

Draft Nelson Plan – Frequently asked questions

Light industrial zone

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

The NRMP zones all industrial land as “Industrial”. Although the NRMP describes the need to preserve land in the zone for industrial activities, it also provides for some non-industrial activities. Some of these activities have located in the 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.

Why has the Light Industrial zone been applied to the Vanguard Street area? The Future Development Strategy has identified the wider area as being suitable for greater residential intensification. While there are still benefits to having some industrial activity close to the city centre (to provide industrial services to people working in the city centre), there is also a need to provide for the changing expectations around amenity as the residential area around it intensifies.

The area bounded by St Vincent and Vanguard Streets and east of Beccles Lane to a boundary east of Parere Street (opposite St Lawrence Street) contains established industrial activities with adverse effects (such as noise, odour, dust) that are generally reasonable when located near to residential activities that are sensitive to these effects. Accordingly, it is proposed to retain the industrial zoning, but change the zoning from “Industrial” (NRMP) to “Light Industrial” (Draft Nelson Plan).

What is the Light industrial zone about?

The Draft Plan recognises that the area that would remain as an industrial zone is mostly surrounded by elevated residential land and is close to the city centre. There are good reasons for continuing to provide for industrial land close to the city, but it needs to be compatible with residential activities, especially given the move to greater residential density in the surrounding area. Hence the new Light industrial zone would apply to this area with slightly different provisions. The retention of this land for industrial purposes gives effect to the National Policy Statement on Urban Development that amongst other matters requires a variety of sites suitable for different business sectors (including industrial) in terms of location and site size.

What sort of activities would the Light Industrial zone provide for?

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

- Industrial activities with low levels of noise, dust and odour;
- Industrial services like car-grooming, testing and repair, carpentry and servicing of electronic or other goods.
- Retail of items created or processed on-site;
- Small-scale food and beverage retail to serve workers in the area;
- Offices associated with industrial activity on-site.

Why are some activities not encouraged in the zone?

The Light Industrial zone provides a space for industrial activities close to the city centre, but which do not cause nuisance to neighbours in the surrounding residential area.

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.