

appendix 7

guide for

subdivision and

structures in the

landscape

overlay

AP7 overview

AP7.i This guide applies to all land shown on the Planning Maps as subject to the Landscape Overlay.

AP7.1 description

AP7.1.i In the Landscape Overlay the approach is to manage the location and form of development in order to mitigate adverse effects on the visual qualities of the areas. The visual characteristics of the landscapes, and views, are defined in Appendix 9 (landscape components and views).

AP7.2 outcomes sought

AP7.2.1 overall outcomes

- a) To retain the visual integrity of Nelson's landscape context.
- b) To avoid dominance of roads, buildings and utilities over landform and vegetation in the city's most visually sensitive areas so as to retain the pleasantness of views towards the hills.
- c) To retain views from major vantage points.

AP7.2.2 specific outcomes

- a) Retention of longer distance views to the hills and sea from roads and public places in the development area.
- b) Structures and roads that are integrated with the landscape.
- c) A pattern of development in which structures are visually nestled into a surrounding of vegetation.
- d) A level of site coverage that avoids visual dominance of structures over the natural landform, and allows space for generous planting.
- e) Vegetation and planting in appropriate locations and of sufficient area, size and scale to soften the built development.
- f) Land contouring or earthworks that are in sympathy with the existing landform.

AP7.3 performance guidelines - residential zone

AP7.3.i Subdivision patterns and subsequent building development should meet the following performance guidelines:

- a) Subdivision should be planned and development carried out so that there is minimum disturbance to existing landform.
- b) Allotment sizes should be adequate to allow generous and large-scale planting around and between houses, in order to soften the impact of buildings. Allotment layout and orientation should seek to maximise building separation and give scope for integrating structures with the landform and for locating structures below the crest of a ridge. On prominent ridgelines and along the coast, side yards should be sufficient to separate buildings and allow views between them from roads and public areas.
- c) Subdivision and subsequent development should retain established trees and existing vegetation of landscape value.
- d) Planting should be incorporated at the planning and development stage to shorten the time required to soften the site through the establishment of vegetation cover. The streets and open spaces should be planned and designed so that they provide a framework of larger scale planting running through the development. Planting should be carried out so that the silhouetting of single specimens on the skyline is avoided. Consideration should be given to developing an integrated vegetation theme where appropriate.
 - e.g. use of local indigenous species.
 - e.g. continuation of existing “themes” such as may be already established in nearby reserves or nearby development.
- e) Buildings and building sites should be located so that houses do not block views from roads and public reserves. Adjacent to roads and public areas, buildings should be located so that there are generous side yards (as noted in (b)) to allow view shafts.
- f) On ridges, building sites should be located below the crest of the ridge to discourage houses from being silhouetted against the skyline. Ideally, the apex of the roofline should be below the crest of the ridge. Where either cannot be avoided, care should be taken to reduce the impact of housing on views towards the area:
 - e.g. by care in the form, colour and finish of the structure
 - e.g. by planting
 - e.g. in particularly sensitive locations, the subdivider might consider:
 - i) covenants on titles to control subsequent building development.
 - ii) “comprehensive design” i.e. from subdivision through to the completion of houses.
 - iii) clustering housing with shared reserve or common space around them.
- g) Roads have a large influence on subdivision design and therefore on the visual impact of residential development that follows e.g. whether the building site will be silhouetted. Roads should follow the natural contour of the land and their alignment should be in sympathy with the lines in the landscape setting.

- h) Carriageway widths may be varied from tables 4-3 & 4-4 in section 4 of the NCC Land Development Manual 2010, to allow the creation of open space or planted areas within legal road, provided it can be demonstrated that traffic movements will not be adversely affected. Compensatory parking bays may need to be provided in suitable areas.
- i) The need for earthworks and recontouring is recognised. However, this should result in landforms which are visually sympathetic with the existing landforms. Areas disturbed by earthworks should be restored to an appropriate shape, married to the existing topography, and revegetated to soften their appearance.
- j) Reserves and walkways should be sited with particular regard to providing public views from the development, especially toward the surrounding hills and towards the sea. Reserves and walkways should be linked with the road pattern to provide an integrated open space framework in the development. In planning subdivisions, sensitive landscapes and landforms should be incorporated within reserves.
- k) Utilities and associated structures should be considered in planning the subdivision. They should be sited, designed and installed in such a way that they do not detract from the visual quality of the development or of distant views to the development.

AP7.4 performance guidelines - rural zone

AP7.4.1 subdivision planning and development

AP7.4.1.i Subdivision planning and development within the Landscape Overlay in the Rural Zone should meet the following performance guidelines:

- a) The subdivision should be planned and designed to reflect, and be in harmony with, the forms, lines, textures, patterns and colours that exist on the site and in the landscape context. Forms and lines come mainly from the landforms and their edges. Textures, patterns and colour are derived mainly from the vegetation cover and land use.
- b) Subdivision should be planned and development carried out so that unnecessary changes to landform or landscape features are avoided.
- c) In planning the subdivision, sensitive landscapes and landforms should be placed in reserves.
- d) The number, shape, size, design and location of lots and building sites are to be appropriate to the setting.
- e) Significant natural and heritage features are to be recognised and protected or enhanced.
- g) Existing vegetation cover of value, both herbaceous and woody, should be retained and protected.
- h) The overall shape of the subdivision and allotment boundaries within it should coincide with existing natural edges in the landscape, such as ridges, valleys and streams.
- i) Allotment shapes should be related to landform shapes, avoiding arbitrary edges across landforms.
- j) Allotments should be large enough to permit groupings of structures with large areas of open unbuilt land of rural character between groups of structures.
- k) Building sites are to be designated on the subdivision plan, and are to be sized, shaped and located so that structures can be built with the apex of their rooflines below the crests of ridges, in order to avoid being silhouetted against the sky.
- l) Building sites should be located so that structures on them do not block views from roads and public reserves.
- m) Building sites are to be located so that road access can be provided to them, in an alignment which is appropriate for the landscape and generally parallel with the contours, with minimum earthworks and retaining structures and without steep zigzags.
 Roading is to be designed with a curving alignment that reflects the dominant lines in the landscape context, and which generally parallels the existing contours. Steep zigzags across the faces of slopes are to be avoided.
 Roading should be planned and designed so that there are minimum cuts and fills and no large retaining structures.

- n) Reserves and walkways should be linked with the road pattern to provide an integrated open space network through the subdivision.
- o) Utilities should be sited, designed and installed in such a way that they do not detract from the visual quality of the rural landscape, and should, wherever possible, be placed underground.
- p) Where utilities are placed above ground, their alignment should follow existing contours and they should not be placed in situations where they will be silhouetted against the sky.
- q) Planning, design and development is to ensure that topography is restored to a contour appropriate to the setting and which marries with adjacent slopes.
- r) Appropriate herbaceous and/or woody vegetation cover is to be re-established on all cuts, fills, backfilled trenches and other disturbed areas as part of the subdivision planning and development.
- s) Blocks of planting should be shaped to reflect existing forms on the site, avoiding the imposition of arbitrary geometric shapes on slopes. Planting should be carried out so that silhouetting of single specimens on the skyline is avoided.

AP7.4.2 structures in the rural zone

AP7.4.2.i These guidelines are for residential and farm structures within the Landscape Overlay in the Rural Zone.

Residential structures are considered to include: dwellings and associated outbuildings such as garages and sheds, and small signs.

AP7.4.2.ii Farm structures are considered to include: barns, sheds, silos, yards, tanks, tracks and small signs.

AP7.4.2.iii Structures are made visible in the landscape by their location and their form and colour. Tracks are made visible by their location, and the line which results from colour contrast with the background. Farm structures are often more noticeable in the landscape because of their reflective surfaces and simple forms.

AP7.4.2.iv As controlled activities, the Council may exercise control over their location, design and appearance.

AP7.4.2.v The purpose of these guidelines is to describe the management of the characteristics of residential and farm structures that should be applied in order to mitigate adverse visual effects in the Landscape Overlay.

- a) Larger residential and farm structures should, as much as possible, be located on the edges of landforms and vegetation patterns.
- b) All residential and farm structures should be sited so that the apex of the roofline does not project above the crest of the ridge and they should have a backdrop of landform or vegetation.
- c) In both residential and farm settings, associated structures should be clustered together, and reflect unity of design in form and colour.
- d) The forms of the structures should reflect background landforms, with moderately-steep gabled and hip roofs, and variation in the line and form of wall surfaces. Large unrelieved expanses of roofs and walls, and flat roofs should be avoided.
- e) Colours of roofs and walls should be based on the background colours in the landscape and be low in reflectivity, avoiding garish, unnatural colours. There can be small areas of accent colour which contrast with the background, such as on doors or window frames.
- f) Signs should be for identification purposes only. They should be few in number and small in size. They should be as low as possible and located so that they have a backdrop of landform or vegetation immediately behind. The message area of the sign should be in a colour derived from the landscape background.
- g) Structures, such as yards, retaining walls and bridges should be of natural materials, such as timber, in forms and lines appropriate for the landscape, and left to weather naturally or finished with low reflectivity colours.
- h) Tracks and access roads should, as much as possible, be located on the edges of landform and vegetation patterns. They should have a curving alignment and should run generally parallel with contours and on flatter areas. There should be minimum cuts and fills. Avoid steep zigzag alignments.

- i) Earthworks for building pads and tracks are to be finished to a natural contour, married to adjacent slopes and revegetated with woody or herbaceous plants as appropriate for the context.

AP7.5 consent applications

AP7.5.1 consents required - residential zone

The Rule Table for the Residential Zone in the Nelson Resource Management Plan should be consulted for the specific details. Below is a general indication of the consents required.

AP7.5.1.i Subdivision

Subdivision within the Landscape Overlay is a restricted discretionary activity (non-notified). Discretion will be restricted to the matters set out in rule REr.109.3 (Landscape Overlay - Subdivision).

AP7.5.1.ii Residential units and accessory buildings

Permitted - if they comply with the normal residential rules, and are contained within the nominated building sites (where specified).

AP7.5.1.iii Network utilities

Underground network utilities - permitted if trench is less than 1.2 m depth and width and if recontoured and revegetated after filling.

Any above ground structure - discretionary activity.

AP7.5.1.iv Earthworks

Earthworks where maximum height of cut or fill exceeds 1.2 m - discretionary activity. Landscape impacts are part of the assessment criteria.

AP7.5.2 consents required - rural zone

The Rule Table for the Rural Zone in the Nelson Resource Management Plan should be consulted for the specific details. Below is a general indication of the consents required.

AP7.5.2.i Subdivision

Subdivision within the Landscape Overlay is a controlled activity (non-notified). In addition to the matters set out in rule RUr.78 (subdivision - general), control will be exercised over the visual impacts of the proposed subdivision, in particular:

- a) retention of existing vegetation and other site features, and
- b) extent and form of earthworks, and
- c) the alignment and location of roads, the width of carriageways and planting of berms, and
- d) size, shape and orientation of allotments, and
- e) the location of building sites, and
- f) location and design of utilities, and
- g) the location and type of planting for amenity and restoration.

The outcomes and guidelines in this appendix will form the assessment criteria for considering the consent application.

AP7.5.2.ii Residential units, accessory buildings, farm structures
Controlled with control reserved over location, design and appearance.

AP7.5.2.iii Network utilities
Underground network utilities - permitted if trench is less than 1.2m depth and width, and recontoured and revegetated after filling.
Above ground structures - discretionary activity

AP7.5.2.iv Earthworks
Earthworks - discretionary activity.

AP7.6 consultation

AP7.6.i Early consultation with the Council staff is encouraged to help resolve design and other issues (such as the location of proposed reserves and roads) prior to lodging a consent application.

AP7.6.1 supporting information required

AP7.6.1.i A resource consent application for a subdivision within the Landscape Overlay shall, in addition to the usual information requirements, include a landscape assessment by an appropriately qualified person. The assessment shall describe and evaluate the existing landscape and the effects of the proposed subdivision on it and shall describe the mitigation measures to be taken in its design and development.

AP7.6.1.ii The landscape assessment shall locate and describe in graphic and text form:

- a) the relationship of the site to the Landscape Overlay and its place in Nelson's landscape context, and
- b) existing topography by contour lines with an analysis of slope gradients and an indication of the drainage pattern, and
- c) existing vegetation and significant natural and cultural features on the site, and
- d) existing visibility and views to and from the site (see Appendix 9 - landscape components and views), and
- e) proposed road and street pattern, and
- f) proposed allotment boundaries and building sites, and
- g) the location of proposed reserves and walkways, and
- h) proposed topography by contour lines, identifying areas of cut and fill and areas for borrow and disposal of soil, and
- i) proposed amenity and restorative planting.

AP7.6.1.iii The landscape assessment must include a report detailing the methods and techniques embodied in the subdivision design and works to be undertaken to achieve the objectives for the Landscape Overlay and to mitigate any adverse effects of the proposal.

AP7.6.1.iv The landscape assessment must be appropriate to the scale and likely effects of the proposed development. For minor subdivisions, a detailed assessment is unlikely to be needed. Consultation with the Council's planning staff is recommended to help define the scope of the assessment.