

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.

PORT ZONE

What is the Port zone about?

The Port zone is located landward of Nelson Haven and includes the port activities on the seaward side of Wakefield Quay and Haven Road. In addition, the zone includes the land portion of the Nelson Marina located between Akerston and Vickerman Street.

This proposed zone provides for port-related industrial and commercial activities, as well as the recreational activities at Nelson Marina.

What is the Port zone trying to achieve?

Port Nelson is recognised as being one of the infrastructure within Nelson that is regionally significant, providing valuable economic and social benefits to Whakatū Nelson and the wider region. Other regionally significant infrastructure includes Nelson Hospital and Nelson Airport.

The Nelson Marina sits within the Port Nelson area and provides complimentary recreational activities and facilities.

Port-related industrial and commercial growth and development of the zone would generally be encouraged. Many of the activities have a functional or operational need to locate close to the coast (such as fish processing, bulk fuel storage) and cannot be located anywhere else. There are also a number of activities that support or are ancillary to port activities (such as ship repair and maintenance), or require a coastal location (such as marine research).

New activities that want to locate in surrounding areas cannot unduly restrict port operations. However, port-related activities which might pose significant negative disturbances to the existing surrounding community, for example by creating high levels of noise, are carefully managed. The existing noise

management provisions are being reviewed and will be discussed during Phase 2 of the draft Nelson Plan in early 2021.

In the Marina precinct, marina-related recreational activities such as mooring and any supporting commercial activities, such as the sale and repair of boats, are proposed to be enabled. The boundaries and the detail of the activities to be provided in the Marina precinct have not been included in the Draft Nelson Plan, as work on the spatial plan for the area has not been completed. The Marina Precinct provisions are still to be developed and are expected to reflect the Marina Spatial Plan that Council is currently preparing.

What activities are proposed to be permitted in the Port zone?

A wide range of port-related activities are proposed to be permitted. These include:

- Port industrial and marine processing activities
- Professional and commercial offices used to manage and undertake the daily running of port and marine areas
- Commercial sale of boats and associated goods, services and equipment
- New and redeveloped buildings and public art displays.

What activities would need a resource consent?

A variety of standards related to the Port zone guide what activities may need a resource consent before they can be undertaken. Examples of these include:

- Any 'non-port industrial activity'



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- Any standalone residential activity
- Any new or redeveloped building exceeding 20 metres in height and/or which is located less than 2 metres from the road boundary
- Storing goods or materials outside a property which may be visible from the road by the public
- A site offering limited or no access and/or providing limited or no loading space.

How would a resource consent be assessed?

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

How does this approach to the Port zone differ from the current Nelson Resource Management Plan (NRMP)?

The Draft Nelson Plan provisions do not substantially change the way the Port area is managed under the NRMP, which strongly supports port activities within the Port Industrial Area that sits within the Industrial zone. However, by introducing a specific Port zone and the Marina precinct, the Draft Nelson Plan proposes to clarify the purpose, character and amenity of this area and would provide more clarity on what specific activities should develop in certain locations. The existing noise management framework is under review.

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 Port 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 Port zone provisions refer to Part 4 PORTZ – Port zone; Part 4 PREC16 – Port operational precinct; Part 3 CMA – Coastal marine area.

Related provisions include Part 2 CE – Coastal environment; Part 3 NCFLC – Natural character, landscapes and features in the coastal environment; Part 6 APP13 – APP15 Coastal marine area appendices.

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