

Landscape Assessment Report

Proposed Arvida Retirement Village
Maitahi Village
Kākā Valley, Nelson

5 February 2025



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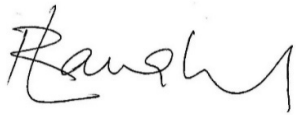
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1 Introduction

1.1 Purpose and Scope

Rough Milne Mitchell Landscape Architects (**RMM**) has been engaged by Arvida Group Ltd (**the Applicant**) to assess the actual and potential landscape, natural character and visual effects of the proposed Arvida Retirement Village (**Arvida Village**) within the Maitahi Village Development, located in Kākā Valley, Nelson.

The Maitahi Village Project is a fully integrated and comprehensive subdivision and development, that will be developed over 11 subdivision stages. The overall proposal for the Maitahi Village Project (within Schedule 2 of the Fast Track Approvals Act) is for all 11 subdivision stages. The scope of this Landscape Assessment Report (**LAR**) is on the proposed Arvida Village (subdivision stages 1 and 2). Stages 3 – 10 is proposed to contain residential development that is assessed in another landscape assessment report¹. Also, there is no development proposed within Stage 11.

The Arvida Village is approximately 9.6ha in area and will be subdivided off from its 44.2ha parent property that is legally described as Pt Sec 11 Brook Street and Maitai Dist. From here on, the 9.6ha Arvida Village, as illustrated and outlined in the Arvida Maitahi Village Design Document that was prepared by JTB Architects and RMM is referred to as **the site**. To provide context, the land outside the red line and on the valley floor, including Kākā Stream, and on lower slopes are situated within Stages 3 - 10 of the Maitahi Village.

The site is located within the Residential Zone – Higher Density Area and the Indicative Road alignment as illustrated on the Maitahi Bayview Structure Plan that has recently been approved by Private Plan Change 28 (**PC28**) hearings and Environment Court Decision.

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 that are 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 landform, land cover and land use and how those landscape attributes contribute to the receiving environment's existing landscape values.
- An assessment of the actual and potential landscape, natural character and visual effects.
- An assessment against the relevant NRMP statutory provisions including Appendix 22.
- A conclusion.

This report is to be read alongside the Arvida Maitahi Village Design Document that was prepared by JTB Architects and RMM.

¹ Rough Milne Mitchell Landscape Architects Limited. Landscape Assessment Report. Proposed Maitahi Village, Kākā Valley, Nelson. 5 February 2025.

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 Plan Change 28 process and assisting with the Arvida Village design. 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 this proposals 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 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 being relevant).

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

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

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, with two of these lots being for the Arvida Retirement Village.
- The Arvida Retirement Village will contain **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 the Proposed Arvida Village

An Arvida Village is proposed on the valley floor, within the Kākā Valley, just north of the Maitai Cricket Ground and Maitai River and on either side of Kākā Stream.

The details of the proposed Arvida Village including a comprehensive site and context analysis and description of the design are included in the 'Arvida Maitahi Village Resource Consent' document which is not repeated here. Rather, the following points are of key relevance to an assessment of landscape and visual effects.

The Arvida Village is split into two areas by Kākā Stream. Area A is the larger area at 6.56ha on the southeast side of the stream, and Area B is the smaller area at 3.05ha on the northwest side.



Figure 3: The Arvida site has been split into two precincts to accommodate the redirected Kākā Stream

The motivation of the design team from the outset was to develop a village layout that positively engaged with its surrounding environment and maximises a sense of space within the village, to develop a 'villa in the landscape' character to the village. The lack of any defined internal boundaries and fencing and the development of the site as a comprehensive integrated village development is a primary feature of the facility.

By developing a series of clusters amongst the villas, communities are created both within each cluster with maximum opportunity for meeting and social interaction to take place. The clusters are also further linked via a network of walking paths and planted greenways that include numerous communal areas that include seating, communal vegetable gardens and lawn areas to both attract residents and encourage social interaction.

The two precincts, Area A and Area B will be connected via 2.2m wide concrete 'shared path' that will accommodate both village pedestrian and service vehicle traffic. The creation of a low-speed pedestrian friendly vehicular environment by keeping road widths to a minimum is an intentional strategy. A network of all-weather paths will provide good off-road linkages between precincts,

between villas, with the social centre of the village and ultimately the care facilities, the commercial district beyond the site and the clubhouse, swimming pool and gym.

The village will be comprehensively landscaped and specimen trees will be strategically located to provide amenity, vertical relief and shade in certain places. The amenity values created by high quality surroundings are considered important and central to the success of the overall development. The 'landscape', as an important communal facility will be well maintained which further enhances its presentation and wider appearance.

Connectivity to and integration with the surrounding areas is considered central to the philosophy of the village with 10 opportunities within the village to gain direct access to the surrounding environment. This means that the land is utilised efficiently, and full benefit is gained from the spaces and planting that is established.

On entering either entrance to the two village precincts, an open treed street character will be observed with planting and trees making up a significant portion of the streetscapes. Attractive single storied houses will be located and clustered within a parkland type landscape. Unlike the more conventional subdivisions, the absence of internal fencing and boundary definition, and the limited visual infrastructure within the landscape of the village, means that the sense of open space and resulting amenity values are greatly enhanced.

It is important that planting within a development of this nature is purposely intended to be 'familiar' or recognisable to the target client base while at the same time suited to and complimentary to its wider location. It is the intention to firmly locate the village within its local environment and integrate the village with the emerging surrounding landscape that will be developed as part of the wider development of the Kākā Valley.

Within a framework of 'naturalistic' plantings, as features within this residential landscape, it is intended to use a relatively simple palette of materials and plants. A framework of larger deciduous and evergreen trees are located at strategic points within the site and its perimeter that are intended to respond to and be continued, within the adjacent reserve areas. Large grade specimen trees will be specified at the outset, to provide some vertical relief and give the new landscape a more developed appearance. A second tier of planting will comprise of the smaller trees and larger shrubs that occupy the smaller 'mini landscapes' around the units to define and separate areas and spaces at the local level.

Arvida Village Area A will consist of the following:

- A clearly defined primary entrance into the village (#1) that offers long views into the heart of the village from a roundabout off the sub collector road, that provides access directly to the Care Building (#7), a single story building with a footprint of approx. 2850m², car parking (#19) and Café and associated public parking (#5)
- The Clubhouse (#3) with a footprint of approx. 1000m², and communal recreational opportunities at its western end overlooking Kākā Stream, the wetland and facing up Kākā Valley and Botanical Hill.
- A variety of single storied villas, duplexes and townhouses arranged both in clusters off and aligned along the main ring road.
- To address the 3-4m internal level change that occurs along the public road, a series of two storey apartments have been created (#11) to tastefully manage the level change while at the same time fronting both the upper public streetscape as well as internal village ring road.

- A 6.5m wide ring road/pedestrian shared space provides access to the majority of the terraced houses, townhouses, units and facilities.
- A central communal area that provides for seating and amenities will provide a daytime gathering area and facilitate social activity and interaction (#14).
- A network of pathways that provide connections and establish linkages around and beyond the village to maximise connectivity and social interaction.
- A service and exit only gate has been located southern end (#17) of the village for maximum efficiency.

2.2.1 Arvida Area B will consist of the following:

- A second main entrance into the village on the western side of Kākā Stream with access off the public road.
- A spine road that culminates at a cul-de-sac provides access to the residential clusters, the terraced houses (#11), duplex's (#8), the villas and premium units (#13).
- A communal area and facility (#18) on the eastern edge overlooking Kākā Stream will provide indoor and outdoor communal facilities that encourage social interaction for use by residents and their guests alike.
- An internal network of pathways provides safe access throughout the precinct and establishing a connection between Areas A and B.

2.2.2 Bridge

A bridge is proposed to span the Kākā Stream and will carry the new connector road that provides vehicular access within Kākā Valley. This bridge will also provide a connection between the two Arvida Village precincts and is considered to be an important fixture of the village in this locality. An approximate 2.2m wide pathway will form part of this bridge. This pathway is publicly accessible, but includes direct access into the village.

3 Relevant Policy Provisions

3.1 The Nelson Resource Management Plan

The site is located within the Residential Zone – Higher Density Area, as shown on the Maitahi Bayview Structure Plan and the provisions as set out in NRMP Schedule X. A village development like that proposed by Arvida, is considered a Comprehensive Housing Development and as such will be subject to provisions highlighted in NRMP Appendix 22 and Rule X.2.

Objective RE6 Maitahi Bayview Area (Schedule X) enables greenfield development to take place within the Maitahi Bayview Area *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*
- h) *The adverse effects of accelerated soil erosion are avoided, remedied, or mitigated.*

Schedule X, Rule X.2 and the associated Maitahi Bayview Structure Plan are controls to address the specific landscape and amenity values applicable to this location. The Schedule rules constrained by policy and assessment criteria are to ensure development is appropriate and culturally sensitive and provides for enhanced community recreational opportunities and ecological enhancement through the use of best practice design.

Comprehensive Housing Development (with or without subdivision) in the Residential Zone – Higher Density Area is a **restricted discretionary activity** if:

- a) *it is accompanied by the design and information requirements as detailed in AP14.2 in Appendix 14, as well as the Special Information Requirements set out within X.11-X.16 of Schedule X;*
- b) *the required transport upgrades set out in X.9 Services Overlay – Transport Constraints and Required Upgrades of Schedule X have been completed and are operational;*
- c) *it meets the restricted discretionary standards and terms of Rule REr.22.3;*
- d) *it complies with the mandatory matters in the Nelson Tasman Land Development Manual 2020; and*
- e) *esplanade reserve is provided in accordance with the standards in X.7 of Schedule X.*

Notably, Appendix 22 is aimed at ensuring that a comprehensive development will 'provide a high standard of amenity, both on-site for the occupants, and off-site in terms of the wider neighbourhood.' Which includes:

- meeting the *'demonstrable needs of the intended occupants as well as that of the wider community'*⁵
- Developments should *'create a high standard of amenity and privacy for residents while promoting sustainability'*⁶ and
- *'The development should be designed to visually integrate with neighbouring sites, the streetscape, and the character of the area.'*⁷
- They need to provide for safe movement of both pedestrians and vehicles

Whilst this aspect of the proposal may be a **restricted discretionary activity**, the overall Project is a **discretionary activity** because there are several breaches of the NRMP Rules, as described in the AEE.

Regarding the above this LAR has assessed the proposal accordingly, including taking into consideration the relevant objectives and policies in the NRMP and undertaking an assessment against the matters of discretion in Section 6 of this report. Noting that this part of the proposal does not involve the subdivision of land, therefore, Rule X.3 – Subdivision and its relevant X.3 objectives, policies and matters of discretion are not relevant.

⁵ NRMP AP22.3.iii

⁶ Ibid AP22.4.i

⁷ Ibid AP22.5

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 (Maitai) Valley Landscape Capacity Assessment and the Nelson Landscape Study. Within this study, Kākā Valley floor is described as being "*terraces enclosed by steeper surrounding conical volcanic forms*"⁸. The terraces descend from north to south and the valley floor widens out before adjoining the Maitai Valley. The application site is located within this area and the valley accessed via Ralphine Way.

Kākā Hill, which helps enclose 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 and extends into Botanical Hill that stands at 147masl and forms the southern end of the hills and skyline west of the site.

The Maitai Bayview land has recently been rezoned, by way of Plan Change 28 which was designed to enable a range of residential development to occur. The plan change anticipates 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.

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 Assessment⁹ 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

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

⁹ Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council. Pages 8 - 12.

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.”¹⁰

- “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.”¹¹
- “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 requires careful consideration where this adjoins the river corridor in response to increased landscape values in this area.”¹²

In addition to the above, the Maitahi and Bayview Private Plan Change Assessment¹³ 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.

¹⁰ Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council. Page 9.

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

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

¹³ 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 proposal are the way in which the comprehensive housing development as proposed will or will not form part of the anticipated development within Kākā Valley, as provided for and illustrated on the Maitahi Bayview Structure Plan and the relevant objectives, policies and matters of discretion in Schedule X and Appendix 22 of the NRMP.

5.2 Assessment of Visibility and Visual Effects (on Amenity if that is the policy direction)

“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.”¹⁴

As mentioned above, the proposed Arvida Village is located entirely within the Residential Zone – Higher Density Area, which anticipates this type of development. Therefore, the proposal will visually accord with what is anticipated with the zone. Therefore, the proposed Arvida Village will **not** result in any adverse visual effects or reduce the visual amenity of the wider development when experienced from the surrounding public or private viewing points.

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.”¹⁵

The proposed Arvida Village is located entirely within the Residential Zone – Higher Density Area, which anticipates a dense node of residential development, including apartment buildings which is consistent with what is proposed.

The village will occupy a series of terraced areas that will be undertaken as part of the overall Maitahi Village development.

The baseline development for this area is a node of high-density residential development with commercial and open space development. An indicative layout for this area could include a series of 300-400m² lots with both detached and attached housing typologies lining an irregular local roading network, with buildings up to 7.5m in height.

By comparison, what is proposed is a comprehensive development with a ‘villa in a landscape’ approach to the overall development. A range of domestic scaled largely single-story dwellings located within a parkland setting with trees and vegetation being used to articulate and soften the development precinct. A specific strategy has been adopted by the architecture of the village to ensure a level of variety and interest will be achieved both between neighbours as well as around the

¹⁴ ‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135.

¹⁵ ‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135.

perimeter of the village. This has been done through the utilization of over a dozen different housing typologies and by identifying different themes in various areas that will guide materiality, details and a planting approach. The development comes with a comprehensive and coordinated landscape approach that will benefit from a high level of ongoing maintenance.

The two distinct precincts will be integrated into its Kākā Valley location through the restoration that will be ongoing as part of the overall Maitahi Village development. It will also be done by extending the naturalistic structure planting, using similar local vegetation species to address the changes in levels that are found within the site.

The outcome will be a residential precinct that achieves a high-density node of development through the efficient and communal use of available land. Development edges will be overtly residential in character.

While the village precinct is to be fenced and gated as an ongoing management strategy, with the potential for adverse 'gated community' outcomes, care has been given to mitigating this adverse impression. A generous and welcoming entrance development will remain, in normal operating environments, in the open position during daylight hours, perimeter fences are all place in locations that will not be prominent. The suburban interface will appear 'fenceless' with buildings forming part of the village perimeter. Equally all reserve edge fences will be fully complying and 'best practice', namely the use of fully permeable 1.2m high fencing, integrated with planting that preserves all views and the potential for surveillance retained.

Overall, the Arvida Village, will be consistent with and include huge improvements on an otherwise conventional detached suburban approach. The quality of the architecture, and consistency of the landscaping throughout the village and the connectedness and accessibility that the village will have with its surroundings will have a **positive** outcome on this residential precinct.

6 Assessment Against the Relevant Matters of Discretion.

6.1 Nelson Resource Management Plan

Below is an assessment of the proposed Arvida Village against the Matters of Discretion in NRMP Rule X.2. This assessment also takes into consideration the relevant objectives and policies of the NRMP.

6.2 NRMP - Rule X.2

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

The 9.6ha site will be a standalone site and no further subdivision would be required so Rule X.3 – Subdivision and the relevant X.3 objectives, policies and matters of discretion are not relevant.

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.*"¹⁶, connectivity "*development in urban areas that creates interconnected structures and spaces to ensure that all people (my emphasis) find urban areas easy to get around, and connected natural environment networks that support native biodiversity.*"¹⁷ and the creation of high quality are "*public spaces that are beautiful and inspiring, provide for and enable social, cultural, economic and environmental wellbeing and enhance amenity values.*"

The overall layout of the village is influenced to an extent by the local topography, interfacing with the anticipated development patterns anticipated by Schedule X and the accommodation of Kākā Stream and associated reserves in particular.

The roading and internal layout of the village, the arrangement and orientation of the villas within the village and the location of the various care and community buildings are all strategic and strongly responsive to the surrounding context of the site, the views that are on offer and the interface the village has with the wider suburban community.

Where changes of levels occur within this site, these provide an opportunity for the introduction of native structure to be incorporated within the village that will mitigate to an extent the scale of the development and help integrating the village with its surrounds as well as contributing to the overall biodiversity within the Kākā Valley.

A number of linkages have been incorporated into the design of the village to entrench good connectivity between that village and its various surrounding precincts. With these linkages where practical, gradients, gates and pathway widths have all been designed with accessibility in mind.

¹⁶ DO13A.1.1 local context and environment

¹⁷ DO13.A.2 Improving connections

Finally, the 'landscape' of an Arvida villages is central to the commercial product being offered. For this reason, particular attention is given to both the initial establishment of the village surroundings and the ongoing maintenance of that landscape for both residents and visitors ongoing enjoyment.

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

The design of the village has been comprehensively considered both architecturally – establishing a strong design theme and in the consideration of materials used and environmentally with regards the utilisation of passive solar, the creation of interconnected community spaces and pathways and the linking of the village to its various neighbours. Particular care has been given to how the village interfaces with its various neighbours both open space/recreational reserves and developed suburban streets.

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

In addition to AP22.3 addressed above, *AP22.4 on-site amenity outcomes* raises matters to be considered including, the coherence and integration of the development seeking to achieve both visual coherence and visual interest, seeking a housing layout that captures the appropriate orientation of the buildings, creates an internal amenity for the village that is of a high quality and importantly the development interacts and links with the wider context, both urban and natural.

Finally, AP22.6 seeks to provide a safe movement environment for pedestrians and vehicles alike.

As mentioned above, careful consideration has been given to the layout and look and feel of the overall village and the extent of this consideration is well illustrated in the application drawings provided. Careful thought is also given to how the village integrates with both the surrounding reserve areas as well as its urban context.

The vehicle pedestrian relationship within a retirement village such as this is a unique situation and particular and careful attention has been given to this matter and this is specifically addressed elsewhere in the wider application.

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; and

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 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 a development has been designed with good connectivity for people (who reside), to get to and from and around the future development in vehicles, on bicycles and by foot, as well as biodiversity connectivity.

The Arvida Village is a private retirement village that will be solely used by the staff, residents and their guests, therefore internal connectivity is not a concern. Furthermore, as mentioned above, the pedestrian/vehicle relationship with a retirement village is unique to that context and particular attention has been given this matter elsewhere within the application.

Regarding access into and out of the village, it will be accessed off the the main road through the Maitahi Village.

The Main Village entrance is located immediately adjacent to the proposed commercial zone and will be accessed via a vehicular roundabout dedicated pedestrian path that will be able to accommodate the anticipated increase in volumes of traffic as they increase with development.

A 2.2m wide designated pathway provides a direct pedestrian/cycle linkage between Areas A and B, that is completely separated from the road reserve. Five pathways provide strategic pedestrian/cycle access links between the village and Open Space Recreational Zone Associated with Kākā Stream and Botanical Hill. These pathways are strategically placed to provide all residents with as direct access to these areas as possible.

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

The Arvida Village and Stage 1 of Maitahi Bayview Development will be the first stage of much larger development within the Kākā Valley. The Arvida Village is reliant on the construction and formation of the sub collector road up the Kākā Valley, which will provide access to both village entrances. This public road will be developed by others, simultaneously with the proposal.

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 Arvida Village is not within any Service Overlay areas, the development of the village does not require land to be subdivided as per the NRMP and therefore, this matter of discretion is not relevant.

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

The Arvida Village is situated wholly within the Residential Zone – Higher Density Area and is consistent with the Maitahi Bayview Structure Plan.

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Conclusion

RMM have been asked to assess the actual and potential landscape, natural character and visual effects resulting from the development of an Arvida Retirement Village on the proposed site in Kākā Valley, Nelson.

The site is located within the Residential Zone – High Density Area and the proposal has been designed fully in accordance with Rule X2 provisions and as such the application to develop a Retirement Village has been assessed as a *restricted discretionary activity*

It has been found that:

- The proposed Arvida Village will result in **positive** landscape values for the site and its receiving environment when compared to what is anticipated by the zoning.
- When compared to development anticipated by the zone, the proposed Arvida Village will not result in any adverse visual effects or reduce the visual amenity that is experienced when viewed from the surrounding public or private vantage points.
- When comparing the proposal against the matters of discretion, the application has been found to be fully compliant.

Overall, the proposal will have **positive** effects on the landscape values of the site and its receiving environment.