

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.

ZONES

How would the zones change under the Draft Nelson Plan?

Generally speaking, the Draft Nelson Plan would not change zoning provisions significantly from the current Nelson Resource Management Plan. Many zones would remain the same in terms of location and the activities that are controlled within them.

But zone names have changed to meet the requirements of New Zealand Planning Standards. These standards aim to achieve greater consistency of plans between Councils throughout New Zealand. They have also directed Council to identify some new zones. Other changes to zones in the Draft Nelson Plan are the result of a review of the Nelson Resource Management Plan and growth planning undertaken by Council.

The following table lists the proposed Draft Nelson Plan zone names and summarises how they compare with current Nelson Resource Management Plan zones.

Draft Nelson Plan zone	What is this under the current Nelson Resource Management Plan?
City centre	This proposed zone is currently the Inner City – Centre Zone , re-named to fit New Zealand Planning Standards. Overall, provisions in the Draft Nelson Plan are not significantly different from those in the NRMP. Some rules would change, such as the allowable height of buildings, which is proposed to be 24m (currently it is 15m).
Local centre	Formerly part of the Suburban Commercial Zone , this zone covers the larger commercial areas outside of the City Centre zone, such as those at Stoke and Tahunanui. Provisions have changed to better reflect the type of activity that Council would like to encourage in the Local centre zone. This includes limiting the size and extent of a single activity or business from dominating the zone, but otherwise encouraging a wide range of commercial, entertainment, community and medical centre type activities.
Neighbourhood centre	Formerly part of the Suburban Commercial Zone , this zone captures the smaller ‘corner dairy’ commercial areas in a number of neighbourhoods. The overall vision for this zone is very similar to the Local centre zone, although entertainment and hospitality activities are not encouraged, and the scale and size of activities are limited to a smaller standard.
Mixed use	This is a new zone that covers areas that are currently either Inner City – Fringe or Industrial . Where the Mixed use zone applies to former Inner City – Fringe land, the provisions have not been changed significantly, but improvements have been made to clarify that the zone is to complement and support the City centre zone. Where the Mixed use zone replaces the Industrial zone, changes encourage businesses that have less off-site effects to establish in the place of industrial ones. This reflects a proximity to residential areas. Greater provision for creating pedestrian-friendly and improved streetscape (high amenity) environments is also a change.



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General industrial	This proposed zone is a subset (part of) of the current Industrial Zone . The General industrial zone has been identified for heavier, higher impact industrial activities that create effects such as noise, odour and heavy traffic effects.
Light industrial	This is one of the new zones introduced by the NZ Planning Standards, as a subset of the current Industrial Zone . The Light industrial zone complements the General industrial zone by providing for the lighter industrial and commercial activities with lesser environmental impact and located in closer proximity to residential and commercial areas.
General residential	This zone is a subset (part of) the Residential Zone in the current Nelson Resource Management Plan. Provisions in the Draft Nelson Plan have not changed significantly from current provisions. Minor changes include a slight increase in maximum building height (from 7.5m to 8m) and enabling multi-unit and minor residential units.
Medium density residential	This proposed zone is a subset (part of) the current Residential Zone and defines locations where medium density residential development may be more suitable. The locations for this zone were determined through the Future Development Strategy (a Tasman-Nelson joint strategic future growth strategy), in areas that are located close to larger local shopping areas and amenities like public transport.
General rural	Under the current Nelson Resource Management Plan, this land is within the Rural Zone . The Draft Nelson Plan does not propose significant changes to the zone, with improvements made to clarify the range of activities that do not need a resource consent and to refine the matters that Council would consider when assessing resource consents.
Rural lifestyle	This proposed zone covers land currently covered by the Rural – Higher Density Small-holdings and the Rural – Lower Density Small-holdings areas . The single zone originates from the New Zealand Planning Standards, with two precincts provided to distinguish the different purpose and provisions of the existing ‘high density’ (residential lifestyle) and ‘low density’ (rural-residential) areas.
Natural open space	This proposed zone is currently comprised of Open-space Recreation Zone and Conservation Zone land. There have been no significant changes to the provisions that apply in this zone from those of the current Nelson Resource Management Plan. Clarification of purpose and improvements to wording have been made.
Open space	This zone is a part of the current Open-space Recreation Zone and generally captures neighbourhood and community parks and reserves. There have been no significant changes to the provisions that apply in this zone from those of the current Nelson Resource Management Plan, with minor improvements made to provisions to improve clarity and intentions for activities in this zone.
Port zone	The Port zone is a new zone that covers Industrial Zone land in the current Nelson Resource Management Plan at Port Nelson. There are no significant changes proposed, with provisions generally enabling the on-going operation of the Port and associated activities. The existing noise management framework remains the same at this stage, but is under review.
Hospital zone	The Hospital zone is a new zone that covers formerly Residential Zone land that has a Scheduled site overlay in the current Nelson Resource Management Plan. Provisions in the Draft Nelson Plan now reflect the purpose of the Hospital which is to provide for essential medical services for the region. Building development may now be up to 20m in height



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Further information on the Nelson Plan

This key information sheet is a summary of Draft Nelson Plan changes as they relate to zones. It should not be used as a definitive representation of the purpose and provisions for each zone.

To view actual Draft Nelson Plan content, please go to shape.nelson.govt.nz. To find the various zone chapters, refer to Part 4, and the zone chapters therein. Related provisions include Part 2 – UFD Urban Form and Development and Part 3 – Urban Form and Development.

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