

Draft Nelson Plan - City centre heritage provisions

What has changed?

The following is a short summary comparing the approach to City centre heritage provisions in the current Nelson Resource Management Plan (NRMP) and the Draft Nelson Plan.

Activity	NRMP	Draft Nelson Plan
Spatial changes	A Heritage precinct is located in the Inner City - City Centre Zone, in addition to individual heritage buildings.	The City centre heritage precinct is removed. Individual heritage buildings continue to be identified in the City centre zone.
Alteration of a heritage building	Restoration, redecoration or insignificant alteration with same or similar materials is a permitted activity. Otherwise, alterations are a discretionary activity.	In addition to repairs and maintenance as permitted activities, the following are also permitted activities (if they cannot be seen from a public place): <ul style="list-style-type: none"> • Earthquake strengthening; • Alterations to improve energy efficiency or interior comfort, like insulation, solar panels, heat pumps etc; • Temporary alterations (for filming, events etc). Alterations below the verandah are a permitted activity. Outside this list, alterations are a restricted discretionary activity.
Alteration of a non-heritage building	Alteration of a façade that is restoration or work below the verandah is a permitted activity. Any other change to a façade is a controlled activity. Any other change to a façade which is located within a heritage precinct is a restricted discretionary activity.	Alterations to façades and frontages are a permitted activity if they comply with standards relating to urban design expectations around connectivity, active frontages and window proportions. If not, they are a restricted discretionary activity. These controls will ensure that building alterations are

		compatible with any adjacent heritage buildings.
New buildings	Where located within a heritage precinct of the Inner City – City centre zone it is a restricted discretionary activity. Otherwise, it is a permitted activity subject to compliance with standards.	Permitted activity, subject to compliance with standards.
Maximum height	15m	24m
Demolition of a heritage building	Demolition of a Group B item is a discretionary activity. Demolition of a Group A item is a non-complying activity.	Demolition of a Group B item is a discretionary activity. Demolition of a Group A item is a non-complying activity.
Other matters	NRMP currently lists “Group C” buildings. These can be demolished provided owners give 2 months’ notice.	“Group C” was felt to be confusing and ineffective. The category has been removed, and buildings in this category have been reassessed and either moved to either Category A or B, or are not listed in the Draft Nelson Plan.

In addition, Council has commissioned new heritage assessments for all Central city heritage buildings. These assessments have greater detail relating to the heritage values and have also made recommendations for the listing in the Draft Nelson Plan. This will be a useful resource for applicants preparing a resource consent application and for consents planners assessing applications relating to heritage buildings. Most buildings are recommended to continue with the same listing as in the NRMP, with the exception of eight heritage buildings currently listed as Group B items which are recommended not to be listed in the Draft Nelson Plan.

This comparison table is for information only to assist the Draft Nelson Plan development process. The activities and status of rules may change. Refer to the Nelson City Council website for updates on progress or status of the Nelson Plan.