



MAITAHĪ AND BAYVIEW | PRIVATE PLAN CHANGE REQUEST

LANDSCAPE, VISUAL AMENITY, AND URBAN DESIGN ASSESSMENT

Document Information

Project

Proposed Private Plan Change Request - Maitai Valley and Bayview

Client

CCKV Maitai Development Co LP and Bayview Nelson Ltd

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Maitai Valley and Bayview, Nelson

Status

For the Proposed Private Plan Change Request

Revision

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Context Photograph 1: Cover Page
Aerial Photograph taken from above the Centre of New Zealand Monument on Botanical Hill facing east towards Maitai Valley, Kaka Valley and Kaka Hill.

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Abbreviations Table

The Requester – CCKV Maitai Development Co LP and Bayview Nelson Limited

The Site –The site is 286.78ha in area comprised of 13 allotments, as illustrated on **Figure 1**, and as listed below:

- 164567 Lot 2 DP 340064 – 37.6096ha
- 164567 Pt Lot 3 DP 552620 – 1.1926ha
- 164567 Pt Sec 26 SQ 23 – 38.0405ha
- 164567 Pt Sec 27 SQ 23 – 27.5186ha
- 164567 Pt Sec 29 SQ 23 – 23.9993
- 164567 Pt Sec 58 Suburban North DIST – 5.0279ha
- 164567 Pt Sec 59 Suburban North DIST – 24.0916ha
- 164567 Pt Sec 60 Suburban North DIST – 22.8245ha
- 164567 Pt Sec 62 Suburban North DIST – 32.6417ha
- 164567 Pt Sec 63 Suburban North DIST – 4.6282ha
- 164567 Pt Sec 64 Suburban North DIST – 3.2633ha
- NL11A/1012 Pt Sec 8 SQ 23 – 22.2192ha
- NL11A/1012 Pt Sec11 Brook Street and Maitai DIST – 43.7176ha

PPCR – Private Plan Change Request

Council – Nelson City Council

RMA – Resource Management Act 1991

RPS – Nelson Regional Policy Statement

NRMP – Nelson Resource Management Plan

DWWNP – The Draft Whakamahere Whakatū Nelson Plan

masl – Meters Above Sea Level

NZILA – New Zealand Institute of Landscape Architects

GLVIA – Guidelines for Landscape and Visual Impact Assessment

r+m – Rough and Milne Landscape Architects



Figure 1: The site which is comprised of 13 allotments, located within the Kaka Valley and Bayview.



Context Photograph 2: North facing 180 degree view from Centre of New Zealand Monument. Kaka Valley, Kaka Hill and Maitai Valley are to the right, northern extent of Botanical Hill is straight ahead, Nelson Haven and the Port of Nelson is to the left.



1.0 Introduction

1.1 Purpose

r+m has been engaged by the requester to assess the actual and potential landscape and visual effects and assess the urban design aspects of a PPCR. The PPCR will be located within Kaka Valley and the Bayview area, Nelson, over 13 allotments with a combined area of 286.78ha, being the site. The wider and local context of the site and the extent of the site are illustrated on **Figures 1, 3, 6, 7 and 8**.

This report has also been prepared to be used as supporting material for the application for the PPCR to the NRMP under Schedule 1 of the RMA. This report is sufficient for its intended purpose and will appropriately enable an analysis under the RMA, s32.

The authors of this report have read the Code of Conduct for Expert Witnesses issued as part of the Environment Court Practice Note 2014 (Part 7) and agree to comply with the Code of Conduct. The matters addressed in this report are within the authors expertise and that all relevant material facts have been placed in the report recognising the scale, character and intensity of effects that governs the extent of detail required in this report.

At the end of this report is a concluding analysis of the anticipated effects of the PPCR considering the NRMP provisions that form part of the PPCR application.

1.2 Scope

r+m, along with several other consultants, have been involved throughout the entire design and assessment process as to design the proposed zoning, structure plan and provisions for the PPCR. This design process has included the key following steps:

- Multiple site visits between August 2019 and December 2020.
- An analysis of the geotechnical, flooding, aquatic ecology, ecology, visibility, connectivity and transport, services, freshwater, cultural, archaeological, productive and sun/shading aspects of the site.
- An analysis of the NRMP Zoning and overlays within the site, including designing a baseline subdivision layout that would be a controlled activity under the current NRMP policy provisions.
- A review of the following documents:

- Nelson Landscape Study ¹.
- Kaka Valley Landscape Capacity Assessment ².
- National Policy Statement on Urban Development Capacity: Assessment for Nelson ³ (**NPS-UDC**).
- National Policy Statement on Urban Development 2020 ⁴ (**NPS-UD 2020**).
- Nelson Tasman Future Development Strategy ⁵ (**Future Development Strategy**).
- The relevant parts of the RPS, NRMP and the DWWNP.
- The Atawhai Hill Transport Link Study ⁶.
- Nelson Development Areas – Kaka Valley Spatial Analysis ⁷.
- Council workshop on 22 January 2020.
- Designing a zone plan and structure plan. Testing these plans with regard to the type of development that they will provide for.
- Developing policy provisions that are directly associated with the zone plan and structure plan.



Context Photograph 3: East facing view from Maitai Valley Road towards Kaka Hill.

¹ Boffa Miskell Limited 2015. Nelson Landscape Study: Visual Amenity Landscape Evaluation. Report Prepared by Boffa Miskell Limited for Nelson City Council.

² Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council.

³ Nelson City Council. Nelson Policy Statement on Urban Development Capacity: Assessment for Nelson. November 2018.

⁴ New Zealand Government. National Policy Statement on Urban Development 2020. July 2020.

⁵ Nelson City Council and Tasman District Council. Nelson Tasman Future Development Strategy. July 2019.

⁶ MWH. Atawhai Hill Transport Link Study. Prepared for Nelson City Council. July 2016.

⁷ Barker and Associates. Nelson Development Areas – Kaka Valley Spatial Analysis. 14 November 2019.

The preparation of this landscape and visual effects and urban design assessment has included:

- Seven site visits between August 2019 and December 2020.
- Input into the above-mentioned design process.
- An analysis of the above-mentioned documents.
- A description of the sites context and how it fits within Nelson.
- A description of the landscape character and the landscape values of site and its surrounds.
- A description of the PPCR.
- An assessment of the actual and potential landscape and visual amenity effects of the PPCR.
- An assessment of the urban design aspects of the PPCR.
- An assessment of landscape and visual effects and urban design aspects against the relevant policy matters within the NRMP.

1.3 Methodology

The methodology and terminology used in this report has been informed by the NZILA’s Best Practice Guide⁸, NZILA’s Best Practice Guide for Visual Simulations⁹, the GLVIA Guideline Document¹⁰ and the Boffa Miskell methodology for landscape and visual assessment.

The landscape and visual effects and urban design assessment process provides a framework for identifying the nature and assessing the potential level of effects that may result from the PPCR. Such effects can occur in relation to changes to physical elements, the existing character of the landscape and the experience of it.

The following assessment was undertaken as a combination of desktop investigation and field work, tailored to suit the nature of the PPCR, the site and its surrounds and its context based on the framework of the governing legislation and relevant policy provisions. Site visits were undertaken over several months between August 2019 to July 2020 to undertake research, ground truth desktop investigations, and take photographs.

Photography and ZTV Mapping

The photography and ZTV Mapping were undertaken in accordance with

NZILA’s Best Practice Guide¹¹. Viewpoints were carefully selected for their representativeness and their importance relative to the visibility of the site and the scale of the PPCR. Also, to ensure that important viewpoint identified in the NRMP – Appendix 9 and viewpoints outlined in the Nelson Landscape Study were taken into consideration.

The photographs taken at each viewpoint are panoramas (i.e. single frame photographs stitched together) to illustrate the existing landscape context. Because, they are not displayed over multiple A3 pages, they are not intended to represent the correct human field of view to scale.

The ZTV Maps were prepared using a digital terrain data sourced from LINZ¹² with accuracy of 1m grids, being the most detailed information for Nelson that LINZ has, to provide detailed 1m contours, which were used to guide the visual assessment of the PPCR. These were generated from “bare ground” topography information and interpreted taking the existing context and level of accuracy into consideration. The ZTV Maps do not take into consideration foreground elements such as buildings and/or vegetation, therefore should be read alongside the corresponding photograph.

The Assessment Baseline

The policy context, existing landscape resource, locations of consented but yet to be developed areas, future development areas identified by Kaka Valley Landscape Capacity Assessment, NPS-UDC, Future Development Strategy, NPS-UD 2020 and The Atawhai Hill Transport Link Study have all informed the landscape and visual effects and urban design assessment.

LVA Effects

Landscape Effects are changes in the physical landscape, that may alter its attributes, values, character and/or the ‘experience’ of the landscape.

Visual Effects are changes to views, which may change the visual amenity experienced by people.

With regard to landscape and visual effects, this assessment determines that:

- Effects on the existing landscape character and values caused by changes (arising from the PPCR) to the attributes that comprise the landscape.
- Effects on the existing level of natural character due to changes (arising from the PPCR) to the natural elements, patterns and processes within the receiving environment.
- Effects on existing visual amenity values due to changes arising from the PPCR on views, with reference to the viewing audience, and public accessibility to viewpoints.

The Receiving Environment

Firstly, the site and receiving landscape is defined and described in this report to provide a baseline for the assessment of landscape and visual effects, including an understanding of the key landscape characteristics and qualities. This process, known as landscape characterisation, is the basic tool for understanding landscape character.

The Nelson Landscape Study and Kaka Valley Landscape Capacity Assessment have assessed the landscape characteristics and qualities of Kaka Valley, and Botanical Hill and Malvern Hills. These areas incorporate the majority of the site.

To reduce repetition and for ease of reading, this assessment includes the relevant parts of these reports that describe landscape characteristics, being the biophysical, sensory and associative attributes, and the level of value associated with these attributes of Kaka Valley, and Botanical Hill and Malvern Hills.

A description of the relevant statutory and non-statutory provisions relating to landscape matters as set out in the RMA and any related policy documents is provided. The description identifies the zoning of the site and local area. In this case, as a Plan Change the activity status is not relevant, however, reference is made to the RMA as the overarching policy document and the NRMP Chapter 5 – District Wide objectives and policies as they are relevant to all zones within Nelson.

⁸ New Zealand Institute of Landscape Architects Best Practice Note 10.1 – Landscape Assessment and Sustainable Management.

⁹ New Zealand Institute of Landscape Architects Best Practice Guide 10.2 – Visual Simulations.

¹⁰ Guidelines for Landscape and Visual Impact Assessment, Third Edition, 2013. Landscape Institute and the Institute of Environmental Management and Assessment.

¹¹ New Zealand Institute of Landscape Architects Best Practice Guide 10.2 – Visual Simulations.

¹² <https://data.linz.govt.nz/>

The Proposal

The proposal is described with regard to what is enabled by the PPCR provisions and focuses on aspects that are relevant to landscape and visual amenity and urban design matters.

Determining the Nature of Effects

Effects on an environment are not always adverse, particularly where the level of sensitivity is low due to existing level of human modification or intervention. For example, the removal of a group of trees or a plantation might have a ‘substantial’ impact, but the effect on the landscape and views may be beneficial. The process of determining effects requires an assessment of the level of sensitivity, combined with an assessment of the magnitude of change. A greater level of effect is generally associated with higher magnitude changes affecting an environment, or to an environment/observer with a higher level of sensitivity. However, it is important to note that the different levels of effect are on a continuum so that there is a gradual transition between levels and the final evaluation comes down to a professional judgement.

The nature of the viewer/receptor, distance from site and scale of the intervention affects sensitivity i.e. an informed viewer looking for the application site will be able to see it but a casual observer is less likely to see it given the application site’s scale within the view. The nature of the viewer/ receptor, distance from site and scale of the intervention affects sensitivity i.e. an informed viewer looking for the application site will be able to see it but a casual observer is less likely to see it given the application site’s scale within the view.

Table 1: Determining the Nature of Effects¹³

Nature of Effect	Use and Definition
Adverse (negative)	The proposed development would be out of scale with the landscape or at odds with the local pattern and landform which results in a reduction in landscape and / or visual amenity values.
Neutral (benign)	The Proposed development would complement (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and / or visual amenity values.
Beneficial (positive)	The proposed development would enhance the landscape and / or visual amenity through removal or restoration of existing degraded landscape uses and / or addition of positive elements or features.



Context Photograph 4: East facing view from the Port of Nelson towards Botanical Hill, Malvern Hills, Kaka Hill and its surrounds.

¹³ Landscape and Visual Effects Assessment Methodology, Appendix A, Boffa Miskell, 5 April 2018

Assessing Landscape Effects

Assessing landscape effects requires an understanding of the nature of the landscape resource and the magnitude of change which will result from the PPCR to determine the overall level of effects. This also applies to effects on natural character. The analysis draws on the biophysical, sensory and associative attributes and values identified for the site and local area.

Assessing the sensitivity of the landscape resource considers the key characteristics and qualities. This involves an understanding of both the ability of an area of landscape to absorb change and the value of the landscape. The ability of the area to absorb change will vary depending on the following factors, which include:

- Physical elements such as topography/hydrology/soils/vegetation;
- Existing land use (including consented and unbuilt development);
- The pattern and scale of the landscape;
- Visual enclosure/openness of views and distribution of the viewing audience;
- The zoning of the land and its associated anticipated level of change through development opportunities; and
- The scope for mitigation, appropriate to the existing landscape.

The ability of an area or landscape to absorb change takes account of both the attributes of the receiving environment and the characteristics of the proposal. It considers the capability of a landscape to accommodate a specific type of change occurring without generating adverse effects and/or achievement of landscape planning policies and strategies.

When assessing landscape effects, Table 1 explains what factors have been considered when making a professional judgement. This report uses an adapted seven-point scale derived from NZILA’s Best Practice Note and current best practice to date to describe the degree of ‘landscape effects’ arising from the PPCR. This scale is outlined in Table 3.

Determining the overall level of effects takes account of the nature of effects and the effectiveness of any proposed mitigation or recommendations. This step involves an overall judgement identifying what level of effects are likely to be generated as indicated in Table 3.

Table 2. Determining the Level of Landscape Effects¹⁴

Contributing factors		Higher	Lower
Nature of landscape Resource	Susceptibility to change	The landscape context has limited existing landscape detractors which make it highly vulnerable to the type of change which would result from the proposed development.	The landscape context has many detractors and can easily accommodate the proposed development without undue consequences to landscape character.
	The value of the landscape	The landscape includes important biophysical, sensory and associative attributes. The landscape requires protection as a matter of national importance (ONF/L).	The landscape lacks any important biophysical, sensory or associative attributes. The landscape is of low or local importance.
Magnitude of Change	Size or scale	Total loss of addition of key features or elements. Major changes in the key characteristics of the landscape, including significant aesthetic or perceptual elements.	The majority of key features or elements are retained. Key characteristics of the landscape remain intact with limited aesthetic or perceptual change apparent.
	Geographical extent	Wider landscape scale	Site scale, immediate setting.
	Duration and reversibility	Permanent. Long term (over 10 years)	Reversible. Short term (0 – 5 years)

Table 3. Landscape Effects Rating Scale

Magnitude/Degree	Use and Definition
Very High	Total loss of key elements, features, characteristics and/or values. Amounts to a very significant change in landscape character and/or landscape values.
High	Major modification or loss of most key elements, features, characteristics and/or values. Little of the pre-development landscape character remains and amounts to a significant change in the landscape character and/or landscape values.
Moderate-High	Modifications of several key elements, features, characteristics and/or values. The pre-development landscape character and/or landscape values remain evident but materially changed.
Moderate	Partial loss of or modification of key elements, features, characteristics and/or values. The pre-development landscape character and/or landscape value remains evident but is changed.
Moderate-Low	Minor loss of or modification of one or more key elements, features, characteristics and/or values. New elements are not uncharacteristic within the receiving landscape and do not disturb the pre-development landscape character and/or landscape values.
Low	Very little material loss of or modification to key elements, features, characteristics and/or values. New elements integrate seamlessly into the pre-development landscape character and/or landscape values.
Very Low	Negligible loss of or modification of key elements, features, characteristics, and/or values of the baseline. Influence of new elements on landscape character and/or landscape value is barely discernible.

¹⁴ Landscape and Visual Effects Assessment Methodology, Appendix A, Boffa Miskell, 5 April 2018

Assessing Visual Amenity Effects

To assess the visual effects of the PPCR the visual baseline was defined as a technical exercise (refer ZTV Maps) which identified the area where visibility of the PPCR is gained, the potential viewing audience, and the key representative public viewpoints from which visual effects are assessed. The nature of the viewing audience and the values attached to particular views were considered in relation to the magnitude and significance of visual change which is likely to result from the views of the PPCR.

When assessing visual effects, Table 4 below explains what factors have been considered when making a professional judgement.

As per the landscape effects rating scale, this report uses an adapted seven-point scale derived from NZILA’s Best Practice Guide and current best practice to date to describe the degree of ‘visual amenity effects’ arising from the PPCR. This scale is outlined in Table 6.

Determining the overall level of effects takes account of the nature of effects and the effectiveness of any proposed mitigation or recommendations. This step involves an overall judgement identifying what level of effects are likely to be generated as indicated in Table 6.

Table 4. Criteria and Terminology Applied to the Assessment of Visual Effects ¹⁵

Criteria	Definition
Distance	The greater the distance, the less detail is seen.
Elevation	Where a viewpoint is lower than the proposed development, it is more likely to be viewed against the sky increasing its impact.
Size	The greater the proportion of the view is occupied by the development or activity, the greater the impact. Colour and form can also increase or diminish impact by drawing the eye or providing camouflage.
Context	The degree to which the development is in character with the context, whether urban or rural.
Weather Conditions	The clarity of the air and the angle and direction of the sun at different times of year affect visibility. Haze may be frequently present especially in views towards the mountains.
Activity	Where movement and light reflection change with movement, this draws the eye and increases visual impact.
Change	The degree of change in the view.

Table 5. Viewer Sensitivity and Magnitude of Change ¹⁶

Contributing Factors		Higher	Lower
Nature of the Viewing Audience	Susceptibility to change	Views from dwellings and recreation areas where attention is typically focused on the landscape.	Views from places of employment and other places where the focus is typically incidental to its landscape context. Views from transport corridors.
	Value attached to views	Viewpoint is recognised by the community such as an important view shaft, identification on tourist maps or in art and literature. High visitor numbers.	Viewpoint is not typically recognised or valued by the community. Infrequent visitor numbers.
Magnitude of Change	Size or scale	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Full view of the proposed development.	Most key features of view retained. Low degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Glimpse / no view of the proposed development.
	Geographical extent	Front on views. Near distance views; Change visible across a wide area.	Oblique views. Long distance views. Small portion of change visible.
	Duration and reversibility	Permanent. Long term (over 15 years).	Transient / temporary Short Term (0-5 years).

¹⁵Guidelines for Landscape and Visual Impact Assessment, 2nd Edition, 2002 The Landscape Institute and the Institute of Environmental Management and Assessment, Spon Press, New York

¹⁶ Landscape and Visual Effects Assessment Methodology, Appendix A, Boffa Miskell, 5 April 2018

Table 6. Visual Amenity Effects Rating Scale

Magnitude/ Degree	Use and Definition
Very High	Total loss of key elements, features, characteristics and/or values. Amounts to a very significant change in landscape character and/or landscape values.
High	Major modification or loss of most key elements, features, characteristics and/or values. Little of the pre-development landscape character remains and amounts to a significant change in the landscape character and/or landscape values.
Moderate-High	Modifications of several key elements, features, characteristics and/or values. The pre-development landscape character and/or landscape values remain evident but materially changed.
Moderate	Partial loss of or modification of key elements, features, characteristics and/or values. The pre-development landscape character and/or landscape value remains evident but is changed.
Moderate-Low	Minor loss of or modification of one or more key elements, features, characteristics and/or values. New elements are not uncharacteristic within the receiving landscape and do not disturb the pre-development landscape character and/or landscape values.
Low	Very little material loss of or modification to key elements, features, characteristics and/or values. New elements integrate seamlessly into the pre-development landscape character and/or landscape values.
Very Low	Negligible loss of or modification of key elements, features, characteristics, and/or values of the baseline. Influence of new elements on landscape character and/or landscape value is barely discernible.



Context Photograph 5: Aerial photograph taken from above the northern end of Malven Hills facing south along the length of Kaka Valley.

2.0 The Relevant Statutory Documents

The RMA, RPS and the NRMP are the statutory documents that have been considered in the preparation of this landscape and visual effects and urban design assessment.

2.1 Resource Management Act

The RMA informs the planning processes and underpins the NRMP provisions that are referred to in relation to the PPCR. The purpose of the RMA is *‘to promote the sustainable management of natural and physical resources...whilst enabling people and communities to provide for their social, cultural and economic well-being’*.¹⁷

The site does not form part of the coastal environment, nor has it been identified as forming part of any outstanding natural feature (ONF) or outstanding natural landscape (ONL). However, the site does include a small part of the Maitai River, the Kaka Stream and two small wetlands. The landscape matters that are found in Part 2 of the RMA that are relevant to the proposal are outlined below.

The following Section 6 landscape-related matters are relevant to the PPCR (bold for emphasis):

a. **the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;**

The following Section 7 landscape-related matters are relevant to the PPCR:

c. *The maintenance and enhancement of amenity values;*
f. *Maintenance and enhancement of the quality of the environment.*

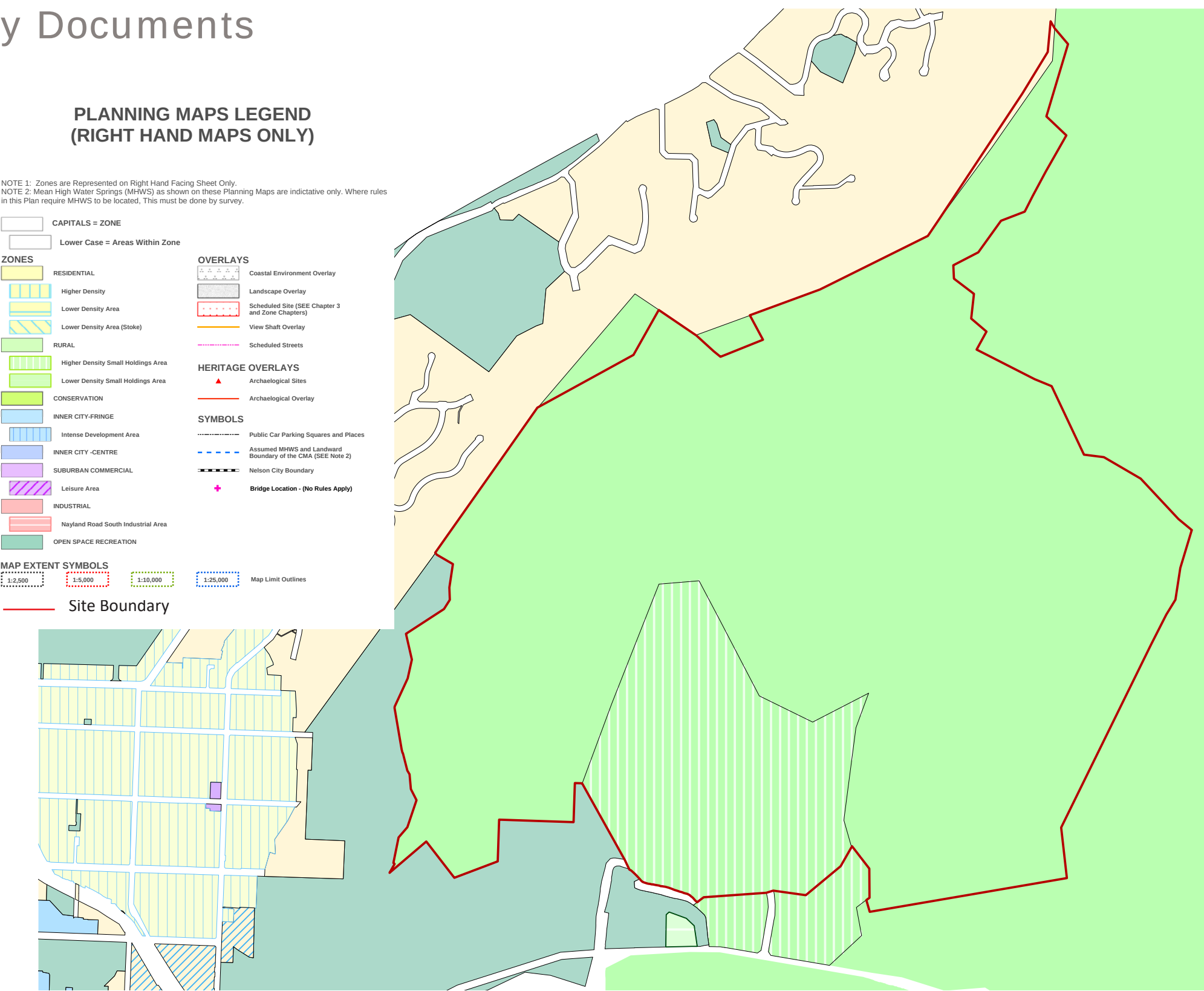


Figure 2: Existing Zoning as per NRMP Planning Maps 7, 8, 11 and 52 .

¹⁷ Resource Management Act 1991. Part 2 – Purpose and Principles, Section 5 Purpose.



2.2 Nelson Regional Policy Statement

Council’s RPS is currently under review with the Draft RPS community consultation being put on hold due to the Covid-19 Pandemic. Due to this, more weight has been placed on the RPS, rather than the Draft RPS.

The RPS gives effect to the RMA by providing an overview of the significant resource management issues of Nelson and the ways of achieving integrated management of associated natural and physical resources.

The RPS is a higher-level document than the NRMP. As such, Chapter 7 – Natural and Amenity Values objectives and policies seeks the preservation and enhancement of the character of the natural setting and the protection of significant natural features. It is evident that these objectives and policies feed into the more detailed NRMP, which seeks the same level of protection, preservation, and enhancement of these landscape features.

2.3 Nelson Resource Management Plan

The NRMP gives effect to the RMA and RPS within the context of Nelson.

The site is situated on NRMP Planning Maps 5, 7, 8, 11 and 52 and is currently zoned Residential, Rural – Higher Density Holdings Area and Rural zones, as illustrated on **Figure 2**. Also, the Botanical Hill and Malvern Hills are subject to their respective landscape overlays, which are identified in Appendix 9 of the NRMP.

Council has proposed the DWWNP. The planning maps have been replaced with an interactive GIS Planning Map. The Rural and Residential zoning of the site has been carried forward into the DWWNP. The Rural – Higher Density Holdings Area is within the RLZ – PREC4 – Higher Density Area and within a ‘Development Area’.

Also, the landscape overlays identified in the NRMP Appendix 9 are proposed to be superseded by the DWWNP skyline and backdrop areas. The skyline- and backdrop areas have been refined through a landscape evaluation process undertaken by Boffa Miskell, as outlined in The Nelson Landscape Study, which Council has adopted. At the time of preparing this assessment, the DWWNP was yet to be and then was in

its early stages of being notified. Therefore, this assessment focuses on the findings of the Nelson Landscape Study, rather than the landscape overlays.

The NRMP includes District Wide Objectives and Policies that apply throughout the District, with some of these being relevant to the site and this assessment. Therefore, any proposed zoning should be consistent with the RMA, RPS and with NRMP’s District Wide Objectives and Policies, and in this case, The Nelson Landscape Study.

The NRMP and the Resource Management issues relevant to the landscape and visual effects and urban design assessment are, and are as included in Section 8 of this report:

- AD10.2 – Documents Related to this Plan,
- AD11.3.2 - Landscape Overlay,
- RI5 - Landscape, Seascape and Open Space Values,
- RI14 – Amenity Values,
- RI14A – Urban Design
- RI15 Adverse Environmental Effects of Activities
- District Wide Objectives and Policies
 - DO5 – Natural Values,
 - DO9 – Landscape,
 - DO13A – Urban Design,
 - DO14 – Subdivision and Development and
 - DO15 – Peripheral Urban Expansion.

Kaka Valley is currently zoned Rural and Rural – Higher Density Small Holdings Area. As a controlled activity the Kaka Valley Rural – Higher Density Small Holdings Area can be subdivided into approximately 40 properties. So long as they achieve a 1ha average, with a 5,000m2 minimum size and comply with the Design Standards in NRMPs Appendix 14.

Malvern Hills and the Bayview area is currently zoned Rural. As a controlled activity this area can be subdivided into approximately 10 - 12 properties exceeding 15ha in area. The existing zoning and controlled development that forms the baseline for development within the site is illustrated on **Figures 2 and 3**.



Figure 3: Indicative Controlled Development Plan

3.0 The Receiving Environment

The receiving environment is defined as the area surrounding the proposed activities that may be affected by the proposal, although the visibility of the proposal may extend beyond this. The following section of this assessment focuses on describing the receiving environment and the site, being that which is potentially adversely affected by the proposal, using the three categories of landscape attributes, being biophysical, sensory, and associative.

3.1 Background Documents Relevant to the Site

Boffa Miskell assessed and evaluated the Nelson area during 2015 and 2016 which resulted in three reports that form the Nelson Landscape Study, consisting of:

- Stage 1: Landscape Character Description.
- Stage 2: Preliminary Landscape Evaluation – Recommended ONL/ ONF.
- Stage 3: Visual Amenity Landscape Evaluation.

The Stage 2 report identifies the ONLs and ONFs within Nelson. This report did not identify Botanical Hill, Malvern Hills, Kaka Hill or the Kaka Valley as an ONL or ONF.

The Stage 2 report is a broadscale assessment and evaluation of the Nelson area, in which it identifies Botanical Hill and Malvern Hills as part of the Atawhai Hills, and Kaka Valley as part of Maitai Valley. The findings of the Stage 2 report provide the background for the Stage 3 report which is a more detailed evaluation of ‘character areas’ within Nelson. This includes the site and its surrounds, which is discussed in further detail below.

Kaka Valley is considered an area within Nelson that can absorb a higher density of development, as identified in the Kaka Valley Landscape Capacity Assessment, the NPS-UDC and the Future Development Strategy.

Landscape Capacity	Area	Description	NCC Housing Typology
High	7.3 ha	Relatively flat visually enclosed terraces stepped above the Maitai River corridor.	Higher Density Residential
Moderate / High	13.7 ha	Margins of contained river terraces and existing lower lying rural lifestyle development along Ralphine Way.	
Moderate	5.7ha	Sloping spurs along the toe of Kaka Hill and elevated rural lifestyle development along Ralphine Way.	Lower Density Residential
Moderate / Low	2.6ha	Steeper and more visible slopes along the toe of Kaka Hill.	
Low	70.9ha	Steep vegetated slopes and backdrop to Kaka Valley floor.	n/ a

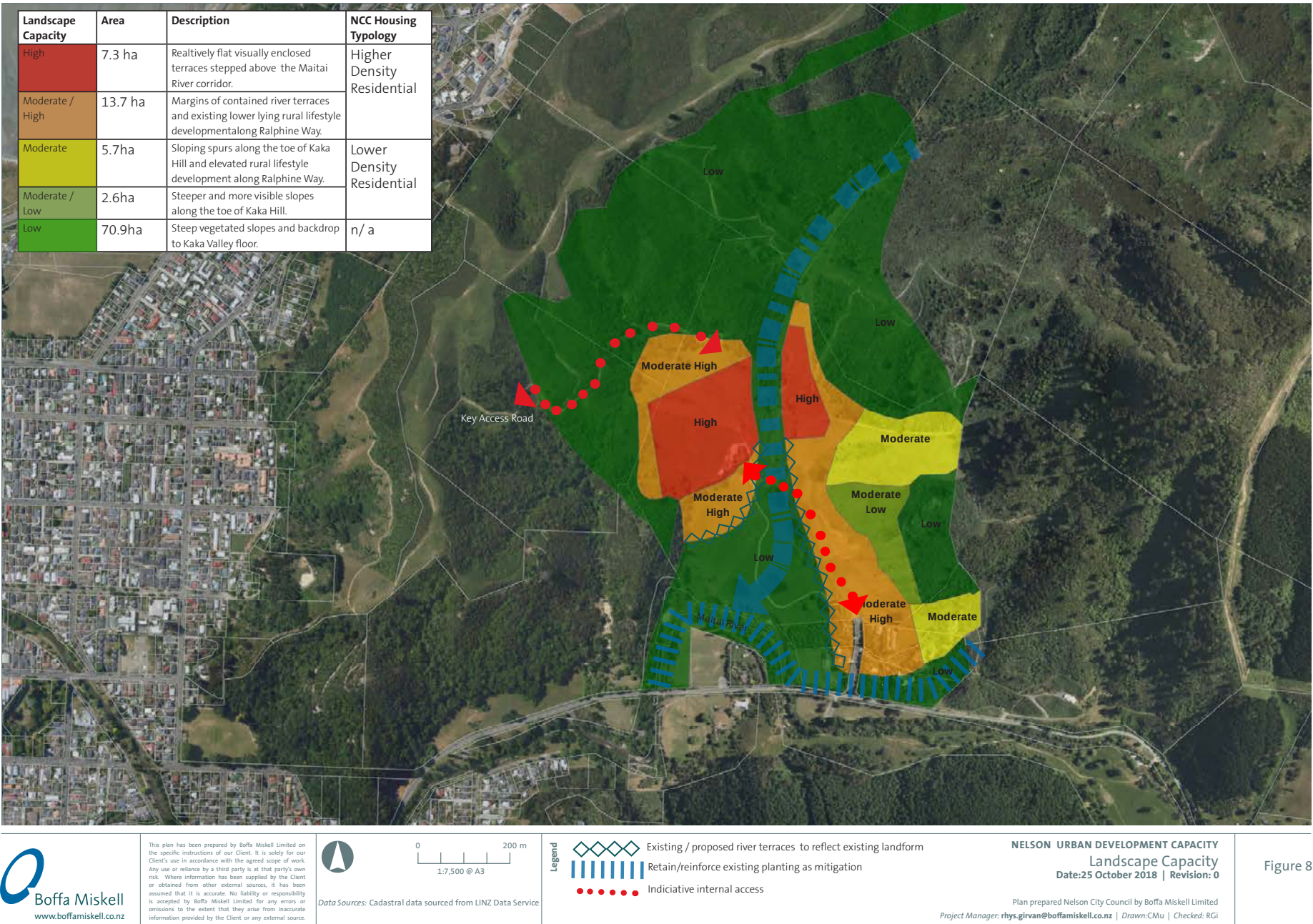


Figure 4: Kaka Valley Landscape Capacity Assessment - Figure 8: Landscape Capacity



Boffa Miskell prepared the Kaka Valley Landscape Capacity Assessment for Council “to assess the landscape capacity including the spatial extent of potential future residential housing typologies within the Kaka Valley as part of their identified urban development capacity for the next 10 – 30 years”.¹⁸ The findings of this landscape capacity assessment are illustrated on **Figure 4**. The scope of this report was limited to the existing Higher Density Small Holdings Zone and not the entire valley, which is visually evident on the landscape capacity plan, **Figure 4**.

The limitations on the scope of this Landscape Capacity Assessment have been followed into the NPS-UDC and the Future Development Strategy. The purpose of the scopes limitations is not clear and after undertaking an analysis of the site are not entirely agreed with.

Kaka Valley Landscape Capacity Assessment adequately describes the landscape character of the valley floor and concludes that the landscape capacity of Kaka Valley is “moderate and suitable to absorb a mix of higher and lower density residential typologies subject to the following general recommendations:

- Retain the lower terrace along the margins of the Maitai River as open space and buffer to important recreation and cultural values.
- Ensure proposed changes in landform adjoining the river corridor remain sympathetic to the existing landform and reflect the existing alluvial terrace patterns legible within the Site.
- Locate the higher density ‘heart’ of the development within the more enclosed northern area of the Site so that this is elevated above and set back beyond the margins of the river and below a wider open vegetated backdrop.
- Ensure lower density development along the toe of Kaka Hill can avoid significant earthworks and retain a softened residential edge seen against the larger backdrop of Kaka Hill.
- Maintain low landscape capacity areas as open space which supports conservation or large scale rural land holdings”.¹⁹

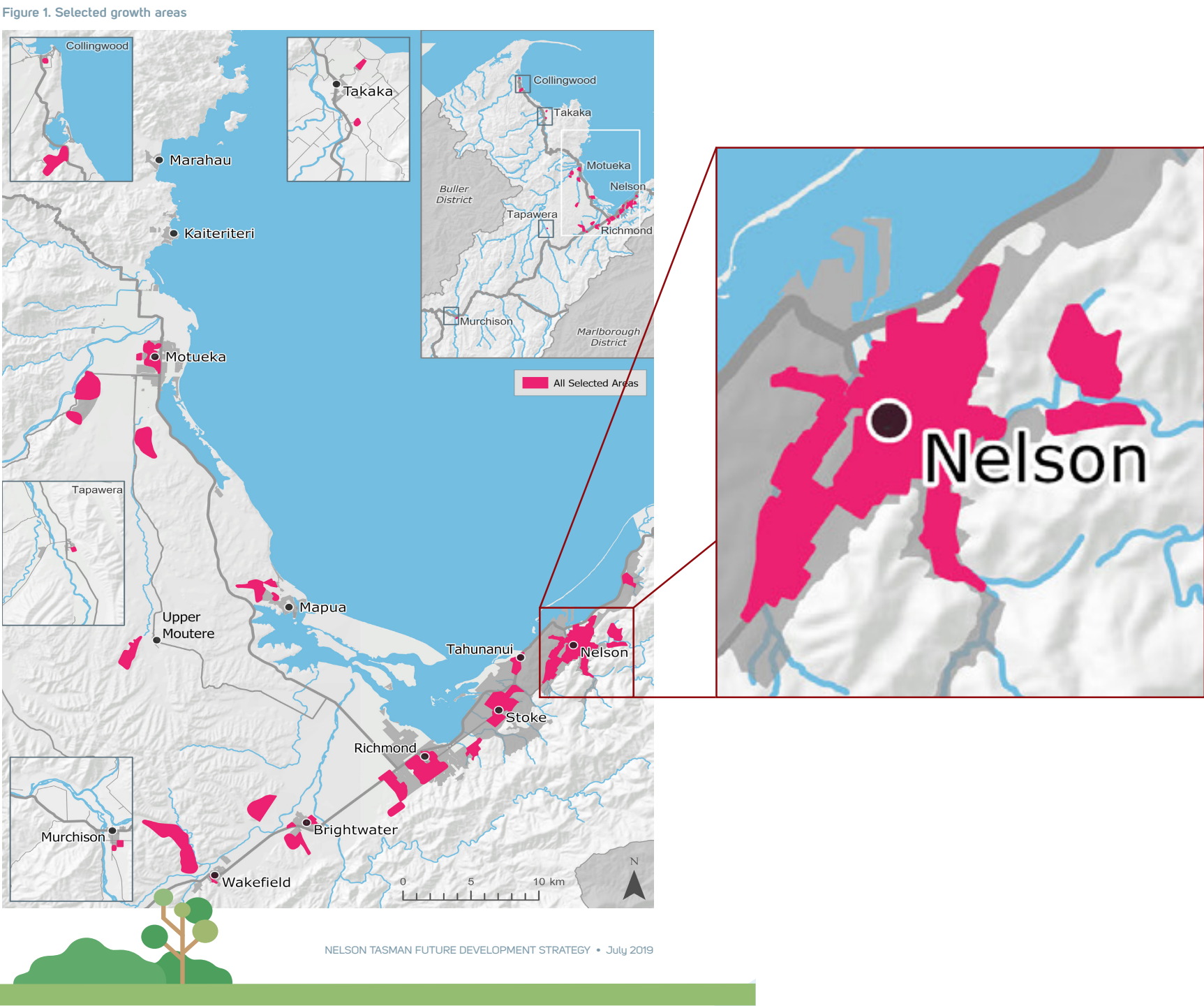


Figure 5: Nelson Tasman Future Development Strategy - 'Figure 1: Selected Growth Areas'.

¹⁸ Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council. Page 3.
¹⁹ Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council. Pages 13 and 14.

These recommendations are agreed with and have been taken into consideration when designing the proposed zone and structure plans.

The NPS-UDC was produced after and adopted the findings of the Kaka Valley Landscape Capacity Assessment. NPS-UDC, went into further depth regarding water supply, wastewater, stormwater, transport, solar gain, housing types, densities of development and the economics of undertaking development in this location. In summary, this high-level document identified Kaka Valley as a future development area that has a projected yield of 900 dwellings²⁰.

Whilst preparing this assessment NPS-UD 2020 was approved by the Governor General. As such, it replaces the National Policy Statement on Urban Development Capacity 2016. The NPS-UD 2020 gives further direction, such as where development capacity should be provided and how Councils can be more responsive to development opportunities.

Nelson City Council and Tasman District Council formally adopted the Future Development Strategy in July 2019. The Future Development Strategy is a high-level broad assessment that sets out the long-term picture of future urban growth over the next 30 years, between 2018 and 2048. This adopted the information provided in the Kaka Valley

Landscape Capacity Assessment and the NPS-UDC.

The Future Development Strategy illustrates how Council will provide sufficient development capacity over this 30-year time frame to meet the needs of a growing community, with the general areas that will be developed being illustrated on **Figure 5**. This high-level document has identified Kaka Valley as an urban expansion within Nelson that can absorb a relatively large amount of development, so long as it is appropriately located and designed.

3.2 The Site’s Context within Nelson

The site is within close proximity to Nelson’s City Centre. The majority of the site is within Kaka Valley, which is located at the western end and forms part of the wider Maitai Valley. Kaka Valley is enclosed by Botanical, Malvern, Kaka and Sharland Hills, with Botanical and Malvern Hills separating the valley from Nelson Haven, to its east. The remainder of the site is on the upper slopes of Bayview, being the western facing slopes of Malvern Hills. These west facing slopes face out over Nelson Haven and Tasman Bay and are located north-east of Nelson City Centre.

Services within Nelson and its surrounds that are within a 3km radius of the site include the following and as illustrated on **Figure 8**:

- Nelson City Centre
- Port of Nelson
- Numerous recreational facilities including Trafalgar Park, Trafalgar Centre, Rutherford Park, Queen’s Gardens, and Miyazu Gardens.
- Eleven schools / education facilities.
- Four supermarkets.
- Several churches.
- Numerous other retail and recreational locations that provide amenity and activities within close proximity of the site.

Nelson is a coastal city with residential development primarily situated between Nelson Haven and the wider Tasman Bay to the north-west and the inland hills, that form the foothills of the Bryant Range to the south-east.

Along the coastline, residential development extends from Atawhai to the north-east through Nelson City Centre, through to but not including Richmond (being within the Tasman District) to the south-west.



Context Photograph 6: West facing view from Sir Stanley Whitehead Walkway towards Nelson Town Centre, Port of Nelson and Tasman Bay and their surrounds. All of which is within close proximity of the site.

²⁰ Nelson City Council. Nelson Policy Statement on Urban Development Capacity: Assessment for Nelson. November 2018. Pages 107 – 112.

Residential development within Nelson has expanded inland to the south and west. Of relevance is the residential development within Nelson South, Nelson East and the Brook. These areas consist of residential development that extends along the relatively flat valley floors and along the lower and mid slopes of the surrounding hills. These areas provide for residential living within proximity of Nelson City Centre.

The eastern part of Nelson, within the vicinity of the site, has resulted in residential development at the entrance into Maitai Valley. However, does not extend very far into the valley, consisting of residential properties along Hanby Park, south of the Maitai River and a handful of rural lifestyle properties along Ralphine Way.

Beyond this small amount of residential activity, Maitai Valley gives way to a significant number of recreational activities. These recreation activities include the Maitai Cricket Ground, Waahi Taakaro Reserve, Dennes Hole, a number of swimming holes along the Maitai River, Sharlands Creek Mountain Bike Club, Waahi Taakaro Golf Course, the Matai Valley Motor Camp, Two Arrows Archery Club, the Maitai Caves Walkway as well as a number of walking trails on the hills to the south, the Maitai Dam and the Dun Mountain Bike Trail.

The recreational activities located along the length of the Maitai Valley are afforded a high degree of amenity due to the relatively undeveloped nature of the surrounding vegetated hillsides. As such, the recreational activities and the landscape they are situated within is highly valued by the community.

In summary, residential development within Nelson has expanded outwards from the city centre along the coast and along the valley floors and slopes of the surrounding hills. The majority of the points of interest, activities and community facilities listed above are within close proximity of the site. As such, the site is well located as to assist in providing for the needs of a growing community, as indicated in the Future Development Strategy so long as it is appropriately located and designed, to be sympathetic to the landscape's values.



Figure 6: Regional Context Plan

3.3 A Description of the Site and its Receiving Environment

The site, being relatively large at 286.78ha in area is split between two landscape charatcer areas, being Kaka Valley and Bayview. Kaka Valley forms part of the Maitai Valley and being a valley, includes and is enclosed by Kaka Hill, Botanical Hill and Malvern Hills. Bayview includes the west facing slopes of Botanical and Malvern Hills that form the backdrop to Nelson City Centre and the coastline.

Both of these landscapes are characteristic of the wider environs, with their specific landscape attributes and values being derived from their own landform, land cover, cultural factors, quality / condition of the landscape, and aesthetic factors. As such the following largescale landscape features that form part of the site and its receiving environment include the following and are individually described below.

- Kaka Valley and Kaka Stream.
- Kaka Hill’s east facing slopes.
- The northern part of Botanical Hill’s east and west facing slopes, including the ridgeline north of the Centre of New Zealand Monument’s public reserve.
- Malvern Hills north-east and south-west facing slopes including the ridgeline.
- A very small portion of the Maitai River, where the eastern corner of the horseshoe bend wraps around the Maitai Cricket Ground.

Kaka Valleys landform, land cover, cultural factors, quality / condition of the landscape, and aesthetic factors have been appropriately described in the Kaka Valley Landscape Capacity Assessment and the Nelson Landscape Study, which has assisted in describing the landscape character and values of the site and the receiving environment.

Kaka Valley’s “valley floor reflects alluvial terraces enclosed by steeper surrounding conical volcanic forms”²¹. The terraces descend north to south and the valley floor widens out before adjoining the Maitai Valley. Kaka Steam follows the toe of the Malvern Hills east facing slope. 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.”²²

²¹ Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council. Page 8.

²² Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council. Page 8.



Figure 7: Wider Context Plan



- Maitai River
- Site Boundry
-  Port
-  Park/Reserve
-  Gardens
-  Sports feild/facility
-  Swimming hole
-  Hiking trail
-  Bike trail
-  Golf course
-  Nelson Centre of Musi
-  Swimming pool
-  Entertainment facility
-  Civic building
-  Library
-  Education facility
-  Shopping facility
-  Cathedral

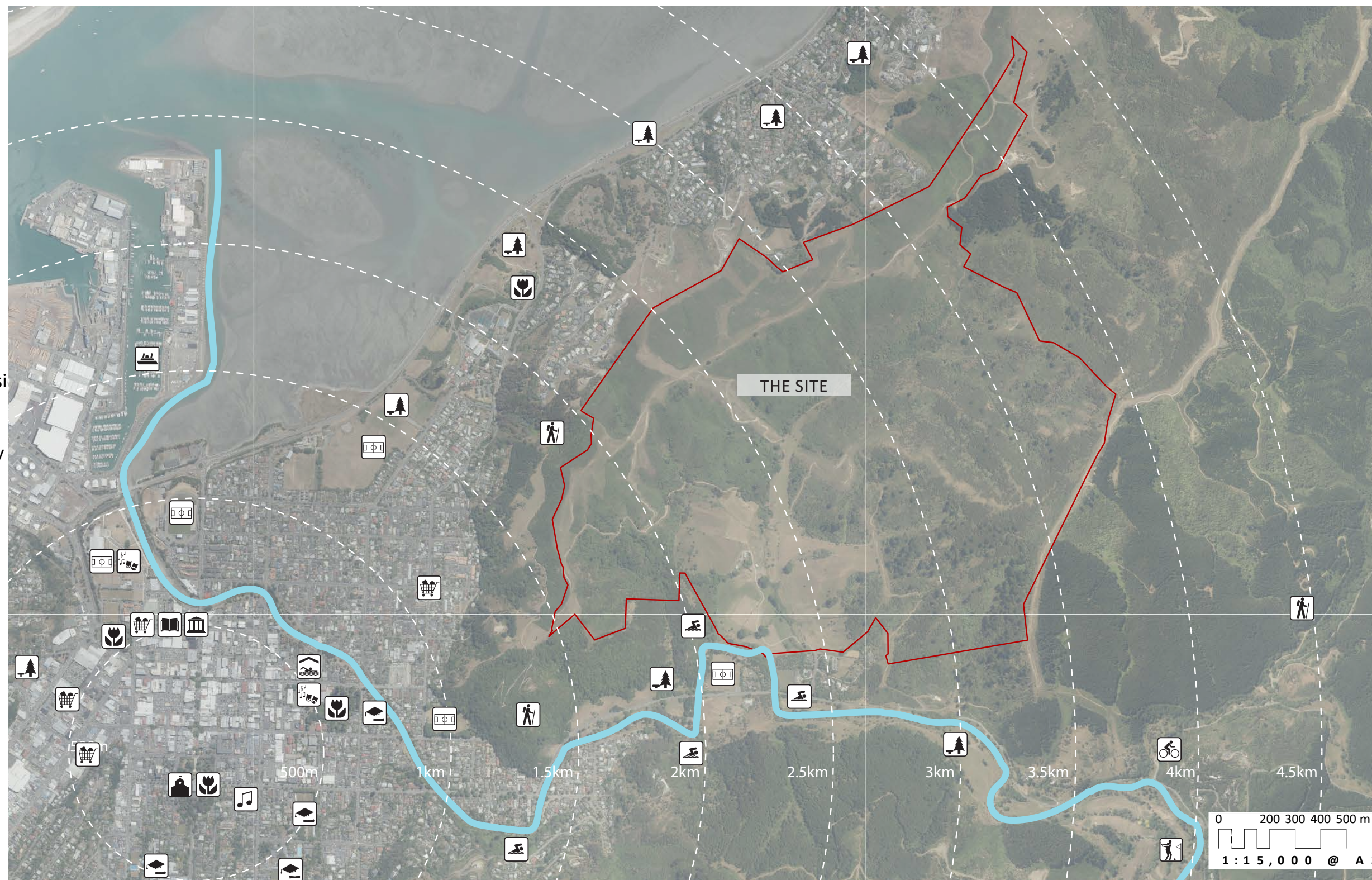


Figure 8: Local Context Plan

The valley floor 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 Kaka Valley with pockets of rushes and rank grass occurring within the wetter low-lying paddocks and along the Maitai River corridor”.²³

A homestead, farm buildings and stock yard are located where the valley floor starts to widen, with this small node of built form situated immediately above and below a scarp face separating the largest and lowest terrace from the terrace above it. This node of farm buildings is accessed via a farm track from Ralphine Way. This farm track splits in two where it meets the farm buildings and provides access along the eastern and western sides of Kaka Stream.

At a larger scale, Kaka Valley forms part of the Maitai Valley, which is a relatively large valley which runs in a general east to west direction between Nelson and the Maitai Dam and the Maungatapu Saddle, situated along the Bryant Range. The Maitai Valley and Maitai River forms a large catchment enclosed to the north and south by the foothills of the Bryant Range.

As mentioned above, Maitai Valley provides a significant number of recreational opportunities to the public who are afforded a high degree of amenity due to the relatively undeveloped nature of the surrounding vegetated hillsides. As such, the Maitai Valley is highly valued by the community.

Kaka Hill which encloses the Kaka Valley to the east and a small part of the Maitai Valley to the north, is a conical landform standing 459masl and is a prominent hill that forms the wider backdrop to Nelson. Kaka Hills landform is intact and relatively unmodified. Landform modifications are limited to an access track that ascends a knoll and runs north to south, following a powerline at approximately 240masl. This access track ceases at the upper extent of the rural lifestyle properties that are accessed off Ralphine Way, with the powerline descending down to Maitai Valley Road. These rural lifestyle properties have also resulted in a small cluster of development that has modified the lower south-west toe of Kaka Hill.

Kaka Hills summit is a site of cultural significance and wāhi tapu (sacred place), identified in the NRMP, Appendix 3, MS57, as it was used as a lookout by TuMatakokiri to alert others about raiding parties.²⁴

The very upper part of Kaka Hill is also an area of ecological significance, as identified by Council. The vegetation on its upper slopes is dominated by kanuka, with small areas of broad-leaved forest and grassland consisting of unidentified grasses with scatterings of a rare matagouri species.²⁵

Below this area of ecological significance, the vegetation patterns on the west facing slopes predominantly consist of exotic scrub vegetation and pine trees. On the lower slopes, below the access track, the vegetation patterns consist of an approximate 50 / 50 mix of grazed pasture on the gentler slopes, with scrub vegetation and a scattering of pine trees within the gullies and more undulating topography.

Lastly, Kaka Hill, standing at 459masl is noticeably higher than Botanical Hill (147masl) and Malvern Hills (240masl) to its west. As such it is visually prominent behind these hills and forms part of the immediate backdrop to Nelson, Nelson City Centre and Nelson Haven.

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 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. The public can freely access this part of Botanical Hill as most of it is public reserve land. Because Botanical Hill is public reserve land, the landform is relatively intact with small landform modifications being limited to walking and mountain biking trails and the levelled area where the Centre of New Zealand Monument is located.

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’s topography, immediately north-east of the reserve land, consists of a gully landform covered in dense native and exotic scrub vegetation and exotic trees. Within the site, this vegetation appears to have been left in its current state due to the steepness of the topography, whereas other parts of the site have been converted to pasture for grazing. This is also the case along Malvern Hills south-east slopes which are covered in scrub vegetation located in gullies and on steeper topography. However, a large portion of Malvern Hills gentler sloping and more easily accessible topography is predominantly covered and used for grazing stock. However, amongst the grazed slopes, there are two intact areas of Kanuka vegetation and a Kahikatea tree that are mature in height and meaningfully large in size, which have the potential to act as a good seed source to create a larger area of native vegetation within the local area.

The Bayview side of Botanical Hill and Malvern Hills, similar to Kaka Hill, are a visually prominent features that form part of the backdrop to Nelson City Centre, SH6 and the coastline.

Botanical Hills predominant vegetation patterns are similar to its eastern side. Beyond this area of scrub vegetation and north of the Centre of New Zealand Monument, there is a band of pasture that extends along the hillside immediately downslope of the Sir Stanley Whitehead Walkway. Above this band of pasture is a cohesive line of native vegetation and the pasture covered ridgeline. Below this band of pasture is an eclectic mix of conifers, pines, other exotic trees and native and exotic shrub vegetation. There is also a small group of dwellings located along its north-western toe accessed off Iwa Road, below 40 – 50masl. These properties include mature exotic specimen trees commonly found in residential areas.

The majority of Malvern Hills lower and middle slopes are zoned ‘residential’, with approximately half of this zone being developed,

²³ Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council. Page 8.

²⁴ Amanda Young, Cultural Heritage Consultant. Archaeological Assessment: Bayview & Maitahi Blocks. 25 May 20206. Pages 1 and 4.

²⁵ Nelson City Council. (2009). Ecological Significance Assessment Report. Site No. 166. Technical report prepared by Michael North.

containing residential properties. There are three main residential areas that have been individually developed and are separated from one another by the pasture covered hillslopes. These areas are not accessible to one another via a road, apart from SH6. The upper extent of the residential zone, on paper is a relatively straight line and does not appear to follow the general landform or contours of the hillside. Regarding this, the upper extent of dwellings and the correlating residential zone varies in height between approximately 150masl above Davies Drive, 80 – 120masl above Brooklands Road, 150masl above Cape View and 200masl at its very upper extent where the northern extent of the PPCR meets the residential zone.

In addition to these three main residential areas, a Special Housing Area development which is approved, and development started in May 2020 is located in the north-west part of Malvern Hills. This area of residential development, when completed, will appear in keeping with the existing residential development on Malvern Hills.

With regard to the above, a large amount of residential development can occur on Malvern Hills. However, despite the zoning and existing development, Malvern Hills is predominantly covered in pasture. There are relatively small areas of mature vegetation in the cemetery, along SH6, within the small reserve associated with the residential areas, amenity trees within residential properties, and of shrubs and trees on mid and upper hill slopes.

3.4 The Landscape Values of the Site and Receiving Environment

In addition to the landscape character description of Kaka Hill, Kaka Valley, Botanical Hill and Malvern Hills, The Nelson Landscape Study and Kaka Valley Landscape Capacity Assessment have identified and described the landscape values of these four landscape features. The landscape values of these three hills have been adopted by Council, which form part of the DWWNP.

For ease of reading, the landscape values for each of these areas, with Kaka Hill, Botanical Hill and Malvern Hills landscape values included in the DWWNP are agreed with in part. Because the PPCR includes expert reports specific to this area, they have been able to solely focus on the site when compared with the larger scale assessments that have been undertaken and have provided additional information that was not included in the Nelson Landscape Study. The landscape values, with a number of small additions (underlined) for ease of recognition, are described under the following headings.



Context Photograph 7: Photograp from Malvern Hills Ridgeline, facing north-east towards Tasman Bay, Nelson Haven, Atawhai and the surrounding hills.

Kaka Valley’s and Maitai Valley’s Landscape Values

The landscape character and landscape values of Kaka Valleys valley floor are identified and described in the Kaka Valley Landscape Capacity Assessment²⁶ which are agreed with. To reduce repetition and for succinctness of reading, the concluding statements regarding Kaka 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 Kaka Hill and the broader steeper open vegetated backdrop against which the valley floor is seen.”²⁷
- “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 Kaka Hill with more elevated long-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 Kaka Hill provides opportunities for mitigation in these areas.”²⁸

- “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.”²⁹

As discussed, Kaka Valley is accessed from and forms part of the Maitai Valley. As part of the DWWNP, the special landscape values of the Maitai Valley have been assessed and included in the DWWNP. These landscape values are predominantly derived from the Maitai River itself, however, do include landscape attributes and values associated with the valley itself. The landscape values listed in the DWWNP that are relevant to Kaka Valley are included below.

The Maitahi/Mahitahi/Maitai River flows west from the Bryant Range into Nelson Haven. It includes tributaries which flow from the Roding and Mineral Belt landscape character areas and extends through the Upper Maitai and Maitai Valley character areas before flowing through Nelson’s urban area in its lower reaches.

Biophysical - Moderate
Accessible inland valley system extending east of Nelson City.

Sensory - High
Iconic and memorable inland valley landscape setting in close proximity to Nelson.

Strong picturesque scenic qualities and lower reaches.

Coherent configuration of open space continues recreation access along the Maitahi/Mahitahi/Maitai River.

Transient values associated with recreational use of the river and accompanying open space areas.

Associative – Very High
Highly valued recreational area associated with the Maitai River, open space and associated reserves including the golf course and motor camp.

The river and its environs are a site of great significance for local iwi.

The Maitahi/Mahitahi/Maitai River was historically a source of argillite, a highly valuable and useful rock used for toki (adzes) and working tools and was rich in mahinga kai, rongoā, weaving and building materials.

The Maitahi/Mahitahi/Maitai River and its tributaries provided tūpuna with a natural pathway or arawhito through the rohe.



Context Photograph 8: North-east facing view from from the eastern side of the Malvern Hills, within the site. The view is to north-east taking in Kaka Valley, Kaka Hill and their surrounds.

²⁶ Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council. Pages 8 - 12.

²⁷ Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council. Page 9.

²⁸ Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council. Page 11.

²⁹ Boffa Miskell Limited 2018. Kaka Valley Landscape Capacity Assessment. Report Prepared by Boffa Miskell Limited for Nelson City Council. Page 12.

Kaka Hill’s Landscape Values

Kaka Hill forms part of the wider backdrop to the north of Nelson and has been identified in the NRMP and the Nelson Landscape Study³⁰ as an important part of the Nelson landscape framework, with its upper slopes and ridgelines being visually sensitive parts of this landscape component.

Kaka Hill’s western slopes are within the site and enclose Kaka Valley to the east. The landscape values of Kaka Hill are described in the Nelson Landscape Study and are included in the DWWNP and are included below. I note that the Nelson Landscape Study identifies a ‘backdrop’ and ‘skyline’ area in which the visibility description of Kaka Hill’s landscape values are associated with. Apart from this, the natural and physical qualities and characteristics, sensory / aesthetic values, and cultural / recreational attributes are generally associated with the majority of Botanical Hill, as described below.

Kaka Hill includes part of the wider mountain backdrop to the north of Nelson City which extends beyond the Malvern Hills. The Nelson Resource Management Plan describes this area as follows:

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.

Kaka 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.

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.

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.

Visibility - High

Nelson Town Centre: *The western face of Kaka Hill is highly visible from Nelson’s CBD.*

Arterial Roads: *The summits of Kaka Hill and Wells Hill have moderate levels of visibility from SH6.*

Coastal Views: *The ridgeline from Kaka Hill to A7CH, including Wells Hill, has high and very high visibility from the coast.*

Skyline: *The ridgeline from Kaka Hill to A7CH, including wells Hill, is visible along the skyline for much of Nelson’s CBD, coastal edge and parts of SH6.*

Natural and Physical Qualities and Characteristics - Moderate

Landform: *A large rounded and conical landform which forms party of a larger sequence of open ridges forming a continuous backdrop beyond residential areas which extend to the north of the city.*

Land cover: *Land cover is highly modified with plantation forestry dispersed with areas of native scrub. The very upper part of Kaka Hill is an area of ecological significance, with its upper slopes dominated by kanuka, with small areas of broad-leaved forest and grassland consisting of unidentified grasses with scatterings of a rare matagouri species.*

Sensory / Aesthetic Values - High

Vividness: *The open vegetated form which continues south of Kaka Hill forms part of the memorable ‘green’ backdrop to Nelson.*

Naturalness: *Some tracking is apparent whilst retaining a strong vegetated green backdrop character.*

Legibility: *The conical volcanic form of the ridges and summits remain legible.*

Coherence: *The larger mountain backdrop retains a high level of visual coherence, with the exception of disruption during harvesting of exotic forest.*

Transient values: *Regenerating vegetation provides opportunities to experience wildlife.*

Cultural / Recreational Attributes – Low to Moderate

- Kaka Hills summit is a site of cultural significance and wāhi tapu (sacred place), as it was used as a lookout by TuMatakokiri to alert other about raiding parties.
- Recreation use occurs along the multitude of forestry tracks accessible from the Maitai Valley.

Key Landscape Values

- Predominantly unmodified skyline and green backdrop.
- Legible conical and rolling ridgetop forms expressive of formative volcanic processes
- Several recreation tracks to the north of Nelson.

Potential Landscape Threats

Visual Amenity Landscape

- Prominent structures which dominate this natural backdrop.
- Permanent clearance of vegetation which disrupts the line and form of the larger mountain backdrop.
- Excessive earthworks / tracking which detract from the green backdrop character.

Skyline

- Introduction of prominent structures which disrupt areas of natural skyline.

³⁰ Boffa Miskell Limited 2015. Nelson Landscape Study: Visual Amenity Landscape Evaluation. Report Prepared by Boffa Miskell Limited for Nelson City Council. Pages 51- 53.

Botanical Hill’s Landscape Values

Similar to Kaka Hill, the Nelson Landscape Study identifies a ‘backdrop’ and ‘skyline’ area in which the visibility description of Botanical Hill’s landscape values are associated with. And again, apart from this, the natural and physical qualities and characteristics, sensory / aesthetic values, and cultural / recreational attributes are generally associated with the majority of Botanical Hill, as described below.

Botanical Hill forms the eastern edge and prominent green backdrop to Nelson City which extend between the summit of Botanical Hill and entrance into the Maitai Valley to the south and the ridge above Walter Bluff to the north.

Visibility - Very High

Nelson Town Centre: *The western face of Botanical Hill has very high levels of visibility from Nelson’s CBD.*

Arterial Roads: *The upper slopes have a moderate level of visibility along SH6 to the north of Nelson.*

Coastal Views: *Botanical Hill has limited visibility from the coast with high visibility from the coast typically occurring to the north of Walters Bluff.*

Skyline: *Botanical Hill forms a prominent part of Nelson’s skyline to the north of the City.*

Natural and Physical Qualities and Characteristics - High

Landform: *A distinctive conical landform which connects into low rolling ridge which extends to the north of Nelson City.*

Land cover: *Land cover includes areas of remnant native vegetation with amenity trees and includes areas of native scrub, gorse and pasture to the north. [The majority of the exotic shrub vegetation has been removed and is now in pasture. This was undertaken after the Nelson Landscape Study was produced.]*

Sensory / Aesthetic Values - High

Vividness: *The conical and vegetated form of Botanical Hill forms a highly memorable feature and backdrop to the east of Nelson City.*

Naturalness: *There is limited built modification apparent with most of the landform retaining a green backdrop character which provides a high degree of contrast with urban development at its base.*

Legibility: *The conical volcanic form of Botanical Hill is legible adjoining a long rolling ridgetop.*

Coherence: *The green backdrop character of Botanical Hill retains a high level of visual coherence.*

Transient values: *Recreation use and the lookout on Botanical Hill provide opportunities to experience wildlife in close proximity to Nelson’s town centre.*

Cultural / Recreational Attributes - Very High

- *Botanical Hill is widely recognised as the centre of New Zealand given its role in founding surveying in New Zealand.*
- *Recreation use is established to the summit of Botanical Hill and connects with the Ridgeline Track which extends towards Walters Bluff.*

Key Landscape Values

- *Prominent green backdrop.*
- *Conical features and rolling ridgelines expressive of formative volcanic processes.*
- *Important recreation and cultural significance.*

Potential Landscape Threats

Visual Amenity Landscape

- *Residential subdivision which disrupts this memorable green backdrop character.*
- *Earthworks / tracking which detract from the green backdrop character.*
- *Expansion of forestry / wilding species which impact on areas of native vegetation.*

Skyline

- *Prominent structures and buildings which dominate the skyline.*



Context Photograph 9: Photo from Neale Park facing south-east towards Botanical Hill.

Malvern Hills Landscape Values

Similar to Kaka and Botanical Hill, the Nelson Landscape Study identifies a ‘backdrop’ and ‘skyline’ area in which the visibility description of Malvern Hills landscape values are associated with. Unlike, Kaka and Botanical Hill, Malvern Hills contains residential development, which can be significantly increased by way of the underlying zoning. Therefore, it is noticeable that the natural and physical qualities and characteristics, sensory / aesthetic values, and cultural / recreational attributes are generally associated with Malvern Hills undeveloped and rural zoned upper slopes, as described below.

The Malvern Hills extend along the first leading ridgeline to the north of Walters Bluff, parallel with Nelson Haven and culminates along the lower lying areas which extend to the north of Bay View Road.

Visibility - High

Nelson Town Centre: *The Malvern Hills are not visible from the town centre.*

Arterial Roads: *Moderate levels of visibility are available from adjoining areas of SH6 following alongside Nelson Haven.*

Coastal Views: *The upper faces of the Malvern Hills are highly visible from the coast including Nelson Haven.*

Skyline: *The summit and upper slopes of the Malvern Hills are visible along the skyline from SH6 passing alongside Nelson Haven. The Malvern Hills are typically seen below the higher ridgeline of Kaka Hill to Wells Hill from the coastal edge.*

Natural and Physical Qualities and Characteristics - Moderate

Landform: *The summit of the Malvern Hills forms a predominantly open rolling ridgetop which runs parallel with Nelson Haven to the north of Nelson.*

Land cover: *Land cover predominantly includes areas of mown pasture forming corridors between larger sections of regenerating native scrub. [The majority of the exotic shrub vegetation, which was the predominant landcover has been removed and is now in pasture. This was undertaken after the Nelson Landscape Study was produced.]*

Sensory / Aesthetic Values - High

Vividness: *The open rounded form along the summit of the Malvern Hills is memorable as part of the immediate backdrop to Nelson Haven.*

Naturalness: *Built development typically avoids the ridgetop, however much of this area is managed as part of the surrounding modified rural landscape.*

Legibility: *Rolling summits and spur crests remain characteristic of weathered volcanic processes.*

Coherence: *Limited development is apparent along the upper slopes and ridge crest and there is a high level of visual coherence.*

Transient values: *Opportunities to experience wildlife and changing coastal views from Ridgeway Track.*

Cultural / Recreational Attributes - Moderate

- *The Ridgeline Track connects between Bay View Road to the north of Brooklands and Botanical Hill.*

Key Landscape Values

- *Rolling ridgetop landform running parallel with Nelson Haven.*
- *Predominantly open skyline and rural backdrop character.*

Potential Landscape Threats

Visual Amenity Landscape

- *Elevated residential subdivision and development which dominates this natural backdrop character.*
- *Earthworks / tracking which detract from the rolling ridgetop character.*
- *Skyline*
- *Prominent structures and buildings which dominate the skyline.*



Context Photograph 10: Photo from SH6 facing south towards Malvern Hills.

3.5 Summary

In summary, the site has been identified as an area within Nelson that can absorb a relatively large amount of development as to assist in providing for the needs of a growing community. The landscape values of Kaka Valley, Kaka Hill, Botanical Hill and Malvern Hills are varied and are summarised below.

Kaka Valley

Visibility of Kaka Valley, including Kaka Hill, Botanical Hill and Malvern Hills that enclose it are limited to the nearby stretch of Maitai Valley Road. Additionally, Kaka Valley has:

Moderate - high biophysical values associated with the Maitai River and its associated terracing, however, beyond the immediate river corridor these values are significantly 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.

Kaka Hill

The upper slopes on the **Kaka Hills western slopes are highly visible** from Nelson’s City Centre and the coast. Additionally, Kaka Hill has:

Moderate biophysical values because of its large rounded and conical landform which forms part of a larger sequence of open ridges, however highly modified with plantation forestry.

High sensory and aesthetic values resulting from its vivid open vegetated form which forms part of the memorable ‘green’ backdrop to Nelson, and its legible conical form and the mountain backdrop retaining a high level of visual coherence.

Low - moderate associate values with Kaka Hills peak historically used as a lookout and several recreation tracks located on its eastern slopes.

Botanical Hill

The western face of **Botanical Hill has very high levels of visibility** from Nelson’s City Centre. Additionally, Botanical Hill has:

High biophysical values resulting from its distinctive conical landform which connects into a low rolling ridge extending north of Nelson City, including remnant native vegetation with amenity trees and native scrub, gorse and pasture to the north.

High sensory and aesthetic values because it is a highly memorable feature and backdrop to the east of Nelson City, its visually coherent green backdrop and long rolling ridgetop and because it provides opportunities to experience wildlife in close proximity to Nelson’s City Centre.

Very high associate values because Botanical Hill is widely recognised as the centre of New Zealand and its recreational use of trails to Botanical Hills summit and connection with Walters Bluff.



Context Photograph 11: North-east facing view from from the eastern side of the Malvern Hills, within the site. The view is to north-east taking in Kaka Valley, Kaka Hill and their surrounds.

Malvern Hills

The upper faces of the Malvern Hills are **highly visible** from the coast including Nelson Haven, with **moderate levels** of visibility available from SH6 following alongside Nelson Haven. Additionally, Malvern Hills has:

Moderate biophysical values resulting from its predominantly open rolling ridgetop running parallel with Nelson Haven which is predominantly covered in mown pasture.

High sensory and aesthetic values because of its vividness and being a memorable part of the immediate backdrop to Nelson Haven, its naturalness and visual coherence resulting from built development typically avoiding the ridgetop and its legible rolling summits and spur crests, however modified by the rural landscape.

Moderate associate values resulting from the previously public Ridgeline Track connecting Atawhai and Botanical Hill.



Context Photograph 12: Aerial Photograph taken from above the Centre of New Zealand Monument on Botanical Hill facing east towards Maitai Valley, Kaka Valley and, Kaka Hill.

4.0 The Proposal

4.1 Description of the Proposal

The PPCR seeks to rezone the majority of the site with a mix of Residential Zones, Open Space Recreation Zone, Suburban Commercial Zone and Rural - Higher Density Small Holdings Area. This development area will be subject to Schedule X and a Maitahi Bayview Structure Plan, as well as specific policy provisions, which shall be read in addition to the NRMP.

The proposed changes to the planning maps 5, 7, 8, 11 and 52, the proposed Maitahi Bayview Structure Plan and the details relevant to these plans are included in Section 4.2 of the Private Plan Change Request to the Nelson Resource Management Plan report, which this assessment forms a part of. They are also illustrated on **Figures 9 – 14**.

Rather than repeating these proposed changes to the NRMP in full, the following points that are particularly relevant to an assessment of landscape and visual amenity effects and the urban design aspects of the PPCR consist of the following:

- There are four Residential Zones. Their primary difference is the minimum size of a residential property that they provide for, being:
 - Residential Zone - Higher Density Area. 300m² minimum lot size.
 - Residential Zone. 400m² minimum lot size.
 - Residential Zone - Lower Density Area. 800m² minimum lot size.
 - Residential Zone - Lower Density (Backdrop) Area. 1,500m² minimum lot size.
- The Rural Zone - Higher Density Small Holdings Area provides for a minimum lot size of 5,000m² with a 1ha lot size average.
- The following rules relate to future development within the proposed zones:
 - Buildings are prohibited within Kaka Hills Backdrop and Skyline Areas.
 - Buildings are prohibited within Kaka Hills Significant Natural Area.
 - Buildings are permitted within the Residential Zone - Lower Density (Backdrop) Area, so long as they meet the Residential Zone - Lower Density (Backdrop) Area rules. If these rules are breached, development will be a restricted discretionary activity.
 - o The final colour of any building's external roof and gutters shall be in natural range of greys, browns or greens with a light reflectivity value (LRV) of less than 20%.

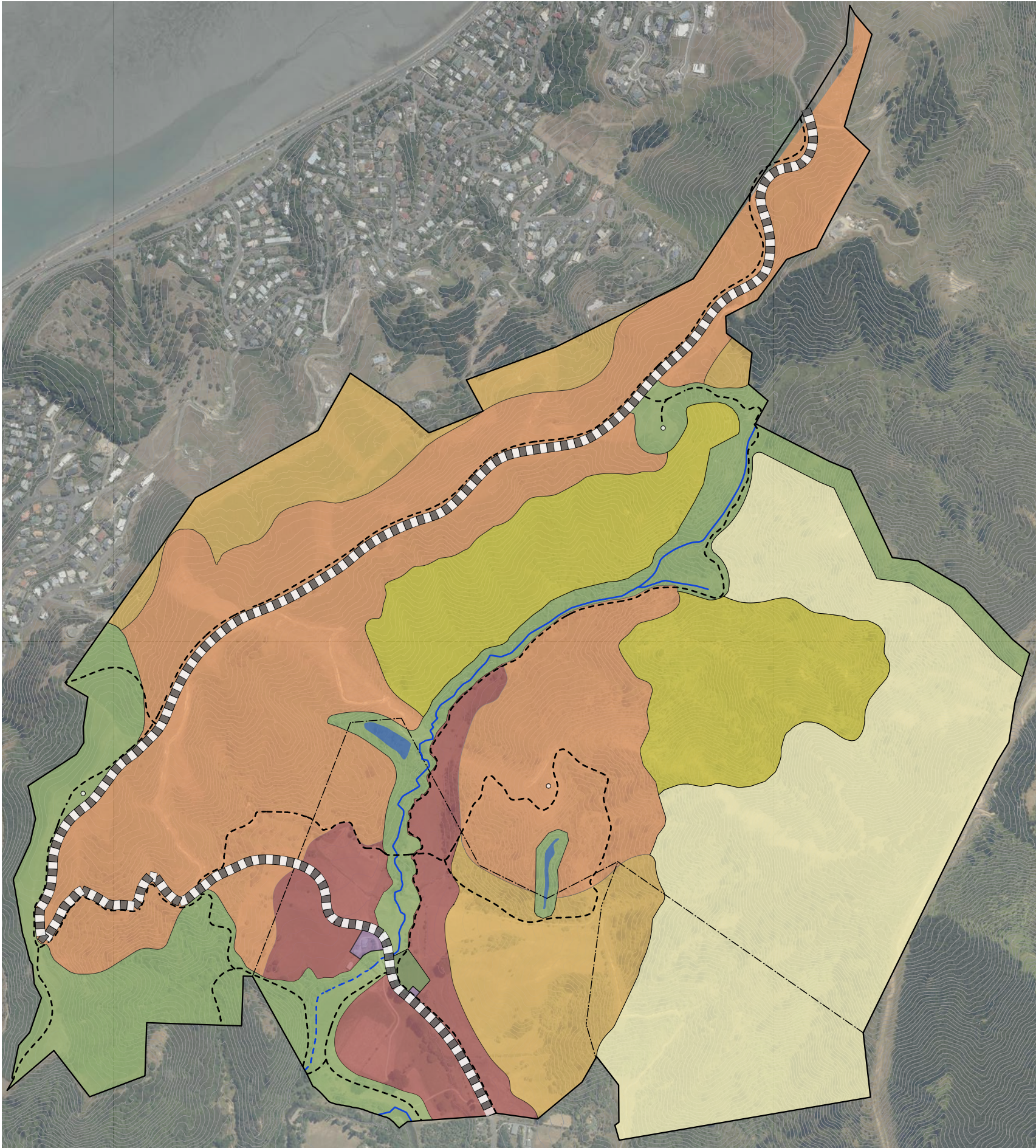
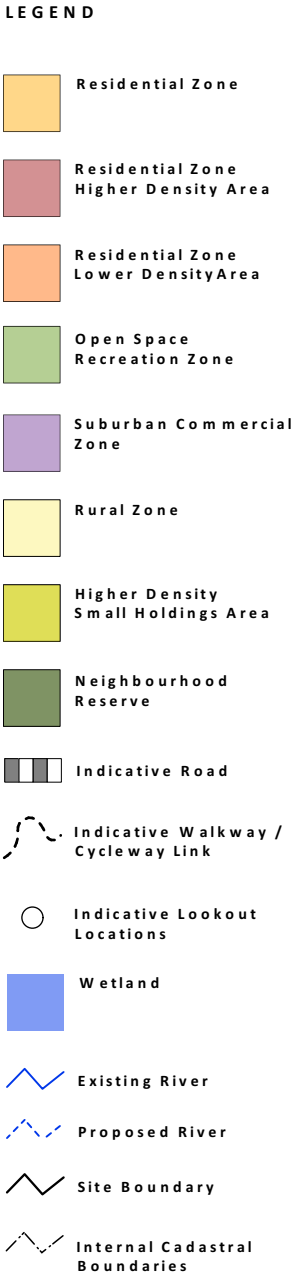


Figure 9: Proposed Structure Plan, overlaid on an aerial photograph and contours spaced at 5m intervals.



- o The final colour of any building's external walls, joinery and spouting shall be in natural range of greys, browns or greens with a light reflectivity value (LRV) of less than 32%.
- o Properties within the Residential Zone - Lower Density (Backdrop) Area and the Rural Zone - Higher Density Small Holdings Area shall contain 20% native vegetation cover.
- Buildings are a controlled activity within Botanical Hill and Malvern Hills Skyline Area. Control is limited to the following. If these rules are breached, development will be a restricted discretionary activity.
 - o The final colour of any building's external roof and gutters shall be in natural range of greys, browns or greens with a light reflectivity value (LRV) of less than 20%.
 - o The final colour of any building's external walls, joinery and spouting shall be in natural range of greys, browns or greens with a light reflectivity value (LRV) of less than 32%.
 - o The final height of any dwelling shall sit below the primary Botanical Hill and Malvern Hills ridgeline, as illustrated on the Maitahi Bayview Structure Plan.
 - o Any building proposed to extend above the ridgeline shall be supported by a landscape assessment by a suitably qualified and experienced landscape architect along with a detailed landscape plan, setting out how the visual impacts of a building exceeding the height of the primary ridgeline are to be mitigated.
- There are two Suburban Commercial Zoned areas. This includes the larger zone on the terrace overlooking the valley floor, with a smaller zone adjoining the proposed neighbourhood reserve.
- Properties within the Residential Zone - Lower Density (Backdrop) Area and the Rural Zone - Higher Density Small Holdings Area shall contain 20% native vegetation cover. Native vegetation shall consist of the plant species outlined in **Appendix 1 - Figures 36, 37 and 39**.
- The native planting palette for the Open Space Recreation Zone will provide for an esplanade reserve associated with Kaka Stream and the Maitai River is outlined in **Appendix 1 - Figures 38**.
- The Rural Zone will remain on the western slopes of Kaka Hill.
- The indicative road will provide the primary internal and external vehicle connections through the site.
- The indicative walking / cycling trails will provide the primary internal and external walking / cycling trails that will connect onto the existing trail networks within the vicinity of the site.

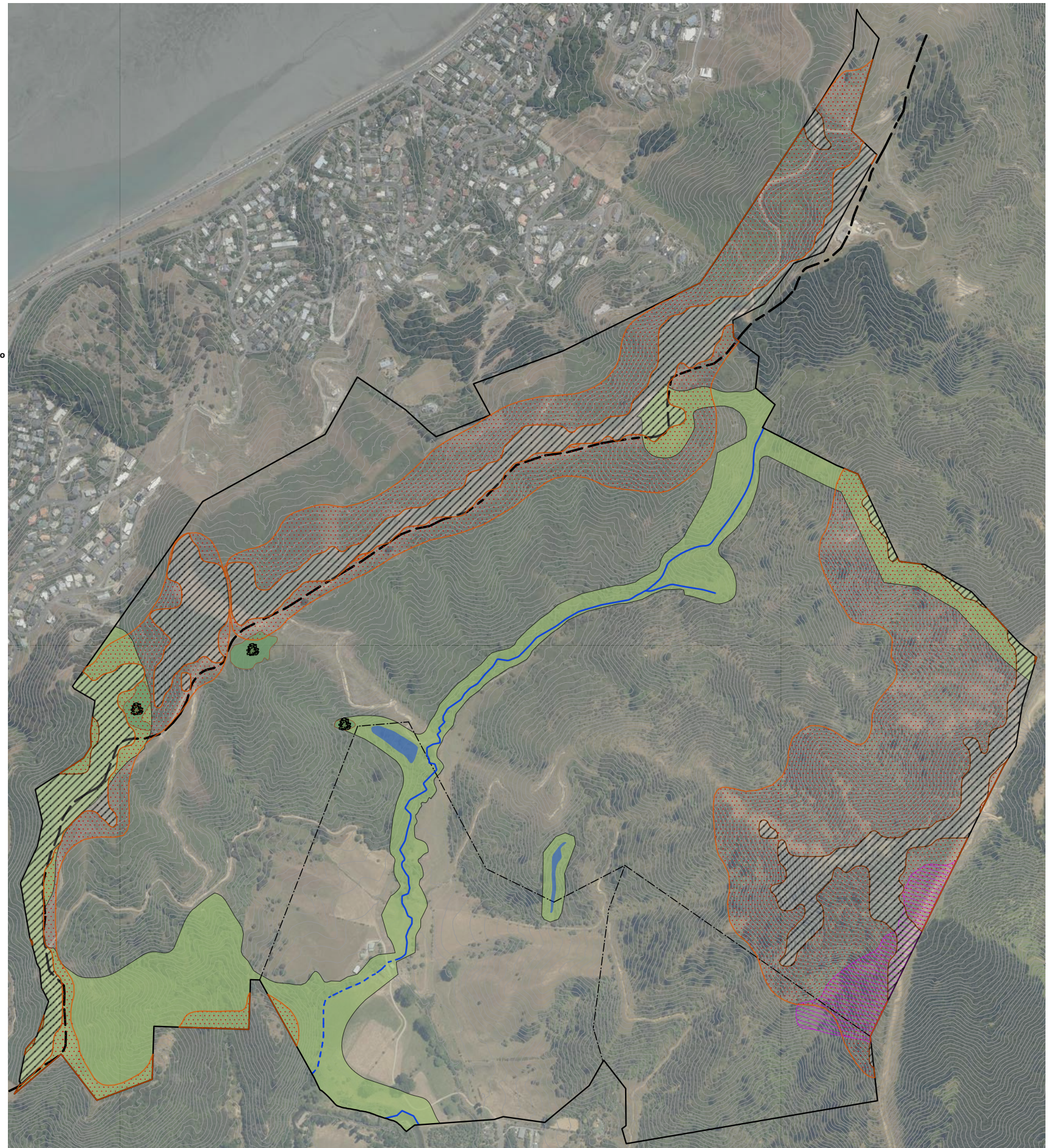


Figure 10: Proposed Structure Plan - Landscape Overlays, overlaid on an aerial photograph and contours spaced at 5m intervals.

LEGEND

- Residential Zone
- Residential Zone
Higher Density Area
- Residential Zone
Lower Density Area
- Open Space
Recreation Zone
- Suburban Commercial
Zone
- Rural Zone
- Higher Density
Small Holdings Area
- Neighbourhood
Reserve
- Indicative Road
- Indicative Walkway /
Cycleway Link
- Indicative Lookout
Locations
- Wetland
- Existing River
- Proposed River
- Site Boundary
- Internal Cadastral
Boundaries

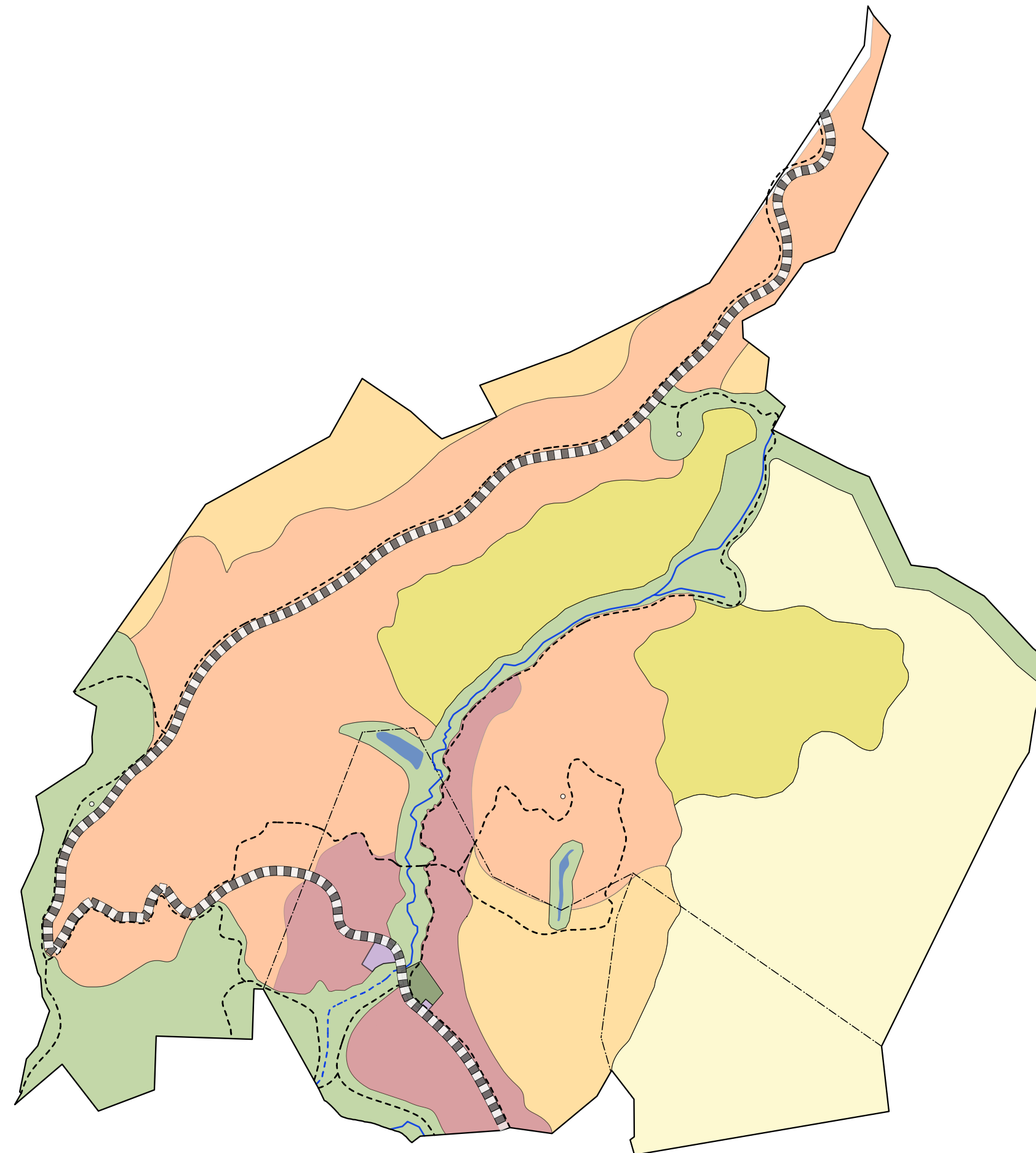


Figure 11: Proposed Structure Plan.



LEGEND

- Open Space Recreation Zone
- Skyline Area
- Backdrop Area
- Malvern Hills and Botanical Hill Ridgeline
- SNA Area
- Kanuka Vegetation and Kahikatea Tree to be Protected
- Wetland
- Existing River
- Proposed River
- Site Boundary
- Internal Cadastral Boundaries

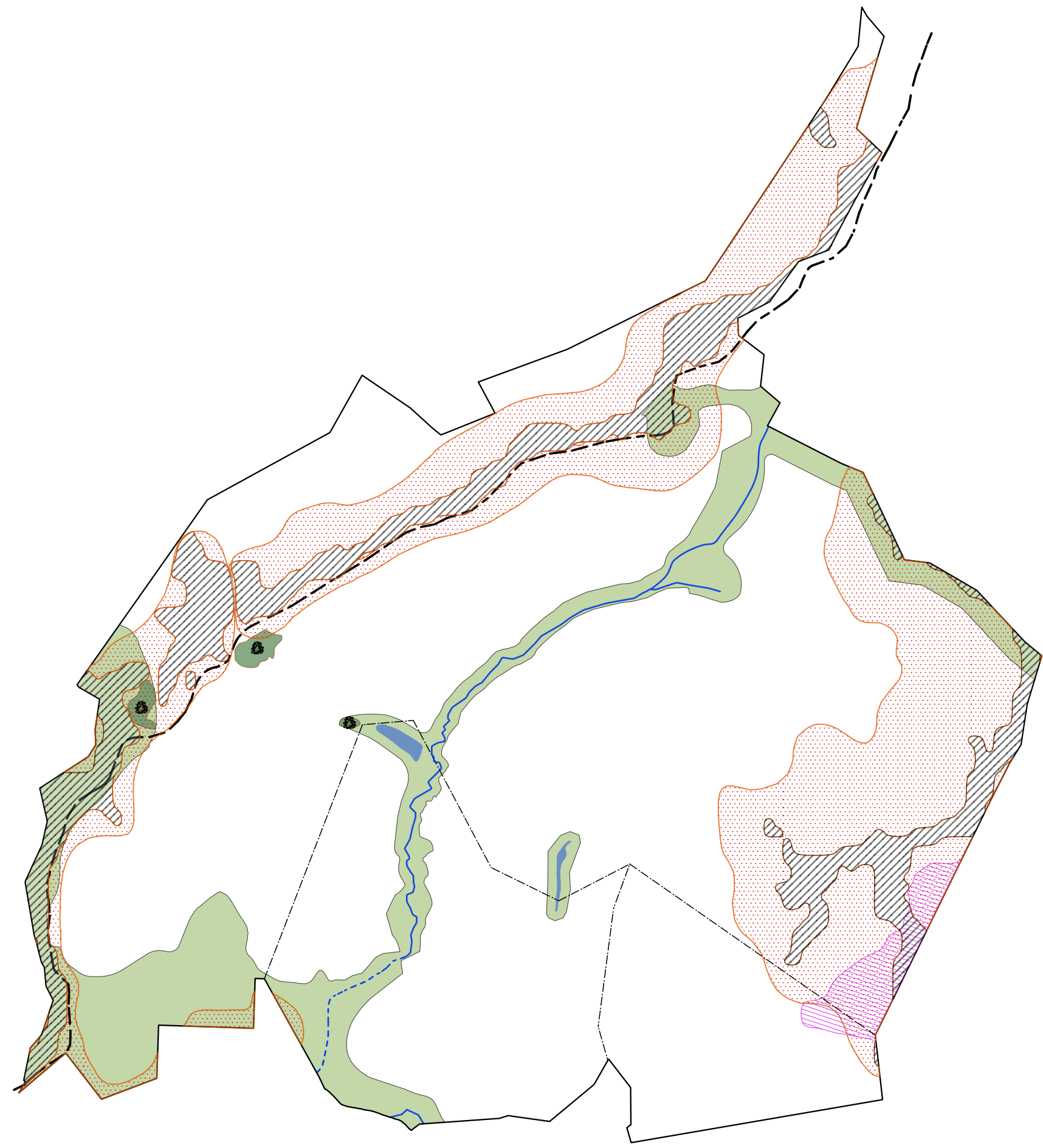


Figure 12: Proposed Structure Plan - Landscape Overlays.

LEGEND

- Residential Zone
- Residential Zone
Higher Density Area
- Residential Zone
Lower Density Area
- Open Space
Recreation Zone
- Suburban Commercial
Zone
- Rural Zone
- Rural Zone
Higher Density
Small Holdings Area
- Boundary of
Schedule X.
- Site Boundary
- Internal Cadastral
Boundary

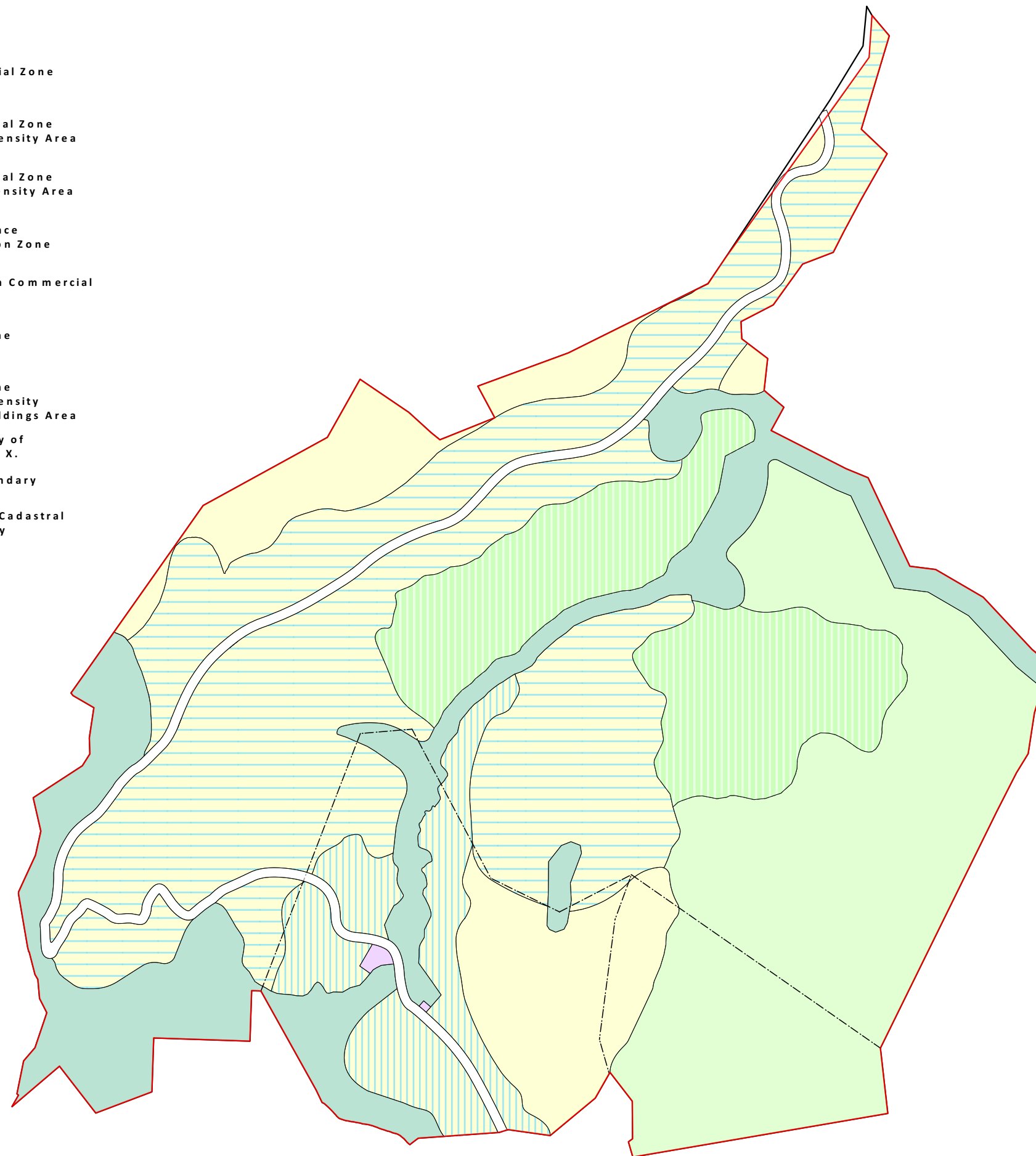


Figure 13: Proposed Zone Plan



PLANNING MAPS LEGEND
(RIGHT HAND MAPS ONLY)

NOTE 1: Zones are Represented on Right Hand Facing Sheet Only.
NOTE 2: Mean High Water Springs (MHWS) as shown on these Planning Maps are indicative only. Where rules in this Plan require MHWS to be located, This must be done by survey.

CAPITALS = ZONE

Lower Case = Areas Within Zone

ZONES

RESIDENTIAL

Higher Density

Lower Density Area

Lower Density Area (Stoke)

RURAL

Higher Density Small Holdings Area

Lower Density Small Holdings Area

CONSERVATION

INNER CITY-FRinge

Intense Development Area

INNER CITY -CENTRE

SUBURBAN COMMERCIAL

Leisure Area

INDUSTRIAL

Nelson Road South Industrial Area

OPEN SPACE RECREATION

OVERLAYS

Coastal Environment Overlay

Landscape Overlay

Scheduled Site (SEE Chapter 3 and Zone Chapters)

View Shaft Overlay

Scheduled Street

HERITAGE OVERLAYS

Archaeological Sites

Archaeological Overlay

SYMBOLS

Public Car Parking Squares and Places

Assumed MHWS and Landward Boundary of the CMA (SEE Note 2)

Nelson City Boundary

Bridge Location - (No Rules Apply)

MAP EXTENT SYMBOLS

1:2,500

1:5,000

1:10,000

1:25,000

Map Limit Outlines

Figure 14: Proposed Zone Plan

rough & milne landscape architects

Private Plan Change Request - Maitahi and Bayview, Nelson
Landscape, Visual Amenity and Urban Design Assessment
1 April 2021

SHEET
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5.0 An Assessment of Landscape and Visual Amenity Effects

5.1 Landscape Effects Assessment

Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape³¹.

Landscape character can be described as a combination of generic natural and physical elements such as landforms, (including features such as water bodies), land cover (such as vegetation, buildings) and land use (such as farming and viticulture activities, residential use or recreational use). Where elements are commonly present, they can describe a particular landscape character. Elements common to a rural character generally include open space (i.e. a lack of built elements), a dominance of vegetation and, but not necessarily, a productive land use.

Any natural or physical activity has the potential to alter the landscape character and amenity. It is important to appreciate that change to the character of a landscape is not necessarily adverse. Whether effects are adverse or not depends, to a large extent, on the public expectation of what can be reasonably anticipated to occur in the landscape. Allied to this is the landscape context in terms of its degree of naturalness / modification, existing patterns, scale and levels of public appreciation.

As discussed above, the site is split between two landscapes, being Kaka Valley and Bayview. Due to the size of the site, the assessment of landscape effects focuses on Kaka Valley, Maitai Valley, Kaka Hill, Botanical Hill and Malvern Hills that form part of the site and its receiving environment.

Kaka Valley and Maitai Valley

At a broad scale, and in the longer term, development within the Kaka Valley will be a legible and coherent spread of development within Nelson East, similar to residential development within Nelson South and the Brook. The PPCR area along with the land south of the Maitai Valley Road, as identified on the Future Development Strategy³⁴ will form a direct and comprehensive extension to the residential development within Nelson East.

It is accepted within the community that additional residential development within the Nelson Region is required to provide for an

increasing population, in which the above-mentioned reports have highlighted the landscape capacity of Kaka Valley as moderate and an area that is suitable to absorb residential development. Therefore, development within the Kaka Valley will not necessarily result in adverse landscape effects per se, it will be the way in which the development is designed and located which may or may not result in adverse landscape effects.

Also, as mentioned the site can be subdivided into approximately 40 rural living properties as a controlled activity. A development of this type would change the landscape character of Kaka Valley. However, it will not meaningfully assist with providing housing for Nelsons growing population. Therefore, a controlled activity would be an inefficient use of the landscape resource that the site provides within close proximity of Nelson City Centre.

The PPCR will change the existing and baseline landscape character of Kaka Valley, from a rural farming property or a 40 lot rural living development to a residential subdivision consisting of high, standard and low density housing typologies, two commercial nodes and an arterial open space corridor associated with the Maitai River and Kaka Stream.

The topography along the valley floor, when compared with the rest of the site, is relatively flat consisting of terraces covered in pasture that descend north to south. These terraces will be developed to contain high density housing. The overall topography of the valley floor will remain evident; however, the pasture cover will be changed to a residential neighbourhood.

The Open Space Recreation Zone will form a central green spine returning the stream to its natural alignment. The Open Space Recreation Zone will be 40m wide. It also provides a minimum 20m buffer between the Maitai River and the Residential Zone - High Density Area. This open space corridor will provide enough space to enhance the stream's biodiversity values and ecosystems associated with the streams water body. Regarding Maitai River, it will provide enough space to include additional vegetation and landscape elements that will maintain its open space values. The Open Space Recreation Zone will also provide for future recreation reserve development along its entire length. This will include walking and cycling tracks that, at a larger scale, forms a loop circuit along the top of Botanical and Malvern Hills and connects to the

wider trail network.

The Residential Zone - High Density Area and Open Space Recreation Zones, and the realignment of Kaka Stream have been designed to achieve the recommendations outlined in the Kaka Valley Landscape Capacity Assessment, for the following reasons:

- The Residential Zone - High Density Area will provide high density development along the valley floor where it is set back beyond the margins of the Maitai River and will directly associated with an open space network.
- The realignment of Kaka Stream will provide for a direct connection through the flood protection overlay, which is large enough to detain water during flooding events and direct the Kaka Stream to the downstream corner of Maitai River's horseshoe bend.
- The zoning provides ample space so changes to landform associated with the Residential Zone - High Density Area and Residential Zone that adjoin the river corridor will remain sympathetic to the existing landform and reflect the existing alluvial terrace patterns.
- The open space recreation zone rules provide for future recreation activities along its length which will positively contribute to the associative values of Kaka Stream.
- The Open Space Recreation Zone rules provide for the ecological enhancement of Kaka Stream, which will positively contribute to its natural values.
- The Open Space Recreation Zone will retain the lower terrace along the margins of the Maitai River.

In summary, the Open Space Recreation Zone, along with the surrounding Residential Zones will maintain the landscape values of the Maitai River and provide for the enhancement of Kaka Stream. Due to this, the open space recreational zone will provide a framework that will enhance the natural character of Kaka Stream and Maitai Rivers margins. In doing so this framework will protect them from inappropriate subdivision, use, and development.

In addition to the above, changes to the landscape resulting from the PPCR will be limited to Kaka Valley and the western end of Maitai Valley, in which they will not spread east of Ralphine Way.

³¹ The Landscape Institute and Institute of Environmental Management and Assessment. *Guidelines for Landscape and Visual Assessment (GLVIA)*, 2002 Edition.

³² Nelson City Council and Tasman District Council. *Nelson Tasman Future Development Strategy*. July 2019. Page 6.

Changes to Maitai Valley are likely to include upgrades to Maitai Valley Road and Ralphine Way intersection, as to accommodate additional vehicle movements. Also, some upgrades to the existing cycle network through Branford Park, alongside Maitai Valley Road may occur to accommodate an increase in users. The Future Development Strategy has highlighted that Kaka Valley can accommodate 800 odd dwellings, therefore, these upgrades to provide for an increase in users is fair and reasonable to anticipate. These upgrades will be limited to this area; therefore, they will not directly impact on the wider environment. Conversely, these upgrades may increase access to the recreational activities that are located further east within Maitai Valley. Thus, enhancing the associative attributes of the wider landscape.

In summary, Kaka Valley has been identified as an area which can absorb change. The Kaka Valley's valley floor will change from a rural landscape to a residential neighbourhood situated along the Open Space Recreation Zone associated with Kaka Stream. This mix of development and open space will retain the topographical nature of the valley floor, enhance the natural character of Kaka Stream and maintain the values associated with Maitai River. In doing so this change will have a **moderate degree** of adverse effects on the existing landscape character of Kaka Valley's valley floor.

Kaka Hill

The majority of the Residential Zone on Kaka Hill's lower slopes includes the NRMPs existing higher density small holdings area, which is also identified as an area that can absorb residential development.

The proposed Residential Zone ascends Kaka Hills slopes following the side of a small ridge up to approximately 40m above the access track, were it meets a gully. Development provided for above the access track and powerline may appear to impede on the upper slopes. However, the Geotechnical Report illustrates that the land stability of these upper slopes limits the amount of development that may actually occur. Therefore, the upper extent of the Residential Zone will more likely provide for flexibility of roading rather than dwellings. Residential development proposed on the gentler topography of the lower slopes of Kaka Hill allows the overall conical landform of this hill to be maintained.

As discussed above, the landcover on the lower slopes is not of significant value. However, the removal of vegetation and pasture, and replacing it with built form will inherently reduce the natural character

of its lower slopes. A wetland immediately south of the knoll has been identified. The Open Space Recreation Zone that it will be located within will provide the policy framework for its landscape values to be enhanced. Additionally, there is a small watercourse that descends from the wetland down the hill. NRMP Appendix 14 provides the framework in which this landscape feature will be incorporated and enhanced at the time of a subdivision.

North of the Residential Zone is the Residential Zone - Lower Density Area located along the lower slopes of Kaka Hill, ascending to a similar height as the Residential Zone. The topography in this area varies between open slopes and gullies, with some of these areas being within Geotechnical high risk areas. Future development within this area will result in pockets of dwellings within the low risk areas, with their respective properties maintaining the lower hillslopes in a similar manner to the rural living properties accessed off Ralphine Way. This will inherently change the vegetated character of the Kaka Hill lower slopes, however, its underlying landform will remain evident.

The higher density small holdings area on the lower slopes of Kaka Hill will provide for properties in excess of 5,000m2 in area, with an overall average of 1 lot per hectare. Being relatively large and containing steeper topography, it is likely that small clusters of dwellings will be situated within flatter and more easily developable areas, while the majority of the land will retain its current and enhanced vegetation cover. Also, future development will require a consent, and thus need to meet the requirements in the NRMPs Appendix 14. In doing so it will result in a design outcome that maintains important landscape patterns, retains vegetation and enhances amenity and character.

The mid and upper slopes of Kaka Hill will retain the current rural zoning and will include the skyline, backdrop and SNA overlays on its upper slopes. Therefore, for all intents and purposes, the PPCR will retain the status quo for this area of land.

The landscape values of Kaka Hill predominantly relate to its upper slopes, its conical landform, its vivid open vegetated form which forms part of the memorable 'green' backdrop to Nelson, its peak which was historically used as a lookout and several recreation tracks located on its eastern slopes. By keeping future development on the lower slopes of Kaka Hill, it will not directly impact on these landscape values that relate to its upper slopes.

In summary, Kaka Hill currently provides for rural living development on its lower slopes. This proposed zoning on Kaka Hill is similar in extent to the existing zoning as to limit the reduction in open space values. By containing future development to its lower slopes, the PPCR will not impact on its unmodified skyline, legible conical landform, and its green backdrop character.

Overall, the landscape character of the lower slopes of Kaka Hill will change from a rural landscape to a residential neighbourhood. Due to the above, this change will have a **moderate degree** of adverse effects on the existing landscape character of Kaka Hill. However, by containing this development to its lower slopes, the PPCR will not adversely affect the key landscape values of Kaka Hill.

Botanical Hill

The upper extent of Botanical Hill is proposed to be zoned open space recreation, which will include the majority of the skyline area, backdrop area and ridgeline. This Open Space Recreation Zone will be more prohibitive regarding development when compared with the existing rural zone. Therefore, it will positively enhance the protection of Botanical Hills landscape values, within this Open Space Recreation Zone.

The skyline areas northern most extent, within the gully above Walters Bluff, extends over the proposed Residential Zone - Lower Density (Backdrop) Area. Buildings are a controlled activity within the skyline area, with roading infrastructure being permitted. These areas are free of native vegetation and future roads must follow the existing topography, as such, rules are in place so dwellings and roading will not detract from distinctive landform and tie in with the residential development on Walters Bluff.

In addition to this, all properties shall include 20% native vegetation cover. The increase in native vegetation along Botanical Hill will assist in offsetting future-built form and impervious surfaces. It will also provide an elevated seed source that will positively assist in the long-term regeneration of native vegetation within the local and wider environment.

Because Botanical and Malvern Hills east facing slopes are similar and difficult to differentiate between one another, the potential landscape effects resulting from the residential low density backdrop area are discussed together under the heading Malvern Hills.

In summary, the PPCR Open Space Recreation Zone will maintain the landscape values of Botanical Hill and will not the change nor effect the existing landscape character of this area.

Malvern Hills

Malvern Hills south-east facing slopes, as well as Botanical Hill, will be zoned Residential Zone - Lower Density Area, with the northern end of Malvern Hills south-east slopes being zoned Residential Zone - Lower Density (Backdrop) Area and Rural Zone - Higher Density Small Holdings Area. For reference, the indicative road follows the approximate ridgeline of Malvern Hills, which is a good reference point splitting the hills south-east and north-west slopes.

The Residential Zones will extend above the area identified on the Future Development Strategy, providing for future development on these mid and upper slopes that will be clustered along the indicative road. Residential development and its associated earthworks will alter the more subtle landform changes on this hillside, however its overall landform and larger landform features, being ridges, spurs and valleys will remain evident.

This hillside is primarily covered in pasture, with two stands of native kanuka vegetation and a kahikatea tree proposed to be protected. As such future residential development will not result in the reduction in any native vegetation. Spatially the extent of the proposed residential zoning appears relatively large on the zone and structure plan. However, in reality the proposed zone will not result in a full spread of development within this area due to topographical constraints and geotechnical high risk areas. Further to the Tonkin and Taylor Report, it is considered that the pattern of development may be consistent with the existing residential development on the north-east side of the hill. This has resulted in clustered areas of development separated by pockets of green space, usually associated with steeper and geotechnically higher risk slopes.

The higher density small holdings area will result in a similar pattern of development, as described above, however, the density of development will be very sparse. It is worthwhile mentioning that the higher density small holdings area descends down to the valley floor, because the topographical constraints on this hillside will make it difficult to develop.

As such, it is considered that development will be on the very upper part of these slopes or along the lower slopes near the valley floor. As such, it is likely that the majority of this hillside will retain a large amount of its current open vegetated character.

With regard to the above, the landscape character of the Malvern Hills south-east facing slopes will inherently change as they will contain residential development interspersed with the open vegetated hillslopes. Due to the above, this change will have a **moderate degree** of adverse effects on the existing landscape character of Malvern Hills and Botanical Hill’s eastern facing slopes.

The upper extent of Malvern Hills north-west facing slopes, above the existing Residential Zone, will contain the proposed Residential Zone and Residential Zone - Lower Density (Backdrop) Area.

As mentioned, the upper extent of the existing Residential Zone does not logically follow the contours of Botanical Hill and the Malvern Hills. Also, it is worthwhile mentioning that The Atawhai Hill Transport Link Study³³ which evaluates the location of a connector road through this area mentions that Council intends on increasing the elevation of the existing Residential Zone along the Malvern Hills. Therefore, it is reasonably anticipated that the existing upper extent of the Residential Zone will be altered. The issue being the extent of this increase in residential zoning and how will it maintain and / or enhance the landscape values of the Malvern Hills.

The PPCR will allow for residential development that is similar in size and density to, and is located where the topography is less steep, similar to the existing residential zoning.

The Residential Zone rules for allotment sizes has been designed to follow the existing density of development on the mid slopes, whilst providing for larger allotments on the upper slopes. These areas are separated by the backdrop area, which represents the upper extent of existing residential development.

The mid slopes will contain the standard density residential zoning as per the existing residential zoning that flanks it on either end. Essentially, this Residential Zone will provide for infill development along Malvern Hills, within close proximity of Nelson City Centre. Topography and

geotechnical constraints will limit the spread of development throughout this entire area, similar to the existing residential areas located along Malvern Hills. As such, the infill of residential development will result in a similar pattern of development that currently exists on these slopes, being clusters of dwellings separated by open vegetated steeper hill faces.

The upper slopes, within the Residential Zone - Lower Density (Backdrop) Area will have a minimum allotment size of 1,500m². Overlaid over this zone is the skyline area in which development is controlled. As such, dwellings will be required to be designed to meet the matters of control. By doing so, the skylines line and form when viewed from SH6 and the coast will be maintained.

Additionally, 20% of every property within the backdrop and skyline areas will be vegetated with native plants. These plants will positively contribute to the natural values of Malvern Hills. Also, this vegetation will provide a habit and an ecological corridor along Malvern Hills, creating an extension to the SNA area to the north. This will positively enhance corridors that birds travel along. The planting will also help settle proposed built from into the overall landscape setting.

The intention of the PPCR is to provide for a logical extension and infill of the upper slopes where the existing Residential Zone is not located. The objectives, policies and rules for the PPCR demonstrate that these upper slopes are highly valued. As such, the objectives, policies and rules will limit development to the areas which have a higher ability to absorb development, will be cohesive with the current residential zoning, and will protect the skyline area from development.

In addition to the zoning, the indicative road will provide access to these elevated residential areas and up and over Botanical Hill and Malvern Hills. As mentioned, The Atawhai Hill Transport Link Study indicated that a future road connection should connect Walters Bluff (Bay View Road) and Dobson Valley (Davies Drive). The Transport Link Study recommends a road with up to a 12m high cut face running along the front face of Malvern Hills. The proposed indicative road is longer than the recommended road. However, is more sympathetic to the landscape values of Malvern Hills by utilising the existing farm track and flatter topography along its ridgeline.

³³ MWH. Atawhai Hill Transport Link Study. Prepared for Nelson City Council. July 2016. Page 13.

The majority of the indicative road will be located within, and off the crest of the Malvern Hills skyline area. The width of the ridgeline will be able to accommodate the majority of this road. The indicative road will become a public place, that connects onto the surrounding road network. It is considered that a public road and trails along the ridgeline will provide a high degree of amenity to its future users due to its 360-degree views of the surrounding area, similar to the Centre of New Zealand Monument.

In general, the PPCR will result in an overall extension to the trail network. It will provide public access within Kaka Valley, on Kaka Hill’s lower slopes and along the ridgeline. It will be accessed from numerous points providing for an array of cycling, walking and running loop circuits and thoroughfare connections. These additional trails will positively contribute to the recreational activities within proximity of Nelson and Maitai Valley. Therefore, these connections will positively affect the associative values of the site and its surrounds.

Overall, the existing landscape character of the Malvern Hills will change by providing for an increase in residential development. It is considered that by controlling development within the skyline area, positively contributing to the Malvern Hills green backdrop and enhancing its associative values, the PPCR is an appropriate fit on the Malvern Hills

Summary

In summary, the PPCR will change the existing landscape character of Kaka Valley which is anticipated to absorb this level of development. The PPCR has been designed to be sympathetic to the landscape features and values within the valley including the surrounding hillsides. As such these landscape features are maintained and, in some instances, will be enhanced. Therefore, the mix of zoning types and subsequent densities of development will complement the landscape features within the valley and on the surrounding hills.

Overall, the PPCR will provide for the enhancement of Kaka Stream, not adversely affect the landscape values of Kaka Hill, will maintain the landscape values of Botanical Hill and will alter the character of Malvern Hills upper slopes through additional built form while enhancing native vegetation and increasing the associative values of this hillside. Due to this, the PPCR is an appropriate fit for the site.



Context Photograph 13: Photograph taken from Maitai Valley Road facing north over the Maitai Cricket Ground towards, Kaka Valley, Kaka Hill and Malvern Hills.

5.2 Visual Amenity Effects Assessment

Visual effects relate to ‘...the changes that arise in the composition of available views as a result of changes to the landscape, to people’s responses to the changes, and to the overall effects with respect to visual amenity.’³⁴

Amenity values encompass a broad range of issues. The focus of this assessment is visual amenity, which is a measure of the visual quality of a landscape as experienced by people living in, working in or travelling through it.

The significance of a visual effect is influenced by the visibility, the scale and nature of the PPCR, the sensitivity and absorption of the existing landscape, the visual sensitivity of the viewer and the size of the viewing audience.

It is also important to note that the visibility of some changes in the landscape is not necessarily an adverse effect in itself. A new element only brings an adverse effect on visual amenity if it discords with or degrades the visual amenity that would otherwise be experienced. Therefore, in any assessment, it is important to identify and assess the magnitude of visual change, and then whether the visual change will affect visual amenity in an adverse, neutral or positive way, and to what degree.

The site and the PPCR extends over a 286.78ha area that is potentially visible from two distinctly different viewing catchments which are separated by Botanical Hill and Malvern Hills ridgeline. The PPCR within Kaka Valley is potentially visible from the south and Botanical Hill, whereas Bayview is potentially visible from the north, west and south-west.

Viewpoints which best describe the relationship between the PPCR area, and the viewing audiences were chosen from a desktop study and during site visits. Subsequently, the actual and potential visual effects of the future development provided for by the PPCR has been assessed from a number of representative public areas. It was found that these public places provide views to specific parts of the site and when compared to one another are experienced in different ways, therefore, they have been grouped under the following headings:

- Maitai Valley Road
 - Viewpoint 1
- Ralphine Way
 - Viewpoint 2
- Botanical Hill / The Centre of New Zealand Reserve
 - Viewpoints 3A – 3F (6 points)
- Nelson City Centre
 - Viewpoints 4A – 4O (15 points)

- Port of Nelson
 - Viewpoints 5A – 5B (2 points)
- SH6, between Russell Street and Neale Park
 - Viewpoints 6A – 6F (6 points)
- SH6, between Marybank Road and Neale Park
 - Viewpoints 7A – 7E (5 points)

It is worthwhile mentioning that the PPCR will create new public roads and walking / cycling trails. These future public places are currently within the site, therefore do not need to be considered when undertaking a visual effects assessment. Also, as mentioned above, some of these new public places will provide a high degree of amenity for future users.

Photographs representing the views gained from the majority of these public places, ZTV maps illustrating the theoretical extent of visibility from each of these locations and a viewpoint location plan illustrating where these photos were taken from are included below. The visibility and effects on visual amenity arising from the PPCR are described from the surrounding public places below.

³⁴ Landscape Institute and Institute of Environmental Management and Assessment. Guidelines for Landscape and Visual Assessment (GLVIA), 2002 Edition.



Figure 15: Viewpoint Location Plan

Maitai Valley Road - Viewpoint 1

Maitai Valley Road is popular as it provides access to the Maitai Cricket Grounds, Waahi Ta Akaroa Reserve, a number of swimming holes along the Maitai River, Sharlands Creek Mountain Bike Club, Waahi Taakaro Golf Course, the Matai Valley Motor Camp, Two Arrows Archery Club, the Maitai Caves Walkway as well as a number of walking trails on the hills to the south, the Maitai Dam and the Dun Mountain Bike Trail.

Maitai Valley Road provides access to the site. The Future Development Strategy has indicated that Kaka Valley can absorb approximately 800 – 900 properties. Therefore, no matter what the physical layout of the PPCR within the Kaka Valley is, it is likely that upgrades to Maitai Valley Road and the adjacent trail network will occur, including upgrades to a one-lane bridge, and the Maitai Valley Road and Ralphine Way intersection as to accommodate the anticipated increase in vehicle movements, and cyclists. These anticipated changes do not form part of the PPCR, however, they will be noticeable and will change the way in which the road is currently experienced once the PPCR is fully developed. Additionally, the demographic of road users will alter, because future road users will include those that associate the PPCR area with their home and neighbourhood.

Extent of Visibility

Taking into consideration likely upgrades to Maitai Valley Road and a subsequent reduction in adjacent vegetation, views into Kaka Valley are limited to an approximate 500m long stretch of Maitai Valley Road between Jickells Bridge and Ralphine Way to the west. When travelling at 50km/h or 14m/s, it will take a road user approximately 36 seconds to travel along this 500m stretch of road. Due to the nature of this road and travelling through the valley, it is considered that views are intermittent. Also, Kaka Hill is predominantly visible to east bound traffic and Botanical Hill and Malvern Hills are predominantly visible to west bound traffic.

The theoretical extent of visibility of Kaka Valley, and the hills that contain it are illustrated on the ZTV Map and Viewpoint Photograph 1. Viewpoint Photograph 1 faces north, as to demonstrate the full extent of the view currently gained from Matai Valley Road, beside the cricket ground. This location provides an uninterrupted view to the north. I note that this view does not portray the primary field of view when travelling east or west, which would be in line with the road, rather this photograph represents the full extent of the view into Kaka Valley.

The Residential Zone - High Density Area and Suburban Commercial Zones on the valley floor, including the Residential Zones that extends along the Open Space Recreation Zone will be located behind vegetation associated with the Maitai River, future vegetation within the Open Space Recreation Zone associated with Kaka Stream, and the existing dwellings and their associated vegetation accessed off Ralphine Way. Therefore, development on the valley floor will be difficult to see from the road.

The upper extent of the Residential Zone on the lower slopes of Kaka Hill is consistent with the existing higher density small holdings area and the extent of development anticipated by the Future Development Strategy. This Residential Zone will be the most prominent area of residential

zoning that is seen when travelling east along Maitai Valley Road. This is due to the viewing angle, the relatively close proximity it is seen and its elevated location. This area of residential zoning will be seen as being contained to the lower slopes, by the vegetated and steeper upper slopes of Kaka Hill.

Immediately north of the Residential Zone on Kaka Hill, the Residential Zone - Lower Density Area will be seen providing for larger properties and their associated dwellings surrounded by the vegetated hillside. An east bound road user will briefly see this area within their peripheral field of view and beyond the Residential Zone. Future development within this area will require a consent, and thus need to meet the requirements in NRMPs Appendix 14. In doing so it

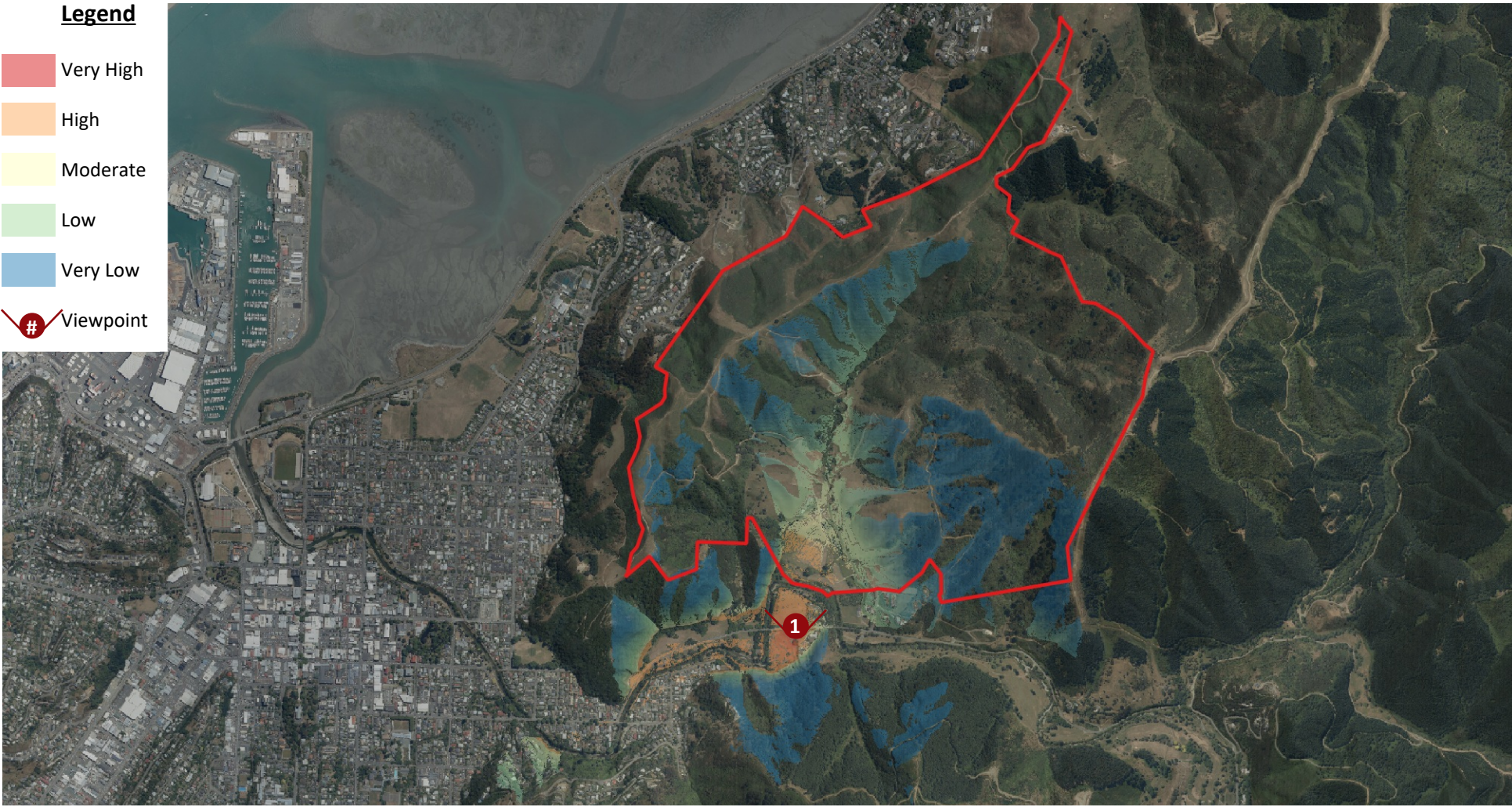


Figure 16: Viewpoint 1 - ZTV Map

would, hopefully, result in a design outcome that maintains important landscape patterns, retains native vegetation and enhances amenity and character. Due to this, future development will be subservient to Kaka Hill’s visually prominent vegetated hillside.

Botanical Hill’s south-east slopes significantly reduce visibility of the majority of the Residential Zone - Lower Density Area along Botanical Hill and Malvern Hills southern end. The Residential Zone - Lower Density Area on the mid and upper slopes following the indicative road up Malvern Hills will be seen by west bound road users within their peripheral field of view. This is at an approximate distance of 1.2kms which is of a low – very low degree. Future elevated development will be noticeable, will appear clustered and logically follow the indicative road up this hillside, similar to residential development on the opposite side of the hill. The density of development is allowed to be less than 800m2. However, it is likely to be less than this as development will be dictated by topography and geotechnical constraints. Therefore, it is likely that future development will resemble a density similar to the north-west facing hillside, which consists of open green spaces between clustered development.

The Residential Zone - Lower Density Area that follows the indicative road up the hill and below the ridgeline, including the Residential Zone - Lower Density (Backdrop) Area, will be visible at the far end of the valley between 1 – 1.7km’s away, being a very low degree of visibility. Views gained of these distant hillslopes are perpendicular to a road users’ direction and subsequently outside of the primary and peripheral field of view. Therefore, future development will form a fleeting part of this view.

Lastly, Botanical Hills east facing slopes, Kaka Hills upper west and south facing slopes, the south facing slopes at the head of the valley, the skyline area and the majority of the two higher density small holdings areas will be maintained in their current open and vegetated state. As such, future development within Kaka Valley will be seen as being flanked and surrounded by the open vegetated hillsides.

Visual Effects

When travelling east or west along Maitai Valley Road, the Maitai Valley, Kaka Valley and the surrounding vegetated hillsides that enclose this area are a prominent part of the overall scene. Future development

provided by the PPCR will form a brief part of this view within Kaka Valley, which its vegetated hillslopes will continue to form part of the prominent part of this scene. The magnitude of change will be of a moderate degree because of the baseline and the anticipated development within the valley floor. Also, because the closer areas of future development will be screened by vegetation and the more visible areas of development will be seen in the distance and at oblique views.

The Residential Zone ascending Malvern Hills south-east facing slopes and below the skyline area will reduce the openness of these distant hill's upper slopes. Future development will be seen as a logical pattern of development following the indicative road up the hillside. Also, in reality, future development will be limited by the steepness of topography and geotechnical constraints. Therefore, areas of open space will provide visual separation between clusters of built form. The remainder of the PPCR is contained to the lower slopes and valley floor and will not reduce the amenity afforded by the surrounding hillsides upper slopes.

On balance, the PPCR will have a **low - moderate degree** of adverse effects on the existing visual amenity experienced from Maitai Valley Road.



Viewpoint Photograph 1: Located along Maitai Valley Road, beside the Maitai Cricket Ground, facing north towards the site and the surrouding Botanical, Malvern and Kaka Hills.
Date: 4 June 2020 **Time:** Between 2:00 pm and 3:00pm.

Ralphine Way - Viewpoint 2

Ralphine Way is a no exit road providing access to seven rural living properties and the site. It is likely that people using Ralphine Way are currently limited to these landowners and their guests, being a very small group of people. In addition to this, Ralphine Way ascends to the north from Maitai Valley Road, with its high point situated at its cul-de-sac. As such, the current group of people who may see the site in its current state from this location would be very limited.

Extent of Visibility

The theoretical extent of visibility of Kaka Valley, and the hills that contain it are illustrated on the ZTV Map and Viewpoint Photograph 2.

The southern end of the Residential Zone on the lower slopes of Kaka Hill will be seen within close proximity. The Residential Zone and Suburban Commercial Zones will be seen on the valley floor at the base of Botanical Hill. These areas are highlighted as areas that can absorb residential development.

Beyond the valley floor the Malvern Hills south-east facing slopes form the focal point of this view. The Residential Zone - Lower Density (Backdrop) Area will cover the majority of this visible section of hillside. Left to right, this includes the pasture covered hillslopes between the hair pin corner on Botanical Hill and to the right of the zig-zag farm track on Malvern Hills. To the right of this area, a small part of the Residential Zone - Lower Density (Backdrop) Area below the skyline area will also be seen. The indicative road will be seen ascending this hillside with future residential development being accessed from it.

The density of development on this hillside will be dictated by topography and geotechnical constraints. Therefore, it is likely that future development will resemble a density similar to the north-west facing side of Malvern Hills and it will be clustered, leaving open green spaces between pockets of development.

Beyond the Residential Zone, the southern extent of Botanical Hill, the skyline area, and the remainder of Malvern Hills will retain its open and vegetated appearance.

The Open Space Recreation Zone following Kaka Stream and the zoning up the valley floor and flanking its surrounding hillsides are not visible due to the Kaka Hills lower slopes screening this view.

Visual Effects

Given the reasonably anticipated development that will occur in the foreground and midground of this view, the PPCR will result in the magnitude of change being of a moderate to high degree.

The magnitude of change will be mitigated by the small group of people that currently experience this view, the reasonably anticipated level of development within the site, the logical pattern of development following the indicative road up the hillside and the limitations on this development due to geotechnical and topographical constraints. As a result, large areas of open space will remain and visually separate clusters of built form.

On balance, the PPCR will have a **low - moderate degree** of adverse effects on the existing visual amenity experienced from Ralphine Way.



Figure 17: Viewpoint 2 - ZTV Map



Viewpoint Photograph 2: Located at the end of Ralphine Way, facing north towards the site and the surrounding Botanical, Melvern and Kaka Hills.
Date: 4 June 2020 **Time:** Between 2:00 pm and 3:00pm.

Botanical Hill Reserve / Centre of New Zealand Monument - Viewpoints 3A - 3F

Visibility of the PPCR has been assessed from the Centre of New Zealand, the walking trail that descends to the east and the Sir Stanley Whitehead Walkway, with Viewpoint Photographs 3A – 3F taken from the following locations:

- 3A - The Centre of New Zealand Monument, facing north.
- 3B - The Centre of New Zealand Monument, facing east.
- 3C – A clearing at the top of a zig-zag section of walking trail on Botanical Hill’s eastern side.
- 3D – The southern end of Sir Stanley Whitehead Walkway.
- 3E – The northern end of Sir Stanley Whitehead Walkway.
- 3F – The eastern and elevated end of Pearce Way.

These locations were chosen because when compared with other sections of the walking and biking trails in the area, they provide relatively clear and representative sightlines into Kaka Valley or along the north-east face of Malvern Hills. They are also locations where people would stop, rest, and enjoy the view.

Extent of Visibility

The theoretical extent of visibility is illustrated on the ZTV Maps and Photograph 3A – 3F.

The central part of Botanical Hill’s ridgeline, including part of the existing farm track is visible from the Centre of New Zealand Monument. This part of the ridgeline is within the Open Space Recreation Zone, with the existing farm track forming part of a proposed walking / cycling trail. The upper extent of the Residential Zone - Lower Density Area on Botanical Hill is approximately 10m below the existing Farm track. The upper extent of this zone will ensure that future residential development on Botanical Hills eastern slopes is not visible from the Centre of New Zealand Monument.

The southern end of Kaka Valley and the western slopes of Kaka Hill can be seen from the Centre of New Zealand monument, as illustrated on Viewpoint Photographs 3A and 3B. Surrounding topography and vegetation screens views to the remainder of the site. The PPCR will be visible to the same extent as the existing higher density small holdings area within this part of the site and the level of development anticipated by the Future Development Strategy.

The high density and standard density development on the valley floor, south of the farm sheds and east of Kaka Stream, and ascending the

lower pastoral slopes of Kaka Hill will be seen. Also, the majority of Kaka Hills upper slopes will continue to be seen in their vegetated state. When descending the walking trail to the east, intermittent views of the upper part of Kaka Valley and the PPCR within this part of the site are gained, as illustrated on Viewpoint Photograph 3C. These brief glimpses will provide an elevated view of the future development that the PPCR will provide for.

When traversing the Sir Stanley Whitehead Walkway along Malvern Hills western face, visibility of future development provided for by the PPCR is not gained, as illustrated on Viewpoint Photograph 3D. When at the northern end of the walkway and at the elevated end of Pearce Way, visibility of the nearby Residential Zone and Residential Zone - Lower Density (Backdrop) Area will be gained, as illustrated on Viewpoint Photographs 3E and 3F. Residential development that will be seen from this area will be limited to a small number of houses as they are mostly within the Residential Zone - Lower Density (Backdrop) Area. The small number of dwellings within this area will appear as a small extension to the residential properties that ascend Davies Drive and Pearce Way. Therefore, they will not appear out of context within this environment.

Visual Effects

The future development enabled by the PPCR, when viewed from these elevated locations will be seen within close proximity of Nelson City Centre and existing development within the wider Nelson area. It is considered that development within Kaka Valley will appear as a logical and cohesive extension of residential development, appearing consistent with the way in which residential development has extended along valley floors within Nelson South, Nelson East and The Brook. As such, it will be seen as a new residential suburb within close proximity to Nelson City Centre.

Additionally, because the PPCR is generally contained to the valley floor and the lower slopes, the PPCR will retain Kaka Hills memorable ‘green’ backdrop to Nelson and the majority of the vegetated hillsides that enclose Kaka Valley.

Overall, the PPCR will have a **very low to low degree** of adverse effects on the existing visual amenity currently experienced from The Centre of New Zealand Monument, the walking trail on Botanical Hill’s eastern side and the Sir Stanley Whitehead Walkway.

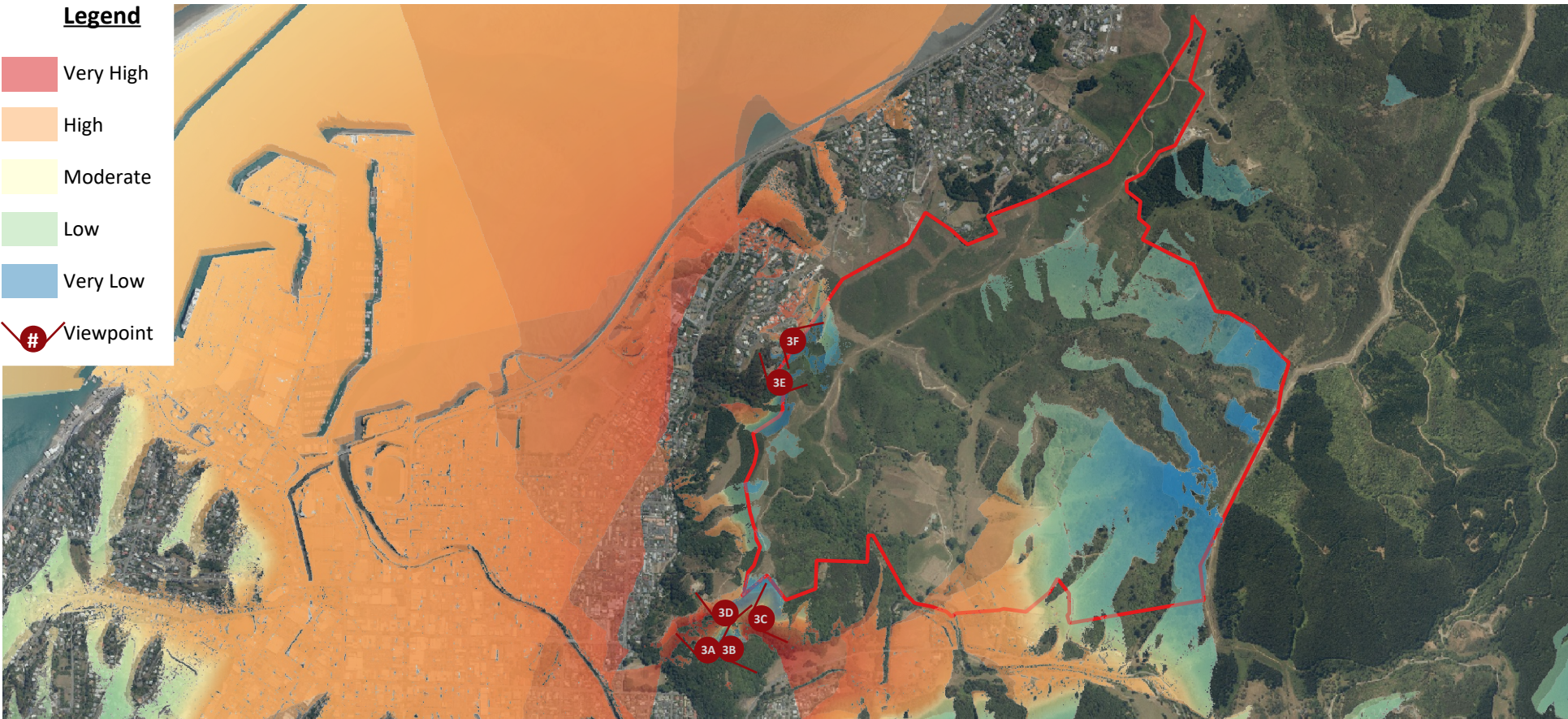


Figure 18: Viewpoints 3A - 3F Combined ZTV Map



Viewpoint Photograph 3A: Located at the Centre of New Zealand Monument. This panorama photograph is a full 180 degree spread of the view to the north.
Date: 26 July 2020 **Time:** Between 12:00pm and 2:00pm.



Viewpoint Photograph 3B: Located at the Centre of New Zealand Monument, facing north-east towards Maitai Valley, Kaka Valley and Kaka Hill.
Date: 26 July 2020 **Time:** Between 12:00pm and 2:00pm.



Viewpoint Photograph 3C: Located at a clearing at the top of a zig-zag section of walking trail on Botanical Hill's eastern side facing north-east over Kaka Valley towards Malvern Hills and Kaka Hill.
Date: 28 July 2020 **Time:** Between 8:00am and 10:00am.



Viewpoint Photograph 3D: Located at the southern end of Sir Stanley Whitehead Walkway, facing north towards a farm access track into the site, the northern end of Botanical Hill, and Sir Stanley Whitehead Walkway that traverses its western side.
Date: 26 July 2020 **Time:** Between 12:00pm and 2:00pm.



Viewpoint Photograph 3E: Located beside a park bench at the northern end of Sir Stanley Whitehead Walkway, facing north towards the gully above Pearce Way, the southern end of Malvern Hills and the Wells Hill to the north.
Date: 26 July 2020 **Time:** Between 12:00pm and 2:00pm.



Viewpoint Photograph 3F: Located at the eastern and elevated end of Pearce Way, facing east towards the nearby southern end of the Malvern Hills.
Date: 26 July 2020 **Time:** Between 12:00pm and 2:00pm.

Nelson City Centre - Viewpoints 4A – 4O

Viewpoints 4A – 4L represent the views to the east, towards Botanical Hill, gained from Nelson City Centre. For reference these 15 locations are:

- 4A - On the Maitai River Walkway, on Maitai River's true left bank, beside the pedestrian bridge connecting Trafalgar Centre with Trafalgar Park.
- 4B - At the Haven Road and Halifax Street intersection.
- 4C - At the Halifax Street and Trafalgar Street intersection.
- 4D - Along Halifax Street, halfway between Trafalgar Street and Collingwood Street.
- 4E - At the Trafalgar Street and Bridge Street intersection.
- 4F - Within the Montgomery Square car park.
- 4G - Within the Buxton Square car park.
- 4H - At the Trafalgar Street and Hardy Street intersection.
- 4I - At the Collingwood Street and Hardy Street intersection.
- 4J - At the Rutherford Street and Selwyn Place intersection.
- 4K - At the Trafalgar Street and Selwyn Place intersection.
- 4L - Just north of the Rutherford Street and Bronte Street intersection.
- 4M - At the Trafalgar Street and Bronte Street intersection.
- 4N - At the Shelbourne Street and Bronte Street intersection
- 4O - At the Manuka Street and Tasman Street intersection.

The ZTV map is created from 15 individual ZTV maps that have been used to inform the PPCRs extent of visibility, as well as the five panorama photographs (Viewpoint Photographs 4A, 4B, 4J, 4N and 4O) from the periphery of Nelsons City Centre.

The ZTV map is heavily relied on to explain the extent of visibility because it illustrates the full extent of what may be seen, and does not consider the complexities of buildings, vegetation, signage and the temporary nature of some elements that exist within Nelson City Centre.

Extent of Visibility

The south and western faces of Botanical Hill are highly visible from Nelson City Centre, forming a prominent green backdrop with its conical features and rolling ridgelines.

The extent of visibility of Botanical Hills south and west facing slopes is illustrated on the ZTV Maps and Viewpoint Photographs 4A, 4B, 4J, 4N and 4O.

The existing Open Space Recreation Zone takes in the majority of Botanical Hills western and southern faces. The proposed extension of the Open Space Recreation Zone will take in the remainder of the majority of the skyline area and ridgeline along Botanical Hill.

The northern most extent of Botanical Hills skyline area is overlaid on the proposed Residential Zone - Lower Density (Backdrop) Area, in which future dwellings are a controlled activity. Also, the small gully above Pearce Way is not visible from the Nelson City Centre, as illustrated on the ZTV Map.

Visual Effects

The proposed Open Space Recreation Zone will maintain the current high degree of visibility and amenity values associated with Botanical Hill, to a higher degree than the current zoning. It is considered that the proposed Open Space Recreation Zone will provide a greater level of protection than the existing rural zone.

Overall, the PPCR will **positively** protect the current high degree of visibility and amenity values associated with Botanical Hill, when viewed from Nelson City Centre.

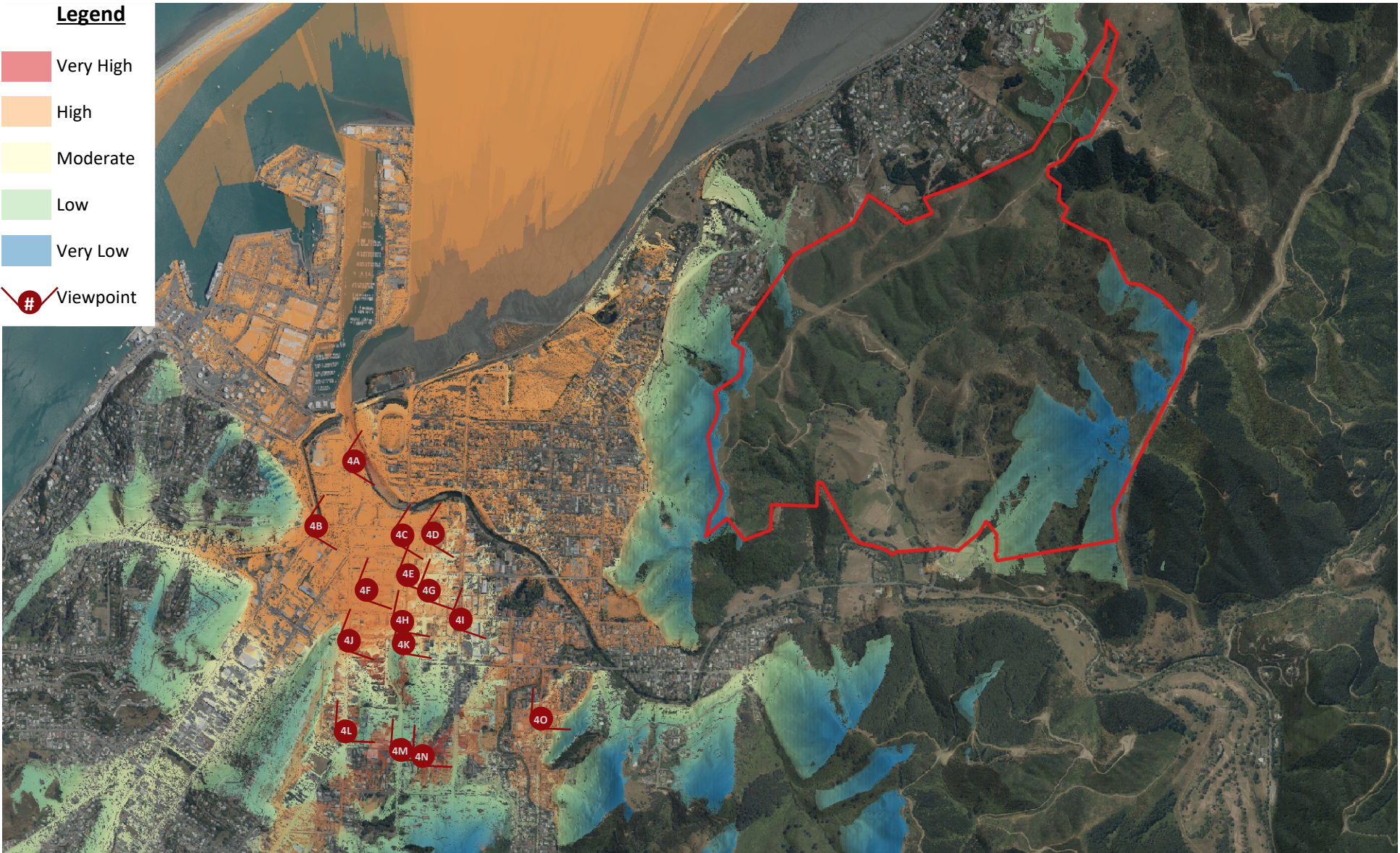


Figure 19: Viewpoints 4A - 4O Combined ZTV Map



Viewpoint Photograph 4A: Located on the Maitai River Walkway, on Maitai River's true left bank, beside the pedestrian bridge connecting Trafalgar Centre with Trafalgar Park. This photograph is taken facing east towards Botanical Hill and Kaka Hill.
Date: 26 July 2020 **Time:** Between 12pm and 2pm.



Viewpoint Photograph 4B: Located at the Haven Road and Halifax Street intersection, facing east towards Botanical Hill and Kaka Hill.
Date: 28 July 2020 **Time:** Between 8:00am and 10:00am.



Viewpoint Photograph 4J: Located at the Rutherford Street and Selwyn Place intersection, facing east towards Botanical Hill and Kaka Hill.

Date: 26 July 2020 **Time:** Between 12pm and 2pm.



Viewpoint Photograph 4N: Located at the Manuka Street and Tasman Street intersection, facing north-east towards Botanical Hill, Kaka Hill and the Maitai Valley..

Date: 26 July 2020 **Time:** Between 12pm and 2pm.



Viewpoint Photograph 40: Located at the Shelbourne Street and Bronte Street intersection, facing east towards Botanical Hill, Kaka Hill and the Maitai Valley.
Date: 26 July 2020 **Time:** Between 12pm and 2pm.

Port of Nelson / Akersten Street - Viewpoints 5A and 5B

Viewpoints 5A and 5B represent the views to the east and south-east, towards Botanical Hill and Malvern Hills, gained from Akersten Street, along the eastern side of the Port of Nelson. The PPCR extent of visibility from these two locations is very similar, therefore, both viewpoints have been taken into consideration when assessing the PPCR from Akersten Street, as illustrated on the ZTV map and Viewpoint Photograph 5B.

Extent of Visibility

Botanical Hill and Malvern Hills form the immediate backdrop to Nelson Haven when viewed from Akersten Street. This is part of a range of views including Tasman Bay, Nelson Haven, the Port of Nelson, and Nelson City Centre and the hills to the south. Pockets of residential development are located along the west facing slopes of Malvern Hill, ascending up to approximately 150masl. Malvern Hills Ridgeline mostly varies between 190masl and 200masl, with its northern end ascending to 220masl. Also, the majority of the Malvern Hills, have an immediate backdrop of Kaka Hill standing at 459masl, with its ridgeline extending north to Wells Hill, when viewed from Akersten Street.

The majority of the proposed Residential Zone ascending Malvern Hills will be seen at distances of 1.8kms – 3.2kms away. Even though this view is from some distance, it is the most publicly accessible location in which the majority of Botanical Hill and Malvern Hills can be seen from, but it is not a highly used street.

The Residential Zone will ascend to the Residential Zone - Lower Density (Backdrop) Area, similar to the existing Residential Zone, that flank its north-east and south-west sides. Future residential development will be visible to the same extent and elevation as the existing residential development and will appear as infill development along Malvern Hills. Also, similar to Malvern Hills south-east slopes, the density and location of development will be constrained by topography and high-risk geotechnical areas. Therefore, it is likely that future development will be clustered, in lower risk areas, leaving high risk and steeper slopes free of development. This is similar to the current development patterns.

The Residential Zone - Lower Density (Backdrop) Area provides for larger lot properties along the elevated part of Malvern Hills. Rules relating to these future properties are discussed in the proposal. Essentially, visually recessive dwellings will be located where their roof lines sit below the ridgeline. Also, the larger lots and increase in native vegetation will provide for an even balance between built form and continue to provide a green backdrop to Nelson.

The indicative road will be located along Malvern Hills summit and within the skyline area, in which it will be partly seen, to a similar extent as the existing farm track, which follows that natural contours of the ridgeline.

Visual Effects

Given the increase in residential development and elevated larger lot properties, the magnitude of change will be of a moderate to high degree.

The infill of standard density residential zoning will appear logical in this location. The elevated larger lots and their provision will provide for an even balance between built form and the green backdrop appearance. Also, the indicative road, when compared with the recommended road in the Atawhai Hill Transport Link Study, will positively protect Malvern Hills open rolling ridgetop and not result in excessive earthworks with up to 12m high cut faces.

Overall, the PPCR will have a **low to moderate degree** of adverse effects on the existing visual amenity experienced from Akersten Street.



Figure 20: Viewpoints 5A - 5B Combined ZTV Map



Viewpoint Location Photograph 5B: Located along Akersten Street, beside the Nelson Marina Car Park, facing south towards Botanical and Malvern Hills.
Date: 4 June 2020 **Time:** Between 2:00 pm and 3:00pm.

State Highway 6, south-west of Neale Park
Viewpoints 6A – 6F

Viewpoints 6A – 6F represent the views to the east, towards Botanical Hill and in the distance, Malvern Hills, gained from SH6 north of Nelson City Centre, being:

- 6A - Part way around SH6s’ sweeping right hand bend, at the western end of the port.
- 6B - At the SH6 and Hay Street intersection.
- 6C - At the SH6 and Haven Road intersection.
- 6D - Approximately 100m west of the SH6 and Trafalgar Street intersection.
- 6E - At the Neale Park car park.
- 6F - Along SH6, adjacent to the Neale Park’s northern corner.

The ZTV map is created from six individual ZTV maps that have been used to inform the PPCRs extent of visibility, as well as the two panorama photographs (Viewpoint Photographs 6D and 6E) from the eastern stretch of this section of SH6. These viewpoint locations were chosen because intervening development does not screen views to the east and north-east, towards Botanical and Malvern Hills.

The ZTV map is relied on to explain the extent of visibility, specifically from 6A – 6C and 6F because it illustrates the full extent of what may be seen, and does not consider the complexities of buildings, vegetation, signage and the temporary nature of some elements that exist along this stretch of road.

Extent of Visibility

The south and western faces of Botanical Hill will be seen in a very similar way to the views gained from Nelson City Centre. As such, Botanical Hill will remain as a prominent green backdrop to Nelson with its conical features and rolling ridgelines.

Malvern Hills northern extent is visible to the north and in the mid – background of these views when compared with Botanical Hill, when viewed from SH6 east of Haven Road (Viewpoint locations 6C – 6F). However, becomes slightly more noticeable as a road user is adjacent to Neale Park as illustrated on Viewpoint Photograph 6E.

The proposed extension of the Open Space Recreation Zone will take in the remainder of the majority of the skyline area along Botanical Hill. Therefore, Botanical Hill will retain its green backdrop appearance when viewed from this stretch of SH6.

A relatively small part of the Residential Zone immediately north of Walters Bluff will be seen at an approximate distance of 1.9kms, from Viewpoint location 6E. This Residential Zone will be seen as a direct extension of the Residential Zone containing dwellings accessed off Walter Bluff and the undeveloped Residential Zone to the immediate north. Future development in this area will appear logical and not out of character with there immediate surrounds.

The very northern part of the PPCR and the Residential Zone - Lower Density (Backdrop) Area is visible below the elevated dwelling on top of Malvern Hills high point at an approximates distances of 2.7kms away, from Viewpoint location 6E. Development in this location will be at a similar elevation to the undeveloped Residential Zone immediately north and west of this part of the PPCR, in which it will not appear out of character with. Additionally, geotechnical and topographical constraints, as well as the density of development provided for in this location will significantly limit the amount of built form that may be located here. At most, it is likely that only two dwellings will be situated here.

Visual Effects

The proposed Open Space Recreation Zone will provide a greater level of protection than the existing rural zone. Therefore, the proposed Open Space Recreation Zone will maintain the current high degree of visibility and amenity values associated with Botanical Hill.

The Residential Zones visible along Malvern Hills, when east of the SH6 and Haven Road intersection will appear as logical infill residential zoning within this area. Due to only a small part of this residential zoning being seen, the magnitude of change to the views gained is low. Future residential development will appear in keeping with development along Malvern Hills and retain much of the green backdrop. The viewing distance and the visual backdrop will mitigate the finer details that may be understood from a closer vantage point.

Overall, the PPCR will **positively** protect the current high degree of amenity values associated with Botanical Hill. Also, the PPCR along Malvern Hills will have a **very low degree** of adverse effects on the existing visual amenity experienced from SH6, east of the SH6 and Haven Road intersection.



Figure 21: Viewpoints 6A - 6F Combined ZTV Map



Viewpoint Photograph 6D: Located along State Highway 6, approximately 100m from the SH6 and Trafalgar Street intersection, facing east towards Botanical and Malvern Hills.
Date: 26 July 2020 **Time:** Between 12:00pm and 2:00pm.



Viewpoint Photograph 6E: Located at the Neale Park car park, near SH6, facing east towards Botanical and Malvern Hills.
Date: 26 July 2020 **Time:** Between 12:00pm and 2:00pm.

State Highway 6, north-east of Neale Park – Viewpoints 7A – 7E

Viewpoints used to describe the extent of visibility and visual effects that may result from the PPCR from SH6, north-east of Neale Park, are not all located on SH6. Viewpoints were chosen as to minimise intervening vegetation or buildings, whilst providing a fair and reasonable representative location.

These viewpoints are ordered to illustrate the view when travelling north to south, which the Malvern Hills are predominantly seen. When travelling south to north, the Malvern Hills, for the most are not within a road users’ primary field of view and once past Malvern Ave, they are behind a road user. These viewpoints shall be read in conjunction as to provide a full assessment of the extent of visibility and the potential visual effects.

SH6 and Atawhai Drive Intersection - Viewpoint 7A

Extent of Visibility

The upper extent of the Malvern Hills first come into view as a south bound road user travels past the small grass reserve beside the SH6 and Atawhai Drive intersection. The northern and southern end of the site, above Seawatch Way and Davies Drive are 3 and 4kms from this intersection, respectively. The upper extent of Seawatch Way is screened by intervening vegetation and topography. The proposed Residential Zones and future development that it will provide for will be seen to a similar degree as the existing residential development that has occurred along its slopes.

These north-west facing slopes between Seawatch Way and Davies Drive are predominantly covered in pasture and free of built form. However, the pine trees, elevated houses, the mid slopes covered in shrub vegetation and the thick band of exotic shrub vegetation above Davies Drive are all located within the existing Residential Zone. As such, the existing residential development does not illustrate the full extent of the existing Residential Zone, including its arbitrary boundary line which is unlikely to be known and decipherable by the majority of road users.

The Residential Zone will extend up to the Residential Zone - Lower Density (Backdrop) Area, which represents the upper extent of the existing Residential Zone on Seawatch Way and Davies Drive, that sit on either side of the proposed zone. As such, residential development will be seen as an area of infill development. The density and location of development will be limited by topography and geotechnical constraints,

similar to the surrounding areas, therefore, future residential development will appear as an extension to, rather than a separate cluster to the existing development.

The Residential Zone - Lower Density (Backdrop) Area providing for larger lots, will be seen as a band of development above the Residential Zone. Due to constraints regarding the ridgeline and the height of dwellings in relation to its lower edge, geotechnical constraints and topography, dwellings along the upper area will be clustered in pockets on gentler sloping areas, retaining a predominantly green backdrop.

Visual Effects

Given the distance, the amount of residential development that is seen and can occur under the existing NRMP zoning, the reduction to the rural character within the backdrop area, the magnitude of change will be of a low to moderate degree.

The Residential Zone will appear as a logical area of infill residential development along Malvern Hills, which will have little to no effect on the visual amenity gained from this stretch of road. The elevated dwellings situated within larger lots of Malvern Hills will give rise to a spread of development along the hillsides upper slopes that will reduce the visual amenity of a road user to a moderate degree.

On balance, the PPCR will have a **low - moderate degree** of adverse effects on the existing visual amenity experienced from the SH6 and Atawhai Drive intersection.

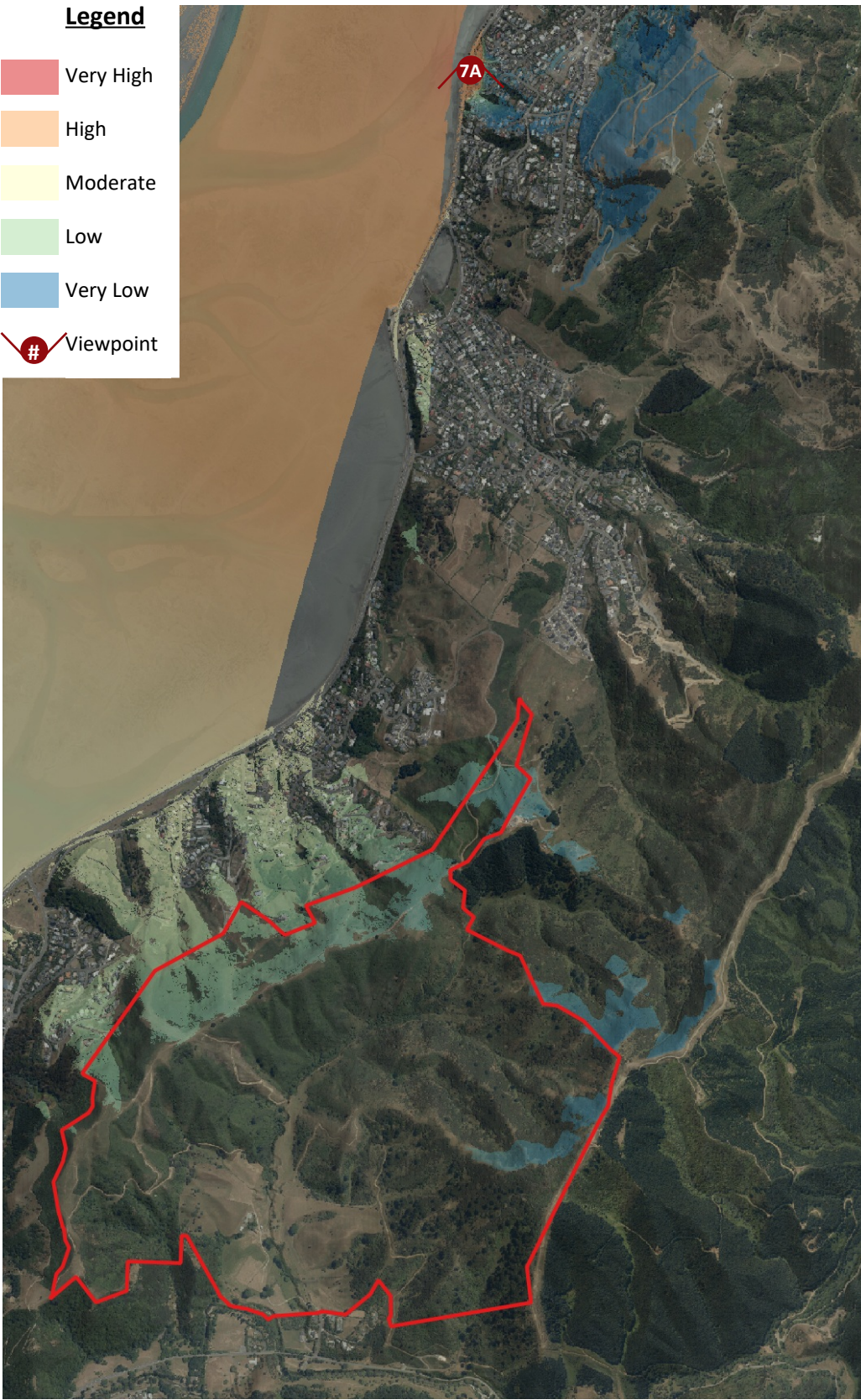


Figure 22: Viewpoint 7A ZTV Map





Viewpoint Photograph 7A: Located on the corner of Queen Elizabeth II Drive and Atawhai Drive near Marybank Road, facing south-east towards Malvern Hills.

Date: 4 June 2020 **Time:** Between 2:00 pm and 3:00pm.

Atawhai Crescent, Northern End of Corder Reserve
Intersection - Viewpoint 7B

Viewpoint 7B is within close proximity of SH6 and is intended to represent the view from its specific location and the nearby stretch of SH6. As mentioned, this viewpoint was chosen due to intervening vegetation and the less than desirable narrow shoulder along SH6s causeway.

Extent of Visibility

The northern end of Malvern Hills, including its ridgeline extending to the south can be seen immediately south of the yet to be developed Special Housing Area and above existing dwellings in the mid ground of this view. The northern end of the site is 2.4kms from this location and the visible extent of the ridgeline, above the cemetery is just over 3km’s away.

Visibility of the site and Malvern Hills is more intermittent along this stretch of road due to intervening vegetating and dwellings. As such, a road user is more likely to focus their view on areas within the surrounding environment that are less fleeting including Nelson Haven, Nelson Port and the northern end of Botanical Hill. All of which are within the primary field of view when travelling along this stretch of road.

The upper extent of the Special Housing Area, the most elevated dwelling on Seawatch Way and the upper extent of the pine trees can be seen. Due to intervening vegetation and dwellings, future development visible from this stretch of road will consist of the residential backdrop area, the upper and distant part of the Residential Zone and the southern part of indicative road.

The existing Residential Zone and the Special Housing Area provide for residential development on the majority of the hillside that can be seen. Future development within the proposed Residential Zone will appear in keeping with the existing residential development and as logical in fill housing closer to Nelson City Centre.

Similar to the above, constraints regarding the ridgeline and the height of dwellings in relation to its lower edge, geotechnical factors and topography will limit where future development can go. As such future development within the Residential Zone - Lower Density (Backdrop) Area will not form a cohesive band of houses, rather it will be much more varied allowing dwellings to be seen in clustered pockets on gentler sloping areas, retaining a predominantly green backdrop.

Visual Effects

Given the distance, the amount of residential development that is seen and can occur, the reduction to the rural backdrop character, but the rules regarding development within the skyline area, the magnitude of change will be of a low to moderate degree.

The residential zoning will appear as a logical area of infill residential development, which will have very little effect on the visual amenity gained from this stretch of road. The elevated dwellings, situated within larger lots to provide for greater retention of the rural backdrop character of Malvern Hills will give rise to a spread of development along the hillsides upper slopes that will reduce the visual amenity of a road user to a moderate degree.

On balance, the PPCR will have a **low - moderate degree** of adverse effects on the existing visual amenity experienced from the stretch Atawhai Crescent at the northern end of Corder Reserve and the nearby stretch of SH6.



Figure 23: Viewpoint 7B ZTV Map





Viewpoint Photograph 7B: Located along Atawhai Crescent near Rainbow Drive, facing south-east towards Malvern Hills.

Date: 4 June 2020 **Time:** Between 2:00 pm and 3:00pm.

SH6 and Atawhai Crescent Intersection - Viewpoint 7C

Extent of Visibility

Once past the causeway, SH6s’ road alignment turns to the left providing for the most prominent vista consisting of broad sweeping views that take in the upper part of Kaka Hill, Malvern Hills, Nelson Haven, the Port of Nelson and the distant hills south of Nelson.

Visibility of the Special Housing Area, the existing Residential Zone, the proposed Residential Zone, proposed Residential Zone - Lower Density (Backdrop) Area and the indicative road is very similar to Viewpoints 7A and 7B. However, this view is closer being 2.4kms to 2.9kms from Malvern Hills northern and southern ends, respectively. It is also a more direct viewing angle, because the site is within a road users’ primary field of view, with less intervening vegetation.

Visual Effects

Given the closer proximity to the site and a more direct viewing angle towards Malvern Hills, when compared with Viewpoints 7A and 7B, the magnitude of change will be of a moderate degree.

Again, similar to the Viewpoints 7A and 7B, the logical extension within the Residential Zone will have very little effect on the visual amenity gained from this stretch of road. Also, future elevated dwellings, within the Residential Zone - Lower Density (Backdrop) Area, consisting of larger lots will provide for some retention of the rural backdrop character of Malvern Hills. However, they will give rise to a spread of development along the hillside’s upper slopes, which will reduce the visual amenity of a road user to a moderate degree.

Overall, the PPCR will have a **moderate degree** of adverse effects on the existing visual amenity experienced from this stretch of SH6.

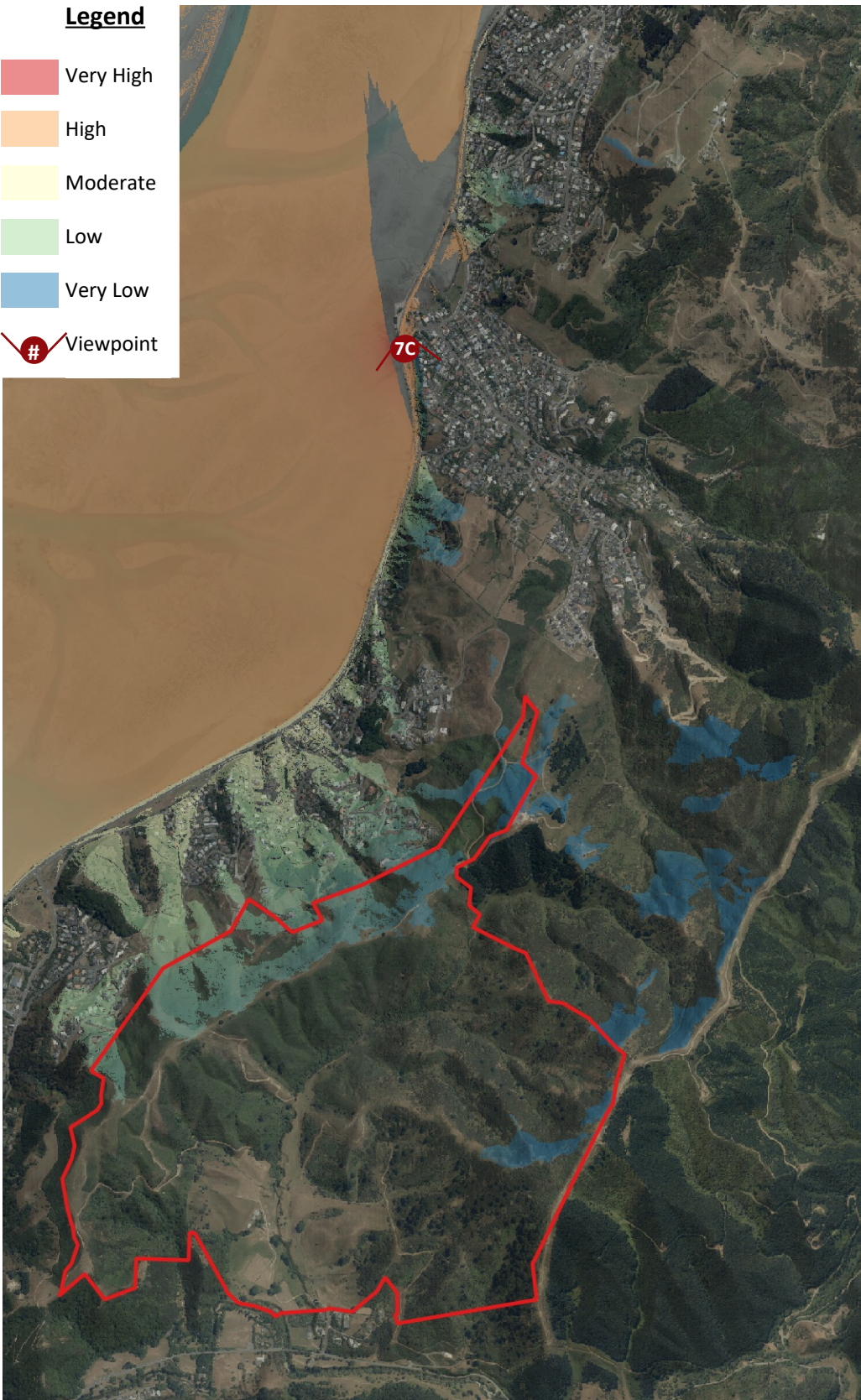


Figure 24: Viewpoint 7C ZTV Map



Viewpoint Photograph 7C: Located along Queen Elizabeth II Drive near Atawhai Crescent, facing south-east towards Malvern Hills.

Date: 4 June 2020 **Time:** Between 2:00 pm and 3:00pm.

SH6 North of Miyazu Park and Brooklands Road - Viewpoint 7D

Extent of Visibility

While travelling south along SH6 it was found that intervening topography, dwellings and vegetation significantly limited views to the site between Atawhai Crescent and Miyazu Park. It was only until a road user reaches Miyazu Park, which provides an open and flat foreground in front of Malvern Hills that visibility of the site is regained.

SH6s road alignment is much closer to the site, when compared with its alignment to the north. Therefore, development and vegetation on the lower slopes, and the topography of ridgelines descending Malvern Hills limits the visibility of the site when gained along this stretch of SH6, as illustrated on the ZTV Map and Viewpoint Photograph 7D.

Viewpoint Photograph 7D has been taken to capture a worst-case view towards the site which is perpendicular to the road’s alignment. This photograph does not display the full context of the primary view gained when travelling north or south along this road, which includes Nelson Haven and Wells Hill, and Nelson Haven and the Port of Nelson, respectively. Both of which are relatively enclosed on the inland side juxtaposed with broad sweeping views over Nelson Haven. Therefore, views of the PPCR from this stretch of road are gained at an oblique angle and are relatively brief as a road user travels along this stretch of road at 100kms an hour.

The very upper extent of the Residential Zone between the pine trees and Davies Drive, will result in a relatively small sliver of residential housing being seen. Again, this area of zoning will be seen as a logical infill area of development consistent with the existing residential zoning ascending Seawatch Way and Davies Drive.

The larger lot properties provided by the Residential Zone - Lower Density (Backdrop) Area will be intermittently seen above the Residential Zone.

Visual Effects

Given the short duration of this view, the oblique viewing angle, the existing and anticipated areas of residential development that can be seen, the reduction to the rural backdrop character, but the retention of the skyline area, the magnitude of change will be of a low degree.

The Residential Zone will appear as a logical area of infill residential development. Because this area is difficult to see during a short timeframe it will have little to no effect on the visual amenity gained from this stretch of road. The dwellings situated within larger lots within the residential backdrop area will provide some retention of the rural backdrop character.

On balance, the PPCR will have a **very low to low degree** of adverse effects on the existing visual amenity experienced along the stretch of SH6 adjacent to Miyazu Park.

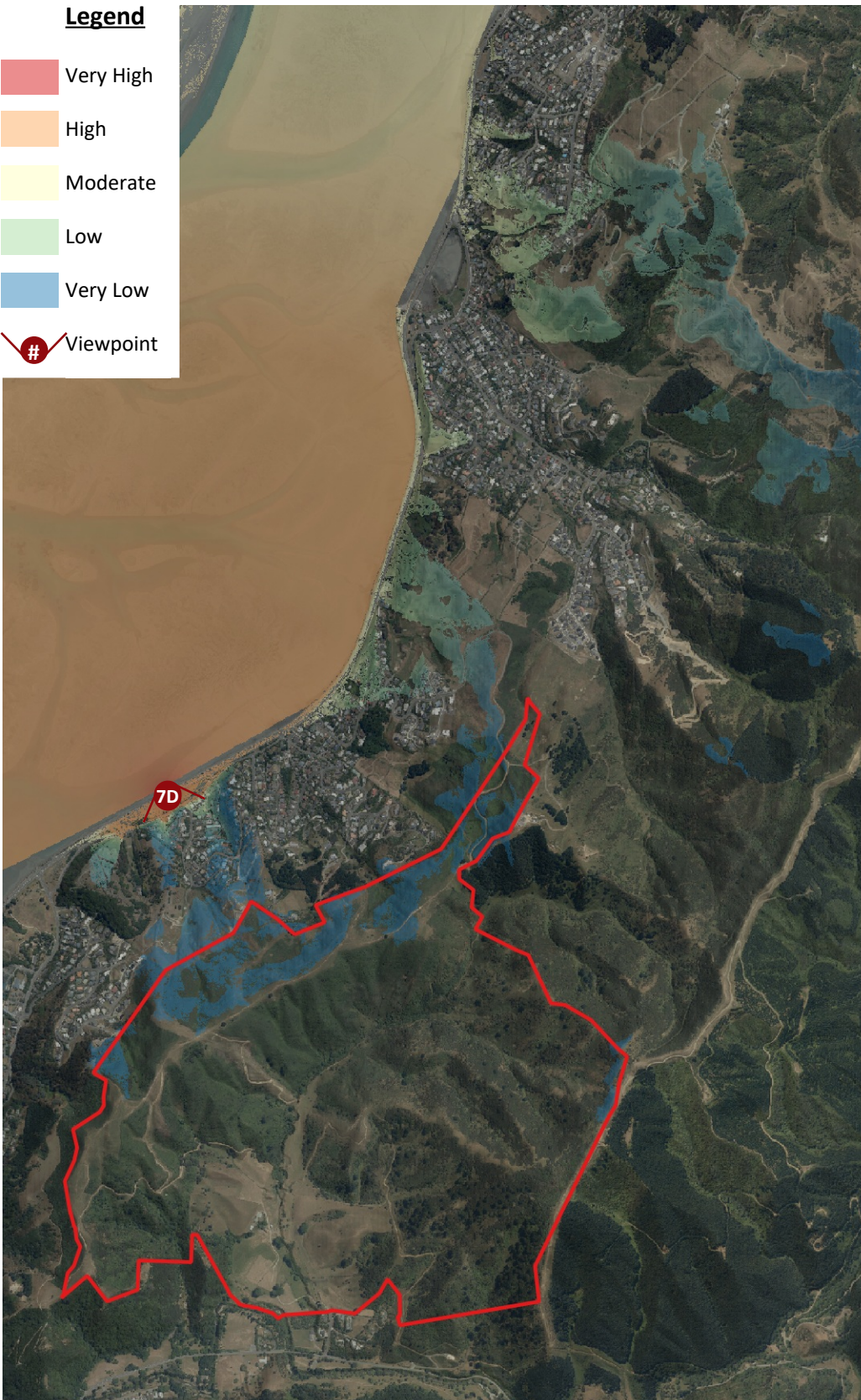


Figure 25: Viewpoint 7D ZTV Map





Viewpoint Photograph 7D: Located along Queen Elizabeth II Drive near Brooklands Road, facing east towards Malvern Hills.

Date: 4 June 2020 **Time:** Between 2:00 pm and 3:00pm.

190 Atawhai Drive, Adjacent to Cemeteries Southern Entrance - Viewpoint 7E

Extent of Visibility

Viewpoint 7E is within close proximity of SH6 and is intended to represent the view from its specific location and the nearby stretch of SH6. This viewpoint was chosen as it provides an uninterrupted view of the hillside and gully above Davies Drive, when compared with the nearby stretch of SH6, which is limited by intervening vegetation within the cemetery.

The hillside and gully landform that can be seen above Davies Drive forms the southern end of Botanical Hill. The existing Residential Zone extends above the existing residential development taking in the majority of the exotic shrub vegetation and the trees that surround and screen the water tank. The skyline area descends both of these conical landforms and touches the existing Residential Zone. As such, the area of proposed residential zoning that will provide for future development is a relatively small area situated within the gully between the existing Residential Zone and skyline area.

Visibility of this Residential Zone is limited to a 300m stretch of SH6 where the turning bays into Atawhai Drive are located and this 200m stretch of Atawhai Drive, which will result in a very brief view. Also, this area is seen at an oblique angle when travelling north or south along SH6. The upper extent of the hillside is also seen for a very brief moment when travelling south along Atawhai Drive, due to the vertical viewing angle.

Similar to Viewpoint Photograph 7D, Viewpoint Photograph 7E has been taken to capture a worst-case view towards the site which is perpendicular to SH6s’ road alignment. This photograph does not display the full context of the primary view gained when travelling north or south along this road, which includes Nelson Haven and Wells Hill, and Nelson Haven, the Port of Nelson and the distant hills and mountains in the background, respectively.

Visual Effects

Given the short duration of this view, the oblique angle and the existing and anticipated areas of residential development that can be seen, the magnitude of change will be of a very low degree.

Future development on the upper slopes, will be well contained, form a very small part of the overall view and will be briefly seen appearing as a small extension of the existing and allowable residential development.

Overall, the PPCR will have a very low to low degree of adverse effects on the existing visual amenity experienced along the stretch of SH6 adjacent to Atawhai Drive.



Figure 26: Viewpoint 7E ZTV Map



Viewpoint Photograph 7E: Located along Atawhai Drive near the Miyazu Gardens, facing north-east towards Malvern Hills.
Date: 4 June 2020 **Time:** Between 2:00 pm and 3:00pm.

Summary Table

Viewing Area	Viewpoints	Assessment Rating	Description of Adverse Effects
Maitai Valley Road	1	Low - Moderate	Minor loss of openness of the Malvern Hills upper south-east facing slopes.
Ralphine Way	2	Low - Moderate	Minor loss of openness of the Malvern Hills upper south-east facing slopes.
Botanical Hill Reserve / Centre of NZ Monument	3A-3F	Very Low to Low	Contained to the valley floor and the lower west facing slopes of Kaka Hill, it retains Kaka Hills memorable 'green' backdrop to Nelson.
Nelson City Centre	4A - 4O	Positive	The open space zone will provide a greater level of protection than the existing rural zone.
Port of Nelson	5A - 5B	Low - Moderate	Slight loss of the open space and rural backdrop character within the backdrop area.
SH6, SW of Neale Park	6A – 6B	Positive	The open space zone will provide a greater level of protection than the existing rural zone.
	6C – 6F	Positive to Very Low	Very slight loss of the open space and rural backdrop character within the backdrop area.
SH6, NE of Neale Park	7A	Low - Moderate	Minor loss of openness on Malvern Hills upper north-west facing slopes.
	7B	Low - Moderate	Minor loss of openness on Malvern Hills upper north-west facing slopes.
	7C	Moderate	Partial loss of openness on Malvern Hills upper north-west facing slopes.
	7D	Very Low to Low	Slight loss of openness on Malvern Hills upper north-west facing slopes.
	7E	Very Low to Low	Contained to the gully and small area of land between the existing residential zone and skyline.

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6.0 Urban Design Assessment

The purpose of this Urban Design Assessment is to assess the PPCR located within the Kaka Valley, Nelson with regard to appropriateness within the site and surrounds, and the degree to which the proposal will contribute to the overall sustainable development of Nelson City.

The site is approximately 286.78ha in area, located approximately 2km from Nelson City Centre, its setting as described in Section 3 of this report. The PPCR is outlined on the zone plan and structure plan, **Figures 9 - 14** above. For efficiency and completeness, this assessment is structured to address the relevant matters and provisions arising from NRMP Policy DO13A Urban Design, and the Ministry for the Environment's Urban Design Protocol.

It also takes into consideration the relevant parts of the United Nations 17 Sustainable Development Goals. It was found that not all of these goals are relevant when assessing a plan change request as they are focused on a detail design level. With regard to this, the PPCR does not preclude future development from meeting all of 17 Sustainable Development Goals.

The urban design rationale and the effects that may result from the PPCR are grouped and described under the following headings:

- Landscape and Site Context
- Connectivity and Accessibility
- Open Space
- Character
- Diversity
- Sustainability (including UN17 Sustainable Development Goals)
- Collaboration

The assessment has addressed the relevant UN17 Sustainable Development Goals within the sustainability section of this urban design assessment. The UN17 Sustainable Development Goals were established in 2015 and are a call for action by all countries – poor, rich, and middle

income – to promote prosperity while protecting the planet.

These goals identify and define global issues in relation to poverty, inequality, climate, environmental degradation, prosperity, peace, and justice which need to be addressed. This report outlines how the development performs in addressing and responding to each goal as it applies to local Nelson context and environment in an attempt to build towards a better and more sustainable global future.

6.1 Landscape and Site Context

The site is within proximity to Nelson's City Centre and is accessed via Bay View Road to the north and Ralphine Way to the south. Key points of interest and relevant activities within Nelson and its surrounds are outlined on the Local Context Plan, **Figure 25**.

The majority of these points of interest, activities and community facilities are located within Nelson City Centre located to the east of the development. The site context and its relatively proximity to the surrounding areas is a clear indication why the Future Development Strategy has indicated that the site should be further developed as to assist in providing for the needs of a growing community.

In addition to the above, Maitai Valley Road provides access to a significant number of recreational activity areas including Maitai Cricket Ground, Waahi Ta Akaroa Reserve, a number of swimming holes along the Maitai River, Sharlands Creek Mountain Bike Club, Waahi Taakaro Golf Course, the Matai Valley Motor Camp, Two Arrows Archery Club, the Maitai Caves Walkway as well as a number of walking trails on the hills to the south, the Maitai Dam and the Dun Mountain Bike Trail.

As outlined in the District Plan in relation to contextual principles of urban design NRMP Objective DO13A.1 and Policy DO13A.1.1 it is expected that the development reflects and creates positive relationships with its surroundings.

The development will reflect the unique identity of Nelson, the local environment, heritage and urban context, and the investigation and understanding of these elements will inform the future consenting and design process. This will ensure local context will be recognised and acknowledged. The urban fabric of the development will follow and respond to the topographical nature of the site where possible. On a conceptual level, the PPCR has adopted a contextual site response that is reflective of the underlying character and landscape.

The PPCR provides for built form to show a complementary standard of architecture befitting and sympathetic of the local context of Nelson. Future development shall draw inspiration from the surrounding environment, building materials representing the vernacular of the surrounding environment and produced in a best practise environmentally friendly manner.

Careful consideration has been taken to maximise use of the sun in the lower section of the valley, as shown on **Figures 28 - 31**.

The PPCR will allow Nelson to grow in a rational manner that fits with the current urban expansion outlined in the Future Development Strategy, as illustrated on **Figure 5**. It is seen as a contiguous development, contained within the Kaka Valley, and an extension of the urban form on the Malvern Hills within proximity to Nelson City Centre.

Overall, from a location perspective, and in terms of its accessibility and ability to provide a range of housing typologies and supporting activities, the sites' location, the PPCR is considered fit for purpose. With that in mind, the emphasis should be placed on ensuring that future development is able to deliver on the environmental and experiential qualities expected of development in line with the objectives and policies outlined in section 13A in the District Plan. At the structure plan level emphasis has been placed to deliver the foundation to achieve these quality benchmarks through future consenting and detailed design phases.

- Maitai River
- Site Boundry
-  Port
-  Park/Reserve
-  Gardens
-  Sports feild/facility
-  Swimming hole
-  Hiking trail
-  Bike trail
-  Golf course
-  Nelson Centre of Music
-  Swimming pool
-  Entertainment facility
-  Civic building
-  Library
-  Education facility
-  Shopping facility
-  Cathedral



Figure 27: Local Context Plan



6:00am



7:00am



8:00am

On the longest day of the year (Summer solstice) 22 December, 2019 the sun rose at 5:50am in Nelson.



9:00am



10:00am

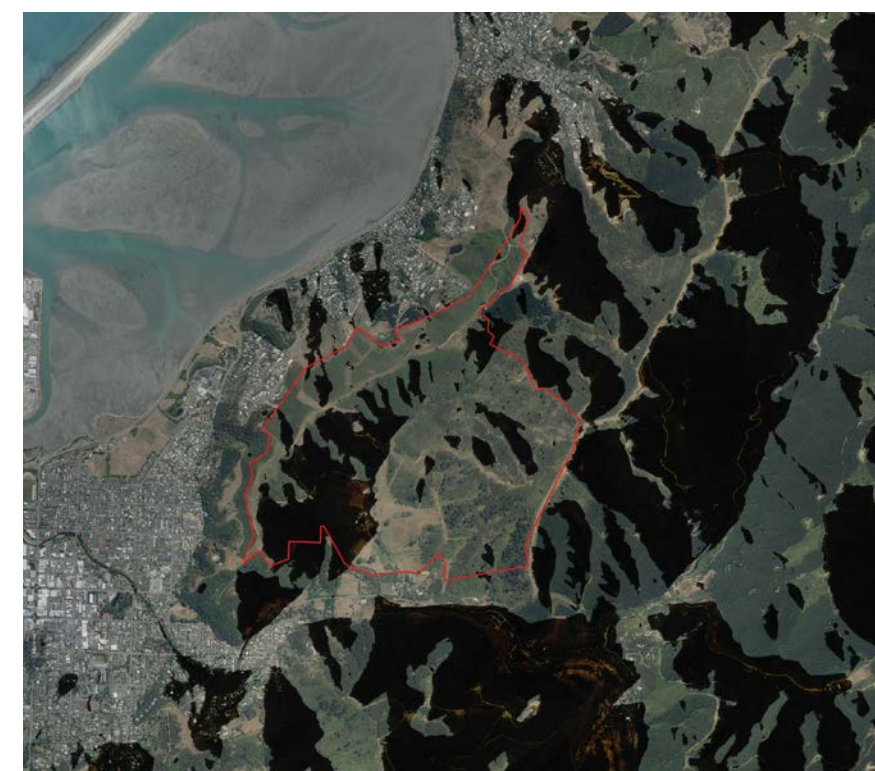
Figure 28: Sun Shading Diagrams: Summer - Morning



6:00pm



7:00pm



8:00pm

On the longest day of the year (Summer solstice) 22 December, 2019 the sun set at 8:59pm in Nelson.

Figure 29: Sun Shading Diagrams: Summer - Late Afternoon



8:00am



9:00am



10:00am

On the shortest day of the year (Winter solstice) 22 June, 2019 the sun rose at 7:52am in Nelson.



11:00am



12:00pm



1:00pm

Figure 30: Sun Shading Diagrams: Winter - Morning





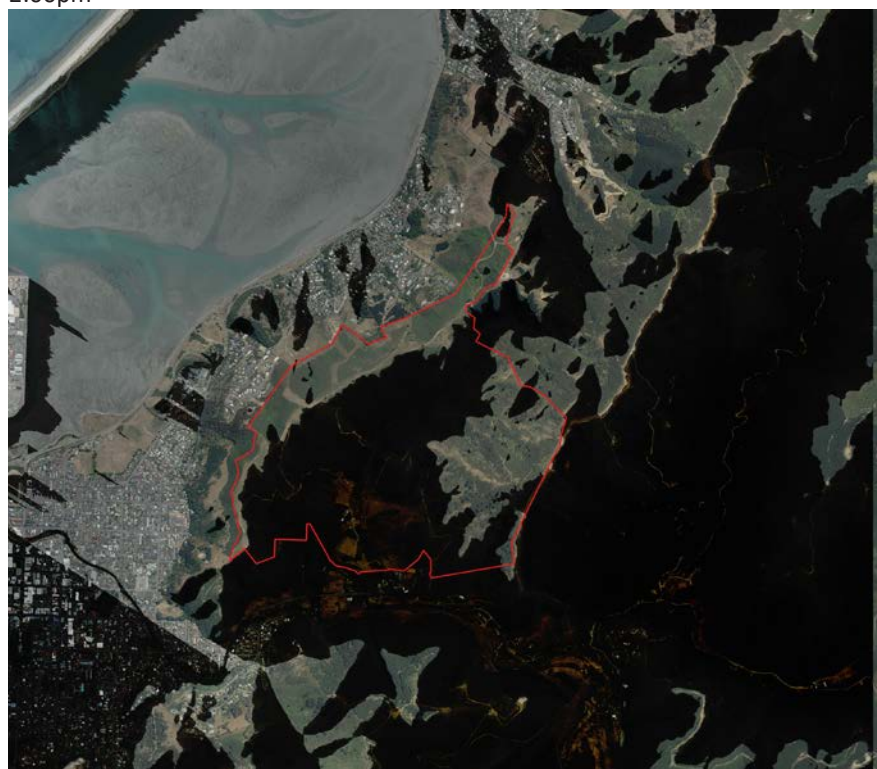
2:00pm



3:00pm



4:00pm



5:00pm

On the shortest day of the year (Winter solstice) 22 June, 2019 the sun set at 5:09pm in Nelson.

Figure 31: Sun Shading Diagrams: Winter - Late Afternoon

6.2 Connectivity and Accessibility

The site is currently accessed via vehicle along Ralphine Way and Bay View Road. Ralphine Way will provide the primary access into Kaka Valley being the more densely developed part of the PPCR. Bay View Road will provide a connection with the neighbouring residential areas on Malvern Hill and towards Atawhai, to the north.

Additional to the above, separate walking and cycling connections will be provided, including from Pearce Way to the west, The Centre of New Zealand Monument to the south and Branford Park to the south-east.

Given the challenging topographical nature and geometry of the site the northern road connection is important to the development’s viability and broader accessibility. Providing multiple connections into and out of the site will enable choice for pedestrians, cyclists, and vehicles alike. Enhanced connectivity will also reduce travel distances and time into and out of the site and throughout the immediate environs.

As outlined in the District Plan in relation to connectivity principles of urban design (objective DO13A.2 and policies DO13A.2.1 – DO13A.2.3) emphasis has been placed on creating interconnected structures and spaces which also allow for easy way finding and connection to and from the natural environment which will support local biodiversity (life on land and life underwater).The Malvern Hills residential area is characterised by housing clusters and winding roads following its topography. Nelson City Centre is characterised by a grid system, these have been connected to and developed upon by the PPCR, creating clear connectivity to the developments surroundings.

The indicative road is to be seen as a starting point for the future layout of the site, as it will provide the main connection through the site and to the surrounding areas. It intends to illustrate the primary road layout only. The design of feeder roads within the residential areas will be developed collaboratively with input from other professions, at the time of future resource consents.

It is proposed that a highly connected network of pedestrian and cycleways will be designed to encourage walking and cycling throughout the development. The indicative recreational walking / cycling trails are illustrated on the structure plan which will integrate the future residential areas into the larger context of walkways, cycleways, and mountain bike trails within the surrounding area.

The structure plan and rules are set up to provide for walking and cycling connections to enhance choice of transport methods, make the area lively and safe, and facilitate contact among people.

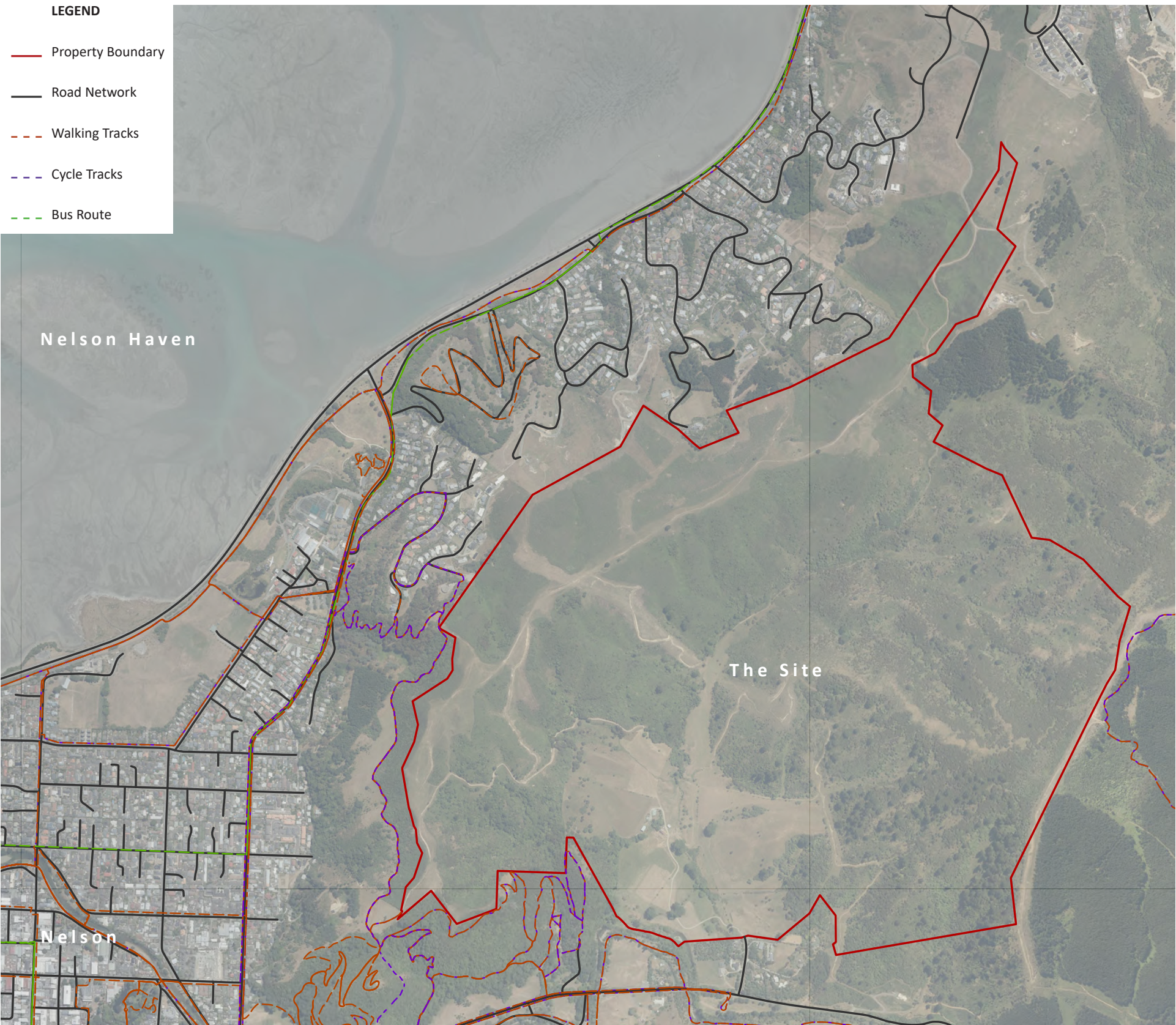


Figure 32: Connectivity Map



The street layout will integrate and connect to the established street network to help reduce travel times whilst lowering environmental impact. It is important to ensure that the network has a clear hierarchy that is responsive to the nature of the development and connecting into the surrounding environment. The street network will be highly accessible and comprehensively designed with pedestrians as the priority users, and thus provide a high level of amenity which includes landscape, street furniture, lighting, and a range of high quality contextual and sustainable materials.

The central area of the development is designed with higher density housing surrounding the commercial area creating a village centre. This will provide the fundamental attributes that enable it to be considered to operate as a public transport oriented development should the public transit network and infrastructure be geared towards supporting it.

Overall, site mobility shall start from the pedestrian comfort, creating a safe enjoyable walkable neighbourhood. The roading and walking / cycle trail connections have been fundamental to the design rationale of the PPCR as they are a site-specific response to the topography and flow of the site. As such, they have been indicatively located where they will provide safe and efficient access throughout the site and to the surrounding areas which is key to a positive urban design outcome of any development.

6.3 Open Space

Open space areas have been planned throughout the site. These spaces which will accommodate a range of landscape treatments to benefit the amenity and environmental processes of the development and the wider receiving environment. The PPCR provides for this, which will positively strike a balance between the natural and the man-made environment.

Open spaces are designed as corridors and islands which are in close connection to the surrounding green space to allow for easy movement of native flora and fauna throughout the site, increasing biodiversity. To aid in the anchoring of the development in the natural environment the planting shall reflect surrounding native areas to provide habitat and food for local flora and fauna. A strong focus has been placed on creating corridors of biodiversity and for the natural processes of the environment to thrive, by building on the natural characteristics of the site, integrating the designed spaces into the surrounding landscape and providing a strong localised network of landscaped streets and public spaces.

An emphasis will be placed on quality universal design that is both high functioning and aesthetically well thought through with careful

coordinated and consistent design befitting of the local context and character of the site.

At a conceptual level, care has been taken to ensure that the necessary framework has been laid down to ensure that the core principles of Crime Prevention Through Environmental Design are enabled. This includes due consideration given to how activities, streets and open spaces interact with one another and effect behaviour. Most significantly, the structure plan of the PPCR enables a block structure and street hierarchy that allows for an appropriate urban form, order and transition between public and private areas and promotes vibrant and engaging streets.

6.4 Character

The vision for the development is to create an inspirational settlement on Nelson City Centre’s back doorstep, as outlined in the Maitahi Valley and Bayview Design Report³⁵. Nelson is experiencing a huge growth spurt; thus, it is critical that growth areas that have the right environmental and location attributes are enabled to support sustainable growth. The site has immense potential to accommodate some of this growth with a well-designed development which provides a modern, environmentally conscious, and vibrant neighbourhood, as outlined in the District Plan in relation to the character of urban design (objective DO13A.3 and policies DO13A.3.1 – DO13A.3.3).

The proposed developments rational is identified within the Maitahi Valley and Bayview Design Report³⁶ as a distinctive neighbourhood that will enhance the character of Nelson through the development of a residential base of mixed density and suburban commercial hub centred on integrated green open spaces. The proposed zoning will make way for a unique development, appropriate to Kaka Valley and Bayview. This will also complement the valley and ridgelines identity and add value through investment and community pride in Nelson. Rather than relying on the activities and their architecture alone to set the tone of the place.

With respect to the architecture of the buildings, rather than predefining the style or the exact outcomes, the most important principles are to achieve variety, a human scale design to support the residential character. This includes considered placement and design of buildings within the commercial area and their activities to ensure appropriate levels of engagement and passive surveillance of the streets and open spaces. Beyond this, the appropriate use of materials and façade treatments can also contribute depth, interest, character, and to the overall richness of the development.

Additional to the Open Space Recreation Zone, the majority of the site

will continue to be zoned Rural. Importantly, the Kaka Valley where the enclosing hillsides will ensure that the future outlook from the valley floor retains open and vegetated aesthetic, specifically, Botanical Hill which contains the ‘Centre of New Zealand’ Monument and Kaka Hill being the tallest hill in the vicinity of the site.

The built forms of the urban development shall be stimulating, enjoyable and convenient places to meet a variety of demands from the widest possible range of users, amenities, and social groups. They will also weave together different building forms, uses, tenures and densities as to enhance the character of the site and its surrounds.

The formation and densities of development provided for by the PPCR have been made in response to and shaped by the underlying landscape. With the most densely inhabited areas proposed in the lower, more level area of the valley. This allows for the development to evolve outwards from its centre. The PPCR will allow a new neighbourhood within Nelson to develop with its own heart, distinct but with a complementary character and housing choice. The PPCR area along the Malvern Hills has been designed to maximise interaction and access to open spaces and natural open landscapes while minimising the impact of future built form and infrastructure.

Public spaces will be designed to be adaptable and facilitate a range of uses to allow for the local community to express a style of everyday urbanism, with local markets and community driven events within the new development. Strengthening community comradery and a sense of ownership.

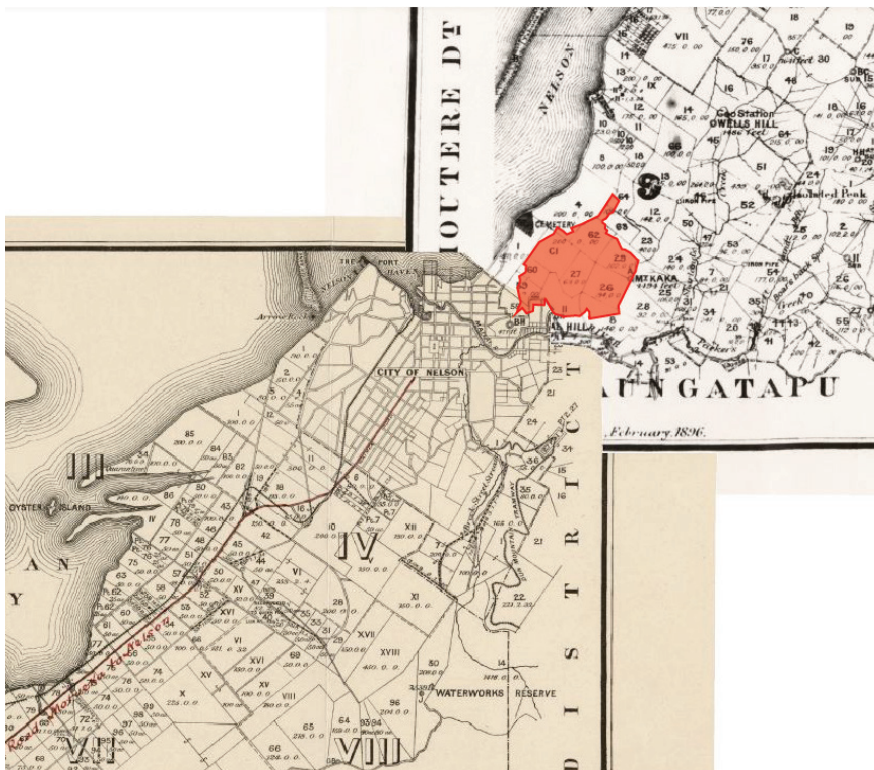
Overall, the PPCR aims to create a high functioning neighbourhood with suburban commercial and residential areas that create a robust foundation for building a community. The continuation of open spaces in various forms, connection to the greater natural processes of the area is a strength of the development. These proposed open spaces will allow nature to go through its processes while allowing people to interact with nature and enjoy all that it entails.

6.5 Diversity

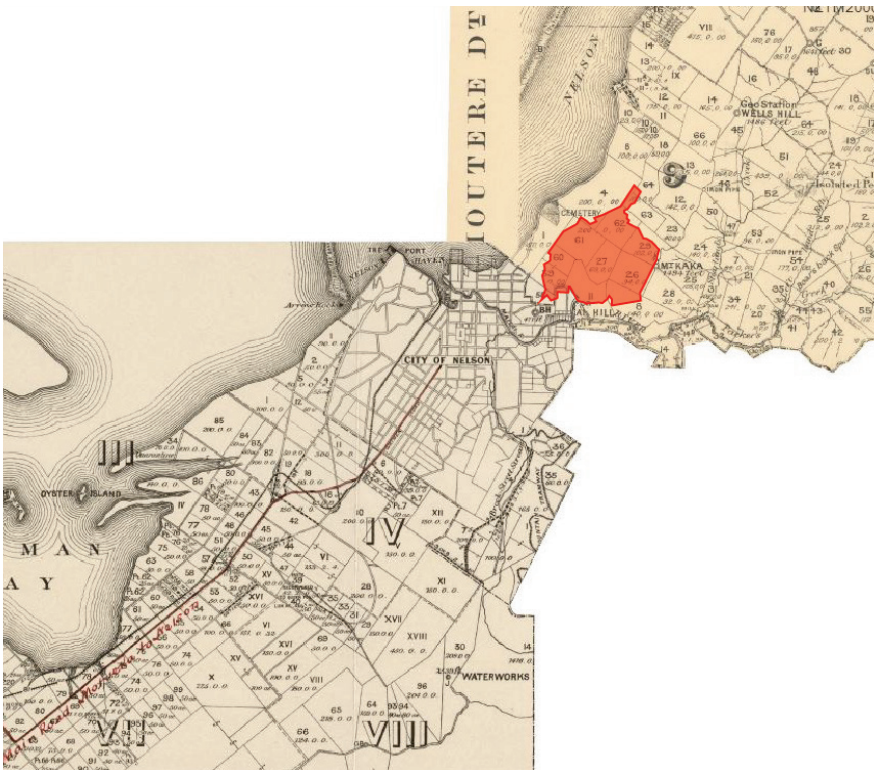
As outlined in the NRMP in relation to diversity in urban design (objective DO13A.4 and policy DO13A.4.1) the PPCR provides a range of residential densities that will provide a range of housing typologies all with access to the high-quality open spaces and the surrounding landscape. A suburban commercial area will provide the residents with a ‘hub’ and the flexibility of some mixed uses that support a variety of activities. All spaces will be designed to provide the opportunity to build community around, by creating space for amenity and recreation.

³⁵ Rough and Milne Landscape Architects Ltd. Maitahi Valley and Bayview – Private Plan Change Request, Preliminary Landscape Design Document. 1 April 2021.

³⁶ Rough and Milne Landscape Architects Ltd. Maitahi Valley and Bayview – Private Plan Change Request, Preliminary Landscape Design Document. 1 April 2021.



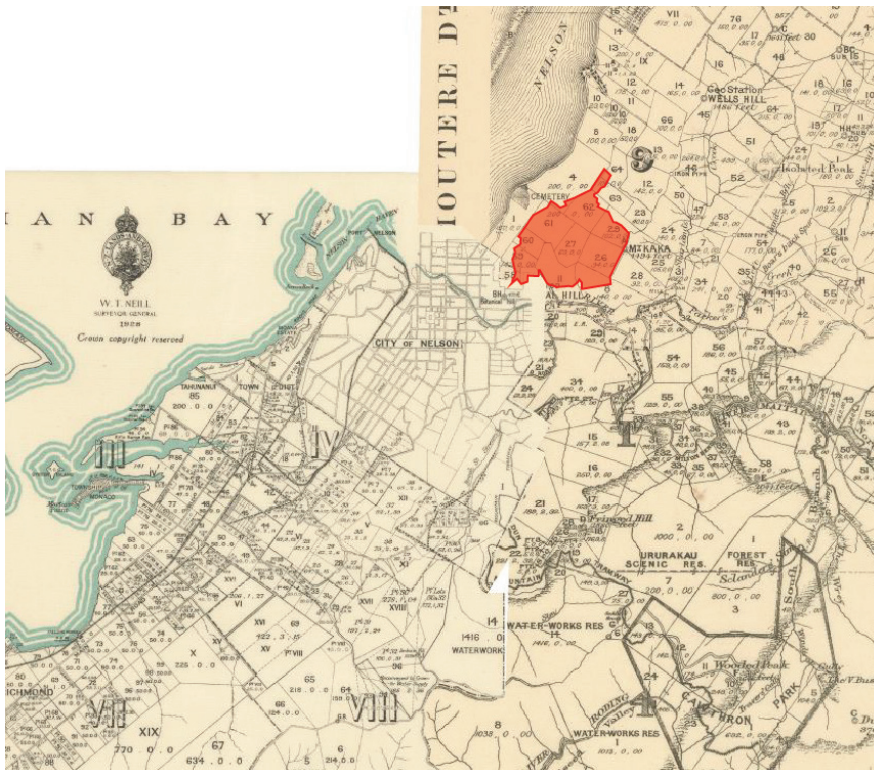
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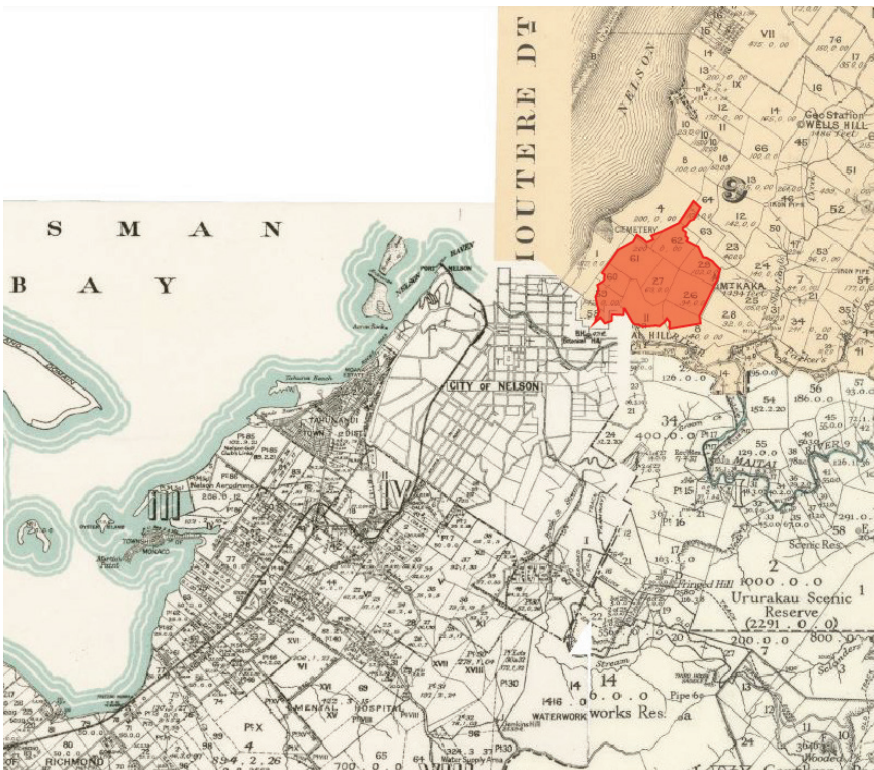
1909



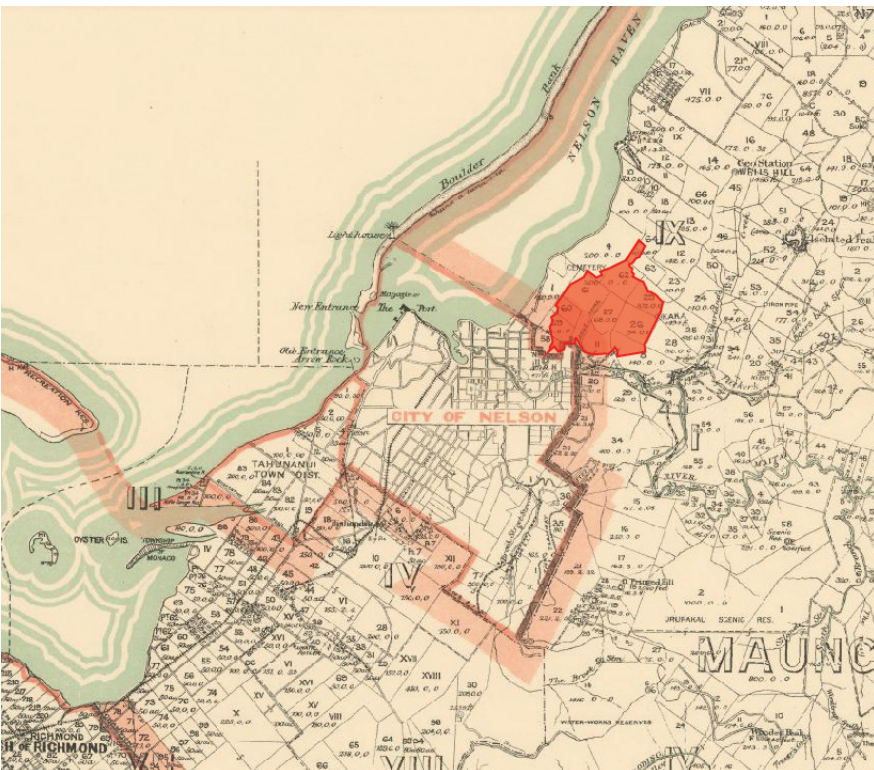
1919



1929

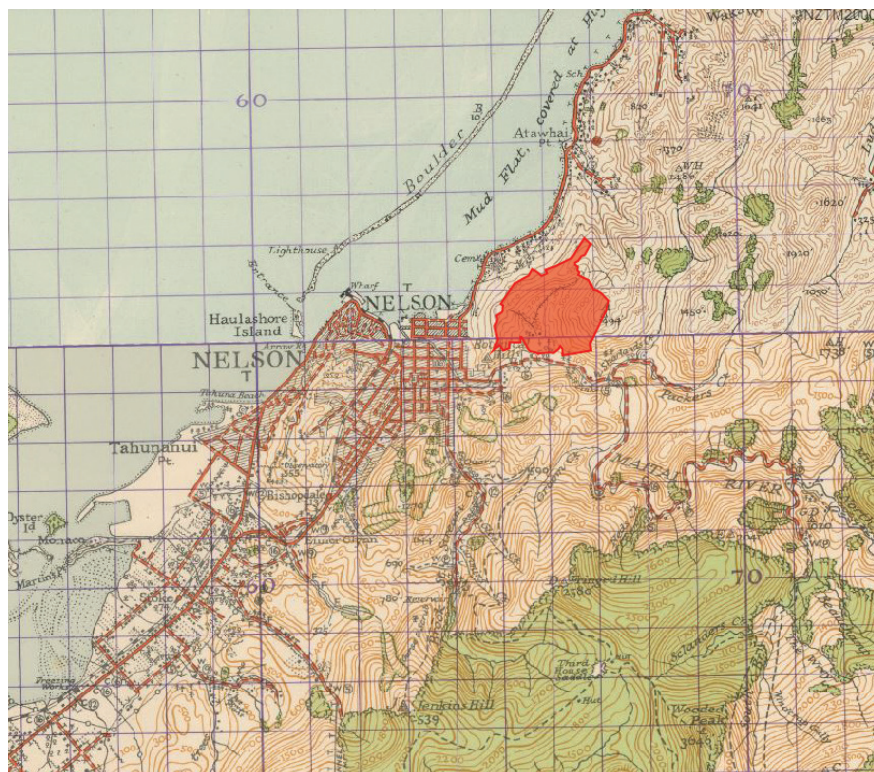


1939

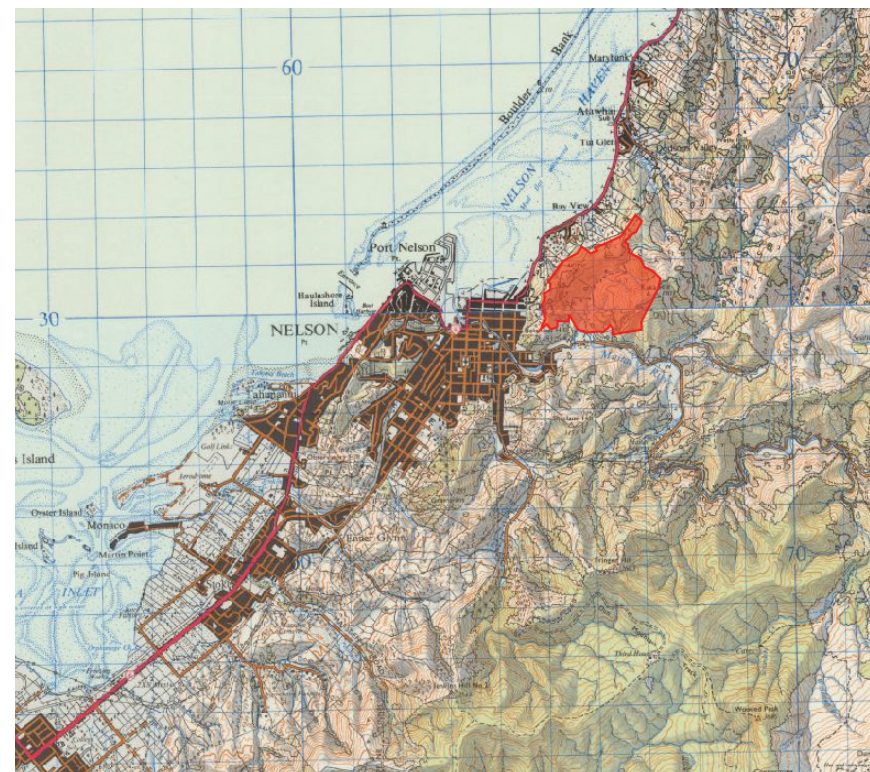


1949

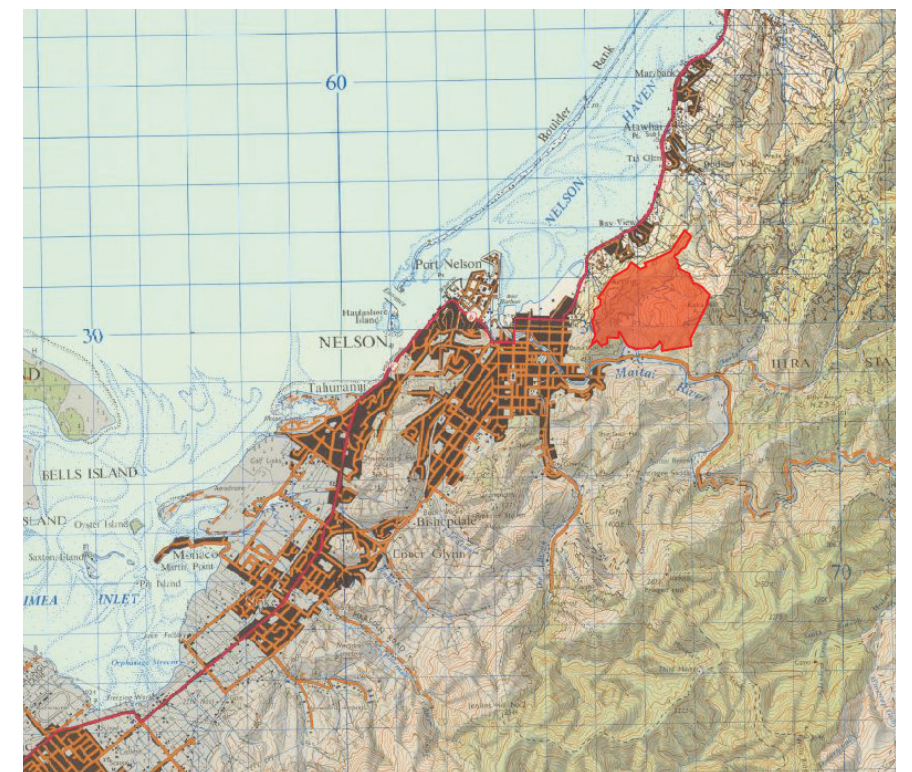
Figure 33: Historical Growth of Nelson



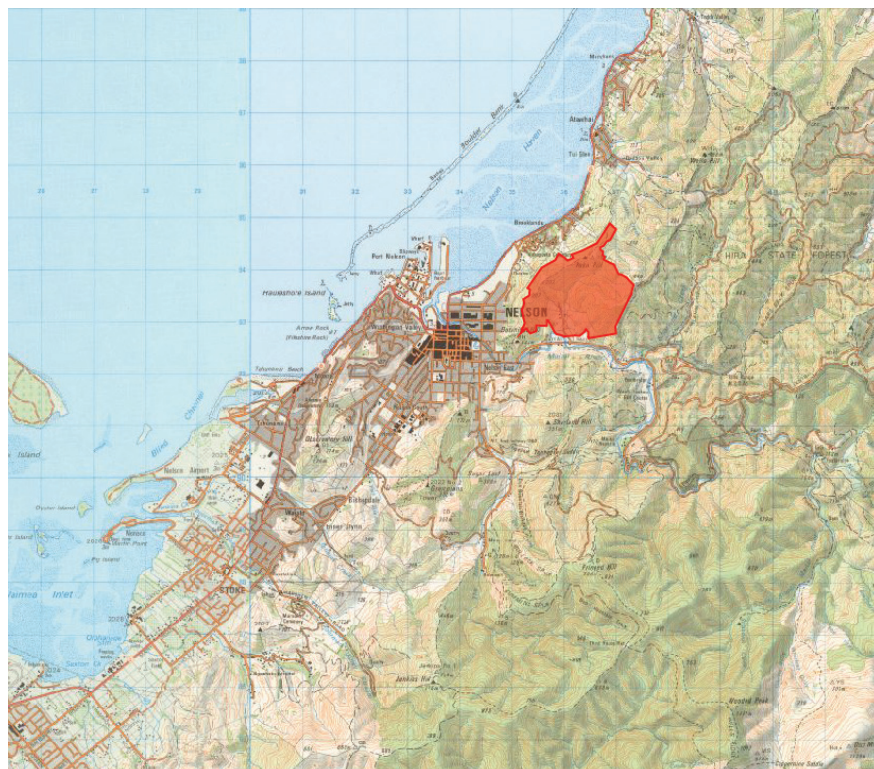
1959



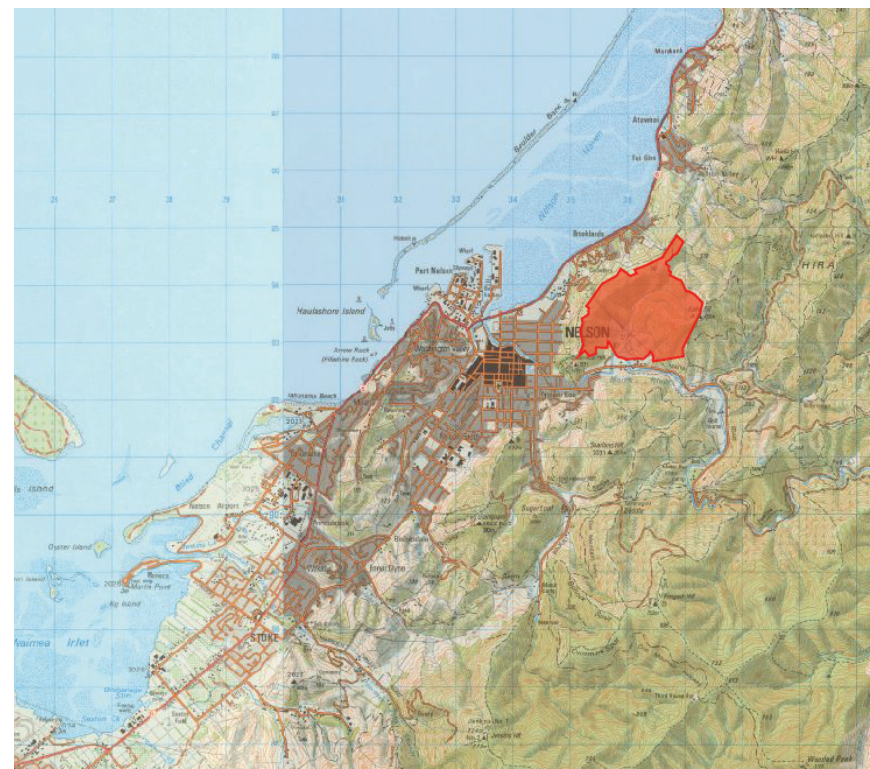
1969



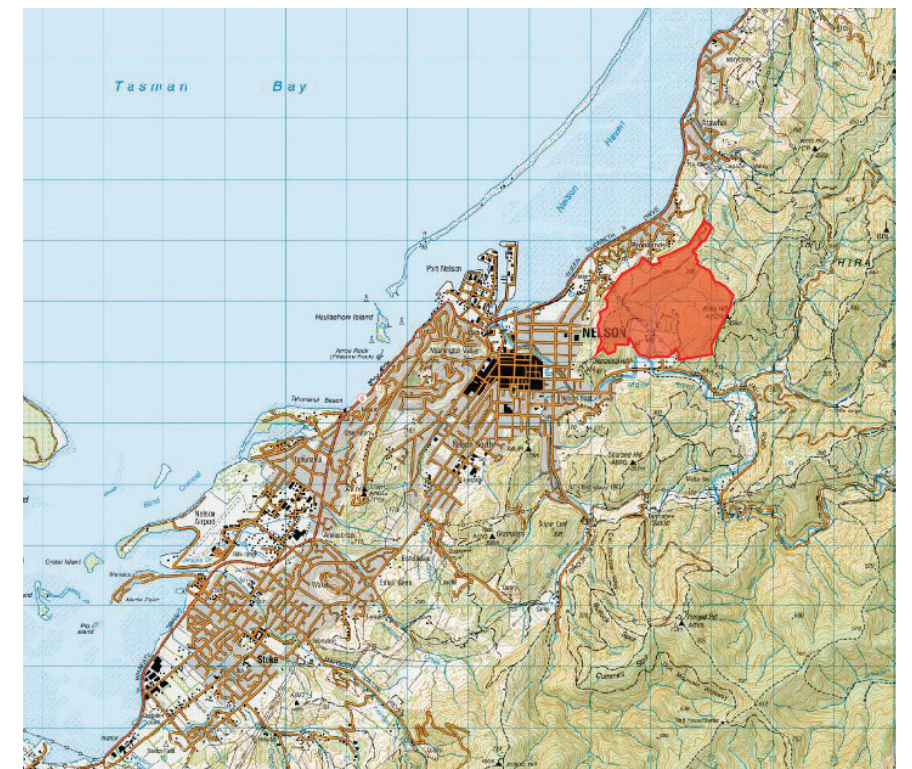
1979



1989

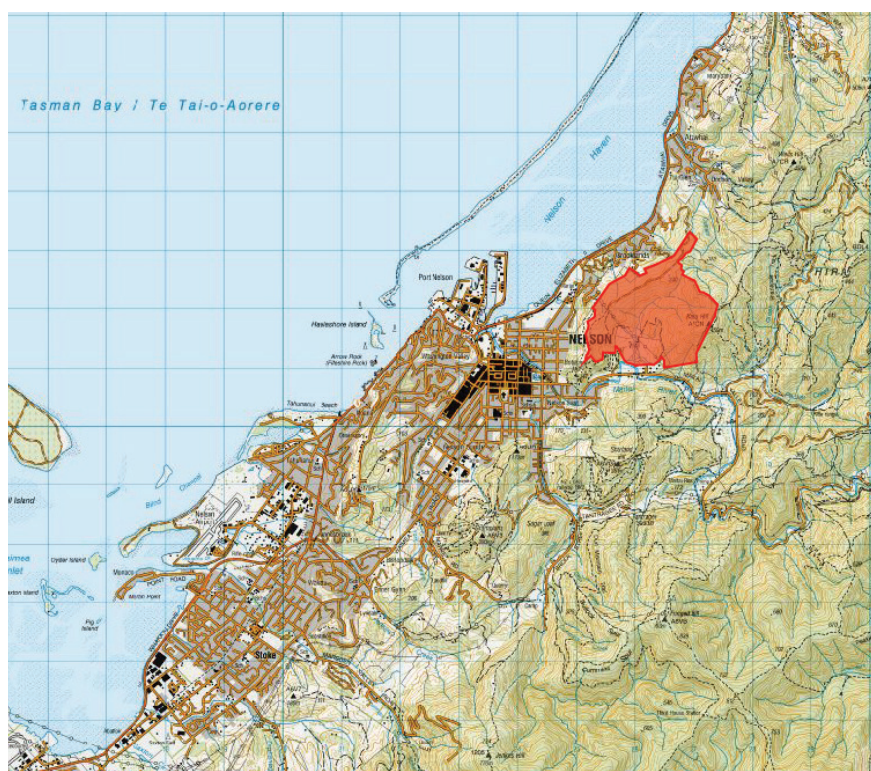


1999



2009

Figure 34: Historical Growth of Nelson



2019

Figure 35: Historical Growth of Nelson

The PPCR fosters a higher intensity of development whilst retaining and providing a high level of amenity. A wide range of housing can be established for a variety of household compositions which will support the development of community resilience and liveability. The enablement of a suburban commercial area creates a hub and offers diversification of the land in support of commercial opportunities.

The range of residential densities throughout the site supports the provision of choice and opportunities within Nelson, while supporting the objectives and policies relating to the sustainable growth of the city.

The PPCR enables the site to be developed in a creative and innovative manner by building off and utilising the landscape features and the amenity within the site and creating a range of densities evolving from a neighbourhood centre, whilst also contributing to Nelson's identity and diversity. The Maitahi Valley and Bayview Design Report³⁷ assisted designing the zone plan structure plan. The zone and structure plans provide flexibility for future development to pursue a design response which will create a distinctive neighbourhood at a compatible scale in consideration of the site's context. The structure plan provides flexibility for future development that will positively assist the growth of Nelson and add to its strong and distinctive local identity.

Overall, the PPCR will be an asset for the growth of Nelson. The PPCR provides for a design outcome that can be a creative response which retains and enhances the natural processes of the natural environment whilst enabling development of the site in an efficient mixed-use manner.

6.6 Sustainability

As outlined in the District Plan in relation to sustainable places and communities (objective DO13A.5 and policies DO13A.5.1) The development needs to meet the community's current needs without compromising the future needs. This objective and policy combined with the sustainable goals laid out in the UN 17 are at the core of the design rational and thinking in the development and will continue to be a leading factor in all decision making during the detailed design phases of not only the overall development but also individual lots.

The following addresses the relevant UN 17 sustainable goals in relation to the proposed development:

Goal 3 - Good Health and Well-Being – *Ensure healthy lives and promote well-being for all ages.*

Building design must enable a healthy in-door climate concerning light, acoustics, air quality and exposure to radiation and degassing.

Buildings, settlements, and urban areas shall be planned so that they allow and encourage physical activity. Future development shall ensure accessibility for all regardless of ability, providing pedestrian and vehicle networks and public park spaces.

Goal 4 - Quality Education – *Ensure inclusive and equitable quality education and promote lifelong opportunities for all.*

Schools, universities, and other educational institutions all require an architecture that enables a productive learning environment. The site is located where it has ample provisions in terms of access to kindergartens, schools, community, and health facilities.

Goal 6 Clean water and sanitation – *Ensure availability and sustainable management of water and sanitation for all.*

Urban areas, settlements and buildings must be designed to withstand climate change related to water, such as more extreme precipitation, drought, and floods. Landscape architecture and urban planning must protect freshwater resources through conservation projects and the design of recreational areas that protect, collect and handle water.

The structure plan and all future design phases shall promote the protection of natural resources. This includes water re-use, rainwater harvesting, the integrated design of waterways, riparian planting, and appropriate stormwater management.

Goal 8 - Decent work and economic growth – *promote sustained, inclusive, and sustainable economic growth, full and productive employment, and decent work for all.*

Safe public spaces and affordable transit routes to the workplace are crucial for finding employment. The ability to move from home to a workplace, and the time spent in transit, determine what jobs are available, making public space and transportation systems key to citizens access to work. Cities and settlements must also be planned and designed so that poor and marginalised citizens have access to a business outlet, such as a marketplace, where local produce, handicrafts and other services can be bought and sold.

Proposed hierarchy of transport option aims to ensure affordable and assessable transportation to workplaces within Nelson City Centre and the surrounding area to ensure long-term economic growth.

Goal 11 Sustainable cities and communities - *Make cities and human settlements inclusive, safe, resilient, and sustainable.*

Key contributions to sustainable cities and communities are design and

³⁷ Rough and Milne Landscape Architects Ltd. Maitahi Valley and Bayview – Private Plan Change Request, Preliminary Landscape Design Document. 1 April 2021.

planning secure affordable, accessible, and healthy housing, as well as infrastructure which reduce pollution from transportation, by enabling walking, biking, and commuting by public transport. Future development shall ensure affordable, accessible, and healthy housing. Also, the PPCR indicative road and walkway / cycleway linkages promote and enable ease of sustainable commuting options via walking, biking, and public transport.

Goal 17 Partnerships for the goals – *Strengthen the means of implementation and revitalise the global partnership for sustainable development.*

The challenge of achieving the goals requires the involvement of all, from governments and institutional actors to researchers, businesses, and citizens. Architects, designers, and planners can contribute by sharing knowledge, promoting sustainable solutions and engage in collaboration with research and institutional partners, to develop and implement sustainable solutions.

The PPCR has been developed in a collaborative manner and provides for future collaboration and commitment from all parties involved in the development to ensure the end goal of a sustainable development.

Sustainability and custodianship recognise the lifetime costs of buildings and infrastructure and aims to hand on places to the next generation in as good or better condition. The subject site has the potential to be developed to support the growth of a diverse resident population in Nelson. This will contribute to the growth of Nelson’s community base and create greater custodianship opportunities and social sustainability. The site can sufficiently support a greater density of population whilst retaining a balance between landscape and built form, which the PPCR provides for.

As outlined in UN 17 sustainability section this development needs to be creative and forward thinking in the act of creating a style of development which allows sustainable human habitation at little to no cost to the natural processes of the environment.

6.7 Collaboration

As outlined in the District Plan in relation to collaboration in the design approach, policy and administration (objective DO13A.6 and policies DO13A.6.1 – DO13A.6.3) the PPCR and design process has been a collaboration not only of Rough and Milne Landscape Architects but has also included a range of highly skilled experts across an array of relevant disciplines. Internal meetings and workshops with the Council have ensured that the design process and project outcomes are inclusive and

responsive to stakeholder feedback

The Maitahi Valley and Bayview Design Report³⁸ has been designed in a collaborative effort. The six documents outlined in Section 2 of this report formed the groundwork for this design. Design input through collaborative design workshops, which have led to further investigations, and design input being provided by Landscape Architects, Urban Designers, Resource Management Planners, Geotechnical Engineers, Civil Engineers, Ecologists and Archaeologists.

As discussed, the Maitahi Valley and Bayview Design Report³⁹ forms the basis for the PPCR, which provides flexibility for the future development.

Overall, a collaborative design approach has occurred in the creation of the PPCR. Also, the proposed structure plan has been designed to provide flexibility for additional design collaboration to further refine future development through future resource consent stages.

6.8 Summary

With the overarching aspect of the UN17 goals and the objectives and policies in section 13A of the District Plan the development aims to create a high functioning neighbourhood with suburban commercial and residential aspects that create a robust foundation for the building of community. The site is located in the area that has been earmarked for residential growth. The upper site works as an extension of the existing Malvern Hills residential area. While the lower site in the valley floor is a natural contiguous expansion of Nelson, creating a new neighbourhood. The report outlines a proposal which fits within the current urban expansion proposed in the Future Development Strategy.

As outlined in the District Plan in relation to connectivity principles of urban design NRMP Objective DO13A.2 and Policies DO13A.2.1 – DO13A.2.3 emphasis has been placed on creating interconnected structures and spaces which allow for easy wayfinding and connection to and from the natural environment which will support local biodiversity. The PPCR rules provide for o-pen space areas, which will positively strike a balance between the natural and the man-made environment. These open space areas will accommodate a range of landscape character treatments to benefit the amenity and environmental processes of the development and Nelson City.

The placement and form of the proposed zones are well considered in terms of density and built form particularly in relation to the landscape, open space provision and neighbouring land uses so as to be suited to the surrounding landscape. The range of densities and zones throughout the site supports the provision of choice and opportunities within

Nelson, while supporting the objectives relating to the sustainable growth of the city. The PPCR will be a potential asset for the growth of Nelson. The design outcome is a creative response which retains and enhances the natural processes of the natural environment whilst enabling development of the site in an efficient mixed-use manner.

The site has the potential to be developed to support the growth of a diverse resident population in Nelson. This will contribute to the growth of Nelson’s community base and create greater custodianship opportunities and social sustainability. The site can sufficiently support a greater density of population whilst retaining a balance between landscape and built form, which the PPCR provides for.

The surrounding areas urban design structures have been considered in the structure plan with the Malvern Hills character of housing clusters and winding roads following to and responding to the typography. This creates a clear connectivity to the development’s surroundings.

Overall, by addressing the objectives and policies in Section 13A of the District Plan, and the Ministry for Environment’s 7C’s for urban design with the global UN17 sustainable development goals. The design approach has resulted in the proposed PPCR and a Structure Plan that has been designed to reflect is contextual environment and provide function for the development of a new neighbourhood with strong connectivity and accessibility to its surroundings. With quality open space and enabling diverse architecture befitting of the local character. Lastly it is considered that the PPCR and structure plan provide flexibility for additional design collaboration to further refine future development through future resource consent stages.

³⁸ Rough and Milne Landscape Architects Ltd. Maitahi Valley and Bayview – Private Plan Change Request, Preliminary Landscape Design Document. 1 April 2021.

³⁹ Rough and Milne Landscape Architects Ltd. Maitahi Valley and Bayview – Private Plan Change Request, Preliminary Landscape Design Document. 1 April 2021.

7.0 An Assessment Against The Relevant NRMP District Wide Objectives and Policies

7.1 Chapter 5 – District Wide Objectives and Policies

DO5 Natural Values

The PPCR includes land that contains natural values within Kaka Valley. As such, the below objectives and policies have been taken into consideration within the Landscape and Visual Amenity Effects Assessment sections of this report and are specifically assessed below.

Objective - DO5.1 natural values

An environment within which natural values are preserved and enhanced and comprise an integral part of the natural setting.

Policy - DO5.1.1 areas with high natural values

Some areas with high natural values are identified in this Plan, and will be managed in such a way as to protect and enhance those values. Other areas that have high natural values will be identified in accordance with the criteria in Table DO5.1, and managed in such a way that protects and enhances those values.

Kaka Valley has moderate – high biophysical values associated with the Maitai River and its associated terracing. Maitai River which is partly within the site and will be within the Open Space Recreation Zone. This Open Space Recreation Zone provides a minimum 20m buffer between Maitai River and the closest residential zone. The design of the Open Space Recreation Zone will occur through a future resource consent process. However, the Open Space Recreation Zone is large enough to preserve Maitai Rivers natural values.

Kaka Streams alignment has been altered due to farming practices within the site. The PPCR will reinstate Kaka Streams general alignment to its pre farming location. Also, Kaka Streams alignment forms the general centre of the Open Space Recreation Zone that extends along Kaka Valleys floor, having a minimum overall width of 40m. The design of the Open Space Recreation Zone will occur through a future resource consent process. However, the plant schedule listed in Appendix 1 outlines the vegetation that will be included along its length to enhance its natural values. The Open Space Recreation Zone will enhance Kaka Streams natural values.

Kaka Hill has moderate biophysical values because of its large rounded and conical landform which forms part of a larger sequence of open ridges. The PPCR will provide for residential development on Kaka Hills lower slopes, extending slightly above the existing Rural Zone – High

Density Small Holdings Area. All future development provided for by the PPCR is below and outside of the skyline and backdrop areas, with the Residential Zone, being significantly lower than these areas. Therefore, the PPCR will preserve the natural values of Kaka Hills upper slopes.

Botanical Hill has high biophysical values resulting from its distinctive conical landform which connects into a low rolling ridge extending north of Nelson City Centre. This includes remnant native vegetation with amenity trees and native scrub. The PPCR will result in an increase to the Open Space Recreation Zone on Botanical Hill, including its skyline and backdrop areas. The Open Space Recreation Zone, when compared with the current Rural Zone will provide a higher degree of protection from future development. Additionally, a notable area of Kanuka vegetation at the northern end of the Open Space Recreation Zone will be protected. Due to this, the PPCR will preserve the natural values of Botanical Hill.

Malvern Hills has moderate biophysical values resulting from its predominantly open rolling ridgetop running parallel with Nelson Haven which is predominantly covered in grazed pasture. The Residential Zone, extending up the hillsides north-west slopes, being at a similar elevation to the surrounding Residential Zone will not impact on Malvern Hills ridgetop. The Residential Zone - Lower Density (Backdrop) Area will result in development that sits below Malvern Hills open rolling ridgetop. This Residential Zone - Lower Density (Backdrop) Area provided for by the PPCR, along with geotechnical and topographical constraints will limit the amount of development that may actually occur along these upper slopes.

Additionally, planting provisions will enhance the vegetation along Malvern Hills upper slopes, when compared with its existing pasture cover. The planting provisions will assist in offsetting the potential adverse effects resulting from the increase in development. On balance, The PPCR will reduce the natural values of Malvern Hills upper slopes by a moderate degree.

Overall, the PPCR will preserve and in some instances enhance the natural values of Kaka Valley, Kaka Hill and Botanical Hill. With regard to Malvern Hills, the PPCR will reduce the natural values of Malvern Hills upper slopes by a moderate degree.

DO9 Landscape

The PPCR includes Kaka Valley, Kaka Hill, Botanical Hill and Malvern Hills, all of which have moderate to high biophysical values, moderate to high sensory and aesthetic values and low to very high associate values. As such, the below objectives and policies have been taken into consideration within the Landscape and Visual Amenity Effects Assessment sections of this report.

Objective - DO9.1 landscape

A landscape that preserves and enhances the character and quality of the setting of the city and in which its landscape components and significant natural features are protected.

Policy - DO9.1.1 significant features

Significant landscape and coastal features which contribute to the setting of Nelson should be protected.

Policy - DO9.1.2 development

Development should be undertaken in a manner which avoids, remedies, or mitigates adverse effects on the landscape, coastal features and amenity values.

Policy - DO9.1.4 visual amenities

Particular regard should be had for the protection of visual amenity values in the following areas:

- a) ridge lines/skylines, and*
- b) seaward facing slopes of hills, and*
- c) estuaries, and*
- d) shorelines / riparian margins, and*
- e) coastal headlands, promontories, and adjacent sea, and*
- f) relatively unmodified parts of the coastal environment.*

Kaka Hill, Botanical Hill and Malvern Hills are identified as significant landscapes on the NRMP landscape overlays as they contribute to the identity and sense of place of Nelson City Centre as they enhance its character and quality.

Kaka Hill and Botanical Hill both have high sensory and aesthetic values because they are highly memorable features that form part of the green backdrop to Nelson City Centre. The PPCR will not alter the zoning of Kaka Hills upper slopes. These are the slopes that are seen from Nelson

City Centre, that enhance its character and quality. As such the PPCR will retain the status quo. The proposed extension to the Open Space Recreation Zone on Botanical Hill will preserve its sensory and aesthetic values.

Malvern Hills also has high sensory and aesthetic values because of its vividness and being a memorable part of the immediate backdrop to Nelson Haven.

The proposed Residential Zone will allow standard density residential development to be situated within the site, up to an elevation that is similar to the existing Residential Zone above Peace Way and Seawatch Way. This upper extent will be in line with the surrounding Residential Zone, and will provide for infill development along Malvern Hills, within proximity of Nelson City Centre. It will not impact on Malvern Hills ridgeline or skyline. Due to this, the Residential Zone will not impact on the high sensory and aesthetic values of Malvern Hills.

The proposed Residential Zone – Lower Density (Backdrop) Area will allow for properties that are more than 1,500m² in size, 20% of all lots will be planted in native vegetation and all buildings will be finished in dark and recessive material. Also, buildings within the skyline area will sit below Malvern Hills ridgeline. These proposed rules, along with the zoning area demonstrate that these upper slopes are highly valued and will mitigate and offset the potential adverse landscape effects to a moderate degree.

A visual amenity effects assessment of the Residential Zone – Lower Density (Backdrop) Area is included above. When seen from the Port of Nelson and SH6, future development along Malvern Hills upper slopes will have a Low – Moderate to Moderate degree of adverse effects on the current visual amenity that is experienced from these places. As such, the proposed Residential Zone – Lower Density (Backdrop) Area will not protect the existing skyline’s green backdrop. Rather it will alter it to consist of low density housing, where they can practically be situated, and an increase in native vegetation.

DO13A Urban Design

Chapter 3 – Administration, Section AD10.2.viii states that the New Zealand Urban Design Protocol is related to the NRMP. This document forms part of the methodology and is a guiding document when assessing the Urban Design aspects of the PPCR. The PPCR will provide a new neighbourhood and subsequently new urban areas within Nelson. As such, the below objectives and policies have been taken into consideration within the Urban Design Assessment section of this report.

***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.***

The development will reflect the unique identity of Nelson, the local environment, heritage and urban context. The investigation and understanding of these elements will form part of the base of detailed design and design process, to ensure local context will be recognised and acknowledged.

The built form within the development will show a high standard of architecture befitting of the local context of Nelson. The development shall draw inspiration from the surrounding environment, building materials will vernacular.

***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.***

The PPCR zone layout facilitates a strong design outcome that will give different residential, commercial and open space areas their own identity.

It is recommended that a consistent design language is used throughout the development for elements such as benches, lighting, planting etc. This in itself will create a strong internal connection throughout this area.

The Open Space Recreational Zoned areas are designed as corridors and islands which are in close connection to the surrounding green spaces. This will allow for easy movement of native flora and fauna throughout the site, increasing the biodiversity values within site and its surrounding environment.

Plant species, as identified on Appendix 1, reflect the surrounding environment, including native areas, which will provide habitat and food for local flora and fauna.

The development consists of one indicative road and a number of indicative cycling and walking pathways. These primary connections will form the base for a secondary and tertiary connections in which a design hierarchy in transport will occur for pedestrians, cyclists, public transport and motor vehicles, in that order.

Safety will be a significant consideration for all. Hierarchy and clearly defined paths for the different methods of transport. Different materials to differentiate the different networks will assist in clearly defining these networks.

Other elements that can be used to achieve an integrated accessible community includes quality signage to enable user friendly way finding and places to sit along the way, to have a break / connect with others in the community.

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.

Careful selection of planting, using native plants from the plant lists in Appendix 1, along with design of the Open Space Recreation Zones and the 20% native vegetation that will be implemented along Malvern Hills upper slopes will enhance the natural environment connections within the surrounding environment. These connections will essentially function as urban green areas working as ‘corridors’ and ‘islands’ for wildlife movement.

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.

Creating a locally managed maintenance scheme creates a sense of ownership over the community spaces and allows for residents to take pride in their neighbourhood. A strong focus shall be placed on the design of the development to create corridors of biodiversity and for the natural processes of the environment to thrive. This development as all future developments in the rich ecological environment of New Zealand shall use the highest standard of ecological and sustainability design and construction practises and shall proceed as a flagship for how human habitat can contribute rather than subtract from the processes of the natural environment.

An emphasis shall be placed on quality universal design that is both high functioning and aesthetically well thought through. Site mobility shall start from the pedestrian comfort up, creating a safe enjoyable walkable neighbourhood. Correct procedures shall be followed to ensure that reliable and frequent public transport services the development reducing the need for private motor vehicle use.

Best practises of CPTED shall be followed. The development shall have a range of uses that facilitate a number of daily necessary activities, optional activities and social activities.

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.

To make high quality public spaces a lot of different factors must be taken into consideration. A “community focus” with human scale and different activities, where cars and vehicles are not first priority are some of the factors that will influence a high quality public spaces within the site.

The proposed Open Space Recreational Zone, having two different sized Suburban Commercial Zones and public reserve land will provide for a number of varied multifunctional places that act as gathering points for people of all ages and cultures. These places shall include areas to sit (benches etc), playgrounds, open and easy to access, and places for small and bigger gatherings. In essence they shall be places for kids, teenagers, young families, and elderly people. As such, the proposed zone framework provides for high quality public spaces to be created, with the finer grain design detail being undertaken through future Resource Consents.

Policy - DO13A.3.2 multi use
Public spaces which facilitate multiple uses to achieve a range of social, cultural, economic and environmental benefits.

The above commentary and the assessment in the body of this report demonstrates that the PPCR provides a zone framework that will allow for this to occur.

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.

The Open Space Recreational Zones, the Suburban Commercial Zones and the Neighbourhood reserves are situated along the indicative road and walkway/cycleway layouts. As such these key neighbourhood assets are prominently placed within the community.

The development aims to create a high functioning neighbourhood with commercial, recreational, and residential aspects that create a robust foundation for the building of community.

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.

The PPCR residential zones provide a range of densities that will provide a range in housing types all with access to the high quality open spaces and the surrounding landscape. Two Suburban Commercial Zones will provide the residents with a central hub. All spaces will be designed to provide the opportunity to build community around.

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.*

The PPCR provides a framework that can achieve this objective and policy. Ensuring that it is met will occur through a resource consent design phase which will consider points a. – l. above.

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.

The future development and design process will be a collaboration not only of Rough and Milne Landscape Architects, but will also include the best experts in all relevant disciplines. Meetings and workshops with the Council, residents, and local iwi will ensure that design process and project outcomes consider all perspectives.

DO14 Subdivision and development

An important issue of subdivision and development are the potential effects of growth on natural values, quality urban design of the city and suburbs, and the provision of infrastructure in a logical and coordinated manner within the District. As such, the below objectives and policies have been taken into consideration within the Urban Design Assessment section of this report.

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.

The development will to the greatest extent as possible preserve all existing landscape features and landscape qualities. This includes:

- Situating Kaka Stream, the Maitai River and two wetlands within the Open Space Recreational Zone.
- Retaining the existing Rural Zone over Kaka Hills upper slopes.
- Situating Botanical Hills backdrop and skyline area within the Open Space Recreational Zone.
- Identifying two areas of Kanuka and a mature Kahikatea tree to be protected.

The existing landscape features such as mature trees, indigenous vegetation and natural watercourses are important of Nelsons identity, and as a link to Nelsons history and heritage. The PPCR provides a framework in which these features will be maintained and enhanced.

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.

The landscape features, including topography, watercourses and vegetation have been a significant driver when designing the PPCR. The density of development has been driving by topography, with high density development on the flatter valley floor and lower density areas on the upper slopes. The layout of this type of development is evident throughout Nelson and reflects the natural and physical capabilities of the land.

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).

The PPCR provides a framework that can achieve this objective and policy. Ensuring that it is met will occur through a resource consent design phase in which a number of other policy provisions that will be considered.

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)

The PPCR provides a framework that can achieve this objective and policy. Ensuring that it is met will occur through a resource consent design phase which will consider points a. – g. above, along with a number of other policy provisions that will be considered.

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. Explanation and Reasons.***

The PPCR provides a framework that can achieve this objective and policy. Ensuring that it is met will occur through a resource consent design phase which will consider points a. – c. above, along with a number of other policy provisions that will be considered.

DO15 Peripheral Urban Expansion

An important issue of subdivision and development within relatively close proximity to Nelson's City Centre is that urban expansion may have an adverse effect on amenity values (particularly visual and recreational values), and tends to use the land resource and provide for infrastructure inefficiently. As such, the below objectives and policies have been taken into consideration within the Landscape and Visual Amenity Effects Assessment and Urban Design Assessment sections of this report and are specifically assessed below.

Objective - DO15.1 urban form

An urban form in which intensive development is not detached from existing urban boundaries and which avoids or mitigates adverse effects on ecological, recreational, cultural, community and amenity values.

Policy - DO15.1.1 encouragement of infill

To encourage infill developments provided the adverse effects on character and amenity values of existing areas are avoided, remedied or mitigated.

Policy - DO15.1.2 limiting effects of urban expansion

Proposals that involve urban expansion through more intensive subdivision and development should address any actual and potential adverse effects on adjacent and nearby activities and avoid, remedy or mitigate them.

The residential zone along Malvern Hills north-west facing slopes will predominantly result in infill development. The remainder of the PPCR will result in the urban expansion up Malvern Hills and along Nelson East in Kaka Valley. The premise of the PPCR is based on the Future Development Strategy in which Council has indicated that Kaka Valley can absorb development as to assist with accommodating Nelson's growing community.

The PPCR will enhance the recreational values of the area by providing additional walking and cycling trails which will provide a high degree of amenity to future trail users.

Policy - DO15.1.3 rural greenbelt

Adverse effects on existing rural character and amenity values should be avoided, remedied or mitigated in the Maitai Valley, between Bishopdale Saddle and Wakatu, and between Stoke and Richmond, in order to maintain a greenbelt between existing built up areas.

The PPCR is based on the Future Development Strategy in which Council has indicated that Kaka Valley, located immediately north of Maitai Valley, can absorb development as to assist with accommodating Nelson's growing community. The PPCR will change the landscape character of Kaka Valley. However, has been designed to be sympathetic to the landscape features and values within the valley including Maitai River and the surrounding hillsides.

7.2 Appendix 9 - landscape components and views

NRMP Appendix 9 specifically relates to the landscape overlay areas identified on the planning maps with the above general description of Botanical Hill and Malvern Hills. As discussed in Sections 3 and 4 above, the existing landscape overlay areas will be superseded by the skyline and backdrop areas. The skyline and backdrop areas have been refined through a landscape evaluation process undertaken by Boff Miskell Ltd, as outlined in The Nelson Landscape Study, which Council has adopted.

The Nelson Landscape Study identified the landscape values of Botanical Hill and Malvern Hills and illustrated the extent of the skyline and backdrop areas which these landscape values are associated with. The landscape values are more thoroughly described in the Nelson Landscape Study, which have been taken into consideration throughout this assessment report. For completeness, a brief assessment against the below landscape components, however, only considering their extent relevant to the skyline and backdrop areas is included below.

AP9 overview - landscape components

AP9.i The first part of this appendix covers those parts of the Nelson landscape that are included in the Landscape Overlay. They are included in the Overlay because of the contribution they make to the city's identity and sense of place. ...

AP9.ii The text below gives a general description for each landscape component, identifies its significance to Nelson's landscape setting, and describes its visual sensitivity and the activities that have the potential to adversely affect it.

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.

The PPCR will preserve the natural values of Maitai River where it sits within the site, because this part of the Maitai River is situated within the Open Space Recreation Zone. In doing so the PPCR will also preserve its landscape values.

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

The PPCR will preserve the conical landform of Botanical Hills by situating its skyline and ridgeline within the Open Space Recreation Zone.

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.

The PPCR will preserve the visual amenity that Botanical Hill affords users within Nelson Centre. It will maintain the expansive views across Nelson City Centre and Tasman Bay gained from The Centre of New Zealand Monument. The proposed indicative road and walking/ cycling path along Malvern Ridge will provide future users a similar high degree of amenity that the is experienced from The Centre of New Zealand Monument.

Views from The Centre of New Zealand Monument over Kaka Valley, being inland of the monument will change. Future development within this area will be seen within close proximity of Nelson City Centre and appear as a logical and cohesive extension of residential development within this area.

Because the PPCR is generally contained to the valley floor and the lower slopes, the PPCR will retain Kaka Hills memorable 'green' backdrop and the majority of the vegetated hillsides that enclose Kaka Valley.

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.

The PPCR will provide for standard density residential development to ascend Malvern Hills north-west hillside, up to the backdrop area. This extension to the Residential Zone is similar in elevation to the residential development above Pearce Way and Seawatch Way. Also, it appears more logical than the existing boundary line that, which does not logically follow Malvern Hills landform.

Future residential development within the Residential Zone - Lower Density (Backdrop) Area will consist of large allotments, dark and recessive built form, a minimum of 20% native vegetation cover and no built form standing above Malvern Hills ridgeline. It will also provide for a road and a walking / cycling trail along Malvern Hills ridgeline which will positively benefit the community.

Overall, the landscape character of the Malvern Hills will change. However, by controlling development within the backdrop and skyline areas, positively contributing to the Malvern Hills green backdrop and enhancing its associative values, the PPCR is an appropriate fit on the Malvern Hills.

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.

Overall, the PPCR will maintain the landscape values of Botanical Hill. The PPCR will allow for development on Malvern Hills upper hillslopes, however, on balance the PPCR will provide a framework in which the Malvern Hills continue to provide a green backdrop to Nelson Haven, whilst enhancing its associative values. The green backdrop provided by the PPCR will be of a lesser degree than that currently provided.

AP9.7 Kaka 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 Kaka 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.

The proposed Residential Zone, Residential Zone – Lower Density Area, and the Rural Zone – High Density Small Holding Area do not extend up onto the upper slopes of Kaka Hill. As such, future development that is provided for by way of the PPCR will not impact on the landscape values of Kaka Hill.

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8.0 Conclusion

The PPCR seeks to change the zoning within Kaka Valley, the lower slopes of Kaka Hill and along Botanical Hill and Malvern Hills, providing for future residential development at a range of densities supported by high amenity open spaces and a commercial centre. This will allow Nelson to grow in a manner and form consistent with current urban development and as anticipated by the Future Development Strategy.

The PPCR, providing for residential development within a rural environment, will change the landscape character of the site. This change in itself is not considered adverse because the Kaka Valley has been identified as an area which can absorb change as long as the landscape values are maintained or enhanced. This is agreed with because the site is within close proximity of Nelson City Centre and development in this location will be consistent with development along the valley floor within Nelson South and The Brook.

The PPCR within Kaka Valley will positively enhance the landscape values of Kaka Stream and maintain those associated with Maitai River. The landscape values of Kaka Hills mid and upper slopes will be maintained by situating the residential and higher density small holdings zoning on Kaka Hill's lower slopes. The Open Space Recreation Zone and the Residential Zone - Lower Density (Backdrop) Area on Botanical Hill will maintain the landscape values of Botanical Hill.

Overall, even though the sites landscape character will change, by providing for the enhancement of Kaka Stream maintaining and in some cases enhancing the landscape values of Kaka Valley, Kaka Hill, Botanical Hill, and enhancing native vegetation and increasing the associative values of the Malvern Hills, the PPCR is an appropriate fit for the site.

With regard to visibility and effects on visual amenity:

- Visibility of varied areas of the PPCR within Kaka Valley is limited to a 500m stretch of Maitai Valley Road, the northern end of Ralphine Way, The Centre of New Zealand Monument and intermittently from the trail network on the eastern side of Botanical Hill.

Future development will be seen in close proximity of and appear as a logical extension to Nelson East. The majority of the residential zoning being on the valley floor will not negatively affect the amenity that is currently gained. Future development on Malvern Hills mid to upper slopes will result in a minor loss of openness and the visual amenity that this affords. Therefore, this reduction will result in a very low to low – moderate degree of adverse visual effects when seen from these public places.

- Botanical Hill and the proposed Open Space Recreation Zone will provide a greater level of protection when compared with the existing rural zone. Therefore, the PPCR will positively enhance the visual amenity of Botanical Hill which is visible from Nelson City Centre, the Port of Nelson and SH6 – south-west of Neale Park.
- Visibility of varied areas of the Residential Zone, residential backdrop area and indicative road from varies parts of the Port of Nelson and SH6 – north-east of Neale Park.
- The Residential Zone will appear as a logical area of infill development between Davies Drive and Seawatch Way. This is due to the proposed Residential Zone following the natural topography of Malvern Hills, when compared with the historic cadastral boundaries.
- The residential backdrop area will provide for larger lots which will be seen as a band of development above the standard density Residential Zone. Due to constraints regarding the skyline area and the height of dwellings in relation to its lower edge, geotechnical constraints and topography, dwellings along the upper area will be clustered in pockets on gentler sloping areas, retaining a green skyline area and a predominantly green backdrop area. There will be a minor reduction of openness of Malvern Hills upper north-west facing slopes. This reduction will result in a very low to moderate degree of adverse visual effects when seen from these public places.

Overall, even though the PPCR will result in an increase in built form, the majority of the future development will appear logical and will not adversely effect the visual amenity experienced from the surrounding public places. Residential development on the mid and upper slopes, will result in a reduction in open space and the green backdrop it affords. However, much of this future residential development will be located in pockets and will not entirely sprawl along these upper slopes. Therefore, the slight reduction to these upper slopes will have very low to moderate degree of adverse visual effects when seen from these public places.

With regard to Urban Design aspects of the PPCR:

- The PPCR provides for a high functioning neighbourhood with suburban commercial and residential aspects that create a robust foundation for building a community.
- The site is located in the area that has been earmarked for residential growth, as per the Future Development Strategy. The

upper site works as an extension of existing Malvern Hills residential area. While the lower site in the valley floor is a natural contiguous expansion of Nelson East.

- The indicative road and walkway / cycleway linages will logically and coherently connect with Nelson City Centre, which is within proximity of the site and the surrounding trail network which will add to the current high degree amenity that these trails provide locals.
- The PPCR will provide for open space areas, which will positively strike a balance between the natural and the man-made environment. These open space areas will accommodate a range of landscape character treatments to benefit the amenity and environmental processes of the development and the wider Nelson area.
- The placement and form of the proposed zones are well placed in terms of density and built form particularly in relation to the landscape, open space provision and neighbouring land uses so as to be suited to the surrounding landscape. The range of densities and zones throughout the site supports the provision of choice and opportunities within Nelson, while supporting the objectives relating to the sustainable growth of the city. The PPCR will be a potential asset for the growth of Nelson. The design outcome is a creative response which retains and enhances the natural processes of the natural environment whilst enabling development of the site in an efficient mixed-use manner.
- The subject site has the potential to be developed to support the growth of a diverse resident population in Nelson. This will contribute to the growth of Nelson's community base and create greater custodianship opportunities and social sustainability. The site can sufficiently support a greater density of population whilst retaining a balance between landscape and built form, which the PPCR provides for.

Overall, the design approach has resulted in the design of the PPCR to reflect is contextual environment and provide function for the development of a new neighbourhood with strong connectivity and accessibility to its surroundings. With quality open space and diverse architecture befitting of the local character. Lastly it is seen that the PPCR and structure plan provide flexibility for additional design collaboration to further refine future development through future resource consent stages.

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Appendix 1

Area 1 - Bayview Skyline and Backdrop Area

20% of future properties within the Bayview Skyline and Backdrop Areas shall be planted in native plants from the following lists.

This area is a coastal facing hill slope, consisting of silt loam, is well drained, has low to moderate fertility, with existing land use activities including pastoral farming, scrub (gorse and broom) and cropping.

This area is predominantly coastal hill country, and some lowland hill country.

It also has high sunshine hours; mild annual temperatures; frosts are slight to moderate; and an annual rainfall of 890-1000mm.

Trees

- Cordyline australis* – Cabbage tree
- Dodonaea viscosa* – akeake
- Kunzea ericoides* – Kānuka
- Melicytus ramiflorus* – Māhoe
- Myoporum laetum* - Naigo
- Myrsine australis* – Māpou - divaricata
- Olearia paniculate* - akiraho
- Pittosporum tenuifolium* - Kōhūhū
- Pseudopanax crassifolius* – Lancewood

Shrubs, Ground Covers, Grasses, and Sedge

- Brachyglottis repanda* – Rangiora
- Coprosma repens* - Taupata
- Coprosma robusta* – Karamū
- Veronica stricta* – Koromiko
- Melicytus crassifolius* – Coastal porcupine scurb
- Ozothamnus leptophyllus* – Tauhinu
- Phormium cookianum* – Wharariki
- Cortaderia richardii* – South Island Toetoe

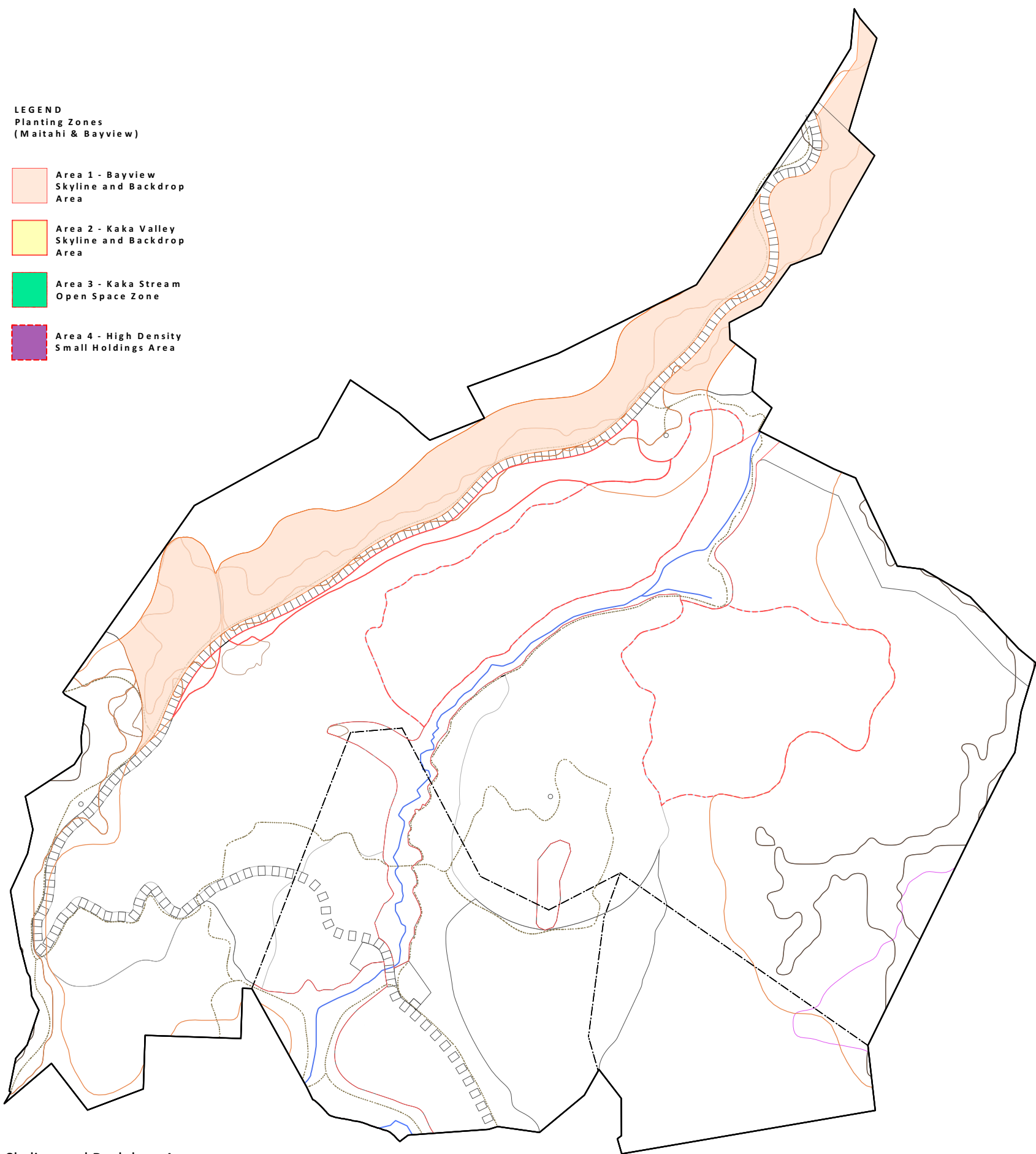


Figure 36: Bayview Skyline and Backdrop Area.



Area 2 - Kaka Valley Skyline and Backdrop Area

20% of future properties within the Kaka Valley Skyline and Backdrop Areas shall be planted in native plants from the following lists.

This area is a consists inland facing hill slopes, consisting of silt loam, is well drained, has low to moderate fertility, with existing land use activities including pastoral farming, scrub (gorse and broom) and cropping.

This area is predominantly coastal hill country, and some lowland hill country.

It also has high sunshine hours; mild annual temperatures; frosts are slight to moderate; and an annual rainfall of 890-1000mm.

Trees

- Alectryon excelsus* – Titoki
- Aristotelia serrata* – Makomako
- Beilschmiedia tawa* – Tawa
- Cordyline australis* – Cabbage tree
- Dacrycrpus dacrydioides* – Kahikitea
- Dacrydium cupressinum* – Rimu
- Fuchsia excorticata* - kōtukutuku, tree fuchsia
- Fuscospora solandri* – Black Beech
- Fuscospora truncate* – Hard Beech
- Griselinia lucida* - Puka
- Hoheria angustifolia*
- Kunzea ericoides* – Kānuka
- Leptospermum scoparium* – manuka
- Macropiper excelsum* – Kawakawa
- Melicytus ramiflorus* – Māhoe
- Myoporum laetum* - Naigo
- Myrsine australis* - Māpou
- Pittosporum eugenioides* - Tarata
- Pittosporum tenuifolium* - Kōhūhū
- Plagianthus regius* – Lowland ribbonwood
- Podocarpus totara* – tōtara
- Prumnopitys ferruginea* - Miro
- Prumnopitys taxifolia* – Matai
- Pseudopanax crassifolius* – Lancewood
- Sophora microphylla* – Kōwhai
- Weinmannia racemose* – Kāmhai

Shrubs, Ground Covers, Grasses, and Sedges

- Brachyglottis repanda* – Rangiora
- Coprosma repens* - Taupata
- Coprosma robusta* – Karamū
- Veronica stricta* – Koromiko
- Melicytus crassifolius* – Coastal porcupine scurb
- Ozothamnus leptophyllus* – Tauhinu
- Phormium cookianum* – Wharariki
- Cortaderia richardii* – South Island Toetoe

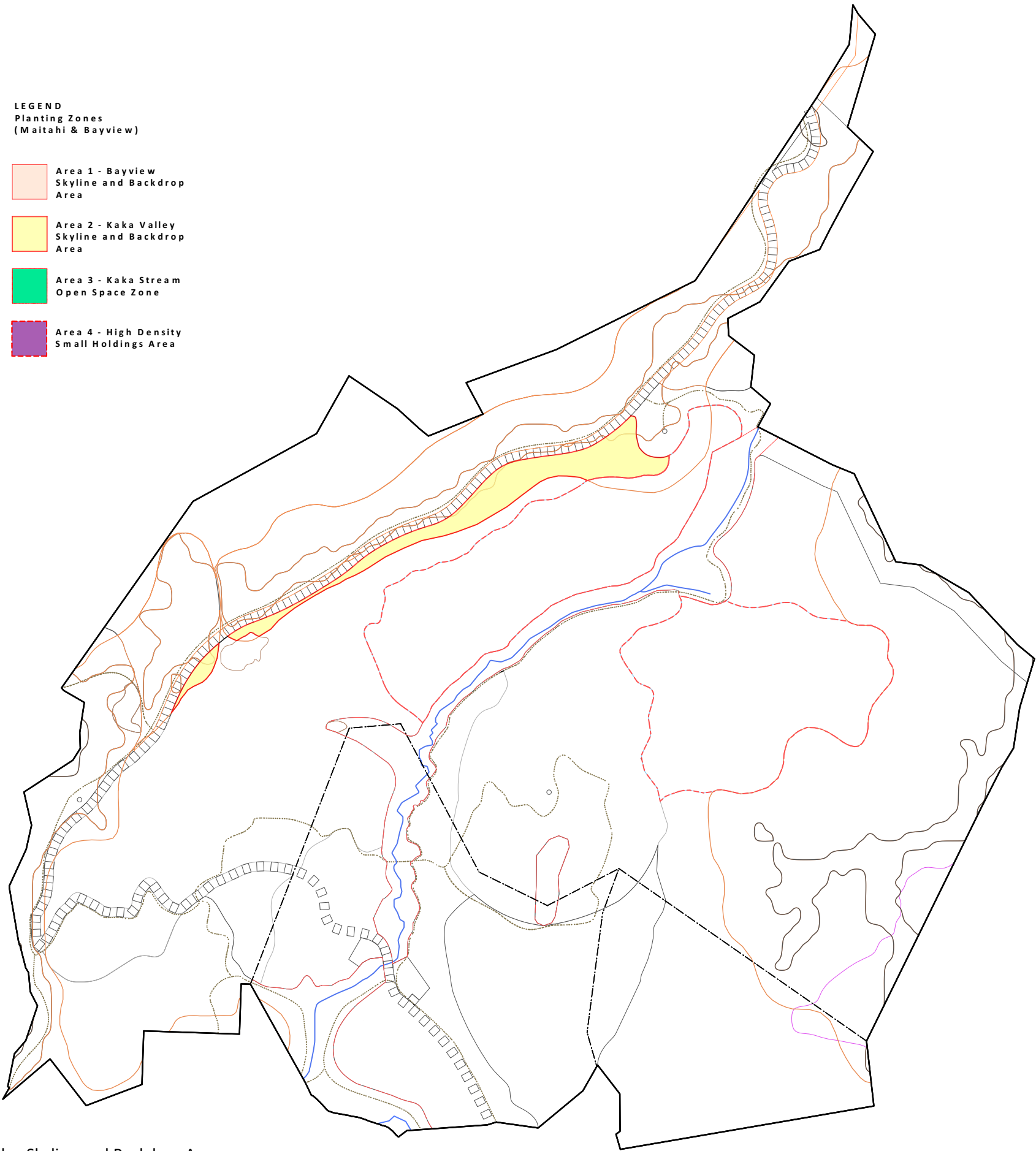


Figure 37: Kaka Valley Skyline and Backdrop Area

Area 3 - Kaka Stream Open Space Zone

Area includes some hill slopes, lowland flats, alluvial terraces, silt loam with gravelly subsoils; moderately well drained with some well drained areas; low to moderate fertility; mainly used for pastoral farming.

Areas of wetland, stream margins, gullies, lowland flats, and hill sides.

High sunshine hours; mild annual temperatures; frosts are slight to moderate; and an annual rainfall of 890-1000mm.

Trees

- Alectryon excelsus* – Titoki
- Aristotelia serrata* – Makomako
- Beilschmiedia tawa* – Tawa
- Cordyline australis* – Cabbage tree
- Dacrycrpus dacrydioides* – Kahikitea
- Dodonaea viscosa* – akeake
- Dacrydium cupressinum* – Rimu
- Fuchsia excorticata* - kōtukutuku, tree fuchsia
- Hoheria angustifolia* – Houhere
- Kunzea ericoides* – Kānuka
- Leptospermum scoparium* – manuka
- Pittosporum eugenioides* - Tarata
- Pittosporum tenuifolium* – Kōhūhū
- Plagianthus regius* – Lowland ribbonwood
- Podocarpus totara* – tōtara
- Prumnopitys ferruginea* - Miro
- Prumnopitys taxifolia* - Matai
- Pseudopanax crassifolius* – Lancewood
- Sophora microphylla* – Kōwhai
- Weinmannia racemose* – Kāmhai

Shrubs, Ground Covers, Grasses and Sedges

Plants for Stream and Wetland Margins

- Aposadmia sismilis* - Oioi
- Carex secta* – pukio
- Carex virigata* – Pūrei
- Cortaderia richardii* – South Island Toetoe
- Phormium tenax* - Harakeke
- Juncus edgariae* – common rush
- Juncus pallidus* – Giant Rush
- Juncus australis* – Rush

Plants set back from Stream and Wetland Margins

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

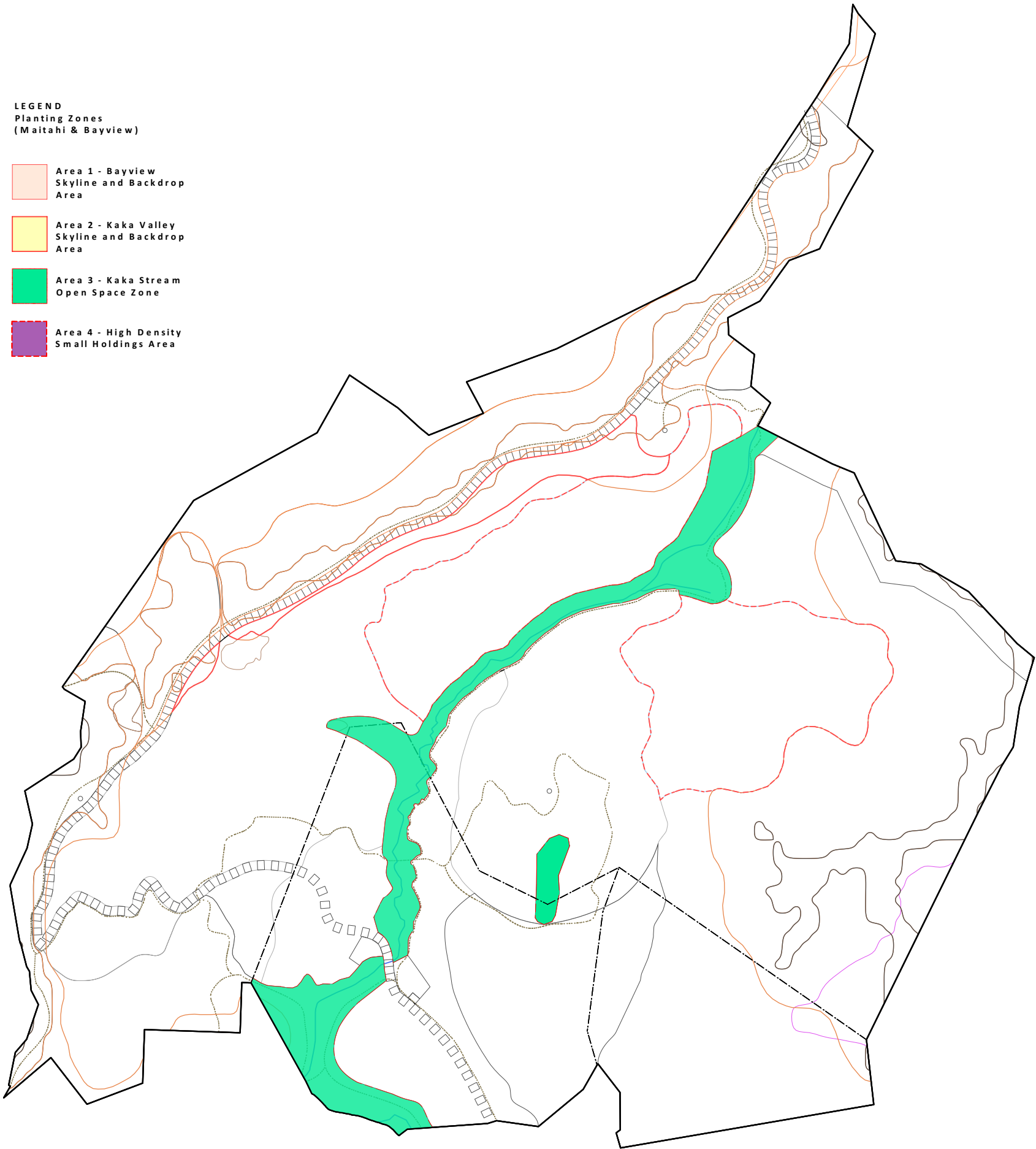


Figure 38: Kaka Stream Open Space Zone



Area 4 - High Density Small Holdings Area

20% of future properties within the high density small holdings area shall be planted in native plants from the following lists.

This area consists of lowland hill slopes, silt loam, is well drained, has low to moderate fertility, with existing land use includes pastoral farming, scrub (gorse and broom) and cropping.

This area has high sunshine hours; mild annual temperatures; frosts are slight to moderate; and an annual rainfall of 890-1000mm.

Trees

- Alectryon excelsus* – Titoki
- Aristotelia serrata* – Makomako
- Beilschmiedia tawa* – Tawa
- Cordyline australis* – Cabbage tree
- Dacrycrpus dacrydioides* – Kahikitea
- Dacrydium cupressinum* – Rimu
- Fuchsia excorticata* - kōtukutuku, tree fuchsia
- Fuscopora solandri* – Black Beech
- Fuscopora truncate* – Hard Beech
- Griselinia lucida* - Puka
- Hoheria angustifolia*
- Kunzea ericoides* – Kānuka
- Leptospermum scoparium* – manuka
- Macropiper excelsum* – Kawakawa
- Melicytus ramiflorus* – Māhoe
- Myoporum laetum* - Naigo
- Myrsine australis* - Māpou
- Pittosporum eugeniioides* - Tarata
- Pittosporum tenuifolium* - Kōhūhū
- Plagianthus regius* – Lowland ribbonwood
- Podocarpus totara* – tōtara
- Prumnopitys ferruginea* - Miro
- Prumnopitys taxifolia* – Matai
- Pseudopanax crassifolius* – Lancewood
- Sophora microphylla* – Kōwhai
- Weinmannia racemose* – Kāmhai

Shrubs and Ground Covers

- Astelia frangrans* – kahakaha
- Brachyglottis repanda* – Rangiora
- Coprosma propinqua* – Mingimingi
- Coprosma rigida* – streamside coprosma
- Coprosma repens* - Taupata
- Coprosma robusta* – Karamū
- Melicytus crassifolius* – Coastal porcupine scurb
- Myrsine divaricate* – Weeping Māpou
- Ozothamnus leptophyllus* – Tauhinu
- Phormium cookianum* – Wharariki
- Veronica stricta* – Koromiko

LEGEND

Planting Zones

(Maitahi & Bayview)

Area 1 - Bayview Skyline and Backdrop Area

Area 2 - Kaka Valley Skyline and Backdrop Area

Area 3 - Kaka Stream Open Space Zone

Area 4 - High Density Small Holdings Area

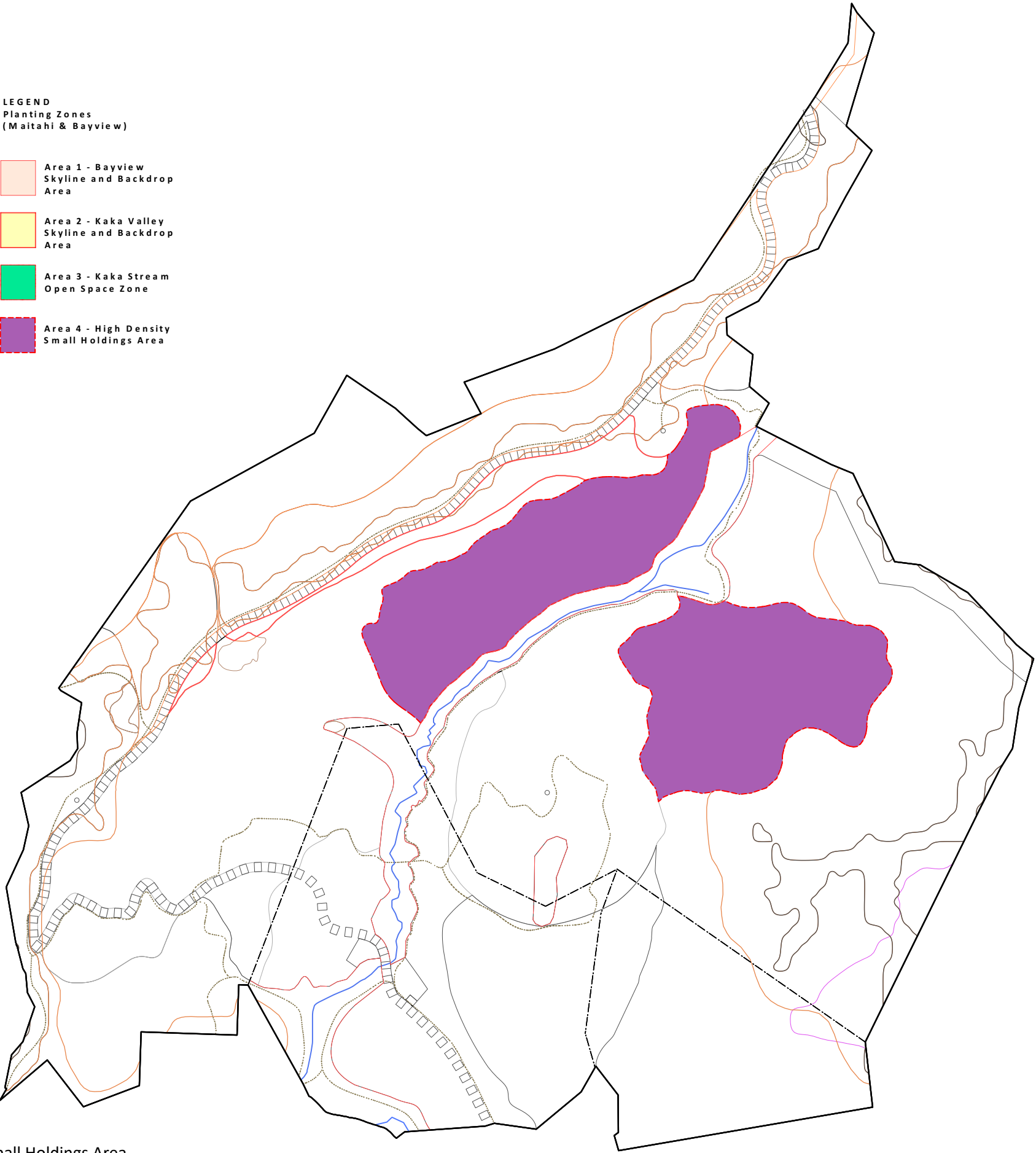


Figure 39: High Density Small Holdings Area