

Draft Nelson Plan - Frequently asked questions

Residential zones

What Residential zones does the Draft Nelson Plan propose?

There are two Residential zones proposed:

1. General residential zone
2. Medium density residential zone

What are the differences between them?

The General residential zone is the largest zone and applies to most of Nelson's established residential areas. It provides for a range of housing choices and will have a suburban character (generally 1-2 storey houses).

The Medium density residential zone also provides for a range of housing choices, incentivising medium density residential development in areas that are highly accessible and have limited environmental constraints. It applies a flexible approach for multi-unit housing of four or more residential units and allows up to three storeys in height.

What activities would be allowed and what standards would apply in the General residential zone?

All types of residential activities would be allowed. Small-scale commercial activities are contemplated but would require resource consent so that their effects can be considered.

All buildings must comply with a range of standards to achieve a suburban residential character:

- For infill housing a limit of one unit per 200m² of the site area
- Maximum building height: 8 metres (2 storeys)
- Daylight control limits the height of buildings in relation to boundaries 2.5m high at the boundary and 45^o recession plane for side and rear boundaries
- 40% building coverage
- Minimum 20% permeable area
- Front yard: 1.5m
- Other yards: 1.5m / up to 12m in length is exempt
- Outdoor living space:
 - At ground level 20m² area / 4m minimum dimension
 - Above ground level 6m² balcony / 1.5m minimum dimension
- Privacy: 2m setback for decks/balconies facing side boundaries
- Fences: 1.2m to 1.8m

What activities would be allowed and what standards would apply in the Medium density residential zone?

All types of residential activities would be allowed. Home businesses and visitor accommodation are contemplated but would require resource consent so that their effects can be considered.

All buildings must comply with a range of standards to achieve a medium density residential character:

- For infill housing a limit of one unit per 200m² of the site area
- Maximum building height: 11 metres (3 storeys)
- Daylight:
 - Building height limited to 3m and 45 degrees along side and rear boundaries is permitted
 - Building height up to 5m and 45 degrees along side and rear boundaries requires resource consent
- 50% building coverage
- Minimum 20% permeable area
- Front yard: 1.5m
- Other yards: 1.5m / up to 12m in length is exempt
- Outdoor living space:
 - At ground level: 20m² area / 4m minimum dimension
 - Above ground level: 6m² balcony / 1.5m minimum dimension
- Privacy: 4m outlook space from living room windows / 1m outlook space from bedroom windows
- Fences: 1.2m to 1.8m

Links to Key Information Sheets and other Frequently Asked Questions

You'll find additional information on the proposed approach to residential growth and intensification in the Draft Nelson Plan in the following documents:

- Key Information Sheet – Residential growth and intensification; and
- FAQ – Residential growth and intensification

Links to the Draft Nelson Plan

This 'frequently asked questions' sheet addresses a few of the key provisions in the Draft Nelson Plan. 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.