

Draft Nelson Plan - Frequently asked questions

Commercial zones

What Commercial zones does the Draft Nelson Plan propose?

There are four Commercial zones proposed:

1. City centre zone (CZC)
2. Mixed use zone (MUZ)
3. Local centres zone (LCZ)
4. Neighbourhood centres zone (NCZ)

Why has there been a change of zone or zone name?

In May 2019, central government introduced the National Planning Standards to make council plans and policy statements easier to prepare, understand and comply with. As part of these new standards, a nation-wide zoning framework was introduced so that every council plan in the country used the same zone names. The Commercial zones in the Draft Nelson Plan are aligned with the zone names and purposes included in the National Planning Standards.

What are the differences between the zones and where are they?

There is a hierarchy to the Commercial zones.

The City centre zone provides for the broadest range of commercial, retail, office, entertainment and residential activity, with a focus on promoting pedestrian movement and amenity to add to the vibrancy of the area. The City centre zone is bounded by Collingwood, Halifax (including part toward the Maitai River) and Rutherford Streets and Selwyn Place.

The Mixed use zone surrounds the City centre zone on all four sides and provides for a similar range of activities to the City centre zone, but specifically for activities that may need larger buildings, or vehicle access and parking close to the activity.

Local centre zones (Tahunanui and Stoke) are surrounded by residential areas and provide for a mix of small to medium-scale retail, commercial, service, community, entertainment and hospitality activities.

The Neighbourhood centres zone is located throughout Nelson (including Milton St, Nayland Rd and Atawhai Crescent local shops) and provides for smaller-scale retail and commercial activities, including medical centres that serve the immediately surrounding residential neighbourhood.

What activities would be allowed in the City centre zone?

- Retail and artisan ('boutique') retail activities offering goods for sale
- Supermarkets and other food and beverage sales
- Restaurants and places of entertainment
- Offices

- Education and community activities
- Medical and other health centres
- First-floor and above living accommodation and visitor accommodation
- New and redeveloped buildings and public art displays

What activities would be allowed in the Mixed use zone?

The Mixed use zone allows for the same activities as for the City centre zone, plus large-format retail which would be better suited to a location within this zone.

What activities would be allowed in the Local centre zone?

- Retail
- Hospitality
- Entertainment, visitor accommodation,
- Small offices
- Education
- Community groups
- Medical services
- Residential activities are permitted above the ground floor in the zone.

What activities would be allowed in the Neighbourhood centre zone?

- Retail
- Visitor accommodation,
- Small offices
- Education
- Community groups
- Medical services
- Residential activities are permitted above the ground floor in the zone.

Links to the Draft Nelson Plan

This 'frequently asked questions' sheet addresses a few of the key provisions in the Draft Nelson Plan. It should not be used as a definitive representation of content. To view actual Draft Nelson Plan content, please go to shape.nelson.govt.nz.