

## Draft Nelson Plan - Industrial zone provisions

### What has changed?

The following is a short summary comparing the approach to the Industrial 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>	<p>Industrial zone (includes the Port and Airport).</p> <p>Industrial Zone - Nayland Road South Industrial Area.</p>	<p>Vanguard/ St Vincent area:</p> <ul style="list-style-type: none"> <li>• from Gloucester to Harvey Norman site rezoned to Mixed use;</li> <li>• Area behind first row of houses on Victory Square rezoned to Medium density residential;</li> <li>• The remainder of the area rezoned as 'Light industrial zone'.</li> </ul> <p>The Airport and Port have been removed from the Industrial zone and are now separate Special purpose zones.</p> <p>General industrial zone - all other existing Industrial zoned land.</p>
<b>Objectives and Policies</b>		
<b>Use of industrial land</b>	Seeks the efficient use of the Industrial land resource.	<p>Explains what the industrial land is valued for:</p> <ul style="list-style-type: none"> <li>• contribution to innovation,</li> <li>• employment and economic growth, and</li> <li>• to give industrial activities a place to locate away from sensitive receivers.</li> </ul>

		In the Light industrial zone, policy direction also directs that the zone be managed to maintain the amenity values of adjoining Residential and Commercial zones.
<b>Port and Airport</b>	Included within the Industrial zone, with policies directed that additional activities. (marine and airport related) are acceptable in these areas.	Refer to the separate sheet for the Port Zone.  Airport Zone is currently being developed in collaboration with Nelson Airport Ltd and will be made available for public feedback in the second round of engagement – scheduled for early 2021.
<b>Non-industrial activities</b>	Generally discouraging of non-industrial activities, but not very explicit about when it is acceptable.	More prescriptive about exactly which non-industrial activities are anticipated in the zone e.g. car yards, bulky and yard-based retail and items made onsite.
<b>Amenity</b>	Policy direction to maintain and enhance amenity in the zone and neighbouring zones, including noise, dust etc.	Amenity of neighbouring Residential zones, Open space zones and major roads needs to be considered.  In the Light industrial zone, amenity generally is more important and must be compatible with surrounding residential amenity (even further from the boundary).
<b>Rules / Standards</b>		
<b>Residential activities</b>	Permitted activity if ancillary to the industrial activity, it is not located in the Airport overlay, and if it has an outdoor living court.	Discretionary activity if ancillary to the industrial activity and there is no more than one per site.  Otherwise residential development is a non-complying activity.

<b>Commercial activities</b>	Only explicit about retail activities (permitted activity if serving industrial workers, made onsite, vehicle accessories and bulky outdoor storage), silent on commercial services and other enterprises. Retail is otherwise a discretionary activity. However, commercial activities which are not retail are not mentioned, so default to permitted activity status. This gap has allowed for gyms, medical services and martial arts studios to locate in the zone.	Includes retail activities as well as other commercial activities. Commercial activities that are similar to those in the NRMP (in addition to vehicle rentals and sales) are a permitted activity, otherwise a discretionary activity.
<b>Office activities</b>	Permitted activity if ancillary to industrial activity, otherwise discretionary activity.	Permitted activity if ancillary to industrial activity and no more than 200m <sup>2</sup> or 10% of net site area, otherwise a discretionary activity.
<b>Activities not listed</b>	Any activity not listed in the rules is a permitted activity. This has allowed a number of churches to locate in the zone.	Activities not otherwise mentioned default to a non-complying activity.

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.