

# NFL - Natural Features and Landscapes

This chapter contains policies and rules which manage *outstanding natural features and landscapes*, *special amenity landscapes*, and *geological features*.

Policies 25 and 26 of the Operative Regional Policy Statement for the Wellington Region (Regional Policy Statement) require the District Plan to identify *outstanding natural features and landscapes* (after undertaking a landscape evaluation process in accordance with criteria set out in Policy 25) and include policies, rules and/or methods that protect *outstanding natural features and landscapes* values from inappropriate *subdivision*, use and *development*.

Policy 27 of the Regional Policy Statement specifies that the District Plan may identify *special amenity landscapes* which are distinctive, widely recognised and highly valued by the community for their contribution to the amenity and quality of the *environment* of the District, city or region. The evaluation process carried out to inform the identification of any such *special amenity landscapes* must take into account the factors listed in Policy 25. Policy 28 of the Regional Policy Statement also specifies that, where *special amenity landscapes* have been identified the District Plan must include policies, and methods (which may include rules) for managing these landscapes in order to maintain or enhance their landscape values.

Eleven *outstanding natural features and landscapes* are identified in the District:

1. Waiorongomai Dunes (ONF);
2. Ōtaki River Mouth;
3. Ōtaki River Gorge (ONF);
4. Tararua Ranges;
5. Kāpiti Islands;
6. Ngārara Wetland;
7. Waikanae Estuary (ONF);
8. Hemi Matenga Escarpment;
9. Whareroa Dune Lands (ONF);
10. Akatarawa Corridor; and
11. Paekākāriki Escarpment.

Eighteen *special amenity landscapes* are identified in the District:

1. Waitawa-Waiorongomai Dune Lakes;
2. Northern Beaches;
3. Waitohu Stream Mouth;
4. Pukehou
5. Rangīātea and Pukekaraka
6. Lower Ōtaki River
7. Hautere Tōtara Grove
8. Ngārara Dunes
9. Ōtaki Gorge Foothills

10. Mangaone Foothills
11. Te Hapua Sea Cliff
12. Te Hapua Dunes
13. Lower Waikanae River
14. Reikorangi Village
15. Tararua / Akatawara Ranges
16. Otaihanga Foothills Nīkau Escarpment
17. Mataihuka (Raumati) Escarpment; and
18. Southern Beaches.

## Strategic Context

The primary Objectives that this chapter implements are:

- DO-O1 - Tangata Whenua;
- DO-O3 - Development Management;
- DO-O4 - Coastal Environment;
- DO-O9 - Landscapes, Features and Landforms; and
- DO-O11 - Character and Amenity Values.

### DO-O1 Tangata Whenua

To work in partnership with the *tangata whenua* of the District in order to maintain *kaitiakitanga* of the District’s resources and ensure that decisions affecting the natural *environment* in the District are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).

DO-O3 Development Management	<b>Amended 01</b> Sep 23 PC2
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To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, and to provide for the *development* of new urban areas where these can be efficiently serviced and integrated with existing townships, delivering:

1. urban areas which maximise the efficient end use of energy and integration with infrastructure;
2. a variety of living and working areas in a manner which reinforces the function and vitality of centres;
3. an urban environment that enables more people to live in, and more businesses and community services to be located in, parts of the urban environment:
  - a. that are in or near a *Centre Zone* or other area with many employment opportunities; or
  - b. that are well serviced by existing or planned public or active transport; or
  - c. where there is high demand for housing or for business land relative to other areas within the urban environment;

while accommodating *identified qualifying matters* that constrain development;
4. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;
5. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;
6. management of development in areas of special character or amenity in a manner that has regard to those special values;
7. sustainable natural processes including freshwater systems, areas characterised by the

- productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;
8. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District;
  9. management of the location and effects of potentially incompatible land uses including any interface between such uses; and
  10. urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.

#### DO-04 Coastal Environment

To have a coastal environment where:

1. areas of outstanding *natural character* and high *natural character*, outstanding natural features and landscapes, areas of *significant indigenous vegetation*, and *significant habitats of indigenous fauna* are identified and protected;
2. areas of outstanding *natural character* and high *natural character* are restored where degraded;
3. the *effects* of inappropriate *subdivision*, use and *development* are avoided, remedied, or mitigated;
4. public access to and along the coast to facilitate active and passive recreational use is maintained and enhanced while managing inappropriate *vehicle access*; and
5. Inappropriate *development* does not result in further loss of coastal dunes in the area mapped as the coastal environment.

#### DO-09 Landscapes, Features and Landforms

To protect the District's identified *outstanding natural features and landscapes* from inappropriate *subdivision*, use and *development*; and

1. maintain or enhance the landscape values of *special amenity landscapes* and identified significant landforms; and
2. avoid, remedy or mitigate adverse *effects* of *earthworks* on natural features and landforms.

#### DO-011 Character and Amenity Values

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Sep 23 PC2

To recognise the unique character and *amenity values* of the District's distinct communities, while providing for character and *amenity values* to develop and change over time in response to the diverse and changing needs of people, communities and future generations, resulting in:

1. residential areas characterised by the presence of mature vegetation, a variety of built forms and *building* densities, the retention of landforms, and the recognition of unique community identities;
2. vibrant, lively *metropolitan* and *town centres* supported by higher density residential and mixed use areas;
3. *local centres*, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;
4. productive rural areas, characterised by openness, natural landforms, areas and corridors of *indigenous vegetation*, and *primary production activities*; and
5. well managed interfaces between different types of land use areas (e.g. between living, working and rural areas) and between potentially conflicting land uses, so as to minimise adverse *effects*.

The rules in this chapter apply to all *land* and activities in all *zones* unless otherwise specified. Provisions in other chapters of the Plan may also be relevant.

For policies and rules relating to areas of high and outstanding *natural character*, see the Coastal Environment chapter

See ENGY-R15 for wind turbines over 13 metres in *height* within *outstanding natural features and landscapes*.

## Policies

<b>NFL-P1</b>	Protecting Outstanding Natural Features and Landscapes
<i>Outstanding natural features and landscapes</i> will be protected from inappropriate <i>subdivision</i> , use and <i>development</i> which has the potential to adversely affect and erode the values of features and landscapes identified in Natural Environment Schedule 4 of this Plan.	
<b>NFL-P2</b>	Special Amenity Landscapes
<i>Subdivision</i> , use and <i>development</i> in <i>special amenity landscapes</i> will be located, designed and of scale and character that maintains or enhances the values of the landscape areas identified in Schedule 5 of this Plan and taking into account existing <i>land</i> uses including <i>primary production</i> .	
<b>Note:</b> There are no rules relating specifically to <i>special amenity landscapes</i> . However, where <i>discretionary</i> or <i>non-complying activity resource consents</i> are required under rules of other Chapters of this Plan, and where the activities are located within <i>special amenity landscapes</i> , the proposed activities will be assessed in terms of their consistency with NFL-P2.	

## Rules

<b>NFL-R1</b>	Any activity which is not otherwise specified as a <i>permitted, controlled, restricted discretionary, discretionary, or non-complying activity</i> in this chapter.
Permitted Activity	<p><b>Standards</b></p> <p>1. The activity complies with all <i>permitted activity</i> standards in this chapter.</p>
<b>NFL-R2</b>	<i>Buildings in outstanding natural features and landscapes.</i>
Permitted Activity	<p><b>Standards</b></p> <p>1. <i>Buildings</i> must have a <i>gross floor area</i> no greater than 60m<sup>2</sup>.</p> <p>When measuring <i>gross floor area</i>, include:</p> <ul style="list-style-type: none"> <li>covered yards and areas covered by a roof but not enclosed by walls.</li> </ul> <p>Exclude:</p> <ul style="list-style-type: none"> <li>uncovered stairways;</li> <li>floor space in terraces (open or roofed), external balconies, breezeways or porches;</li> </ul>

	<ul style="list-style-type: none"> <li>• roof <i>car parking</i>, lift towers and machinery rooms on the roof having a floor area of not more than 200m<sup>2</sup>;</li> <li>• <i>car parking</i> areas; and</li> <li>• floor space of interior balconies and mezzanines not used by the public.</li> </ul> <p>2. <i>Buildings</i> must have a <i>height</i> no greater than 6 metres, as measured by the <i>height measurement criteria</i>.</p> <p>3. <i>Building</i> colours and materials (excluding glazing) must be non-reflective and <i>recessive</i>.</p>
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Note: also see EW-R4 *farm tracks* in *outstanding natural features and landscapes*.

<b>NFL-R3</b>	<i>Buildings</i> (excluding <i>minor buildings</i> ) in <i>outstanding natural features and landscapes</i> which exceed one or more of the <i>permitted activity</i> standards in NFL-R2.
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Restricted Discretionary Activity	<b>Standards</b>	<b>Matters of Discretion</b>
		<ol style="list-style-type: none"> <li>1. The location of any <i>building area</i> relative to the <i>boundaries</i> of <i>outstanding natural features and landscapes</i> listed in Natural Environment Schedule 4 and shown on the District Plan Maps of this Plan, and relative to existing <i>buildings</i> (excluding <i>minor buildings</i>) on the <i>building area</i>.</li> <li>2. The design, scale, and location of the <i>building</i>, including associated <i>earthworks</i>.</li> <li>3. Visual and amenity <i>effects</i>.</li> <li>4. <i>Effects</i> on the values of <i>outstanding natural features and landscapes</i> areas identified in Natural Environment Schedule 4 of this Plan.</li> </ol>

<b>NFL-R4</b>	<i>Plantation forestry</i> harvesting-on <i>land</i> within <i>outstanding natural feature and landscapes</i> and <i>geological features</i> .	<b>Amended 01</b> Sep 23 PC2
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Restricted Discretionary Activity	<b>Standards</b>	<b>Matters of Discretion</b>
	<ol style="list-style-type: none"> <li>1. No more than 10ha of any contiguous area used for <i>plantation forestry</i> shall be harvested in any one calendar year.</li> <li>2. No harvesting of <i>plantation forestry</i> shall be undertaken within 20 metres of any <i>river</i> whose <i>bed</i> has an average width of 3 metres or more where the river flows through or adjoins the forestry plantation.</li> <li>3. Each site containing a <i>plantation forest</i> activity shall have a <i>vehicle access</i> designed and built for the entry and exit of fire fighting vehicles</li> </ol>	<ol style="list-style-type: none"> <li>1. The degree of compliance with the Kapiti Coast District Council <i>Land Development Minimum Requirements</i>.</li> <li>2. Effects on historic heritage and landscape values.</li> <li>3. Ecological <i>effects</i>.</li> <li>4. Visual and amenity <i>effects</i>.</li> <li>5. Traffic and transportation <i>effects</i>.</li> <li>6. Noise and nuisance <i>effects</i>.</li> </ol>

	<p>and shall meet the following minimum requirements:</p> <ul style="list-style-type: none"> <li>a. 2.5 metres in width</li> <li>b. 2.8 metres in height clearance (i.e. clear from vegetation, <i>buildings</i> and structures.)</li> </ul> <p>4. A fire plan shall be completed for all forestry blocks prior to harvesting by the forest owner or harvesting company and certified by the Council’s Rural Fire Officer prior to commencing any <i>plantation forest</i> harvesting.</p> <p><b>Note:</b> <i>Council</i> will accept, as compliance with this standard, activities which are demonstrated to be consistent with the New Zealand Environmental Code of Practice for Plantation Forestry.</p>	
	<p><b>Note:</b> <i>Council</i> will accept, as compliance with this standard, activities which are demonstrated to be consistent with the New Zealand Environmental Code of Practice for Plantation Forestry.</p>	

Note: also see EW-R6 *farm tracks* in ONFLS

<b>NFL-R5</b>	Any activity which is identified as a <i>restricted discretionary</i> activity which does not comply with one or more of the relevant standards.
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Discretionary Activity	<b>Note:</b> This rule does not apply to <i>earthworks</i> associated with activities <i>permitted</i> under NH-FLOOD-R4, NH-FLOOD-R6 and NH-FLOOD-R7.
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<b>NFL-R6</b>	Planting of <i>shelter belts</i> within a <i>geological feature</i> .
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Discretionary Activity	
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<b>NFL-R7</b>	Planting of <i>plantation forestry</i> within <i>outstanding natural features and landscapes</i> or <i>geological features</i> except replanting within 2 calendar years from completing harvesting of a plantation forest existing at the time of notification of this District Plan.
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Discretionary Activity	
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Note: also see EW-Earthworks in ONFLS and *geological features*

<b>NFL-R8</b>	<i>Extractive industries</i> and <i>landfills</i> in <i>outstanding natural features and landscapes</i> .
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Non-Complying	
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Activity	
<b>NFL-R9</b>	<i>Intensive farming activities in outstanding natural features and landscapes.</i>
Non-Complying Activity	