8.7.1 Character and use

This sector defines the eastern edge of Newtown occupying a lower part of the Mt Victoria/Mt Albert ridge between Manchester Street and Mt Alfred (Sector 7: context map).

Most of this sector occupies the western-facing slopes above Newtown. The tall vegetation on the ridgetop is an important backdrop seen from the eastern suburbs. The sector has varied character from south to north with forested areas, open parkland and recreational development.

1. The conifer plantation from Manchester Street to Crawford Road, partly removed in 2010, forms a distinctive block of tall forest with some eucalypts and native regeneration on the eastern slopes.

2. The Crawford Road saddle has areas of mixed vegetation along with mown grass.

3. A parkland area north of Crawford Road has scattered tree groupings of mixed species with large open areas and sports and recreation clubrooms and facilities. The former Chest Hospital is at the northern end.

4. A south-facing valley between Wellington Hospital and the Chest Hospital, known as Vice Regal Park, was formerly part of Government House.

This area is mainly used for informal recreation. There is a network of tracks, including the Southern Walkway.

There is a play area at Vice Regal Park and two dog exercise areas – at the corner of Owen and Manchester streets and at Vice Regal Park.

There are two water reservoirs within the sector:
- public reservoir south of Coromandel Street
- reservoir off the northern end of Owen Street servicing the hospital and not part of the citywide network.
8.7.2 Land addition and boundary rationalisation

Policies

8.7.2.1 To formally add the following areas to the Town Belt:

- road reserve on the corner of Owen Street and Manchester Street
- Antico Street Recreation Reserve
- 6 and 10 Crawford Road
- Vice Regal Park
- former Chest Hospital land.

8.7.2.2 The Council will initiate discussions with the Ministry of Education and Port Nicholson Block Settlement Trust over the future ownership, status and use of the land formed by the steep eastern slopes above Wellington College and Wellington East Girls’ College and Alexandra Park sportsfield with the intention of returning these lands no longer required by the colleges to the Town Belt.

There are five proposed additions to the Town Belt within this sector (Sector 7: context map). These include part of Owen Street road reserve, Antico Street Reserve, Crawford Road land, Vice Regal Park, and the former Chest Hospital land. Apart from the road reserve land at Owen Street, these areas will be managed under this management plan. Please refer to Table 7 at the end of this sector for a complete list of Town Belt land additions and removals and boundary rationalisations.

Road reserve on the corner of Owen Street and Manchester Street. This is a small grassed area of road reserve neighbouring the Town Belt in the vicinity of Manchester and Owen streets. It contributes to the overall landscape values of this area and is already perceived to be Town Belt. This will require the appropriate survey work, road stopping and formal inclusion into the Town Belt through the proposed legislative change.

Antico Street Recreation Reserve: Located just south of Truby King Park at 27 Antico Street, Melrose, this is 0.1617ha of steep vegetated gully next to the Town Belt. The landscape and vegetation values are consistent with the Town Belt.

6 and 10 Crawford Road: The land was originally subject to the 1873 Town Belt Deed. It was removed from the Town Belt to rehouse people moved from land required for airport development during the 1950s. These two lots were not developed and are bush-covered sections in Council ownership. The land is covered in vegetation and connects with the Town Belt. Landscape character and values are consistent with the Town Belt. The land is zoned Open Space B.

Vice Regal Park: This reserve is located at the top of Coromandel Street between Wellington Hospital, the former Chest Hospital and Wellington College. It is made up of 8.4ha of undulating land dropping down towards Newtown and Wellington Hospital. The reserve features mixed vegetation with areas of conifer forest, gorse and emergent native species woven between areas of open mown grass.

This reserve forms a significant part of the green backdrop to Newtown. Although not physically adjacent to the Town Belt, it is next to the Chest Hospital land (now owned by Wellington City Council and proposed to become Town Belt). It is surrounded by areas of open space and vegetation from neighbouring properties, such as Government House and Wellington College, giving the perception of continuity. The reserve is accessible from Coromandel Street and the Chest Hospital. There is also a track linking through to Wellington College. It is used for informal recreation and includes a play area, dog exercise area and a concrete skating facility. The land was part of the original Town Belt but was allocated for ‘lunatic asylum/college purposes’ in 1872. The Crown transferred the land to the city for Town Belt purposes in the 1980s.
**Government House:** The land owned by the Crown and used for Vice Regal/Head of State purposes was part of the original Town Belt. There are strong economic and cultural benefits to Wellington in continuing to be the home of the Vice Regal Representative. If the land, either in whole or part, becomes surplus to the requirements of the Crown, then the Council will discuss with the Crown the possible return of the land to the Town Belt.

**Former Chest Hospital Land:** The Chest Hospital land and buildings were transferred at no cost to the Council in December 2002 by the Capital & Coast District Health Board. The land is located between the Vice Regal Park and existing Town Belt land next to Alexandra Road. It also borders Wellington College land along its northern boundary.

This land will strengthen the visual and physical continuity of the Town Belt within this sector. The grass and vegetated areas of Lot 4 have complementary landscape values to that of adjoining Town Belt. The land was part of the original Town Belt.

It is proposed this land be managed under this plan and added to the Town Belt with the flexibility to enable appropriate and sustainable activities to take place consistent with the transfer conditions agreed with the Crown. Please refer to section 8.7.3 Former Chest Hospital land objectives and policies below.

**Ministry of Education – the back portion of Wellington College and Wellington East Girls’ College land:** The land comprises the steep eastern slopes above Wellington College and Wellington East Girls’ College and Alexandra Park sportsfield, which is used from time to time by students.

The site is next to the Town Belt and together they make up the vegetated slopes of Mt Victoria. The slopes are visually dominant from the central city and form the eastern most arm of the Town Belt’s horseshoe shape. The site includes the summit of Mt Alfred and the site of Te Akatarewa Pā. It is identified as the Te Ranga a Hiwi Precinct in the Wellington City Council’s District Plan.

The land was part of the Original Town Belt. In 1872 the land was allocated for a ‘Collegiate Institution’ and in 1874 Wellington College was opened followed later by Wellington East Girls’ College. The land is owned by the Crown, and managed by the Ministry of Education.

It is included in the Deed of Settlement RFR land schedule, and the Port Nicholson Block Settlement Trust has the first right of refusal if the land is declared surplus.

From the assessment, the Council considers this land to be high priority for addition into the Town Belt.

**8.7.3 Former Chest Hospital land**

The objectives and policies relating to the Chest Hospital land and buildings need to allow sustainable activities to take place that meet with the Crown’s land transfer conditions.

These objectives and policies will be sympathetic – but not necessarily consistent – with the guiding principles and general objectives and policies of this management plan. The Chest Hospital land and buildings will be managed in accordance with the following objectives and policies:

**Objectives**

Manage the Chest Hospital land and buildings in a manner that seeks a long-term sustainable use of the buildings while protecting and enhancing the site’s heritage and reserve values.
8.7.3.1 Manage the Chest Hospital land and buildings in accordance with section 8.7.3 of this plan. When inconsistencies occur between the general objectives and policies of this plan and the Chest Hospital objective and policies, then the Chest Hospital objective and policies prevail. This section takes precedence over the rules for use and development in Chapter 9.

8.7.3.2 The heritage values of the Chest Hospital building, the Nurses Hostel and the covered walkway linking the two buildings and curtilage will be recognised and protected.

8.7.3.3 Any proposed development will be assessed against the proposals consistency with the heritage listing in the District Plan.

8.7.3.4 The Council will continue to work with the Wellington SPCA in accordance with the terms and conditions of the Agreement to Lease dated 31 August 2007.

8.7.3.5 If in the event the Agreement to Lease terminates then the Council will seek to find a long-term sustainable use for the Chest Hospital, taking into account the following parameters:

- evidence of a ‘public good’ element
- strategic fit with Wellington 2040
- optimal use of resources/assets – including use of the buildings’ secluded park-like setting
- environmental impact – does the use have the potential to adversely affect heritage and reserve values?
- the extent of building modifications required
- demonstrated need and community support for the activity.

8.7.3.6 Public access will be maintained to the grounds and to the walking link between Alexandra Road and Owen Street through the site.

Background
The former Chest Hospital land (Chest Hospital) and buildings were transferred at no cost to the Council in December 2002 by the Capital & Coast District Health Board. The land involves two lots with a total area of 3.21ha. Lot 3 is the open space area around the buildings with Lot 4 containing the Chest Hospital building, the Nurses Hostel and a covered walkway linking the two buildings. These are all listed as Heritage Buildings in the Wellington District Plan. The Chest Hospital Building is a Category II Historic Place. There is also a chapel, a boiler room and a small shed on the site.

The acquisition was consistent with the Town Belt Reinstatement Policy 1998. The transfer from the Crown was made on the basis the Council:

- accepted the buildings on an ‘as-is, where-is’ basis’
- recognised the heritage status of the buildings
- held it as reserve
- never sold any of the land or buildings.

In 2004 the Council issued a request for proposals for the future use of the facility. The SPCA submitted the preferred proposal and in June 2007 the Council approved granting a lease to the SPCA. In August 2007 the SPCA entered into an agreement to lease.
The Council completed all exterior refurbishment works in February 2010, which consisted of:

- exterior refurbishment of the Chest Hospital building
- upgrade of the infrastructure (power, gas, water) to the buildings
- exterior upgrade to the Nurses Hostel
- earthquake strengthening works to the Chest Hospital and Nurses Hostel

As of June 2013, the SPCA had moved on site to commence internal fit-out and was planning to occupy the site by late 2013.

8.7.4 Landscape and ecological management

Policies

8.7.4.1 Manage the sports club area north of Crawford Road as open parkland with associated ridgetop stands of conifer and eucalypts.

8.7.4.2 Retain a reduced area of conifer plantings as a landmark feature south of Crawford Road, with native vegetation on the lower slopes.

8.7.4.3 Establish a commemorative tree planting area around the mown grass area between the former Chest Hospital land and Table Tennis Club, known as Victory Gardens, to acknowledge its historic use as a community garden.

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

The vegetation includes a conifer plantation between Manchester Street and Crawford Road with some eucalypts and regenerating native vegetation and, north of Crawford Road, a parkland area of open grass with scattered trees (Sector 7: landscape and existing vegetation map).

The area has undergone some major vegetation changes over the past 10 years. In particular:

- hazardous tree removal adjacent to residential properties in Kotinga Street and Owen Street
- tree removal and pruning of mature conifers along Alexandra Road
- major revegetation planting on Vice Regal Park next to Government House
- major tree removal and replanting around the Chest Hospital
- tree removal around the Kilbirnie Tennis Club.

This is part of the Mt Victoria/Mt Albert ridge where selective long-term use of conifers and eucalypts will continue due to:

- site conditions where tall native trees may be difficult to establish
- high recreational use where forests with open understorey are desirable.

The vegetation and its visual qualities need to be maintained as part of the scenic drive along Alexandra Road.

8.7.5 Recreation

Policies

8.7.5.1 Protect the natural visual quality of Alexandra Road as an important scenic route through the Town Belt.
8.7.5.2 Limit development of club facilities to their existing lease footprints to retain the parkland character of this Town Belt sector.

There are no large sportsfields in this sector given the steep topography, but a number of sporting and community clubs with associated facilities have developed (Sector 7: current uses map). In the south of the sector are:

- **Workingmen's Club Bowling Club** with two outdoor greens on Owen Street
- **Kilbirnie Tennis Club**, which has a clubhouse with five outdoor courts on Crawford Road.

In addition, there is a cluster of clubs on the western slopes of Mt Victoria/Matairangi at the southern end of Alexandra Road. The club facilities are clustered below the skyline within a parkland setting that reduces their visual impact. It is important that any development in this area does not change its character.

These clubs comprise:

- **Table Tennis Wellington** building
- **Wellington Harrier Athletic Club** building
- **Wellington Canine Obedience Club**, which leases a building and outdoor area
- **Wellington Municipal Croquet Club**, which owns the clubhouse next to the croquet greens
- **Wellington Tennis Club**, which has a clubhouse and four artificial courts.

Walking routes include the Southern Walkway⁵⁵ and connections to local streets and the neighbouring Truby King Park.

Alexandra Road is the main road to Mt Victoria lookout (Sector 9). The lookout area is the most visited part of the Town Belt for residents. This area borders Alexandra Road and provides a scenic drive.

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55 An 11km walkway from Oriental Bay to Island Bay
56 This would not preclude the issuing of temporary access permits for occasional access.
A vehicle track, which provides access to the Carmichael water reservoir off Owen Street, is also used by local residents for drive-on access to several nearby private properties at the top of Coromandel Street and Colville Street. The Southern Walkway passes along part of the length of this track which is maintained to a level suitable for reservoir access vehicles. A gate has been installed at Owen Street to manage private vehicle use. No new access is currently being permitted.

Access encroachments such as this are contrary to the Town Belt Deed and the purpose of providing open space. Residents will need to make an application for an encroachment licence to Council which will be assessed against the policies in 9.6.8 of this management plan. In particular policy 9.6.9.9 which identifies that immediate removal can be complicated by long term historical use and in such cases fixed term licences can be negotiated.
**Sector 7 - Newtown / Crawford Road**

Landscape and existing vegetation

Other data has been compiled from a variety of sources and is therefore not exact, but is generally +/- 1 ha.

- **Native forest**: 3.7ha
- **Native scrub/shrubland**: 5.7ha
- **Mixed shrubland (exotic-native)**: 1.1ha
- **Parkland/Arboretum**: 0.6ha
- **Revegetation**: 3.3ha
- **Pohutukawa stands**: 0.4ha
- **Conifer dominant**: 11.3ha
- **Eucalyptus dominant**: 0.6ha
- **Grassland**: 4.1ha

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*Continuous green backdrop to the inner suburbs and CBD*

*Parkland character interspersed with club facilities*

*Alexandra Road, a scenic route through Town Belt with a distinctive character*

*Significant ridgeline forming backdrop to Newtown and Kilbirnie*
### Table 7: Town Belt additions, removals and boundary rationalisations – Newtown/ Crawford Road 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><strong>Antico Street Recreation Reserve land</strong></td>
<td>The land is described as Lot 2, DP 80801, CT 47B/602, comprising 0.1617ha, vested as Recreation Reserve on the deposit of plan 80801.</td>
<td>Located just south of the Truby King Park, this land borders Town Belt land (CT 46D/912) and is zoned Open Space B.</td>
<td>The land is not original Town Belt, but has similar environmental characteristics and values to the adjoining Town Belt and its vegetation. This lot also provides an important physical link from Antico Street into the Town Belt. All these factors are strong reasons for including this land into the Town Belt.</td>
<td>The land should be included in the Town Belt.</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Road Reserve on corner of Owen and Manchester Street</strong></td>
<td>Legal road.</td>
<td>This is a small grassed area of Road Reserve adjoining the Town Belt in the vicinity of Manchester and Owen streets.</td>
<td>This land contributes to the overall landscape values of this area and is already perceived to be Town Belt.</td>
<td>This road reserve should be added to the Town Belt following survey and road stopping.</td>
<td>No, currently legal road but should be managed consistently with TBMP policies.</td>
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<tr>
<td><strong>6 &amp; 10 Crawford Road</strong></td>
<td>The land, in two lots, is recreation reserve, subject to the Reserves Act 1977. It is described as Lots 35 and 36, DP 17934, CT 42D/764. Lot 35 is at 6 Crawford Road and comprises 0.1408ha. Lot 36 is at 10 Crawford Road and comprises 0.1587ha.</td>
<td>The land was originally subject to the 1873 Town Belt Deed. It was removed from the Town Belt to rehouse people moved from land required for airport development during the 1950s. These two lots were not developed and are bush covered sections in Council ownership. The land is zoned Open Space B.</td>
<td>These two lots have been identified in the TBMP 1995 (pages 16–17, figure 4, 9B) as potential additions to the Town Belt.</td>
<td>The land is covered in vegetation and borders the Town Belt. Landscape character and values are consistent with the Town Belt.</td>
<td>The two lots, at 6 and 10 Crawford Road, Kilbirnie Heights, described as Lots 35 &amp; 36, DP 17934, CT 42D/764, should be added to the Town Belt.</td>
<td>Yes</td>
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<tr>
<td><strong>Former Chest Hospital land</strong></td>
<td>Lot 3 DP 316137, 2.3028ha grass and vegetated open space Lot 4 DP 316137, 0.8973ha, contains the former chest hospital buildings.</td>
<td>The former Chest Hospital land and buildings were transferred at no cost to the Council in December 2002 by the Capital &amp; Coast District Health Board. The land is located between Vice Regal Park and existing Town Belt land next to Alexandra Road. It also borders Wellington College land along its northern boundary.</td>
<td>The TBMP 1995 states: The Council shall negotiate for the former Chest Hospital site to be returned to the Town Belt, as part of acquiring Area 9a. In the event of acquiring the Chest Hospital site, use of the existing buildings by suitable occupants shall continue and the historic value of the Chest Hospital recognised, but replacement of the buildings shall not be permitted (part 2, page 30).</td>
<td>It will strengthen the visual and physical continuity of the Town Belt. The grass and vegetated areas of Lot 4 have complementary landscape values to that of adjoining Town Belt land. The land was part of the Original Town Belt.</td>
<td>Chest Hospital land should be added to the Town Belt. Special policies on sustainable use of Chest Hospital buildings – see 8.7.3 above.</td>
<td>Yes</td>
</tr>
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<td>Vice Regal Park</td>
<td>The land is described as: Section 1342 Town of Wellington, comprising 0.3462ha. It is vested in Wellington City Council in trust as a reserve for recreation purposes, CT 38A/760. NZ Gazette 1990, page 143. Section 1324 Town of Wellington, comprising 8.1142ha. It is vested in the Wellington City Council in trust as a reserve for recreation purposes, CT 22C/3.</td>
<td>This reserve area comprises land held in two parcels located at the top end of Coromandel Street, situated between Wellington Hospital land, Chest Hospital land and Wellington College land. The reserve features mixed vegetation with areas of conifer forest, gorse and emergent native species woven between areas of open mown grass.</td>
<td>The TBMP 1998 states: In 1981, the Crown returned 8.1ha of land to the citizens of Wellington at no cost. The land formed part of the current Vice Regal property originally allocated for such purposes in 1872 but was essentially not utilised. The Crown accepted that the land was originally envisaged for Town Belt reserve and was suitable for such purposes (page 11).</td>
<td>This reserve forms a significant part of the green backdrop to Newtown. Although not physically connected to the Town Belt, it is next to the Chest Hospital land. It is surrounded by areas of open space and vegetation from Government House and Wellington College, giving the perception of continuity. The reserve is accessible from Coromandel Street and the Chest Hospital. There is also a track linking through to Wellington College. It is used for informal recreation and includes a play area, dog exercise area and a concrete skating facility. The land was part of the original Town Belt but was allocated for ‘lunatic asylum/college purposes’ in 1872. The Crown transferred the land to the City for Town Belt purposes.</td>
<td>The Vice Regal Park which is Council recreation reserve land, held in CTs 22C/3 and 38A/760, comprising 8.46ha, should be added to the Town Belt.</td>
<td>Yes</td>
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<tr>
<td>Government House</td>
<td>The land comprises 11.1942ha and is described as Pt Sec 1248 Town of Wellington. It is Government Purpose Reserve (Vice Regal Residence), NZ Gazette 1984 page 5470.</td>
<td>The Vice Regal Residence or Government House is located on the eastern side of Adelaide Road, between Wellington College and Wellington Hospital. It can be accessed from the corner of Rugby and Dufferin streets off the Basin Reserve.</td>
<td>The TBRP 1998 states: The current Council policy is to seek land ownership of all the Vice Regal land with a lease back to the Crown. This policy cannot be enforced by the Council and relies on cooperation from the Crown. However, the Crown opposes the policy. No progress has therefore been achieved. There is unlikely to be any land declared surplus to Vice Regal requirements and there are strong economic and cultural benefits to Wellington in continuing to be the home of the Vice Regal representative or any future Head of State. Accordingly, the policy is to seek agreement in principle from the Crown that should the land ever be surplus to Vice Regal/Head of State purposes, the land be transferred to the Council for Town Belt purposes. (page 19)</td>
<td>The land currently owned by the Crown and used for Vice Regal/Head of State purposes was part of the original Town Belt. There are strong economic and cultural benefits to Wellington continuing to be the home of the Vice Regal Representative.</td>
<td>If the land either in whole or part become surplus to the requirements of the Crown, then the Council will discuss with the Crown the possible return of the land to the Town Belt.</td>
<td>No</td>
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<td>Hospital Road/Hugh St Play Area</td>
<td>The area comprises 0.1695ha and is described as Part Town Belt, situated in Block XI, Port Nicholson Survey District, Town of Wellington. It is held as a reserve for a children’s playground and vested in Wellington City Council. Part New Zealand Gazette, 1945, page 260 and 306.</td>
<td>This reserve area is located off Hospital Road, behind Council-owned properties in Hugh Street and next to the Vice Regal residence. It is a small grassed area and, although it is described as a children’s play area, the land contains no play equipment.</td>
<td>This small reserve is isolated from any existing Town Belt land by the Vice Regal lands. It is considered that while the Vice Regal land is used for Head of State purposes it is not justifiable to have this reserve land included in the Town Belt. It is a reserve, and with recreation reserve classification has suitable protection.</td>
<td>No action required.</td>
<td>No</td>
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<tr>
<td>Ministry of Education land ‘College land’</td>
<td>The College land is located between Patterson Street, Alexandra Road and the Vice Regal residence. It is the site for Wellington College and Wellington East Girls College. The land is described as Part section 1076 on the Plan of the City of Wellington, comprising 0.0799ha, held in NZ Gazette notice 096525.1. Part of the Town Belt reserve and parts of the College Site reserve, comprising 23.9662ha, held in NZ Gazette notice 096525.1.</td>
<td>The land is owned by the Crown, and managed by the Ministry of Education. The land includes the steep eastern slopes above Wellington College and Wellington East Girls College and Alexandra Park sportsfield, which is used from time to time by students. This land is included in the Deed of Settlement RFR Land Schedule and the Port Nicholson Block Settlement Trust has the first right of refusal if the land is declared surplus. Background information: The land was originally part of the New Zealand Company’s belt of land for ‘public purposes’. In 1872 the land was allocated for the purposes of a Collegiate Institution and in 1874 Wellington College opened. Some time after that Wellington East Girls College was opened. The land is therefore not subject to the 1873 Deed for Town Belt reserves purposes.</td>
<td>The TBRP 1998 states: The current Council policy is to seek land ownership of all the college land with a lease back to the Ministry of Education of the land not cross-hatched on Map 5. This policy cannot be enforced by the Council and relies on cooperation from the Ministry and colleges. The Ministry and colleges oppose the policy. No progress has therefore been achieved in respect of any college land. The policy is that the Council initiate negotiations with the Ministry of Education, colleges and the Crown for the cross-hatched land to be transferred to the Council for Town Belt purposes, in whole or in part. Negotiations should also seek agreement in principle that any land declared surplus to college requirements in the future would be transferred to the Council for Town Belt purposes. The above should be advanced in the context of a partnership between the Council, Ministry of Education and the colleges (page 18–19).</td>
<td>It is recommended that the Council will work in partnership with the Port Nicholson Block Settlement Trust, and the Ministry of Education regarding the reinstatement to Town Belt status of the open space land behind Wellington College and Wellington East Girls College.</td>
<td>No</td>
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