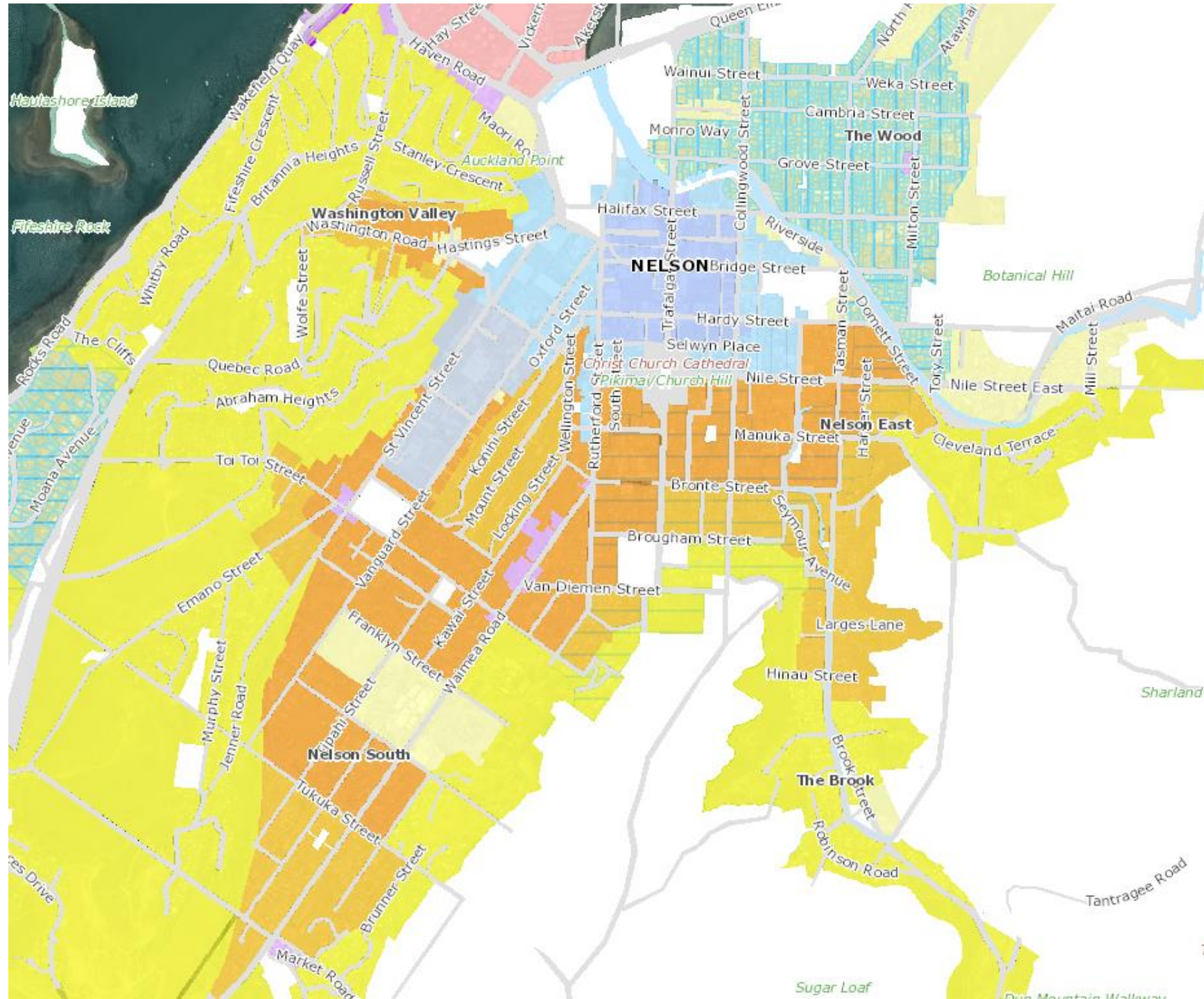
- Replace NRMP residential zones with DNP ones:
 - General density zone (GRZ)
 - Medium density zone (MRZ)
- Introduced FDS 'high density' zone (HRZ)
 - HRZ and MRZ extent largely based on walking catchments
- Except – not 'up-zoned' areas (retain NRMP zone)
 - 1m SLR and large areas of 1% AEP storm-tide, and
 - high risk flood and slope instability areas (including August event)



Walking_Catchments



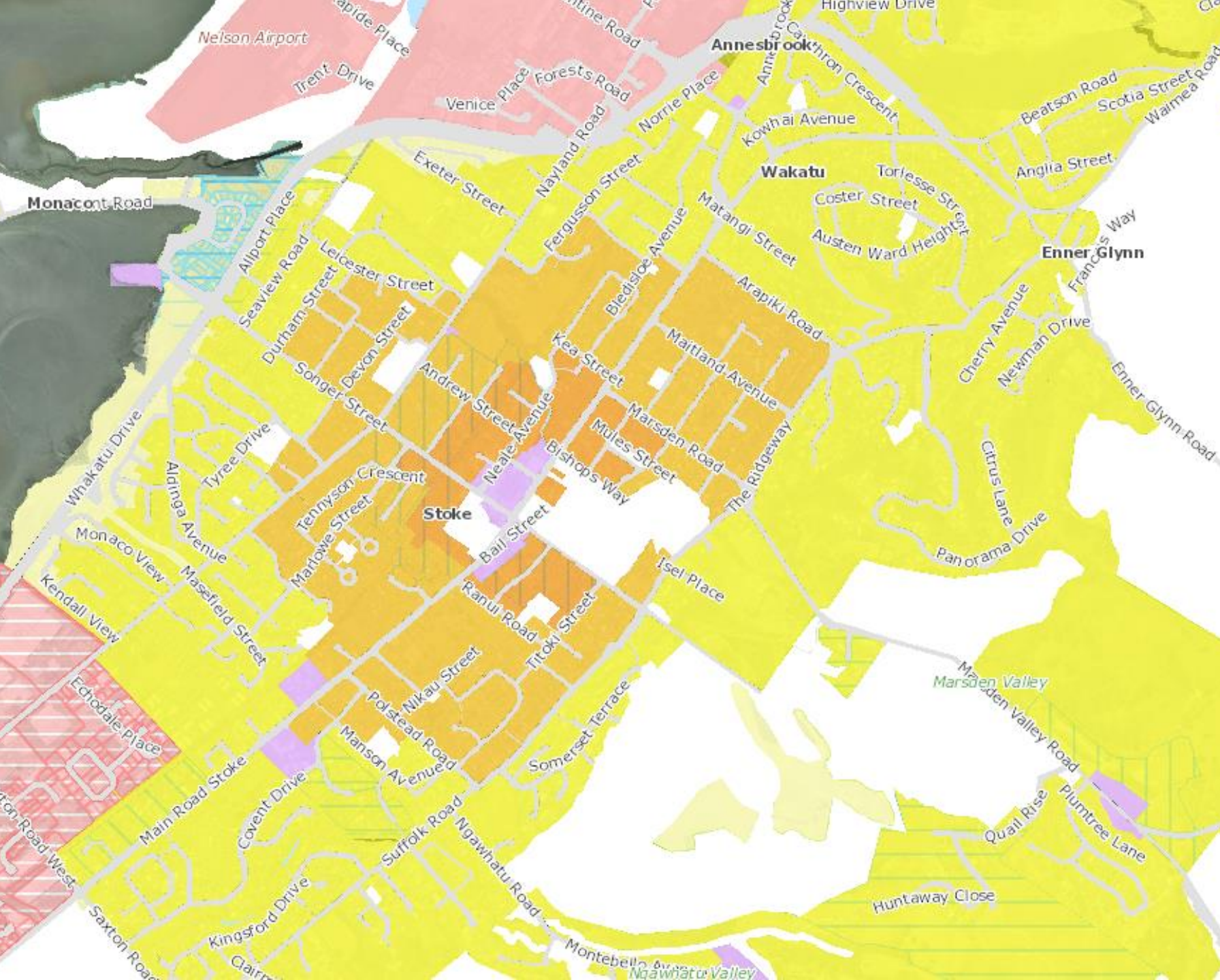
City Centre



Zone

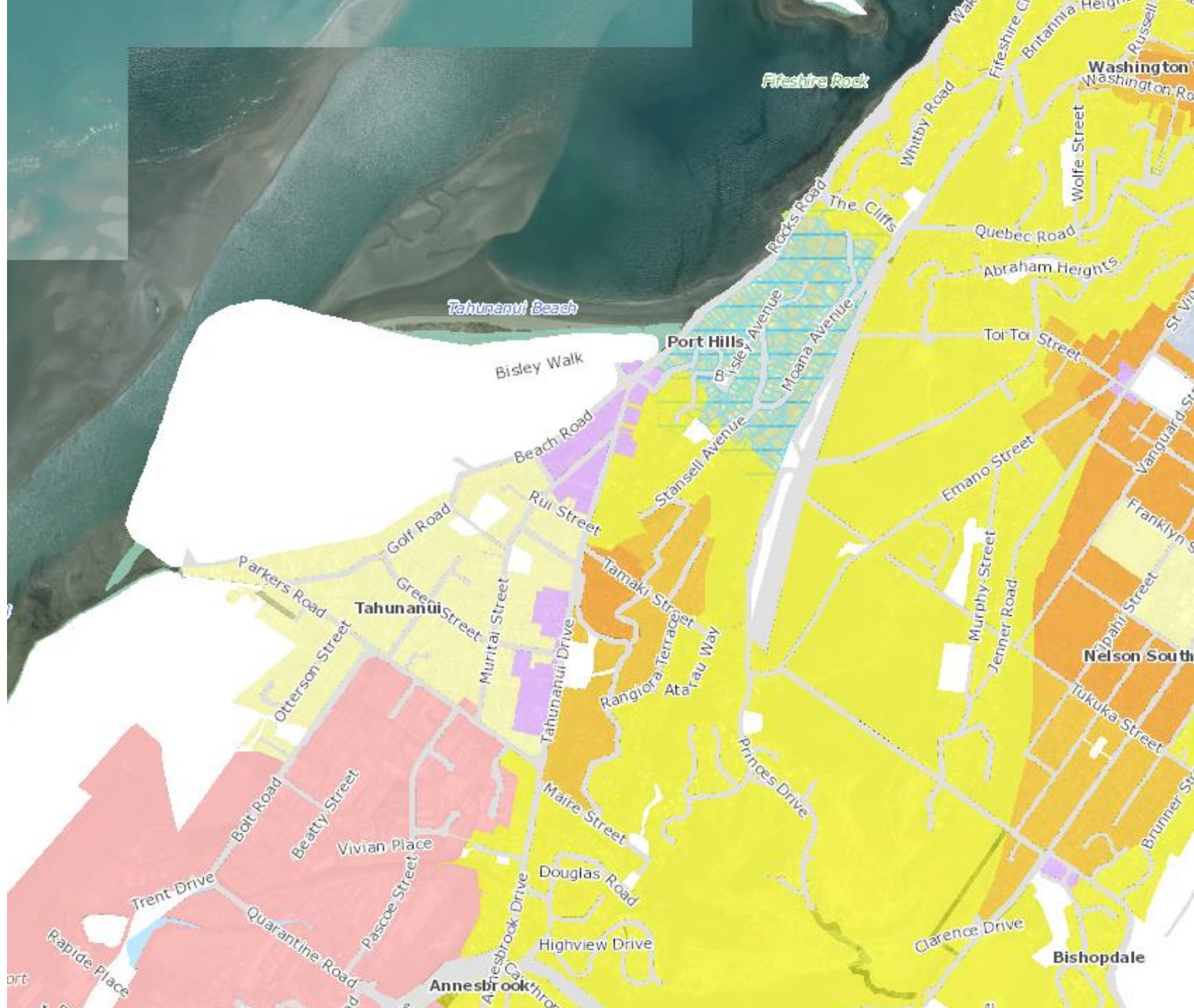
- General Residential Zone
- Medium Density Residential Zone
- High Density Residential Zone
- Residential (NRMP)
- Residential - Higher Density Area
- Residential - Lower Density Area
- Inner City - Centre
- Inner City - Fringe
- Commercial Leisure Area
- Suburban Commercial
- Industrial
- Industrial - Nayland Rd South Area

Stoke



- Zone
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Tahunanui



Zone

- General Residential Zone
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- Industrial - Nayland Rd South Area

General Residential Zone (GRZ)

Minimum site area	No minimum for lots that contain residential buildings 200sqm min lot size for vacant lots
Residential units per site	Up to three units permitted 4+ units Restricted Discretionary
Height	8m (two storeys)
Recession plane	3m + 45 degree angle
Site coverage	40%
Yard setbacks	1.5m front boundary 1m side
Outlook space per unit	4m x 4m principal living area 1m x 1m bedrooms
Outdoor living court	1 bed – 35m 2 bed – 50m 3 or more bed – 75m Min dimension 4.5m
Permeable landscaped area	Minimum 20% of the site to be permeable landscaped area
Maximum building length	22m above ground floor, then a minimum 4m separation from other building
Glazing to the street	Minimum 20% of the street facing façade (not including any gable roof space) to be glazed
Minimum residential unit size	No minimum unit size



Medium Density Residential Zone (MRZ)

Minimum site area	No minimum for lots that contain residential buildings 200sqm min lot size for vacant lots
Residential units per site	Up to three units permitted 4+ units Restricted Discretionary
Height	11m +1m (three storeys)
Recession plane	4m + 60 degree angle
Site coverage	50%
Yard setbacks	1.5m front boundary 1m side
Outlook space per unit	4m x 4m principal living area 1m x 1m bedrooms
Outdoor living court	1 bed – 35m 2 bed – 50m 3 or more bed – 75m Min dimension 4.5m
Permeable landscaped area	Minimum 20% of the site to be permeable landscaped area
Maximum building length	22m above ground floor, then a minimum 4m separation from other buildings on the same site
Glazing to the street	Minimum 20% of the street facing façade (not including any gable roof space) to be glazed
Minimum residential unit size	Minimum net internal floor area as follows: a. Studio unit – 35sqm b. 1 bedroom unit – 45sqm
Buildings adjoining a heritage item	Maximum building height of 8m for sites adjoining a heritage item



High Density Residential Zone (HRZ)

Minimum site area	No minimum for lots that contain residential building 200sqm min lot size for vacant lots
Residential units per site	Up to three units permitted 4+ units Restricted Discretionary
Height	19.5m (six storeys)
Recession plane	12m + 60 degree angle (within first 23.5m from road boundary) 4m + 60 degree angle (after 23.5m)
Site coverage	50%
Yard setbacks	1.5m front boundary 1m side
Outlook space per unit	4m x 4m principal living area 1m x 1m bedrooms
Outdoor living court	1 bed – 35m 2 bed – 50m 3 or more bed – 75m Min dimension 4.5m
Permeable landscaped area	Minimum 20% of the site to be permeable landscaped area
Maximum building length	22m above ground floor, then a minimum 4m separation from other buildings on the same site
Glazing to the street	Minimum 20% of the street facing façade (not including any gable roof space) to be glazed
Minimum residential unit size	Minimum net internal floor area as follows: a. Studio unit – 35sqm b. 1 bedroom unit – 45sqm
Buildings adjoining a heritage item	Maximum building height of 8m for sites adjoining a heritage item



Residential Amenity Standards

General Residential Zone

Align with the NRMP:

- Front yards
- Other yards
- Corner Sites
- Fences

Align with the MDRS:

- Maximum building height
- Outlook and privacy

MDRS with Modification:

- Outdoor living Court
- Glazing to the street

New Rule:

- Site coverage
- Permeable landscaped area
- Daylight admission

Medium Density Residential Zone

Align with the NRMP:

- Front yards
- Corner Sites
- Fences

Align with the MDRS:

- Site coverage
- Maximum building height
- Daylight admission
- Outlook and privacy

MDRS with Modification:

- Outdoor living Court
- Glazing to the street

New Rule:

- Other Yards
- Permeable landscaped area
- Maximum building length

High Density Residential Zone

Align with the NRMP:

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New Rule:

- Other Yards
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- Maximum building height
- Daylight admission
- Maximum building length

Natural Hazard Overlays

- PC29 Slope instability Area 1 Overlay
- PC29 Slope instability Area 2 Overlay
- PC29 Slope instability Area 3 Overlay
- PC29 Debris Run-out Overlay
- PC29 Liquefaction Hazard Overlay

- PC29 NMRP Inundation Overlay
- PC29 NMRP Floodpath Overlay
- PC29 NRMP Flood Overlay
- PC29 Floodways Overlay
- PC29 High Flood Hazard Overlay
- PC29 Flood Hazard Overlay
- PC29 Fault Deformation Overlay
- PC29 Fault Awareness Overlay





Natural Hazards

- s.6 matter – affecting and affected by housing
- Based on DNP technical information
- Updated NRMP hazards overlays and provisions:
 - River and coastal flood
 - Slope instability
 - Faults
 - Liquefaction
- Further work to refined data following August event





Natural Hazards (cont.)

- Approach also limits some areas from intensification opportunity – *retain their existing NRMP zone:*
 - Areas affected by sea level rise (no overlay)
 - Areas significantly affected by river flood (recent event)
 - Tahunanui Slump area



Inner City Zones

- Vincent/Vanguard area Rezoned to Inner City Fringe
- Changes to city centre development controls:
 - building height raised
 - heritage precinct & design guide removed
 - view shaft removed
- Restricted discretionary activity for new buildings
 - Quality urban design outcomes
 - Sympathetic to heritage
- Applies to Inner City Centre & Fringe Zones
- Non-notification clause – public notification





Suburban commercial zones





Heritage items & precincts

NRMP Layers - Proposed Changes for
PC29 - Heritage and Scheduled Sites

PC29 Heritage Building Object or Place



PC29 Heritage Object

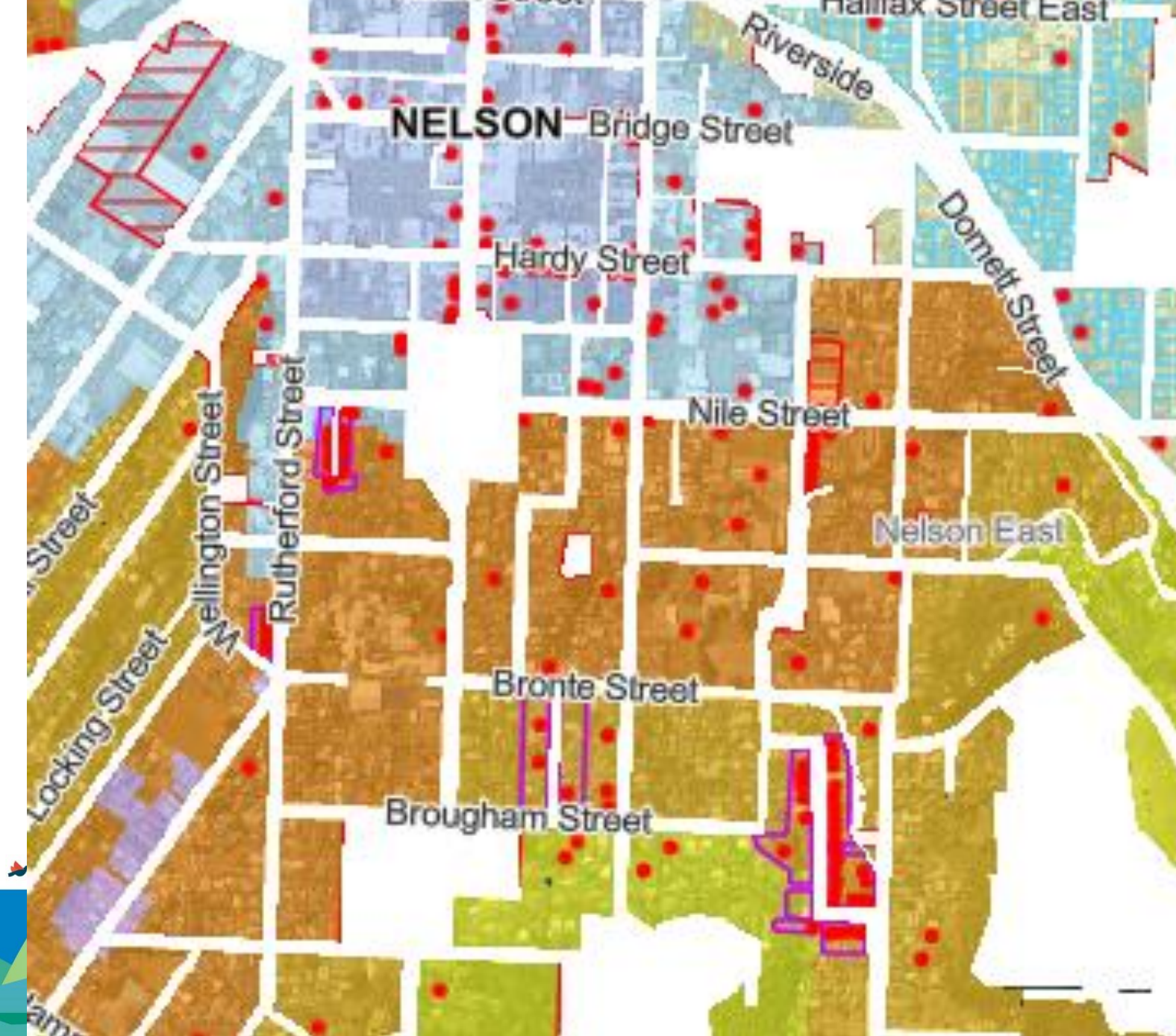
Feature

— Heritage Object

PC29 Heritage Precinct

Feature

— Heritage Precinct



Papakāinga

- Developed with Iwi during draft WWNP development (2014-2023)
- Seeking to be 'more enabling of papakāinga' development, while continuing to manage effects external to the site
- IWG subgroup – Iwi-drafted suite of provisions put forward, informed by Kapiti Coast District Council provisions (Ngati Toa)
- Generally consistent with draft WWNP provisions
- Updated to enable Papakāinga for tāngata whenua as Permitted Activity (ancestral connection)



Papakāinga by Ngāti Whātua Ōrākei at Ōkahu Bay

*Papakāinga change lives.
"We need to maximise what
land we've got to house our
whānau, that's a priority for
us is to build warm, healthy,
affordable homes for our
people"*

Ngāti Whātua Ōrākei Trust
chairperson Marama Royal



Papakāinga by Te Aro Pā Trust at Greta Point

*"This is not just a housing development, it is a game
changer, for our whānau and for our wider community.
There are so many benefits wrapped up in this project,
whether we are talking socially, culturally, or even
economically."*

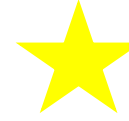
Te Āwhina Marae board chair Rima Piggott



Papakāinga at Te Āwhina Marae in Motueka

Transport

- New ROW standards for multi unit developments that aren't covered by NTLDM
- Access standards for pedestrian only access
- Bike parking
- Accessible parking
- EV charging
- Loading etc
- Updated assessments to encourage active transport



Getting the core network right

Focussed investment programme

Best practise design

Safe, appropriate, affordable, accessible.

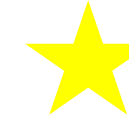
Lowering vehicle speeds

Speed management plan and targeted investment in speed control.



Increasing integration with and improving public transport

Enabling longer trips by combining public transport with walking and cycling



Supporting behaviour change programme

Workplace and school travel planning, education and campaigns.

“

Reduce transport emissions by 41% by 2035 and 100% by 2050².

”

Vision:



A safer, healthier, accessible and more liveable Whakatū for all our community.

ePlan

≡ Nelson Resource Management Plans



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Nelson City Council Resource Management Plans

View Plans

Plan Change 31 - The Junction
07 Aug 2023
[Show Plan Change](#)

Plan Change 29 - Housing
07 Aug 2023
[Show Plan Change](#)

Welcome to our ePlan
06 Aug 2023

Private Plan Change 30 - Airport and Notice of Requirement (not in ePlan, view on Shape website)
10 Jun 2023

Private Plan Change 28 - Maitahi Bayview (not in ePlan, view on Shape website)
21 Oct 2021

[See news and updates](#)

Search for an address...

Dodson Valley

Port Nelson

Brooklands

Hauteshore Island

Pfahshire Rock

Auckland Point

Washington Valley

NELSON

Botanical Hill

Maitai Valley

Port Hills

Nelson East

Nelson South

The Brook

Sharland Hill

Maitai River

Bishopdale

Gramplans

Sugar Loaf

Dun Mountain Walkway

Enner Glynn

Stoke

Bullock Spur

Fringed Hill

Maitai Dam

Hira Forest

Boars Back Spur

Kaka Hill

Pig Island

Martin Point

Oyster

1 : 36,111

1 km

Map Tools

Map click selection mode

Property

Feature

Map Layers

☐ PC31 The Junction

☒ PC29 Housing

☒ NRMP Zones

☐ NRMP Roads

☐ NRMP Port Airport

☐ Nelson Air Quality Plan

☐ NRMP Heritage

☐ NRMP Hazards

☐ NRMP General Overlays

☐ NRMP Coastal

☒ Boundaries and Labels

☒ Property and Addresses

☐ Plan Attachments

Transparency

Basemaps

Aerial

Streets

Measure

Legend

Full Nelson Resource Management Plans

NRMP

Operative: 01 Sep 2004

Revision: 08 Aug 2023

Plan Change 29 - Housing selected

[Back to NRMP](#)

Sections marked with a blue dashed line are affected by a proposed plan change

Nelson Resource Management Plan

Volume 1 General

Volume 2 Zones

Chapter 7 Residential zone

Objectives and Policies

Rules

Contents of residential zone rule table

Schedule AA Papakāinga development - General, Medium and High Density Residential zones

Schedule A Papakainga development - Standard, Comprehensive and Lower Density areas in Residential z...

Schedule B Bishopdale pottery - Waimea Road

Schedule D BP Annesbrook (Service Station)

Schedule E Ngawhatu Residential

Nelson Resource Management Plan / Volume 2 Zones / Chapter 7 Residential zone / Rules

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Assessment Criteria		Explanation	
RER.17A.5 <div> a. the capacity and suitability of the existing reticulated network for the proposed development. b. the suitability of alternative utility networks or on-site facilities. c. maintenance and operational requirements. d. the likely service needs for the future development of adjacent or nearby land considering the planned built character of the zone. e. the resilience of the services to the likely effects of climate change. f. the timing of works and projects facilitated through the long term plan (or equivalent plans prepared by the reticulated network owner). </div>		RER.17A.6 <div> Water supply, stormwater disposal and wastewater treatment and disposal, are important for the well being of people and communities and for their health and safety. The systems need to be reliable, and provide agreed levels of service, while avoiding adverse effects on the environment. Where reticulated services are not available, then special consideration of the possible adverse environmental effects on the future activities on the land is needed. </div>	
Item	Permitted	Controlled	Discretionary/Non-complying/Prohibited
RER.17B Residential units	RER.17B.1 Development of up to three residential units on a site is a permitted activity, provided that the development complies with all the permitted conditions in this Rule Table.	RER.17B.2 not applicable	RER.17B.3 Development of four or more residential units on a site is a restricted discretionary activity provided: <div> a. for applications including 10 or more residential units, at least 10% of residential units on a site shall be designed to provide convenient wheelchair access including: <div> i. access from a street to an entry door (which may be a front, back or side door) using gradients no greater than 1:20 and has a level (stepless) transition from inside to outside; and ii. doorways that have at least 810mm clear width (when the door is open) to fit a wheelchair; and iii. at least one bedroom and accessible bathroom be located at ground level and on the same level as the kitchen and living room. </div> b. where the assessment of the number of accessible units results in a fractional number, any fraction under one-half shall be disregarded and fractions of one-half or greater shall be considered as one residential unit. </div> Discretion is restricted to: <div> i. effects of the building design and development layout on: <div> a. the safety and attractiveness of the street; and b. the quality of on-site living environments; and c. adjoining sites, with respect to visual dominance, da </div> </div>

Volume 2 Zones

Chapter 7 Residential zone

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Schedule D BP Annesbrook (Service Station)

Schedule E Ngawhatu Residential Area

Schedule F Polytechnic (former Griffins site) - Residential

DELETE Schedule H Bishopdale subdivision area

Chapter 8 Inner City Zone

DELETE Schedule J Vanguard Street, St Vincent Street and Haven Road

Objectives and Policies

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Search for a keyword

ICd.18 The Vanguard Street/St Vincent Street area adjoins the western edge of the Inner City Zone was formerly zoned industrial and has traditionally performed a predominantly service and light manufacturing role. This area is located on the floor of the valley flanked on either side by residential development, with a row of residential-zoned housing along North Esk Street to the south. Sites in this area tend to be smaller, partly as a consequence of its earlier residential nature, and contain smaller scale activities often with a strong element of servicing. The area still contains a number of dwellings, and tends to act as a "starter business" area where new activities locate until growth in activity forces them to find a larger site.

objective

IC1 form and access

An attractive, compact and convenient pedestrian oriented environment within the City Centre, accommodating the highest concentration of commercial, cultural and civic activities, which is supported and complemented by a more vibrant vehicle and oriented diverse City Fringe.

Reasons

IC1.i The strength and usefulness of the City Centre, as the commercial and cultural focus of the city, relies on the life that people bring to the area. Comparison shopping, and the recreational functions served by the City Centre, are enhanced by a pedestrian orientation. If the City Centre is dispersed, cohesion breaks down and it is no longer convenient for the people using it. This is an adverse effect on people, and the environment that is the City Centre. **By providing the opportunity for activities to locate in the Fringe which are unsuited or unable to locate in the City Centre, the quality focus of the environment in the City Centre can be enhanced, eg. enabling vehicle-based activities in the City Fringe reduces potentially adverse effects within the City Centre. A focus on supporting and complementing the City Centre is included to ensure the area enhances rather than weakens the role of the City Centre. The City Fringe is also an important location for activities that may be unsuited to the Industrial Zone or the Suburban Commercial areas. Likewise, the provision for limited large format retailing and complimentary activities in the Industrial Zone on the site defined in Schedule N is in recognition of the appropriateness of that site to accommodate growth in this retailing sector in an efficient manner that also maintains the strength and vitality of the commercial environment.**

policy

IC1.1 strength of city centre

Consolidate the City Centre as the focal point for the City. Activities should not set up in locations, where singly or together with other activities, they are likely to have a significant adverse effect on the role of the City Centre as the focal point for the City. Within the city fringe, special enable provisiona is diverse made range for small scale of activities in that Nile compliment Street the West, City while Centre limited and large support format its retailing on-going is specifically provided for in Schedule N - Industrial Zone in Tahunanui vitality.

Explanation and Reasons