

Landscape Assessment Report

Proposed Maitahi Village
Kākā Valley, Nelson

5 February 2025



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1 Introduction

1.1 Purpose and Scope

Rough Milne Mitchell Landscape Architects (**RMM**) has been engaged by CCKV Maitai Dev Co LP (**the Applicant**) to assess the actual and potential landscape, natural character, and visual effects of the Maitahi Village (**Project**), located in Kākā Valley, Nelson.

The Maitahi Village Project is a fully integrated and comprehensive subdivision and development consisting of 11 stages. The scope of this Landscape Assessment Report (**LAR**) covers off all earthworks within the overall development, the development of the open space and reserve areas and the residential development within subdivision stages 3 – 10. The Arvida Retirement Village proposed within subdivision stages 1 and 2 is assessed in another LAR.¹ Also, there is no development currently proposed within Stage 11.

The Stages 3 – 10 of the Project is based over approximately 45ha, as illustrated and outlined in red on the Landscape Design Document (**DD**) **Sheet 15**. The site is situated across three properties legally described as:

- NL11A/ 1012 Pt Sec 11 Brook Street and Maitai Dist;
- Pt Sec 59 Suburban North Dist;
- Pt Sec 60 Suburban North Dist;

The Maitahi Village Project has been designed to generally align with the underlying zoning and the Maitahi Bayview Structure Plan, (Refer to **DD Sheet 23 - 27**) as recently approved through the Plan Change 28 (**PC28**) hearings and Environment Court Decision. The design of the Project has been an iterative process that has included design input through consultation with Nelson City Council (**Council**), Ngāti Koata Trust and Mana Whenua Iwi in Te Tau Ihu.

Under the Nelson Resource Management Plan (**NRMP**) the Project is a **discretionary activity** because there are several breaches of the NRMP Rules. This is described in full in the Assessment of Environmental Effects reports (**AEE**).

The landscape assessment report is formatted as per the following:

- A description of the proposal.
- An outline of the relevant policy provisions within the NRMP.
- The identification and description of the receiving environment, including the site. The receiving environment is described in terms of the landscape's physical attributes, how they have been and are used and the history of the area and how those landscape attributes and its history contribute to the receiving environment's landscape character and values.
- An assessment of the actual and potential landscape, natural character and visual effects.
- An assessment against the relevant NRMP statutory provisions.
- A conclusion.

¹ Rough Milne Mitchell Landscape Architects Limited. Landscape Assessment Report. Proposed Arvida Retirement Village, Maitahi Village. 5 February 2025.

This report is to be read alongside the Landscape Design Document Parts 1 and 2, and the Davis Ogilvie Subdivision Plans. Part 1 of the DD contains:

- Context Analysis Information illustrating the site's regional context, significant landscape features, significance to Awa and Repo, the wider and local environment, development context, regional climate, Connectivity and nearby infrastructure;
- Site Analysis Information, including photographs of the site taken from within the site, the culture and history of the site, vegetation and landcover, ecosystems and fauna; and
- The relevant NRMP planning maps.

Part 2 of the DD contains:

- A description of the design foundation, including the design approach, Ngāti Koata Kaupapa, landscape design objectives, and the design inspiration;
- A description of the landscape design strategy for the green and blue networks and, connections and circulation patterns;
- A landscape masterplan for Kākā Stream;
- A landscape masterplan for the Neighbourhood Reserves;
- A planting strategy for reserve spaces; and
- Streetscape designs.

The two **DD** are set out as per the requirements in NRMP Schedule X.

1.2 Methodology

The methodology and terminology used in this report has been informed by the Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines².

The site and its surrounds have been visited on numerous occasions by RMM between 2019 and 2025 whilst working through the PC28 process and assisting with the design of the Maitahi Village. The information gathered on these site visits have assisted in understanding the landscape character and values within the receiving environment, assisting with the design of the proposal, and assessing the proposed developments actual and potential landscape, natural character and visual effects.

This report is tailored to suit the nature of the project and its context including the framework of the governing legislation. The statutory documents containing provisions relevant to the proposal are found in the Resource Management Act 1991 (**RMA**) and the NRMP. The NRMP gives effect to the RMA within the context of the site and provides the policy framework against which this landscape assessment has been evaluated.

The table included in Figure 1 outlines the rating scales that are referred to in this report. The table included in Figure 2 is a comparative scale between the seven-point scale, and the RMA s95 notification determination test and the RMA s104D non-complying gateway test (the latter not relevant).

² 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
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Figure 1. The seven-point landscape and visual effects rating scale.³

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
Less than Minor		Minor	More than Minor		Significant	

Figure 2. The comparative scale of degree of effects.⁴

³ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 140.

⁴ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 151.

2 The Proposal

2.1 Description of the Maitahi Village Project

The Maitahi Village Project is a fully integrated and comprehensive subdivision and development that will provide for a range of housing needs, within an enhanced cultural, ecological, landscape and recreational setting in close proximity to Nelson City.

This project has been planned and seeks to achieve the objectives and outcomes that were carefully planned within Schedule X of the NRMP, in accordance with the Maitahi Bayview Structure Plan. These bespoke provisions were part of PC28, recommended for approval by an Independent Hearing Panel, adopted by Council in September 2022, and then approved by the Environment Court in November 2024.

The Project includes the following components:

- The proposed subdivision involves the creation of **184** residential allotments, **one** allotment is for commercial use, along with roads to vest, reserve to vest, and also allotments to vest for utility / infrastructure purposes. The balance land (zoned rural) containing Kākā Hill will remain in one large title at the end of the subdivision and development process.
- Two of the allotments to be created are to be sold to Arvida for the development of a retirement village containing **192** residential units, a care facility containing **36 beds**, and the full range of communal facilities such as a Residents Clubhouse and Pavillion. As mentioned, this aspect of the Project is assessed in another landscape assessment report.
- Development of the commercial site for the cultural base for Ngati Koata (Te Whare or Koata), containing offices, meeting rooms, function and event spaces, and a commercial kitchen.

There are a total of 11 subdivision stages (stages 1-11), with one additional stage (Stage 0) proposed as part of undertaking an initial boundary adjustment between the applicant's title (NL11A/1012) and that adjoining title owned by Bayview Nelson Limited (RT 1039028). The planned ecological, cultural and recreational outcomes will be developed progressively at each stage. A comprehensive description of these fully integrated components of the development are provided in the Application and supporting technical reports and plans.

2.2 Description of Proposed Residential Development

The proposed residential development, within subdivision stages 3 – 10 are proposed on the valley floor and lower slopes within Kākā Valley, including the enhancement of Kākā Stream just north of the Maitai River (also known as the Mahitahi River), and the Maitai Cricket Ground, refer to Landscape Design Document.

The details of subdivision stages 3 – 10 including a comprehensive site and context analysis and description of the design are included in the Landscape Design Document which is not repeated here.

The Maitahi Village has been developed and designed in general accordance with the Schedule X Maitahi Bayview Policy Provisions and Structure Plans. There are very few design aspects that do not exactly align with the Structure Plan. These aspects, along with a general description of what is proposed within each zone is described below.

The focus of the LAR is on these minor inconsistencies with the Structure Plan. For reference, the body of the LAR is consistent with the below headings.

2.2.1 Residential Zone

- The residential zone will consist of residential lots sized between 394m² and 1,790m².
- The exception to this are lots 1002 and 1003 that are 7,876m² and 6,696m². These two super lots are earmarked to contain a 3-storey tall residential apartment block and Ngati Koata House, respectively. The designs for these two lots will be undertaken in the future and do not form part of this proposal.
- The residential zone will contain four public reserves sized between 1,373m² and 2,616m². These reserves will contain future swales associated with rainwater runoff from the primary and secondary roads that they are located alongside.
- All of the residential lots will be situated within the zone, with one exception. Half of super lot 1002 is located within the 'indicative road alignment'. This is because the proposed road alignment is located immediately west of the 'indicative road alignment' location.
- A 20m x 20m (400m²) pad providing space for a water reservoir will be located at approximate RL123m. This will be situated within the Rural Zone, approximately 55m outside of the Residential Zone. The water reservoir will be accessed by a 6m wide formed gravel track, which is predominantly within the Residential Zone.

2.2.2 Residential Zone – Higher Density Area

There are two separate Residential Zone – Higher Density Area's. These areas will be developed as part of Stages 6 and 9, and 10.

Residential Higher Density Area on Malvern Hill's lower slopes within Stages 6 and 9:

- Will consist of residential lots sized between 387m² and 1,360m² in area. The larger lots have been designed to contain a steep slope above the Arvida Retirement Village.
- Will contain two public reserves. The reserve alongside the main road will contain future swales associated with rainwater runoff from the primary road. The reserve to the southwest will contain walking trails and a mix of native vegetation.
- All of these residential lots will be situated within the zone, except parts of three lots (65, 130 and 144) which are located within the 'indicative road alignment'.

Residential Higher Density Area on the valley floor within Stage 10:

- Will consist of residential lots sized between 302m² and 674m² in area.
- All of these residential lots will be situated within this zone, except a small part of two lots (149 and 150) that are also located within the Neighbourhood Reserve.

2.2.3 Residential Zone – Lower Density Area

The Residential Lower Density Area on Malvern Hill's mid slopes:

- Will consist of residential lots sized between 613m² and 1,790m². The larger lots, similar to the above, will contain steeper areas of land that are less able to be developed.
- The residential zone will contain five public reserves. The reserve alongside the main road will contain future swales associated with rainwater runoff from the primary road. The reserve to the north will contain a walking trail and a mix of native vegetation.

- All of the residential lots will be situated within the zone, except parts of 14 lots which are located within the 'indicative road alignment' and four lots (100, 101, 140 and 180) within the 'Open Space Recreation Zone'. The proposed road is up to 10m away from but generally follows the alignment of the indicative road alignment. The change in road alignment is the catalyst for these lots not being situated within their respective zones.
- Ten lots (Lots 109 - 118) are partly or entirely located within the Residential Green Overlay.

2.2.4 Open Space Recreation Zone

The Open Space Recreation Zone, that includes Kākā Stream, has been designed to enhance the natural character of the stream, and be a central hub for active and passive recreation within Kākā Valley. Notably, the design includes the following.

- The lower reaches of the Kākā Stream will be realigned to closely follow its original alignment, as required by the Structure Plan.
- Several stormwater treatment wetlands will be constructed along the stream corridor, these are utilised to naturally manage runoff from the developments impervious surfaces. These wetlands are specifically designed to remove urban contaminants and mimic natural hydrology while also contributing to the natural character of the site.
- A network of walking / cycling trails within the stream corridor that have numerous connection points onto the exiting Matai River and Botanical Hill trails, into the proposed Arvida Retirement Village, into the Neighbourhood Reserve, and the residential neighbourhoods. Notably, there will be two walking / cycling bridges, as well as the main road bridge across the Kākā Stream.
- The walking and cycling network will have cultural and wayfinding markers, and structures along its length. These markers will tell the history of the site and provide an understanding of the landscape significance to mana whenua and their tupuna. Also, to inform trail users where they are, and where they can go. These elements will be designed and shaped in consultation with mana whenua.
- Extensive areas of Wetland / Riparian Planting and Stream Edge planting. All plant species have been chosen for their suitability to their specific areas along Kākā Stream, where they all grow locally. These plants will provide shade to the stream to enhance in stream habitats, and act as a food source.
- Numerous grassed open space areas for informal recreation, including an area for natural play at the streams southern end.

2.2.5 Neighbourhood Reserve

The Neighbourhood Reserve situated alongside the Open Space Recreation Zone has been designed to provide for both active and passive recreation activities. It also includes a pump station along its southern side. Notably, the design includes the following:

- A playground, including play elements that will be influenced by the historical mahinga kai, flax harvesting and agricultural activities.
- Open grassed spaces.
- Community facilities including a BBQ area.
- Large areas of native planting and amenity trees.

2.2.6 Earthworks

There is a considerable amount of earthworks to be undertaken for the Project. This is described fully in the Davis Ogilvie Report. The elements salient to this assessment are as follows:

- Earthworks, including areas of cut and fill to create the network of roads and pathways, relatively flat areas for residential dwellings and the apartments within the super lot, which will be separated by battered faces that generally have a gradient of 1:2 and are up to 18m high.
- There are three surplus disposal sites for the excess cut material. This surplus cut material consists of approximately 600,000m³ of earth which will be deposited within the upper extent of Kākā Valley, east of Kākā Stream.
- A debris bund will be located immediately north of the residential properties within the Residential Zone. The bund stands 1.5m above existing ground level, will have a 2m wide top, and will have battered slopes of 1:2.
- The majority of the earthworks for Stages 1 – 10 (including the Arvida Village) will be undertaken at the outset of the Project. They are anticipated to be completed within the first 18 months.

3 Relevant Policy Provisions

3.1 The Nelson Resource Management Plan

Maitahi Village has been designed to generally align with the underlying zoning as shown on the Maitahi Bayview Structure Plan, and is situated within the following zones, as illustrated on **DD Sheet 23 - 24**.

- Residential Zone,
- Residential Zone – Higher Density Area,
- Residential Zone – Lower Density Area,
- Open Space Recreation Zone,
- Neighbourhood Reserve,
- Suburban Commercial Zone, and
- The main road generally aligns with Indicative Road alignment.

The Project consists of the residential subdivision development along the floor of Kākā Valley and the adjoining lower slopes. The proposal has been designed in general accordance with the Rule X.2 provisions, and the information provided to Council contains everything required by Rule X.2.

However, as described above the proposed development breaches the following zone boundaries and rules:

- Part of three residential properties are located within the Open Space Recreation Zone.
- Part of two residential properties are located within the Neighbourhood Reserve.
- A pump station is located along the southern side of the Neighbourhood Reserve.
- The water reservoir is located within the Rural Zone and Residential Green Overlay on Kākā Hill

Due to this, under Rule REr22.3 the proposal is a **discretionary activity**. Therefore, this assessment has assessed the proposed development accordingly, including taking into consideration the relevant objectives and policies that are included in **Appendix 1** of this report. Also, an assessment against the matters of discretion is included in **Section 6** of this report.

It is also understood that Appendix 14 of the NRMP sets out the information requirements that must accompany restricted discretionary subdivision activities under Rule REr.107. Appendix 14 also lists a number of indicators that can be used to assess how a design responds to the district wide Urban Design Objectives and Policies contained in Chapter 5 DO13A and the appropriate Zone Objectives and Policies in the NRMP. This assessment and the supporting DDs have been prepared in accordance with the requirements of Appendix 14.

4 Landscape Description

4.1 Description of the Site and the Receiving Environment

The receiving environment, being the environment upon which the Maitahi Village is located is contained to the Maitahi Valley that is enclosed to the north and west by the Botanical and Malvern Hills, to the east by Kākā Hill and to the south by the Maitai River and Maitai Valley Road.

Kākā Valley's landform, land cover, cultural factors, quality / condition of the landscape, and aesthetic factors have been appropriately described in the Kākā Valley Landscape Capacity Assessment and the Nelson Landscape Study.

Kākā Valley's "*valley floor reflects alluvial terraces enclosed by steeper surrounding conical volcanic forms*"⁵. The terraces descend north to south, and the valley floor widens out before adjoining the Maitai Valley. This wider area on the valley floor and the lower hillslopes is where the site is situated (excluding the Arvida Retirement Village). Kākā Stream follows the toe of the Malvern Hills east facing slopes. As it moves away from this toe it "*bisects an upper terrace before meandering through a lower river terrace accommodating various rural drains adjoining the Maitai River.*"⁶

The valley floor which is accessed via an existing farm track from Ralphine Way is "*currently managed as pasture with regenerating grey scrubland, gorse and plantation pine extending into the steeper surrounding hills. Willow trees are established along the margins of the Maitai River corridor and parts of the Kākā Valley with pockets of rushes and rank grass occurring within the wetter low-lying paddocks and along the Maitai River corridor.*"⁷

Kākā Hill which encloses the valley to the east is a conical landform standing 459masl and is a prominent hill that forms the wider backdrop to Nelson. Its summit is a site of cultural significance (MS57) as it was used as a lookout by TuMatakokiri to alert others about raiding parties. Also, the very upper part of Kākā Hill is also an area of ecological significance as its upper slopes are dominated by kanuka, with small areas of broad-leaved forest and grassland consisting of unidentified grasses with scatterings of a matagouri species.

The Malvern Hills consist of a line of hills that form a prominent ridgeline running north-east to south-west, between Dodson Valley and Botanical Hill. The ridgeline is relatively wide and flat, larger than what you may expect when seen from sea level, and is predominantly open, consisting of grazed paddock land. It also contains a relatively well-maintained farm access track that historically was accessible to the public to walk and bike along. Expansive views to the east over Tasman Bay and its coastal landscape, and west inland of the wider mountainous landscape can be experienced from this farm track.

Botanical Hill stands at 147masl and forms the southern end of the line of hills running north to south along Nelson Havens coastline. It joins Malvern Hills above Walters Bluff, however, as the landform of these hills are similar, it is difficult to draw a line in the sand between the two. In contrast Botanical

⁵ Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council. Page 8.

⁶ Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council. Page 8.

⁷ Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council. Page 8.

Hill's southern end forms part of the entry threshold in Maitai Valley from Nelson, which is a clear and legible landscape feature. The top of Botanical Hill is associated with the Centre of New Zealand Monument, in which the public can freely access this part of Botanical Hill as most of it is public reserve land.

The Maitahi Bayview land has recently been rezoned, by way of PC28 which anticipates a comprehensive residential neighbourhood to be developed within this area. This will include a mix of higher and lower density residential development, a commercial area, a neighbourhood reserve, the ecological enhancement of Kākā Stream as well as open space areas for informal recreational, and a network of roads and walkway / cycleway links for transportation and leisure. Therefore, the current rural land use is not anticipated to remain.

It is worthwhile mentioning that the Higher Density Area is limited to the relatively flat terraced landforms on the valley floor, and the gentle slopes on the south-east to of the Malvern Hills. The steeper slopes on the Malvern and Kākā Hills are zoned Residential – Lower Density Area and Residential, respectively.

4.2 Landscape Values of the Receiving Environment

The landscape character and landscape values of Kākā Valleys valley floor are identified and described in the Kākā Valley Landscape Capacity Assessment⁸ which are agreed with. To reduce repetition and for succinctness of reading, the concluding statements regarding Kākā Valley's landscape character and values are included below (**bold for emphasis**):

- “the **landscape character sensitivity of the Site is assessed as moderate** reflecting part of a largely enclosed inland valley associated with the Maitai River. Particular sensitivities identified include the relationship with the Maitai River including associated terracing along the river corridor, the steepness of the topography along the toe of Kākā Hill and the broader steeper open vegetated backdrop against which the valley floor is seen.”⁹
- “the **visual influence of the Site is assessed as moderate-low** providing a relatively well enclosed part of a larger inland valley with limited available public and private views. Available views are primarily of the lower terrace adjoining the Maitai River and parts of the toe slopes of Kākā Hill with more elevated mid-distance views from the summit of Botanical Hill. Maintenance and enhancement of planting along the Maitai River and additional planting designed to soften the residential edge along the toe of Kākā Hill provides opportunities for mitigation in these areas.”¹⁰
- “the landscape value of the Site is assessed as moderate-high with a strong relationship with important values along the Maitai River. Beyond the more immediate river corridor, landscape value is significantly reduced, however the integration of higher density residential development

⁸ Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council. Pages 8 - 12.

⁹ Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council. Page 9.

¹⁰ Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council. Page 11.

requires careful consideration where this adjoins the river corridor in response to increased landscape values in this area.”¹¹

In addition to the above, the Maitahi and Bayview Private Plan Change Assessment¹² described the landscape values (physical, perceptual, and associative) of Kākā Valley as:

- **Moderate - high biophysical values** associated with the Maitai River and its associated terracing, however, beyond the immediate river corridor these values are substantially reduced.
- **Moderate sensory and aesthetic values** resulting from its enclosed valley floor, however reduced by the historic farming activities and associated land cover modifications.
- **Low associate values** being in private ownership and historically used for farming activities.

Additionally, regarding the recent rezoning, Appendix 9 in the NRMP identifies the landscape components, their significance to Nelson’s landscape setting, their sensitivities and how they may be affected by development.

It is also important to note that the Maitahi Bayview Structure Plan and associated policy provisions for development within Kākā Valley are focused on providing for a well-designed residential development that includes open space areas, planting native vegetation, the management of wastewater and undertaking stream work (earthworks and planting) to enhance the landscape values of Kākā Stream and maintain the values of the Maitai River. Therefore, whilst development is enabled, and the naturalness of the valley is anticipated to be reduced, the landscape values of Kākā Stream and Maitai River are to be maintained and / or enhanced.

¹¹ Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council. Page 12.

¹² Rough and Milne Landscape Architects Ltd. Landscape, Visual Amenity and Urban Design Assessment. Maitahi and Bayview, Private Plan Change Request. Kaka Valley and Bayview, Nelson. 8 October 2021.

5 Landscape and Visual Effects Assessment

5.1 Potential Issues

The potential landscape related issues resulting from the Project are:

- The way in which the development will or will not form part of the anticipated environment within Kākā Valley.
- Whether or not the development will result in good design outcomes.
- The way in which the design of the open space recreational areas along Kākā Stream enhances its natural character.

5.2 Assessment of Visibility and Visual Effects

“A visual effect is a kind of landscape effect. It is a consequence for landscape values as experienced in views. Visual effects are a subset of landscape effects. A visual assessment is one method to help understand landscape effects.”¹³

The significance of the visual effect is influenced by the visibility, distance, duration of the view, the scale, nature and duration of the proposal, its overall visual prominence, the context in which it is seen, and the size of the viewing audience.

Whether the proposal is considered appropriate is determined by the visual effects on the receiving environment and whether the landscape values attributed to this setting are retained or whether, if adversely affected, effects can be satisfactorily avoided, remedied, or mitigated.

The following visual effects assessment focuses on the visibility and visual effects from the surrounding public places, as assessed in the Maitahi and Bayview Private Plan Change Assessment¹⁴. Notably, the viewing catchment of the Stages 3 -10 are limited to Maitai Valley Road, Maitai Valley Recreational Spaces, Ralphine Way, Sharland Hill, and Botanical Hill.

5.2.1 Residential Zone, Residential Zone – Higher Density Area and Lower Density Area

As mentioned above, the majority of the proposed residential development is located within their respective residential zones, which anticipates this type of development. The exception to this are small portions of three properties that extend into the Open Space Recreational Zone and two properties that extend into the Neighbourhood Reserve. At most, these small slithers of land are between 2 – 10m wide.

The Maitahi and Bayview Private Plan Change Assessment¹⁵ outlined that visibility of development within these areas on the valley floor and hillslopes is not readily visible from most public places

¹³ ‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135.

¹⁴ Rough and Milne Landscape Architects Ltd. Landscape, Visual Amenity and Urban Design Assessment. Maitahi and Bayview, Private Plan Change Request. Kaka Valley and Bayview, Nelson. 8 October 2021.

¹⁵ Rough and Milne Landscape Architects Ltd. Landscape, Visual Amenity and Urban Design Assessment. Maitahi and Bayview, Private Plan Change Request. Kaka Valley and Bayview, Nelson. 8 October 2021.

including Maitai Valley Road, Maitai Valley Recreational Spaces, Ralphine Way, Sharland Hill, and Botanical Hill.

The small extensions of residential development will be situated alongside the proposed road alignment or behind residential dwellings and their associated fences, outdoor structures and vegetation. Therefore, development on the hillslopes will appear consistent with the pattern of development that is anticipated by the Structure Plan; And development along the valley floor will not be seen from the surrounding public places. Also, due to these areas being relatively small in size and scale and being in keeping with the anticipated development, the small reduction in vegetation within these open space areas will not result in any adverse visual effects.

The water reservoir and 45m of its access track will be situated within the Rural Zone, on Kākā Hill's lower slopes, some 55m outside the Residential Zone. This location is relatively low down at RL123m, where the water tank will not be deemed as being situated on Kākā Hill's (459 masl) upper and more visually sensitive slopes (**AP9.7iv**). Otherwise, it may be deemed as impacting on the way in which Kākā Hill contributes to the city's setting and forming part of its backdrop (**AP9.7iii**).

Additionally, the dark recessively finished reservoir and the revegetation of native shrubs and trees on all cut and fill slopes will screen the majority of the reservoir from the surrounding public places to the point that it will be difficult to see at best. Due to this, at most, the proposed reservoir will have very low degree of adverse visual effects when seen from the surrounding public places.

The 2m tall proposed rockfall bund will be located immediately north of the residential properties within the Residential Zone. Future development within the Residential Zone will screen the rockfall bund from the surrounding public places. Therefore, it will not result in adverse visual effects.

5.2.2 Open Space Recreation Zone

Kākā Stream is situated within an approximate 50m wide open space area that will be upgraded to contain the realigned stream, numerous storm water basins, a network of cycling / walking trails, extensive areas of native vegetation along the steeper hillslopes and stream edge, and open grassed areas for active and passive recreation.

This 50m wide green corridor will appear as a distinct spine of vegetation extending north of the Maitai River up Kākā Valley that will positively provide visual relief to the dense development along the valley floor when seen from the more elevated public places.

When seen from the reserve and walking track by the Maitai River, the vegetation within the wetland and along its margins will provide visual screening of the development along the valley floor. This will positively contribute to the vegetated character of the Maitai Valley, retaining a more scenic outlook from this nearby area, and assist in visually separating this development from people recreating. Due to this, the enhancement of Kākā Stream will positively contribute to the amenity that people experienced from the surrounding public places.

5.2.3 Summary

Overall, the Maitahi Village Project will appear in accordance with what is anticipated by the Maitahi Bayview Structure Plan, including the enhancement of Kākā Stream. The water reservoir is the only part of the development that notably differs from the structure plan, in which it has been designed to be well mitigated, so at most, it will a **very low degree** of adverse visual effects when seen from the surrounding public places.

5.3 Assessment of Landscape Effects

*"A landscape effect is an outcome for a landscape value. ... Change itself is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant."*¹⁶

5.3.1 Residential Zone, Residential Zone – Higher Density Area and Lower Density Area

As mentioned, small portions of four properties extend into the Open Space Recreational Zone and two properties extend into the Neighbourhood Reserve. These relatively small areas of residential development will result in a slight loss to the amount of exotic vegetation that is located on the lower slopes of Kākā Hill and the amount of open space within the Neighbourhood Reserve.

These areas of development are very small in size and scale, are consistent with the pattern of development with Kākā Valley and will continue to form a legible and coherent spread of development within Nelson East. The extent of this development, including the water reservoir is situated on the Kākā Hills lower slopes, therefore will not impact on more visually sensitive slopes (**AP9.7iv**) in which it may other impact on the way in which Kākā Hill contributes to the city's setting and forming part of its backdrop (**AP9.7iii**).

Also, the native vegetation around the water tank will go a small way in offsetting the reduction in vegetation within the Rural Zone, albeit it consists predominantly of exotic plant species.

Ten lots (Lots 109 - 118) within the Lower Density Area are partly or entirely located within the Residential Green Overlay. These 10 lots and the road alignment have been designed to provide adequate space for a dwelling and residential activities to be located alongside the road. In turn, this ensures that the steep upper slopes will remain free of development and can accommodate future native vegetation.

Overall, the small encroachment of residential properties into the Open Space Recreation Zone and Neighbourhood Reserve, and future dwellings on the toe of the Residential Green Overlay will have **a very low degree** of effect on the landscape values of Kākā Valley, including the lower slopes of Kākā, Botanical and Malvern Hills.

5.3.2 Open Space Recreation Zone

The realignment of Kākā Stream and the design of the Open Space Recreation Zone will:

- Enhance the natural character of the in-stream ecology by lining the stream with native vegetation that will shade the stream that assists with creating habitats for aquatic organisms.
- Enhance the natural character of the valley floor, within the Open Space Zone by replacing the pasture grass with a plethora of riparian vegetation alongside the stream and around the water retention basins, and swathes of indigenous shrubs and trees throughout the remainder of the 50m wide corridor.
- Create a comprehensive network of public walking / cycling trails along the length of the stream, including up to four bridges of the stream, with the trail network connecting into the neighbouring residential networks, neighbouring open spaces (Botanical Hill, Maitai Valley etc) and the wider trail network within Nelson.
- Create multiple public open space areas for passive and active recreation including playgrounds, parks and seating areas.

¹⁶ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135

Due to these reasons, the enhancement of Kākā Stream will achieve what is sought by the NRMP.

5.3.3

Summary

Overall, the landscape values of the Kākā Stream and its corridor will be positively enhanced as sought by the NRMP. The small encroachment of residential properties into the Open Space Recreation Zone and Neighbourhood Reserve, and future dwellings on the toe of the Residential Green Overlay will have **a very low degree** of effect on the landscape values of Kākā Valley.

6 Assessment Against the Relevant Matters of Discretion.

6.1 Nelson Resource Management Plan

Below is an assessment of Stages 3 – 10 of the Project against the landscape related Matters of Discretion in NRMP Rule X.2 and X.3. The relevant landscape related matters of discretion in these two rules are the same, albeit numbered differently. For brevity, a comprehensive assessment of the project has been undertaken against Rule X.2, which in turn covers off Rule X.3.

6.2 NRMP - Rule X.2 and X.3

6.2.1 Rule X.2 (i) The matters of control under REr.107.2 where subdivision is proposed,

The subdivision layout and design of the Project complies with rules REr.107.2 (a) – (i) and generally accords with the Maitahi Bayview Structure Plan REr.107.2 (j).

6.2.2 Rule X.2 (ii) The ability of the subdivision, as expressed in the design statement, contextual analysis and preliminary infrastructure design to demonstrate the urban design outcomes sought;

What are considered 'good' Urban design outcomes are outlined in DO13A of the NRMP. They encourage the recognition of local context, "*development should relate to local topography, climate, heritage, culture, locally distinctive materials and vegetation, and valued development patterns.*"¹⁷, connectivity "*development in urban areas that creates interconnected structures and spaces to ensure that all people (emphasis added) find urban areas easy to get around, and connected natural environment networks that support native biodiversity.*"¹⁸ and the creation of high quality public spaces that result in "*public spaces that are beautiful and inspiring, provide for and enable social, cultural, economic and environmental wellbeing and enhance amenity values.*"

The urban design outcomes that are sought are also outlined in Policy RE6.1. which can be summarised as:

- A well-functioning urban environment.
- The provision for a range of housing densities.
- Recreational opportunities for local residents and the wider community.
- The implementation of multi-modal transport connections.

The urban design outcomes sought have been achieved by the subdivision and prelim infrastructure design for the following reasons:

- As assessed above, there are only a few minor situations where the overall Project deviates from what the Maitahi Bayview Structure Plan anticipates.
- The Design Document includes a comprehensive analysis of the site and the context within the Nelson area, the design vision and project objectives for the Project which utilises NRMP Appendix 14 as its benchmark for the structure of the document, and a design strategy for the

¹⁷ DO13A.1.1 local context and environment

¹⁸ DO13.A.2 Improving connections

blue and green infrastructure, vehicle, pedestrian and cycle connections, and recreational spaces. Please refer to the Design Document for a description of this information.

- The design vision and project objectives for the Project, which includes the entire length of Kākā Stream upgrades has informed the subdivision design. This is evident due to the inclusion of an array of lot sizes and layouts that align with differing residential zones and an extensive network of pedestrian / cycle pathways providing internal and external connections to its surrounds. Also, there are numerous open spaces for passive and active recreation. Notably, reserves throughout the residential neighbourhoods, as well as the large open spaces alongside Kākā Stream.

6.2.3 Rule X.2 (iii) The matters in Rule REr.22.3;

As assessed above, the proposed subdivision complies with the minimum site standards. Dwellings are not proposed at this stage, therefore the site coverage rules included in REr.24 are not relevant.

6.2.4 Rule X.2 (iv) Consistency with Appendix 22 (Comprehensive Housing Development);

The overall outcomes sought by Appendix 22 and the techniques / methods to achieve a high standard of amenity are included in Appendix 1 to this report. Noting that a number of matters are focused on building design, which are not relevant at this stage.

The Maitahi Village will provide for a high standard of amenity for future residents and the wider community who visit the area because:

- The subdivision design is in accordance with REr.107.2 (a) – (j) matters of control.
- The roads primarily run north to south, so lots are east west facing to make use of the passive solar gain within the valley.
- The site is used for farming, therefore, there is no native vegetation with that requires retaining.
- The enhancement of Kākā Stream, which will become a focal point for the development including large swards of native vegetation lining the valley floor, the likely subsequent reintroduction of bird life to the area including bird song, and the tranquil sound of flowing water.
- The inclusion of numerous open spaces for passive and active recreation along Kākā Stream and throughout the residential neighbourhoods for the future population of the development. This is important so there is public open spaces for everyone to enjoy, both from a population perspective as well as for able and less able people.
- An extensive network of pedestrian / cycle pathways that access the length of Kākā Stream including multiple (four) bridges over it, all reserves within the development, and to Botanical Hill and Nelson's city centre. The trail network will positively assist to people's commuting journey's as well as recreational travel, by being direct and user friendly.

6.2.5 Rule X.2 (v) The matters in the Nelson Tasman Land Development Manual 2020 and consistency with the Stormwater Management Plan provided in accordance with X.13 of Schedule X;

With regards to matters of landscape, the proposal will fully comply with all relevant requirements of the LDM 2020.

6.2.6 Rule X.2 (vi) The matters in Appendices 11 to 12 of the Plan;

Appendices 11 and 12 relate to vehicle access standards and tracking curves. Therefore, they are not relevant to this landscape assessment.

6.2.7 Rule X.2 (vii) The design and layout of roads, access, cycleways, walkways, reserves and biodiversity corridors;

This rule is focused on ensuring that the future development has been designed with good connectivity within and to and from the development for residents and the wider community, as well as biodiversity connectivity.

As mentioned above, there will be an extensive network of pedestrian / cycle pathways within the development including access along the length of Kākā Stream, including four bridges, connections to all reserves within the development, to Botanical Hill and across the Maitai River through the Maitai Cricket Ground and linking onto the trail alongside Maitai Valley Road. This will assist with providing multiple options for soft modes of commuting to and from town, and more options for recreationalists.

The trail network will positively assist to people's commuting journey's as well as recreational travel, by being direct and user friendly.

Additionally, the enhancement of the 50m wide stream corridor that will include extensive areas of native vegetation will forming an additional, localised biodiversity corridor along the valley floor connecting the Malvern Hills Ridgeline to the Maitai River / Valley.

6.2.8 Rule X.2 (viii) The staging of development and associated roading and reserves;

The Arvida Village and Stages 3 – 10 of the residential development will be the first stages of development within Kākā Valley.

The development is reliant on the construction and formation of the main road through the valley, which it is accessed from Ralphine Way.

Also, it is reliant on the formation of the storm water basins and the subsequent enhancement of Kākā Stream because the natural drainage and flow of water will be altered by the proposal, and all of the relevant services need to be provided at the outset of the development. This is considered a positive because these works which will benefit the community and biodiversity of the area will be undertaken early on in the development.

6.2.9 Rule X.2 (ix) The restricted discretionary matters listed in REr.108.3 (Subdivision in the Services Overlay) where subdivision is proposed; and

The development is not within any Service Overlay areas, as per the NRMP. Therefore, this matter of discretion is not relevant.

6.2.10 Rule X.2 (x) Consistency with the Maitahi Bayview Structure Plan.

As assessed in the body of the report, the Project is generally consistent with Maitahi Bayview Structure Plan. The parts of the development that are not consistent are:

- A small portion of four properties extend into the Open Space Recreational Zone, Neighbourhood Reserve.
- The water reservoir and 45m of its access track will be situated within the Rural Zone.

The body of the report has assessed the potential and actual landscape and visual effects of the proposed development, including these small aspects. The report concluded that overall, the aspects of the proposal they do not align with the Structure Plan have been well mitigated in which they will result in a **very low degree** of adverse landscape and visual effects.

6.3 X.7 Esplanade Reserve Standards

6.3.1 For the area adjoining the Maitahi/Mahitahi River and Kākā Stream, esplanade reserve shall be vested in stages as subdivision progresses in accordance with the Maitahi/Mahitahi Bayview Structure Plan.

6.3.2 An esplanade reserve with a minimum total width of 40m shall be vested in stages as subdivision progresses.

The Davis Ogilvie Subdivision Stages plan illustrates the stages that the esplanade reserves associated with Maitahi River and Kākā Stream are within.

The esplanade reserves all exceed the minimum width of 40m, as illustrated on the cross section on DD Sheets 20 - 23.

6.3.3 Planting shall be indigenous species and in general accordance with the following planting palette:

Trees

- *Alectryon excelsus* – Tītoki
- *Aristotelia serrata* – Makomako
- *Beilschmiedia tawa* – Tawa
- *Cordyline australis* – Cabbage tree, tī kouka
- *Dacrydium dacrydioides* – Kahikatea
- *Dodonaea viscosa* – Akeake
- *Dacrydium cupressinum* – Rimu
- *Fuchsia excorticata* – Kōtukutuku, tree fuchsia
- *Fuscospora solandri* – Black Beech, Tawhairauriki/tawairauriki
- *Fuscospora truncate* – Hard Beech, Tawhairaunui
- *Griselinia lucida* – Puka
- *Hoheria angustifolia* – Houhi
- *Kunzea ericoides* – Kānuka
- *Leptospermum scoparium* – Mānuka
- *Macropiper excelsum* – Kawakawa
- *Melicactus ramiflorus* – Māhoe
- *Myoporum laetum* – Ngaio
- *Myrsine australis* – Māpou
- *Pittosporum eugenioides* – Tarata
- *Pittosporum tenuifolium* – Kōhūhū
- *Plagianthus regius* – Lowland ribbonwood, Manatū
- *Podocarpus totara* – Tōtara
- *Prumnopitys ferruginea* – Miro
- *Prumnopitys taxifolia* – Mataī
- *Pseudopanax crassifolius* – Lancewood, Horoeka
- *Sophora microphylla* – Kōwhai
- *Weinmannia racemosa* – Kāmhai

Shrubs, Ground Covers, Grasses, and Sedges

- *Aposadmia sismilis* – Oioi
- *Carex secta* – Pukio
- *Carex virigata* – Pūrei
- *Cortaderia richardii* – South Island Toetoe
- *Phormium tenax* – Harakeke
- *Juncus edgariae* – common rush, Wiwi

- *Juncus pallidus* – Giant Rush
- *Juncus australis* – Rush, Wiwi

Plants set back from Stream and Wetland Margins

- *Astelia frangrans* – Kahakaha
- *Coprosma propinqua* – Mingimingi
- *Coprosma rigida* – streamside coprosma, Karamū
- *Coprosma robusta* – Karamū
- *Myrsine divaricate* – Weeping Māpou
- *Veronica stricta* – Koromiko

The proposed planting palettes for the different environments throughout the Maitahi Village are in accordance with the above plant species, refer to DD 39 – 47.

7

Conclusion

It is proposed to develop the Maitahi Residential Development areas within Kākā Valley, Nelson. The Maitahi Development is located on the valley floor and lower slopes within the Valley and includes the enhancement of Kākā Stream.

For the most part, the Maitahi Village Project aligns with the spatial layout of the Maitahi Bayview Structure Plan and its policy provisions. The landscape values of the Kākā Stream and its corridor will be positively enhanced through instream work and planting large swards of native vegetation. This will subsequently create new ecological habitats and act as a biodiversity corridor through the valley.

There are several small instances where the development does not align with the Structure Plan. Regarding these instances, it has been found that:

- the Maitahi Village Project will have a **very low degree** of adverse visual effects when seen from the surrounding public places due to the reservoirs slightly elevated location, albeit well mitigated.
- The landscape values of the Kākā Stream and its corridor will be positively enhanced.
- The small encroachment of residential properties into the Open Space Recreation Zone and Neighbourhood Reserve will have a **very low degree** of effect on the landscape values of Kākā Valley.

Overall, the proposed Maitahi Village Project will be generally consistent with the Maitahi Bayview Structure Plan and policy provisions. Where there is slight misalignment with the NRMP, the proposal will have no more than a **very low degree** of adverse effects on the landscape values of the Kākā Valley.

8 Appendix 1 – NRMP Relevant Policy Provisions

Appendix 1 includes the objectives and policies within the NRMP that have been taken into consideration when assessing the actual and potential adverse effects of the Stages 3 – 10 within the Project.

8.1 Chapter 7 - Residential

Objective - RE3 streetscape, landscape, and natural features

Attractive streetscapes, and the maintenance and enhancement of those significant public views, natural features, and landscapes that contribute to Nelson's character and setting.

Policy - RE3.9 - Maitahi/Mahitahi Bayview Area

Require that the landscape and natural character values of the Malvern Hills, Botanical Hill and Kākā Hill skyline and backdrop areas, and the Maitahi/Mahitahi and Kākā Valleys, be protected and managed by:

- a. Avoiding building and development on the Kākā Hill skyline and backdrop areas that would have more than minor adverse effects on Kākā Hill's landscape, visual, natural character and ecological values, including its backdrop function for Nelson City;*
- b. Requiring buildings, associated earthworks, and native planting within the Backdrop Area and Skyline Area of Malvern Hills and Botanical Hill to be designed, located and landscaped so as to protect the values of the Backdrop and Skyline Areas;*
- c. Requiring that a Residential Green Overlay is established with appropriate planting and protected at the time of subdivision and development;*
- d. Requiring that existing indigenous vegetation within the Revegetation Overlay is managed and protected over the long term;*
- e. Ensuring earthworks are minimised to the greatest extent practicable within the Residential Green Overlay; and*
- f. Requiring that natural character and ecological values are incorporated into any works within Open Space zones and within any proposal to modify freshwater tributaries of Kākā Stream.*

Explanation and reasons

RE3.9.i - Kākā Hill *is an important natural feature and visual backdrop for Nelson City. These values need to be protected from buildings and development that would result in more than minor adverse landscape, visual and natural character effects.*

The Kākā Valley has indigenous vegetation that should be preserved, as well as steep areas suitable for revegetation that can enhance the natural character and ecology of the valley.

The Maitahi Bayview Area has been identified as an area within Nelson which can absorb a relatively large amount of development. However, to maintain the natural character and landscape values of the area, controls are proposed over building locations, form, finish and landscaping requirements. These controls are imposed through Schedule X, the Structure Plan and Overlays for the Maitahi Bayview Area.

Schedule X, the Structure Plan and Overlays for the Maitahi/Mahitahi Bayview Area have also imposed spatial controls over development.

Methods

RE3.9.ii - *Identification of the Malvern Hills, Botanical Hill and Kākā Hill landscape units within the Maitahi/Mahitahi Bayview Structure Plan and using zoning, overlays and the resource consenting process, guided by assessment criteria, as a package to manage, protect and enhance the area's landscape, visual and natural character values.*

RE3.9.iii - *Specific rules to restrict the building form, colour, and landscaping on the Malvern Hills and Botanical Hill.*

RE3.9.iv - *Specific rules to avoid inappropriate development on Kākā Hill by imposing a higher level of restriction (non-complying activity status) on built development.*

RE3.9.v - *Requiring native revegetation within the Residential Green Overlay (Residential Zone) and Revegetation Overlay (Rural Zone) shown on the Structure Plan at the time of subdivision and development, in accordance with an Ecological Management Plan.*

Objective - RE6 Maitahi/Mahitahi Bayview Area (Schedule X)

The Maitahi/Mahitahi Bayview Area (Schedule X) contributes positively to the social, economic, cultural and environmental well-being of the Nelson Whakatū community including:

- a new mixed density residential neighbourhood amongst areas dedicated to public open space and revegetated rural land; and*
- a sense of place that is responsive to, and respectful of, natural character, landscape and Whakatū Tangata Whenua values; and*
- development that is fully serviced with three waters infrastructure, and coordinated with transport infrastructure upgrades;*
- improved freshwater quality, freshwater and terrestrial ecosystem health and biodiversity; and*
- an environment where the adverse effects of accelerated soil erosion are avoided, remedied, or mitigated.*

Reasons - RE6.i

Private Plan Change 28 and the Nelson Tasman Future Development Strategy have identified the Maitahi/Mahitahi Bayview Area as being suitable for accommodating future development as an expansion of Nelson's urban area to provide for population growth and meet consequential housing demand. Schedule X and the associated Maitahi/Mahitahi Bayview Structure Plan are to ensure that residential and commercial development and open space can meet a range of needs. The Schedule's provisions will ensure development is appropriate, culturally sensitive, and provides for enhanced community recreational opportunities and ecological values. The Structure Plan also provides for road, cycle and pedestrian linkages which will benefit the areas within and outside of the Maitahi Bayview Area. Landscape values are recognised through green and revegetation overlays, building control rules and overall design guidance around landscaping and use of recessive colours for buildings.

Policy - RE6.1 Maitahi/Mahitahi Bayview Area (Schedule X)

Provide for subdivision and development which is consistent with the Maitahi/Mahitahi Bayview Structure Plan in Schedule X and where it is demonstrated that:

- a. It will contribute to a well-functioning urban environment;*
- b. It accommodates a range of housing densities and forms to meet the diverse needs of Whakatū Nelson's community;*

- c. *It achieves high quality urban design outcomes;*
- d. *Any comprehensive housing development is consistent with the requirements of Appendix 22;*
- e. *It is consistent with the requirements of Appendix 9 (where appropriate) and Appendix 14;*
- f. *The recreational opportunities to meet the needs of current and future residents are implemented and available to the wider community, including the creation of the identified reserves and walkway linkages;*
- g. *The multi-modal transport connections in the Structure Plan, in the form of roads, cycleways and pedestrian linkages, are implemented;*
- h. *The urban environment is safe from flooding risks and is resilient from the effects of climate change; and*
- i. *The adverse effects of accelerated soil erosion are avoided, remedied, or mitigated.*

Explanation and reasons - RE6.1.i

Subdivision and development within the Maitahi/Mahitahi Bayview area consistent with the Schedule and Structure Plan will ensure that the area is developed in a manner which provides for a diversity of housing choice to meet the needs of Nelson. The provisions of Schedule X are designed to ensure development occurs in a manner that achieves best practice urban design, maintains landscape values and protects, restores and enhances indigenous terrestrial and freshwater values. The Structure Plan provides public amenity through provision of road, cycleway and pedestrian linkages and reserves all of which are designed to integrate development into the surrounding environment. The Schedule and Structure Plan have been designed in accordance with urban design principles which take account of the existing landforms and landscape amenity values of the valley, surrounding hills, and ridgelines.

Methods

RE6.1.ii - *The use of scheduling for the Maitahi/Mahitahi Bayview area to ensure integrated development and servicing in accordance with the Structure Plan.*

RE6.1.iii - *Zoning and rules which provide for diversity of housing choice, size and style in a manner which achieves the desired urban design outcomes.*

RE6.1.iv - *Subdivision and development of Maitahi/Mahitahi Bayview area in accordance with best practice landscape and urban design principles and freshwater outcomes.*

RE6.1.v - *Specific rules within the Schedule to avoid, remedy or mitigate the adverse effects of subdivision and development.*

RE6.1.vi - *Additional information requirements under section 88 of the RMA, including the Special Information Requirements in X.11-X.16 that demonstrate how the outcomes sought by Policies RE6.1-RE6.5 are to be achieved.*

Policy - RE6.3 Integrated Management

Require that subdivision and development within Schedule X ensures a comprehensive and integrated management approach including, but not limited to:

- A. *Prioritising the health and well-being of surface waterbodies in a manner that maintains or enhances cultural, recreational and ecosystem values.*
- B. *Ensuring integrated stormwater management, erosion and sediment control and flood hazard mitigation by:*
 - a. *Implementing best-practice erosion and sediment control measures for the duration of all earthworks (as addressed in Policy RE6.5 - Earthworks, and Erosion and Sediment Control);*

- b. *Integrating flood hazard mitigation solutions that address any identified potential significant adverse effects on downstream flood hazard up to the 2130 RCP8.5 1% AEP event; and*
- c. *Integrating the management of surface water and ground water.*
- C. *Ensuring urban development:*
 - a. *Uses 'green infrastructure' engineering solutions to mimic and work with natural processes;*
 - b. *Retains, restores and enhances existing elements of the natural drainage system, and integrates these elements into the urban landscape;*
 - c. *Conserves the use of water resources through rainwater capture and reuse to meet non potable demands; and*
- d. *Requires that building materials either exclude or be finished in a manner that prevents water runoff from containing copper or zinc.*
- D. *Ensuring Water Sensitive Design principles are utilised in the planning and implementation stages.*
- E. *Mimicking pre-development hydrology through retention and detention by matching pre-development mean annual volume of stormwater runoff and pre-development channel forming flows in Kākā Stream to reduce the risk of scour, sediment mobilisation and adverse impacts on instream biota.*
- F. *Providing for the 'first flush' of all site generated stormwater (excluding where on lot reuse or infiltration occurs) to be passed through constructed vegetated treatment devices to avoid temperature fluctuations and minimise concentrations of copper, zinc, hydrocarbons, nutrients and sediment to the smallest amount practicable prior to discharge to Kākā Stream, existing wetlands or Maitahi/Mahitahi River. First flush is to be based on treating 80-85% of mean annual volume or stormwater resulting from 3-month ARI Rainfall events (25mm rainfall depth or 10mm/hr rainfall intensity).*
- G. *Providing treatment of runoff from all road surfaces within the Walters Bluff/Brooklands catchment, subject to the physical possibility to provide devices and Nelson City Council approval as the ultimate asset owner. On the steeper roads servicing small lot areas this is likely to consist of proprietary type treatment devices while on the ridgeline there may be scope for rain-gardens and swales.*
- H. *Requiring the mapping of areas with suitable infiltration capacity and factoring in design to optimise groundwater recharge where viable as part of integrated water sensitive design strategy. Infiltration capacity is to be protected through construction and optimised in-fill areas with specific design and construction of permeable fill.*
- I. *Providing and protecting overland flow paths through road design and other dedicated pathways to pass peak flows from upper slopes safely.*
- J. *Maintaining and enhancing the upper reach of Kākā Stream (above the Residential Zone Higher Density Area), and*
- K. *Restoring and enhancing the lower reaches of Kākā Stream through a continuous riparian corridor (Blue-Green Spine) with:*
 - a. *The corridor reflecting natural topography;*
 - b. *Channel meanders and flood benches;*
 - c. *Robust riparian vegetation;*
 - d. *Peak flood capacity;*
 - e. *Ecosystem function and habitat;*
 - f. *Stormwater treatment wetlands in areas of suitable topography;*
 - g. *Public access via well designed walking/cycling paths (excluding roads except at crossing points); and*
 - h. *Natural character values.*
- L. *Minimising stream loss and protecting springs and seeps including their flow paths, and providing for 1% annual exceedance probability (AEP) flood flow (including allowance for the effects of climate change to 2130) within the stream including its riparian margin, so as to protect and enhance the Kākā Stream and its tributaries.*

- M. Providing for the co-location of stormwater treatment wetlands/rain-gardens within the Kākā Stream Blue-Green Spine where this is the most appropriate option to: protect the main stream, increase ecological values, and provide high quality public amenity. Where stormwater treatment is located in the Blue-Green Spine the design shall ensure a minimum 10m riparian buffer between any device and the stream and support ongoing maintenance access.*
- N. Managing earthworks and compaction outside residential zones to minimise changes to the hydraulic response of flows directly or indirectly discharging into the Kākā Stream and its tributaries.*
- O. Including on-lot management of water quality/quantity through rainwater capture and reuse and soakage (where viable) so as to conserve and reuse water for non-potable internal and external purposes.*
- P. Providing for the integration of peak flood attenuation within the Blue-Green Spine, while ensuring: that stream ecology (including fish passage) is preserved; any off line stormwater treatment devices are protected; natural character is maintained or enhanced; and the health and safety of community and visitors is protected.*

Explanation and reasons

RE6.3.i - Subdivision and development within the Maitahi Bayview area needs to be undertaken in an integrated manner, with priority given to water quality outcomes in the Maitahi/Mahitahi River and Kākā Stream, and associated cultural, recreational and ecosystem values. It also provides an opportunity for the restoration, protection and enhancement of freshwater and terrestrial ecology values. The Schedule requires the application of best practice principles in all subdivision and development design processes to align with the objectives and intent of the National Policy Statement for Freshwater Management 2020 and National Environmental Standards for Freshwater 2020. Schedule X provides practical guidance around engineering solutions to meet best practice guidelines and proposes to co-design with nature an integrated and regenerative approach to urban development.

RE6.3.ii - Best practice erosion and sediment control measures, including staging, will be required and imposed through resource consents.

Methods

RE6.3.iii - Subdivision and development being required to demonstrate water sensitive design best practice.

RE6.3.iv - Use of nature based or 'green infrastructure' engineering solutions where possible.

RE6.3.v - Special Information Requirements for earthworks in Schedule X, including within X.11, X.12, X.13, X.15 and X.16.

RE6.3.vi - Requiring that subdivision and development demonstrate consistency with the Stormwater Management Plan required in Schedule X.

Policy RE6.4 Indigenous Biodiversity

Ensure that indigenous terrestrial and freshwater biodiversity is restored, protected and enhanced as an integral part of subdivision and development, including by:

- a. Restoring and enhancing the degraded lower portion of the Kākā Stream where this provides for improved ecological outcomes, and may include the provision of off-set stream enhancement to ensure a net gain of in-stream values within the Structure Plan area;*
- b. Identifying, protecting and enhancing existing natural wetlands, their margins and connections to streams;*

- c. *Providing for ecological linkages between ecological areas (freshwater and terrestrial) inside and neighbouring Schedule X;*
- d. *Protecting and enhancing threatened species habitats within Kākā Stream;*
- e. *Providing significant areas of “Residential Green Overlay” and “Revegetation Overlay” requiring indigenous plantings; and*
- f. *Prioritising the mauri, health and wellbeing of local waterbodies.*

Explanation and reasons

RE6.4.i - *The Maitahi Bayview Structure Plan recognises the importance of indigenous biodiversity and the significant opportunity to connect, enhance and protect biodiversity features on Kākā Hill (including the identified Significant Natural Area shown on the Landscape Overlay), Kākā Stream, Atawhai/Maitahi/Mahitahi ridgeline, and adjacent coastal slopes. Schedule X requires the identification and management of indigenous biodiversity to ensure that potential environmental changes arising from subdivision and development processes will not reduce associated values or the provision of ecosystem services or functions. The Schedule anticipates a net gain of indigenous biodiversity values across the land and freshwater resources contained within Schedule X in the medium term.*

Methods

RE6.4.ii - *Use of Structure Planning which includes the Open Space and Recreation Zone, ‘Residential Green Overlay’ and ‘Revegetation Overlay’.*

RE6.4.iii - *Requiring an Ecological Impact Assessment and associated Environmental Management Plan as a part of applications for subdivision, development and earthworks to demonstrate the anticipated net gain of biodiversity values within these overlay areas in the medium term, as required by Schedule X.15, and that demonstrates how the outcomes sought by Policy RE6.4 are to be achieved.*

RE6.4.iv - *Requiring enhancement of areas within the ‘Residential Green Overlay’ and ‘Revegetation Overlay’ to achieve 80% canopy cover with indigenous vegetation over 80% of the area within a 5-year timeframe as a part of each stage of subdivision and development.*

RE6.4.v - *Requiring that applications for subdivision or development provide a Stormwater Management Plan that ensures a comprehensive stormwater management approach which will maintain and enhance freshwater ecosystem health.*

RE6.4.vi - *Identification, protection and enhancement of all remaining natural wetlands.*

RE6.4.vii - *Provide for ecological linkages with other areas with ecological values.*

8.2 Chapter 5 – District Wide Objectives and Policies.

8.2.1 DO13A - Urban design

Objective: DO13A.1 - recognising the local context

Subdivision and development that reflects, and creates positive relationships with, our local environment, heritage and urban context.

Policy: DO13A.1.1 - local context and environment

Subdivision and development should relate to local topography, climate, heritage, culture, locally distinctive materials and vegetation, and valued development patterns.

Objective: DO13A.2 - improving connections

Subdivision and development in urban areas that creates interconnected structures and spaces to ensure that all people find urban areas easy to get around, and connected natural environment networks that support native biodiversity.

Policy: DO13A.2.1 - accessibility

Accessibility is maximised through subdivision and development design which provides for:

- a. safe and pleasant transport networks for all modes of movement, including pedestrians, cyclists, public transport and motor vehicles.*
- b. a variety of logical and effective connections between different transport networks and between different parts of the city and urban areas.*

Policy: DO13A.2.2 - natural connectivity

Subdivision and development should provide for the enhancement, restoration and, where appropriate, multiple use of natural environment connections, particularly from the hills to the coast, utilising rivers, streams and natural catchment features through urban environments to enhance native biodiversity.

Policy: DO13A.2.3 - public to private connections

Public spaces created as part of subdivision and development should be connected to and overlooked by private buildings and spaces in a manner that is human scaled and encourages interaction and safety.

Objective: DO13A.3 - creating high quality public spaces

Buildings, reserves and roads that are created as part of subdivision and development result in quality public spaces that are beautiful and inspiring, provide for and enable social, cultural, economic and environmental wellbeing and enhance amenity values.

Policy: DO13A.3.1 - high quality public spaces

Subdivision and development of, or adjoining, urban public spaces should where appropriate provide for:

- a. landscape and streetscape design that is of high quality, is people rather than vehicle orientated and maintains or enhances social, cultural and amenity values.*
- b. a sense of human scaled elements at the interfaces of buildings, infrastructure and urban public spaces.*
- c. the public space to have a variety of distinctive spaces appropriate to the context that function well as places for a range of activities including meeting people, relaxing, playing and walking through them.*
- d. a range of public open spaces and parks that cater for the different needs of people both in terms of ages and abilities, and levels of recreational and leisure use.*

Policy: DO13A.3.2 - multi use

Public spaces which facilitate multiple uses to achieve a range of social, cultural, economic and environmental benefits.

Policy: DO13A.3.3 - prominent and public buildings and spaces

Prominent spaces and places should be defined by the Council. Urban buildings and spaces located on prominent sites, or buildings and spaces that are intended for public use, should represent outstanding architectural and landscape design, and be socially, culturally and environmentally responsive. Design should consider the needs of present and future generations.

Objective: DO13A.4 - providing for diversity

Subdivision and development that provides for a range of choices in housing types, neighbourhood types, compatible employment opportunities and leisure and cultural activities.

Policy: DO13A.4.1 - flexibility, choices and adaptability

Subdivision and development should facilitate, where appropriate:

- a. mixed use developments that support a variety of compatible **land** uses and reflect local needs.
- b. flexibility to adapt **buildings** and spaces to accommodate a range of uses both now and in the future.
- c. a range of **building** types to provide accommodation and offer opportunities for all groups within the community.
- d. a range of **subdivision** layouts that contribute to a diversity of neighbourhood types and identities.

Objective: DO13A.5 - sustainable places & communities

Urban development that meets the community's current needs without compromising future needs.

Policy: DO13A.5.1 - environmentally responsive

Subdivision and development should be environmentally responsive, which for the urban **environment** includes considering the following opportunities:

- a. the efficient use of existing infrastructure and the sustainability of new infrastructure.
- b. the containment of urban sprawl and avoidance of inefficient use of the urban **land** resource.
- c. interconnection within and between neighbourhoods to reduce **vehicle** dependence.
- d. the reuse of existing **buildings** and **sites**, and the adaptability of proposed **buildings** and **sites**.
- e. the establishment of small neighbourhood village areas for local shopping/**services**.
- f. the consideration of connections to public transport or future public transport networks.
- g. the collection and reuse of rainwater to supplement potable supplies.
- h. low impact **stormwater** design treatment and disposal.
- i. the solar orientation of **buildings** and **sites**.
- j. the encouragement of the use of renewable energy sources and sustainable **building** materials.
- k. responding to sea level rise predictions.
- l. the inclusion of innovative and sustainable options for the treatment of human **waste**.

Objective: DO13A.6 - urban design process

Sustainable management of Nelson's urban resources achieved through quality urban design processes. These processes holistically manage urban systems and interconnections rather than focusing on the effects of individual activities.

Policy: DO13A.6.1 - policy and administration

Quality urban design should be supported through flexible and responsive policy and administration systems that use a holistic approach to the management of urban environmental effects.

Policy: DO13A.6.2 - coordinated approaches

Subdivision and development should use a coordinated multi disciplinary approach to avoid the adverse effects and cumulative adverse effects of managing urban resources individually and from a single discipline's perspective.

Policy: DO13A.6.3 - collaboration

To encourage the collaboration of the private and public sector where there are opportunities for projects to assist with the Council's role of achieving a quality urban design vision for the community in a sustainable and equitable manner.

DO13Ae - environmental results anticipated and performance indicators

Anticipated environmental results

DO13Ae.1 - Development patterns and styles reflect local context and our environment.

DO13Ae.2 - Increased connections for all transport modes, natural linkages, and private/public space relationships.

DO13Ae.3 - Public spaces that represent quality urban design and maintain and enhance Nelson's identity.

DO13Ae.4 - Increased diversity of housing, neighbourhood, employment and leisure/cultural opportunities.

DO13Ae.6 - Increase in sustainable urban development.

DO13Ae.7 - Improved policy and administration processes within Council.

8.2.2

DO14 - Subdivision and development

Objective: DO14.1 - city layout and design

Subdivision and development that recognises and is appropriate to the natural characteristics of the City and is consistent with principles of high quality urban design and the orderly and efficient use of land.

Policy: DO14.1.1 - landscape features

*Subdivision and development should provide practicable **sites** while retaining existing landscape features such as landforms, mature trees, **indigenous vegetation**, and natural watercourses.*

Policy: DO14.1.2 - type and intensity of development

The type and intensity of **subdivision** and development should reflect the natural and physical capabilities of the **land** and the characteristics of the zone.

Policy: DO14.1.3 - orderly development

Subdivision and development of **land** should provide for use of **land** in an orderly manner, in association with cost effective and efficient provision of facilities and **services**.

Objective: DO14.2 - amenity values

The **amenity values** of the built **environment** shall be maintained or enhanced through the **subdivision** and development processes.

Policy: DO14.2.1 - allotments

The pattern created by **subdivision**, including **allotment** sizes, shapes, and dimensions should take into account the range of future potential **land uses** and the development potential of the area, and any potential adverse **effects** on the **environment** and **amenity values**, and the relationship of the **allotments** to any public open spaces (including reserves and streets).

Objective: DO14.3 - services

The provision of **services** to subdivided lots and developments in anticipation of the likely **effects** and needs of the future **land** use activities on those lots within the developments and the development potential of other **land** in the **Services Overlay**.

Policy: DO14.3.1- roading

Subdivision and development should provide for:

- a. The integration of **subdivision roads** with the existing and future **road** network in an efficient manner, which reflects the function of the **road** and the safe and well-integrated management of **vehicles**, cyclists, and pedestrians, and
- b. Safe and efficient **access** to all lots created by **subdivision** and to all developments, and
- c. Roading connections as shown on **Structure Plans** and/or as described in Schedules in the **NRMP**, and
- d. Avoidance or mitigation of any adverse visual and physical **effects** of **roads** on the **environment**, and
- e. Public to private space relationships and roading design that represents a high quality urban **streetscape**, and
- f. The **road** network requirements to support the **access** and connectivity of future developments on other **land** in the **Services Overlay**.
- g. The **road** network required to service the **subdivision** or development in accordance with a. to e. above shall be funded and constructed by the consent holder and vested in Council as part of the development. Provision of the necessary **road** network in f. shall be funded by the Council, if the project is provided for in the **LTP**. In this case, the relevant works have to be constructed prior to the section 224(c) certificate being sought for the development. In all other cases it is expected that the necessary roading shall be funded by the consent holder (with costs shared between benefiting landowners, where relevant).

Objective: DO14.5 - community services and facilities

*Appropriate provision for community **services** and facilities in the **district**.*

Policy: DO14.5.1 - community services and facilities

Subdivision and development should provide for or contribute towards:

- a. *The provision of **land** for the reasonably foreseeable community needs of present and future generations for recreational and cultural pursuits and **amenity values**, and*
- b. *The development of **land** to provide for sport, play, recreation, culture and amenity for the community, and*
- c. *The protection or preservation of areas or items of natural or cultural value.*

DO14e - environmental results anticipated and performance indicators

Anticipated environmental results

DO14e.1 - Retention and enhancement of natural landform.

DO14e.2 - Progressive development of the city in an ordered manner to ensure efficient resource use.

DO14e.3 - Maintained amenity values.

DO14e.4 - Cost effective provision of services.

DO14e.5 - Reduced development, especially building, in areas where services are not adequate or available.

DO14e.6 - Better conditions for cyclists and pedestrians.

DO14e.7 - Availability of resources for community services and facilities.

8.2.3 Appendix 9 - landscape components and views

AP9.6 - Botanical Hill - Malvern Hills

AP9.6.i - The southern edge of this component is the Maitai River near Botanical Hill. It runs northeast along the foothills to Dodson Valley.

AP9.6.ii - Botanical Hill is a prominent conical landform in the ridgeline of Malvern Hills which runs northeast of the inner city.

AP9.6.iii - Botanical Hill is important as a visual focus for part of the inner city. From the summit, there are expansive views across the city and Tasman Bay which are important to the landscape experience of this place.

AP9.6.iv - The Malvern Range is important to the context of the city because it provides a visual backdrop to the eastern side of the city, which balances the containment of the Port Hills ridge on the

west. The area is also important for its contribution to the city's green belt. Careful management will promote visual and amenity values in the longer term.

AP9.6.v - *Because of their high visibility, slopes facing the city centre, upper slopes facing inland and facing the sea and also the ridges are most vulnerable to change. The forms and colours associated with development, and the pattern and texture changes from changes in vegetation are most likely to alter the character and quality of this area.*

AP9.7 - Kākā Hill

AP9.7.i - *This component runs at a higher level and parallel to the Malvern Hills. It begins in the south at the Maitai River and runs northeast to Wells Hill above Dodson Valley.*

AP9.7.ii - *Kākā Hill is part of a prominent coastal ridgeline located on the north coast of the city, oriented in a north east-south west direction. The upper slopes are currently visible from the city.*

AP9.7.iii - *The area contributes to the city's setting by forming the foreground and entrance to Nelson Province and Nelson City. It is important to the Nelson landscape framework and is strategic as part of the distant city backdrop.*

AP9.7.iv - *The upper slopes and ridgelines are the most visually sensitive parts of this landscape component. They are most vulnerable to the forms and colours associated with structures, earthworks and roads.*

8.2.4

Appendix 14 - residential subdivision design & information requirements

AP14.1 general

AP14.1.i - *Appendix 14 and the restricted discretionary activity subdivision provisions under rule REr.107 are provided because the Council recognises that in pursuing better urban design it is difficult to achieve such a goal by imposing prescriptive rules and minimum standards. This will be particularly relevant for hillside greenfield subdivision and intensification within the existing residential area.*

In recognition of this barrier, the restricted discretionary category provides an avenue for those designs that may not comply in full with the mandatory standards set out in the Nelson Tasman Land Development Manual 2020. Such developments may in fact still represent quality urban design for the particular site and therefore warrant a restricted discretionary activity status and non-notified consent process.

AP14.1.ii - *In order for the Council to provide the level of certainty associated and expected of a restricted discretionary activity, high quality information must be provided with applications. Applications need to illustrate clearly why particular design approaches are proposed, and how the whole design contributes towards the goal of better urban design within the context of the sites local environment.*

AP14.1.iii - *Chapter 5 DO13A Objectives and Policies set the framework for the type of subdivision and development that is sought and the type of design process to be pursued. Appendix 14 does not describe in detail what quality urban design is considered to be for Nelson. Quality design outcomes rely on the subdivision designer and/or design team possessing a good knowledge of urban design approaches and techniques. In other words, this section does not tell applicants what to do, but rather what to show to demonstrate how the design meets the desired outcomes sought for residential neighbourhoods and the community as a whole. This process*

recognises that there may be many different solutions that are acceptable beyond what can be simply prescribed for with minimum standards.

AP14.1.iv - *It is expected that the Appendix 14 requirements will result in better quality urban design outcomes, better informed decision making, and more certainty for everyone. They should:*

- a. make applicants think carefully about the quality of the resource consent application (this should improve the general quality of applications).*
- b. give applicants the opportunity to explain and justify their proposal to Council officers, decision makers and the people they consult with.*
- c. ensure that the urban design objectives and policies in the Plan are considered at the outset of the design process to guide the development of site responsive solutions.*
- d. help with pre-application consultation and the understanding and negotiation of changes to designs, as they can set out ideas for discussion.*
- e. provide consistent application standards for restricted discretionary subdivision activities that will enable consistent and efficient consent processing.*
- f. control the way subdivision and development is constructed, and the way public spaces are used and managed.*

AP14.3 - Indicators of Quality Design

AP14.3.i - *The following section of the Appendix provides information that will assist applicants and the Council in consideration of subdivision and development applications under REr.107.*

AP14.3.ii - *A thorough context and site analysis will identify opportunities and constraints of the site and the context, and assist preparation of a well-designed subdivision. A thorough illustration or 'story' of the design process and considerations will assist the understanding of the design by others, particularly in regard to any non-compliance with controlled activity minimum standards.*

AP14.3.iii - *The information and requirements discussed under AP14.3 are not to be treated as a checklist for design with every 'box requiring ticking'. In fact, in some situations some indicators of quality design may contradict others, and others will not be relevant. Any design should be assessed holistically against the body of ideas or urban design goals, and the design should respond accordingly. Where a concept contradicts the individual indicators of quality design then the applicant should outline the reasons for doing so and demonstrate how the Plan's urban design objectives are satisfied by alternative means.*

AP14.3.iv - *The extent to which the following indicators of quality subdivision design apply will vary from site to site. These indicators help to explain the assessment criteria accompanying the rule REr.107 of the Plan, and are related to the urban design objectives and policies.*

AP14.3.1 - movement network

AP14.3.1.i - *Chapter 4 of the Nelson Tasman Land Development Manual 2020 provides advice on the road standards relative to function and speed environments, use of and standards for cul de sacs, residential lanes and rights of way. Council's Transport Officers can provide advice regarding existing traffic movements, intended connections and any upgrading plans or requirements.*

AP14.3.1.ii - *Quality subdivision will:*

- 1. Connect to its wider context both physically and visually.*
 - a. Provide connections and convenient access to services and facilities in the surrounding neighbourhood.*

AP14.3.4 - streetscape and open space design

AP14.3.4.i - Streetscape applies to more than just the legal road, it stretches from one building on one side of the road to the front of the building on the opposite side.

AP14.3.4.ii - Quality *subdivision* will:

1. Consider the visual amenity, safety and comfort of the users of public space.
2. Include safe and comfortable facilities for pedestrians and access for cyclists.
3. Ensure there are good sightlines along any connecting lanes or walkways.
4. Include street landscaping that creates a high level of visual amenity while maintaining openness at eye level.
5. Achieve visual coherence in design, with individual spaces and elements relating to a wider neighbourhood framework and patterns and, where appropriate, developing local identity.
6. Integrate local parks that provide a flat, grassed area open area suitable for informal kick-about and trees.
7. Include streets that gain identity and amenity from intensive street tree planting.
8. Integrate multiple functions including recreation, access, biodiversity and stormwater control into streets and other open spaces.

...

AP14.3.6 - allotment layout

P14.3.6.i - Lots are encouraged to be laid out in such a manner that future dwellings will be orientated to the adjoining public space, be it road or reserve.

AP14.3.6.ii - Quality *subdivision* will:

1. Provide for local facilities and services at, or accessible from, the centre of the development.
2. Provide a range of lot sizes and types which will allow for diversity of living options.
3. Cluster smaller lots to:
 - a. maximise proximity to facilities.
 - b. avoid subdivision over outstanding natural features and to provide high quality public open spaces and reserves.
4. Ensure lots are shaped and dimensioned to allow a sunny outdoor living space and provide a useable private back yard.
5. Locate lots so that they overlook and front road and open spaces and back onto other lots.
6. Intensify development on sunny, north sloping lots, and reduce intensity on south facing lots.
7. Complement and not compromise both existing and likely future uses on adjacent sites.

8.2.5

Appendix 22 - comprehensive housing development

AP22.3 - overall outcome

AP22.3.i - The overall aim of this appendix and Rule REr.22 - Comprehensive Housing Development is to ensure that Comprehensive Housing Developments provide a high standard of amenity, both on-site for the occupants, and off-site in terms of the wider neighbourhood. This high standard of amenity is expected to be achieved through the use of carefully considered design techniques and features which respond to the site's context and setting, and which have no significant adverse effects on the surrounding neighbourhood.

AP22.3.ii - Developments should address the fundamental aim in the first sentence of AP22.3.i. Comprehensive Housing Development is not a case of simply squeezing more conventional residential units onto a parcel of land. To be granted consent, Comprehensive Housing Developments are expected to be purpose designed for the site and the neighbourhood in accordance with the principles of this appendix. The design is to be executed to a high standard at the construction stage.

AP22.3.iii - A Comprehensive Housing Development may also be based on meeting the demonstrable needs of the intended occupants as well as that of the wider community e.g. groups with special needs.

AP22.3.iv - Specific guidelines for apartment buildings are at the end of this appendix.

AP22.4 - on-site amenity outcomes

AP22.4.i - Development should create a high standard of amenity and privacy for residents while promoting sustainability. The following techniques should be considered as methods to achieve this desired outcome. Note that this is not a complete list; there are many design techniques which can be employed through carefully considered design. Matters to be considered include, but are not limited to, the following:

Coherence and Integration

- a. existence of a design concept, or theme which is appropriate to the site and location and which integrates the various separate requirements into a coherent whole.
- b. coherence in form, composition, materials and details balanced with the complexity necessary to give visual interest.

Site Planning

- c. siting and orientation of buildings, occupied spaces and openings to ensure passive solar gain is optimised.
- d. retention of existing vegetation and landform where feasible and consider inclusion of existing features into public areas. For example, using existing trees or a stream as a focal point for a communal area.
- e. landscaping to create quality outdoor environments on site, and use of walls and fencing to establish private areas while retaining a positive relationship with the adjacent street or public area.
- f. building to the boundary to use the site more efficiently and to avoid awkward leftover space.
- g. joining residential units to make efficient use of the site and create high quality private open spaces, provided regard is had to acoustically separating buildings and to modulation of building form.
- h. visual interest through off-setting or articulating building form.
- i. placement and design of sunny, sheltered private outdoor living courts to act as an extension of the living spaces of the house.
- j. articulation of form and/or definition of individual accessways and doors to give a sense of address for each residential unit.
- k. visual interest and avoidance of visual dominance of vehicle manoeuvring areas including the alignment, design and landscaping of accessways.
- l. extent to which building entrances and frontages address the street.

Internal Amenity

- m. careful placement of windows, decks, terraces, verandahs and balconies to maintain visual privacy for the main living spaces and associated outdoor courts of the dwellings within a development.

- n. location and orientation of main living rooms for good sunlight penetration.*
- o. provision of reasonable outlook from all dwellings.*
- p. provision for the reasonable expected indoor storage needs of occupants.*
- q. reducing noise by means such as:*
 - i. use of appropriate wall, ceiling and floor materials and construction details.*
 - ii. separately locating and containing plumbing for each residential unit, or design shared services which are positioned and designed to ensure acoustic attenuation.*
 - iii. particular consideration of noise reduction techniques if living areas or garages of one residential unit abut bedrooms of another.*
 - iv. keeping driveways and car parking areas away from bedroom windows of adjacent residential units, or having them acoustically screened.*

Energy and Resource Efficiency

- r. energy and thermal-efficient design which incorporates active and passive energy-efficient features and appliances.*
- s. the use of water conservation design features and fittings.*
- t. on-site provision of specific areas for recycling, rubbish facilities and secure bicycle storage.*

AP22.5 - off-site amenity outcomes

AP22.5.i - *The development should be designed to visually integrate with neighbouring sites, the streetscape, and the character of the area. Matters to be considered include, but are not limited to, the following:*

- a. setback from the street, including placement or off-setting of buildings to maintain or complement the character of the street.*
- b. providing for compatible height relationships with the surrounding neighbourhood, taking into account both present development and what could be developed to a permitted standard on the development site and adjoining sites.*
- c. detailing and modulating large building façades to read as several buildings as appropriate to the character of the area.*
- d. design and siting of garages, carports and parking areas to ensure they do not dominate the street or accessway frontage.*
- e. compatibility in building materials, scale and proportion of elements, details and roof pitch.*
- f. density as an aspect of amenity or character of the neighbourhood while recognising that good design principles can mitigate the effect of a development's increased density on the wider neighbourhood.*
- g. compatibility of landscaping, walls and boundary fencing.*
- h. the use of landscaping techniques and design to ensure the development improves, or is not detrimental to, the character of the surrounding neighbourhood.*

AP22.5.ii - *The development should be designed to maintain a reasonable standard of amenity for the residents of neighbouring properties, having regard to, but not being limited to the following:*

- a. visual privacy of the main internal and associated external living areas of neighbouring dwellings.*
- b. access of sunlight and daylight to neighbouring sites (using Rule REr.35 - Daylight Admission and the provisions of Appendix 15 – Daylight admission (residential)).*
- c. maintenance of reasonable levels of outlook for neighbours outside of the subject site.*
- d. minimisation of the opportunities for crime by application of Crime Prevention Through Environmental Design (CPTED) principles, including passive surveillance of streets and other public places.*
- e. acoustic privacy .*

AP22.6 - access, parking and services

AP22.6.i - *Comprehensive Housing Developments should provide for safe movement of pedestrians and vehicles.*

e.g. well lit parking areas and pedestrian links; defined footpaths in larger developments.

e.g. minimising number of vehicle accesses to roads, traffic calming in larger developments, dust control.

AP22.6.ii - *Careful consideration should be given to:*

- a. access for emergency services, including to outdoor space.*
- b. positioning of services to allow for their repair and maintenance.*