

NELSON CITY COUNCIL

Nelson Resource Management Plan

Proposed Plan Change 18
Nelson South

Proposed Plan Amendments

Notified
28 August 2010



1.0 Introduction (*not part of the Plan Change*)

1.1 Background and development

- 1.1.1. The Nelson Urban Growth Strategy (2006) (NUGS) identifies the Rural zoned area immediately north of Champion Road as one of the preferred areas for residential growth.
- 1.1.2. Following the guidance of NUGS a Structure Plan report was prepared for the area (approximately 160ha) in conjunction with Tasman District Council (TDC). The Structure Plan report looked at appropriate zoning and development opportunities for land on both sides of Champion Rd and included land on the lower slopes of the hills and a portion of flat land on the Raine's farm.
- 1.1.3. The Structure Plan was prepared to avoid continued fragmented subdivision which can lead to inefficient servicing and poor urban design as has been happening over the last few years. This Structure Plan divided the Nelson City Council area into areas C, D, E and F for considering their rezoning to Residential. The Structure Plan map which shows these areas is included as Figure 1.
- 1.1.4. During 2006-2008 the Moturoa, Sutton and Wahanga Limited subdivisions on Champion Road were approved and provide for 285 Residential lots in areas C and D.
- 1.1.5. During 2008 public consultation on the Structure Plan was undertaken and feedback from landowners, stakeholders, residents and national organisations was received.
- 1.1.6. Further investigation on the infrastructure (storm water, wastewater, water supply and transport) implications and biodiversity effects of the Plan Change was undertaken in 2009 and informed the Plan Change approach and proposed boundaries.
- 1.1.7. As part of this investigation it was proposed to only rezone areas C and D from Rural to Residential and apply a Services Overlay to these areas. Feedback was sought from landowners, stakeholders, residents and national organisations on the draft Plan Change in early 2010. As a result of this feedback this approach has been confirmed with minor changes. The revised approach being followed for Proposed Plan Change 18 – Nelson South is outlined below.
- 1.1.8. This approach is to:
 - Rezone Areas C and D and the lower portion of 187 Champion Road (Lot 1 DP 14618) and 203 Champion Road (Lot 1 DP 6653) from Rural to Residential
 - Rezone 3A, 3B, 3C and 3D Hill Street (Lot 4, Lot 3, Lot 2 and Pt Lot 1 DP 8212 respectively) and the

upper portion of 187 Champion Road (Lot 1 DP 14618) from Rural to Rural - Higher Density Small Holdings Area

- Apply a Services Overlay to the proposed Residential and Rural - Higher Density Small Holdings Area zones.
- Apply an Esplanade Reserve of varied width on both sides of the western arm of Saxton Creek

1.1.9. Figure 2 shows the location of 3A, 3B, 3C, 3D Hill Street and 187 and 203 Champion Road

Figure 1



Figure 2



1.2 Description of the proposed Plan Change

Planning Maps

- 1.2.1 As outlined in clause 1.1.8 above it is proposed to replace the existing Rural Zone with the Residential Zone in areas C and D and the lower portion of 187 Champion Road and 203 Champion Road. It is also proposed to replace the existing Rural Zone with a Rural - Higher Density Small Holdings Area Zone within the upper portion of 187 Champion Road and within 3A, 3B, 3C and 3D Hill Street.
- 1.2.2 It is proposed to apply the Services Overlay to the proposed Residential Zone and Rural - Higher Density Small Holdings Area Zone to ensure the adequate and orderly provision of infrastructure services to these areas.
- 1.2.3 The existing overlays which relate to Heritage and Landscape Trees, Riparian Overlay, Land Management Overlay and Electricity Transmission Lines (ETL) will be retained as part of this Plan Change

Text

- 1.2.4 Changes to the text resulting from the Plan Change include:
- Additions to Appendix 6 Riparian and Coastal Margin Overlay by proposing a 20 metre wide esplanade reserve on both sides of Saxton Creek, from the south eastern boundary of Saxton Field Recreation Reserve to Champion Road. This 20 metre reserve is varied where existing subdivisions have applied a different reserve width and where existing right of ways will be affected.
 - Additions to Chapter 12 'Rural Zone' stating that a small part of the Nelson South area is proposed to be in the Rural - Higher Density Small Holdings Area Zone.

1.3 Format of the Plan Change provisions

For the ease of the reader the full text of provisions to be changed have been used in this document.

The reader should be aware that operative provisions that are not proposed to be changed are unable to be submitted upon.

Within this Plan Change:

- 'Normal' text applies to operative provisions which are to remain unchanged.
- 'Underline' text applies to proposed new provisions.
- '~~Strikethrough~~' text applies to operative provisions proposed to be deleted or amended as described.
- '*Italic*' text applies to instructions (therefore are non statutory).

2.0 Proposed Plan Change 18 : Proposed Amendments to the Nelson Resource Management Plan (Statutory Provisions)

2.1 AMENDMENTS TO TEXT

2.1.1 *Amend Chapter 12 Rural Zone, at the end of the first paragraph of clause RU2.iib add the following new text:*

Part of the Nelson South area (land accessed off Champion Road and Hill St North) has been identified as a Rural – Higher Density Small Holding Area, because of its location adjacent to the Residential Zone, its small size and its role as a buffer to adjoining Rural Zone land^{PC18}

2.1.2 Amend Appendix 6 Riparian and Coastal Margin Overlay (Table 6.1 Riparian Values) by adding 'Recreation' to the values of Saxton Creek as follows:

River	Reach	Values
Saxton Creek	Coast inland including first tributary to Champion Road and main stream above first tributary to next confluence.	Conservation (aquatic habitat) priority 3 Access coast to Champion Road Hazard mitigation flood capacity <u>Recreation</u> ^{PC18}

2.1.3 Amendments to Appendix 6 Riparian and Coastal Margin Overlay (Table 6.2 Priority Values) by adding Saxton Creek as a stream where an esplanade reserve will be taken. This will be done by inserting an additional row below the Roding River, as follows:

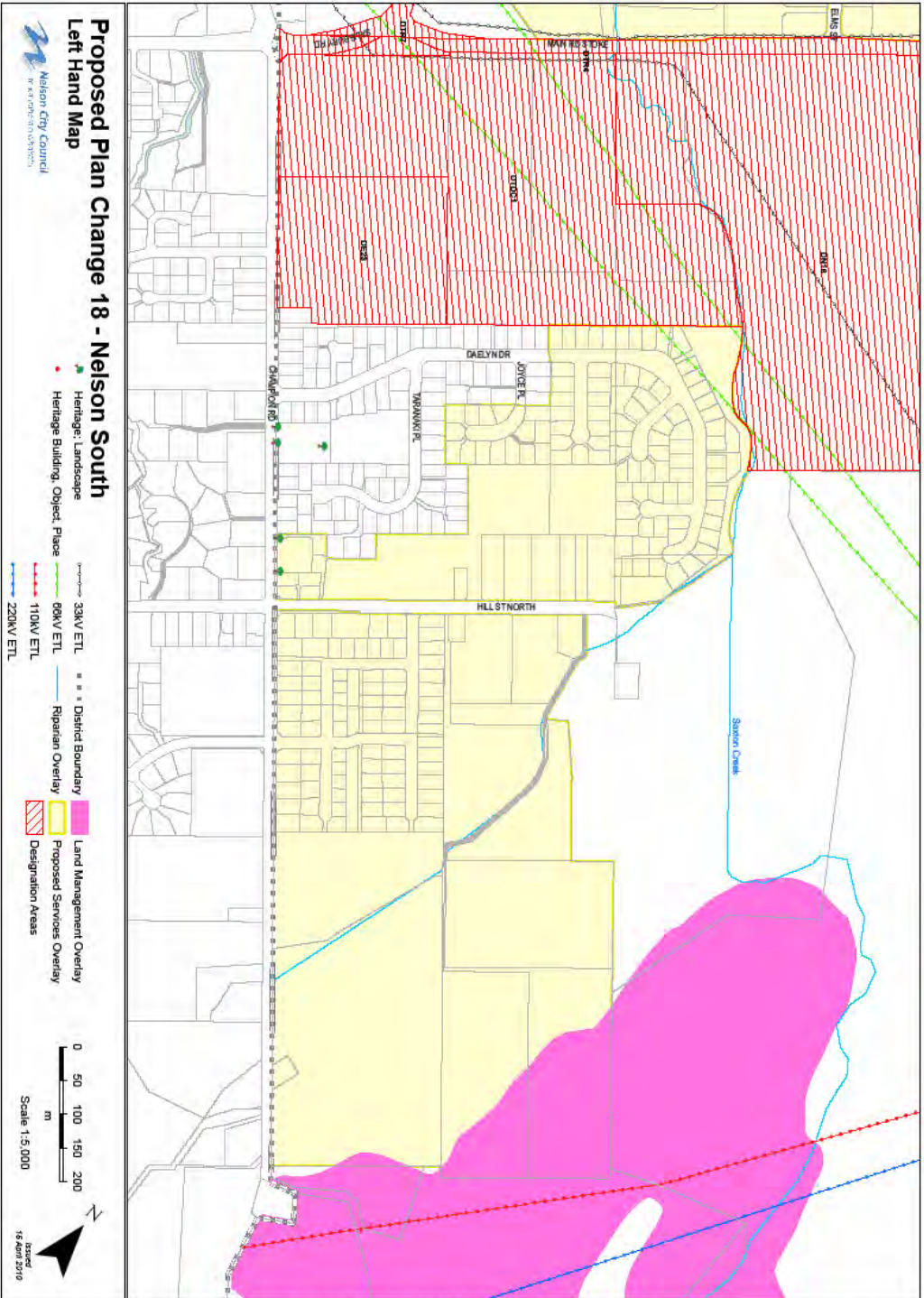
River	Reach	Values	Esplanade requirements
Saxton Creek	From south eastern boundary of Saxton Field Recreation Reserve to Champion Road.	Conservation <u>Access</u> <u>Hazard mitigation</u> <u>Recreation</u>	20m on both river banks, except: <ul style="list-style-type: none"> • where adjoining land already has subdivision approval for a different esplanade reserve width prior to this rule being notified (28 August 2010), and • where Saxton Creek adjoins the right of ways to 3A, 3B, 3C and 3D Hill Street (Lot 4, Lot 3, Lot 2 and Pt Lot 1 DP 8212) respectively. In this case a 5m esplanade reserve width will apply to the river bank on the right of way side.^{PC18}

2.2 AMENDMENTS TO PLANNING MAPS

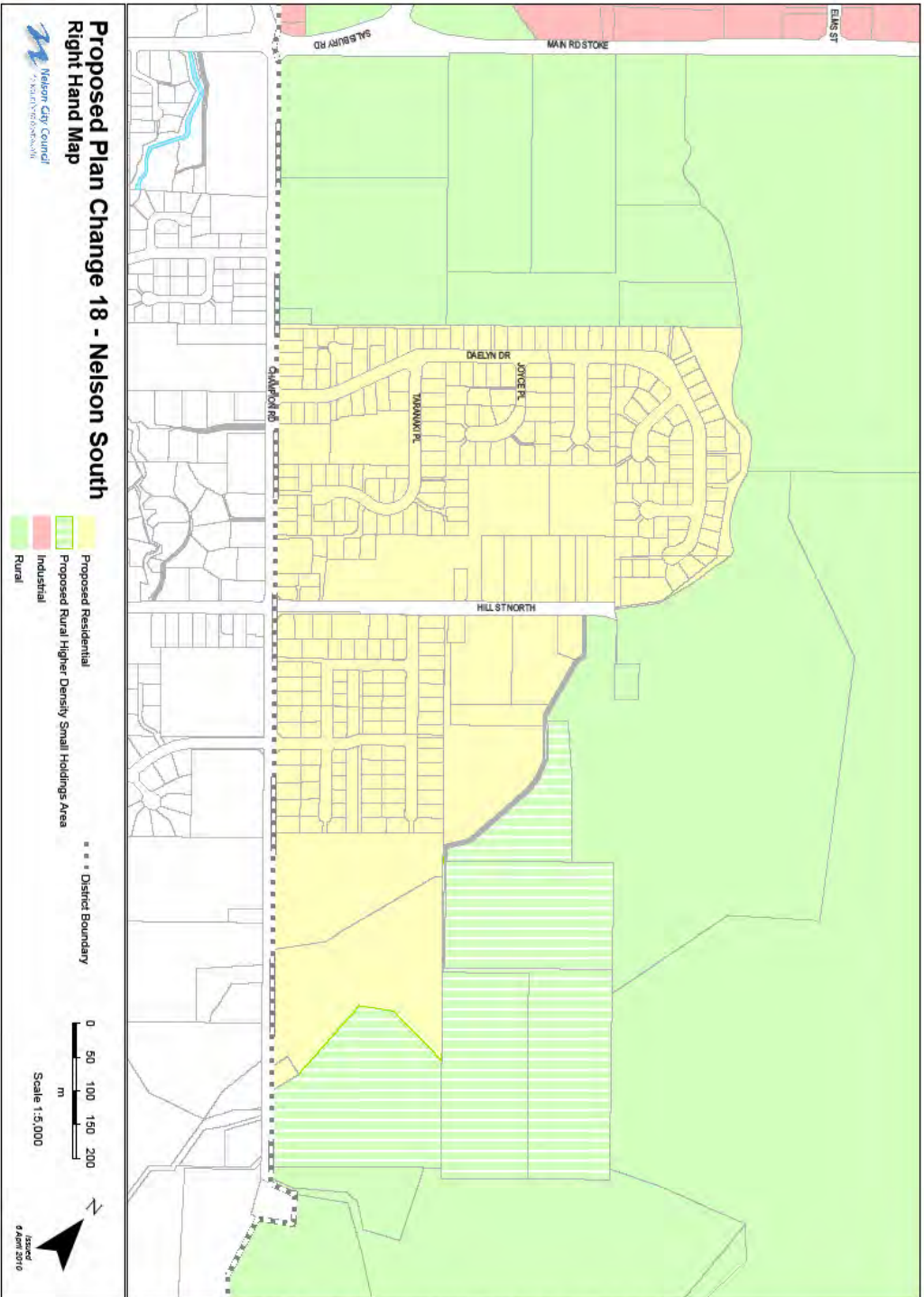
2.2.1 Amendments to Planning Maps 32 and 35 (left and right hand map) as set out in Appendix 1.

APPENDIX 1

ALTERATIONS TO MAPS 32 AND 35 OF LEFT AND RIGHT HAND PLANNING MAPS



The map is approximate only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Nelson City Council, its employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data. This publication is copyright reserved by Nelson City Council. Cadastral information derived from the CRS. CROWN COPYRIGHT RESERVED. KS. Original map size A3



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