

Plan Change 31

Proposal to amend Schedule N of the Nelson Resource Management Plan under the First Schedule of the Resource Management Act 1991 as follows:

Schedule Industrial Zone

Sch.N Quarantine Road Large Format Retail

N.1 Application of the schedule

This schedule applies to the site shown as Schedule N on Planning Maps 22 and 23, being the former Honda Site in Tāhunanui (the Site). The Site is also identified on the plan provided with this Schedule.

This Schedule is referred to in Rule INr.75A.

N.2 Permitted activities

The extent to which the Industrial Zone Rule Table applies to this Site is explained in N.3(5) below.

N.3 Controlled activities

An activity on the site is controlled if:

- 1) the total gross floor area of all activities on the Site (excluding yard display space and parking) does **not exceed 30,000m²**; and
- 2) it is:
 - a) a trade related activity (see definition provided); or
 - b) a retail activity (see definition provided) occupying premises of no less than 500m² in gross floor area; or
 - c) a restaurant, takeaway food outlet or retail services provided that the total gross floor area devoted to such activities does not exceed the lesser of 1,200m² or 4% of the gross floor area that exists on the Site at any time; or
 - d) car parking; and
- 3) ~~It is not a supermarket (see definition provided); and~~
- 4) With the exception of the activities referred to in clause 2(c) and 2(d) above, each activity is located in a separate building or premises. A building or premises in which an activity is undertaken may not be co-occupied by any other business under any lease, sublease, licence, concession or otherwise, unless the co-occupants individually satisfy clause 2 of this rule; and
- 5) ~~The activities provided for under N.3 shall comply with the permitted activity rules for the Industrial Zone, with the exception of INr.21 and INr.22. For the purposes of this schedule, any reference in INr.22.1 "Office facilities" to "industrial use" is regarded as being a reference to a controlled activity under this schedule. INr.21 does not apply to land within Schedule N.~~

Control is reserved over:

- (i) the layout of the central parking area;
- (ii) the provision of appropriate landscape planting within the parking area (including large trees planted at 15m centres), and in locations that help mitigate the impacts of large unmodulated facades;
- (iii) the provision of safe pedestrian access and links within the parking area;
- (iv) the provision for adequate lighting within the parking area;

- (v) the colour of the external walls that face the boundary of the site;
- (vi) the modulation of externally facing walls;
- (vii) the ongoing provision of sufficient vehicular and pedestrian access to the Site from Pascoe Street and from the Site to Pascoe Street;
- (viii) the maintenance of open space, and appropriate landscaping (including large specimen trees), on all of the land identified as “open space” on the plan provided within this Schedule. (The purpose of this criterion is to exclude buildings. It is however anticipated that appropriate signage be located within the open space area).

Definitions relevant to this Schedule:

Large Format Retailing:

Means those activities provided for in N.3.2(b)

Trade Related Activity:

Means an activity that is engaged in the supply, by sale or hire, of goods or services in any one or more of the following areas or categories: automotive, marine, building, farming, agricultural, garden, patio, catering, industrial and safety products, office furniture and equipment.

Retail Activity:

Any land, building or part of building on or in which goods are displayed, sold, or offered for sale or hire direct to the public.

Supermarket:

~~Means an individual retail outlet with a gross floor area of not less than 500m² (or an equivalent area, including related back of house unloading, storage, preparation, staff and equipment space, within a larger store) and selling a comprehensive range of;~~

- ~~a) fresh meat and produce; and~~
- ~~b) of chilled, frozen, packaged, canned and bottled foods and beverages; and~~
- ~~c) of general housekeeping and personal goods, including (but not limited to) cooking, cleaning and washing products; kitchenwares; toilet paper, diapers, and other paper tissue products; magazines and newspapers; greeting cards and stationary; cigarettes and related product; barbeque and heating fuels; batteries, flashlights and light bulbs; films; pharmaceutical, health and personal hygiene products and other toiletries.~~

N.4 Discretionary activities

Activities that contravene N3.5 are discretionary activities. The relevant assessment criteria are provided in the Rule Table for the Industrial Zone.

N.5 Non-Complying activities

Activities that contravene N3.1, or N3.2, or N3.3, or N3.4 are non-complying activities.

N.6 Explanation

This schedule provides for limited large format retailing on a defined site. It recognises that only limited opportunities exist in the City Centre and the City Fringe for trade related and large format retailing and that the stores that may establish on this site are of a type that may affect the amenity of the City Centre and City Fringe if they were located there. This schedule seeks therefore to make provision for the increasing demand for such stores in such a way as

will not adversely affect the sustainability of the Inner City Zone and other commercially zoned centres. It seeks to achieve this by limiting retail opportunities on the site to stores that are clearly trade-related and otherwise to stores that trade as single entities with a strict minimum floor area of 500m².