NOSZ – Natural Open Space Zone

The purpose of the Natural Open Space zone is to recognise and provide for open spaces that contain high natural, ecological, and landscape values. Natural Open Space is often located along *waterbodies* and the edge of the *coastal environment* and has a high degree of biodiversity requiring recognition, maintenance, and/or enhancement. It includes significant areas in rural environments that are held in public ownership and managed for conservation purposes, including the Remutaka, Tararua, and Aorangi Forest Parks and Lake Wairarapa.

A low level of development and built form is anticipated within this zone to retain the natural/biodiversity values within natural open space areas.

Some of the land in the Natural Open Space Zone is subject to Reserve Management Plans prepared under the Reserves Act 1977. While Reserve Management Plans determine what types of land uses are appropriate for public open spaces that are classified as reserves, the RMA is responsible for managing the effects on the environment of activities taking place on those reserves.

Some land is held or managed under the Conservation Act 1987 and may be subject to a Conservation Management Strategy or Conservation Management Plan. Section 4(3) of the RMA permits certain activities undertaken by the Crown on land held or managed under the Conservation Act 1987.

There may be a number of rules 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 section in the How the Plan Works chapter.

Objectives

NOSZ-O1	Purpose of the Natural Open Space Zone
The natural environment in the Natural Open Space Zone is retained or enhanced and any activities, *buildings*, and other *structures* are compatible with the characteristics of the zone.	
NOSZ-O2	**Character and amenity values of the Natural Open Space Zone**
The indigenous biodiversity, ecological, cultural, landscape, and/or historic heritage values of the Natural Open Space Zone are retained or enhanced. Undeveloped open or vegetated areas and expanses of land containing minimal buildings are the predominant characteristic of the Natural Open Space Zone.	
NOSZ-O3	**Mana whenua values**
Open spaces incorporate and reflect mana whenua values and provide opportunities for tangata whenua to use open spaces for recreational and cultural uses that enhance Māori wellbeing.	

Policies

NOSZ-P1	Compatible activities
Only allow activities, *buildings*, and *structures* which are compatible with the purpose, character, and amenity values of the Natural Open Space Zone and are consistent with any applicable Reserve Management Plan or Conservation Management Strategy or Plan, while ensuring their design, scale, and intensity reflects the purpose, character, and amenity values of the Zone.	
NOSZ-P2	**Potentially compatible activities**
Only allow activities that are compatible with the purpose, character, and amenity values of the Natural Open Space Zone, and manage these activities, considering whether they are: a. consistent with any applicable Conservation Management Strategy or Plan, Reserve Management Plan, or reserve status under the Reserves Act 1977; b. ancillary to and/or support other activities within the open space area; c. of a scale and location compatible with the purpose, character, and amenity values of the area; d. not constraining of the establishment and operation of other activities within the open space area, compromising safety, or restricting of public access to and across open space;	

e. of a form, scale, location, and nature that will not compromise established or planned open space activities in Reserve Management Plans or Conservation Management Strategies or Plans and result in any conflict;

f. compatible with the natural, indigenous biodiversity, ecological, cultural, landscape, and/or historic heritage values of the area; and

g. able to be serviced with adequate *infrastructure* and services.

NOSZ-P3	**Incompatible activities and development**

Avoid use and development that is incompatible with the purpose, character, and amenity values of the Natural Open Space Zone or any applicable Reserve Management Plan or Conservation Management Strategy or Plan, unless there is a *functional or operational need* to establish on the site.

NOSZ-P4	**Maintaining character and amenity**

Ensure effects generated by activities are of a type, scale, and level to maintain the character and amenity of the Natural Open Space Zone and surrounding Zone, including by:

a. ensuring a predominance of openness and vegetation;

b. providing separation distances and minimising the number, type, bulk, and location of *structures;* and

c. limiting coverage of open space land by *structures.*

NOSZ-P5	**Relocatable buildings**

Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:

a. requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation;

b. ensuring that relocatable buildings have the same use as what they were previously designed, built and used for;

c. requiring a performance bond as a security measure where it is proposed that the external reinstatement works will not be completed within 12 months of the building being delivered to site, to ensure that reinstatement works will be appropriately completed in a timely manner; and

d. maintaining and enhancing the amenity values of areas by ensuring the adverse effects of relocatable buildings are avoided, remedied or mitigated.

Rules

NOSZ-R1		***Buildings* and *structures*, including construction, *additions*, and *alterations***
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. NOSZ-S1; ii. NOSZ-S2; iii. NOSZ-S3; iv. NOSZ-S4; v. NOSZ-S5; vi. NOSZ-S6; vii. NOSZ-S7; viii. NOSZ-S8; and ix. NOSZ-S10. Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with NOSZ-R1(1)(a)(i) - (viii). Matters of discretion: 1. The matters of discretion of any standard that is not met.
		3. Activity status: **Discretionary** Where: a. Compliance is not achieved with NOSZ-R1(1)(a)(ix).

NOSZ-R2		**Demolition or removal of *buildings* and *structures***
		1. Activity status: **Permitted** Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.

NOSZ-R3	***Relocatable buildings*** **(excluding any** ***building*** **that is not to be used as a** ***residential unit*****)**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. NOSZ-S1; ii. NOSZ-S2; iii. NOSZ-S3; iv. NOSZ-S5; v. NOSZ-S6; vi. NOSZ-S7; vii. NOSZ-S8; viii. NOSZ-S9; and ix. NOSZ-S10.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with NOSZ-R3(1)(a)(i) - (viii). Matters of discretion: 1. The matters set out in NOSZ-P5. 2. The matters of discretion of any standard that is not met.
	3. Activity status: **Discretionary** Where: a. Compliance is not achieved with NOSZ-R3(1)(a)(ix).

NOSZ-R4	***Recreation activities***
	1. Activity status: **Permitted**

NOSZ-R5	***Customary activities***
	1. Activity status: **Permitted**

NOSZ-R6	***Park management activities***
	1. Activity status: **Permitted**

NOSZ-R7	***Conservation activities***
	1. Activity status: **Permitted**

NOSZ-R8	**Grazing**
	1. Activity status: **Permitted**

NOSZ-R9	**Camping ground**
	1. Activity status: **Permitted** Where: a. The activity is limited to the use of existing tramping huts, the use of existing buildings on the site, and the use of tents, caravans, or motorhomes; and b. The site is operated by Council, the Department of Conservation, or by a licensed operator under the Camping Ground Regulations 1985.
	2. Activity status: **Discretionary** Where: a. Compliance is not achieved with NOSZ-R9(1).

NOSZ-R10	***Residential activity* ancillary to *park management activities*, *conservation activities*, or camping ground**
	1. Activity status: **Permitted** Where: a. There is only one *residential unit* per site; and b. The occupier of the *residential unit* lives and works on site.
	2. Activity status: **Discretionary** Where: a. Compliance is not achieved with NOSZ-R10(1).

NOSZ-R11	*Emergency service facility*
	1. Activity status: **Restricted discretionary.** Matters of discretion: 1. Whether the activity has an operational or functional need to locate in the Natural Open Space Zone. 2. Whether the activity is compatible with other activities on the site and the natural character of the surrounding area. 3. The intensity and scale of the activity and adverse effects on the amenity of neighbouring sites and the surrounding area, including: i. Natural, ecological, and landscape values; ii. Privacy effects; iii. Operational noise; iv. Hours of operation; v. Landscaping; and vi. Cumulative effects. 4. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. 5. Infrastructure requirements. 6. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.

NOSZ-R12	**Any activity not otherwise listed in this chapter**
	1. Activity status: **Discretionary**

NOSZ-R13	***Motorised outdoor recreation activity***
	1. Activity status: **Non-complying**

NOSZ-R14	***Industrial activities***
	1. Activity status: **Non-complying**

NOSZ-R15	***Residential activities* not otherwise listed in this chapter**
	1. Activity status: **Non-complying**

Standards

NOSZ-S1	**Maximum *height***
1. No *building* or *structure* shall exceed a *height* of 5m above *ground level*.	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*. 2. Effects on open space character of the zone. 3. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites. 4. Bulk and dominance of the *building* or *structure*. 5. Compatibility with the anticipated scale, proportion, and context of *buildings* and activities in the surrounding area. 6. Whether an increase in *building height* results from *site* constraints or a response to *natural hazard* mitigation.
NOSZ-S2	**Maximum *height in relation to boundary* of zone**
1. All *buildings* and *structures* must be contained beneath a line of 45° measured into the site from any point 3m vertically above *ground level* along any Rural or Residential zone boundary.	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*. 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites. 3. Bulk and dominance of the *building* or *structure*.

	4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area. 5. Whether an increase in building *height* results from site constraints or a response to *natural hazard* mitigation.
NOSZ-S3	**Minimum setbacks**
1. *Buildings* or *structures* must not be located within: a. 5m of any boundary adjoining another zone; b. 5m of any *surface waterbody*; or c. 25m of any *significant waterbody*. d. 4m from any boundary with a rail designation. 2. Exceptions to boundary setbacks: a. Unroofed swimming pools no higher than 1m above *ground level*. b. Rainwater tanks not exceeding a height above ground level of 1.8m. 3. This standard NOSZ-S3 does not apply to: a. Bridges and river crossings. b. Fences.	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*. 2. Effects on streetscape and the character of the area. 3. Effects on the amenity values of adjoining sites, including visual dominance or loss of outlook or privacy. 4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location. 5. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and/or better use of the balance of the site. 6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical. 7. For the *waterbody* setbacks, the effects on the values of the *waterbody.* 8. For rail designation boundary setbacks: a. The location of the building or structure. b. Any methods of providing for building maintenance within the site boundaries. c. The outcome of consultation with KiwiRail.

NOSZ-S4	Maximum fence *height*
1. No fence, wall, or screen on any boundary with a Residential, Māori Purpose, Future Urban, Open Space and Recreation, or Rural Zone shall exceed a *height* above *ground level* of 1.8m.	Matters of discretion: 1. The location, design, and appearance of the building or structure. 2. Visual dominance, shading, and loss of privacy for adjacent sites. 3. Bulk and dominance of the building or structure. 4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area. 5. The extent to which the additional height is necessary due to the physical constraints of the site or to mitigate noise (including road noise) if the site is located adjacent to a noise-emitting source. 6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.
NOSZ-S5	**On-site services**
1. Where a connection to the Council's reticulated water supply system or reticulated wastewater system is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to on-site wastewater systems, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021. 2. Any wastewater that is to be disposed to ground from any onsite servicing must be to land that is not subject to instability or	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council water bylaws, *Council Engineering Standard 2023* and/or Wellington Water standards as applicable.

inundation or used for the disposal of stormwater. 3. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	
NOSZ-S6	**Water supply**
1. Where a connection to the Council's reticulated water supply system is available, all buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with *Council Engineering Development Standard 2023*.	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council water bylaws, *Council Engineering Development Standard 2023* and/or Wellington Water standards as applicable.
NOSZ-S7	**Wastewater disposal**
1. Where a connection to the Council's reticulated wastewater system is available, all buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with *Council Development Engineering Standard 2023*.	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council's water bylaws, *Council Engineering Development Standard 2023*, and/or Wellington Water standards as applicable.
NOSZ-S8	**Stormwater management**
1. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces, which shall be in accordance with *Council Engineering Development Standard 2023*. 2. Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council's water bylaws, *Council Engineering Development Standard 2023*, and/or Wellington Water standards as applicable.

boundary, which shall be in accordance with *Council Engineering Development Standard 2023*. 3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.	
NOSZ-S9	**Relocatable Buildings**
1. Building Inspection Report a. Prior to the building being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and b. A building inspection report prepared by a Council Building Officer or other Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and c. The building shall be placed on permanent foundations approved by the building consent, no later than two months from the date the building is moved to the site; and d. All other work required to reinstate the exterior of any relocatable building, including painting if required, shall be completed within twelve months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and	Matters of discretion: 1. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity. 2. The requirement for any screening and landscape treatment. 3. The bulk, design and location of the building in relation to the requirements of the zone. 4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work. 5. The need for, and scale of, any performance bond to ensure timely competition of external reinstatement works, including; a. Whether external reinstatement works are required and the extent of those works; b. The risk that reinstatement works may not be completed within the required timeframe; c. The cost estimate for external reinstatement works identified in

e. The owner of the site on which the relocatable building is placed shall certify that the reinstatement work will be completed within the twelve-month period. The site owner shall be responsible for ensuring this work is completed. 2. Previous Use a. Any relocatable building intended for use as a residential unit or for visitor accommodation must have previously been designed, built and used as a residential unit or for visitor accommodation.	the building inspection report prepare in accordance with NOSZ-S9(1)(b); d. The appropriate amount of any performance bond, which may be up to 125% of the estimated cost of the external reinstatement works; e. The form, timing, release, and refund of any performance bond.

NOSZ-S10	**Maximum *gross floor area***
1. No individual *building* or *structure* shall exceed a *gross floor area* of 50m^2.	No matters of discretion.