

THE DRAFT WHAKAMAHERE WHAKATŪ NELSON PLAN KEY INFORMATION

What is the proposed City centre zone?

The City centre zone is a focal hub for Whakatū Nelson, as well as the wider Tasman and Marlborough regions. It contains both retail and commercial activities. It also provides the focus for visitors to the city with its vibrant range of entertainment and restaurants. It has a pedestrian scale character and amenity with vehicle parking and access provided within large squares. Parts of the zone contain heritage and character buildings which add to its attractiveness

What is the City centre zone trying to achieve?

The City centre zone aims to enable its growth and development and allow for a variety of residential options. Existing architecture, character and key features of the area can be enhanced by good quality urban design. Walking and cycle paths connect the City centre, local parks, reserves and other community facilities.

As well as defining the main functions and purpose of the zone, the objectives and policies aim to enable the economic growth of the City centre and maintain a safe, pleasurable and appealing environment for local community and visitors alike. Activities which may potentially have a negative impact on achieving the aims of the zone would need to be considered through the resource consent process.

What activities would I be able to do without a resource consent?

A wide range of activities would be permitted in the City centre zone, including:

- Retail and artisan 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

These activities may not require a resource consent provided they meet basic standards which include a maximum height of 24m and pedestrian access at ground level. Building frontage requirements to make the first floor attractive to the streetscape are set out in Appendix 20 of the Draft Plan.

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When might I need a resource consent?

Permission from Council in the form of a resource consent may be required where an activity does not fit into the list of permitted activities and/or cannot meet one or more of the development standards. The particular situations where resource consent will be required would include an activity that seeks to provide parking or vehicle access across the footpath, and buildings that do not provide pedestrian amenity and interaction at the ground floor level.

Resource consents are assessed on a case-by-case basis but are guided by the standards and matters of assessment provided for in the rules.

How would the City centre zone chapter differ to the Nelson Resource Management Plan (NRMP)?

The main changes proposed from the current NRMP include the following:

- Increase in the height of buildings from 15 metres to 24 metres;
- No building set back from road frontages where the building is over two-storey high;
- A maximum of six carparks can be provided (see the Key Info Sheet for Parking).
- Clarification on how a new building is to be constructed to relate to the pedestrian street and squares. (See Appendix 20).

Further information on the Nelson Plan

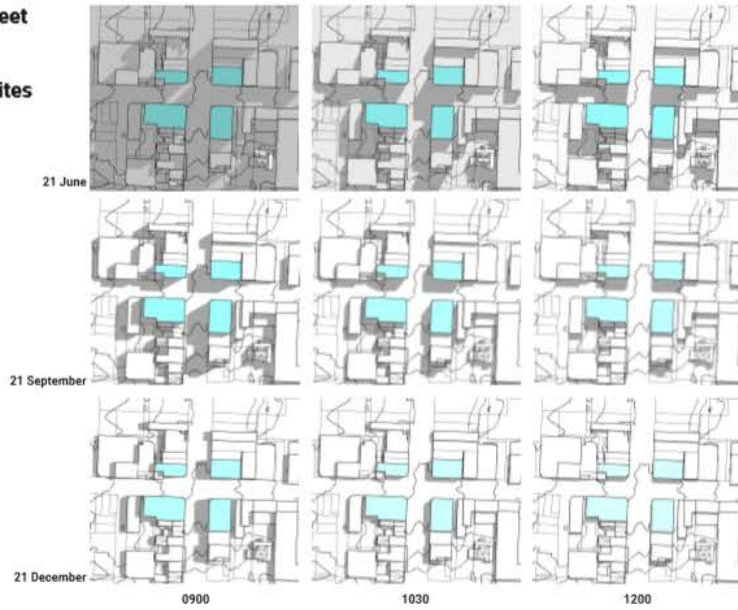
This key information sheet is a summary of the provisions in the Draft Nelson Plan that relate to the City centre zone. It should not be used as a definitive representation of content.

To view actual Draft Nelson Plan content, please go to shape.nelson.govt.nz. To find the City Centre Zone provisions refer to Part 3 CCZ – City Centre Zone; Part 6 APP19 –Pedestrian shelter; Part 6 APP 20 – Building frontages. Related provisions include Part 2 UFD – Urban form and development; Part 3 UFD Urban form and development; Part 3 SUB Subdivision.

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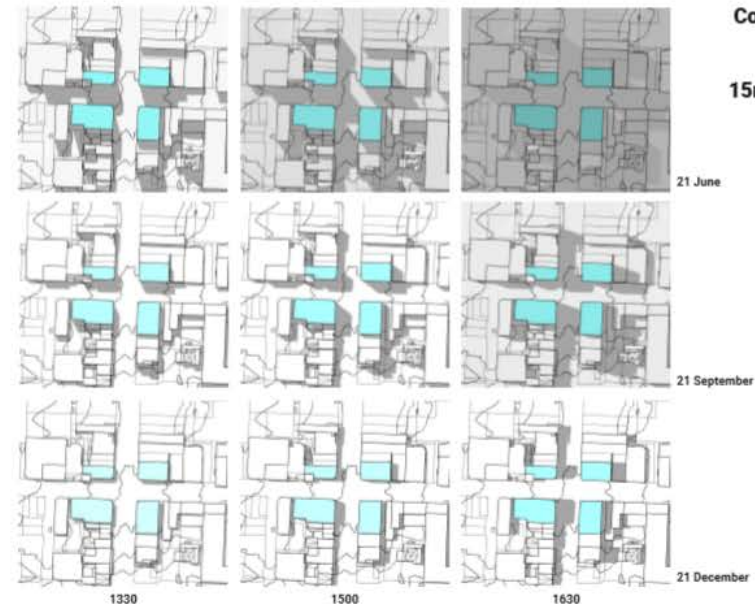
Corner of Hardy Street & Trafalgar Street

15m-High Corner Sites



Corner of Hardy Street & Trafalgar Street

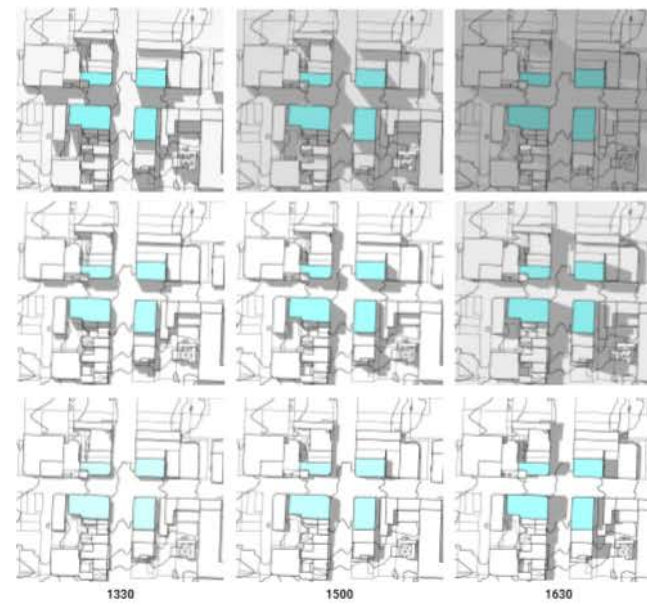
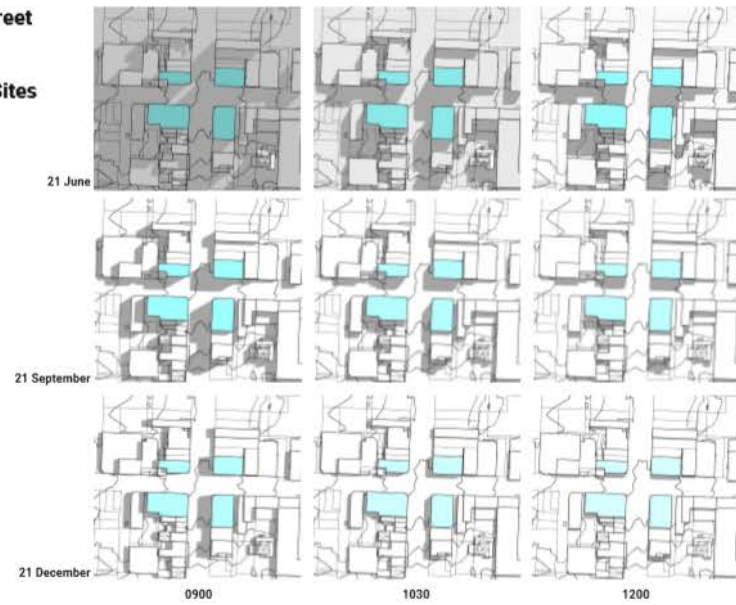
15m-High Corner Sites



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**Corner of Hardy Street
& Trafalgar Street**

24m-High Corner Sites



**Corner of Hardy Street
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24m-High Corner Sites