

NFL — Natural Features and Landscapes

The purpose of the Natural Features and Landscapes Chapter is to protect identified Outstanding Natural Features and Landscapes and to manage the effects of subdivision, use and development on the identified values. Outstanding Natural Features and Landscapes and their values are identified within SCHED4 — Outstanding Natural Features and Landscapes.

Outstanding Natural Features and Landscapes are exceptional and out of the ordinary and are dominated by natural components over the influence of human activity. The main difference between an Outstanding Natural Feature and an Outstanding Natural Landscape lies in their scale - Outstanding Natural Features are smaller, and the scale of a feature is such that one or more features may be contained within a landscape.

The District Plan provisions distinguish between 'features' and 'landscapes' to protect the identified values at the appropriate scale. The following ONF and ONL have been identified in Hutt City:

1. South Coast (ONL)
2. Turakirae Head (ONF)
3. Baring Head / Ōrua-pouanui (ONF)
4. Parangārahu Lakes (Lake Kohangapiripiri and Lake Kohangatera) (ONF)
5. Matiu / Somes Island (ONL)
6. Mākaro / Ward Island (ONF)
7. Remutaka Range (ONL)

The Outstanding Natural Features and Landscapes Overlay is a district-wide overlay that applies across all zones containing these landscapes and features. The Outstanding Natural Features and Landscapes listed in SCHED4 have been identified using the criteria in Policy 25 of the Greater Wellington Regional Policy Statement.

Some of the identified Outstanding Natural Features and Landscapes (or parts thereof) are located in the Coastal Environment and may also have been identified as High, Very High or Outstanding Coastal Natural Character Areas. Where this is the case both the provisions of this chapter and the relevant provisions of the Coastal Environment chapter apply.

Objectives

NFL-O1	Outstanding Natural Features and Landscapes
The landscape values of Outstanding Natural Features and Landscapes are protected from inappropriate subdivision, land use, and development.	

Policies

NFL-P1	Identification of Outstanding Natural Features and Landscapes
Identify and map Outstanding Natural Features and Landscapes and describe their identified landscape values in SCHED4 - Outstanding Natural Features and Landscapes.	
NFL-P2	Customary harvesting in Outstanding Natural Features and Landscapes
Allow for customary harvesting by Mana Whenua within Outstanding Natural Features and Landscapes in accordance with tikanga Māori.	
NFL-P3	Restoration and enhancement in Outstanding Natural Features and Landscapes
Provide for: <ol style="list-style-type: none"> 1. The restoration or rehabilitation of landscape values of Outstanding Natural Features and Landscapes identified in SCHED4 where: <ol style="list-style-type: none"> a. It recognises and enhances the landscape values present, b. It encourages the natural regeneration of indigenous species, while recognising the need for pest management, and c. It creates or enhances habitat for indigenous species. 2. Restoration or rehabilitation undertaken by Mana Whenua to exercise their role as kaitiaki to protect, restore, and maintain areas with outstanding landscape values. 	
NFL-P4	Indigenous vegetation removal in Outstanding Natural Features and Landscapes
The removal of indigenous vegetation in Outstanding Natural Features and Landscapes is managed as follows: <ol style="list-style-type: none"> 1. Allow for the removal of indigenous vegetation in Outstanding Natural Features and Landscapes where it is 	

required to provide for:

- a. Maintenance around existing legally established buildings, or
 - b. Safe operation and maintenance of roads, tracks and accessways, or
 - c. Restoration and conservation activities including plant and animal pest control activities, or
 - d. Natural hazard management activities, or
 - e. Reduction of wildfire risk through the removal of highly flammable vegetation near existing residential units, or
 - f. The placement of beehives, or
 - g. New farming tracks and fences for existing farming activities in rural zones, or
 - h. Mana whenua to exercise customary harvesting practices, or
 - i. Ongoing maintenance or extension of existing public accessways to improve public access.
2. Provide for any other removal of indigenous vegetation in Outstanding Natural Features and Landscapes outside the coastal environment where it:
 - a. Is of a scale that maintains the landscape values of the Outstanding Natural Feature or Landscape identified in SCHED4,
 - b. Recognises and responds to the sensitivity of the environment and its capacity to absorb change without compromising landscape values, and
 - c. Incorporates rehabilitation planting where appropriate and practicable.
 3. Only allow for any other removal of indigenous vegetation in Outstanding Natural Features and Landscapes within the coastal environment where:
 - a. The removal is of a scale that maintains the landscape values of the Outstanding Natural Feature or Landscape identified in SCHED4, and
 - b. The removal does not result in any adverse effects on the landscape values of the Outstanding Natural Feature or Landscape identified in SCHED4.

NFL-P5**Existing use and development in Outstanding Natural Features and Landscapes**

Provide for existing land use activities and the repair, maintenance and alteration of associated buildings and structures in Outstanding Natural Features and Landscapes where:

1. They are of a scale and nature that maintains or restores the landscape values of the Outstanding Natural Feature or Landscape identified in SCHED4, including landscape restoration and conservation activities, or
2. They are associated with farming activities for an established working farm and maintain the landscape values of the Outstanding Natural Feature or Landscape identified in SCHED4, or
3. They are for the maintenance and operation of an existing public track or path and any ancillary structures and are undertaken by central government, local government, or their agents.

NFL-P6**New use and development in Outstanding Natural Features and Landscapes**

New land use activities, buildings and structures (including additions to existing buildings and structures) in Outstanding Natural Features and Landscapes are managed as follows:

1. Allow for new land use activities, buildings and structures in Outstanding Natural Landscapes outside the coastal environment where they are of a scale and nature that protects the landscape values of the Outstanding Natural Landscape identified in SCHED4.
2. Provide for new land use activities, buildings and structures in Outstanding Natural Landscapes within the coastal environment where any adverse effects on the landscape values of the Outstanding Natural Landscape identified in SCHED4 are avoided.
3. Provide for new land use activities, buildings and structures in Outstanding Natural Features outside the coastal environment where they are of a scale and nature that protects the landscape values of the Outstanding Natural Feature identified in SCHED4.
4. Only allow for new land use activities, buildings and structures in Outstanding Natural Features within the coastal environment where they avoid any adverse effects on the landscape values of the Outstanding Natural Feature identified in SCHED4.
5. Require all new land use activities, buildings and structures in Outstanding Natural Features and Landscapes to demonstrate that they are appropriate by taking into account:
 - a. Measures to protect the landscape values of the Outstanding Natural Feature or Landscape identified in SCHED4,
 - b. The capacity of the feature or landscape to absorb change,
 - c. The scale of modification and its effect on the landscape values of the Outstanding Natural Feature or Landscape identified in SCHED4,
 - d. Measures to avoid or minimise the removal of indigenous vegetation and to protect the dominant natural components over the influence of human activity, for example, through the clustering of development,
 - e. The extent to which the proposed activity recognises and provides for tangata whenua cultural and spiritual values and practices, and
 - f. Whether there is a functional need or operational need for the building or structure to be located in an Outstanding Natural Feature or Landscape in the Coastal Environment.

NFL-P7**Mining activities, quarrying activities and commercial forestry in Outstanding Natural Features and Landscapes**

Mining and quarrying activities and commercial forestry in Outstanding Natural Features and Landscapes are managed as follows:

1. Provide for established plantation forestry and ongoing management of existing plantation forestry within Outstanding Natural Features and Landscapes where:
 - a. If located outside the coastal environment:
 - i. Any significant adverse effects on the landscape values of the Outstanding Natural Feature or Landscape identified in SCHED5 are avoided, and
 - ii. Any other adverse effects on the landscape values of the Outstanding Natural Feature or Landscape identified in SCHED5 are avoided, remedied or mitigated, or
 - b. If located within the coastal environment:
 - i. any adverse effects on the landscape values of the Outstanding Natural Feature or Landscape identified in SCHED5 are avoided.
2. Avoid the establishment of new commercial forestry and new mining and quarrying activities in Outstanding Natural Features and Landscapes outside the Coastal Environment unless:
 - a. Any adverse effects on the landscape values of the Outstanding Natural Feature or Landscape identified in SCHED5 can be avoided,
 - b. There is a functional or operational need for the activity to locate in the area, and
 - c. There are no reasonably practical alternative locations outside of the Coastal Environment.
3. Avoid the establishment of new commercial forestry and new mining and quarrying activities in Outstanding Natural Features and Landscapes within the Coastal Environment.

Rules

Notes:

Resource consent may be required under rules in this chapter as well as the rules of the relevant zone chapters and other district-wide chapters, including those that apply to overlays.

In particular:

- Rules for subdivision within Outstanding Natural Features and Landscapes are in the Subdivision chapter,
- Rules for earthworks within Outstanding Natural Features and Landscapes are in the Earthworks chapter,
- Rules for infrastructure within Outstanding Natural Features and Landscapes are in the Infrastructure chapter, and
- Rules for renewable electricity generation within Outstanding Natural Features and Landscapes are in the Renewable Electricity Generation chapter.
- Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status for an activity are set out in the General Approach chapter.

Land use activities

NFL-R1		Customary harvesting by Mana Whenua in Outstanding Natural Features and Landscapes
	All Zones	1. Activity status: Permitted
NFL-R2		Restoration and enhancement activities in Outstanding Natural Features and Landscapes
	All Zones	1. Activity status: Permitted Where: <ol style="list-style-type: none"> a. The works are for the purpose of restoring the identified values of Outstanding Natural Features and Landscapes by: <ol style="list-style-type: none"> i. Planting indigenous vegetation, or ii. Carrying out pest animal and pest plant 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 b. The works are undertaken by Mana Whenua in accordance with the principle of kaitiakitanga.
	All Zones	2. Activity status: Restricted discretionary Where: <ol style="list-style-type: none"> a. Compliance is not achieved with NFL-R2.1a.

	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The degree to which the restoration or enhancement activity will contribute to maintaining the identified landscape values, and 2. The matters in: <ol style="list-style-type: none"> a. NFL-P3: Restoration and enhancement in Outstanding Natural Features and Landscapes, b. PA-P1: Appropriate activities within coastal margins and riparian margins, c. PA-P2: Maintenance and enhancement of public access, and d. PA-P3: Restriction of public access.
NFL-R3	Indigenous vegetation removal in Outstanding Natural Features and Landscapes
All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The indigenous vegetation removal is: <ol style="list-style-type: none"> i. Addressing an imminent threat to people or property represented by deadwood, diseased or dying vegetation, or ii. Necessary to ensure the safe and efficient operation of any formed public road, track or accessway, or iii. Within 3m from the external wall of an existing legally established building, or iv. Within 1m width either side of an existing fence or other structure, or v. No more than 2.5m in total width for maintenance of public access track (where undertaken by central government, local government, or their agents), or vi. Required in accordance with sections 43 or 64 of the Fire and Emergency New Zealand Act 2017, or vii. Required for the erection of beehives and does not exceed 50m² per 12 months continuous period per site, or viii. Required for new farming tracks or farming fences for an existing, legally established farming activity in the rural zones and does not exceed 2.5m in width, or ix. For Customary Harvesting. <p>Note: Resource consent may be required under the underlying zone provisions for vegetation removal or the provisions of the Ecosystems and Indigenous Biodiversity chapter.</p>
All Zones	<p>2. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The indigenous vegetation removal is located outside the Coastal Environment, b. Compliance is not achieved with NFL-R3.1, and c. Compliance is achieved with NFL-S1: Indigenous vegetation removal in Outstanding Natural Features and Landscapes. <p>Note: Resource consent may be required under the underlying zone provisions for vegetation removal or the provisions of the Ecosystems and Indigenous Biodiversity chapter.</p>
All Zones	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. The indigenous vegetation removal is located outside the Coastal Environment, and b. Compliance is not achieved with NFL-R3.2. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion of any infringed standard. 2. The matters in NFL-P4: Indigenous vegetation removal in Outstanding Natural Features and Landscapes.
All Zones	<p>4. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. The indigenous vegetation removal is located within the Coastal Environment, b. Compliance is not achieved with NFL-R3.1, and c. Compliance is achieved with NFL-S1: Indigenous vegetation removal in Outstanding Natural Features and Landscapes.

		Matters of discretion are restricted to: <ol style="list-style-type: none"> The matters in NFL-P4: Indigenous vegetation removal in Outstanding Natural Features and Landscapes.
	All Zones	5. Activity status: Discretionary Where: <ol style="list-style-type: none"> The indigenous vegetation removal is located within the Coastal Environment, and Compliance is not achieved with NFL-R3.4.
	NFL-R4	New land use activities in Outstanding Natural Features and Landscapes
	All Zones	1. Activity status: Permitted Where: <ol style="list-style-type: none"> The land use activity is located in an Outstanding Natural Landscape outside the Coastal Environment, and The land use activity is a permitted activity in the underlying zone.
	All Zones	2. Activity status: Restricted discretionary Where: <ol style="list-style-type: none"> The land use activity is located: <ol style="list-style-type: none"> In an Outstanding Natural Landscape outside the Coastal Environment and compliance is not achieved with NFL-R4.1b, or In an Outstanding Natural Landscape within the Coastal Environment, or In an Outstanding Natural Feature outside the Coastal Environment. Matters of discretion are restricted to: <ol style="list-style-type: none"> The matters in: <ol style="list-style-type: none"> NFL-P6: New use and development in Outstanding Natural Features and Landscapes, PA-P1: Appropriate activities within coastal margins and riparian margins, PA-P2: Maintenance and enhancement of public access, and PA-P3: Restriction of public access.
	All Zones	3. Activity status: Discretionary Where: <ol style="list-style-type: none"> The land use activity is located in an Outstanding Natural Feature within the Coastal Environment.
	NFL-R5	New Quarrying activities, Mining activities, and Commercial forestry in Outstanding Natural Features and Landscapes
	All Zones	1. Activity status: Non-complying Where: <ol style="list-style-type: none"> It is located outside the Coastal Environment. Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA: An assessment by a suitably qualified landscape architect that assesses the proposal against the characteristics and values of the Outstanding Natural Feature or Outstanding Natural Landscape.
	All Zones	2. Activity status: Prohibited Where: <ol style="list-style-type: none"> It is located within the Coastal Environment.

Buildings and structures

	NFL-R6	Maintenance, repair, alteration or demolition of existing buildings and structures in Outstanding Natural Features and Landscapes
	All Zones	1. Activity status: Permitted

NFL-R7		New farming fences in Outstanding Natural Features and Landscapes
	Rural Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The fence is for an existing, legally established farming activity, and b. The fence is constructed in post and wire.
	Rural Zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NFL-R7.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in: <ul style="list-style-type: none"> a. NFL-P6: New use and development in Outstanding Natural Features and Landscapes, b. PA-P1: Appropriate activities within coastal margins and riparian margins, c. PA-P2: Maintenance and enhancement of public access, and d. PA-P3: Restriction of public access.
NFL-R8		Additions to existing buildings and structures in Outstanding Natural Features and Landscapes
	All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. It is for an existing, lawfully established land use activity, and b. Compliance is achieved with NFL-S2: New buildings and structures and additions to existing buildings and structures in Outstanding Natural Features and Landscapes.
	All Zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with NFL-R8.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion of any standard not met. 2. The matters in: <ul style="list-style-type: none"> a. NFL-P6: New use and development in Outstanding Natural Features and Landscapes, b. PA-P1: Appropriate activities within coastal margins and riparian margins, c. PA-P2: Maintenance and enhancement of public access, and d. PA-P3: Restriction of public access.
NFL-R9		New buildings and structures in Outstanding Natural Features and Landscapes
	All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. It is located in an Outstanding Natural Landscape outside the Coastal Environment, b. It is for an existing, lawfully established land use activity, and c. Compliance is achieved with NFL-S2: New buildings and structures and additions to existing buildings and structures in Outstanding Natural Features and Landscapes.
	All Zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. It is located in an Outstanding Natural Landscape outside the Coastal Environment, and b. Compliance is not achieved with NFL-R9.1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion of any standard not met. 2. The matters in:

	<ul style="list-style-type: none"> a. NFL-P6: New use and development in Outstanding Natural Features and Landscapes, b. PA-P1: Appropriate activities within coastal margins and riparian margins, c. PA-P2: Maintenance and enhancement of public access, and d. PA-P3: Restriction of public access.
All Zones	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. It is located: <ul style="list-style-type: none"> i. In an Outstanding Natural Landscape within the Coastal Environment, or ii. In an Outstanding Natural Feature outside the Coastal Environment, and b. It is for an existing, lawfully established land use activity, and c. Compliance is achieved with NFL-S2: New buildings and structures and additions to existing buildings and structures in Outstanding Natural Features and Landscapes. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The relevant assessment criteria of NFL-S2: New buildings and structures and additions to existing buildings and structures in Outstanding Natural Features and Landscapes. 2. The matters in: <ul style="list-style-type: none"> a. NFL-P6: New use and development in Outstanding Natural Features and Landscapes, b. PA-P1: Appropriate activities within coastal margins and riparian margins, c. PA-P2: Maintenance and enhancement of public access, and d. PA-P3: Restriction of public access.
All Zones	<p>4. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NFL-R9.3, or b. It is located in an Outstanding Natural Feature within the Coastal Environment.

Standards

NFL-S1	Indigenous vegetation removal in Outstanding Natural Features and Landscapes
All Zones	<ul style="list-style-type: none"> 1. In Outstanding Natural Features and Landscapes outside the Coastal Environment, the removal of indigenous vegetation must not exceed the following: <ul style="list-style-type: none"> a. 200m² in total area per 12-month continuous period per site within an Outstanding Natural Landscape, or b. 100m² in total area per 12-month continuous period per site within an Outstanding Natural Feature. 2. In Outstanding Natural Features and Landscapes within the Coastal Environment the removal of indigenous vegetation must not exceed the following: <ul style="list-style-type: none"> a. 100m² in total area per 12-month continuous period per site within an Outstanding Natural Landscape, or b. 50m² in total area per 12-month continuous period per site within an Outstanding Natural Feature. <p>Matters of discretion are restriction to the following:</p> <ul style="list-style-type: none"> 1. The effect of the vegetation removal the on landscape values of the Outstanding Natural Feature or Landscape identified in SCHED4.
NFL-S2	New buildings and structures and additions to existing buildings and structures in Outstanding Natural Features and Landscapes
All Zones	<ul style="list-style-type: none"> 1. New buildings or structures and additions to existing buildings or structures must comply with the underlying zone provisions. 2. New buildings or structures and additions to existing buildings or structures must not exceed: <ul style="list-style-type: none"> a. A maximum height of 5m above ground level, and b. A maximum gross floor area of 50m² per 5 years. 3. The highest point of the new building or structure or the addition must be below the nearest ridgeline when measured horizontally from the ridgeline. 4. The exterior finish of the building or structure (including façade and roof) must be finished in a colour that does not exceed a reflectance value of 30% within Groups A, B or C of British Standard colour chart BS5252.

Note:

Some colours in Groups A, B or C of BS5252 have a reflectance value of over 30% and are therefore not compliant.

Matters of discretion are restriction to the following:

1. Whether the building or structure is integrated into the landform to limit prominence and protect the landscape values of the Outstanding Natural Feature or Landscape identified in SCHED4.
2. The effect of the scale and location on the landscape values of the Outstanding Natural Feature or Landscape identified in SCHED4.
3. The effect of the reflectivity and colour of external materials on the landscape values of the Outstanding Natural Feature or Landscape identified within SCHED4.
4. Any mitigation measures that are proposed.