

## Draft Nelson Plan - Commercial zone provisions

### What has changed?

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

Activity	NRMP	Draft Nelson Plan
<b>Spatial changes</b>		
<b>Zones and areas</b>	Inner City Zone – City Centre  Inner City Zone – Intense Development Area	City centre zone
	Inner City Zone – City Fringe	Mixed use zone  (includes rezoning of industrial land in the St Vincent, Natalie and Vanguard Streets area)
	Suburban Commercial Zone	Local centre zone  Neighbourhood centre zone
<b>Objectives and Policies</b>		
<b>City</b>	<b>Inner City</b>  Seeks compact, pedestrian friendly City Centre where street and public areas are attractive for people to visit, with a greater focus on the sunlight and weather protection.  Fundamentally a non-residential area.	<b>City centre zone</b>  The focus is on the role and function of the City Centre, the relationship with the Mixed use zone, pedestrian focused, providing for residential living and a quality public realm.
<b>City Fringe</b>	<b>City Fringe</b>  Surrounds and supports the City Centre and more diverse activities, including commercial, educational, cultural and recreational activities – generally vehicle based activities.	<b>Mixed use zone</b>  Provide flexibility to accommodate future growth and change, accommodating buildings with larger footprints and/or vehicle orientated, with a greater focus on the quality of

		buildings, and the impact of new buildings on the public realm and on the links to the City Centre.
<b>Suburban Commercial</b>	<p><b>Suburban Commercial</b></p> <p>Generally isolated commercial premises that focus on supporting the wider community needs.</p>	<p><b>Local centre zone</b></p> <p>Provides for the daily and weekly needs of local residents without compromising the City Centre’s function.</p> <p><b>Neighbourhood centre zone</b></p> <p>Provides the day-to-day convenience needs of the local community and have a limited range of small-scale shops that complement the centres hierarchy.</p>
<b>Rules / Standards</b>		
<b>Residential activities</b>	<p><b>Inner City and City Fringe</b></p> <p>Does not actively encourage residential activity, other than within Ajax Ave Special Amenity Area.</p> <p>Residential activity at ground floor is a discretionary activity.</p> <p>Rules requiring acoustic insulation for residential units.</p> <p><b>Suburban Commercial</b></p> <p>Permitted activity.</p> <p>Rules requiring acoustic insulation and minimum outdoor living areas for residential units.</p>	<p><b>City centre, Mixed use, Local centre and Neighbourhood centre</b></p> <p>Permitted activity above ground level.</p> <p>Noise chapter outlines the requirements for acoustic insulation for new bedrooms, or conversion of any room to a bedroom, within the City centre zone. This does not apply to the Mixed use zone.</p> <p>Within the Local and Neighbourhood centre zones, acoustic levels are set at the Residential zone boundary.</p>
<b>Road setbacks</b>	<b>Inner City</b>	<b>City centre and Mixed use zone</b>

	<p>On corner sites, the ground floor must be set back 3m at the corner.</p> <p>Buildings to be set back no more than 3m from the road boundary.</p> <p>Buildings must be set back at least 3m from a Residential Zone boundary.</p> <p><b>Suburban Commercial</b></p> <p>Buildings must be set back at least 3m from a Residential Zone boundary.</p>	<p>Buildings must be built up to the road boundary.</p> <p>On corner sites, the ground floor must be set back 3m at the corner.</p> <p>Buildings must be set back at least 3m from a Residential Zone boundary.</p> <p><b>Local centre and Neighbourhood centre</b></p> <p>Buildings must be built up to the road boundary.</p> <p>A building, storage area, vehicle parking area, or vehicle access or manoeuvring area must be set back at least 3m from Residential zone or Neighbourhood park precinct.</p>
<b>Building form/facade</b>	<p><b>Inner City</b></p> <p>Minimum facade height of 8m.</p> <p>External design and appearance.</p> <p>Display windows; minimum glazing requirements of 0.8m depth and occupy at least 60% of the frontage area between 0.6 and 2.1m above footpath level.</p> <p><b>Suburban Commercial</b></p> <p>No specific activity rule.</p>	<p><b>City centre, Mixed use, Local centre and Neighbourhood centre zones</b></p> <p>Ground, first and second floor facades must adhere to design standards (with a new façade diagram – refer to APP20 – Building facades and frontages).</p>
<b>Verandahs</b>	<p>Verandahs rule.</p> <p><b>Inner City and City Fringe</b></p> <p>Only required for Trafalgar, Hardy and Bridge Streets and Parking Squares.</p> <p><b>Suburban Commercial</b></p>	<p>Now called ‘Pedestrian Shelter’.</p> <p><b>City centre, Mixed use, Local centre and Neighbourhood centre zones</b></p>

	Only required for Stoke Centre, all other areas 'may' provide.	Required to provide as a 'standard' along public roads or squares within the zone.
<b>Hours of operation</b>	<p><b>Inner City and City Fringe</b></p> <p>Closing times for services to the public - limitations for premises within 50m of the Residential Zone.</p> <p><b>Suburban Commercial</b></p> <p>Closing times for services to the public - limitations for premises within 50m of the Residential Zone.</p>	<p><b>City centre zone</b></p> <p>No relevant standards.</p> <p><b>Mixed use , Local centre and Neighbourhood centre</b></p> <p>Closing times for services to the public - limitations for premises within 50m of the Residential zones.</p>
<b>Office activities</b>	<p><b>Inner City and City Fringe</b></p> <p>No specific activity rule.</p> <p><b>Suburban Commercial</b></p> <p>No specific activity rule but there is a rule for floor space maximum: 800m<sup>2</sup>; and 1600m<sup>2</sup> west of Main Rd Stoke.</p>	<p><b>City centre and Mixed use</b></p> <p>Permitted activity.</p> <p><b>Local centre zone</b></p> <p>Permitted activity if less than 500m<sup>2</sup> gross floor area.</p> <p><b>Neighbourhood centre zone</b></p> <p>Permitted activity if less than 350m<sup>2</sup> gross floor area.</p>
<b>Commercial activities</b>	<p><b>Inner City and City Fringe</b></p> <p>No specific activity rule.</p> <p><b>Suburban Commercial</b></p> <p>No specific activity rule but there is a rule for floor space maximum: 800m<sup>2</sup>, and 1600m<sup>2</sup> west of Main Rd Stoke.</p>	<p><b>City centre and Mixed use</b></p> <p>Permitted activity.</p> <p><b>Local centre zone</b></p> <p>Permitted activity if less than 1000m<sup>2</sup> gross floor area.</p> <p><b>Neighbourhood centre zone</b></p> <p>Permitted activity if less than 800m<sup>2</sup> gross floor area.</p>
<b>Parking</b>	<p>Offices: 1 space/30m<sup>2</sup> of gross floor area.</p> <p>Restaurants, cafes and taverns: 4 spaces per 100m<sup>2</sup> of gross floor area.</p> <p>Retail activities: 4 spaces per 100m<sup>2</sup> gross floor area.</p>	<p><b>City centre zone</b></p> <p>No minimum requirement.</p> <p>Maximum of 6 on-site spaces if parking is provided.</p> <p><b>Mixed use zone</b></p>

		<p>No minimum on-site requirement. If parking is provided it must not exceed the parking space requirements:</p> <p>Offices: 2.25 spaces per 100m<sup>2</sup> of gross floor area.</p> <p>Retail activities and retail services: 3 spaces per 100m<sup>2</sup> gross floor area.</p> <p>Restaurants, cafes and taverns: 8 spaces per 100m<sup>2</sup> of public floor area.</p> <p><b>Local centre and Neighbourhood centre zones</b></p> <p>No requirement</p>
<b>Height (maximum)</b>	<p><b>Inner City</b> 15m (21m discretionary activity)</p> <p><b>Intense Development Area</b> 21m</p> <p><b>City Fringe</b> 12m</p> <p><b>Suburban Commercial</b> 8m – generally 10m in Stoke and Tahunanui 21m in Wakefield Quay</p>	<p><b>City centre zone</b> 24m</p> <p><b>Mixed use zone</b> 12m</p> <p><b>Local centre zone</b> 10m</p> <p><b>Neighbourhood centre zone</b> 8m</p>

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.