

Draft Nelson Plan – Frequently asked questions

Zones

What is a zone?

Zones are areas of land identified as sharing compatible types of uses and activities and particular character and amenity values. For example, the General residential zone covers land areas that are used for housing and the character of those areas is residential.

As well as being aligned with historical and current uses, zones and the activities they support and the standards and conditions that apply to them may also be used to encourage where a particular kind of development or environmental outcome for the future is being sought.

Activities that are supported by a zone can help to shape the zone as it develops over time. By defining what types of activities the community would like to see in particular areas in the future, Council can make long-term planning decisions about where it should invest in network infrastructure development, parks and reserves, amenities and community facilities.

Zones also enable Council to keep certain types of activities contained within particular areas, to prevent conflicts that might arise if they were otherwise able to locate together. For example, sensitive activities like residential homes are generally kept separate from areas that have been zoned for industrial activities that can have negative impacts, of, e.g. loud noises, odour or heavy traffic, on more sensitive activities.

All land in Nelson has a zone underlying it, and the maps that show the different zones can be accessed at shape.nelson.govt.nz.

What do zone rules do?

Each zone in the Draft Nelson Plan has provisions dedicated to it. The provisions outline what Council is trying to achieve within that zone (objectives) as well as how it will go about achieving those objectives (policies, rules and other non-regulatory methods). Rules, standards and conditions, which might apply to activities and land development, are ways Council can achieve the objectives of the zone.

Zone rules generally list the types of activities that are anticipated for that zone, and any standards or conditions that might apply to them. For example, in the General residential zone, building a new home is a permitted activity, and standards and conditions can ensure that the new home is not built too close to the road or causes too much shading on neighbouring property.

Zone rules also discourage activities unsuitable for that zone. Again using the General residential zone as an example, a panel-beating and mechanical repairs business is generally not considered to be compatible with a residential neighbourhood and therefore would not be a permitted activity for that zone.

The resource consent process does allow for other activities, not listed as permitted ones, to be considered on a case-by-case basis. Zone rules contain matters of discretion that guide the assessment of the effects of that activity, and how it would fit within the overall vision of that zone. As well as the rules, Council officers and decision-makers will also refer back to the zone goals

(objectives and policies) when making a decision about whether to approve the resource consent or not.

Are there other rules that affect what can be done in a zone?

Yes, there may be. Zone rules will be specific to the activities that are supported and encouraged within that zone. Many of those rules will also refer to other parts of the Draft Nelson Plan for particular activities.

Some types of activities, such as subdivision, are not directly referred to in zone rules at all, and have their own chapter in the Draft Nelson Plan.

In addition to zones, the Draft Nelson Plan also contains other mapped features or overlays that identify important aspects of the District that have rules associated with them. These include 'Heritage items', 'Notable trees' and 'Fault rupture hazard'. The rules that relate to these features and overlays can be found in other chapters of the Draft Nelson Plan.

Some of the standards that apply to activities in a zone are found in other parts of the Draft Nelson Plan, such as the noise limits that apply. The standards in these other parts also need to be complied with.

Are the zones and rules changing in the Draft Nelson Plan?

Generally speaking, the Draft Nelson Plan does not propose to significantly alter the nature and location of zones currently identified in the Nelson Resource Management Plan. Many of the names of the zones will change, and some 'new' zones are proposed to reflect the New Zealand Planning Standards (such as the new Medium density residential zone and the Light industrial zone). Where new zones have been added as a consequence of the New Zealand Planning Standards, these reflect a close fit with existing zoned areas. Some improvements are proposed to align the content of zone provisions with current best practice, or updated to clarify what it is that Council would like to achieve for each zone. For more information about the zones and how particular zones may have changed please refer Key Information Sheet – Zones.

What is a Precinct?

Precincts are sub-areas of zones that have specific provisions that apply to an area within the zone that modify or refine the goal or regulatory framework of the main or 'parent' zone. While the main zone rules will generally be applicable, the additional provisions of a precinct will also apply.

What is the Development area?

Development areas, such as the proposed Saxton Development Area, are locations that have been identified for future residential growth and development. Development areas include a concept plan or structure plan which will include provisions (such as indicative transport routes, recreation areas, stormwater treatment areas) that guides future land use or development. They are indicative of a future intention to re-zone as General residential and/or Medium density residential zone.

The Development Area concept may be regarded as an intermediate step before re-zoning to help communication between the community, Council and prospective developers about what and how the land might be allowed to develop for current and future generations. Early identification of development areas also enables Council to plan for and implement significant network infrastructure upgrades and expansion in advance of development occurring.

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.