

RMA Planning/Resource Consents

INDUSTRIAL ZONE

Frequently Asked Questions

FAQ Refer to the Nelson Resource Management Plan (NRMP) for rules in full	Rule
<p>How high can I build?</p> <p>12m or 15m if it is in the Nayland Road South area and the area south of Saxton Road West.</p>	INr.27
<p>How close to the boundary can I build?</p> <p>2m on the road frontage with any road classified as a collector road up to an arterial road. A 1.5m wide landscape strip must be established along the front of the site.</p> <p>3m from a residential zone boundary and at least a 1.8m fence, wall or landscaping is to be provided along the zone boundary.</p> <p>In the Nayland Road South Industrial area other restrictions apply. See rule IRr.30.</p>	INr.28 - 30
<p>How much of my property can I cover with a building?</p> <p>There are no specific coverage restrictions but other provisions are to be complied with such as setbacks, daylight angles and on-site parking and loading.</p>	
<p>What sort of non-industrial activities are allowed in the Industrial zone?</p> <p>Office activities are permitted if they are related to the industrial use of the site. Retail activities are permitted if selling food or vehicle accessories or motor fuels in an area up to 100m². Retail activities can also include the selling of goods produced or processed on the site or goods requiring outside storage of large bulky items such as building materials, vehicle sales, landscape and garden materials.</p> <p>In the Port and Airport Industrial areas other activities are permitted if they directly relate to the Port and marine or respectively Airport activities.</p>	INr.21 - 24

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<p>Can I live in the Industrial zone?</p> <p>Yes, if there is a direct connection to a permitted industrial activity on the site (e.g. caretaker accommodation). An outdoor living court of at least 25m² for one bedroom or at least 40m² for two or more bedrooms is to be provided. If the residential area is not on the ground floor a balcony of at least 12m² is to be provided.</p>	INr.20
<p>Can I subdivide my industrial land?</p> <p>All subdivision and boundary adjustments require resource consent. If minimum standards are met Council will grant the resource consent subject to conditions to ensure the site is adequately serviced and ready for further development. If there is any historic ground contamination issues the National Environmental Standards for contaminants in soils will need to be addressed.</p>	INr.73
<p>What restrictions are in place if my land is in an inundation zone?</p> <p>Resource consent must be obtained if it is a new building or extension of the ground floor by more than 20%. The exception to this is if the ground level has already been raised in accordance with a resource consent and the floor level is at least 150mm above the approved ground level.</p>	INr.60
<p>What are the rules surrounding discharging pollutants to air?</p> <p>The Nelson Air Quality Plan has a variety of rules relating to emissions and stack requirements for burning appliances, fumigation, spray coating, water and abrasive blasting, heat and water vapour, petroleum retailing and dry cleaning etc. You may need to seek expert advice to ensure you meet any required standards.</p>	AQr.20 - 59

This FAQ only mentions some rules. Other rules and exceptions may also be relevant. Do not rely on this FAQ to make decisions about your property. Plan changes occur from time to time and this FAQ will be updated to reflect the relevant changes as soon as is practicable. In addition to standards and consents required under the Resource Management Act, the proposed activity may also need building consent, licences and permits under other legislation such as the Building and Health Acts.

Please see the Plan for full details or seek further information from the Council by one of the methods listed below:

To download relevant parts of the Plan, check zoning maps on the GIS system and download application forms in the Building and Planning section of our website: www.nelson.govt.nz

Phone for an appointment with the duty planner: 546 0200

Duty Planner email: dutyplanner@ncc.govt.nz