

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.

NEIGHBOURHOOD AND LOCAL CENTRE ZONES

What are the Local and Neighbourhood centres zones about?

The Local and Neighbourhood centre zones propose to manage activities within the commercial areas in Tahunanui and Stoke (Local centres), as well as the smaller corner stores and neighbourhood shops spread around the residential areas of the city (Neighbourhood centres).

What are the Local and Neighbourhood zones trying to achieve?

The Local and Neighbourhood centre zones propose to provide for a range of small to medium scale activities, including commercial, community, education and medical activities. In both zones, there is an expectation that shops will have attractive frontages that complement the character and amenity of the surrounding area and will provide a pedestrian-friendly environment.

The main difference between the two zones is the scale and size of activities. Local centre zones are larger and more significant, like the commercial centre at Stoke. Neighbourhood centre zones are for smaller-scale clusters of shops associated with a 'corner dairy'.

What type of activities would be permitted in these zones?

In the Local centre zone (Tahunanui and Stoke), a wide range of activities would be allowed, including retail, hospitality, entertainment, visitor accommodation, small offices, education, community groups and medical services. Residential activities would be permitted above ground floor in the zone.

The Neighbourhood centre zone would allow most of these activities, but entertainment and hospitality are not considered to be appropriate or compatible with the surrounding residential area.

Standards that would apply to permitted activities in these zones include the following:

- Upper limits for the floor area of some activities (e.g. commercial activities up to 1000m² in a Local centre or 800m² in a Neighbourhood centre, and offices up to 500m² in a local centre or 350m² in a Neighbourhood centre). This is to ensure that one activity does not take up a large part or the whole of the zone.
- Building height less than 10m in Local centres or 8m in Neighbourhood centres
- Buildings must meet daylight and setback requirements in relation to boundaries with Residential zone or neighbourhood parks, and should be built to the front (road) boundary
- Design and verandah requirements for building frontages
- Storage, access and loading requirements
- Hours of operation.



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When would I need a resource consent?

Resource consent approval from Council might be required where an activity does not meet one or more of the development standards or where the activity is not provided for as a permitted activity. For example, if you are proposing a building above the height standard, residential at ground level, an industrial activity you need a consent.

Whether or not that consent will be granted will depend on many considerations, including how the activity fits with objectives and policies of the zone and assessment considerations.

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. Assessment will generally focus on the effect of the particular standard that is not being met, for example a consent for building above the height limit will consider the potential amenity effects, such as shading, overlooking and streetscape.

Applications for activities not anticipated in the zone, including industrial activities, residential at ground level and activities above the maximum floor area will be assessed using a broader assessment of effects.

How does this approach differ from the Nelson Resource Management Plan (NRMP)?

The NRMP doesn't distinguish between Local and Neighbourhood centres. All of these areas are currently zoned "Suburban Commercial Zone". The rules are broadly the same, though the maximum floor area is proposed to be reduced from 1600m² to 1000m² in the Local centre zone and the Draft Nelson Plan proposes to formalise which activities are encouraged to locate in the respective zones.

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 Neighbourhood and Local centre 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 Neighbourhood and Local centre zones provisions refer to Part 4 NCZ – Neighbourhood centre zone; Part 4 LCZ – Local centre zone. Related provisions include Part 2 UFD – Urban form and development; Part 3 – UFD – Urban form and development.

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