

Sch.U Marsden Plateau Landscape Area

U.1 Application of the schedule

This schedule applies to the area shown as Schedule U on Planning Maps 30 and 31 between the Marsden and Ngawhatu Valleys. The Schedule relates to the activities of subdivision, earthworks and building under rules REr.23, REr.61 and REr.106 and to Figures 1 and 2 and contains a description of the outcomes and assessment criteria for the development of the Marsden Valley Plateau Landscape Area. All buildings are a Controlled Activity, and all subdivision and associated earthworks are a Restricted Discretionary Activity in terms of the design, layout and appearance of the subdivision, earthworks and subsequent development.

The Marsden Plateau is an important area to Nelson because it covers an area of high visual appeal and combined with the Barnicoat Ranges forms part of the backdrop to the city, when viewed from various public spaces, in particular Stoke, Monaco and the Airport. The area is also recognised as providing an urban resource in terms of its ability to accommodate future growth from Nelson City. There is an expectation and desire for the area to accommodate some urban development so long as the special landscape values of the area are afforded suitable consideration and design response. Figures 1 and 2 of Schedule U are spatial tools used to direct development to appropriate parts of the Plateau. Although the Plateau has an underlying Residential Zone, development is restricted to the development areas shown in Figure 2. These areas act as default sub-zonings and have the same minimum lot standards as the zonings of the same description. This combined with design tools (provided as rules and assessment criteria) form an enabling framework to accommodate well designed future urban growth within the Marsden Plateau in a manner that ensures the landscape values are respected and retained within any development.

Because of the area's visual significance, the overall subdivision and development of the north and northwest face of the Marsden Foothill and the plateau fronting the city have been made a Restricted Discretionary Activity to ensure the existing landscape values are maintained. The future urban development of the Marsden Plateau needs to demonstrate that this can occur while maintaining a relatively open and undeveloped appearing landform to offset those developed parts thereby contributing to the larger backdrop to Stoke and the City. This is to be achieved in part by restricting the spatial location of development in relation to open space (refer Figure 2), and through subsequent controls on subdivision, earthworks and building design. Figure 2 provides for 25% built area to a 75% open space area of the Marsden Plateau as a means of achieving a balance between medium to low density development of the plateau offset by open space to retain the landscape values associated with the Plateau Area.

Applicants are required to demonstrate an understanding of the existing attributes of the development site and its place within the context of the landscape and the wider city, and take this into account in planning and design. A development approach is required that ensures a considered connection with the wider settlement of Stoke and the significance of the site in terms of landscape values. The desired result is the creation of a level of urban development that has an attractive visual character both internally and externally, is responsive to the environmental features of the site (topography, drainage, vegetation), and to a multitude of future user needs. The intention of the rules, assessment criteria and design standards in Schedule U is to create a well designed residential area but only where the landscape significance of the site from adjoining north to north west suburbs of Stoke plains/Monaco/Airport area are integrated with the overall design. This is sought to be achieved through locating development on the edge of a vegetated foreground that follows the natural landform, thereby providing a context or structure for the location of development which 'fits' or is 'responsive to' the landscape, sited within the backdrop context provided by the Barnicoat Ranges.

To achieve such integrated planning and design for the Marsden Plateau Landscape Area, an Applicant must provide Council with a master plan (or total development plan) of the area when seeking resource consent. Subdivision and development of the site can be staged, however the total framework of subdivision, development, building sites and open space and associated linkages must be assessed in terms of the design criteria before any staged application for consents can be provided. Such a master plan must also address the vesting of open space, its development and associated pedestrian/cycle linkages in relation to the stages sought for the development. The ratio of reserve/open space or public facilities to be vested as part of each stage shall be representative of the ratio of sections within that stage, and the practical alignment of boundaries of reserves and open space areas, and the consent term which each staged consent has been provided.

U.2 Information requirements

All applications for subdivision and land use consents shall be accompanied by a Design Statement from a suitably qualified person reflective of the nature and scale of the development proposed. The Design Statement shall demonstrate how each relevant assessment criteria in section U.8 within Schedule U has been responded to, or where criteria are unable to be accommodated within a specific design how an alternative design tool has been adopted to produce a positive urban design outcome in keeping with the overall landscape and visual protection sought for the Marsden Plateau Landscape Area. The Design Statement shall include, but is not limited to, the following information:

- a) The opportunities and constraints for development of this area are identified in Figure 1 and demonstration that these have been acknowledged in any application for subdivision or land use consents is required.
- b) Subdivision of the Marsden Plateau Landscape Area is provided for as a Restricted Discretionary Activity in the area identified by Figure 2. The ability for the landscape to absorb this level of development is based on the preservation of open space in the foreground as shown on Figure 2. Preservation of open space as a backdrop to the development is achieved through Council ownership of the Barnicoat Range beyond (to the east) to the skyline. In recognition of this approach, all subdivision applications shall be accompanied by a Landscape Assessment and Planting Plan demonstrating how the open space area is to be used to mitigate potential adverse visual effects of development in terms of preserving open space and a green network that contributes to the Barnicoat Ranges green backdrop, and provides for neighbourhood amenity, connectivity and utilisation and enhancement of ecosystem services within the development.
- c) One public lookout and associated supporting infrastructure (access, car parking, walking track) shall be provided for as part of any open space to be vested in Council and credited against reserve fund requirements.
- d) All subdivision, development and subsequent building shall be supported by a Landscape Assessment (prepared by a qualified landscape architect) relative to the nature and scale of the proposed activity, that assesses the landscape values of the site (including those identified in Schedule U and those sought to be achieved by the open space landscape assessment, refer b) above, and any previous subdivision or master plan), and the potential adverse landscape effects of the proposal, and provides an appropriate design response, along with methods to avoid, remedy or mitigate those visual effects.
- e) Details on servicing infrastructure, integration with ecosystem services, pedestrian/cycle linkages and their relationships with Stoke commercial area, staging and any other management requirements required to ensure successful implementation of the development.
- f) Ongoing control is sought in terms of the built environment following subdivision and development of the area. Subdivision and development must necessarily give consideration to future dwelling locations, relationships with open space and adjoining sites, to the overall visual appearance of the development as a whole, and methods and tools to be imposed to ensure the development philosophy outlives the subdivision. Where the application is for land use consent for a single dwelling, the Design Statement shall take into account those matters in U.8.5 and shall include

recommended conditions (consent notices, dwelling design restrictions) to ensure the design philosophy is fulfilled on an ongoing basis by all future owners.

- g) Where the land management overlay applies a geotechnical report is required to support the application.
- h) Wherever possible all consents required to give effect to the development shall be sought in conjunction with one another.
- i) Demonstrate how all earthworks, buildings, structures and fences proposed to be located within 20 metres of the high voltage transmission lines traversing the Open Space Areas comply with the minimum safe separation distances outlined in the New Zealand Electrical Code of Practice (NZECP) 34:2001.

U.3 Permitted activities

Unless otherwise described within this Schedule, the permitted activities and building standards - e.g. height, yard requirements, coverage, daylight controls - shall be as set out in the Residential Zone Chapter 7 for the Medium and Low Density Residential Areas in Figure 2, and as set out in the Rural Zone Chapter 12 for the Low Density Small Holdings Area in Figure 2, and as set out in the Open Space Zone Chapter 11 for the Open Space Areas in Figure 2.

U.3.1 Earthworks

Earthworks within the Residential and Open Space Areas of the Marsden Plateau Landscape Area shown in Figure 2 are a permitted activity provided they comply with the following conditions:

- The ground level is not to be altered by more than 2.5m measured vertically.
- The total area of ground disturbance is less than 250m².
- The excavation or fill area is to be retained or covered as soon as practicable by a building (other than a stand alone retaining structure) authorised by a building consent.
- The earthworks do not take place within the land management overlay or the fault hazard overlay.
- Earthworks are not undertaken on slopes of more than 45 degrees.
- No earthworks are carried out within 5m of a waterbody.
- That no contamination, including siltation, of any waterbody occurs.
- Earthworks comply with the NZECP 34:2001.

Earthworks that do not meet the conditions for a permitted activity are Restricted Discretionary Activities.

U.3.2 Vegetation removal

The damage, destruction or removal (modification) of any vegetation within the open space area of the Marsden Plateau Landscape Area as shown on Figure 2 is permitted provided the modification is limited to:

- Vegetation that has been determined a noxious weed or pest by Nelson City Council.
- The removal of broken branches, deadwood or diseased vegetation.
- The removal of branches which are interfering or overhanging buildings.
- The removal of branches that are necessary to maintain access across existing farm tracks.
- Modification by any network utility operator to ensure the safety and integrity of the network utility or to maintain access to the network utility.

Vegetation removal in the open space area that does not meet the conditions for a permitted activity is a Discretionary Activity.

U.4 Controlled activities

The following are controlled activities in the Marsden Plateau Landscape Area. Resource consent applications will be considered without notification or the service of notice, and without obtaining written approval of affected persons under Section 94 of the Act. Conditions may be imposed relating to the matters over which Council has restricted its control.

U.4.1

Buildings

The erection of a building, or any alteration or addition to any building, on any lot within Residential Areas of the Marsden Plateau Landscape Area that complies with the following standards and terms is a Controlled Activity.

- i) Development of residential sites located in the Marsden Plateau medium and low density residential area identified on Figure 2 including compliance with the minimum net area site size per residential unit.
- ii) All applications shall be supported by a design statement that addresses the relationship between proposed buildings and the underlying subdivision design intent created through Schedule U, the relationship of the buildings to adjoining sites, public spaces (including road frontage and access lanes) and in terms of maximising surveillance of open space areas.
- iii) All buildings shall comply with the permitted activity standards in the Residential Rules table unless otherwise provided for by Schedule U or by condition or consent notice provided as part of any subdivision consent issued under Schedule U where buildings were specifically assessed as part of the subdivisions landscape assessment.
- iv) All applications for land use consent for buildings shall be supported by a landscape assessment that addresses the visual effects of the building when viewed from various public spaces, in particular parts of Stoke, Monaco and the Airport in accordance with the information requirements in U.2, any buildings on adjoining sites, and the overall design concept intended by the layout of the subdivision which created the site, and any conditions or consent notices imposed on the site as a result of the subdivision.

In determining the conditions to be imposed, Council will have regard to the following matters over which it has retained its control as listed below and the assessment criteria in U.8.5.

- Relationship of the building design and site layout to the subdivision design and layout including servicing and roading.
- Relationship to public and open space areas.
- Visual appearance of the building including materials, colour and built form from within the development, and externally from public places, in particular parts of Stoke, Monaco and the Airport.

U.5

Restricted discretionary activities

The following are Restricted Discretionary Activities in the Marsden Plateau Landscape Area for which consent may be refused or granted subject to conditions. Grounds for refusal and conditions are restricted to those matters specified in assessment criteria J8.

U.5.1

Subdivision

Any subdivision within the Marsden Plateau Landscape Area that complies with the following standards and terms is a Restricted Discretionary Activity.

- i) Subdivision to create residential sites in the Marsden Plateau is limited to the residential areas (medium to low density) identified on Figure 2 provided it complies with the minimum lot size (refer to lot size explanation in section U.10) and Table 1 Rooding Standards.
- ii) Subdivision to create Low Density Small Holdings sites located on the Marsden Plateau is limited to the Low Density Small Holdings Areas identified on Figure 2 provided it complies with the minimum lot size (refer to lot size explanation in section U.10).
- iii) The primary roading pattern is generally in accordance with that shown in Figure 2.
- iv) Pedestrian and where practical, cycle linkages are included in any proposal generally in accordance with those shown on Figure 2.
- v) The proposal is accompanied by a landscape assessment that addresses the visual effects of the proposal and subsequent development when viewed from various public spaces, in particular parts of Stoke, Monaco and the Airport in accordance with the information requirements in U.2.

vi) The proposal is either accompanied by a master plan which shows the proposed subdivision layout and design of the whole of the Marsden Plateau Landscape Area for which a staged consent is sought, or comprises an application for a stage of an already approved master plan.

The matters over which Council has restricted its discretion are as follows:

- Layout and design.
- Provision of walkways and where practical, cycle links.
- Servicing and roading patterns.
- Open Space and landscaping.
- Relationship to future dwellings/land use.
- Geotechnical issues.

In determining whether to grant consent, and what conditions to impose, Council will have regard to assessment criteria in U.8.

U.5.2

Earthworks

Any earthworks within the Residential or Open Space Areas of the Marsden Plateau Landscape Area shown on Figure 2 that do not comply with the permitted activity standards are a Restricted Discretionary Activity.

The matters over which Council has restricted its discretion are as follows:

- Visual effects.
- Extent of compliance with the New Zealand Electrical Code of Practice (NZECP)34:2001.
- Any adverse effects on the stability of high voltage transmission line support structures.
- Stability, geotechnical and hazard effects particularly in the land management overlay.
- The minimisation of earthworks achieved through design and layout being responsive to the site.
- The need for the quantity of earthworks to support infrastructure, roading or future urban development.
- The extent of disturbance to natural drainage patterns.
- Sediment control.
- Extent of resultant hard surfaces.
- Staging of earthworks and relationship to the master plan of any subdivision proposal.

In determining whether to grant consent, and what conditions to impose, Council will have regard to the assessment criteria in U.8.

U.6

Discretionary activities

The following are Discretionary Activities for which consent may be refused or granted subject to conditions. In determining whether to grant consent, and what conditions to impose, Council will have regard to the assessment criteria in U.8.

The application for buildings and vegetation removal that do not comply with the permitted or controlled activity standards will be assessed as Discretionary Activities. This will enable the full effects of the proposal to be considered with public involvement where appropriate.

U.6.1

Buildings

- a) Any buildings within the Residential Areas of the Marsden Plateau Landscape Area shown on Figure 2 that do not comply with the controlled activity standards are a Discretionary Activity.
- b) Any buildings within the Open Space/Reserve Area shown on Figure 2 are a Discretionary Activity.

U.6.2

Vegetation removal

The damage, destruction or removal (modification) of any vegetation located within the open space area within the Marsden Plateau Landscape Area shown on Figure 2 that does not comply with the permitted activity standards is a Discretionary Activity.

U.7

Non-complying activities

- i) Any other activity in the Marsden Plateau Landscape Area not listed as permitted, controlled or discretionary is a non-complying activity.
- ii) Applications for subdivision and earthworks that do not comply with the Restricted Discretionary Activity standards will be assessed as Non-Complying Activities.

U.8

Assessment criteria

In making a decision whether to grant consent, and impose conditions, the following assessment criteria are relevant.

U.8.1

Subdivision layout

- i) The extent to which the proposal acknowledges and complies with the concept in Figures 1 and 2 and promotes the protection of the special landscape values of the site.
- ii) The ability of the design to achieve an urban form that works in harmony with the natural environment patterns that exist in the Marsden Plateau Landscape Area. The proposed design shall be responsive to existing significant vegetation, landform features and patterns, and site constraints.
- iii) The extent to which the street system maximises connectivity and permeability in order to promote convenience, social interaction, and to enhance user safety in the street and security of property. Refer also to connectivity criteria in U.8.3, U.8.6 and U.8.7.
- iv) The ability for the design to provide rear or side access lanes to provide garage access away from the road front, reduce use of rights of way, and possibly to assist with future redevelopment opportunities.
- v) The extent to which each allotment has road frontage. Right of ways should be limited and only be used to reach pockets of land that are inaccessible by road, and would require streams to be piped, vegetation cleared, or the topography is too steep to facilitate a road or where numbers of dwellings to be accommodated off the access do not justify a road.
- vi) The ability of the design, orientation and layout to contribute to energy efficiency of the development.
- vii) The degree of variation in the lot density within the Schedule U site.
- viii) The degree of compliance with Appendices 10, 11, 12 and the matters in Chapter 4 of the Nelson Tasman Land Development Manual 2019 except where specific alternatives are provided to address environmental and landscape values of the site and assessment criteria in this schedule, through design.
- ix) The degree to which the subdivision facilitates good urban design for resultant site development.
- x) The actual of potential effects of the activity on the special landscape values of the Marsden Plateau as the backdrop to the City, especially when viewed from public spaces and Stoke, Monaco and the Airport.
- xi) The relationship of design to future adjoining urban development, open space linkages, and its ability to integrate and promote efficiency.
- xii) Financial contributions.
- xiii) Any assessment criteria for other relevant rules in the Residential Zone rules tables or in Schedule U.8.2 to U.8.8.

U.8.2

Services overlay

- i) The ability for the site to integrate with the City's services infrastructure, and future urban expansion, in a sustainable manner that avoids, remedies or mitigates any risks to human health, or the environment, natural hazards, or adjoining properties.
- ii) The extent of the use of low impact stormwater methods.
- iii) The extent to which stormwater runoff is reduced by limiting permeable surfaces and including permeable road and parking surfaces where possible.
- iv) The degree to which the design provides for the improvement in the quality of stormwater before it reaches streams by allowing it to flow through stormwater treatment devices including, but not limited to, grass areas (such as swales, rain gardens) and through constructed wet areas. Note that these devices may also allow for stormwater flow attenuation.
- v) the matters in the Nelson Tasman Land Development Manual 2019.

U.8.3

Road design

- i) The extent to which the design provides for connectivity of neighbourhoods and the whole site as it is progressively developed. Note: a means of assisting to achieve this is through use of the roading standards for the Marsden Plateau Landscape Area in Table 1 of this schedule.
- ii) The visual effects of roading location and materials. The alignment of roading should follow the contour to be responsive to the site and less obtrusive. Roading materials and colours that reduce visual impact should be considered in the design.
- iii) The extent to which the roading design provides for safe streets which combine the movement of private vehicles, cycles and pedestrians.
- iv) The provision of narrower carriageways where low traffic flows are anticipated, to help slow and calm traffic, but providing enough width for safe and efficient access to adjoining land.
- v) The use of street trees to connect to open space, reduce adverse landscape effects and enhance visual amenity.
- vi) The extent to which the proposed lighting provides for pedestrian purposes without significant adverse visual effects at night when viewed from various public spaces, in particular parts of Stoke, Monaco or the Airport.
- vii) The extent to which devices and systems are put in place to mitigate any adverse effects that may be created by both the quality and quantity of stormwater runoff from road areas.
- viii) The ability of the design to provide for car parking in association with the look out area required as part of the open space development. The car parking can be located within or separate from the carriageway.

U.8.4

Earthworks

- i) The extent to which the design avoids adverse landform modifications which would disturb the natural character of the area or visually sensitive areas.
- ii) The assessment criteria in REr.61 Earthworks.
- iii) The likely presence of and disturbance to any archaeological sites.

U.8.5

Building

- i) Demonstration of how the building is to be integrated visually with the site and its relationship to public open space through responsive architectural design, colour and landscaping. In particular, the ability of landscaping to integrate the building visually especially when viewed from public spaces and Stoke, Monaco, and the Airport.

- ii) The extent to which building height is responsive to the site, its relationship to public open space, adjoining sites, and its visual prominence especially when viewed from public spaces and Stoke, Monaco, and the Airport.
- iii) The degree to which buildings positively address the street and other public spaces by providing good functional relationships to the public realm and providing opportunities for informal surveillance.
- iv) The use of openings that are punctuated within the building design to provide residential character and appearance, and avoid adverse visual effects.
- v) The extent to which the building and site design provides for:
 - a) A positive contribution of the dwelling to the streetscape.
 - b) The avoidance of high fencing in front of dwellings and adjoining public open spaces.
 - c) The location of car parking areas or garages so that they do not dominate the development or road frontage.
- vi) The extent to which building forms and materials have the following features:
 - a) A clear relationship between the roof form, walls and foundations, with varying roof pitch.
 - b) Walls and roofs of all buildings should be finished in colours that are recessive and which blend with the immediate environment taking care not to be visually obtrusive when viewed from public spaces, in particular from Stoke, Monaco or the Airport. The roof colour should be darker than the walls.
- vii) The provision of a stormwater assessment with each dwelling/site design concept that demonstrates how stormwater generation is minimised at the source to integrate with the subdivisions overall stormwater infrastructure and design goals. *Note: this can be achieved by using a range of devices such as collection of roof water for non-potable use, minimisation of permeable surfaces in hard landscaping, reducing the length of driveways, provision of rain gardens etc.*

U.8.6 Open space network

- i) The provision of open space areas in accordance with Figure 2 to offset the development impact of the Marsden Plateau and provide for the protection of the special visual and landscape values of the site so that development can be integrated in a manner that minimises adverse visual effects.
- ii) The proposed ownership, maintenance and management regime for open space areas, and the effect different alternatives have on subdivision layout and design.
- iii) The extent to which the open space provides for the continuity of green networks where waterway and/or gully systems provide opportunities.
- iv) The ability of the design to provide for a public lookout and associated infrastructure (carpark, walk track etc) with views unobstructed by buildings over Stoke, Monaco and out to Tasman Bay.
- v) The extent to which the design of public spaces and streets connect new development into the surrounding context.
- vi) Where subdivision adjoins public open space, the ability of the design to:
 - a) Compliment the character and use of the adjacent open space.
 - b) Front the space by provision of a road along the boundary wherever practical. If no road, then the layout should be designed and controlled so that dwellings front the space and a public footpath shall be provided along that frontage wherever possible.
 - c) Enhance surveillance of the open space.
- vii) The degree to which open space is used to protect ecologically sensitive habitats such as streams and drainage gully systems.
- viii) The extent of use of large areas of open space, gully networks, streams as opportunities to integrate ecological restoration.

- ix) The extent to which ecosystem services are to be utilised as part of the development, for stormwater treatment measures, and their relationship to open space network.
- x) Financial contributions, including the provision of reserves and any credit for infrastructural works associated with those reserves (e.g. viewing platforms, playground equipment).

U.8.7 Pedestrian/recreational linkages

- i) The extent to which pedestrian and cycleway links are provided where roads are not practical to connect to Stoke suburbs and existing open space networks, and to future urban expansion areas (i.e. Ngawhatu and Marsden Valleys).
- ii) The consideration of the design of pedestrian and/or cycle links with surface conditions, lighting, signage and visual outlook appropriate to their target level of use (i.e. for able bodied persons, mobility impaired, for general public use or for specific recreational use (tramping, running etc) only) where they are to be used during day and night. Where pedestrian and/or cycle links are to be used during the day only, the design features should discourage night use.
- iii) Financial contributions, including the provision of walkway/cycle linkages and any credit for infrastructural works associated with those public resources.

U.8.8 Landscaping and planting

- i) The extent of re-vegetation, at an appropriate scale, of the foreground open space area to provide a vegetated backdrop to the City and integration of Marsden Plateau into a setting dominated by landscape context rather than built features.
- ii) The proposed mechanisms for ownership, maintenance and management of those vegetated areas.
- iii) The proposals ability to:
 - a) Avoid, remedy or mitigate significant adverse visual effects on the City's backdrop landscape when viewed from public spaces, in particular Stoke, Monaco and the Airport.
 - b) Utilise planting to assist with the integration of the subdivision and subsequent development of the sites.
 - c) Preserve view shafts from the development to the west, including between planting and proposed dwellings to ensure residential amenity and outlook is preserved.
 - d) Present and future compliance with the Electricity (Hazards from Trees) Regulations 2003 around existing high voltage transmission lines.
- iv) The degree to which the planting plan includes the use of vegetation native to the Nelson/Marlborough Ecological District, that are suitable for the site conditions, and are of an appropriate scale and form to positively contribute to the valued landscape patterns provided by the Barnicoat Ranges to the rear.
- v) The extent to which the subdivision and development provides for the vegetation of gullies to enhance amenity values by emphasising the landform while also improving soil and water quality values.

U.9 Explanation

The Marsden Plateau zoning in Schedule U of the Nelson Resource Management Plan provides for medium to low density development on the top of the plateau, with landscape protection in the form of an open space area on the bulk of the foothill facing the coast. The visible part of Barnicoat Range located to the rear is owned by Nelson City Council and provides a green backdrop to the City and the Marsden Plateau, and forms the horizon defining Tasman Bay. Subdivision and development is required to be integrated with this landscape context.

Consideration of context requires recognition that the ecosystems and habitats of the natural environment are an important resource. In this situation where they play a

significant landscape role as the backdrop to the City, they should be incorporated into the design of the subdivision to achieve an integration of natural and built environments. For this reason specific rules, assessment criteria and roading standards have been developed to assist with the integration of development with the landscape, and its ability to acknowledge natural systems and to enhance residential amenity. The roading standards in Table 1 can be used for the Marsden Plateau in lieu of those contained in Chapter 4 of the Nelson Tasman Land Development Manual 2019 as they directly relate to the assessment criteria for development within this Schedule. The proposed roading standards are in Table 1 along with definitions detailing the intended use of each road type.

The major modification of sites and their landform/landscape for subdivision can result in residential areas resembling many other suburbs and lacking in character and individuality. Where there are specific landscape values, as exist on the Marsden Plateau Landscape Area, a design that is responsive to the receiving environment will result in distinctiveness, connectivity to surrounding suburbs, and respect for a landscape. Subdivision should aim to develop a new neighbourhood's identity by connecting it with the underlying landform and ecosystems, which in turn will integrate the subdivision with the landscape protecting those visual values associated with the Marsden Plateau.

U.10 Marsden Plateau Structure Plan

Figures 1 and 2 in Schedule U illustrate the Site Analysis and subsequent Structure Plan that has been adopted through the careful consideration of the site opportunities and constraints for development. The objective of the Structure Plan is to provide an outline within which subdivision and development can occur in a manner that acknowledges the significance of the Marsden Plateau landscape and will ensure that this landscape is integrated, protected and enhanced.

Figure 1 Site Analysis Plan illustrates the various site opportunities and constraints that any future development proposal will be required to demonstrate consideration of. This is to be evaluated through the assessment criteria in U.5 above. The Site Analysis Plan also provides the reader with a greater understanding of how the Structure Plan in Figure 2 has been created.

The Structure Plan has resulted from the identification and analysis of the many factors of the site that, combined with the assessment criteria, will ensure any resultant subdivision design will conform with natural systems and integrate with the landscape that is valued as part of the backdrop to the City. The Marsden Plateau has visual and landscape values from various vantage points particularly in the Stoke, Monaco and Airport areas, but also provides a gentle slope with minimal stability issues, and generous views of Tasman Bay suitable for high quality residential development. A range of medium to low density development is considered suitable for the plateau but only where it can be offset visually through open space and vegetation to minimise adverse environmental effects, particularly landscape effects.

U.10.1 Figure 2: Key and definition of zoning types

Schedule U provides for a range of densities to be developed on the Marsden Plateau in recognition of the preservation and vegetation of the open space foreground which will integrate the development with the landscape, and enable such densities to make efficient use of a gently sloping land resource without significant adverse effects on the valued green backdrop to the City and views from various public spaces, in particular parts of Stoke, Monaco and the Airport. The densities provided for are those which are considered to be appropriate for the site given the open space area offset, and the assessment criteria within the schedule. It may however be that a higher or lower density, or development form that is different to that of residential dwellings can also be accommodated on the site while retaining the landscape values sought for the backdrop to the City. The ability for such higher or lower density to be accommodated will be dependant upon design, and may also involve a greater or lesser degree of open space. However, for the purpose of Schedule U, the above densities relate specifically to the

Structure Plan in Figure 2 which directs the location of such development within the site.

The density categories below (as used in Figure 2) have specified minimums which trigger associated subdivision rules, however it is anticipated that a range of densities within each Area (Low to Medium Density Residential and Low Density Small Holdings) will be created as it will not be possible to achieve the minimum consistently throughout the Area due to topographical features and the need to comply with various assessment criteria within the Schedule.

Medium Density Residential (minimum 400m²)

Low Density Residential (minimum 1000m²)

Low Density Small Holdings Area (see Rule RUr.78)

U.11 Marsden Plateau roading standards

The landscape and visual qualities, combined with the topographical restrictions, size of the development area, the densities intended to be achieved, relationship to open space and the stormwater design considerations have resulted in the following three road types being appropriate to safely and efficiently serve the Marsden Plateau Area, in a manner that is both efficient and environmentally responsive.

Major residential road (serving over 20 residential lots)

Major residential roads are to be vested in Council ownership. Their purpose is to provide both vehicle and pedestrian access between residential clusters linking to the roading network extending from Marsden Valley Road. Carriageway widening on small radius bends and traffic calming measures shall be encouraged and individual lot access minimised to aid in providing a safe and efficient environment for all users including motor vehicles, cyclists and pedestrians.

Minor residential road (serving up to 20 residential lots)

Minor residential roads are to be vested in Council ownership. Their purpose is to distribute vehicle and pedestrian traffic from the major residential roads to residential lanes and individual lots within the residential clusters. It is important to maintain two-way access on these roads whilst keeping vehicle speeds low to minimise the dominance of motor vehicle movements and ensure the safe operation of the road for all users. Carriageway widening on small radius curves and traffic calming measures shall be encouraged.

Residential lane (serving up to 20 residential lots)

Residential lanes are to be vested in Council ownership and are to be connected to either a minor or major residential road at each end. Their main purpose is to provide access to either rear lots or the back of single depth lots with frontages onto major or minor residential roads. A secondary function of the lanes is to provide maximum integration within the public roading network at low design speeds. For these reasons it is considered beneficial to create low speed single lane access with opportunities for vehicles to pass at regular intervals.

Table U.11.1 - Marsden Plateau roading standards

Road Type	Number of users	Minimum reserve width ³	Carriageway width	Carparking	Footpath	Service berm	Maximum grade	Design speed
Major Road	Over 20 lots	18.00m	Two 2.75m traffic lanes	2.00m wide strip adjoining carriageway across lot frontages ¹	1.40m wide across lot frontages ²	Two at 1.00m	1 in 7	50km/hr
Minor Road	Up to 20 lots	15.00m	Two 2.50m traffic lanes	2.00m wide strip adjoining carriageway across lot frontages ¹	1.40m wide across lot frontages ²	Two at 1.00m	1 in 6 over 50m maximum length. 1 in 7 average grade.	30km/hr
Residential Lane ^{4, 5}	Up to 20 lots	10.00m	One 3.50m traffic lane	2.00 wide strip adjoining one side of the carriageway	1.40m wide along one side of the carriageway	One at 1.00m	1 in 5 over 50m maximum length. 1 in 6 average grade.	15km/hr

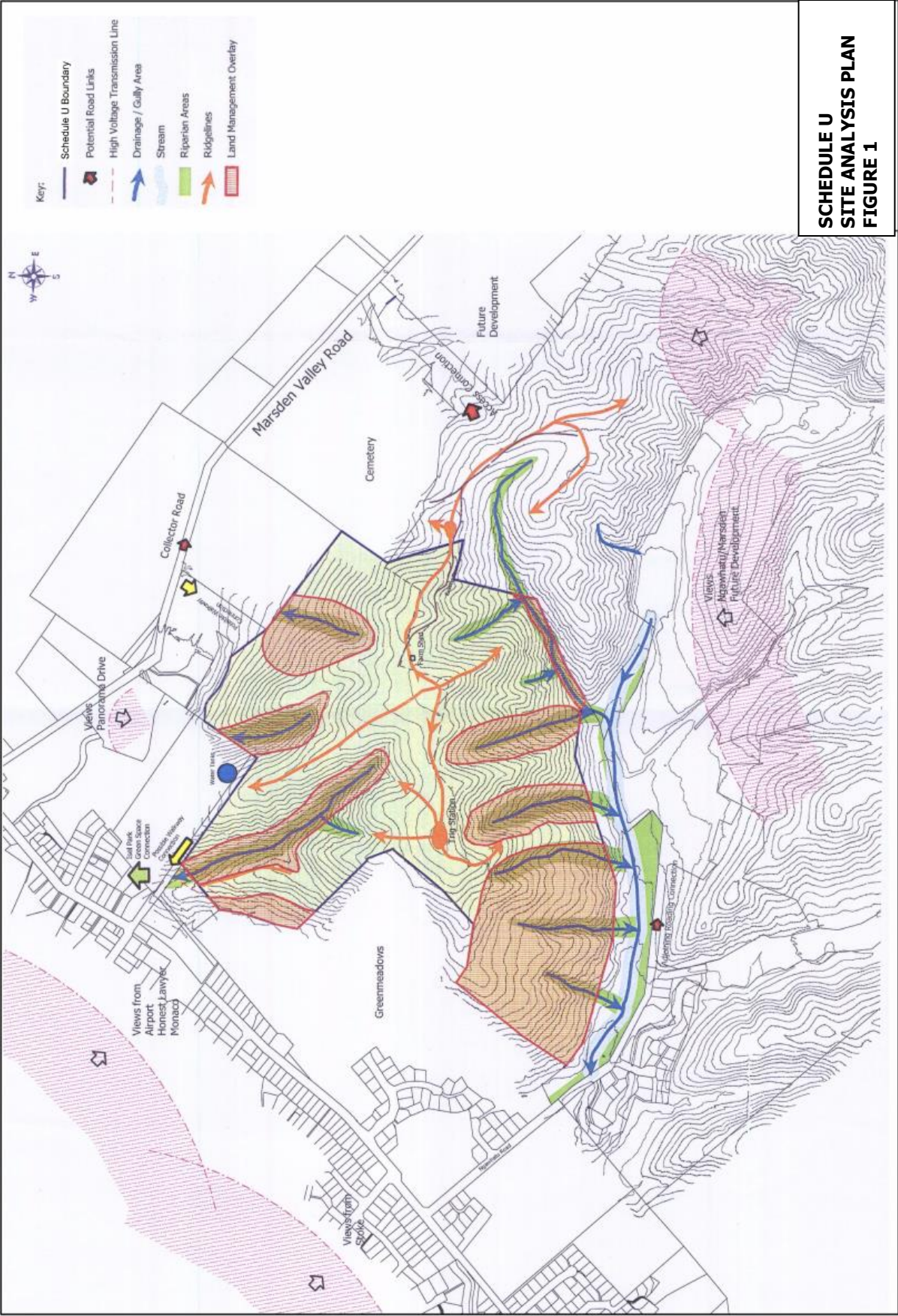
¹ Where providing car parking parallel to the road carriageway cannot be achieved due to topographical constraints car parking areas may be clustered at 40m maximum spacings at the rate of 1.5 car parks per lot.

² Where there are no residential lots fronting the road way one 1.40m wide footpath is required which may be located outside the road reserve in other Council owned land such as recreation reserves and playground areas.

³ Road reserve widths shown are minimum widths which are to be increased to contain all devices necessary for all long-term maintenance and operation of the roading network.

⁴ Residential lanes are to be connected to either a minor or major residential road at each end.

⁵ Individual lot accesses from residential lanes are to be paired up at every second lot boundary to act as passing lanes, except where there is a single access which cannot be paired up.



SCHEDULE U
SITE ANALYSIS PLAN
FIGURE 1

Schedule U Figure 2

