

This entire chapter has been notified using the RMA Part One, Schedule 1 process (**P1 Sch1**).

~~This chapter has been amended to incorporate the adopted motion (26) of the Wellington City Council Planning & Environment Committee on 23 June 2022. In approving the plan for notification the committee members agreed an amendment to identify the Outer Green Belt to be included as an Amenity Landscape.~~

Text shown in **red** (both underlined and ~~struck out~~) represents all changes recommended by the Panel to the notified Plan provisions

Ngā Hanga Māori me Ngā Nohopae

Natural Features and Landscapes

NFL	Natural Features and Landscapes
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Introduction

The purpose of the Natural Features and Landscapes Chapter is to manage the effects of activities on the identified outstanding natural features and landscapes (ONFL), special amenity landscapes (SAL), and ridgelines and hilltops. These are identified within SCHED10 – Outstanding Natural Features and Landscapes and SCHED11 – Special Amenity Landscapes.

The ONFLs and SALs are district wide landscape features which apply across every zone. The method of identifying ONFLs is consistent with the criteria within Policy 25 of the Greater Wellington Regional Policy Statement. The method for identifying SALs is consistent with the criteria set out in Policy 27 of the Greater Wellington Regional Policy Statement, ~~with the exception of some areas of the Outer Green Belt which have been identified as SAL in accordance with the adopted amendment by the Planning and Environment Committee on 23 June 2022.~~

Wellington's landscapes present a natural backdrop to the city and encompass rolling and rugged hills which are significantly varied in topography. The landscapes encompass areas of the Coastal Environment, where the hills slope towards the coastline.

The following ONFLs have been identified in Wellington City:

1. Karori Wildlife Sanctuary (ONL)
2. Otari-Wilton's Bush (ONL)
3. Raukawa Cook Strait Coast (ONL)*
4. Terawhiti (ONF)*
5. Te Rimurapa Sinclair Head / Pariwhero Red Rocks (ONF)*
6. Tapu Te Ranga Island (ONF)*
7. Hue te Taka Peninsula / Rangitatau Palmer Head (ONF)*
8. Oruaiti (ONF)*

* partially or entirely located within the Coastal Environment

The following SALs have been identified in Wellington City:

1. Watt's Peninsula*
2. Town Belt*
3. Te Ahumairangi Hill
4. Wellington Botanic Garden
5. Wrights Hill / Makara Peak
6. Mount Kaukau

7. Korokoro Stream Valley*

~~8. Outer Green Belt~~

* partially or entirely located within the Coastal Environment

The following ridgelines and hilltops have been identified in Wellington City:

1. Bests Ridge
2. Horokiwi Ridge
3. Mt Albert Ridge
4. Mt Crawford / Point Halswell
5. Mt Victoria
6. Ngaio Reserve
7. Oku Street Reserve
8. Orongo Ridge – Point Dorset
9. Pipinui Point & Coastal Hills
10. South Headland Reserve
11. Tawatawa Ridge
12. Te Kopahu Ridge
13. Te Wharangi Ridge & Totara / Bests / Spicers Ridge
14. Tinakori Hill
15. Upper Ngauranga
16. Western Harbour Hills (Brandon's Rock / Woodridge)
17. White Rock Hill / Quartz Hill / Outlook Hill
18. Wrights Hill

The Natural Features and Landscapes chapter provisions do not apply to Infrastructure located within Outstanding Natural Features and Landscapes, Special Amenity Landscapes, or Ridgelines and Hilltops (unless specifically stated within a INF-NFL rule or standard for example, as a matter of discretion). The provisions that apply are located in the INF-NFL sub-chapter.

The Natural Features and Landscapes chapter provisions do not apply to renewable energy generation activities located within Outstanding Natural Features and Landscapes, Special Amenity Landscapes, or Ridgelines and Hilltops (unless specifically stated within a renewable electricity generation rule or standard for example, as a matter of discretion). The provisions that apply are located in the REG chapter

Other relevant District Plan provisions

It is important to note that in addition to the provisions in this chapter, the following Part 2: District-Wide matters chapters may also be of relevance, including:

- **Historic Heritage and Sites, Areas of Significance to Māori, Ecosystems and Indigenous Biodiversity and the Coastal Environment** – Natural Features and Landscapes can contain archaeological sites and areas of significance to Māori as well as areas of significant indigenous biodiversity, or be located within the Coastal Environment. Specific provisions for the protection of these sites are located in the Historic Heritage Chapter, Sites and Areas of Significance to Māori Chapter, Ecosystems and Indigenous Biodiversity Chapter and the Coastal Environment Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land within outstanding natural features and landscapes, and within special amenity landscapes, and ridgelines and hilltops.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values on landscapes and features, the stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards for the underlying zone, applicable outside of the riparian margin.
- **Public access** – the Public Access Chapter contains additional policy direction relating to recreation and public access to and along the Coastal Environment. Outstanding Natural Features and Landscapes and Special Amenity Landscapes can be present in this environment.
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.

- ~~Infrastructure – Natural Features and Landscapes~~ – Policies and Rules relating to Infrastructure in Outstanding Natural Features and Landscapes, Special Amenity Landscapes are located in the ~~Infrastructure – Natural Features and Landscapes Chapter.~~
- Renewable Electricity Generation – Policies and Rules relating to renewable electricity generation in Outstanding Natural Features and Landscapes, Special Amenity Landscapes, and Ridgelines and Hilltops are located in the Renewable Electricity Generation Chapter.
- Upper Stebbings and Glenside West Development Area – Polices and rules relating to Marshalls Ridge are located in the Upper Stebbings and Glenside West Development Area Chapter.

Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives

NFL-O1	Outstanding natural features and landscapes The characteristics and values of outstanding natural features and landscapes are protected from inappropriate subdivision, use and development.
NFL-O2	Special amenity landscapes The characteristics and values of special amenity landscapes are maintained and, where practicable, enhanced.
NFL-O3	Ridgelines and hilltops The natural green backdrop <u>and relative continuity of open space</u> provided by identified ridgelines and hilltops is maintained <u>and enhanced, where practicable.</u>

Policies

NFL-P1	Identification of outstanding natural features and landscapes and special amenity landscapes Identify all areas with significant landscape values and list within SCHED 44 <u>10</u> and SCHED 42 <u>11</u> .
NFL-P2	Use and development within ridgeline and hilltops Enable use and development within identified ridgelines and hilltops where: 1. The activity is compliant with the underlying zone provisions; and <u>or</u> 2. There is a functional or operational need to locate within the ridgeline and hilltop; and 2. Any adverse effects on the visual amenity and landscape values can be <u>are</u> <u>appropriately</u> mitigated.
NFL-P3	Use and development in special amenity landscapes outside the coastal environment <u>Provide Only allow</u> for use and development within special amenity landscapes outside the coastal environment where: 1. Any adverse effects on the identified values can be avoided, remedied or mitigated; and 2. The scale of the activity maintains <u>or enhances where practicable</u> the identified landscape values and characteristics.
NFL-P4	Use and development in special amenity landscapes within the coastal environment

	<p>Provide for Avoid use and development within special amenity landscapes within the coastal environment, unless where:</p> <ol style="list-style-type: none"> 1. Any significant adverse effects on the identified values can be avoided and any other adverse effects on the identified values can be avoided, remedied or mitigated; and 2. The activity maintains or enhances where practicable the identified landscape values and characteristics..
<p>NFL-P5</p>	<p>Use and development within outstanding natural features and landscapes outside the coastal environment</p> <p>Only allow for use and development within outstanding natural features and landscapes outside the coastal environment where:</p> <ol style="list-style-type: none"> 1. Any significant adverse effects on the identified values can be avoided and any other adverse effects on the identified values can be avoided, remedied or mitigated; and 2. The activity is designed to protect the identified landscape values and characteristics.
<p>NFL-P6</p>	<p>Use and development within outstanding natural features and landscapes within the coastal environment</p> <p>Avoid use and development within outstanding natural features and landscapes within the coastal environment unless any adverse effects on the identified values can be are avoided.</p>
<p>NFL-P7</p>	<p>Mining and quarrying activities in outstanding natural features and landscapes, and special amenity landscapes, and <u>ridgelines and hilltops</u></p> <p>Manage mining and quarrying activities within outstanding natural features and landscapes, and special amenity landscapes, and <u>ridgelines and hilltops</u> as follows:</p> <ol style="list-style-type: none"> 1. Allow for the ongoing operation of established mining and quarrying activities within outstanding natural features and landscapes, and special amenity landscapes, and <u>ridgelines and hilltops</u>; 2. Only allow for the extension of established mining and quarrying activities within special amenity landscape where potential adverse effects can be avoided, remedied or mitigated; 3. Avoid the establishment of new mining and quarrying within special amenity landscapes; and 4. Avoid the extension of established mining and quarrying activities and the establishment of new mining and quarrying activities within outstanding natural features and landscapes.
<p>NFL-P8</p>	<p>Plantation forestry</p> <p>Manage plantation forestry within outstanding natural features and landscapes and special amenity landscapes as follows:</p> <ol style="list-style-type: none"> 1. Provide for established plantation forestry and ongoing management of existing plantation forestry within outstanding natural features and landscapes and special amenity landscapes; and 2. Avoid the <u>planned extension of existing and</u> establishment of new plantation forestry in outstanding natural features and landscapes.
<p>NFL-P9</p>	<p>Restoration and enhancement</p>

	<p>Provide for restoration or rehabilitation of the identified landscape character values in SCHED44<u>10</u> and SCHED42<u>11</u> by:</p> <ol style="list-style-type: none"> 1. Recognising the landscape character values present; 2. Encouraging natural regeneration of indigenous species, including where practical the removal of pest species and fencing off from stock; and 3. Providing for mana whenua to exercise their responsibilities as kaitiaki to protect, restore and maintain areas of indigenous biodiversity.
<p>Rules: Land use activities</p>	
<p>NFL-R1</p>	<p>Restoration and enhancement activities within outstanding natural features and landscapes, special amenity landscapes and ridgelines and hilltops (including in the coastal environment)</p>
<p>All Zones</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The works are for the purpose of restoring the identified values of outstanding natural features and landscapes, or maintaining or enhancing the values of special amenity landscapes or ridgelines and hilltops by: <ol style="list-style-type: none"> i. Planting local indigenous vegetation; or ii. Carrying out animal pest control activities; or iii. Carrying out activities in accordance with a registered protective covenant under the Reserves Act 1977, Conservation Act 1987 or Queen Elizabeth the Second National Trust Act 1977; or iv. Carrying out activities in accordance with an operative Reserve Management Plan approved under the Reserves Act 1977; or v. Carrying out activities in accordance with an operative Wellington Town Belt Management Plan approved under the Wellington Town Belt Act 2016; or vi. Kaitiakitanga undertaken by mana whenua-; or vii. Carrying out ongoing restoration work within the Zealandia sanctuary where undertaken by the Karori Sanctuary Trust.
<p>All Zones</p>	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of NFL-R1.1.a cannot be is not achieved. Matters of discretion are: <ol style="list-style-type: none"> 1. The degree to which the restoration or enhancement activity will contribute to maintaining the identified visual amenity and landscape values and characteristics; and 2. The matters in NFL-P9. <p>Notification status: an application for resource consent made in respect of rule NFL-R1.2 is precluded from being publicly notified.</p>
<p>NFL-R2</p>	<p>Any activity within the ridgelines and hilltops not otherwise listed as permitted, restricted discretionary, or non-complying</p>
<p>All Zones</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance can be is achieved with the relevant permitted activity rules for land use activities in the underlying zone provisions and district-wide provisions.

All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NFL-R2.1 a cannot be <u>is not</u> achieved.</p> <p>Matters of discretion are:</p> <p>1. The matters in NFL-P2.</p>
NFL-R3	Any activity within special amenity landscapes not otherwise listed as permitted, restricted discretionary, or non-complying
All Zones	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. The matters in NFL-P3 and NFL-P4.</p>
NFL-R4	Any activity within outstanding natural features and landscapes not otherwise listed as permitted, restricted discretionary, or non-complying
All Zones	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity is located outside the coastal environment:</p>
All Zones	<p>2. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance with the requirements of NFL-R4.1.a cannot be <u>is not</u> achieved.</p>
NFL-R5	Operation Continuation of existing quarrying and mining activities within special amenity landscapes <u>and ridgelines and hilltops</u>
All Zones	1. Activity status: Permitted
NFL-R6	Extension of existing quarrying and mining activities within special amenity landscapes
All Zones	1. Activity status: Discretionary
NFL-R7	New quarrying and mining activities within special amenity landscapes
All Zones	1. Activity status: Non-complying
NFL-R8	Extension of existing quarrying and mining activities, new quarrying and mining activities and new plantation forestry within outstanding natural features and landscapes
All Zones	1. Activity status: Non-complying
Rules: Building and structure activities	
NFL-R9	The maintenance, repair or demolition of existing buildings and structures within outstanding natural features and landscapes, special amenity landscapes and ridgelines and hilltops
All Zones	1. Activity status: Permitted
NFL-R10	The construction of, alteration of and addition to, buildings and structures within the ridgelines and hilltops
All Zones	1. Activity status: Permitted

<p><u>Natural Open Space Zone Medium Density Residential Zone</u></p>	<p>Where:</p> <p>a. Compliance can be is achieved with the <u>relevant permitted activity rules for building and structure activities in the underlying zone provisions and district wide provisions.</u></p>
<p><u>All Zones Natural Open Space Zone Medium Density Residential Zone</u></p>	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NFL-R10.1.a cannot be is not achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in NFL-P2; <u>and</u> 2. The operational and function need to locate within the ridgeline and hilltop area. <u>Buildings and structures, including access, are sited and designed in ways that minimise visual obtrusiveness including by:</u> <ol style="list-style-type: none"> a. <u>Ensuring visual continuity is achieved on the upper slopes up to the apex of the ridgeline or hilltop; and</u> b. <u>Minimising skyline effects and visibility of buildings and structures through construction design and landscaping.</u>
<p><u>All other Zones</u></p>	<p>3. <u>Activity status: Restricted Discretionary</u></p> <p><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> 1. <u>The matters in NFL-P2; and</u> 2. <u>Buildings and structures, including access, are sited and designed in ways that minimise visual obtrusiveness including by:</u> <ol style="list-style-type: none"> a. <u>Ensuring visual continuity is achieved on the upper slopes up to the apex of the ridgeline or hilltop; and</u> b. <u>Minimising skyline effects and visibility of buildings and structures through construction design and landscaping.</u>
<p>NFL-R11</p>	<p>The construction of, alteration of and addition to, buildings and structures within special amenity landscapes</p>
<p>All Zones</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. <u>Compliance is achieved with the relevant permitted activity rules for building and structure activities in the underlying zone; and</u></p> <p>b. Compliance can be is achieved with NFL-S1.</p>
<p>All Zones</p>	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NFL-R11.1.a cannot be is not achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. <u>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and</u> 2. The matters in NFL-P3 and NFL-P4.

NFL-R12	The construction of, alteration of and addition to, buildings and structures within outstanding natural features and landscapes.	
Natural Open Space Zone	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Additions and alterations are undertaken to existing buildings within the Karori Wildlife Sanctuary (Zealandia, Legal Description Lot 1 DP 313319); and</p> <p>b. Compliance can be is achieved with the <u>relevant permitted activity rules for building and structure activities in the</u> underlying zone standards.</p>	
All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance can be is achieved with NFL-S2; and</p> <p>b. The building or structure is located outside the coastal environment.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <u>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and</u> The matters in NFL-P5. 	
All Zones	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NFL-R12-12-a cannot be is not achieved; and</p> <p>b. The activity comprises extension of an existing building or structure.</p>	
All Zones	<p>4. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance with the requirements of NFL-R12-12-b cannot be is not achieved; and</p> <p>b. The proposal involves construction of a new building.</p>	
Standards		
NFL-S1	Buildings and structures in special amenity landscapes	
All Zones	<ol style="list-style-type: none"> Buildings and structures within a special amenity landscape must not exceed: <ol style="list-style-type: none"> a maximum height of 8m <u>5m</u> above ground level; and <u>A gross floor area of 30m²; and</u> The exterior façade and roof must be finished in a colour that is contained within Groups A, B or C of BS5252 and that does not exceed a reflectance value of 30%. (Note: Some colours in Groups A, B or C of BS5252 have a reflectance value of over 30% and are therefore not compliant.) 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The degree to which the building or structure is integrated into the landform to limit its visibility by the wider community; and The degree to which landscape values and characteristics are impacted.
NFL-S2	Buildings and structures in outstanding natural features and landscapes	
All Zones	<ol style="list-style-type: none"> Buildings and structures within an outstanding natural feature and landscape must not exceed: 	<p><u>Assessment criteria where the standard is infringed:</u></p>

	<p>a. A maximum height of 5m above ground level; and</p> <p>b. A gross floor area of 50m²; and</p> <p>2. The exterior façade and roof must be finished in a colour that is contained within Groups A, B or C of BS5252 and that does not exceed a reflectance value of 30%. (Note: Some colours in Groups A, B or C of BS5252 have a reflectance value of over 30% and are therefore not compliant.)</p>	<p><u>1. The degree to which the building or structure is integrated into the landform to limit its visibility by the wider community; and</u></p> <p><u>2. The degree to which landscape values and characteristics are impacted.</u></p>
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