8.6 Sector 6 Golf Course/Mt Albert

8.6.1 Character and use

The sector forms the southern limit to the Town Belt. It extends from the slopes of Kingston across the valley, where it is bisected by Adelaide Road, to Mt Albert and then follows the ridge north to Manchester Street in Melrose (Sector 6: context map).

Much of the area is developed into sports grounds with an extensive area (37.1ha) managed as the Berhampore Golf Course, an 18-hole public course. Most of the undeveloped land is on the steeper slopes of Kingston and the Mt Albert ridge with a variety of vegetation including exotic scrub, planted and naturally occurring native vegetation, stands of pines of various ages and some eucalypts (Sector 6: landscape and existing vegetation map).

The typical Town Belt character is poorly developed in this sector due to the:

- open nature of the golf course and sportsfields
- incomplete forest cover on the higher ridgelines.

The extensive conifer and exotic tree planting that occurred on other areas of the Town Belt did not extend into this sector. The exotic scrub that succeeded pasture was fire prone preventing regeneration of taller vegetation.

The sector is characterised by a wide variety of formal recreation facilities. This includes sportsfields at Wakefield, Martin Luckie, Mt Albert, Newtown and Melrose parks, catering for...
cricket, football, hockey, rugby, rugby league and softball and ultimate frisbee. National facilities include the hockey stadium at Mt Albert and Newtown Park for athletics. There are tennis courts at Martin Luckie Park.

This area is mainly used for formal recreation. The 2009 Residents Survey found over a third of residents had visited the Berhampore part of the sector and Macalister Park (Sector 5) in the past six months. Almost 30 percent had never visited this sector.

Most of the playing fields are available for informal recreation such as casual ball games, kite flying etc. There is a dog-exercise area at Newtown Park and a skate park opposite Wakefield Park.

The sector is characterised by the two main tracks on the Mt Albert Ridge (Southern Walkway\textsuperscript{53}) and Kingston Ridge (City to Sea Walkway\textsuperscript{54}, part of Te Araroa, the national walkway). They provide walking and cycling opportunities with views of Cook Strait, the Miramar Peninsula and the airport.

The area also contains the Parks and Gardens Depot off Russell Terrace in Newtown and the Berhampore Nursery off Emerson Street in Berhampore.

There are two reservoirs in this sector, both situated on high ground off Mt Albert Road close to the National Hockey Stadium.

A large part of this sector is occupied by Wellington Zoo, which is operated by a Trust. The Zoo is not covered by this Management Plan.

8.6.2 Land addition and boundary rationalisation

Policies

8.6.2.1 Regularise the legal road alignments at:

- Stanley Street, in front of the Berhampore Nursery
- Volga Street/Mt Albert Road. Easements may be required to guarantee existing private vehicle access off existing legal road.

This sector of the Town Belt forms the curve of the distinctive horseshoe shape of the Town Belt and defines the southern boundary of the Town Belt landscape framework that encircles the inner city.

The 1995 Management Plan aimed to extend the Town Belt concept by including the Council-owned reserve areas south of the horseshoe, along Tawatawa Ridge in the west and Houghton Valley reserves in the east.

The proposed approach is to strengthen the Town Belt's continuity and its distinguishable features, such as the visual and physical relationship with the central city and defined horseshoe shape (Sector 6: context map). The location and aspect of the reserve areas along Tawatawa Ridge and within Houghton Valley are visually more connected with the suburb of Island Bay and the South Coast as opposed to the central city. It is recommended these reserve areas are not added to the Town Belt and are included in a reserves management plan for suburban parks and reserves to be developed over the next few years.

There are two areas that require legal road boundary rationalisation. These include a small area of Stanley Street in front of the Berhampore Nursery, and Mt Albert Road/Volga Street realignment. The actual road and legal road boundaries are inconsistent. Part of this rationalisation will include assessing the granting of right-of-way easements to nearby houses with vehicle access off the existing legal road (which will become Town Belt land again).

\textsuperscript{53} An 11km walkway from Oriental Bay to Island Bay
\textsuperscript{54} A 12km walkway from Bolton Street Memorial Park to Island Bay
8.6.3 Landscape and ecological management

Policies

8.6.3.1 Establish a coastal forest cover on the higher ground on the eastern and western ridges.

8.6.3.2 Establish vegetation linkages across the valley to develop ecological and landscape corridors.

8.6.3.3 Retain the open space character of the Berhampore Golf Course.

8.6.3.4 Establish a mixed forest around Newtown Park and Wellington Zoo to complement the zoo planting.

8.6.3.5 Retain the parkland character and historic pines around Newtown Park.

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

There have been substantial vegetation changes over the past 15 years in this sector with:

- major removal of exotic forest on the east-facing slopes above Berhampore Golf Course. There has been extensive replanting and restoration with native vegetation. However, the difficult site conditions have meant a generally low survival rate.
- thinning out of younger pine-tree plantings within the golf course
- revegetation of gorse-covered slopes and steep mowing sites on Mt Albert above the National Hockey Stadium
- selective removal of hazardous trees on Manchester Street above Wellington Zoo.

There is a strong coastal influence in this sector with the potential for much of the scrubland to return to coastal native forest. Restoration practices in these areas should support this long-term change. This should be carried out in conjunction with the reserve areas on the Kingston and Southgate ridges flanking Island Bay to improve ecological connectivity with the coast.

In addition the Manawa Karioi Society Inc is restoring 12 hectares of land adjacent to this sector on the slopes south of Kingston.

The Berhampore Golf Course and Wakefield Park sports turf are major constraints to developing a more recognisable Town Belt character and ecological corridors across the Adelaide Road saddle (Sector 6: landscape and existing vegetation).

There are still substantial areas of mature conifers on both sides of the zoo, which provide an important framework to the area and should be retained. It is accepted that some of the trees next to the zoo do provide substantial shading to some enclosures and consideration should be given to their replacement with smaller species once removal occurs.

No major conifer removal is planned in next 10 years unless there are major tree failures.

8.6.4 Recreation

Policies

8.6.4.1 Maintain and develop Wakefield Park, Martin Luckie Park, Mt Albert Park, Newtown Park and Melrose Park as facilities for outdoor sport and recreation.
8.6.4.2 Continue to work with the Mornington Golf Club to assess the scope, scale and facilities provided at the Berhampore Golf Course and the development and management opportunities available.

8.6.4.3 Assess the impact of the golf course on public access and other recreational opportunities and address how to integrate other recreational uses with golf.

8.6.4.4 Assess the proposed track links between Newtown and the Central Business District to ensure they integrate with the Town Belt track network and minimise conflict with Town Belt users.

8.6.4.5 The movement of horses within Sector 6: Golf Course/Mt Albert by the Light Horse Club between its two grazing areas is an allowed activity.

8.6.4.6 Facilitate and work with the Wellington Hockey Association which is investigating options at the National Hockey Stadium including:
   a) a third hockey turf
   b) upgrading the stadium to international standards.

8.6.4.7 Facilitate and work with the clubs at Wakefield Park who are investigating options for a purpose-built sporting hub at the park.

The area is the most extensively developed for formal sport (including the golf course) on the Town Belt (Sector 6: current uses map).

There are play areas at Farnham Street, Newtown Park and Melrose Park. These have been renewed within the past 10 years. There is a skate park on the eastern side of Adelaide Road.

There are two dog-exercise areas – at Newtown Park and Mt Albert.

There are several club facilities in this sector including:

- **Foundation for the National Hockey Stadium**: owns and manages the clubrooms at the National Hockey Stadium.
- **Mornington Golf Club** has a ground lease for the former Berhampore Bowling Club building off Duppa Street.
- **Island Bay Softball Club and Island Bay United Association Football Club clubrooms** are next to the artificial sports turf on Wakefield Park.
- **Scout Association of New Zealand, 1st Island Bay Group** is on Dover Street.
- **Rangimarie Municipal Tennis Club** leases the clubhouse next to the tennis courts on Lavaud Street.
- **Wellington Car Club Incorporated**
- **Wellington Chinese Sports & Cultural Centre** owns and manages an indoor sports centre above the National Hockey stadium off Mt Albert Road.
- **Wellington Olympic AFC** leases the former Mornington Golf Club building on Adelaide Road.
- **Wellington Pistol Club** and **Wellington Smallbore Rifle Association** share facilities next to Russell Terrace.

The **Island Bay and Berhampore Community Orchard Trust** has a licence for a community orchard.
There are several possible changes and developments that could occur in this area.

**Wakefield Park:** The redevelopment of this area with the installation of two artificial fields and infrastructure, including lighting, has increased use of this facility. The clubs using the park are investigating future club and changing facilities possibly as a stand-alone new facility. Other factors that need to be considered include:

- possible reconfiguration of the golf course and assessment of demand for car-parking
- development of an accessible community walking track around the park and play space for children

**Newtown Park:** The Park has an all-weather athletics track and facilities including grandstand and club facilities. The artificial track surface was replaced in 2012/2013 with improvements to the Newtown No 1 field in the centre of the artificial track.

The Wellington Phoenix football team is based at the park and uses the Number 2 football pitch and changing facilities.

Newtown Park is also used by Athletics Wellington and Wellington United.

**National Hockey Stadium:** The stadium has two artificial surfaces and clubroom and office facilities. It hosts club, regional, national and international competition.
The Foundation for the National Hockey Stadium and Wellington Hockey Association have a long-term plan which proposes a third artificial surface and redeveloped infrastructure and clubroom/office facilities. This is to cater for increasing demand for hockey regionally and the ability of the stadium to host large hockey events including test matches.

**Berhampore Golf Course**: The Mornington Golf Club has moved to the former Berhampore Bowling Club building on Duppa Street. It has converted one bowling green to a practice green. The club has a Memorandum of Understanding to work in partnership with the Council and assist with some tasks associated with the maintenance and running of the golf course. Both parties will work on the future configuration of the course. Options include:

- reconfiguration of the current 18 holes (to better suit the new golf club facility) and training area
- reducing the course to a nine-hole course and playing on the western side of Adelaide Road only
- reducing the course area to 13-holes on the western side of Adelaide Road (five holes would be played twice to continue with an 18-hole course).

If the long-term configuration of the golf course is limited to the western side of Adelaide Road, consideration will be needed on the future management of the eastern side. The rolling, open nature of the landscape would lend itself to a range of informal recreation activities including biking, walking and running.

**Tracks**: Track and commuter links in this area are constrained by the golf course. As part of the Council’s Walking Policy and Cycling Policy there are two proposals to improve access between suburbs and the Central Business District that could use the Town Belt:

- A walking and cycling link could be created between Island Bay and Newtown (in particular South Wellington Intermediate School) using parts of the Town Belt on the eastern side of Adelaide Road through Martin Luckie Park.
- A commuter cycling link could be created between Island Bay and the Central Business District passing through sections of the Town Belt.

These links would provide for local Town Belt use as well as commuting use and would be all-weather tracks with a hard surface.

### 8.6.5 Parks infrastructure

**Policies**

8.6.5.1 The Berhampore Plant Nursery shall remain at its present location to provide plant material for Council restoration and beautification projects.

8.6.5.2 The Newtown Parks Depot shall remain at its present location to provide an operational base for the management of Council parks and reserves.

**8.6.6 Encroachments**

There is one road legal boundary adjustment off Volga Street with associated access encroachments to houses on Jackson Street.
Absence of conifer plantations. Regenerating shrubland

Developed sporting infrastructure

Open space character of golf course

Sector 6 - Golf Course / Mt Albert - western side
Landscape and existing vegetation

- Native forest - 2.4ha
- Native scrub/shrubland - 1.2ha
- Mixed shrubland (exotic-native) - 8.7ha
- Revegetation - 2.0ha
- Conifer dominant - 5.0ha
- Grassland - 22.0ha
Wellington Town Belt Management Plan - June 2013

- Native forest - 17.6ha
- Native scrub/shrubland - 1.5ha
- Mixed shrubland (exotic-native) - 8.6ha
- Parkland/arboretum - 0.4ha
- Revegetation - 4.8ha
- Pohutukawa stands - 0.6ha
- Conifer dominant - 8.9ha
- Exotic scrub/shrubland
- Eucalyptus dominant - 0.6ha
- Grassland - 22.8ha

Sector 6 - Golf Course / Mt Albert - eastern part
Landscape and existing vegetation

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

Slopes of Mt Albert - a mix of exotic scrub and native vegetation
Sector 6 - Golf Course / Mt Albert - western part
Management and proposed future changes

- Vegetation management: Restore slopes to native forest
- Recreation: Investigate future golf course configuration in conjunction with Mornington Golf Club
- Recreation: Facilitate the development of a purpose-built sporting hub to replace existing buildings

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

Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.
Sector 6 - Golf Course / Mt Albert - eastern part
Management and proposed future changes

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

Vegetation management:
Maintain historic conifer planting around Newtown Park

Recreation:
Retain open space character of Melrose Park

Recreation:
Work with Wellington Hockey to investigate a possible upgrade to the National Hockey Stadium

Recreation:
Assess the impacts of the golf course on public access and other recreational opportunities

Recreation:
Investigate cycling and walking link between Island Bay and Berhampore

Town Belt rationalisation:
Boundary changes to Mt Albert Rd & Volga Street legal boundaries subject to survey, encroachment restoration and consultation

Vegetation management:
Restore revegetated slopes to native forest

Land rationalisation
- Southern Walkway
- WCC tracks
- Proposed addition
- Proposed removal

Scale: 1:6,000
<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>Stanley Street road alignment</td>
<td>Part of Stanley Street (legal road) outside the entrance to the Council-owned Berhampore Nursery, Part of CT 47B/388.</td>
<td>A small area of Stanley Street encroaches onto Town Belt land and this requires rationalisation. Part of the Town Belt land should become legal road.</td>
<td>Boundary rationalisation.</td>
<td>Part of Stanley Street, outside the entrance to the Berhampore Nursery, should be resurveyed to follow the actual road carriageway. As part of this process, a small area of Town Belt land will be removed (the exact area to be confirmed following survey).</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>
| Mt Albert/ Volga Street road realignment | A length of legal road running from the corner of Lavaud Street and Mt Albert Road, Newtown, through to Volga Street/Jackson Street, Island Bay. | The stretch of road from the Mt Albert Road/Lavaud Street intersection through to the Volga Street/Jackson Street does not follow the alignment of the legal road on Town Belt land. | The TBMP1995 (part 2, page 24) states:  
*The Council shall regularise the existing road alignments at Volga Street/Mt Albert Road and grant such easements as may be required to guarantee existing private access-ways off the existing legal road.* | The legal road should be redefined to reflect the actual road alignment. | No, currently legal road but should be managed consistently with TBMP policies. |