

Draft Nelson Plan – Frequently asked questions

General industrial zone

What are the key proposed changes to the Industrial zone from the Nelson Resource Management Plan (NRMP)?

Although the NRMP describes the need to preserve land in the industrial zone for industrial activities, it also provides for a number of non-industrial activities. Some of these activities have located in this zone, partly because there is a gap in the rules that enables some community activities and non-retail commercial activities to establish.

The Draft Nelson Plan has the same goal (to preserve industrial land for industrial activities) but would provide clearer guidance on the types of industrial activities that are provided for in the zone and when a resource consent would be required for other activities.

In addition, there are several proposed re-zonings for the current Industrial zone:

- The area around Nelson Port is proposed to become a Port zone;
- The area around Nelson Airport is proposed to become a separate Airport zone;
- The Industrial area around Gloucester St is proposed to be included in the Mixed-use zone in that area;
- The area close to Victory Square is proposed to be rezoned to Medium density residential;
- The remainder of the Industrial zone between Vanguard and St Vincent is proposed to become a Light industrial zone.

Please refer to the separate information sheets and FAQs for further information on those zones.

What is the reason for these changes?

There are not many options for increasing the area of industrial land in Whakatū Nelson. The industrial areas are concentrated around Tahunanui and Southwestern Stoke. There is still vacant land within those areas, but beyond that there are limited suitable locations for Industrial land inside the Nelson City Council boundaries.

What sort of activities would the zone provide for?

The list of activities that would not require consent to locate in the zone includes:

- Industrial activities;
- Retail of items created or processed on-site;
- Small-scale food and beverage retail to serve workers in the area;
- Storage of bulky items, like building materials, heavy machinery, vehicles for sale or garden supplies;
- Offices associated with an industrial activity on the site.

Why are some activities not encouraged in the zone?

The Industrial zone provides a space for employment and innovation, warehousing and local production. As these activities can be noisy, may involve strong smells and often use large buildings and/or large areas for vehicle loading and parking, they don't suit being located next to sensitive activities like residential dwellings or community buildings. If those activities are allowed to move into the Industrial zone, not only will it use up land in the zone, but they can potentially create issues with people then complaining about and potentially restricting the operation of the industrial activities next door – referred to as 'reverse sensitivity'.

What if I wanted to build or create a retail business/ residential units/ community activity in the zone?

It would still be possible to apply for resource consent to have one of these activities in the zone. The resource consent assessment would focus on efficient use of land in the zone, the need for the activity to locate in the zone and the potential for future complaints about neighbouring industrial activities.

Would this mean that businesses in the Industrial zones can be as noxious as they want?

No. Business within any one of the Industrial zones would still need to comply with other sections of the Draft Nelson Plan, like those relating to land and freshwater, noise, air quality etc.

What has happened to the Nayland Road South Industrial Area?

The Nayland Road South Industrial Area was put in place to protect food processing industries from potential air discharges that would affect their production quality until provisions for air quality were added to the plan. The Air Quality Plan has since come into effect (in 2014) and this will protect those businesses from any noxious discharges from neighbouring sites. Hence that method of specific zoning to provide protection is no longer needed.

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.