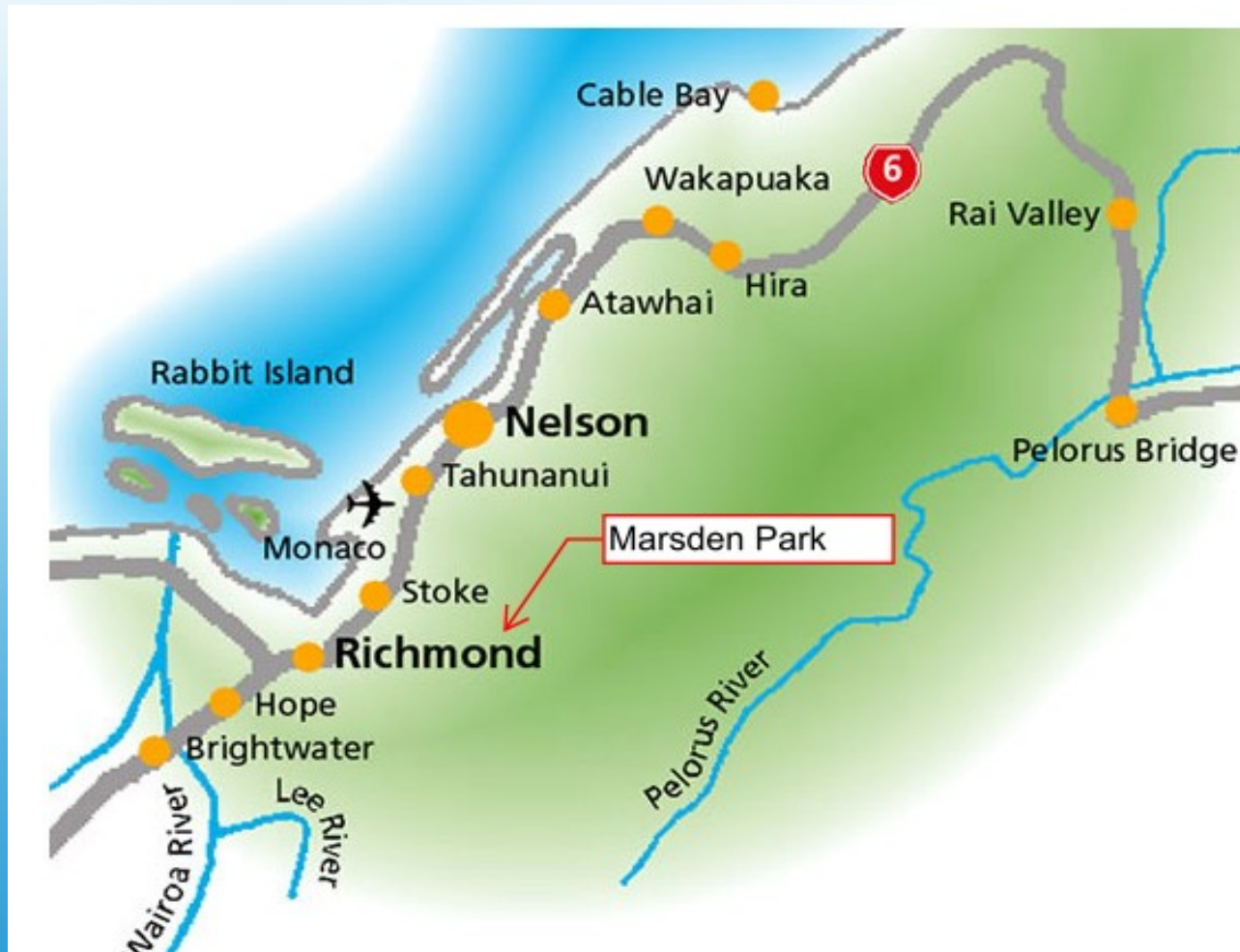




# Marsden Park, Nelson



## Central location

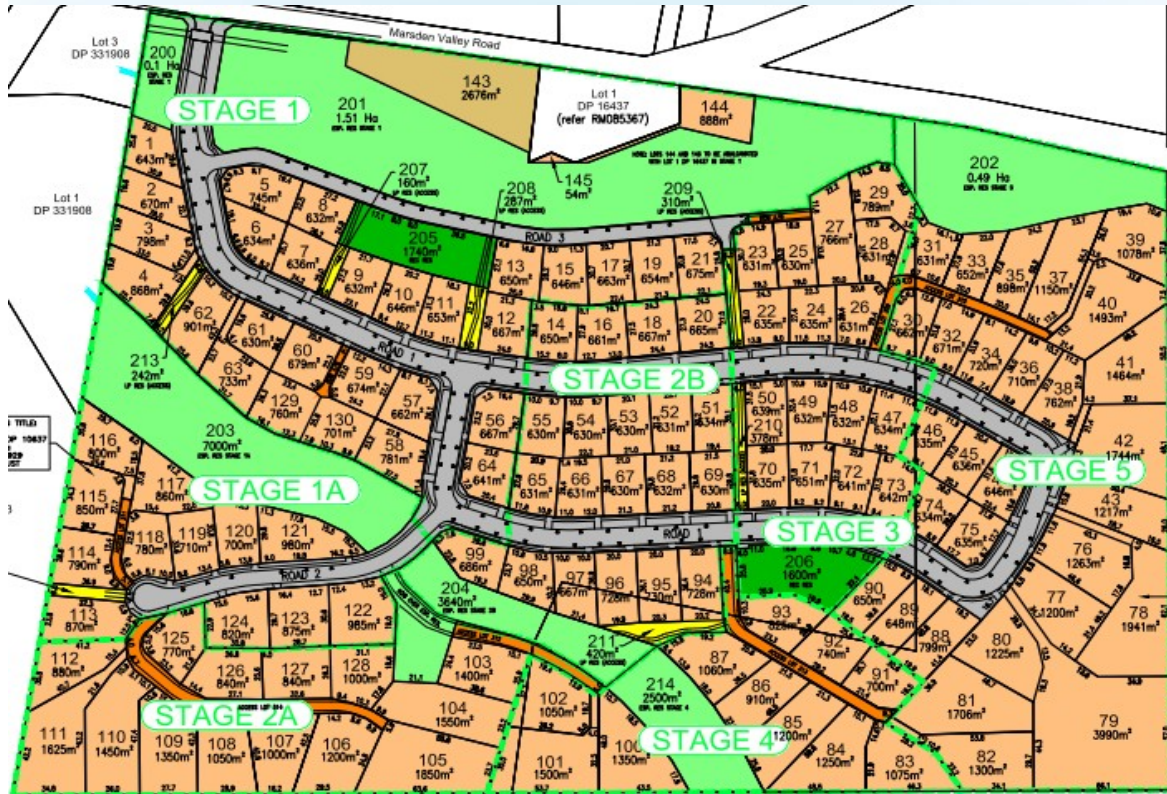
Close to Nelson, transport routes and schools

Future connection and links





*A clean, green, sophisticated community*



**2000 people full development**

**20 year project**

**Village Centre**

**130 lots consented**

**Private plan change for overall rezoning (adopted by Council)**

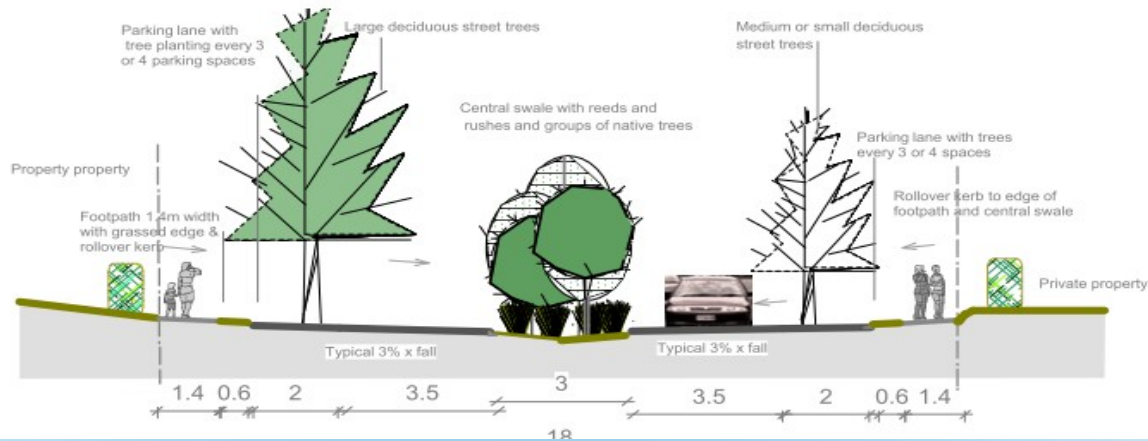
**Urban design philosophy**

**True mixed density**

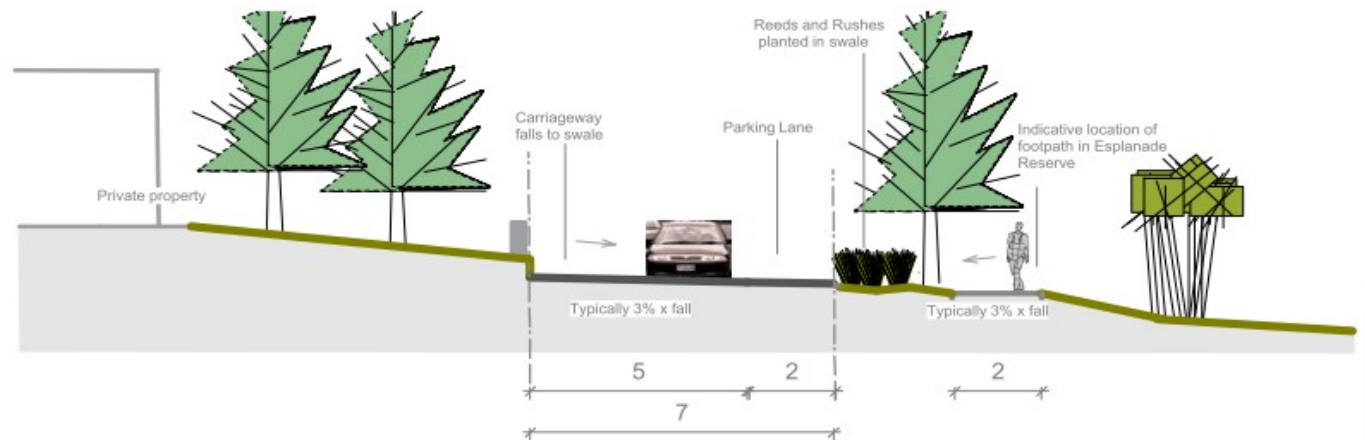
**Utilises natural contours**

**Biodiveristy enhancement**

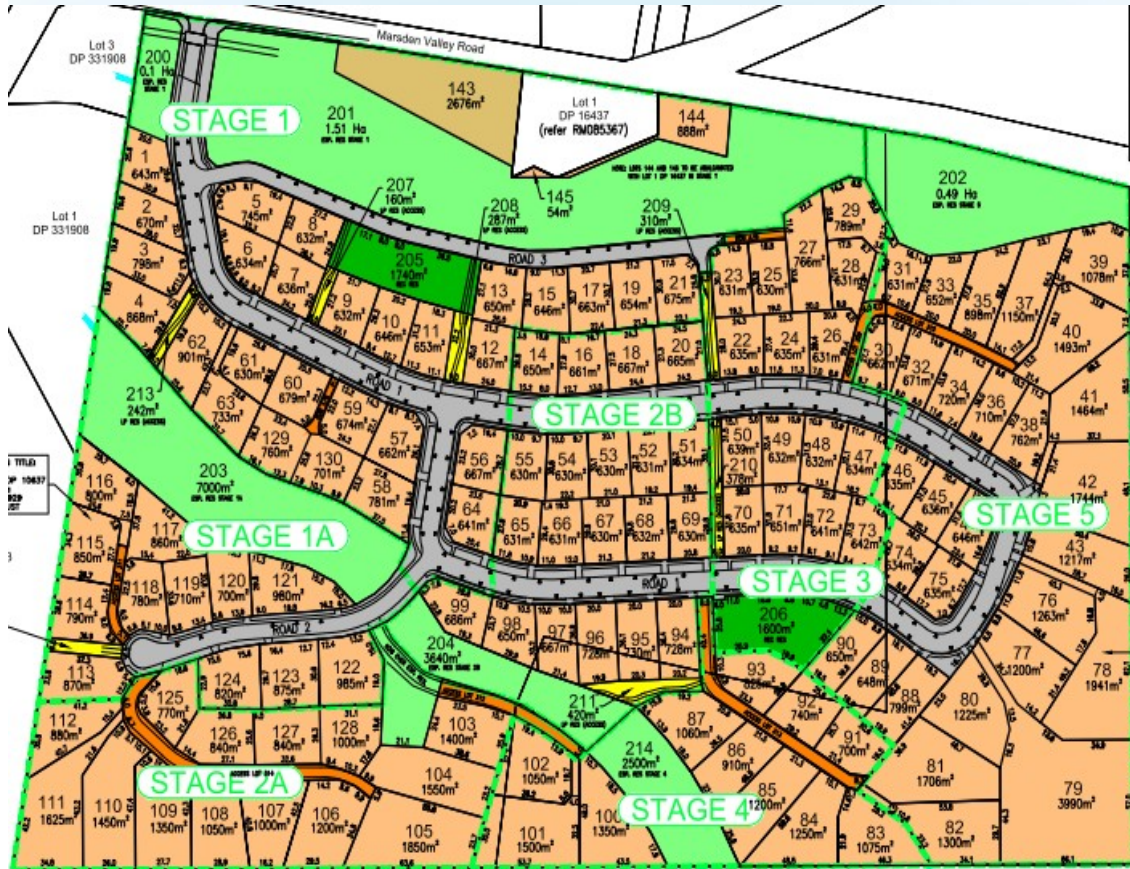
**Fibre optics to the door**



**Section UD S01** — Typical Section Central Swale Road  
Scale 1:100 @ A3



**Section UD S02** — Typical Section Edge Swale Road  
Scale 1:100 @ A3



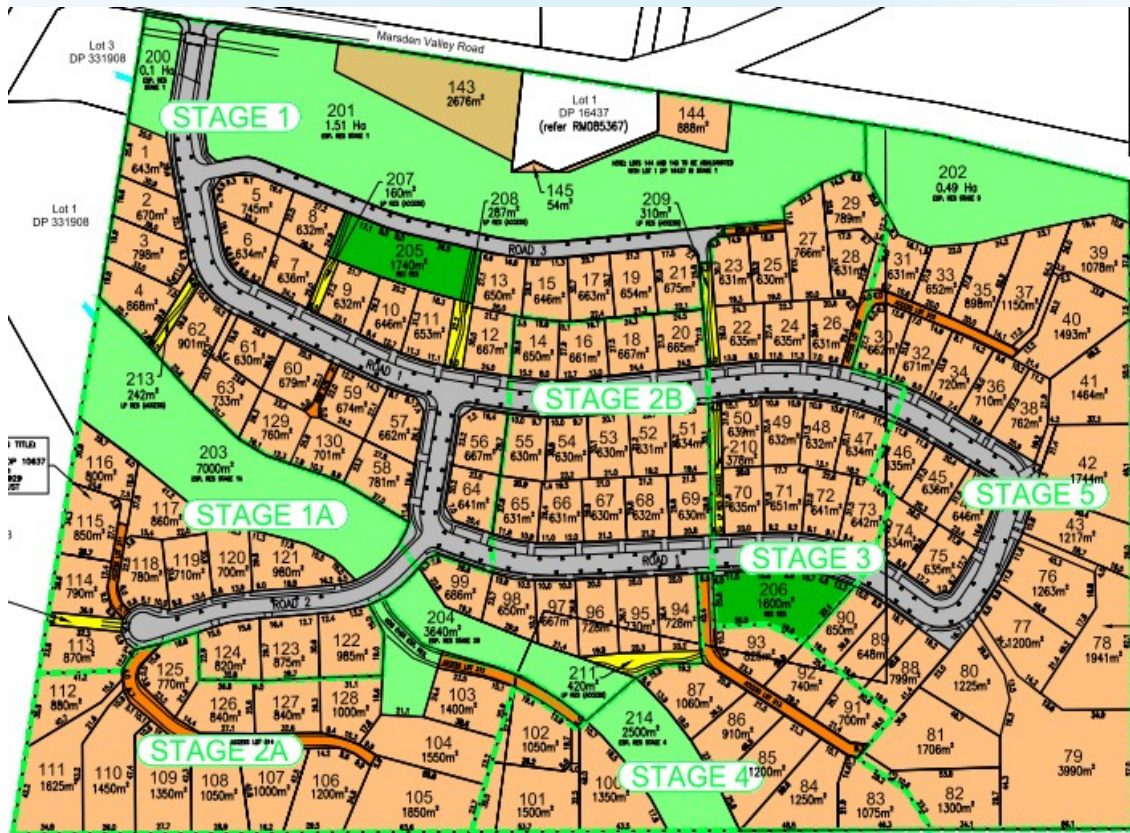
**Context** – utilises natural contours, greenway extensions

**Character** – clean, green, mixed density, high amenity, sophisticated

**Choice** – true mixed density & housing styles

**Connections** – walk, cycle, ecology

**Creativity** – design philosophy, end vision, below-width roads, swales, connections



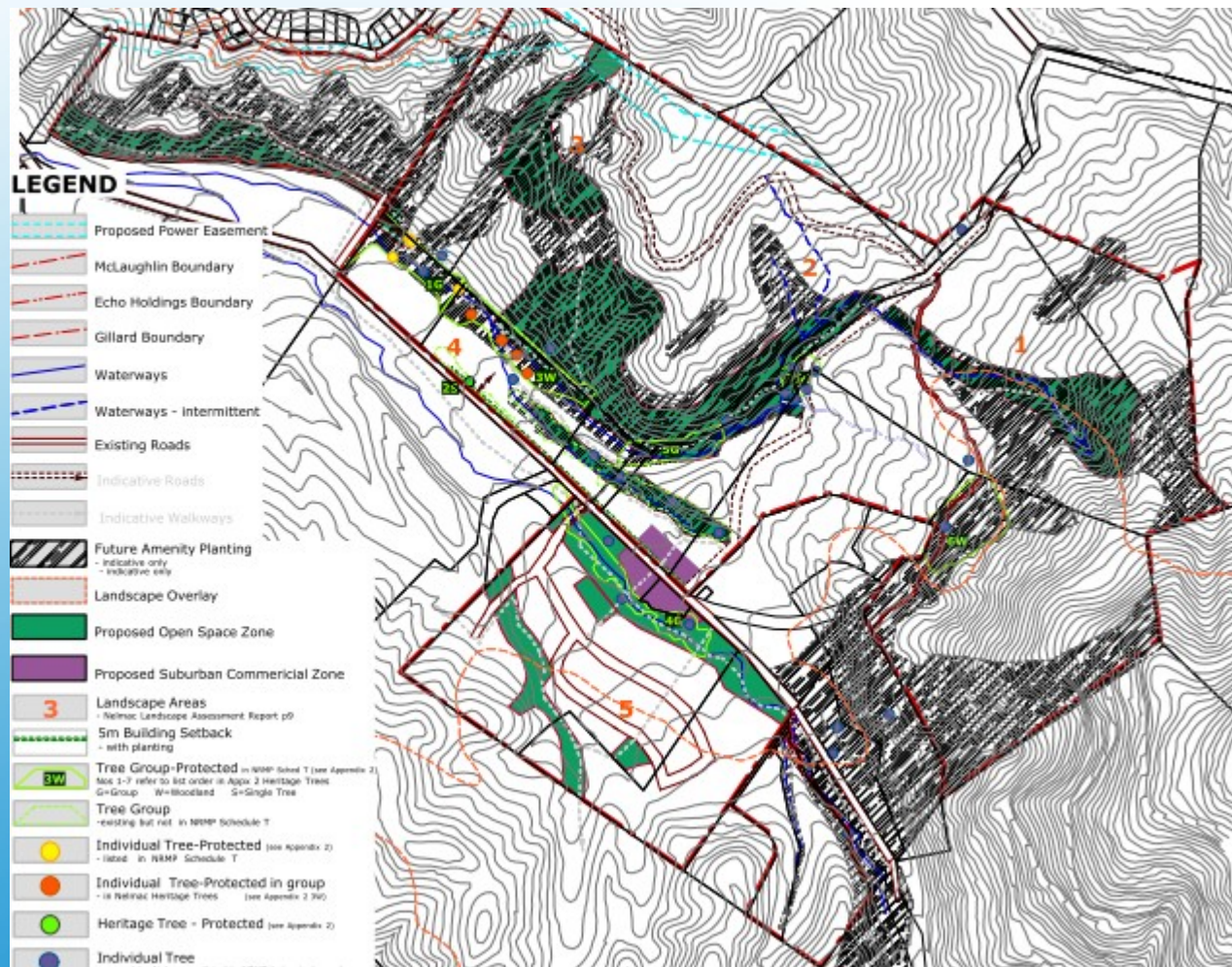
## ***Custodianship***

- conceived in the 60s
- structure plantings in the 60s & 70s
- heritage tree protection
- integration of greenspaces
- future legacy of the present owners

## ***Collaboration***

- consultant project team
- public-private partnership through concept, design, and process
- close collaboration with valley residents





## Green corridors



