8.3 Sector 4 Brooklyn Hills

8.4.1 Character and use

This sector extends around the city-facing slopes below Brooklyn, from Mortimer Terrace to Hutchison Road, and is traversed by Brooklyn Road, Ohiro Road and Bidwell Street (Sector 4: context map). Three adjacent undeveloped areas are also included, which the Council intends to add to and manage as part of the Town Belt.

The Brooklyn Hills area is made up of a complex series of gullies and spurs, which have been levelled in several places to form sports grounds. The hills are a secondary but important backdrop to the city. Continuity of vegetation is needed to link the area visually.

This area is used for both formal and informal recreation and has many entry points from suburban streets.

1. **Tanera Park** consists of a gully and spur system sloping down from the western end of Brooklyn to Aro Valley with the upper level developed into a series of platforms for sporting activities. There is a community garden at the city end and a dog-exercise area.

2. **Central Park** is a 13ha community park made up of two major ridges in a north-south direction divided by the steep gully of the Moturuia Stream. The existing park vegetation includes mature mixed conifer stands, eucalyptus, native regeneration, and some exotic shrubs and trees, which provide seasonal interest. There is a community playground and numerous tracks.

3. **Brooklyn Hills**, from Nairn Street Park to Hutchison Road, is an area made up of a series of spurs and gullies with alternating open ground and vegetation. The Hutchison Road pine plantation is a landmark seen from much of Newtown and the central business district.

4. **Prince of Wales Park** contains two sportsfields and the Wellington Harriers Club Building.

There is one small reservoir at Bell Road, with a much larger one proposed for the spur above Prince of Wales Park (see section 8.4.3).
8.4.2 Land additions and boundary rationalisation

The proposed additions to the Town Belt in this sector include the Epuni Street lands, the closed road of Tanera Crescent and the Council-owned gully between Coolidge Street and Connaught Terrace (Sector 4: context map). This totals 2.0054 ha. These lands are covered under this management plan.

Please refer to Table 4 at the back of this sector for a complete list of Town Belt land additions and removals and boundary adjustments.

Policies

8.4.2.1 To formally add the following areas to the Town Belt:
- 67 and 67A Epuni Street
- the closed-road section of Tanera Crescent
- the reserve land between Coolidge Street and Connaught Terrace.

8.4.2.2 To formally remove from the Town Belt the following areas:
- area of Washington Avenue and Brooklyn Road, Lot 5 and 6 DP 10508
- corner of Nairn Street and Brooklyn Road (two small sections)
- area off Connaught Terrace.

Epuni Street lands – 67 and 67A Epuni Street: The area of undeveloped land on the east side of Epuni Street was acquired by the Council in 1985 for housing purposes through a land exchange with the then Wellington Hospital Board. This land strengthens the visual character of the Town Belt as it adjoins and is perceived to be part of Ohiro Park. The back portion of this land includes part of the mown grass area and current dog-exercise area of Ohiro Park. It also provides an important pedestrian link between Aro Valley, via Ohiro and Central parks through to the Mt Cook and Brooklyn communities. This land was not part of the original Town Belt but given its location and current use it is recommended to be added to the Town Belt.

Gully between Coolidge Street and Connaught Terrace: This comprises the bush valley area adjacent to Town Belt running between Coolidge Street and Connaught Terrace. This is Council-owned recreation reserve. The reserve was vested in the Council as a reserve contribution when the larger gully area was subdivided in 1994. The land adjoins the Town Belt, complements the Town Belt landscape in this locality and is currently zoned Open Space C in the Council’s District Plan. It is recommended that this land be added to the Town Belt.

8.4.3 Landscape and ecological management

Policies

8.4.3.1 Extend the existing native forest to form a consistent vegetation cover based around the moister gullies and south-facing slopes.

8.4.3.2 Maintain the diverse amenity plantings in Central Park while returning east-facing slopes below Ohiro Road to native forest.

8.4.3.3 Protect and manage the historic conifer plantings around Nairn Street Park.

8.4.3.4 Ensure the proposed water reservoir is buried and remedial planting done to mitigate its impact on the Town Belt.
8.4.3.5 Establish a memorial tree-planting site on the grass slope adjacent to Renouf Tennis Centre.

8.4.3.6 Continue with animal pest control and the control of weeds.

The vegetation patterns are complex (Sector 4: landscape and existing vegetation map). Prominent stands of pines and other conifers occur throughout, including a plantation above Hutchison Road. These are often associated with eucalypts. Mixed woodland in Central Park includes pines, eucalypts, deciduous trees such as elms, limes and a native understorey. Amenity plantings occur in Central Park and around some of the sports grounds. Native vegetation is regenerating in gullies or as an understorey beneath pines.

There has been landscape change over the past 15 years with the removal of several prominent pine stands including:

- Central Park (above Renouf Tennis Centre)
- Bell Road Spur above Brooklyn Road
- between Ohiro Road and Tanera Park
- above Epuni Street.

Priorities for future tree removal include the area above Hutchinson Road as trees fail and become a hazard to the road below. No other removals are planned over the next 10 years unless there are major tree failures.

In addition there has been new tree planting in Central Park as part of the park’s restoration and revegetation.

There are four community restoration groups working in this sector:

- **Bell Road Reserve Restoration Group** is removing weeds, in particular *Elaeagnus*, from Bells Gully.
- **Coolidge Street Group** is involved in revegetation and weeding on Town Belt and Coolidge Street reserve.
- **Friends of Central Park** is working on revegetation and riparian planting in Central Park.
- **Papawai Reserve Group** is involved in revegetation and stream care.

The regeneration of native vegetation and current restoration projects will improve ecological connections between the inner suburbs and the Outer Green Belt.

The Council is proposing to build a new 35 million litre reservoir above Prince of Wales Park. This will serve Wellington Hospital’s emergency needs and provide bulk water supply for the city’s growing inner city population. Work is planned to begin in 2015/2016. The reservoir will be buried to limit modification to the landscape. It will sit on the ridge above the sportsfield adjacent to Rolleston Street in Mt Cook.

### 8.4.4 Recreation Policies

8.4.4.1 Maintain Tanera Park, Nairn Street Park and Prince of Wales Park as sites for outdoor sport and recreation.
8.4.4.2 Manage the former bowling greens in Tanera Park for training facilities and junior sport as part of the sportsfield network.

8.4.4.3 Complete the track network in Central Park.

The Brooklyn Hills are a diverse area used for a variety of informal and formal recreation (Sector 4: current uses map). They contain the City to Sea Walkway\(^{31}\) (part of the national walkway Te Araroa), and a number of formal recreation facilities including playing and training fields at Tanera, Nairn Street and Prince of Wales parks. These are important areas of open space that should be retained for outdoor recreation and sport. There are no plans for the development of artificial turf on these fields.

In addition there are the following leased facilities:

- **Wellington Swords Club** leases the old bowling club building on Tanera Park.
- **Wellington Renouf Tennis Centre** on Brooklyn Road is leased to Wellington Tennis Inc, which sub-leases the facility to Tennis Central Region Inc. This is a major recreation hub comprising six covered courts, 12 uncovered courts and a sports shop. The large building and associated grandstand just off Brooklyn Road is partly subleased to Kaizen Academy New Zealand Limited. The centre covered four outdoor courts in 2006 to increase all-weather use.
- **Wellington Scottish Athletic Club** is adjacent to Prince of Wales Park. This large two-storey building, accessed off Salisbury Terrace, also provides a base for the Mt Victoria Kyokushin Karate Dojo, which has a sub-lease with the club.
- **Brooklyn Smallbore Rifle Club**, off Bell Road, is formerly the home of Brooklyn United Soccer club.

Walking tracks provide pedestrian routes along the hills and between Brooklyn and the city, and include the route of the City to Sea Walkway. These tracks provide access through a variety of environments from open spurs with city views to enclosed forest.

The largest park in this sector is Central Park. In 2007 a plan was developed to guide Central Park’s redevelopment, in particular, to retain the natural character and encourage more use. Since then the Moturua Stream walkway has been opened.

**Mokai Kainga Māori Centre** has a licence for a community garden at Tanera Park.

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\(^{31}\) A 12km walkway from Bolton Street Memorial Park to Island Bay
8.4.5 Encroachments

There are three major access encroachments in this sector:

- access encroachment and a parking and structure encroachment off Bell Road behind houses on Dorking Road
- access encroachment off Connaught Terrace
- access encroachment through Prince of Wales Park to houses on Salisbury Avenue and Westland Road.
Sector 4 - Brooklyn Hills
Landscape and existing vegetation

Other data has been compiled from a variety of sources and its accuracy may vary. But is generally +/- 1m.

Native forest - 11.9ha
Native scrub/shrubland - 4.0ha
Mixed shrubland (exotic-native) - 0.7ha
Mixed forest (exotic-native) - 0.01ha
Parkland/Arboretum - 0.05ha
Revegetation - 2.9ha
Pohutukawa stands - 1.3ha
Conifer dominant - 12.9ha
Exotic scrub/shrubland - 0.4ha
Exotic forest - 0.09ha
Eucalyptus dominant - 0.7ha
Grassland - 8.3ha
Horticultural (amenity) plantings - 0.01ha

Built sporting infrastructure limited to Renouf Tennis Centre
Open ridgetops and spurs
Native forest regeneration in moister gullies
Sector 4 - Brooklyn Hills
Management and proposed future changes
Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/-10%.

- **Moturoa Stream**
- **Vegetation management:** Central Park - retain diverse amenity plantings. Restore upper slopes and stream to native forest
- **Brooklyn Road removal**
- **Encroachment:** Resolve long-term access encroachment off Bell Road
- **Infrastructure:** Proposed Central City Reservoir burned and site revegetated
- **Connaught Terrace removal**
- **Vegetation management:** Long-term removal of pines and restoration of native forest
- **Waitangi Stream**
- **Nairn Street removal**
- **Vegetation management:** Retain historic conifer framework around Nairn Park
- **Recreation:** Sportsfield retained for outdoor recreation

Legend:
- Open streams
- City to Sea Walkway
- WCC tracks
- Land rationalisation
  - Proposed removal

Scale 1:6,500

Dimensions: 595.2x842.0
### Table 4: Town Belt additions, removals and boundary rationalisations – Brooklyn Hills sector

<table>
<thead>
<tr>
<th>Site name</th>
<th>Legal description and area</th>
<th>Description, location, current use</th>
<th>Previous policy</th>
<th>Discussion, criteria assessment</th>
<th>Recommendation</th>
<th>Land covered by this TBMP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corner of Washington Avenue and Brooklyn Road</td>
<td>Lots 5, DP 10508, comprising 0.0785ha, Lot 6, DP 10508, comprising 0.1518ha, Lot 7 DP 10508, comprising 0.4127ha, certificate of title 12 D/1438</td>
<td>The area involves three parcels of land at the intersection of Washington Avenue and Brooklyn Road. The sites are subject to the Town Belt Deed. This area is complex with access and service encroachments over Town Belt land.</td>
<td>The TBMP 1995 identifies these areas as requiring a review of their status. To transfer the three areas (in Nairn Street, Brooklyn Road and Connaught Terrace) to road reserve.</td>
<td>The end of Washington Avenue is legally Town Belt and needs to be surveyed, the Town Belt status removed and the road made formal legal road. This will mean the adjoining Lot 5 will then be isolated from the rest of Town Belt.</td>
<td>It is recommended that Lots 5 and 6 be removed from Town Belt.</td>
<td>Yes, currently legal Town Belt.</td>
</tr>
<tr>
<td>Corner of Nairn Street and Brooklyn Road</td>
<td>Pt Lot 9, DP 10508 comprising 0.0048ha, Pt Lots 11, DP 10508 comprising 0.0206ha, Both lots being part of CT 12 D/1438</td>
<td>This land takes in the existing electricity substation on the corner of Nairn Street and Brooklyn Road. It was part of the Town Belt Deed.</td>
<td>To transfer the land in Nairn Street and Brooklyn Road to road reserve.</td>
<td>These two small areas are isolated from the main Town Belt area and better managed as road reserve or sold.</td>
<td>It is recommended that: a) The land on the corner of Nairn Street and Brooklyn Road, described as Pt Lot 9, DP 10508, comprising 0.0048ha, part of CT 12D/1438, be removed from the Town Belt. Following this, the land will become road reserve. b) The land on the corner of Nairn and Thompson streets, described as Pt Lot 11, DP 10508, comprising 0.0206ha, part of CT 12D/1438, be formally removed from the Town Belt.</td>
<td>Yes, currently legal Town Belt.</td>
</tr>
<tr>
<td>67 &amp; 67 A Epuni Street</td>
<td>Section 34 Town of Wellington, comprising 0.4071 ha, CT 75/271, Section 36 Town of Wellington, comprising 0.2522 ha, CT 125/25</td>
<td>An area of undeveloped land on the east side of Epuni Street was acquired by the Council in 1985 for housing purposes through a land exchange with the then Wellington Hospital Board.</td>
<td>The TBMP 1995 states: To add the adjacent Council-owned land in Epuni Street to the Town Belt, either in total or extending from Levina Avenue access to the existing Town Belt boundary with this land. The plan proposed that:</td>
<td>These sections adjoin Tanera Park, existing Town Belt and the back portions are perceived to be part of the park, comprising the existing mown grass area and dog-exercise area. The sections strengthen the character of Tanera Park and accommodate a well-used</td>
<td>It is recommended that these lands be added to the Town Belt.</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Wellington Town Belt Management Plan – June 2013
“the residents of Levin Avenue be given the opportunity to purchase part of this land to enable them to put in a private driveway. The remainder of this land will then be added to the Town Belt. If residents do not purchase the land within two years all of it will be added to the Town Belt under appropriate legislation …”

pedestrian link between Brooklyn, Central Park and Aro Valley.

49 Epuni Street is land administered by the Council’s City Housing Unit and its future role will be considered under the City Housing Strategy.

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</thead>
<tbody>
<tr>
<td>Closed road Tanera Crescent</td>
<td>Part Lot 1 DP 10508, comprising 0.4982ha, CT 608/40, also described as closed street</td>
<td>This strip of land that crosses Tanera Park and the former bowling green was originally intended to be used for roading purposes but the road was never built. The road has been stopped.</td>
<td>The TBMP 1995 states: To regularise the legal status of the closed road in Tanera Park.</td>
<td>This land is located right through the middle of Tanera Park, adjoining the Town Belt on both sides. It is considered as a boundary anomaly.</td>
<td>The closed road in Tanera Park, described as Part Lot 1 DP 10508, comprising 0.4982 ha, CT 608/40, should be added to the Town Belt.</td>
<td>Yes, closed road.</td>
</tr>
<tr>
<td>Connaught Terrace land</td>
<td>Described as Lot 3 DP 10337, CT 46 D/917, comprising 0.0154ha</td>
<td>When Connaught Terrace was surveyed and constructed, a small triangle of land was isolated from the main parcel of the Town Belt.</td>
<td>To transfer the land to road reserve with provisions made if necessary for isolation strips between this road reserve and the adjacent freehold land.</td>
<td>This is a small triangular piece of existing Town Belt land, which is isolated from the main Town Belt and better managed as road reserve.</td>
<td>It is recommended the land described as Lot 3 DP 10337, comprising 0.0154ha, CT 46D/917, located at the beginning of Connaught Terrace, be formally removed from the Town Belt.</td>
<td>Yes</td>
</tr>
<tr>
<td>Coolidge Street and Connaught Terrace Gully</td>
<td>Described as Lot 3 DP 78149, CT 44D/514, comprising 0.8479ha</td>
<td>This comprises the bush valley area adjacent to the Town Belt, running between Coolidge Street and Connaught Terrace, and classified as recreation reserve.</td>
<td>The TBMP 1995 states: To add the existing reserve land in the Coolidge Street Connaught Terrace gully to the Town Belt and investigate the acquisition of the adjacent undeveloped private land in the gully.</td>
<td>This land adjoins existing Town Belt land and complements existing Town Belt landscape and vegetation. It is a logical extension of the Town Belt boundary within this area.</td>
<td>It is recommended that the Council-owned recreation reserve, (described as Lot 3, DP 78149, CT 44D/514, comprising 0.8479ha) be added to the Town Belt.</td>
<td>Yes</td>
</tr>
</tbody>
</table>