

# Overview of Plan Change 29 proposed amendments to the Nelson Resource Management Plan (NRMP)

This overview summarises the changes to each chapter of the NRMP.

## Maps

Changes to the maps to:

Divide the NRMP residential zone into six residential areas:

- General residential zone (GRZ)
- Medium density residential zone (MRZ)
- High density residential zone (HRZ)
- Comprehensive area (formerly named Higher Density Area)
- Standard area
- Lower density area

Update the mapping of heritage buildings, structures and precincts to reflect changes to the heritage Appendix 1.

Amend the Natural Hazards overlays to incorporate updated information.

Remove the Church Hill View Shaft, Inner City Heritage Precinct and Wakefield Quay Precinct.

## Chapter 1 About this document, and Chapter 4 Resource Management Issues

No changes have been made to these chapters.

## Chapter 2 Meanings of words

This chapter contains NRMP definitions.

New definitions have been added as required to support the provisions of Plan Change 29 (PC29). In some cases, definition amendments are noted as being specific to the zones being amended or introduced through PC29.

## Chapter 3 Administration

This chapter contains information on the NRMP construction, how to use the NRMP and what information is required to accompany resource consent applications.

New descriptions have been added to explain the updated overlays and identify the new residential zones. The list of information that should support resource consent applications has been updated to reflect best practice.

## Chapter 5 District wide objectives and policies

This chapter contains objectives and policies that apply across the region, including to zones that are not part of PC29.

Updates to this chapter include:

- **New residential zones:** New descriptions for the new General residential zone, Medium density residential zone and High density residential zone (DO16.1.1).
- **Inner City Zones:** Updated explanation and reasons to reflect the purpose of the zones (DO16.1.1)
- **Papakāinga:** New objectives and policies for Papakāinga in the urban zones (DO1A), but no changes to the Open Space and Recreation, Rural or Conservation zones. Other consequential amendments as required.
- **Natural hazards:** New objectives and policies (DO2.1A) for natural hazards overlays in zones within PC29 scope (i.e. not Open Space and Recreation, Rural or Conservation zones which are subject to DO2.1).
- **Heritage:** Amendments to DO4.1.13 in relation to heritage.
- **Urban design & form:** Updates to various objectives and policies (DO13A.1, DO14.1, DO15.1 for example) to highlight the future focused planned built character of the zones, to encourage infill development in a well-functioning urban environment and increasing diversity and quality of housing choice.
- **Subdivision and Development:** Amendments to objectives and policies (including DO14.1 and 14.2) to support the development of a well functioning urban environment and identify what amenity features are to be improved for future generations.

- **Infrastructure and Services:** Updates to objectives and policies to reflect changes to the transport provisions. Exceptions added so that the provisions of the services overlay do not apply to the General residential zone, Medium density residential zone and High density residential zones (DO14.3).
- **Regionally significant infrastructure:** amendments to manage reverse sensitivity for the national electricity grid and the state highway network,( e.g. to DO14.4).
- **Land transport:** Updates to policies to encourage transport mode shift and as a result of the previous Government directed removal of minimum parking requirements (DO10.1.5 etc).

## Chapter 7 Residential Zone

This chapter contains objectives, policies and rules that are specific to the residential zones.

Objectives and policies:

The objectives and policies have been amended to include new objectives and policies that describe the planned built character for the three new residential zones –General residential zone (GRZ), Medium density residential zone (MRZ) and High density residential zone (HRZ).

Rules:

A suite of new standards is proposed for the new residential zones. A summary of the new rules and standards is set out here:

Standard	NRMP current approach	Plan Change 29 proposed approach
Minimum site area	400m <sup>2</sup> except: Higher Density Area: 300m <sup>2</sup> Lower Density Area: 600m <sup>2</sup> Lower Density Area Stoke: average 1000m <sup>2</sup> and min 850m <sup>2</sup>	GRZ, MRZ & HRZ only: No minimum site area for lots that contain residential buildings. 200m <sup>2</sup> minimum lot size for vacant lot subdivision.
Residential units per site	Residential units need to comply with minimum site area requirements. Comprehensive residential development (3 or more units) permitted if standards met.	All new residential zones: Up to 3 units Permitted. 4+ units Restricted Discretionary
Height	7.5m	GRZ: 8m (2 storeys) MRZ: 11m +1m (3 storeys) HRZ: 19.5m (6 storeys)
Recession plane	2.5m + angle dependent on site orientation and boundary	No recession plane for road boundaries Side and rear boundaries: GRZ: 3m + 45° angle MRZ: 4m + 60° angle HRZ: 12m + 60° angle within first 23.5m from road boundary (22m building length + 1.5m road boundary setback) 4m + 60° angle after 23.5m from road boundary
Site coverage	40% except: Lower Density Area - 30% South Street - 60%	GRZ: 40% MRZ: 50% HRZ: 50% South Street: 60%
Yard setbacks (Side and rear)	Side and rear - 1.5m side and rear where building length exceeds 12m	GRZ: 1m side and rear yard applies but can build to the boundary for up to 12m MRZ & HRZ: 1m side and rear yard applies with no exceptions

Yard setbacks (Front)	Front - 1.5m (exceptions apply)	GRZ, MRZ & HRZ: Front - 1.5m (exceptions apply)
Standard	NRMP current approach	Plan Change 29 proposed approach
Outlook space per unit	-	All new residential zones: 4m x 4m for principal living area 1m x 1m for bedrooms
Outdoor living court	1 bed – 35m <sup>2</sup> 2 bed – 50m <sup>2</sup> 3 or more bed – 75m <sup>2</sup> Min dimension 4.5m	All new residential zones: Ground floor - 20m <sup>2</sup> and 4m minimum dimension GRZ: Above ground - 8m <sup>2</sup> and minimum 1.5m depth MRZ and HRZ: Above ground - 6m <sup>2</sup> and minimum 1.5m depth
Permeable landscape area	-	All new residential zones: Minimum 20% of site to be permeable landscaped area
Maximum building length	-	All new residential zones: 22m (above ground floor), then a minimum 4m separation from other buildings on the same site
Glazing to the street	-	All new residential zones: Minimum 20% of street facing façade (not including any gable roof space) to be glazed.
Minimum residential unit size	-	All new residential zones: GRZ: No minimum unit size MRZ and HRZ: Minimum net internal floor area as follows: a) Studio unit – 35m <sup>2</sup> b) 1 bedroom unit – 45m <sup>2</sup>
Buildings adjoining a heritage item	-	MRZ and HRZ: Maximum building height of 8m for sites adjoining a heritage item

Other proposed amendments to the zone rules include:

- Amended the National Grid yard rules and introduced acoustic insulation rules for development within 80m of state highways.
- Updates to a number of heritage rules
- Update to the rule for building over or alongside drains and water mains.
- New or updated rules for natural hazards, replacement of most existing natural hazards overlays with new overlays.
- New schedule containing rules for enabling papakāinga.
- Amendments to access and parking rules to support increased intensification and the modal shift to active transport.
- Removal of references to Wakefield Quay and the associated design guidelines.

## Chapter 8 Inner City Zone (Centre and Fringe)

This chapter contains objectives, policies and rules that are specific to the Inner City zones, being the City Centre and the Fringe.

Objectives and policies:

The chapter has been updated to include amendments to support PC29 to enable more housing in this zone (IC4A). Other changes include:

- Policy direction for new buildings, focusing on design related outcomes.
- Removal of Policy IC2.4 for the Church Hill View Shaft Overlay.

Rules:

Amendments to the zone rules are proposed and include:

- Restricted discretionary activity status for new buildings, with associated matters of discretion addressing the design and layout of development.
- Increase maximum building height for Inner City and City Fringe from 12m to 24m.
- Amend the rules for residential development (e.g., minimum unit size).
- Updates to a number of heritage rules.
- Update to the rule for building over or alongside drains and water mains.
- Updates to rules for natural hazards, removal of most overlays and introduction of new natural hazards overlays.
- Amendments to access and parking rules to support increased intensification and the modal shift to active transport.
- Removal of provisions associated with the Church Hill View Shaft Overlay.

## Chapter 9 Suburban Commercial Zone

This chapter contains objectives, policies and rules that are specific to the Suburban commercial zone.

Objectives and policies:

The chapter has been updated to include amendments to support the proposed PC29 approach to enable more housing in this zone (SC).

Other changes include:

- Policy direction for new buildings, focusing on design related outcomes.

Rules:

Amendments to the zone rules are proposed and include:

- Increase the maximum building height from 10m to 19.5m where the commercial area is next to a high density residential zone, and 12m in the other areas.
- Amend the rules for residential development (e.g. minimum unit size).
- Restricted discretionary activity status for new buildings, with associated matters of discretion addressing the design and layout of development.
- Updates to a number of heritage rules.
- Update to the rule for building over or alongside drains and water mains.
- Updates to rules for natural hazards, removal of most overlays and introduction of new natural hazards overlays.
- New rules for enabling papakāinga.
- Amendments to access and parking rules to support increased intensification and the modal shift to active transport.
- Requirements for acoustic insulation to align with the same requirements in the Inner City – Centre and Inner City – Fringe zone.

## Chapter 10 Industrial Zone

This chapter contains objectives, policies and rules specific to the industrial zone.

Objectives and policies:

No changes to the objectives and policies of this zone are proposed, except to remove reference to the St Vincent and Vanguard Street areas.

Rules:

Amendments to the zone rules are proposed and include:

- Updates to a number of heritage rules.
- Update to the rule for building over or alongside drains and water mains.
- Updates to rules for natural hazards, removal of most overlays and introduction of new natural hazards overlays.

## Chapter 11 Open Space and Recreation Zone

Only minor consequential amendments to this chapter are proposed.

## Chapter 6 Financial contributions, works services and other conditions, Chapter 12 Rural Zone, Chapter 13 Coastal Marine Area and Chapter 14 Coastal Marine Area

These chapters are not within the scope of PC29. No changes to these chapters are proposed.

## NRMP Appendices

A number of appendices are proposed to be amended as part of PC29.

### Appendix 1 Heritage Buildings, Places and Objects

Amendments to the criteria, which is used for assessing the heritage significance of buildings, places and objects.

Updates to reflect re-assessment of the significance of heritage items using the amended criteria, updating details about heritage items where necessary, and the addition of new heritage items.

### Appendix 7 Guide for subdivision and structures in the landscape overlay

The Landscape Control Overlay includes provisions that require a landscape assessment at the time of subdivision. The operative Landscape Control Overlay is considered out of date, with its establishment now being inconsistent with best practice. In particular, the Overlay does not identify areas of natural character or outstanding or significant natural features and landscapes.

The provisions of the Landscape Control Overlay will not apply to the new residential zones which have amenity and design controls built in.

### Appendix 8 Church Hill View Shaft

The Church Hill View Shaft is proposed to be deleted.

Views protected by this view shaft to the Haven from the Church Steps are now heavily obstructed by the growth of trees along Trafalgar Street. PC29 will enable increased building heights within the Inner City - Centre zone. A height restriction will no longer apply to areas that are located within the operative view shaft.

### Appendix 9 Landscape components and views

Removal of references in Table 9.1 (significant views) to the Church Hill Viewshaft, which is proposed to be deleted.

### Appendix 10 Standards and terms for parking and loading

This appendix sets standards for parking and loading spaces, that apply when parking is voluntarily provided on the site.

Changes to this appendix are to ensure that the parking standards support increased housing intensification (e.g., pick up and drop off spaces, rubbish collection and accessible parking for larger multi-unit developments), and the mode shift towards increased use of active transport options like cycling and walking.

### Appendix 11 Access standards

This appendix sets standards for vehicle access to a site (driveways), currently driveways are required, regardless of whether parking is voluntarily provided on the site or not.

Changes to this appendix make driveways voluntary, update the standards for shared driveways and set minimum standards to ensure that pedestrian access is safe and easy for all people to use when there is no driveway access to a site.

### Appendix 14 Residential subdivision design and information requirements

Minor updates are proposed to this appendix, for example to refer to the planned urban built character.

#### [Appendix 15 Daylight admission – residential](#)

Appendix 15 is proposed to be updated to note that the daylight admission controls for the three new residential zones are included in Chapter 7 and Appendix 15 does not apply these zones.

#### [Appendix 17 Daylight admission – city centre](#)

Appendix 17 is proposed to be deleted. Daylight admission controls are not proposed for this zone, except for where the zone adjoins a residential zone. This is covered in the Chapter 8 rules.

#### [Appendix 19 Acoustic insulation requirements](#)

This appendix is proposed to be amended. PC29 is introducing greater housing opportunities within the City Centre (Inner City and Fringe), as well as rezoning the St Vincent Street / Vanguard Street area to Inner City – Fringe. These areas are considered to be a high noise environment where there is potential for noise levels to affect residential amenity.

The NRMP includes provisions for acoustic insulation and ventilation requirements. A limited number of amendments are proposed to the NRMP mechanical ventilation provisions, including this appendix, to simplify the provisions, align with good practice, and include a minimum acoustic ventilation requirement that meets the New Zealand Building Code.

#### [Appendix 22 Comprehensive housing development](#)

This appendix provides a general guide to the design and construction of Comprehensive Housing Developments. Consequential amendments are proposed to note that this chapter does not apply to the three new residential zones.

#### [Appendix 23 Design guide and rules for Wakefield Quay](#)

This appendix and any references to it are proposed to be deleted. The new zone rules will apply.

The following appendices are outside the scope of PC29 and no changes are proposed:

- Appendix 2 Heritage Trees
- Appendix 3 Archaeological Sites
- Appendix 4 Marine ASCV Overlay
- Appendix 5 Conservation Overlay Schedule of Sites
- Appendix 6 Riparian and Coastal Margin Overlays
- Appendix 12 Tracking curves
- Appendix 13 Inner City Zone: Noise Management Plans and assessment of unreasonable and excessive noise
- Appendix 16 Daylight admission – small holdings areas (Rural Zone)
- Appendix 18 Verandahs
- Appendix 20 Signs and outdoor advertising
- Appendix 21 Hazardous substances
- Appendix 24 Designations
- Appendix 25 River Mouths & Landward Boundary of Coastal Marine Area
- Appendix 26 Access Road to Main Road Stoke
- Appendix 27 Acoustic Fence Specifications, Nayland South Industrial Area
- Appendix 28 Freshwater
- Appendix 29 Port Noise Management and Mitigation Plans and Port Noise Liaison Committee