

## 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.

### HOSPITAL ZONE

#### What is the proposed Hospital zone?

The Hospital zone would be specifically dedicated to Nelson Hospital and its associated services. It includes the land within the area bounded by Tipahi, Motueka and Franklyn Streets. The Nelson Hospital provides essential services to the Whakatū Nelson and the wider Tasman and Marlborough communities. The tailored provisions for this zone would ensure that the hospital facilities can continue to deliver essential healthcare activities.

#### What is the zone trying to achieve?

The zone aims to allow for the maintenance and development of Nelson Hospital and to support the provision of essential healthcare services. Attention would be given to the design and aesthetics of the buildings to ensure they blend in with existing structures and established amenity values.

The zone recognises that neighbouring residential areas would desire minimal interference from hospital activities. Activities which may not support the aims of the zone would be discouraged and are likely to require a resource consent.

#### What activities would be provided for in the Hospital zone?

Certain activities relating to the Hospital zone would be permitted:

- Provision of necessary healthcare supports and services
- Development and redevelopment of hospital buildings and associated infrastructure

- Landing and take-off of helicopters to maintain the provision of lifesaving services.

These activities must meet basic standards, otherwise they would require a resource consent approval from Council.

#### When would resource consent be needed?

A variety of standards relating to the Hospital zone would guide which activities need a resource consent, such as:

- Buildings which exceed 20m in height
- Buildings, storage, parking and access ways which are closer than 3m to a neighbouring Residential zone or Neighbourhood park precinct
- Activities which do not meet basic design and build features, landscape and fencing standards.

For a detailed list of the standards refer to the Draft Nelson Plan. Where an activity does not/ cannot meet one or more of the development standards a resource consent is required.

An application for a resource consent considers how the activity fits with objectives and policies of the zone. Each resource consent is assessed on a case-by-case basis, but is guided by the standards and rules.



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### How has the Hospital zone changed from the current Nelson Resource Management Plan (NRMP)?

The NRMP does not contain a Hospital zone and the relevant provisions are included within the Residential zone.

The proposed Hospital zone recognises that the provisions for residential development are not fit for purpose for an area providing critical services to the community. The proposed zone would allow for appropriate redevelopment within the hospital campus.

### 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 Hospital 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](http://shape.nelson.govt.nz). To find the Hospital zone provisions refer to Part 4 HOSZ – Hospital zone. Related provisions include Part 2 UFD – Urban form and development.

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