

## 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.

### LIGHT INDUSTRIAL ZONE

#### What is the proposed Light industrial zone about?

The Draft Nelson Plan proposes two Industrial zones. The Light industrial zone applies to the area between St Vincent Street and Vanguard Street (east of Beccles Lane to east of Parere Street). The General industrial zone applies to the remaining industrial areas.

The Light industrial zone recognises that this area is surrounded by residential and commercial zones, including areas proposed for medium density residential development. It is, therefore, appropriate to expect a higher level of amenity in that zone, while still providing space for industrial activities that need to locate close to the City centre.

#### What would the Light Industrial zone aim to achieve?

The Light industrial zone would provide an area close to the city centre for industrial services, such as vehicle repair, while mitigating potential effects on the surrounding residential and commercial activities. This means that there will continue to be a location close to the city centre for industrial activities with low levels of dust, dust and odour.

#### What types of activities could I do in the Light industrial zone?

The zone would be principally for industrial uses that have low levels of dust, noise and odour, but supporting activities would also be provided for in the zone, including:

- Food and groceries retail up to 100m<sup>2</sup> in floor area

- Retail of goods produced on site (up to 200m<sup>2</sup> or 20% of the floor area)
- Retail of motor vehicles and vehicle parts
- Offices related to the industrial activity, up to 200m<sup>2</sup> or 10% of the floor area.

#### What standards would apply?

- Building height (up to 12m)
- Buildings bordering major roads, Residential or Open space zones, must meet daylight access requirements and be set back at least 2m from the boundary, with at least 1.5m of that to be landscaped with plantings
- Outdoor storage to be obscured from view
- Vehicle loading
- Vehicle access
- Hours of operation.

#### When would I need a resource consent?

- If you are proposing a non-industrial activity that is not one of the specific “supporting activities” listed above
- If you are proposing an industrial activity that breaches plan rules relating to dust, noise or odour
- If you are proposing an industrial activity that does not meet one of the standards (also listed above).



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### How would that consent be assessed?

- Activities that don't meet the zone standards are generally assessed only on the effect related to that breach of the standards. For example, if a proposal does not meet the setback requirements, the consent will only need to consider the effects on the streetscape (including dominance, character and amenity) and mitigation measures.
- Most non-industrial activities are discretionary or non-complying, so they would need to be consistent with the overall policy direction (preserving industrial land for industrial purposes and limiting sensitive activities in the zone).
- The Light industrial zone standards recognise the need for a higher level of amenity in that zone, while still providing for industrial activities that need to locate close to the City centre.

### How would the Light Industrial zone chapter change from the current Nelson Resource Management Plan (NRMP)?

The Draft Nelson Plan Light industrial zone is broadly consistent with the NRMP Industrial zone, with a few exceptions:

- There was a gap in the NRMP provisions relating to activities that were not industrial, residential or retail. The draft Nelson Plan provides a clear activity status for each activity.
- The industrial area mostly contained between St Vincent Street and Vanguard Street (from Victory Square to Gloucester Street) has been reduced. The area from Gloucester Street to the Harvey Norman site is proposed to be rezoned to Mixed-use zone, and the properties close to Victory Square are proposed to be zoned Medium density residential.
- The remainder of the St Vincent/Vanguard Industrial area is proposed to be Light industrial.

### 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 Light industrial 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](http://shape.nelson.govt.nz). To find the General and Light Industrial Zone provisions refer to Part 4 LIZ – Light industrial zone; Related provisions include Part 2 UFD – Urban form and development; Part 3 UFD – Urban Form and Development.

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