

Appendix A: Natural Open Space Zone – Tracked Changes

Red underline and ~~strike-out~~: show additions and deletions to the notified He Rohe Ahoaho Natural Open Space Zone Chapter, as recommended in the section 42A Report dated 20 February 2024.

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

He Rohe Ahoaho Māori

Natural Open Space Zone

NOSZ Natural Open Space Zone

Introduction

The purpose of the Natural Open Space Zone is to recognise and provide for open spaces that contain high natural, ecological, landscape and historic heritage values. It includes undeveloped ridges and hills within the Outer Green Belt, areas within the coastal environment and around waterbodies, as well as nature-based attractions such as Zealandia and Otari-Wilton's Bush and the historic Government House. Land within the Wellington Town Belt is separately provided for in the Wellington Town Belt Zone.

Within the zone there are expansive areas of natural open space that are accessible to the public for informal recreation. Activities may include walking and tramping, running, mountain biking, bird watching, picnicking and fishing as well as tours or educational activities associated with the area. Some of the spaces are also used for cultural and customary activities, such as gathering mahinga kai, and are rich in historic heritage values. The Zone also provides an important natural edge to urban development within the City and as an ecological corridor.

A low level of development and built form is anticipated to protect the existing values, with buildings, structures and roads principally accessory to informal recreation and conservation activities. The Natural Open Space Zone also provides for burials and cremations at existing cemeteries and urupā.

Most of the land zoned Natural Open Space is publicly owned and held by the Council for reserves purposes. The majority of the reserves are scenic reserve that are managed by the Council in accordance with the Reserves Act 1977.

All activities and uses on public land must obtain permission (such as a lease or licence) from Wellington City Council as the landowner and administering authority, and are assessed as required by the Reserves Act 1977 and any relevant management plan. This is, in addition to, any resource consent requirements under the District Plan.

In assessing resource consent applications required under the District Plan, the Council will have regard to the relevant reserve management plan for the area. The reserve management plans that are relevant to the Zone are:

1. Outer Green Belt Management Plan 2019
2. Northern Reserves 2008
3. Suburban Reserves 2015
4. Botanic Gardens 2014
5. South Coast 2002
6. Oruaiti 2011
7. Cemeteries Management Plan 2021

Note: These reserve management plans may be superseded by other plans in the future.

Other relevant District Plan provisions

<p>There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, 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.</p>	
Objectives	
NOSZ-O1	<p>Purpose</p> <p>Natural open space areas are predominately used by the public for informal recreation activities, within undeveloped natural areas, in such a way that protects, and where possible enhances, the predominant character and amenity values of the Natural Open Space Zone which include:</p> <ol style="list-style-type: none"> 1. Large undeveloped open areas; 2. High natural, ecological, landscape and historic heritage values; 3. A low level of built form and scale, with buildings, structures and roads principally ancillary to informal recreation activities or conservation activities; and 4. A general absence of urban infrastructure.
NOSZ-O2	<p>Managing effects</p> <p>Adverse effects of activities undertaken in the Natural Open Space Zone at the zone interface and surrounding area are managed effectively.</p>
NOSZ-O3	<p>Mana whenua</p> <p>Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington). Their cultural associations with and role in exercising kaitiakitanga over Wellington's parks and reserves are recognised and facilitated.</p>
Policies	
NOSZ-P1	<p>Enabled activities</p> <p>Enable activities that are compatible with the purpose, predominant character and amenity values of the Natural Open Space Zone, while ensuring that their scale and intensity is appropriate.</p>
NOSZ-P2	<p>Small scale mobile commercial activities</p> <p>Allow small scale mobile commercial activities that are ancillary and complementary to the predominant purpose of the zone.</p>
NOSZ-P3	<p>Rural activities</p> <p>Only allow rural activities such as grazing or forestry where they are part of a management programme identified in the relevant reserve management plan for the area.</p>
NOSZ-P4	<p>Potentially compatible activities</p> <p>Only allow other activities to establish where it can be demonstrated that they are compatible with the purpose, character and amenity values of the Zone, having regard to whether:</p> <ol style="list-style-type: none"> 1. They are consistent with the relevant reserve management plan for the site; 2. They support or are complementary to informal recreation activities, or there is a functional need for a location at that site; 3. The activity will not limit or constrain the existing or future use of the open space, or restrict public access; and 4. Any reverse sensitivity effects can be appropriately managed.
NOSZ-P5	<p>Enabled buildings and structures</p>

	Enable buildings and structures that are small in scale and ancillary to informal recreation or conservation activities, while ensuring that an overall predominance of open space is retained.
NOSZ-P6	<p>Potentially compatible buildings and structures</p> <p>Only allow other buildings and structures where it can be demonstrated that they will be compatible with the character and amenity values of the Zone, having regard to whether:</p> <ol style="list-style-type: none"> 1. They are consistent with the relevant management plan for the site; 2. They support or are complementary to informal recreation activities, or there is a functional need for a location at that site; 3. The open and spacious character of the area will be retained; 4. Any adverse visual amenity and character effects will be avoided, or if avoidance is not possible adequately mitigated through the design, siting or landscaping; 5. Any adverse residential amenity effects will be minimised; 6. Hard surfacing is minimised, and indigenous vegetation and visually prominent trees will be retained; and 7. Public accessibility will be maintained or enhanced through connections to walkways, cycleways and pedestrian access points.
NOSZ-P7	<p>Mana whenua</p> <p>Provide for the use and management of Wellington's parks and reserves in partnership with mana whenua. This includes but is not limited to providing for customary practices within parks and reserves for the benefit of all.</p>
Rules: Land Use Activities	
NOSZ-R1	Informal recreation activities
	1. Activity status: Permitted
NOSZ-R2	Conservation activities
	1. Activity status: Permitted
NOSZ-R3	Burials and cremations at existing cemeteries and urupā
	1. Activity status: Permitted
NOSZ-R4	Rural activities as part of a management programme for the reserve
	1. Activity status: Permitted
NOSZ-R5	Customary activities
	1. Activity status: Permitted
NOSZ-R6	Gardens, including community gardens
	1. Activity status: Permitted
NOSZ-R7	Mobile commercial activities ancillary to informal recreation and conservation activities
	1. Activity status: Permitted
NOSZ-R8	Parks maintenance and repair
	1. Activity status: Permitted
NOSZ-R9	Construction, maintenance, alteration of or addition to footpaths and tracks
	1. Activity status: Permitted

NOSZ-R10	Construction, maintenance, alteration of, or addition to, car parking areas and access drives	
1. Activity status: Permitted		
NOSZ-R11	Any other activity not otherwise provided for as a permitted activity	
1. Activity status: Discretionary		
Rules: Building and structure activities		
NOSZ-R12	Demolition or removal of buildings and structures	
1. Activity status: Permitted		
NOSZ-R13	Maintenance and repair of buildings and structures	
1. Activity status: Permitted Note: for the avoidance of doubt buildings and structures include seawalls.		
NOSZ-R14	Construction, alteration of and addition to buildings and structures	
1. Activity status: Permitted		
Where:		
<p>a. <u>For alterations or additions to the Lyall Bay/Moa Point Seawall compliance with the following standard is achieved:</u></p> <p>i. <u>NOSZ-S7; or</u></p> <p>b. Compliance with the following standards is achieved:</p> <p>i. NOSZ-S1;</p> <p>ii. NOSZ-S2;</p> <p>iii. NOSZ-S3;</p> <p>iv. NOSZ-S4; and</p> <p>v. NOSZ-S5- and</p> <p>vi. <u>NOSZ-S6.</u></p>		
2. Activity status: Discretionary		
Where:		
a. Compliance with any of the requirements of NOSZ-R14.1.a cannot be achieved.		
Standards		
NOSZ-S1	Maximum height of buildings and structures	
1. Buildings and structures must not exceed the following maximum height limits above ground level:		Assessment criteria where the standard is infringed:
Structure	Maximum height limit above ground level	
a. Playground equipment and pou	8m	
b. Poles for lighting or surveillance	18m	
c. Fences and gates	2m	
d. All other buildings and structures	4m	<ol style="list-style-type: none"> Design, appearance and siting of the building or structure in terms of the impact on the character and amenity of the open space; Dominance, privacy and shading effects on adjoining sites; Streetscape and visual amenity effects; The extent to which adverse effects of additional height can be mitigated by the natural or physical features of the site, setbacks, landscaping or screening; The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; and

		6. Whether topographical or other site constraints make compliance with the standard impractical.
This standard does not apply to:		
a. Additions and alterations to existing buildings at Karori Wildlife Sanctuary (Zealandia).		
NOSZ-S2	Maximum gross floor area	
1. Each individual building and /or structure on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m ² .	Assessment criteria where the standard is infringed:	
This standard does not apply to:	<ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the additional floor area can be mitigated, including by the natural or physical features of the site, setbacks, landscaping or screening; and 3. The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site. 	
a. Additions and alterations to existing buildings at Karori Wildlife Sanctuary (Zealandia, Legal Description Lot 1 DP 313319).		
NOSZ-S3	Maximum building coverage	
1. Maximum building coverage is 5%.	Assessment criteria where the standard is infringed:	
	<ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the increased building coverage can be mitigated, including by the natural or physical features of the site, setbacks, landscaping or screening; 3. The extent to which the additional building coverage is necessary to provide for functional needs or operational needs of the activities on the site; and 4. Whether topographical or other site constraints make compliance with the standard impractical. 	
NOSZ-S4	Height in relation to boundary	
1. All parts of a building or structure shall be contained within a 45 degree plane commencing at a point 2.5m above ground level inclined inwards at right angles in plan from all parts of the site's boundaries that abut a Residential or Future Urban Zone.	Assessment criteria where the standard is infringed:	
	<ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the additional height in relation to boundary can be mitigated by the natural or physical features of the site, landscaping or screening; 3. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; and 4. Whether topographical or other site constraints make compliance with the standard impractical. 	
NOSZ-S5	Additions and alterations to existing buildings at Karori Wildlife Sanctuary (Zealandia)	
1. Additions and alterations to an existing building at Karori Wildlife Sanctuary (Zealandia, Legal Description Lot 1 DP 313319):	Assessment criteria where the standard is infringed:	
a. Must not exceed the height of the existing	<ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 	

<p>main roof ridge of the existing building as at 1 August 2022; and</p> <p>b. Must not exceed a maximum gross floor area of more than 30% of the existing gross floor area of the existing building as at 1 August 2022.</p>	<p>2. The extent to which adverse effects of the additional height can be mitigated by the natural or physical features of the site, setbacks, landscaping or screening; and</p> <p>3. The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site.</p>
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<p><u>NOSZ-S6</u></p>	<p><u>Boundary setbacks</u></p>
<p><u>1. Buildings or structures (excluding fences) must be setback a minimum of 1.5m from a rail corridor boundary.</u></p>	<p><u>Assessment criteria where the standard is infringed:</u></p> <p><u>1. The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u></p>

<p><u>NOSZ-S7</u></p>	<p><u>Seawall structures between Lyall Bay and Moa Point</u></p>
<p><u>1. Maintenance, repair, upgrade construction, addition and alteration to the seawall located between Lyall Bay and Moa Point:</u></p> <p><u>a. Any addition shall add no more than 1m in vertical projection to the structure, as it existed on the date on [insert date plan is made operative].</u></p>	<p><u>Assessment criteria where the standard is infringed:</u></p> <p><u>1. 1. The extent to which the additional height is necessary for the seawall to protect the adjacent regionally significant infrastructure.</u></p>