

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.

MIXED USE ZONE

What is the Mixed use zone?

The Mixed use zone applies to the land surrounding the Nelson City Centre, an area that blends commercial, community and residential activity that can complement the inner city. It is a location that has been identified as having potential for further development and redevelopment for a variety of uses.

What is the Mixed use zone trying to achieve?

The Mixed use zone would allow activities that complement the Nelson City centre. It is primarily a commercial zone allowing for a wide range of retail activity, including car-based retail, food and beverage outlets and small-scale manufacturing and light industrial, provided they support and don't undermine the growth and vitality of the inner city businesses and development.

Opportunities for residential living, where this doesn't conflict with core business activity, would also be enabled. Industrial activities, covered-in shopping malls and businesses without street frontage are discouraged in the Mixed use zone, as these are seen as activities that are not suitable or may undermine the vibrancy and economic growth of the city centre.

As well as defining the main function and purpose of the zone, the proposed objectives and policies aim to encourage well-designed public spaces, interconnected for pedestrians and cyclists and attractive, safe and pleasant for all users. The good quality urban design of buildings and spaces is encouraged.

What types of activities could be undertaken in this zone?

A wide range of activities would be permitted in the zone:

- Artisan or 'boutique' retail activity
- Supermarkets
- Food and beverage sales
- Restaurants and places of entertainment
- Large-format retail
- Visitor Accommodation
- Offices
- New and redeveloped buildings
- Education and community activities.

These activities do not require a resource consent provided that relevant standards can be met.

The proposed standards that apply to buildings include:

- A general height limit of 12 metres, with an 18m height limit fronting Haven Road and 20m height limit in the area bounded by Hardy, Nile, Collingwood and Alton Streets;
- Building frontages that are direct-facing and accessible to the street and can meet building frontage and pedestrian shelter standards [reference Appendix 17 and Appendix 18]
- Setbacks from street corners, and boundaries where they adjoin Residential zones and Neighbourhood parks



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- No obstruction of the Church Hill view
- Daylight admission standards that protect daylight to neighbouring properties must be maintained.

Other standards that would be required to be met are:

- Business operation within the defined hours of operation between 7 am and 11 pm except on evenings of Friday, Saturday, Christmas Eve and New Year's Eve (7 am to 1 am hours apply)
- Screen outdoor storage areas
- Provide safe and functional access
- Meet Nelson Tasman Land Development Manual 2019 in the areas of road design and layout, stormwater management, wastewater management, water supply, telecommunications and electricity.

A resource consent may be required for an activity not provided for in the list above. Resource consent would also be required where one or more of the development standards cannot be met. 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 does this approach to the Mixed use zone differ from the Nelson Resource Management Plan (NRMP)?

The Mixed use zone replaces the City Fringe zone in the NRMP. It clarifies the purpose of the zone to be complementary and supportive of the City Centre and seeks that built form development recognises the importance of streetscape and pedestrian amenity.

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 Mixed use 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 Mixed use zone provisions refer to Part 4 MUZ – Mixed use zone; Part 6 APP19 – APP21 Commercial and Mixed use zone. Related provisions include Part 2 UFD – Urban form and development; Part 3 UFD – Urban form and development; Part 4 CCZ – City centre zone.

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