

THE DRAFT WHAKAMAHERE WHAKATŪ NELSON PLAN KEY INFORMATION

The Draft Whakamahere Whakatū Nelson Plan combines the current resource management plans for Nelson into one combined Plan that reflects Central government requirements and direction, current best practice, and the latest research and local information. Once notified, the Nelson Plan will guide how we use our natural resources, where and how we develop land, and how we protect our environment.

GENERAL INDUSTRIAL ZONE

What is the proposed General industrial zone about?

The Draft Nelson Plan proposes two Industrial zones. The Light industrial zone applies to the area between St Vincent Street and Vanguard St. The General industrial zone applies to the remaining industrial areas.

The General industrial zone recognises that industrial activities need a consolidated zone, away from sensitive activities (such as residential housing) that might impact industrial operations. It also recognises that the boundary between the General industrial zone and any Residential or Open space and recreation zones need to be landscaped to mitigate the bulk and visual impact of the industrial operation.

What would the General industrial zone aim to achieve?

This zone would provide a consolidated space within Nelson for industrial activities such as manufacturing, processing, warehousing and repairing of goods. This means that:

- Industrial activities that provide essential services and jobs have a designated location;
- The pressure for those activities to locate somewhere else in Nelson, or another part of the country, is reduced;
- The potential for complaints about the levels of noise, dust and other effects on amenity values is reduced by restricting sensitive activities, such as residential housing, in the zone.

What types of activities could I do in the General industrial zone?

The zone would be principally for industrial uses, but supporting activities would also be provided for in the zone, including:

- Food and groceries retail up to 100m² in floor area
- Retail of goods produced on-site (up to 200m² or 20% of the floor area)
- Retail of motor vehicles and vehicle parts
- Offices related to the industrial activity, up to 200m² or 10% of the floor area.

What standards would apply?

- Building height (up to 12m)
- Buildings bordering major roads, Residential or Open space zones, must meet daylight access requirements and be set back at least 2m from the boundary, with at least 1.5m of that to be landscaped with plantings
- Outdoor storage to be obscured from view
- Vehicle loading
- Vehicle access
- Hours of operation.



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When would I need a resource consent?

- If you are proposing a non-industrial activity that is not one of the specific “supporting activities” listed above
- If you are proposing an industrial activity that does not meet one of the standards (also listed above).

How would that consent be assessed?

- Activities that don’t meet the zone standards are generally assessed only on the effect related to that breach of the standards. For example, if a proposal does not meet the setback requirements, the consent will only need to consider the effects on the streetscape (including dominance, character and amenity) and mitigation measures.
- Most non-industrial activities are discretionary or non-complying, so they would need to be consistent with the overall policy direction (preserving industrial land of industrial purposes and limiting sensitive activities in the zone).

How would the Industrial zone chapter change from the current Nelson Resource Management Plan (NRMP)?

The Draft Nelson Plan Industrial zones are broadly consistent with the NRMP Industrial zone, with a few exceptions:

- There was a gap in the NRMP provisions relating to activities that were not industrial, residential or retail. The Draft Nelson Plan provides a clear activity status for each activity
- The Nayland Road South Industrial Area (which previously provided for food processing industries) has been replaced with the General industrial zone, reflecting the kind of industrial activities now active in that area, and the fact that discharges to air are now more tightly controlled following the completion of the Air Quality Plan in 2008.

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 General and Light and Industrial Zones. 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 General and Light Industrial Zone provisions refer to Part 4 GIZ – General industrial zone. Related provisions include Part 2 UFD – Urban form and development; Part 3 UFD – Urban Form and Development.

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