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rural

RUd	Description
RUd.1	The rural area administered by Nelson City Council represents an important resource. It contains much of the District's productive land resources, and hence is important to the local economy. It contains water supply dams, treatment facilities, pipe lines, sewers and oxidation ponds servicing the urban area. It is also of cultural significance to both tangata whenua and to the community as a whole, containing cultural sites, significant areas of indigenous flora and fauna, recreation areas, and rivers and streams which are important fisheries, habitats, and water sources. Most importantly, this zone forms the immediate and intermediate backdrop to the city in terms of the landscape. The landscape setting, together with the character of the zone defines Nelson and gives it a sense of place within the Council's administrative area.
RUd.2	The location of the zone is generally that area between the north-eastern edge of the urban area and the boundary with Marlborough District, plus the area behind and to the south of the urban area of the city to the boundary with Tasman District Council. It comprises largely the hilly area of the Council's administrative area, but includes those flats in the lower Wakapuaka, the Glen, and in the Whangamoa River area.
RUd.3	Residential development occurs at the Glen, at Cable Bay, and to a limited extent at Hira. Cable Bay and The Glen have a number of natural and physical constraints to further growth such as servicing, the requirements of the Act, and the New Zealand Coastal Policy Statement. The Glen is zoned Residential as it does have some opportunities for growth within existing boundaries and the constraints of servicing.
RUd.4	The Rural Zone is primarily serviced by the State Highway, which runs from the boundary with Marlborough District to the urban area. Other minor roads service the rural area directly from the urban area, or branch off the State Highway.
RUd.5	Little of the Rural Zone is serviced for water and sewage. The entire area is relatively well served with power and telecommunication links.
PC17 RUd.6	The Rural Zone can be defined as the area largely used for productive purposes, mainly for forestry and farming, excluding major conservation areas (mainly owned by the Council and the Department of Conservation). The zone includes a Small Holdings Area. The Small Holdings Area comprises mainly valley floors, along with the lower and mid slopes of a number of valleys including the Wakapuaka, and the Teal, Lud, and Marsden Valleys. <u>A Higher Density Small Holdings area has have been provided to the rear of the Residential zZone at Ngawhatu and Marsden Valleys, and adjoining the Rural farmland on the southern boundary of the land at Ngawhatu and near the entry to Marsden Valley. This zoning recognises the limited productive potential of this area due to its topography and small size, and in the case of the Higher Density Small Holdings Area in upper Marsden Valley, the maintenance of the open character of this visible slope. The zoning also allows for clustering of housing to mitigate visual amenity effects, and enables a transition from Residential to Rural Zoning.</u> ^{PC13}
PC14 RUd.7	See also the objectives and policies relating to zones in Chapter 5.

^{PC13} Plan Change 13 (Marsden Valley)

RUd.8

Future changes anticipated:

As a consequence of the rapid uptake of the remaining residential land at the southern margin of the city, an increasing demand is anticipated for residential development is anticipated to the north of the city between the end of the existing residential area and Todds Valley. The demand for residential development to extend to higher contours through the northern residential area is also anticipated. Prior to extension of the residential zoning, issues such as water supply and sewer, property access, conflict with the State highway and natural hazards including slope stability will need to be addressed. Council anticipates that future proposals to extend the Residential Zone will be dealt with by way of privately promoted plan changes.

Hira is an area which has been identified as being a potential village, due to the location of community facilities there such as service activities, schooling, and a church. The issue of potential conflict with the State Highway would need to be addressed. While no village exists at the time this Plan was drafted, a village is anticipated. The expectation is that such a village will relate to its environment in form and style, and be unique, not simply being an extension of a suburb of Nelson. Again, the Council anticipates that future options will be dealt with by way of privately promoted plan changes.

objective

RU1 protect resources and capacities

Land used in a manner which will protect the life-supporting capacity, versatility and availability of land, soil, rock, aggregate, other natural resources, and ecosystems. Management must therefore be in a responsible manner which will sustain the potential of resources to meet the reasonably foreseeable needs of future generations.

Reasons

RU1.i The soil and the land base of the rural area represent much of the natural resources of Nelson. It is of high importance that the ability of these resources to support life is not undermined, as such an outcome would limit both the health of natural systems and of economic land use systems. While Nelson does not have a large resource of high quality land, it nevertheless depends on the primary products derived from the use of that land, particularly animal and forest products. It is not therefore in the long term interests of the community, nor is it a sustainable use of the resource, to allow the land to be degraded or used in a manner which will limit the choices of future generations.

policy

RU1.1 rehabilitation of land

Where temporary activities disturb land, that land should be rehabilitated to a level of capability as close as practicable to what it was before the activity commenced.

Explanation and Reasons

RU1.1.i Some activities will inevitably cause disruption of the land surface, such as mineral or aggregate extraction, or land filling. This policy seeks to ensure that where those activities occur, those carrying out the activity are required to rehabilitate the land, once the activity or parts of the activity has ceased, or in the case of a long term operation, that progressive rehabilitation is made. See also policies on landscape and amenity.

Methods

- RU1.1.ii** Rules requiring reinstatement of land, including revegetation.
- RU1.1.iii** Conditions on resource consents as required.

policy
RU1.2 range of activities

A wide range of activities which are compatible with the objectives and policies and in particular policy RU1.1 should be allowed to occur.

Explanation and Reasons

RU1.2.i Providing that activities do not conflict with the overall objectives and policies for the Zone, they will generally be permitted. This philosophy means that while there will be no lists of activities which will generally be provided for in the Zone, any activity which can be demonstrated not to have the adverse effects this Plan is seeking to avoid, can proceed.

Method

RU1.2.ii Structure this Plan to focus on effects and avoid the listing of activities.



objective

RU2 rural character

Maintenance or enhancement of an environment dominated by open space and natural features.



Reasons

RU2.i The natural character on which the rural character is based relies on the maintenance of natural ecosystems such as riparian, riverine and estuarine systems, and on the remnants of original vegetation together with significantly regenerated areas. Should these be removed from the Nelson area, the rural area would lose much of its unique qualities which differentiate it from many other parts of the country. In addition to natural features, pastoral agriculture and forestry contribute to the rural character.

RU2.ii The rural environment can be separated into three distinct areas. These are as follows:

- a) The **main area of the Rural Zone**, being the steeper hill areas, away from the coast and generally separated from the urban environment. This area tends to form the secondary backdrop to the city, and has a low level of apparent modification to the landscape. It does however contain significant areas of exotic forest development, which will remain a dynamic environment as varying age classes of forest are harvested and replanted. It also contains smaller areas of pastoral farming, and areas of land in various states of reversion to exotic, and in the longer term, indigenous vegetation. The area contains a very low level of development in terms of structures, as properties tend to be large, with a high degree of separation between clusters of buildings.
- b) The **Small Holdings Area** is generally contained within valley floors or between urban development and the Rural Zone. The pattern of development is much greater in this area, with structures at more regular intervals, but still at a low level of density with significant areas of land in between. Small holdings are not rural residential areas, but are large enough to provide the opportunity for a range of rural activities. The character is predominantly rural rather than residential. Use of the land within this area is far more varied, with horticultural activities interspersed in between areas of grazing, and occasionally areas of indigenous vegetation particularly in the Lud and Teal Valleys.

Part of the Marsden Valley area has also been identified as a Rural - Higher Density Small Holding Area, because of the limited productive potential of this area due to its topography and small size, and in the case of upper Marsden Valley, the ability to cluster development to mitigate visual amenity effects in relation to the open rural character of the visible slopes. given its immediate proximity to the residential area of Stoke. This includes a combination of Lower,

~~Medium and Higher Density Small Holdings opportunity. The Medium Density Small Holdings Area has been defined in part of the valley shown on the Planning Maps as Schedule T. This area was granted a resource consent in 1996 pursuant to the Transitional District Plan for allotments of 1 hectare minimum with an average size of not less than 2 hectares. The area was also subject to a reference on the Proposed Plan with respect to the zoning of the land in this Plan. The scheduling of the area is the outcome of those appeals. It is a compromise that allows for reasonable development opportunities in the valley, while ensuring minimal impact on the rural and landscape character of Marsden Valley (see also Objective RU4). The Higher Density Small Holdings Area as it relates to land within Schedule I (Marsden Valley), and Schedule V (Marsden Hills), Schedule E (Ngawhatu Residential Area) to the rear of the Residential Zone and adjoining part of the Rural Zoned farmland along the Southern boundary. This area^{PC13} provides for allotments of an average of 1 hectare but with a minimum subdivision area of 2,000m². This zoning will provide a transition between Residential and Rural areas and, as it relates to the more visually prominent area just below the Barnicoat Range, with development sensitive landscape values. This significant variation in the average density, and the minimum lot size, is to encourage small enclaves/clusters of serviced development with significant open space separating these. Geotechnical constraints within this area will also restrict development to a limited number of enclaves of settlement.~~

Within the Maitai Valley, adjoining the existing urban area, a high density Small Holdings Area has been defined. This is an extension of similar existing development.

Since the plan was notified in 1996, there has been a trend of undersize subdivisions in the North Nelson Rural Zone and Rural Small Holdings area. A plan change was notified in 2005 to make undersize subdivisions between The Glen Road and Whangamoia Saddle non-complying activities. This is an interim measure to halt this trend and avoid further adverse effects on rural character, until such time as a more structured and coordinated framework for subdivision is in place.^{05/01}

~~In Ngawhatu to the rear of the Residential zone, and adjoining part of the Rural zoned farmland on the southern boundary, provision has been made for a Higher Density Small Holdings area, to have an average of 1ha but with a minimum subdivision area of 2,000m². This zoning will provide a transition between Residential and Rural areas. The significant variation in the average density, and the minimum lot size, is to encourage small enclaves/clusters of development with significant open space separating enclaves/clusters of development. The geotechnical constraints within this area will restrict the development to a limited number of enclaves of development.~~^{PC13}

- c) The coastal environment is that area between the coast and generally the first ridgeline to the landward side of the coast. The pattern of development in this area has generally been very low key, with a low level of development of structures and patterns of development. Two areas of close subdivision occur within this overlay, being the settlement at the Glen, and a cluster of dwellings at Cable Bay. It is seen as a matter of priority through the Act, the New Zealand Coastal Policy Statement and of this Plan that these areas remain limited in extent.

RU2.iii Management of the character of the various parts of the rural environment is important to maintain Nelson's image as a pleasant green environment where there is ready access to passive and recreational activities. The rural area also contains significant natural and cultural features, and significant areas of indigenous flora and fauna which form part of Nelson's heritage, and in some cases represent only remnants of what Nelson once possessed. Protection, and preferably preservation, is seen as important to maintain Nelson's heritage for present and future generations, and for scientific as well as cultural reasons.

^{PC13} Plan Change 13 (Marsden Valley)
^{05/01} Amendment 2 Notified 05/03/05

policy
RU2.1 density - subdivision

Subdivision patterns should ensure that sufficiently large separations are maintained between clusters of buildings, or be designed such that any adverse effects on the rural character are avoided or mitigated, provided that a site meets a subdivision size permitted in this Plan.

PC17

Explanation and Reasons

RU2.1.i Maintaining large site sizes in the extensive rural area will ensure that the rural character is not compromised by numerous clusters of buildings dotted across the landscape as each individual property establishes a dwelling and associated outbuildings. Within the Small Holdings Area, it is also important to retain the open space character, although obviously more densely settled, to provide a rural feel which distinguishes the area from the densely settled urban environment. There may, however, be a range of ways in which the open space character may be maintained, other than the use of minimum site size, depending on the circumstances. There is opportunity to consider ~~groupings~~ clusters of dwellings, which may be appropriate in some situations for reasons of landscape amenity, stability or local servicing for example, providing that the general landscape character is not compromised.^{PC13}

RU2.1.iA For objectives and policies relevant to the Rural Zone - Higher Density Small Holdings Area (Schedule I) refer to RE4 Marsden Valley (Schedule I), Chapter 7. See also objective RU4

RU2.1.iB Clustering of development with open space separating clusters in the Rural Zone - Higher Density Small Holdings Area with open space separating clusters in Schedule I (Marsden Valley), and ~~on the in~~ Schedule V (Marsden Hills), in the High Density Rural Small Holdings zone within Schedule V,^{PC13} is encouraged in order to avoid dispersed development dominating the landform.

Method

RU2.1.ii Rules for minimum site size.

policy
RU2.2 density - small holdings

Small land holdings should be of sufficient size to provide for:

- a) maintenance of general rural character and amenities, and*
- b) being visually unobtrusive, utilising topography to avoid visual impacts, and*
- c) servicing from existing infrastructure, especially roads, and*
- d) privacy and separation of dwellings, and*
- e) containment of the adverse effects on site, especially to provide for on site sewage disposal, and*
- f) avoidance or mitigation of natural hazards,*

and should be in close proximity to the urban area of Nelson, to promote transport efficiency.

Explanation and Reasons

RU2.2.i Small rural land holdings can disrupt and destroy the rural values where open space and natural features predominate. The presence of small holdings may conflict with adjoining land used for productive purposes. Structures and new road construction particularly have adverse effects. Areas where the effects are not so marked, such as small valleys which can not be readily viewed by the public, if roads are already in place, are more likely to comply with this policy than elsewhere.

RU2.2.iA For objectives and policies relevant to the Rural Zone - Higher Density Small Holdings Area (Schedule I) refer to RE4 Marsden Valley (Schedule I), Chapter 7 See also Objective RU4.^{PC13}

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Methods

- RU2.2.ii Map Small Holdings Area where smaller holdings will be accepted as complying with the policy.
- RU2.2.iii Rules regulating allotment sizes in Small Holdings Area to allow smaller size.
- RU2.2.iv Exercise discretion on applications for subdivisions and building additional residential units.

policy **RU2.3 scale, height and density of structures**

The scale, height, and density of structures should be such that they do not compromise the character of the area, or where the character of an area is already compromised by development, do not detract further from the amenity of the area.

Explanation and Reasons

RU2.3.i Buildings and structures which are not in harmony with the rural landscape have the potential to almost permanently affect the appearance and rural character of the Zone. An example might be a large silo located in a dominant part of the landscape (which might not be a problem tucked under a spur).

Method

RU2.3.ii Rules for maximum building heights, bulk and location.

policy **RU2.4 alteration of the contour of the land**

Any adverse visual effects of activities which alter the contour of the land, such as filling, land contouring, and excavation should be avoided, remedied, or mitigated.

Explanation and Reasons

RU2.4.i Land recontouring activities have the potential to permanently alter the appearance of the landscape. Such effects may not be limited to the areas actually disturbed, but may relate to the loss of integrity of an adjacent or nearby feature. While there will be circumstances where such effects are unavoidable, they can be mitigated against by ensuring they do not affect any areas which can be readily viewed by the public as a whole, such as from traffic corridors and public open space, or remedied by ensuring that affected areas are restored or at least rehabilitated to an acceptable level from a landscape perspective.

Methods

- RU2.4.ii Rules relating to land disturbance.
- RU2.4.iii Exercise discretion where any land recontouring occurs.

policy **RU2.5 structure planning**^{05/01}

Subdivision of the Rural Zone and Rural Small Holdings area between The Glen Road and Whangamoā Saddle which do not meet the minimum site sizes should be restricted as non-complying activities until such time as the Council has developed a strategic plan for further development in this area.

Explanation and reasons

RU2.5.i Since the Plan was notified in 1996, there has been a clear trend towards undersized rural residential subdivisions in the Nelson North area. For example, 45% of all subdivisions granted in the Rural Small Holdings are in Nelson North between 1996 and 2002 were non-complying. A further 90% in the Rural Zone were less than half

the permitted minimum lot size. The 2002 Hira Village and the Nelson Urban Growth Strategy 2004 both identified subdivisions and re-subdivision in Nelson North as cause for concern as they are changing the character of the area to one not anticipated in the Plan.

- These concerns centre around:
- Loss of rural character
- Adverse effects precedent
- Cumulative effects
- Form, function and efficiency of dispersed rural-residential development

Left unabated, there is the potential for continued undersize subdivision to create a rural community and character more consistent with dispersed large residential holdings rather than rural small holdings.

Given this, and the continuing trend and demand for undersize rural lots, Council has identified the need for a more structured and coordinated approach to rural residential development in Nelson North. This will allow future development and subdivision to be undertaken within a framework which takes into account the future long term form and function of this type of development. However, until such a framework is in place, further land fragmentation by rural residential development will be more tightly controlled.

Method

Making undersize rural and small holdings subdivision in Nelson North a non-complying activity.^{05/01}

objective

RU3 protection of amenity

Recognise and maintain the local rural amenity experienced within the Rural Zone including the local noise environment.

Reasons

RU3.i Local amenity within and surrounding any particular site is highly important for those who live and work in this environment. The environment is however that of a working Rural Zone, and while people live in the Zone, they cannot expect the same residential level of amenity that would be expected in residentially zoned land.

RU3.ii Activities which characterise the rural environment, such as farming and forestry, may have effects arising from normal everyday operations which can adversely affect other activities such as residential living, recreation and tourism. These effects include matters such as traffic, long hours of operation, noise, dust, and landscape effects (such as forest harvesting). There may also be situations where emergency services temporarily exceed noise limits.

RU3.iii Experience has shown, in particular, that mixing small-site residential activities with rural activities creates pressure on those rural activities to cease parts of their operation which may have these impacts. For this reason this Plan seeks to exclude the continuing ingress of residential-only activities into the rural environment, and control the location of small holdings in order to minimise these conflicts. Promoters of other activities which require a rural location should locate in this area with full awareness that these effects exist.

RU3.iv This objective is not, however, intended to allow unreasonable uncontrolled effects such as chemical trespass, or activities carried out in a manner which disregards the rights and reasonable expectations of any other rural activity or property owner.

policy

RU3.1 location of structures

Structures should be located on a property in such a way as effects on adjacent sites are minimised.

policy

RU3.2 location of trees and shelter

Plantation forests and dense evergreen shelterbelts should not be planted so as to unduly shade or adversely affect adjacent properties.

Explanation and Reasons (policies RU3.1 and RU3.2)

RU3.2.i Care should be exercised when locating structures, particularly residential buildings, or dense planting of trees to ensure that adverse effects of one activity on another are minimised to an acceptable degree.

Method (policies RU3.1 and RU3.2)

RU3.2.ii Rules for separation distances - trees and buildings from boundaries.

policy

RU3.3 avoidance of effects

Activities should not give rise to unreasonable adverse effects which compromise the amenity of adjacent properties, services and zones such as undue levels of noise, smell, traffic and dust.

Explanation and Reasons

RU3.3.i Activities in and adjacent to the Rural Zone should be able to function without being unreasonably compromised by another activity. The Rural Zone is generally seen as a quiet, peaceful environment, although from time to time there are bursts of high activity such as forest harvesting, aerial spraying and topdressing, stock movements, and cultivation among others, which should be seen as normal. Rural properties are, for many, their homes as well as a place of work, and as such are entitled to a reasonable level of protection against adverse effects of adjoining or nearby activities. Issues such as preservation of privacy, both aural and visual, and protection from effects such as dust from operations, and odour from stock, need to be addressed in order to maintain acceptable levels of amenity on each property. It is acknowledged that emergency services such as fire stations may occasionally need to exceed noise limits in the interests of public health and safety and this is recognised in the definition of noise.

Methods

RU3.3.ii Rules for maximum noise levels.

RU3.3.iii Controls on groups of activities which have potential to create these effects such as factory farming, and rural servicing activities.

Objective

RU4 — Marsden Valley (Schedule I only)^{PC13}

Subdivision and development within the Marsden Valley Small Holdings Area that does not adversely affect the rural and landscape character of the Marsden Valley.

policy

RU4.1 — Marsden Valley road corridor

Development within the Marsden Valley Small Holdings Area should maintain the un-built character and appearance of the viewing corridor both sides of Marsden Valley Road by, for instance:

- a) Requiring new buildings to be behind the defined setback line on the eastern side of the road, and requiring that no new residential buildings are erected between the western side of Marsden Valley Road and Poormans Valley Stream, and*
- b) Ensuring the screening of buildings from Marsden Valley Road where feasible, and*
- c) Minimising the number of vehicle accesses onto Marsden Valley Road, and*
- d) Protecting particular trees that contribute to the landscape character of the Valley, and*
- e) Controlling the design and layout of new roads, and*
- f) Restricting development on the more visible slopes.*

Explanation and Reasons

~~RU4.1.i — The Marsden Valley Landscape Study (NCC, February 2000) was commissioned to look at whether residential development could be accommodated within Marsden Valley without compromising the landscape values and rural character of this area. The Study noted that visitors to the valley gain their main impression of its landscape character from views along the corridor of Marsden Valley Road, and that built development in this area would become a conspicuous feature of the valley, affecting its important rural character. The Study concluded however, that this part of the valley could support a degree of residential development without compromising its rural character, provided the development could be largely “hidden” from view by those travelling along Marsden Valley Road. Such development must therefore be restricted, with particular attention paid to protecting the visual corridor along Marsden Valley Road.~~

Methods

~~RU4.1.ii — Scheduling of the Marsden Valley Small Holdings Area to control building setbacks, removal of significant trees and the number of vehicle accesses onto Marsden Valley Road.~~

~~RU4.1.iii — Protection of Heritage and Landscape trees by listing in Appendix 2.~~

policy

RU4.2 — development density in Marsden Valley

Subdivision and development densities should not be varied from those set down within the Marsden Valley Small Holdings Area unless it can be shown that the rural character and landscape values of the Valley can be maintained or enhanced and therefore that the adverse effects are no more than minor.

Explanation and Reasons

~~RU4.2.i — The Marsden Valley Landscape Study suggested that the hills surrounding the valley could accommodate further subdivision and development. However it also noted that the hill slopes are generally more visible than the flats and for this reason development on the eastern slopes of the valley should be restricted to low density so as to maintain the rural character and landscape values.~~

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Methods

~~RU4.2.ii~~ Scheduling of the Marsden Valley Small Holdings Area to control lot sizes. The Marsden Valley Landscape Study was limited in its area of assessment to land at that stage subject to an Appeal and subsequently rezoned for residential and small holdings purposes. It did not assess the landscape values and development capabilities of the wider catchment.

~~RU4.2.iii~~ Zoning of land for Higher Density Small Holdings (within Schedule V), subject to a minimum average lot size of 1 hectare and with Assessment Criteria seeking to cluster development and separate enclaves of development by open space and reserves.

policy

~~RU4.3~~ — ~~vegetation~~

~~Subdivision and development should maintain or enhance the existing vegetation patterns within the Valley, in order to soften the effects of such development on the rural character and landscape values of the Valley.~~

~~Explanation and Reasons~~

~~RU4.3.i~~ The Marsden Valley Landscape Study suggested that if further planting occurred adjacent to the water courses within the Valley, they would provide a strong and attractive landscape setting for residential development and would also act to reduce the visual effect of that development within the Valley. The Study also advocates the establishment of 20m esplanade reserves along each bank of the Poormans Valley Stream to enable this to be achieved and to strengthen recreational linkages within the valley.

~~Specific established trees in the Valley not only enhance the rural character of the area, but also serve to screen residential development and therefore are protected.~~

Methods

~~RU4.3.ii~~ Protection of Heritage and Landscape trees by listing in Appendix 2 or by the establishment of a protective covenant on the title of the property at the time of subdivision.

~~RU4.3.iii~~ Specifying within Appendix 5, that 20m wide esplanade reserves are required along the banks of this portion of Poormans Valley Stream.

policy

~~RU4.4~~ — ~~land recontouring~~

~~Subdivision and development, except for the development of individual building sites, should maintain the existing landform since this is an important part of the character and landscape of the Valley, and is important in screening house sites from Marsden Valley Road.~~

~~Explanation and Reasons~~

~~RU4.4.i~~ The Marsden Valley Landscape Study advocates the preservation of existing landforms within Marsden Valley which contribute to its overall character and amenity. While land recontouring and other earthworks are often necessary activities associated with residential development, these must be controlled in the Marsden Valley in recognition of the importance of these natural landforms.

Methods

~~RU4.4.ii~~ Scheduling of the Marsden Valley Small Holdings Area to control earthworks. ^{PC13}

policy

~~RU4.5 — building on highly visible slopes~~

~~Development should not occur on the highly visible slopes of Marsden Valley, unless it can be shown that the rural character and landscape values of the Valley can be maintained or enhanced and therefore that the adverse effects are no more than minor.~~

Explanation and Reasons

~~RU4.5.i — The Marsden Valley Landscape Study advocates the preservation of the highly visible ridge-tops. It recommends that a “no-building” restriction be applied above the 210m contour to ensure these areas are not compromised by prominent buildings. The restricted discretionary status allows applications for buildings on these slopes to be declined if it is considered that they will be visually obtrusive.~~

Methods

~~RU4.5.ii — Scheduling of the Marsden Valley Small Holdings Area to control building above the 210m contour.~~

policy

~~RU4.6 — roading design and layout~~

~~Roading design and layout should preserve the existing landform wherever possible and should maintain or enhance the rural character and landscape values of the Valley by ensuring that the outward signs of residential development are minimized in the Valley.~~

Explanation and Reasons

~~RU4.5.i — The Marsden Valley Landscape Study made a number of recommendations in respect of roading design and layout. Formed roads are an obvious signal of development and often dictate the position of other features of development such as fences and services, lot boundaries and buildings. Where roads follow existing landforms, the effect on the overall character of the landscape is reduced.~~

~~Roads can also be designed to have minimal impact on a rural environment, for example by relaxing the kerb and channelling requirements and restricting cutting and filling.~~

Methods

~~RU4.5.ii — Scheduling of the Marsden Valley Small Holdings Area to control the design and location of formed roads.^{PC13}~~

RU4 Marsden Valley (Schedule I)

For objectives and policies relevant to the Rural Zone – Higher Density Small Holdings Area which is contained within the Schedule I area refer to RE4 Marsden Valley (Schedule I), Chapter 7.^{PC13}

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RUE environmental results anticipated and performance indicators

The following results are expected to be achieved by the foregoing objectives, policies and methods. The means of monitoring whether this Plan achieves the necessary outcomes are also detailed below.

Anticipated Environmental Result	Indicators	Data Source
RUE.1 Maintenance of present levels of diversity and health of soils and ecosystems	RUE.1.1 a) Change in land cover, use, and areas of bare ground b) Numbers of resource consents and types of conditions of consents	5 yearly aerial photography run across the Council's administrative area Compliance monitoring on a case by case basis
RUE.2 Maintenance of the green surroundings of urban Nelson	RUE2.1 a) Change in density of subdivision patterns and built structures b) Complaints received about developments in the Rural Zone	5 yearly aerial photography run across the Council's administrative area Monitoring of building and subdivision consent numbers Council's complaints register
RUE.3 Adverse effects of use and development in the Rural Zone which are controlled to acceptable levels of environmental quality	RUE3.1 a) Changes in ambient noise levels and other environmental effects at selected locations b) Complaints received about adverse effects	Data collected at selected sites Council's complaints register