

Reprint
as at 1 October 2017



Housing Accords and Special Housing Areas (Nelson) Order 2016 (LI 2016/6)

Housing Accords and Special Housing Areas (Nelson) Order 2016: revoked, on 1 October 2017, by clause 4 of the Housing Accords and Special Housing Areas Orders Revocation Order 2017 (LI 2017/240).

Jerry Mateparae, Governor-General

Order in Council

At Wellington this 15th day of February 2016

Present:

His Excellency the Governor-General in Council

This order is made under sections 15 to 17 of the Housing Accords and Special Housing Areas Act 2013—

- (a) on the advice and with the consent of the Executive Council; and
- (b) on the recommendation of the Minister for Building and Housing made in accordance with sections 15(2) and (7) and 16(2), (3), and (4)(a)(i) of that Act.

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Note

Changes authorised by subpart 2 of Part 2 of the Legislation Act 2012 have been made in this official reprint. Note 4 at the end of this reprint provides a list of the amendments incorporated.

This order is administered by the Ministry of Business, Innovation, and Employment.

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Order

1 Title

This order is the Housing Accords and Special Housing Areas (Nelson) Order 2016.

2 Commencement

This order comes into force on the day after the date of its notification in the *Gazette*.

3 Interpretation

In this order, **Act** means the Housing Accords and Special Housing Areas Act 2013.

4 Declaration of special housing areas

- (1) The area comprising all the land identified in each schedule of this order is severally declared to be a special housing area for the purposes of the Act.

- (2) If there is any inconsistency between the description of the land comprising a special housing area and the map of that land, the description prevails.

5 Criteria for qualifying developments in special housing areas

- (1) The criteria set out in subclauses (2) to (4) apply for qualifying developments in each special housing area declared by clause 4.
- (2) The maximum number of storeys that buildings may have—
- (a) in each of the following special housing areas is 2:
 - (i) Orchard Street special housing area (*see* Schedule 5):
 - (ii) Three Ridges special housing area (*see* Schedule 8):
 - (b) in each of the following special housing areas is 3:
 - (i) Bishopdale Pottery special housing area (*see* Schedule 3):
 - (ii) Toi Toi Street/Montreal Road/Princes Drive special housing area (*see* Schedule 9):
 - (c) in each of the following special housing areas is 4:
 - (i) *[Revoked]*
 - (ii) Betts Carpark special housing area (*see* Schedule 2):
 - (iii) *[Revoked]*
 - (iv) Paru Paru Road special housing area (*see* Schedule 6):
 - (v) Tahuna Housing Development special housing area (*see* Schedule 7).
 - (d) in each of the following special housing areas is 5:
 - (i) Barcelona Lofts special housing area (*see* Schedule 1):
 - (ii) Ocean Lodge special housing area (*see* Schedule 4).
- (3) The maximum calculated height that buildings must not exceed—
- (a) in Orchard Street special housing area (*see* Schedule 5) is 7.5 metres:
 - (b) in Three Ridges special housing area (*see* Schedule 8) is 10 metres:
 - (c) in each of the following special housing areas is 12 metres:
 - (i) Bishopdale Pottery special housing area (*see* Schedule 3):
 - (ii) Tahuna Housing Development special housing area (*see* Schedule 7):
 - (iii) Toi Toi Street/Montreal Road/Princes Drive special housing area (*see* Schedule 9):
 - (d) in Betts Carpark special housing area (*see* Schedule 2) is 15 metres:
 - (e) in each of the following special housing areas is 20 metres:
 - (i) Barcelona Lofts special housing area (*see* Schedule 1):
 - (ii) Ocean Lodge special housing area (*see* Schedule 4):

- (iii) Paru Paru Road special housing area (*see* Schedule 6).
- (4) The minimum number of dwellings to be built in each qualifying development—
- (a) in Orchard Street special housing area (*see* Schedule 5) is 2:
 - (b) in Barcelona Lofts special housing area (*see* Schedule 1) is 9:
 - (c) in Three Ridges special housing area (*see* Schedule 8) is 10:
 - (d) in each of the following special housing areas is 12:
 - (i) Betts Carpark special housing area (*see* Schedule 2):
 - (ii) Tahuna Housing Development special housing area (*see* Schedule 7):
 - (e) in each of the following special housing areas is 30:
 - (i) Ocean Lodge special housing area (*see* Schedule 4):
 - (ii) Paru Paru Road special housing area (*see* Schedule 6):
 - (f) in Bishopdale Pottery special housing area (*see* Schedule 3) is 45:
 - (g) in Toi Toi Street/Montreal Road/Princes Drive special housing area (*see* Schedule 9) is 100.

Clause 5(2)(c)(i): revoked, on 29 July 2016, by clause 6(2) of the Housing Accords and Special Housing Areas (Nelson—New July 2016 Areas) Order 2016 (LI 2016/171).

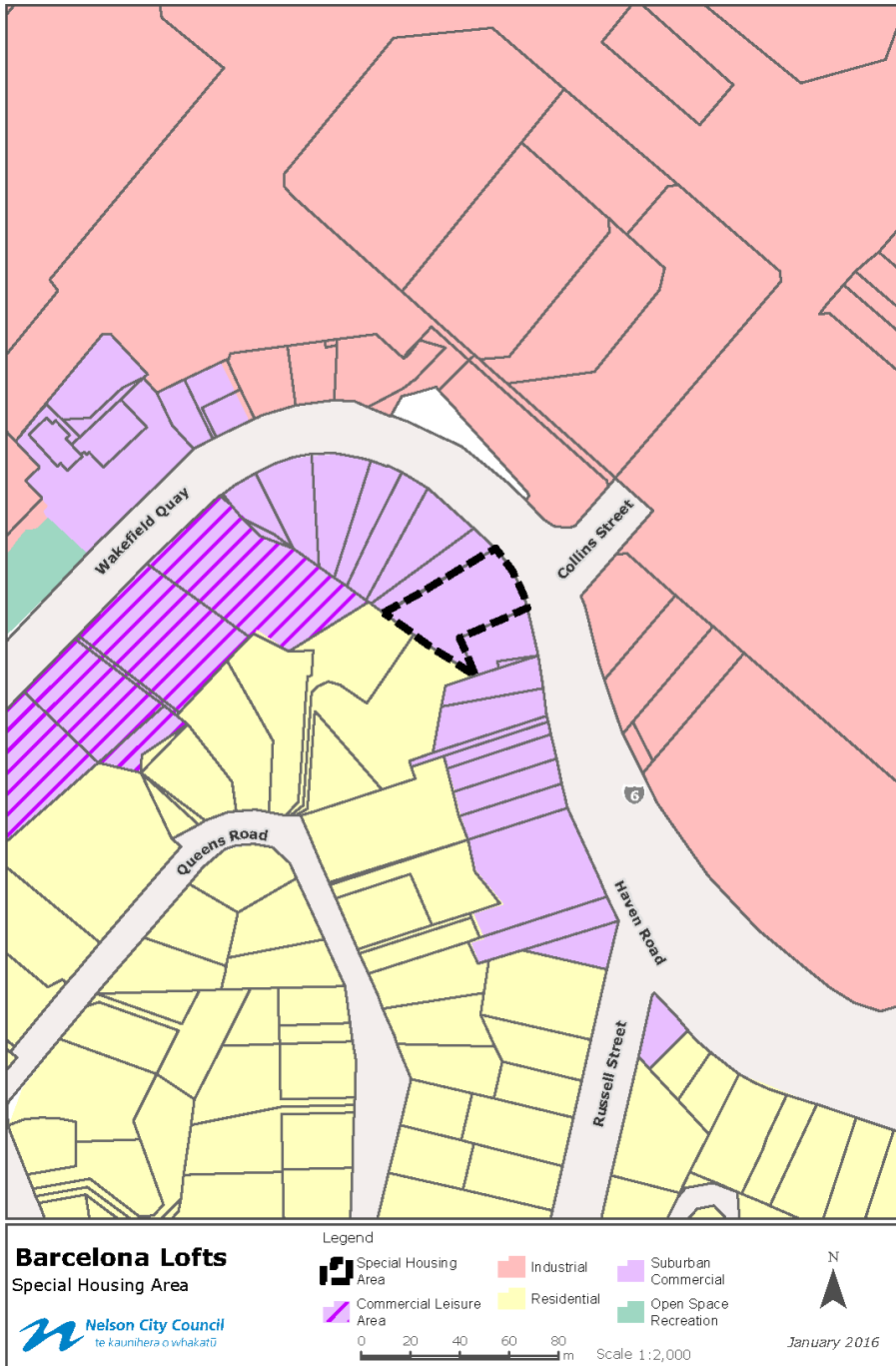
Clause 5(2)(c)(iii): revoked, on 29 July 2016, by clause 6(3) of the Housing Accords and Special Housing Areas (Nelson—New July 2016 Areas) Order 2016 (LI 2016/171).

Clause 5(2)(d): inserted, on 29 July 2016, by clause 6(4) of the Housing Accords and Special Housing Areas (Nelson—New July 2016 Areas) Order 2016 (LI 2016/171).

Schedule 1
Barcelona Lofts special housing area

cl 4

Map of special housing area



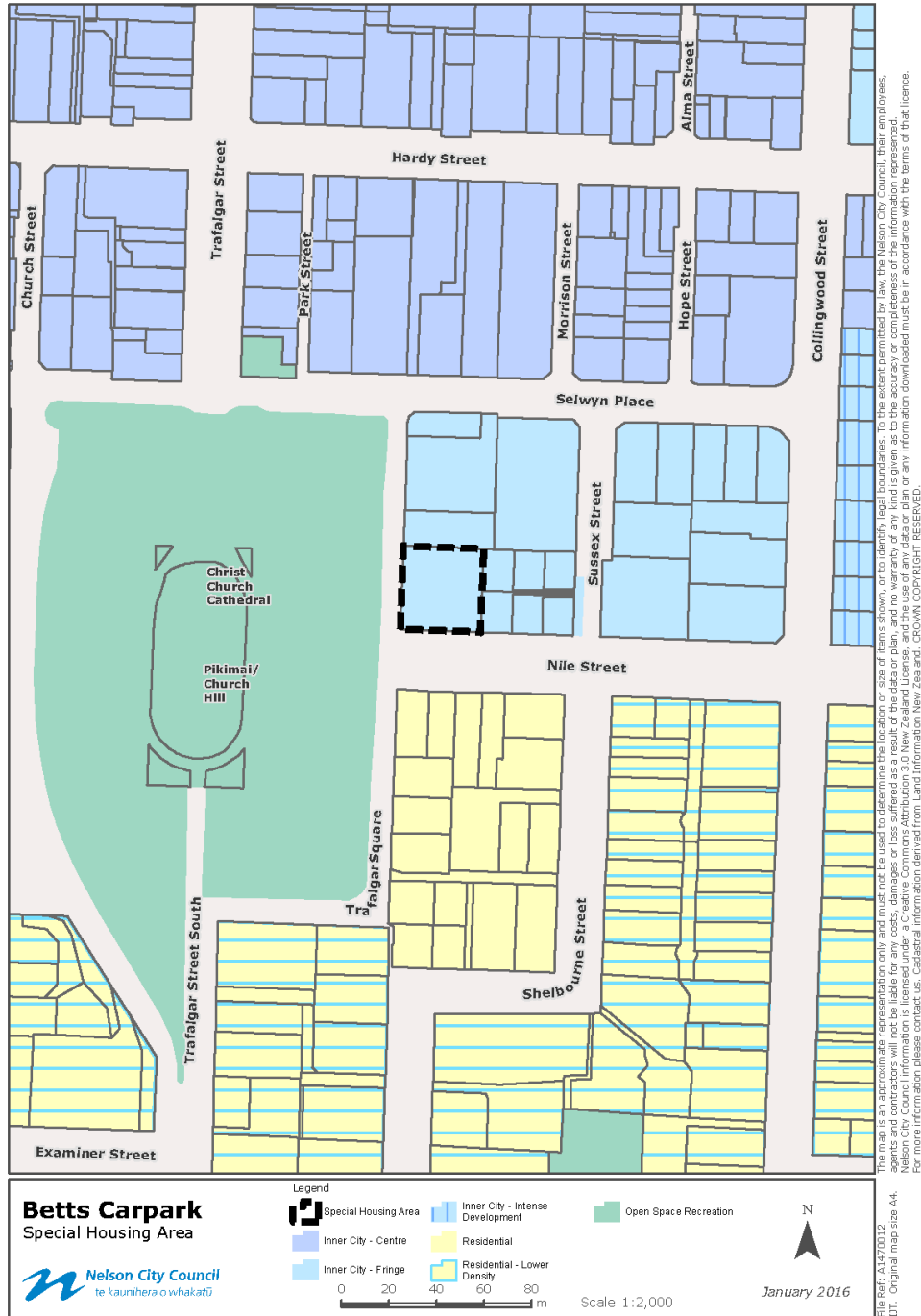
Description of Barcelona Lofts special housing area

Land identification	CT number	Area (ha)
Lot 4 DP 15372	NL10A/1025	0.1279

Schedule 2
Betts Carpark special housing area

cl 4

Map of special housing area



Description of Betts Carpark special housing area

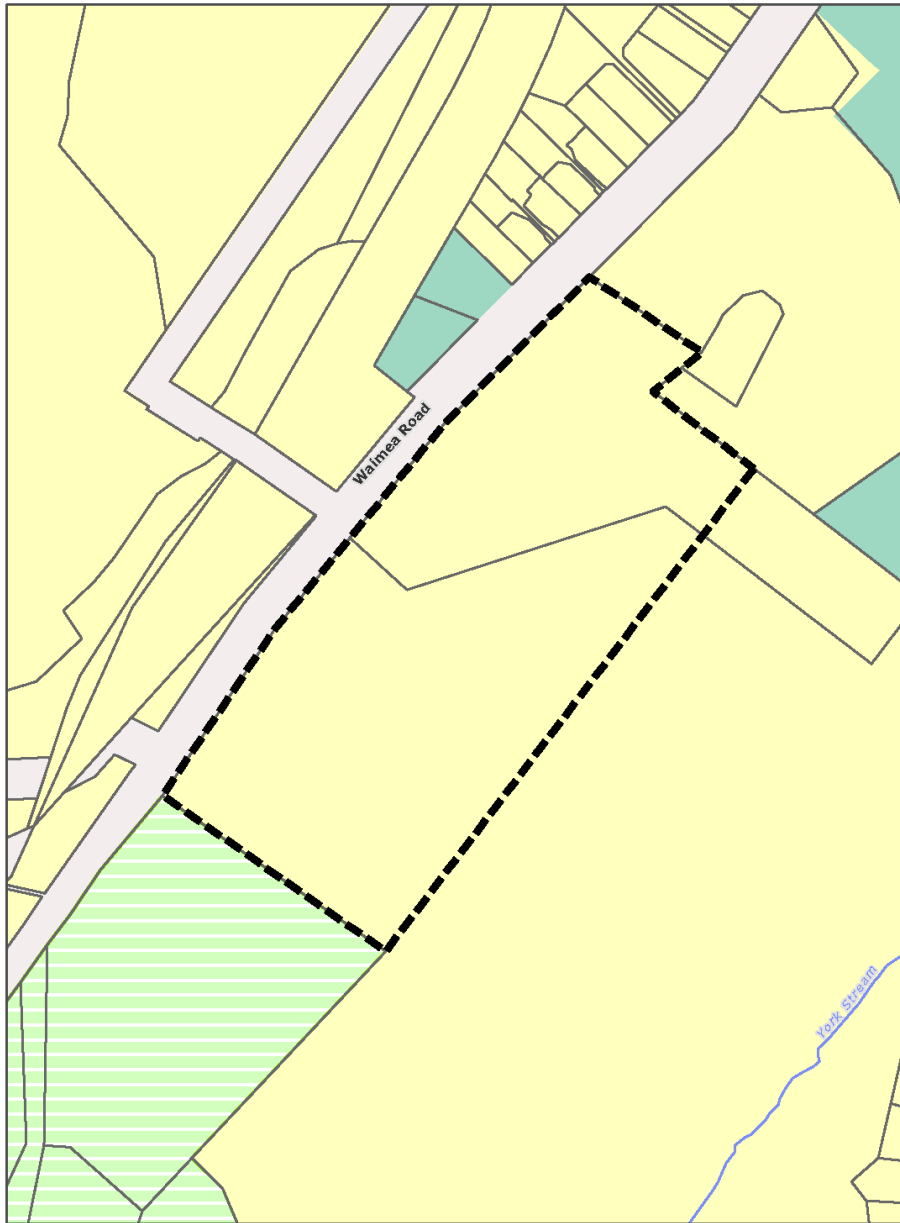
Land identification	CT number	Area (ha)
Part Lot 2 DP 224	NL5B/631	0.1182

Schedule 3

Bishopdale Pottery special housing area

cl 4

Map of special housing area




The map is an approximate representation 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, their 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. For more information please contact us. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED.

Bishopdale Pottery
Special Housing Area

 Nelson City Council
te kaunihera o whakatū

Legend

-  Special Housing Area
-  Residential
-  Rural - LD Small Holdings Area
-  Open Space Recreation

0 25 50 75 100 m Scale 1:2,500

January 2016

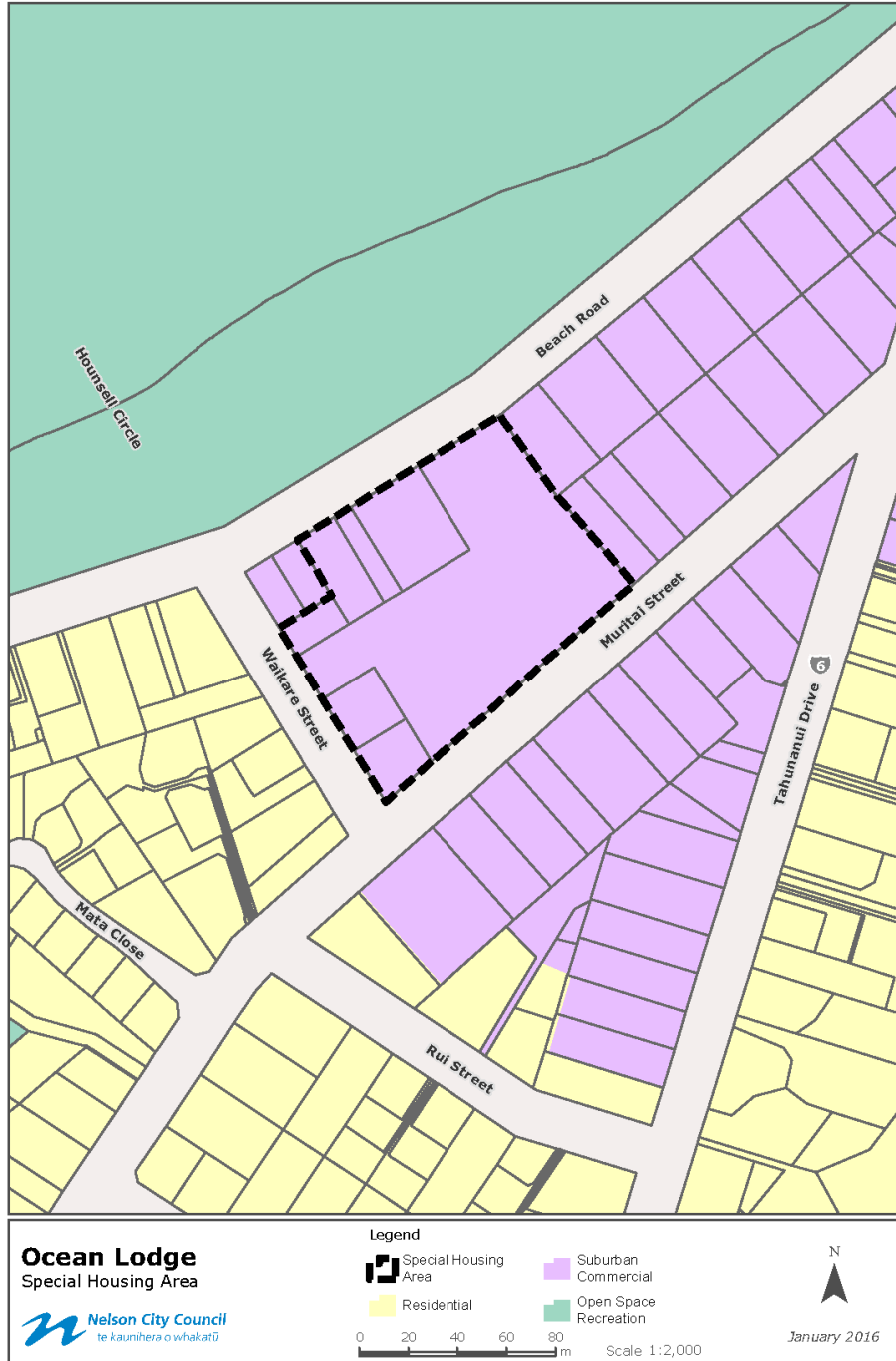
Description of Bishopdale Pottery special housing area

Land identification	CT number	Area (ha)
The north-western portions of Lot 1 DP 466985 and Lot 2 DP 4854 bounded to the south-east by a line extending from the eastern corner of Lot 1 DP 14230 to the south-west boundary of Lot 2 DP 302000 intersecting at a point approximately 37 metres from the southernmost corner of Lot 2 DP 302000	Part 629234 Part NL125/171	4.7000 (approx)

Schedule 4
Ocean Lodge special housing area

cl 4

Map of special housing area



Description of Ocean Lodge special housing area

Land identification	CT number	Area (ha)
Part Lot 9 DP 5302	NL3C/1144	0.1304
Part Lot 24 DP 144	NL124/171	0.0682
Lot 1 DP 4918	NL124/172	0.0329
Lot 3 DP 530	NL39/47	0.0344
Lot 1 DP 628	NL40/241	0.0602
Lot 2 DP 628	NL40/242	0.0551
Lot 1 DP 8354	NL4A/135	0.7952

Schedule 5 Orchard Street special housing area

cl 4

Map of special housing area



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16-20 Orchard Street
Special Housing Area

 Nelson City Council
te kaunihera o whakatū

Legend

-  Special Housing Area
-  Open Space Recreation
-  Residential

0 20 40 60 80 m Scale 1:2,000

January 2016

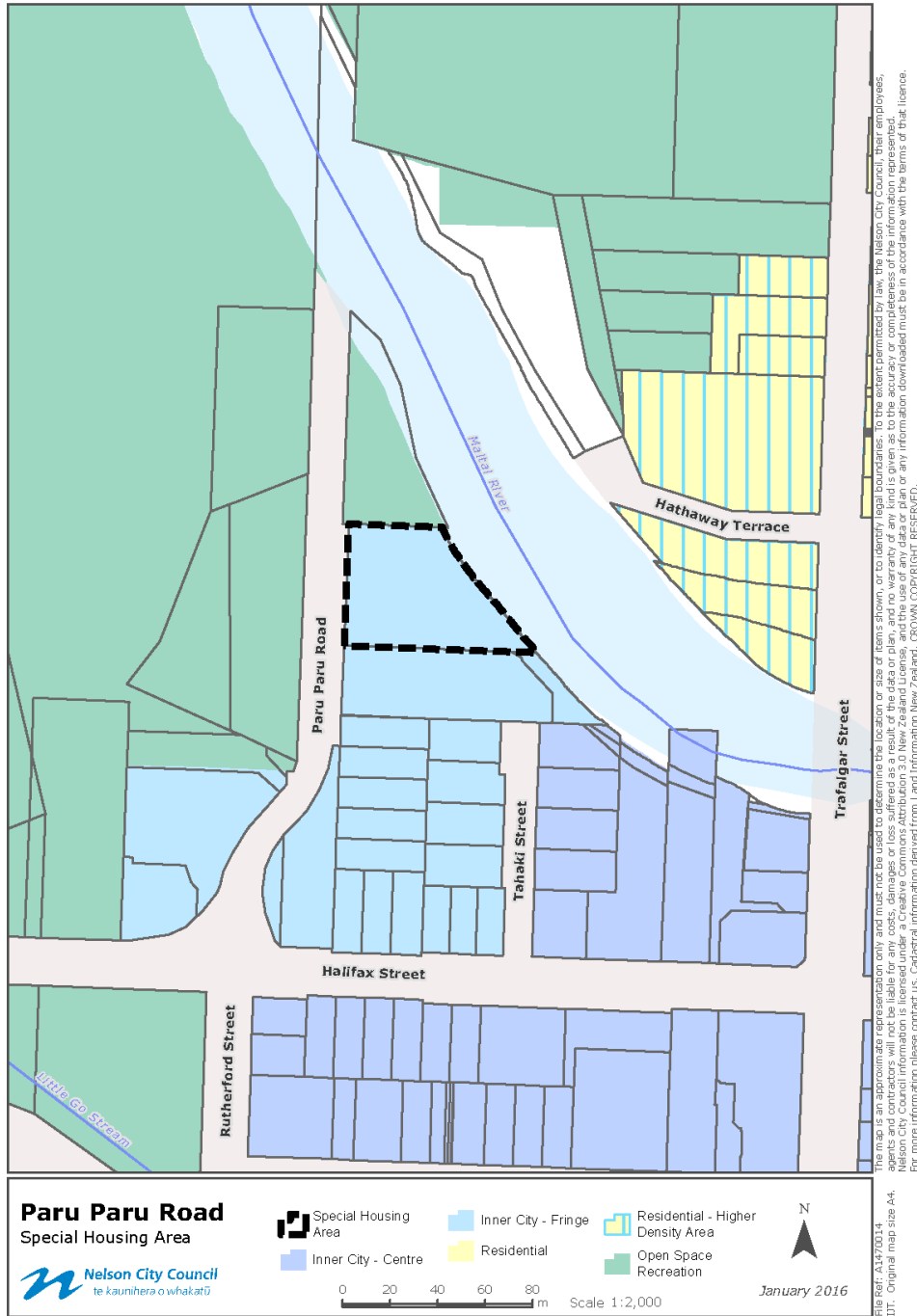
Description of Orchard Street special housing area

Land identification	CT number	Area (ha)
Lot 44 DP 6790	NL4B/53	0.1464

Schedule 6
Paru Paru Road special housing area

cl 4

Map of special housing area



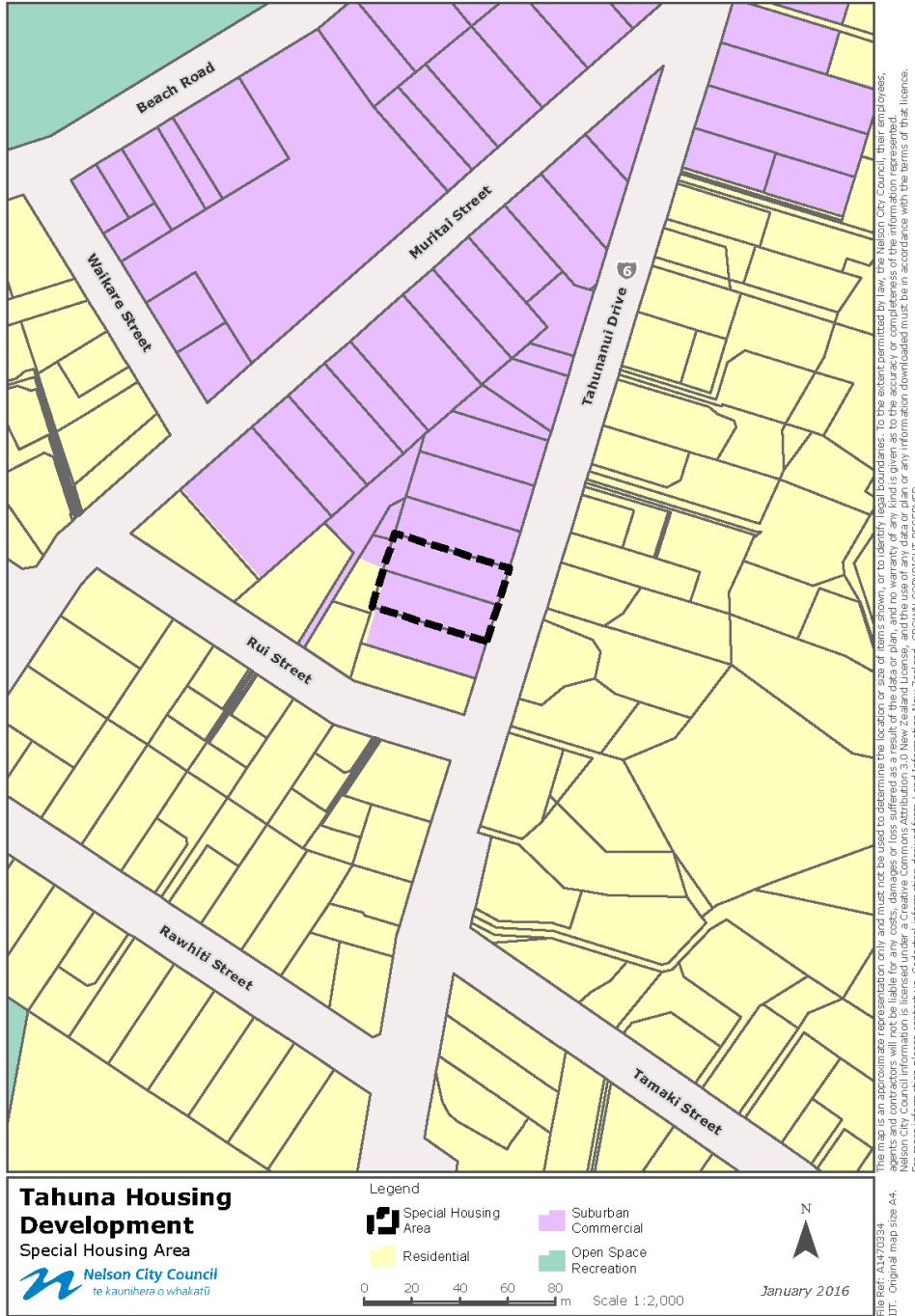
Description of Paru Paru Road special housing area

Land identification	CT number	Area (ha)
Lot 1 DP 7070	NL13A/365 234634	0.2985

Schedule 7 Tahuna Housing Development special housing area

cl 4

Map of special housing area



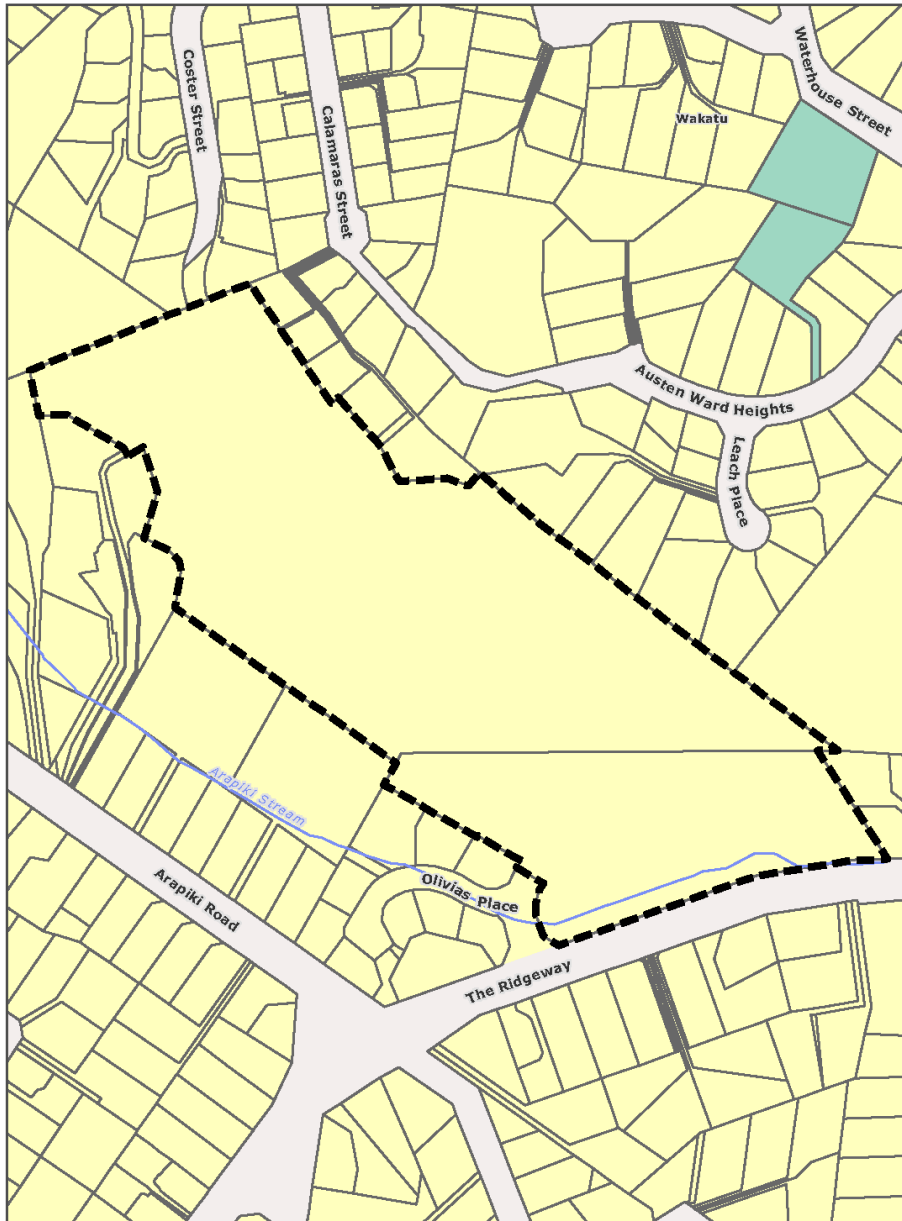
Description of Tahuna Housing Development special housing area

Land identification	CT number	Area (ha)
Lot 3 DP 2395	NL7A/1031	0.0809
	NL7A/1032	
Lot 4 DP 2395	NL7A/748	0.0809
	NL7A/749	

Schedule 8
Three Ridges special housing area

cl 4

Map of special housing area



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Three Ridges
Special Housing Area

Nelson City Council
te kaunihera o whakatū

Legend

- Special Housing Area
- Residential
- Open Space Recreation

0 20 40 60 80 m Scale 1:2,500

January 2016

File Ref: A1470019
DT: Original map size A4.

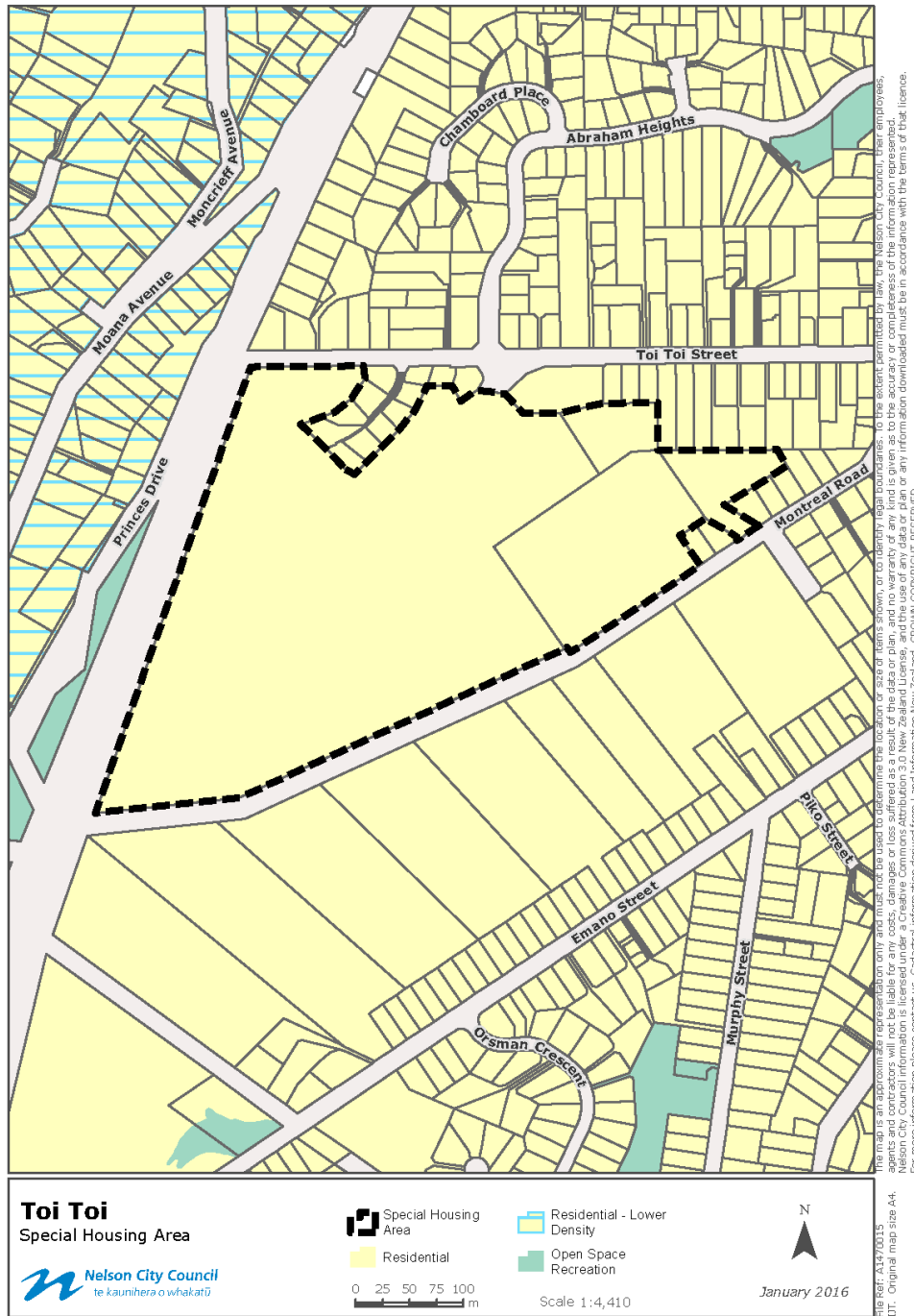
Description of Three Ridges special housing area

Land identification	CT number	Area (ha)
Lot 201 DP 470471	635828	1.4704
Part Lot 1 DP 19873	635828	4.0970 (approx)

Schedule 9 Toi Toi Street/Montreal Road/Princes Drive special housing area

cl 4

Map of special housing area



*Description of Toi Toi Street/Montreal Road/Princes Drive special housing
area*

Land identification	CT number	Area (ha)
Lot 1 DP 439020	543535	0.3937
Part Lot 2 DP 10932	543535	11.1254
Lot 1 DP 12132	NL7B/695	2.0460
Lot 1 DP 10680	NL5D/1075	0.4977

Michael Webster,
Clerk of the Executive Council.

Issued under the authority of the Legislation Act 2012.
Date of notification in *Gazette*: 18 February 2016.

Reprints notes

1 *General*

This is a reprint of the Housing Accords and Special Housing Areas (Nelson) Order 2016 that incorporates all the amendments to that order as at the date of the last amendment to it.

2 *Legal status*

Reprints are presumed to correctly state, as at the date of the reprint, the law enacted by the principal enactment and by any amendments to that enactment. Section 18 of the Legislation Act 2012 provides that this reprint, published in electronic form, has the status of an official version under section 17 of that Act. A printed version of the reprint produced directly from this official electronic version also has official status.

3 *Editorial and format changes*

Editorial and format changes to reprints are made using the powers under sections 24 to 26 of the Legislation Act 2012. See also <http://www.pco.parliament.govt.nz/editorial-conventions/>.

4 *Amendments incorporated in this reprint*

Housing Accords and Special Housing Areas Orders Revocation Order 2017 (LI 2017/240): clause 4
Housing Accords and Special Housing Areas (Nelson—New July 2016 Areas) Order 2016 (LI 2016/171): clause 6