

Draft Nelson Plan - Port provisions

What has changed?

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

Activity	NRMP	Draft Nelson Plan
Chapter changes		
Topic and Zone chapters	Specific landward provisions for the Port, including management of noise effects, are contained within the Industrial Zone chapter.	<p>Landward provisions for the Port are now contained in a new chapter Special purpose zone: Port zone (SPZ-PORTZ).</p> <p>Landward provisions for the Marina are contained in a new chapter Multi-zone Precinct: Marina Precinct (PREC17).</p> <p>Specific noise provisions for the Port are contained in the Noise chapter (NOISE) – note these provisions are under review.</p> <p>Port activities in the Coastal Marine Area (CMA) are contained in the CMA chapter (CE-CMA).</p>
Spatial changes		
Zones and areas	<p>Industrial Zone, which contains a Port Industrial Area and a Port Operational Area.</p> <p>Coastal occupation permit area in Coastal Marine Area (CMA).</p>	<p>Special purpose zone: Port zone, with a Port operational precinct.</p> <p>Coastal precinct: Marina precinct.</p> <p>Port occupation area (the area for which the Port currently holds a coastal occupation permit) and the Marina precinct in CE-CMA.</p> <p>The channel to the Port has been defined.</p>
Objectives and policies		

Use of land	Seeks the efficient use of the Industrial land resource.	Seeks that industrial activities make efficient use of available space on land and in the Port occupation area.
Non-industrial activities	Generally discouraging of non-industrial activities in the Port Industrial Area; but recognition of marine-related activities with a direct relationship with the coast, Marina or Port.	<p>Enabling of non-industrial activities that are consistent with the role and functioning of the Port zone, including commercial activities related to the Port, and Marina and residential activities with functional or operational need.</p> <p>Discouraging of non-industrial activities without direct relationship to the coast, Port or Marina.</p> <p>Enabling of activities that support recreational boating function in Marina precinct, and the need to consider functional or operational needs and adverse effects.</p>
Amenity	Policy direction to maintain and enhance amenity in the zone and neighbouring zones, including noise, dust etc.	Amenity of neighbouring residential, open space and major roads needs to be considered.
Port (CE-CMA)	Policy direction includes reference to discharges from vessels, boat servicing, ballast water, ship yards and spill contingency plans.	Recognised as being of regional significance and priority awarded to port operations in overlay area.
Marine Biosecurity (CE-CMA)	Covered by reference to ballast water only.	Wider focus on minimising risks from all sources.
Water Quality (CE-CMA)	Policy direction is to establish water quality standards.	<p>Water quality standards have been set for the following categories:</p> <ul style="list-style-type: none"> • Fishing, fish spawning, aquatic ecosystem, aesthetic purposes and shellfish gathering • Contact recreation

		<ul style="list-style-type: none"> Cultural values (Delaware Inlet) (Refer to APP14 – Marine water quality standards)
Reclamation (CE-CMA)	Generally inappropriate, only if essential for the operational needs of the Port.	Generally inappropriate, except if essential for the efficient operation and functional or operational needs of the Port, and has wider economic and social benefit. Defines what constitutes appropriate reclamation.
Structures (CE-CMA)	Managed through a coastal permit and review of the Port Development Plan and Port Environmental Management Plan within occupancy area. Otherwise need to avoid, mitigate or remedy effects on natural coastal processes.	Similar to the current Plan, the use, maintenance or alteration of an existing structure is permitted provided that the activity requirements are met. New structures in most instances will require a resource consent.
Noise – acoustic insulation (NOISE)	Requires sound insulation for noise-sensitive activities within the Port effects control overlay.	No change from NRMP (currently being reviewed).
Noise – management (NOISE)	Requires other forms of management to address effects of noise, including noise management plans and community liaison committees.	No change from NRMP (currently being reviewed).
Rules / Standards		
Residential activities	Permitted activity if ancillary to an industrial activity and has an outdoor living court, otherwise a discretionary activity.	Discretionary activity for whole of Port Zone, only if ancillary to the industrial activity and there is no more than one per site. Otherwise it is a non-complying activity.
Commercial activities	Permitted if directly related to activities in the Port industrial	Permitted activities similar to those in the NRMP, as well as covers

	<p>area, otherwise a discretionary activity.</p> <p>In “Schedule M” area marina related activities (e.g. storage, building, repair, sale of boats, related recreational facilities) are a permitted activity, otherwise a discretionary activity.</p>	<p>retail activities and other marine-related commercial activities.</p> <p>Otherwise a restricted discretionary/discretionary/non-complying activity.</p> <p>In the Marina precinct, sale of boats and equipment, and associated commercial activities (including sale of food) permitted, otherwise restricted discretionary.</p>
Office activities	Permitted activity if directly related to activities in the Port area or CMA. Otherwise a discretionary activity.	Permitted activity if for the administration of the Port, Marina or associated with other permitted industrial or commercial activity. Otherwise a discretionary activity.
Other activities	Permitted activity if directly related to activities in the Port area or CMA or Marina, otherwise a discretionary activity.	<p>Activities not otherwise listed default to a non-complying activity.</p> <p>In Marina precinct, sewage pump or rubbish facilities that service the Marina are a permitted activity.</p>
Coastal occupation in the CMA (CE-CMA)	Coastal permit to exclusively occupy designated area (expires 2026).	Occupation by any activity associated with the operation of the Port within the Port occupation overlay is a permitted activity.
Structures and Dredging in the CMA (CE-CMA)	Mooring anchor blocks are a permitted activity and berthing structures in coastal permit area are a controlled activity, otherwise structures are a discretionary activity.	<p>Within the Port occupation area:</p> <ul style="list-style-type: none"> • new berthing or launching structures with handling capacity of 130t or less are a controlled activity, otherwise a discretionary activity. • temporary structures are a permitted activity if minor in scale, otherwise a restricted discretionary activity. • dredging is a controlled activity if less than

		<p>50,000m³/year, otherwise a discretionary activity.</p> <p>In Marina precinct (CMA chapter):</p> <ul style="list-style-type: none"> • Marina related structures are a permitted activity, except boat ramps or permanent haul out structures which are a restricted discretionary activity. • Dredging is a controlled activity if less than 50,000m³/year, otherwise a discretionary activity.
Discharges (CE-CMA)	<ul style="list-style-type: none"> • Stormwater is a permitted activity if meeting standards – otherwise discretionary activity. • Discharges from vessels is managed under the Marine Pollution Regulations. 	<ul style="list-style-type: none"> • No change in approach to stormwater • Biofouling or hull cleaning is permitted, but if standards are not met is either discretionary or prohibited activity. • Discharges from vessels is managed under the Marine Pollution Regulations.
Reclamations in the CMA (CE-CMA)	Controlled activity if minor and located in a coastal permit area, otherwise it is a non-complying activity.	Discretionary activity.
Noise – acoustic insulation (NOISE)	Within the Port effects control overlay, construction/ alteration of a building in a Residential or Suburban Commercial Zone is a permitted activity where it is acoustically insulated to reduce noise levels to no greater than 40dB L _{dn} (inside) in accordance with an Appendix to the Plan and certification is provided.	No change from NRMP (currently being reviewed).

	Otherwise it is a non-complying activity.	
Noise – multi-unit developments (NOISE)	A multi-unit residential development in a Residential zone in the Port effects control overlay is a non-complying activity.	No change from NRMP (currently being reviewed).
Noise – management (NOISE)	Noise generated from an activity within the Port operational area is a permitted activity if it operates in accordance with the Port Noise Management Plan and the Port Noise Mitigation Plan, and it maintains a Port Noise Liaison Committee (which are to include matters set out in an Appendix to the Plan). Otherwise it is a non-complying activity.	No change from NRMP (currently being reviewed).

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.