

NFL - Natural Features & Landscapes

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 feasible, enhanced.	
NFL-O3	Ridgelines and Hilltops
The natural landscape backdrop provided by identified ridgelines and hilltops is maintained from inappropriate subdivision, use and development.	

Policies	
NFL-P1	Identification of Outstanding Natural Features & Landscapes
<p>Identify and list within <i>Schedule A</i> the natural features or landscapes in Upper Hutt City where:</p> <ol style="list-style-type: none"> 1. They are exceptional or out of the ordinary; and 2. Their natural components dominate over the influence of human activity; <p>Taking into account the following characteristics and value factors:</p> <ol style="list-style-type: none"> a. Natural science factors; b. Sensory factors; and c. Shared or recognised factors. 	
NFL-P2	Identification of Special Amenity Landscapes
Identify and list within <i>Schedule B</i> those landscapes which are distinctive, widely recognised and highly valued by the community for their contribution to Upper Hutt City's amenity and quality of the environment, taking into account the factors in NFL-P1.	
NFL-P3	Minor use and development within Outstanding Natural Features and Landscapes or Special Amenity Landscapes
<p>Provide for minor use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where it is small in scale and nature, to protect the values and characteristics of the Outstanding Natural Features and Landscapes or maintain the values and characteristics of Special Amenity Landscapes, including to provide for:</p> <ol style="list-style-type: none"> 1. Farming activities within the rural zone on an established working farm; 2. Establishment of small scale buildings and structures; 3. Maintenance and flood prevention works within Te Awa Kairanga; 	

Policies	
<p>4. Maintenance and operation of tracks and paths in the open space area, including the maintenance of greens and fairways of golf courses within a Special Amenity Landscape.</p>	
NFL-P4	Provide for subdivision, use and development within Outstanding Natural Features and Landscapes or Special Amenity Landscapes
<p>Only allow subdivision, use and development within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes, where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The activity avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified values and characteristics of Outstanding Natural Features and Landscapes or Special Amenity Landscapes in <i>Schedule A</i> and <i>Schedule B</i>; and 2. The scale of the activity is compatible with the identified natural science, sensory and shared or recognised factors, including geological, ecological, topographical and indigenous vegetation cover; and 3. The activity is appropriate by taking into account: <ol style="list-style-type: none"> a. How the identified values and characteristics of Outstanding Natural Features and Landscapes will be protected and remain dominant; and b. How the identified values and characteristics of Special Amenity Landscapes will be maintained including the established pattern of development. 	
NFL-P5	Subdivision, use and development within Ridgeline and Hilltops.
<p>To ensure the ridgelines are identified as essential elements in Upper Hutt’s landscape and are protected from visually obtrusive development which would detract from the natural skyline appearance.</p>	
NFL-P6	Buildings and Structures in Outstanding Natural Features
<p>Only allow buildings and structures in Outstanding Natural Features and Landscapes, where it:</p> <ol style="list-style-type: none"> 1. Avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified characteristics and landscape values; and 2. Can demonstrate that it is appropriate, by taking into account: <ol style="list-style-type: none"> a. How buildings and structures, including any proposed building platforms, are integrated into the landscape to protect the dominant natural components over the influence of human activity and the identified characteristics and values for Outstanding Natural Features and Landscapes. 	
NFL-P7	Buildings and Structures in Special Amenity Landscapes
<p>Provide for buildings and structures in Special Amenity Landscapes, where it:</p> <ol style="list-style-type: none"> 1. Avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified characteristics and landscape values; and 	

Policies	
<p>2. Can demonstrate that it is appropriate, by taking into account:</p> <ul style="list-style-type: none"> b. How buildings and structures, including any proposed building platforms, are integrated into the landscape to maintain the identified characteristics and values of Special Amenity Landscapes. 	
NFL-P8	Earthworks within Outstanding Natural Features and Landscapes or Special Amenity Landscapes
<p>Provide for earthworks within identified Outstanding Natural Features and Landscapes, Special Amenity Landscapes and where it:</p> <ul style="list-style-type: none"> 1. Is of a scale which is compatible with the values of the identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes; 2. Avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified characteristics and landscape values; and 3. Can demonstrate that it is appropriate, by taking into account: <ul style="list-style-type: none"> a. The ability to restore or rehabilitate earthwork areas; b. Measures to minimise changes to the landform; c. Minimises visual amenity impact on the surrounding landscape; and d. Erosion control measures to retain sediment within the site. 	
NFL-P9	Significant Earthworks within Outstanding Natural Features and Landscapes
<p>Avoid earthworks with significant effects on the characteristics and values of Outstanding Natural Features and Landscapes.</p>	
NFL-P10	Extractive industries
<p>Avoid extractive industries (mining and quarrying) within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes.</p>	
NFL-P11	Plantation forestry within Outstanding Natural Features and Landscapes
<p>Avoid the establishment of new plantation forestry within identified Outstanding Natural Features and Landscapes, while providing for existing plantation forestry and associated activities where these avoid, remedy or mitigate any adverse effects on the identified landscape characteristics and values.</p>	
NFL-P12	Plantation forestry within Special Amenity Landscapes
<p>Allow for plantation forestry within identified Special Amenity Landscapes where it maintains the identified characteristics and values while also taking into account any future effects associated with plantation forestry activities.</p>	

Rules:

Land Use Activities	
NFL-R1	Earthworks within Outstanding Natural Features and Landscapes and Special Amenity Landscapes.
All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The earthworks are located within any Outstanding Natural Feature and Landscape or Special Amenity Landscape excluding ONFL#2 - Tararuas; and b. Compliance is achieved with NFL-S1
All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with NFL-S1 cannot be achieved; or b. The earthworks are located within ONFL#2 – Tararuas; and c. Any earthworks do not exceed: <ul style="list-style-type: none"> i. 500m² in area within an Outstanding Natural Features and Landscape overlay; and ii. The maximum cut or fill height does not exceed 2.5m measured vertically. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in NFL-P4 and NFL-P8; and 2. The matters of any infringed standard.
All Zones	<p>3. Activity status: Non-Complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with NFL-R1-2.c. <p>Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:</p> <p>An assessment by a suitably qualified landscape architect to assess the proposal against the characteristics and values of the Outstanding Natural Feature and Landscape.</p>
NFL-R2	Construction of, or alteration and addition to, buildings and structures within an Outstanding Natural Feature and Landscape and Special Amenity Landscape.
All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p>

		<ul style="list-style-type: none"> a. The building or structure is located within any Outstanding Natural Feature and Landscape or Special Amenity Landscape excluding ONFL#2 - Tararuas; and b. The standards in NFL-S2 are complied with; and c. The underlying zone provisions are complied with.
All Zones		<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> 1. Compliance with NFL-R2.1 is not achieved; or 2. The activity is located within ONFL#2 – Tararuas. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion of any infringed standard; and 2. The matters of NFL-P6 and NFL-P7. <p>Note: Applications under this rule must provide the following in addition to the standard information requirements pursuant to s88(3) of the RMA:</p> <p>An assessment by a suitably qualified landscape architect to assess the proposal against the characteristics and values of the Outstanding Natural Feature and Landscape or Special Amenity Landscape.</p>
NFL-R3		<p>Buildings, structures or new above ground network utility within a site subject to a protected ridgeline</p>
All Zones		<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Any building or structure or new above ground network utility, otherwise permitted, located on a site subject to a protected ridgeline (identified on the Planning Maps) which complies with the standard specified in NFL-S4
All Zones		<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with NFL-R3.1.a is not achieved. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent to which any building, structure, or new aboveground network utility is visually obtrusive. 2. Design, appearance, scale and siting of the building or structure. 3. Materials used (including their colour, texture and reflectivity). 4. Landscaping, planting and screening. 5. Access arrangements.

<p>NFL-R4</p>	<p>Subdivision within an Outstanding Natural Features and Landscapes and Special Amenity Landscapes</p>
<p>All Residential Zones</p>	<p>1. Activity status: Controlled</p> <p>Where:</p> <ul style="list-style-type: none"> a. The minimum lot area for all proposed lots complies with; <ul style="list-style-type: none"> i. 750m² for front lots; and ii. 900m² for rear lots; and b. All other relevant subdivision standards for the underlying zone.
<p>All Residential Zones</p>	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> b. Compliance with NFL-R4.1.a is not achieved. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The effect on the identified values and characteristics of the Special Amenity Landscape; and 2. The measures to mitigate any adverse effects, including the location of the proposed building platform, by; <ul style="list-style-type: none"> i. Minimising the scale and prominence of the proposed building platform location; ii. Reducing visibility, reflectivity and colour of any buildings or structures; iii. Avoiding or minimising removal of indigenous vegetation and the necessity for future earthworks and changes to the landform; and iv. Landscaping and fencing; and 3. Compliance with all other relevant subdivision standards relevant to the underlying zone.
<p>All other Zones</p>	<p>3. Activity status: Controlled</p> <p>Where:</p> <ul style="list-style-type: none"> a. The minimum lot area for all proposed lots comply with the relevant underlying zone standard.
<p>All other Zones</p>	<p>4. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with NFL-R4.3.a is not achieved. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The effect on the identified values and characteristics of the Outstanding Natural Feature and Landscape or Special Amenity Landscape; and 2. The measures to mitigate any adverse effects, including the location of the building platform, by;

	<ul style="list-style-type: none"> i. Minimising the scale and prominence of the proposed building platform location; ii. Reducing visibility, reflectivity and colour of any buildings or structures; iii. Minimising any access or driveway construction; iv. Avoiding or minimising removal of indigenous vegetation and the necessity for future earthworks and changes to the landform; and v. Landscaping and fencing; and <p>3. Compliance with all other relevant subdivision standards relevant to the underlying zone.</p> <p>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 to assess the proposal against the characteristics and values of the Outstanding Natural Feature and Landscape or Special Amenity Landscape.</p>
NFL-R5	New plantation forestry within a Special Amenity Landscape
All Zones	<p>1. Activity status: Controlled</p> <p>Matters of control are restricted to:</p> <ul style="list-style-type: none"> a. The matters in NFL-P11
NFL-R6	Quarrying or mining within a Special Amenity Landscape
All Zones	<p>1. Activity status: Discretionary</p> <p>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 to assess the proposal against the characteristics and values of the Special Amenity Landscape.</p>
NFL-R7	Quarrying, mining or new plantation forestry within an Outstanding Natural Feature and Landscape
All Zones	<p>1. Activity status: Non-complying</p> <p>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 to assess the proposal against the characteristics and values of the Outstanding Natural Feature and Landscape.</p>
NFL-R8	Any activity not otherwise listed as permitted, restricted discretionary, discretionary, or non-complying

All Zones	1. Activity status: Non-complying
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Standards:

Activity Standards	
NFL-S1	Earthworks
All Zones	<p>1. Earthworks must not exceed:</p> <ol style="list-style-type: none"> a. A maximum cut or fill height greater than 1.5m above ground level measured vertically; and b. A maximum area within any 5-year continuous period per site of: <ol style="list-style-type: none"> i. 150m² within an identified Outstanding Natural Feature and Landscape. ii. 300m² within identified Special Amenity Landscapes. <p>2. All exposed faces must be treated or screened.</p> <p>Except:</p> <ul style="list-style-type: none"> • Earthworks associated with maintaining existing farm tracks, access ways or digging fence post holes are exempt from the above area standards but must comply with NFL-S1-1.a and NFL-S1-2; • Earthworks associated with the maintenance of a public cycling or walking track undertaken by Upper Hutt City Council or its approved contractor where the maximum cut height must not exceed 2.5m and must comply with NFL-S1-2; and • Earthworks associated with the maintenance and operation of the Royal Wellington Golf Course and Te Marua Golf Course within SAL#7. • Earthworks necessary for flood protection works or natural hazard
	<p>The matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Stability of the earthworks. 2. Control of erosion, dust and sediment 3. The degree to which the visual amenity, values and characteristics of Outstanding Natural Features and Landscapes and Special Amenity Landscapes is compromised. 4. The degree to which the effect of the earthworks can be remedied or mitigated. 5. The risk of flooding. 6. The transport of material.

Activity Standards		
	control undertaken by a regional or territorial authority.	
NFL-S2	Buildings and Structures in Outstanding Natural Features and Landscapes and Special Amenity Landscapes.	
All Zones	<p>1. Buildings and structures within an Outstanding Natural Feature and Landscape must comply with the below:</p> <ul style="list-style-type: none"> a. A maximum of one building, structure or residential unit per site; and b. The Gross Floor Area of the building or structure on a site does not exceed 50m²; c. The building or structure is a single storey design and does not exceed a maximum height of 5m; d. The exterior façade and roof do not exceed a reflectance value no greater than 30% within Groups A, B or C within BS5252 standard colour palette for the exterior finish of the building or structure. 	<p>The matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The degree to which the building is integrated into the landform to limit the degree to which it is visible by the wider community and the degree to which landscape values are impacted.
	<p>2. Buildings and structures within Special Amenity Landscapes must comply with the below:</p> <ul style="list-style-type: none"> a. A maximum of one building, structure or residential unit per site; and b. Not exceed a reflectance value no greater than 30% within Groups A, B or C within BS5252 standard colour palette for the exterior finish of the building or structure. 	<p>The matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The degree to which the building is integrated into the landform to limit the degree to which it is visible by the wider community and the degree to which landscape values are impacted.
NFL-S3	Ridgelines and Hilltops	
All zones	<p>1. Any building or structure or new above ground network utility:</p> <ul style="list-style-type: none"> a. is to be located and designed so as not to project through the protected ridgelines identified on 	<p>The matters of discretion are restricted to:</p>

Activity Standards		
	the Planning Maps, as viewed from any point on State Highway 2.	<ol style="list-style-type: none">1. The extent to which any building, structure, or new aboveground network utility is visually obtrusive.2. Design, appearance, scale and siting of the building or structure.3. Materials used (including their colour, texture and reflectivity).4. Landscaping, planting and screening.5. Access arrangements.

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Schedule A: Outstanding Natural Features and Landscapes

- Outstanding Natural Features and Landscapes #1: Remutaka Ranges
- Outstanding Natural Features and Landscapes #2: Tararuas Ranges
- Outstanding Natural Features and Landscapes #3: Akatarawa Forest

Schedule B: Special Amenity Landscapes

- Special Amenity Landscape #4: Remutaka Pass
- Special Amenity Landscape #5: Akatarawa Pass
- Special Amenity Landscape #6: Cannon Point
- Special Amenity Landscape #7: Te Awa Kairanga
- Special Amenity Landscape #8: Eastern Hills (North)
- Special Amenity Landscape #8: Eastern Hills (South)

See all draft overlays on the UHCC webmap [here](#).

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