

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.

VANGUARD/ST VINCENT STREET AREA

What has Council considered with respect to the proposed zoning of this area?

The Future Development Strategy identified this as an area with potential for residential intensification. However, within this area, we also need to consider:

- whether the whole of the area is suitable for residential use; and
- the existing activities in the zone and the important function they have for the city in the future.

In parts of this area (from Beccles Lane to Parere Street), there are many smaller industrial activities, in particular vehicle parts and servicing, which allow for people to access those services from nearby residential areas or on their way to and from work in the Central City. The proposed zoning of 'Light industrial' accommodates these activities.

The area closest to the Central City has a high concentration of commercial and residential activities, so rezoning to the 'Mixed use zone' provides for a contiguous zone on the periphery of the Central City, where both types of activities are provided for. The lower number of industrial uses in this part also means that there will be less reverse sensitivity (new neighbours complaining about the adverse effects of existing industrial activities) as the zone transitions to predominantly Mixed use activities.

The zoning of these two areas as 'Light industrial' and 'Mixed use' zones gives effect to the recently released National Policy Statement on Urban Development, which amongst other matters requires that different business sectors (industrial and commercial) have a variety of sites in terms of location and size, in which to develop.

The area at the Victory Square end provides a further development opportunity for medium-density residential, as there is a lower chance of disrupting the existing industrial uses in the remainder of the 'Light industrial' zone.

What happens to the Industrial uses in the Mixed use zone?

All activities in the proposed Mixed use zone have existing use rights, which means that they can continue to operate in line with the current character, scale and intensity of the established activity. If they were to increase beyond the scope of their current operations, a resource consent may be needed, which will assess the proposed change under the new zone provisions.

What is Council trying to achieve in this area?

The zoning changes in this area aim to provide for some light industrial activity close to town, while also expanding the potential for a mix of activities at the City Centre end and higher density residential at the Victory Square end.

What activities would need a resource consent?

For further information about resource consent settings in the Draft Nelson Plan, refer to the Information sheet for each specific zone



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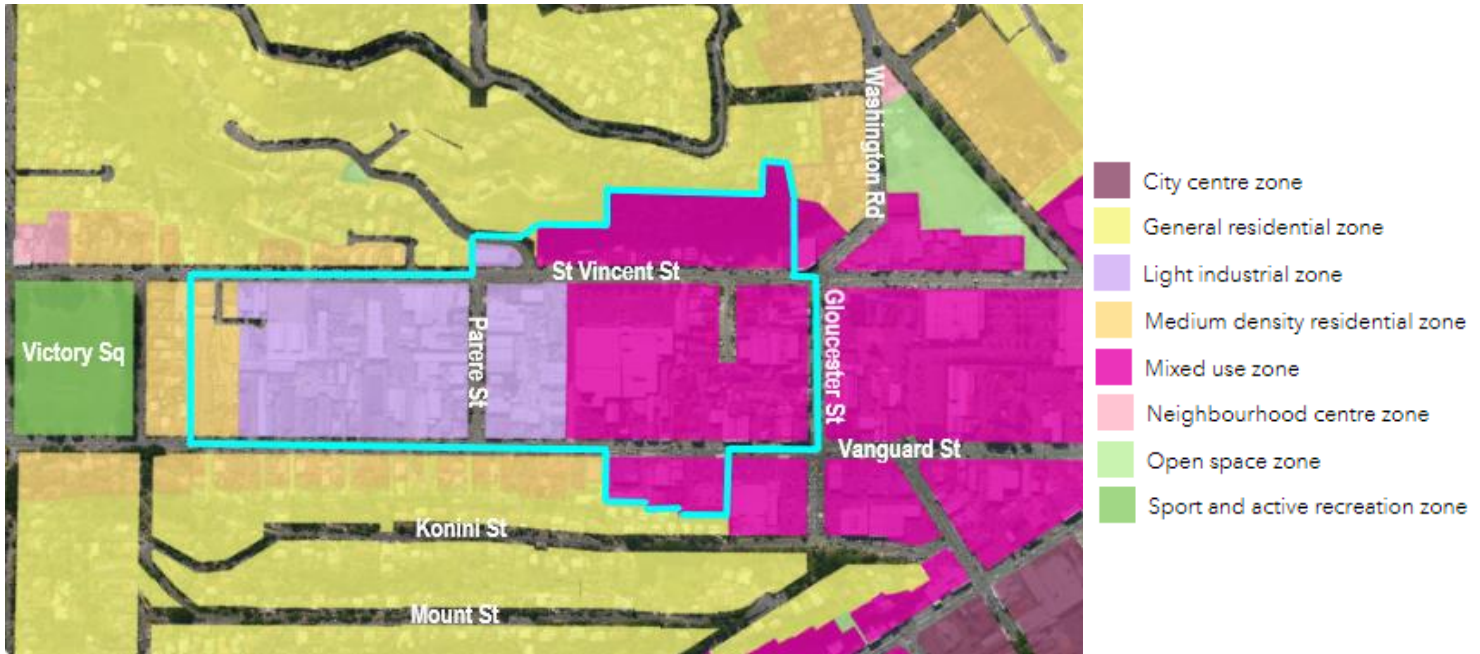


Figure 1. Current industrial area, with proposed zones,

The map above in Fig.1 shows the proposed extent of the zone changes. The greenish-blue boundary line shows the extent of the current Industrial zone in the Nelson Resource Management Plan.

Further information on the Nelson Plan

The Council is keen to hear your comments and feedback on the suitability of the proposed zoning and the boundaries for each zone.

This key information sheet is a summary of the proposed rezoning in the Draft Nelson Plan for the Vanguard and St Vincent street area. 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 zone provisions refer to Part 4 MRZ – Medium density residential zone; Part 4 MUZ – Mixed use zone; and Part 4 LIZ – Light industrial zone.

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