

Submitters - Wednesday 20 February 2013

Submission 86

From: Michael Gibson [michaelpcgibson@hotmail.com]
Sent: Sunday, 9 December 2012 10:35 a.m.
To: Megan Dunning
Subject: Oral too please! (Submission re controversial proposal)

I omitted to ask to be heard orally, which I now ask.

In particular I wish to focus on the problem presented in the Town Belt proposals of giving unelected officers too much power to impose their own policies.

This is, of course, the significance of the incident in the Northland Community Centre when the officer appeared to be seeking a mandate from those who happened to be present in order to try to justify overturning established Council policy.

SIGNED

MICHAEL GIBSON

From: Helene.Ritchie@wcc.govt.nz
To: michaelpcgibson@hotmail.com; townbelt@wcc.govt.nz
CC: sheila.linton@parliament.govt.nz
Subject: RE: Submission re controversial proposal
Date: Thu, 6 Dec 2012 20:50:53 +0000

Thanks Michael,

Your submission will be carefully considered.

Kind regards

Helene

From: Michael Gibson [mailto:michaelpcgibson@hotmail.com]
Sent: Friday, 7 December 2012 9:17 a.m.
To: townbelt@wcc.govt.nz
Cc: Grant R's P.A.
Subject: Submission re controversial proposal

Submission from Northland resident re controversial Town Belt proposal by WCC

1/ I attended a Town Belt "consultation" Meeting at the Northland Community Centre when Cr Helene Ritchie did an excellent job of monitoring a presentation from a Council officer, especially when the officer appeared to be asking those attending if they approved the way in which officers were presently implementing the Council's clearly laid-out policies regarding encroachments. (The answer to this was "No!" - it was pointed out that the policies appeared to be adequate but the implementation was not.)

2/ At the Meeting, the officer said that the Town Belt proposal was "just to clarify & tidy up the Deed of Settlement."

3/ An examination shows this to be specious & not supported in the documentation.

4/ For instance, a full legal opinion specifying all the difficulties presented by the Trust Deed does not support this claim.

5/ There is nothing to support the reprehensible proposal that the Town Belt be removed from protection under the Reserves Act 1977.

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6/ The proposed Plan sets out to give the Council totally unwarranted extra powers - particularly with regard to land which should be town-belt land &, it appears, can be 'privatised' at a whim. An example of this is shown at the top of P. 76 of the proposed Plan where "Privately owned undeveloped land below Stellan Memorial Park" is subject to the recommendation that "The Council will not pursue acquisition of this land."

7/ The Trust Deed should be paramount & should not be watered down by lack of clarity e.g. on the subject of using private land as private land - I draw attention to the policies shown on PP19 & 20 as criteria for additional land, etc.

8/ Doubtless there will be other examples which will emerge during the consultation process of Council officers being given far too much discretion to alter the letter & intent of the Trust Deed. As an immediate example, however, I refer to the negligence of Wellington City Council officers in not giving proper advice to elected members about the requirement to declare a conflict of interests when they wish to prefer the narrow commercial interests of a third party e.g. Wellington Waterfront Limited. The exercise of officers' ability to give business interests preference over the environment is already far too great & is abused far too often. (CEO Mr Garry Poole has further documentation regarding this.)

9/ I also give as the appendix to this submission an email dated December 5 2012 which serves to illustrate the behaviour of officers under the present regime. (Again, CEO Mr Garry Poole has further documentation regarding this.)

10/ It is therefore particularly important that the powers of unelected officers are not extended beyond their existing powers under the Trust Deed.

11/ The possibility of the affairs of Wellington City being administered by a regional body merely strengthens the significance of this danger.

SIGNED
MICHAEL GIBSON
7 Putnam Street
Northland
Wellington 6012

APPENDIX - EMAIL RECEIVED ON DECEMBER 5 2012

Date: Wed, 5 Dec 2012 11:41:22 +1300
Subject: Re: Report 2, November 22 Committee Meeting
From: wayne@cresmere.co.nz
To: michaelpcgibson@hotmail.com

Hello Michael,

There have been repeated meetings between CVRA and the WCC planners, but CVRA received the final draft only at the end of Friday 16 November. The officers informed CVRA that no opportunity to amend this document was available before the SPC meeting. It was Iona Pannett who contacted CVRA and insisted that the only opportunity to amend the report would be before the meeting.

CVRA met with the planners and Cr Pannett immediately before the SPC met. The planners resisted any changes. In every case there were 'very good reasons' why the planning officers have ignored every suggested or requested change made by CVRA. During that meeting the planners also rejected the suggestion made by Cr Pannett that it was a serious error for a junior officer to have made a decision to completely ignore a published planning document. (I had alerted Cr Pannett to the two maps within the Outer Green Belt Management Plan May 2004 that show as "future initiatives" the inclusion of this site and several others within the area within Open Space).

I have been informed that the planners returned from this meeting extremely angry that a councillor had upset their plans to prevent any changes being made to the document and discovered that officers simply ignore published policy decisions with which they happen not to agree.

The most recent meeting was on Monday evening and all of the CVRA members present emerged with a far clearer understanding of the extent to which the residents and elected representatives have been repeatedly

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and deliberately misled. The planning officers have consistently misquoted Transpower to justify this rezoning and developed a zoning that, while apparently offering a range of protections for residents, actually does not prevent the developer with applying to proceed with his plans for a Mitre 10 Mega store. Iona Pannett was present at the meeting when the planner, Andrew MacLeod, conceded that the whole exercise had been largely academic.

It is now clearly understood that the officers within WCC are determined to deliver a business zoning for this site to Aharoni and that the residents will have to fight this through the RMA process.

*Regards as always to you and Kristin,
Wayne*

Submission 117

From: Wellington City Council [webcentre@wcc.govt.nz]
Sent: Monday, 10 December 2012 10:22 a.m.
To: Megan Dunning
Subject: Town Belt Legislative & Policy Review - Submission

The following details have been submitted from the "Town Belt Legislative & Policy Review" form on the Wellington.govt.nz website:

First Name: John
Last Name: Baddiley
Street Address: 70 Sefton Street
Suburb: Wadestown
City: Wellington
Phone: 021662664
Email: jono@fnord.org.nz

I would like to make an oral submission in February 2013.

(Please provide your phone number for an oral submission.) Yes Your phone number: 021662664 I am giving this feedback: as an individual Organisation name:

----- Section One - Draft Town Belt Management Plan -----

Overall, do you support or oppose the general direction of management for the Town Belt?

Strongly support

Why do you say this?

The town belt, and its associated green spaces is a valuable resource both for the recreation and the aesthetic values for the city.

I strongly support the principle of shared access for various recreational user groups to town belt land, and encourage further communication between groups to reduce incidents of user conflict.

The plan proposes to protect an additional 85.03 hectares under the Town Belt Deed (chapter 2 of the draft plan). To what extent do you support or oppose this?

Strongly support

Why do you say this?

I strongly support the acquisition and protection of land that is commonly considered to be part of town belt, but not protected as such. This move will allow the council to ensure that the management plan is applied consistently across the land holdings.

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I urge the council to ensure that principles of open access for all recreational users on added blocks of land, where this is appropriate.

The plan proposes criteria for assessing land to be added to the Town Belt (chapter 2 of draft plan). To what extent do you support or oppose the criteria?
Support

Why do you say this?

The plan proposes to restore and enhance ecosystems and increase the indigenous vegetation cover on the Town Belt (chapter 5 of draft plan). To what extent do you support or oppose this?
Strongly support

Why do you say this?

The work of the council and volunteer groups across the city has brought a marked increase in native birds, especially in the "inner suburbs".

I believe that the reinstatement of indigenous plants on the town belt will enhance the appreciation of Wellingtonians for our natural environments.

The plan attempts to balance retaining "natural" areas for informal recreation with the demands from organised sport (chapter 6 of draft plan). To what extent do you agree or disagree that the draft plan is achieving a balance?
Agree

Why do you say this?

The plan proposes to limit the development of sporting facilities to existing sports and recreation parks (chapter 6 of draft plan). To what extent do you support or oppose this?
Support

Why do you say this?

The council should be looking to limit the development of facilities (especially buildings) that are single purpose, or only useable by a small user group.

1. Theme, sector, or policy and page number:
6.2 (what is recreation)

Comment

I strongly support the continued principle of shared recreation access to the

tracks and open spaces in the town belt.

The last 10 years, and especially the last 5 years has shown how involved volunteer groups (mountain bikers, for example) can support and enhance the utility of land within the town belt.

In addition, these same volunteer groups are available and willing to support the council with aspects such as track maintenance.

2. Theme, sector, or policy and page number:

8.1 - Te Ahumairangi Hill

Comment

I strongly support the access that the council has allowed for responsible mountain bike access to Te Ahumairangi.

As a Wadestown homeowner, the hill provides a valuable recreational location for me only minutes from my front door.

I urge the council to consider allowing further access to mountain bike recreation on the city (Eastern/Thorndon) side of the hill. This would give an opportunity to commute to work with minimal interaction with road-based traffic, while enjoying the natural environment.

I would be happy (and I am sure that there would be plenty of other people in a similar situation) to assist with track maintenance on designated tracks were this to happen.

3. Theme, sector, or policy and page number:

Comment

4. Theme, sector, or policy and page number:

Comment

5. Theme, sector, or policy and page number:

Comment

Do you have any additional comments?

----- Section Two - Proposed legislative changes -----

Do you support or oppose the overall objectives of the proposed legislative change?

Support

Why do you say this?

1. Paragraph number:

Comment

2. Paragraph number:

Comment

3. Paragraph number:

Comment

4. Paragraph number:

Comment

5. Paragraph number:

Comment

TOWN BELT LEGISLATIVE AND POLICY REVIEW SUBMISSION FORM



Help us protect the Town Belt by commenting on:

- the draft Town Belt Management Plan
- some proposed legislative changes to strengthen its governance.

You can have your say:

- By making a submission on this form or in writing and send it to us by **Monday 10 December 2012**.
 - Post: Freepost, Parks and Gardens (REPL01), Wellington City Council, PO Box 2199, Wellington 6140
 - Fax: 801 3155
- By making a submission online at Wellington.govt.nz
- By sending an email to: townbelt@wcc.govt.nz
- You may also make an oral submission to Councillors. To do this, tick the box below and provide your contact details.

Please phone 499 4444 for more information.

ENTER YOUR NAME AND CONTACT DETAILS	
* Mandatory fields	
Mr / Mrs / Ms / <u>Miss</u> / Dr (Please circle which applies)	
First name* CHRISTINE	Last name* MCNEIGHT
Street address* 184 ABEL SMITH STREET	
Suburb TE ARO	City WELLINGTON
Phone/mobile 04-439 9257	Email christine.mcneight@gmail.com

MAKING A SUBMISSION	
I am making a submission	<input checked="" type="checkbox"/> As an individual <input type="checkbox"/> On behalf of an organisation
Name of organisation	
I would like to make an oral submission to the City Councillors.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide a phone number above so that a submission time can be arranged.	

SUBMISSIONS CLOSE 5PM ON MONDAY 10 DECEMBER 2012.

Privacy statement

All submissions (including name and contact details) are published and made available to elected members of the Council and the public. Personal information supplied will be used for administration and reporting back to elected members of the Council and the public as part of the consultation process. All information collected will be held by Wellington City Council, 101 Wakefield Street, Wellington. Submitters have the right to access and correct personal information.

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TOWN BELT LEGISLATIVE AND POLICY REVIEW

Overall, do you support or oppose the general direction of management for the Town Belt? (please circle)

1 Strongly oppose 2 Oppose 3 Neither support nor oppose 4 Support 5 Strongly support

Why do you say this?

SECTION ONE – DRAFT TOWN BELT MANAGEMENT PLAN

The plan proposes to protect an additional 85.44 hectares under the Town Belt Deed (chapter 2 of the draft plan). To what extent do you support or oppose this? (please circle)

1 Strongly oppose 2 Oppose 3 Neither support nor oppose 4 Support 5 Strongly support

Why do you say this?

There is a lot more land that should be included, because there are many stands of trees not recognised in the draft plan that support birds and insects and form natural corridors

The plan proposes criteria for assessing land to be added to the Town Belt (chapter 2 of draft plan). To what extent do you support or oppose the criteria? (please circle)

1 Strongly oppose 2 Oppose 3 Neither support nor oppose 4 Support 5 Strongly support

Why do you say this?

The criteria are too narrow and do not give sufficient weight to strengthening bio-diversity and supporting all the other species (besides humans) that live in Wellington

The plan proposes to restore and enhance ecosystems and increase the indigenous vegetation cover on the Town Belt (chapter 5 of draft plan). To what extent do you support or oppose this? (please circle)

1 Strongly oppose 2 Oppose 3 Neither support nor oppose 4 Support 5 Strongly support

Why do you say this?

The plan attempts to balance retaining 'natural' areas for informal recreation with the demands from organised sport (chapter 6 of draft plan). To what extent do you agree or disagree that the draft plan is achieving a balance? (please circle)

1 Strongly disagree 2 Disagree 3 Neither agree nor disagree 4 Agree 5 Strongly agree

Why do you say this?

The plan proposes to limit the development of sporting facilities to existing sports and recreation parks (chapter 6 of draft plan). To what extent do you support or oppose this? (please circle)

1 Strongly oppose 2 Oppose 3 Neither support nor oppose 4 Support 5 Strongly support

Why do you say this?

DO YOU HAVE ANY COMMENTS ON THE PROPOSED LEGISLATIVE CHANGES?

Continued from previous page

Number	Comment

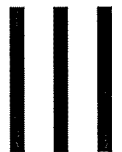
1st fold here – fasten here once folded

Thank you for your submission.

PLEASE RETURN THIS SUBMISSION FORM BY 5PM ON MONDAY 10 DECEMBER 2012.

2nd fold here

Free Post Authority Number 2199



Freepost WCC
Parks and Gardens (REPL01)
Wellington City Council
PO Box 2199
Wellington 6140

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DO YOU HAVE ANY COMMENTS ON WHAT THE DRAFT PLAN PROPOSES?

If you have read the draft plan, please provide the policy number and page number too.

Theme, sector or policy and page number	Comment
Theme A Sector 3 3.2.3.2	The land between the top of Abel Smith Street and Devon Street - this is the Council should negotiate with the Crown to return this land to the Town Belt SEE ATTACHED DOCUMENT

DO YOU HAVE ANY ADDITIONAL COMMENTS?

For example, is there anything you feel has not been adequately covered by the draft plan. (Please attach any additional pages.)

--

SECTION TWO – PROPOSED LEGISLATIVE CHANGES

Do you support or oppose the overall objectives of the proposed legislative change? (please circle)

1 Strongly oppose 2 Oppose 3 Neither support nor oppose 4 Support 5 Strongly support

Why do you say this?

--

DO YOU HAVE ANY COMMENTS ON THE PROPOSED LEGISLATIVE CHANGES?

For example, tell us what you think about the statutory principles and the Council's powers, such as the maximum term for a lease. If you have read the full drafting instructions please provide the paragraph number too.

Number	Comment

PART OF THE TE ARO SCHOOL LAND - ABEL SMITH STREET

8.3.2.3: The Council will initiate discussions with the Crown and Port Nicholson Block Settlement over the future ownership, status and use of the steep gully that is part of the Te Aro school land

The assessment of this block of land that forms the basis for this proposal is inaccurate and does not reflect the contribution it makes to the ecology and biodiversity to the local area and to Wellington as a whole.

This document demonstrates why, as set out in Theme A, the Council should recognise the ecological value of this area of land and take any opportunity it can to negotiate with the Crown for its return to the Town Belt in perpetuity.

A

Response to the description of the part of the Te Aro School land that sits between the top of Abel Smith Street and Devon Street.

It has low ecological value

The area forms a remarkable ecological niche because it has characteristics (see below) that make it very attractive to an increasing number of indigenous birds because of the insects and trees that it supports.

Ten years ago, a good number of Grey Warblers, Kingfisher, Fantails and Morepork shared the area with non-native birds. However, after the wonderful Zealandia became established, Tui moved into the giant gum tree that dominates the gully and quickly chased out the Magpies. Since then Tui family groups have established nests all around the area. Three years ago families of Kakariki and Kaka began to move in and also use it as a corridor. On a sunny day, the area is full of bird sounds and on still nights we always hear the Morepork. We know that being a home to indigenous birds does not make this area unique in Wellington, but their high numbers and the proximity of the area to central Wellington makes the area a remarkable ecological niche.

This land is very isolated from the existing town belt

The assumption that the land is isolated from the town belt appears to not take into account that for indigenous birds on the wing, connection at ground level is not relevant. Birds appear to use the area as an important connecting link (**ref. Policy 5.5.13**) to other areas of trees nearby. As residents we know this because of the noise they make calling out to each other as they fly up the gully and through the school, especially the native parrots. There appears to be an existing corridor that is not recognised in the Draft Plan that extends from the gully at the top of Abel Smith Street across Te Aro School to the trees that grow on the steep slope below the university car park below the university gym. From there, they fly across to the trees that grow along the

motorway. I walk this way to work every morning and hear the same birds in all these areas.

Its small scale, aspect and location add little value in strengthening the Town Belt's continuity and horseshoe shape

The two dimensional map used by Council does not represent the true size of the land area because it does not represent the third dimension, depth. The steep sides of the gully mean that the actual land area is at least double the size of the flat area shown on the map. This means that it is much more able to contribute to Wellington's bio diversity than is recognised in the draft plan.

The steep aspect of the gully means that the lower areas are sheltered from the wind and are very shady. This has allowed a dense colony of mature broad leaf exotic and indigenous trees to grow there and create a thick leafy canopy that is very attractive to birds and supports a large number of nests.

Its steep slope and aspect also provide shelter from direct sunlight and strong winds. Some of the trees in the gully are unusually tall for Wellington, especially a gigantic gum that supports a large number of insects and is the favoured perch for indigenous birds, largely Tui, kaka and kakariki.

As these large trees add great visual character to the area and the gum in particular is widely recognised in the community and highly valued, they should qualify for protection under 4.3.12 and 4.3.15.

While the steep shady aspect makes this land ideal for trees it is very unsuitable for residential purposes. It is our concern that this is how it might be used if it were to be removed from the Town Belt. The unpleasant of the shade is particularly evident in the houses that have been built in the shady part of the gully down below street level in Devon Street. Nevertheless we are mindful of the way the university has built extremely intrusive apartments on a previously pretty little tree covered slope just a short distance away from this gully.

The location need not be a barrier to this land meeting requirements for inclusion in the town belt. It is very close to central Wellington and with a little imagination and a very small amount of funding, it could be transformed into a charming area for walking.

B OTHER COMMENTS

Principle 4 states that the Town Belt's landscape character will be protected and enhanced. I would like to suggest that this land may not obviously contribute to the landscape because it is out of view until you get close to it, it. This might be why the assessment in the Draft Plan undervalues it. As I have stated above, the fact that it is a steep sided gully is the reason such a

rich community of exotic and indigenous flora and fauna to thrive there. I wonder whether the people drafting this document have walked down into the gully on a sunny day and experienced the extraordinary, magical atmosphere created by the huge trees. It is totally absorbing because all the city noises are muffled by the tall trees around you, yet you are only 10 minutes walk from Cuba Street.

Principle 5 states that the Town Belt will support healthy populations of indigenous biodiversity. As explained above, this land, unlike the other areas identified for inclusion in the Town Belt, already supports a healthy population of indigenous biodiversity and to not seek its return to the Town Belt is not compliant with this principle.

Principle 6 states that the Town Belt is for all to enjoy. I do not know why more effort is not put into making this land accessible to urban apartment dwellers. It is very close to central Wellington and as I have demonstrated it forms a compact and unique ecological area that we would be happy to share. It would be cheap and easy to develop imaginative ways to make this area accessible. For example, steps could be constructed down into it from the top of Abel Smith Street or high level paths could be constructed along the edge of the gully that look down on the tree tops.

5.1 Historical ecosystems

Ref para. 9 p. 34

With respect to birds, this paragraph is so out of date, I wonder if it was a Wellingtonian who wrote it. The existence of the wonderful Zealandia has greatly enriched the bird life of Wellington over the last 10 years and the land at the top of Abel Smith Street is exceptionally rich in previously rare indigenous bird life such as Kaka, Kakariki and Tui as well as the more common ones.

5.2

The Town Belt is an easily accessible place where people can experience and view nature.

The Abel Smith Street area could be made much more accessible than it currently is. It would be possible to construct pathways and steps from the top of Abel Smith Street. This remarkable ecological niche is within 10 minutes walk from Cuba Street.

5.4

Inclusion of the land at the top of Abel Smith Street will assist the Council in meeting the objectives set out in 5.4.1 and 5.4.3

5.5.1

The Council will identify and restore all ecologically important areas on the Town Belt

The land at the top of Abel Smith Street is of ecological importance and should be identified as such as the Council should move to have it restored to Town Belt status. It hardly needs restoration as it already supports a large colony of indigenous wildlife. A large number of indigenous trees have become well established in the area immediately adjacent to the houses located at the top of Abel Smith Street steps. This is the consequence of the plantings made in the 1990s by our then neighbour Bronwen Evans. Since then the trees have transformed this part of the area and they are spreading. Indigenous birds are very commonly seen feeding on the trees right at our doorsteps. The seedlings were provided free by the Council for which we are very grateful.

Theme G

Lastly I would like to say that this land is part of Wellington's cultural heritage as it was used by prisoners to grow vegetables and in fact potatoes and mint still grow there. It must have played an important role in making their lives bearable.

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Submission 75

From: Will Caccia-Birch [Will.Caccia-Birch@WRFU.CO.NZ]
Sent: Friday, 7 December 2012 4:54 p.m.
To: Megan Dunning
Cc: kristine.brown@WRFU.CO.NZ; Matt Evans
Subject: Draft Town Belt Management Plan - WRFU submission
Attachments: WRFU Submission Draft Town Belt Management Plan 2012.pdf

Good afternoon

Please find attached submission from the Wellington Rugby Football Union on the Draft Town Belt Management Plan.

Kind regards

Will Caccia-Birch | Manager Amateur Rugby | Wellington Rugby

D: +64 4 380 2201 | **M:** +64 21 344 428 | **F:** +64 4 389 0889

Level 1, 113 Adelaide Road, Newtown, Wellington 6021 | PO Box 7201, Wellington South 6242



**WELLINGTON
RUGBY FOOTBALL
UNION Inc.**

6 December 2012

Freepost
Parks and Gardens (REPL01)
Wellington City Council
PO Box 2199
WELLINGTON 6140

Dear Sir/Madam

SUBMISSION: DRAFT TOWN BELT MANAGEMENT PLAN 2012 AND LEGISLATIVE CHANGES

The Wellington Rugby Football Union Inc (WRFU) is an incorporated society that was established in 1879. The objects of the WRFU are to foster and control the game of rugby in the Wellington region which includes Wellington City, the Porirua Basin and the Hutt Valley. WRFU was incorporated for the purpose of promoting amateur rugby conducted for the recreation and entertainment of the general public.

There are 18 clubs affiliated to the WRFU as well as the Wellington Rugby Referees Association, Wellington Secondary Schools Rugby Association, Greater Wellington Primary Schools Rugby Association and the Junior Rugby Zone Executive which is responsible for junior rugby within the region. In 2012, there were 11,400 registered players (including women) that make up over 550 teams supported by 1,200 coaches, 160 referees and more than 1,000 volunteers. Junior playing numbers increased by 14% in 2012, with 8% growth overall.

The WRFU is a true community sporting organisation that has been focussed on creating good health and great experiences for our community for more than 130 years.

The WRFU acknowledges its broad support of the Draft Town Belt Management Plan, in particular the changes proposed to the development of 'sport and recreation parks'. The ability to further develop existing facilities with infrastructure that will future proof our sport such as floodlighting and artificial turf through a transparent but more efficient process, can only benefit the sporting sector going forward and are supported by WRFU.

There are two points WRFU would like noted in the context of the plan:

Firstly, with respect to Rugby League Park, the WRFU wish to highlight the significant investment made in this facility over the last decade and a concern at the current inability to extend the lease term beyond its current ten years. It is the view of the WRFU that sporting clubs and organisations should be incentivised to invest in their sporting facilities in a way that benefits the community and their sport. In the case of Rugby League Park, Wellington Rugby has invested in excess of four million dollars in a facility which delivers services to professional and amateur audiences.



WELLINGTON RUGBY FOOTBALL UNION INC.

This investment has been made in the expectation that it will continue to deliver benefits for people in the wider Wellington Region for decades rather than just a few years. On that basis the WRFU respectfully submits that the Draft Town Belt Management Plan needs to explicitly provide for the ability to offer longer term leases reflecting the true life of the building and community asset. As an example, in the case of Rugby League Park, Wellington Rugby feels a lease period of 25 years would be a significant step towards aligning the lease period with the true life of the community asset.

Secondly, as a community owned sporting organisation, Wellington Rugby feels it is important that the Plan is finalised in such a way as to preserve as much as possible (while supporting the other objectives in the plan) the option of developing new community sporting facilities, should new sports or new forms of existing sport emerge within the Wellington community.

Thank you for the opportunity to contribute to the development of the Town Belt Management Plan. We would appreciate any opportunity to make an oral submission to City Councillors, supporting this written submission.

Yours faithfully



James Te Puni
Chief Executive Officer

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TOWN BELT LEGISLATIVE AND POLICY REVIEW SUBMISSION FORM



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- the draft Town Belt Management Plan
- some proposed legislative changes to strengthen its governance.

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Please phone 499 4444 for more information.

ENTER YOUR NAME AND CONTACT DETAILS	
* Mandatory fields	
Mr / Mrs / Ms / Miss / Dr (Please circle which applies)	
First name* BERNARD	Last name* O'SHAUGHNESSY
Street address* 139a Daniell St	
Suburb Newton	City
Phone/mobile 021.1888.289	Email Bernardboss@yahoo.co.uk

note uk!

MAKING A SUBMISSION	
I am making a submission	<input checked="" type="checkbox"/> As an individual <input type="checkbox"/> On behalf of an organisation
Name of organisation	
I would like to make an oral submission to the City Councillors.	<input checked="" type="checkbox"/> Yes (YES) <input type="checkbox"/> No
If yes, provide a phone number above so that a submission time can be arranged.	A/A

NOTE URGENT IDEA

SUBMISSIONS CLOSE 5PM ON MONDAY 10 DECEMBER 2012.



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ALSO - AS A SAFETY IDEA HAVE ALL BUSES ENTERING THE UNGOLDEN MILE TO SWITCH ON THEIR HAZARD FLASHING LIGHTS TO PROTECT RATEPAYERS BUT TOURISTS ON THE FOOTPATHS.

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TOWN BELT LEGISLATIVE AND POLICY REVIEW

Overall, do you support or oppose the general direction of management for the Town Belt? (please circle)

1 Strongly oppose 2 Oppose 3 Neither support nor oppose 4 Support 5 Strongly support

Why do you say this?

Heading in the right direction
A comprehensive policy draft by Council officers - pity such officers had "no regard" for heritage of "MANNERS MALL"

SECTION ONE - DRAFT TOWN BELT MANAGEMENT PLAN

The plan proposes to protect an additional 85.44 hectares under the Town Belt Deed (chapter 2 of the draft plan). To what extent do you support or oppose this? (please circle)

1 Strongly oppose 2 Oppose 3 Neither support nor oppose 4 Support 5 Strongly support

Why do you say this?

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Why do you say this?

The plan attempts to balance retaining 'natural' areas for informal recreation with the demands from organised sport (chapter 6 of draft plan). To what extent do you agree or disagree that the draft plan is achieving a balance? (please circle)

1 Strongly disagree 2 Disagree 3 Neither agree nor disagree 4 Agree 5 Strongly agree

Why do you say this?

Depends on the sport.
Biking walking etc, but clubs (& individuals) must be responsible for any damage.

The plan proposes to limit the development of sporting facilities to existing sports and recreation parks (chapter 6 of draft plan). To what extent do you support or oppose this? (please circle)

1 Strongly oppose 2 Oppose 3 Neither support nor oppose 4 Support 5 Strongly support

Why do you say this?

No car racing NOR RUGBY CLUBS!

Submitters - Wednesday 20 February 2013

DO YOU HAVE ANY COMMENTS ON WHAT THE DRAFT PLAN PROPOSES?

If you have read the draft plan, please provide the policy number and page number too.

Theme, sector or policy and page number	Comment
	<u>Other comments</u> Berhampsee Golf is Total
	UNDOABLE and a burden on Ratepayers. Close it + get them to go over to Miramar Airport Golf.
	All of the Golf clubs should be replanted with NATIVE Trees + gardens
	- It could become the Zealandia of Island Bay!
	I will give more comments at oral Submissions

DO YOU HAVE ANY ADDITIONAL COMMENTS?

For example, is there anything you feel has not been adequately covered by the draft plan. (Please attach any additional pages.)

Does this include the walking cycling present policy? Surely its linked.

SECTION TWO - PROPOSED LEGISLATIVE CHANGES

Do you support or oppose the overall objectives of the proposed legislative change? (please circle)

1 Strongly oppose 2 Oppose 3 Neither support nor oppose **4 Support** 5 Strongly support

Why do you say this?

DO YOU HAVE ANY COMMENTS ON THE PROPOSED LEGISLATIVE CHANGES?

For example, tell us what you think about the statutory principles and the Council's powers, such as the maximum term for a lease. If you have read the full drafting instructions please provide the paragraph number too.

Number	Comment

DO YOU HAVE ANY COMMENTS ON THE PROPOSED LEGISLATIVE CHANGES?

Continued from previous page

Number	Comment
	It will be interesting to see that as there will be a need for a Wellington
	Act, maybe the bastard National Court may not let it through,
	unless of course they see it as a way to SELL everything!

1st fold here - fasten here once folded

Thank you for your submission.

PLEASE RETURN THIS SUBMISSION FORM BY 5PM ON MONDAY 10 DECEMBER 2012.

2nd fold here

Free Post Authority Number 2199



Freepost WCC
 Parks and Gardens (REPL01)
 Wellington City Council
 PO Box 2199
 Wellington 6140

Submission 162

From: Wellington City Council [webcentre@wcc.govt.nz]
Sent: Monday, 10 December 2012 2:58 p.m.
To: Megan Dunning
Subject: Town Belt Legislative & Policy Review - Submission

The following details have been submitted from the "Town Belt Legislative & Policy Review" form on the Wellington.govt.nz website:

First Name: Sarah
Last Name: Adams
Street Address: 256 Queens Drive
Suburb: Lyall Bay
City: Wellington
Phone: 021685512

Email: innermostgardens@gmail.com

I would like to make an oral submission in February 2013.

(Please provide your phone number for an oral submission.) Yes Your phone number: 021685512 I am giving this feedback: on behalf of an organisation

Organisation name: Innermost Gardens Inc

----- Section One - Draft Town Belt Management Plan -----

Overall, do you support or oppose the general direction of management for the Town Belt?

Support

Why do you say this?

The plan proposes to protect an additional 85.03 hectares under the Town Belt Deed (chapter 2 of the draft plan). To what extent do you support or oppose this?

Support

Why do you say this?

The plan proposes criteria for assessing land to be added to the Town Belt (chapter 2 of draft plan). To what extent do you support or oppose the criteria? Neither support nor oppose

Why do you say this?

The plan proposes to restore and enhance ecosystems and increase the indigenous vegetation cover on the Town Belt (chapter 5 of draft plan). To what

extent do you support or oppose this?

Support

Why do you say this?

The plan attempts to balance retaining "natural" areas for informal recreation with the demands from organised sport (chapter 6 of draft plan). To what extent do you agree or disagree that the draft plan is achieving a balance?

Neither agree nor disagree

Why do you say this?

The plan proposes to limit the development of sporting facilities to existing sports and recreation parks (chapter 6 of draft plan). To what extent do you support or oppose this?

Support

Why do you say this?

1. Theme, sector, or policy and page number:

9.3 – allowed uses:

Comment

Educational programmes that enhance the conservation, sustainability and recreational use of the town belt should be an allowed use. For example EOTC (Education Outside the Classroom) programmes run by schools.

2. Theme, sector, or policy and page number:

9.5.1 -

Comment

Environmental education, though not mentioned, does serve to contribute positively to many of the guidelines in this section.

3. Theme, sector, or policy and page number:

9.5.3 -

Comment

Community gardens have an important role in encouraging community access and use of the town belt for recreation, and in promoting the conservation values that underpin the town belt management. Education is a key element of their activities - particularly in terms of contributing to conservation, sustainability and recreation

4. Theme, sector, or policy and page number:

Comment

5. Theme, sector, or policy and page number:

Comment

Do you have any additional comments?

We are keen to see environmental education seen as a supported activity on the town belt.

The Town belt is an amazing resource for wellington providing green space, ecological diversity and recreation areas close to the city centre. We want to see this area used to raise awareness and support people in valuing the importance of the town belt, utilising it in ways that enhance its 'green' presence and develop their connection to nature through education and activities that encourage this.

Environmental education ie hands on classes, natural forages, horticulture and other related classes are easy way to get people active on the town belt. We currently run community classes on food growing through chalkle and would love to develop this further to support our vision of 'Growing Community through Hands in the Soil'.

Further in support of community gardening and related activities on the town belt a recent report commissioned by the council states:

'The Town Belt Legislative and Policy Review[1] outlines principles of how the Town Belt should be managed. Some of the principles developed relate to access to local food through, for example, food growing or gathering. These are:

- The Town Belt is for all to enjoy, and
- The Town Belt will be used for a wide range of recreation activities.

Food growing or gathering is an activity that could support the achievement of these principles by providing a wider range of activities that can be carried out in the town belt by a wider range of people. '

Community gardening and environmental education make the town belt usable to a broader range of people, those who are not wanting to be active in sporting activities and are wanting more hands on activites which support natural connection, as such we believe they are are a valuable asset to the town belt and Wellington City.

----- Section Two - Proposed legislative changes -----

Do you support or oppose the overall objectives of the proposed legislative change?

Neither support nor oppose

Why do you say this?

1. Paragraph number:

Comment

2. Paragraph number:

Comment

3. Paragraph number:

Comment

4. Paragraph number:

Comment

5. Paragraph number:

Comment

Submitters - Wednesday 20 February 2013

Submission 178

From: John Bickerton [bickertonjohn@paradise.net.nz]
Sent: Monday, 10 December 2012 4:15 p.m.
To: Megan Dunning
Subject: TB Submission
Attachments: cvjb Town Belt Legislative and Policy Review.docx

Please find attached the submission from Creswick Valley Residents Association (creswickvalleyra@gmail.com)

Thank you

John Bickerton

Creswick Valley Residents Association

creswickvalleyra@gmail.com

Town Belt Legislative and Policy Review

Submission on Draft Town Belt Management Plan

Name and contact details:

Creswick Valley Residents Association

c/o John Bickerton

141 Orangi Kaupapa Road

Northland

Wellington 6012

04 970 7765

bickertonjohn@paradise.net.nz

I am making a submission on behalf of the **Creswick Valley Residents Association**.

We would like to make an oral submission to the City Councillors.

Overall support for general direction

We support the general direction of management for the Town Belt, subject to the changes requested below.

Criteria for assessing land to be added to the Town Belt

We support the plan's proposed criteria for land to be added to the Town Belt.

However we note the following two points:

1. The assessment criteria listed under section 2.7, page 19 refers to 'accessibility and provision of linkages to key community destinations' as a criterion for assessing addition land. This criterion is not included in policy 2.9.4, page 19. **We submit that this criterion should be added to policy 2.9.4.**
2. The Council's position on the inclusion of privately owned land into the Town Belt is not made explicit. Section 2.7 refers to alienated land that has been subdivided into private residential property as one reason for why it is 'unrealistic' to regain the original 1841 boundary. However we submit that there may be land that meets the criteria in policy 2.9.4 and would fall within category 1 (page 18) but is in private ownership. What would the Council's policy be on including such land as part of the Town Belt. **We submit that policy 2.9.4 should be strengthened by explaining the position on including privately owned land into the Town Belt.**

Indigenous vegetation

We support the plan's proposals to restore and enhance ecosystems and increase the indigenous vegetation cover on the Town Belt.

Additional land – Te Ahumairangi Hill sector

Specifically we wish to comment on *Table 1: Town Belt land additions, removals and boundary rationalization – Te Ahumairangi Hill sector*, page 76. In particular our comments relate to the land described in line 1 of Table 1 – the privately owned undeveloped land below Stellin Memorial Park. We do not agree with the Council's recommendation for the following reasons:

1. The land would provide a valuable addition to the Town Belt.
2. The land meets all of the assessment criteria for additions of land to the Town Belt.
3. The land strengthens both the visual and the physical continuity of the horseshoe shape of the Town Belt. It physically adjoins both the existing Town Belt and Stellin Memorial Park.
4. The land has significant landscape values. This is identified by the Council in Table 1, page 76. The land already appears to be visually part of the Town Belt. It provides a visual and green connection between Te Ahumairangi Hill and the Botanic Garden.
5. The land is located close to the central city and the inner suburbs of Thorndon and Northland.
6. The land potentially provides ecological connectivity between Te Ahumairangi Hill and the Botanic Garden. This ecological connectivity is identified by the Council and indicated on the map on page 72. It is also identified in Table 1, page 76.
7. The land was part of the original Town Belt.
8. The land has the potential to provide a more direct linkage between the Town Belt, Stellin Memorial Park and the Botanic Garden through Bank Road, thus increasing the accessibility of this key community destination.
9. A linkage would also form part of the extensive network of tracks on Te Ahumairangi Hill and provide additional informal recreation opportunities.
10. Providing a linkage from Stellin Memorial Park would be an opportunity to recognise the importance of the Stellin Bequest to the City of Wellington. It could also provide an opportunity to mark the 50th anniversary of the Bequest in 2014.

We submit that the Council should pursue acquisition of this land for inclusion in the Town Belt. Or, in the alternative to negotiate with landowners to provide a permanent linkage between Stellin Memorial Park, the Town Belt and Bank Road.

Stellin Memorial Park

We strongly support the formal inclusion of Stellin Memorial Park in the Town Belt (Table 1, page 76, and section 8.1.2, page 66).

The bequest of this land from James Stellin to the City of Wellington is very important in terms of both a memorial to his son, and the reinstatement of almost 6.5 hectares of former Town Belt.

Submitters - Wednesday 20 February 2013

We submit that the Council should formally acknowledge the importance of this generous gift to the City by placing appropriate signs at the entrance to the Park, and also at the boundary of the land on each walking track. We also submit that the Council should support a historical research project into the contribution of James Stellin to the development of the Wellington region¹ and that this should be published as part of the 50th anniversary of his bequest in 2014.

Thank you for the opportunity to submit on the Draft Town Belt Management Plan.

¹ James Stellin was a prominent Wellington businessman and developer. As well as owning the land in Orangi Kaupapa Rd that is now Stellin Memorial Park James Stellin also had other land holdings in Patanga Crescent and Albemarle Street. He was also responsible for the subdivisions of Strathmore Park, Kingston and Avalon.

Submitters - Wednesday 20 February 2013

Submission 250

From: Michael Oates
Sent: Wednesday, 12 December 2012 11:29 a.m.
To: Megan Dunning
Subject: FW: TB Submission
Attachments: cvjb TB Individual submission.docx

Mike Oates

Mgr Open Space & Rec Planning | Parks, Sport & Recreation | Wellington City Council

P 04 803 8289 | **M** 021 227 8289 | **F** 04 801 3155

E michael.oates@wcc.govt.nz | **W** Wellington.govt.nz |

<https://www.facebook.com/wellingtoncitycouncil><https://www.facebook.com/wellingtoncitycouncil>

<http://twitter.com/wgtnc><http://twitter.com/wgtnc>

From: John Bickerton [mailto:bickertonjohn@paradise.net.nz]
Sent: Tuesday, 11 December 2012 5:26 p.m.
To: Michael Oates
Subject: TB Submission

Afternoon Mike,

Attached my submission on the TB. Many thanks for the time extension – I could not have managed without it.

Cheers

John b

Town Belt Legislative and Policy Review

Submission on Draft Town Belt Management Plan

Name and contact details:

Creswick Valley Residents Association

c/o John Bickerton

141 Orangi Kaupapa Road

Northland

Wellington 6012

04 970 7765

bickertonjohn@paradise.net.nz

I am making a submission as an individual.

I would like to make an oral submission to the City Councillors.

Overall support for general direction

I support the general direction of management for the Town Belt but am concerned that the sheer volume of information to be digested within two months is not consistent with genuine public consultation.

I submit that the Draft Management Plan, with its myriad of detail and important issues, should be left “on the table” until new legislation is created.

The Purpose of the Town Belt Management Plan

Section 1.3 states “The purpose of the Wellington Town Belt Management Plan is to provide the Wellington City Council with a clear framework for making decisions and managing the Town Belt for the next ten years”. I agree with this aim and generally support the framework and structure set out.

The focus of this aim is the future and to a lesser extent the present. I do not think that the emphasis on the history of the Town Belt, particularly the maori revisionist history, is helpful. Rather it creates unease and contention in areas which are irrelevant to the management of the Town Belt. The purpose of the document is to look forward not backward.

I submit that the history contained in the Town Belt Management Plan should be factually correct and wherever possible uncontroversial. It should also be concise.

The Town Belt legislative and policy framework

Whilst I support change in this area, more unbiased information about the need for change and the different options is needed. **Debate amongst knowledgeable communities such as the Friends of the Wellington Town Belt and others should be encouraged.**

Section 2.2 sets out the recently developed Town Belt principles and describes them as “a generally accepted view”. Having participated in the workshops and read several of the public submissions, I remain unconvinced that this is the case and caution should be exercised before translating them into law.

Submitters - Wednesday 20 February 2013

The present Deed has served the community well for 150 years, **I submit that change needs to be prudent and actively supported by the institutions involved.**

Partnership and Community Participation

I support the general intention of Section 3 but submit that “the Council will work in partnership with mana whenua and the wider community” should be changed to **“the Council will work in partnership with the wider community including mana whenua”**

Regarding Section 3.1 Partnership with mana whenua, **I submit that the WCC should maintain an open mind on the historical accuracy of the acquisition of the Wellington Town Belt land by the New Zealand Company.”**

It is my view that further investigation is required before accepting the statements contained in Section 3.1 ,that the Town Belt was wrongly taken from Maori. I agree and accept that Maori have a strong cultural relationship with certain lands in the Town Belt. However the concept of a Town Belt, introduced to New Zealand by the New Zealand Company would not have been understood and nor was it relevant to Maori at the time who could not have perceived the desire for natural 'green' city border. This has not been considered in the acceptance of a special argument for Maori, and I believe that further investigation with the presentation of a balanced view of how the Town Belt became a most important part of the city today is yet to be done.

Culture and History

I support the principle that the Council should recognise historical and cultural links with the land but this should be balanced and taken within the general context of the city development.

I submit that the historical outline and traditional history Sections 7.1 and 7.2 (pages 55-57) and in Appendices 3 & 4 need more research and writing and that this is best achieved through separate documents from the Town Belt Management Plan.

History concerning Town Belt could include the separate contributions of different hapus, iwis and other settlers. This may not be easily confinable to within the Town Belt, e.g. Te Attiawa cultivations on Tinakori Hill known as “Orangi Kaupapa cultivations” were vital to the survival of the early settlers. James Stellin owned “Orangi Kaupapa lands” as well as land around Albemarle St and Patanga Crescent with their connections to Wilton and Botanic Gardens. Part of this was gifted to the Council “upon trust” in 1964 and now forms Stellin Memorial Park.

Furthermore the history given in Section 8.1.2 about the origins of the word “Tinakore” conflicts with the evidence of the 1840 map given on page 208 (Appendix 4). Similarly the interpretations / significance of the word “Ahumairangi” acknowledge neither the controversies surrounding it nor its possible connection with the 1841 proclamation of the city.

Treaty of Waitangi principle “two peoples, one nation” suggests that only one common history should apply. **I submit that Appendices 3 & 4 should be combined into a more concise history of the land.**

Proposed Legislative Changes

I partly support the proposed legislative changes and believe that the process should take place with speed and thoroughness. **I do not support significantly increased powers for the Council.**

Thank you for the opportunity to submit on the Draft Town Belt Management Plan.

Submitters - Wednesday 20 February 2013

Submission 186

From: Peter Hunt [huntpg@gmail.com]
Sent: Monday, 10 December 2012 4:30 p.m.
To: Megan Dunning
Subject: Town Belt Management plan - Forest & Bird Wellington Branch submission
Attachments: Forest & Bird Wellington Branch Submission on Town Belt Management Plan 2012.pdf;
ATT00001.htm

Attention: Parks and Gardens
Wellington City Council
PO Box 2199
Wellington 6140

Find attached out submission on the Plan and would like to make an oral submission in February.

Kind regards
Peter Hunt
for Forest & Bird Wellington Branch

Submitters - Wednesday 20 February 2013

Submission on the Wellington City Council's Town Belt Legislative and Policy Review

Submitted by Peter Hunt on behalf of the Royal Forest and Bird Protection Society Inc.
Wellington Branch
P.O.Box 4183
Wellington

General Comment

Thank you for an opportunity to comment on the proposed plan. Our comments have been restricted to the issues directly related to the Ecology section of the Draft Town Belt Management Plan and reflect the aims of our Society. We are confident the views expressed are representative and supported by the majority of our members.

We do realise that the Town Belt has been encroached upon over the lifetime of the deed with a gradual erosion of land and the placement of built infrastructure. We acknowledge the well documented history of the Town Belt in the plan and would just like to emphasize that further loss of land from the town belt will merely accelerate loss of public space and negate any good will and community spirit intended by the original deed. We are therefore strongly in support of WCC returning land to the Town Belt and restricting further incursion or encroachment by built infrastructure.

We are in general support of the tenor of the document particularly with its intent to strengthen and increase the importance and prominence of the bio-diversity of New Zealand fauna and flora within the town belt. We are very fortunate to have world renowned endemic wildlife that draws visitors to our shores.

What is needed now is a long term (200years) commitment to enable the native trees that we plant today on the town belt to reach maturity. This longer term thinking is evident in Botanic Gardens and Otari/ Wilton bush and needs to be extended to a greater portion of the Town Belt.

Analysis

The branch applauds the integrity and thoroughness of the analysis of the ecology of the Wellington Town Belt as presented in sections 5.1 Historic Ecosystems, 5.2 Current ecological values and 5.3 Issues and Opportunities including the inclusion of karo as a common weed in 5.3.2 Pest management. The importance placed on ecological connectivity (p. 37) is particularly welcome and coincides with the branch policy on creating green corridors within the city.

Objectives

The branch supports all the objectives listed in section 5.4, particularly the first points of section 5.4.1 "that the biodiversity of the Town Belt is protected, enhanced and functions as a well-connected system", and of section 5.4.3 "that citywide ecological connectivity is improved and existing ecosystems enhanced".

These objectives seem much more useful than the description of the Town Belt as "a hub of indigenous biodiversity" in the Guiding Principle (p.33). The term 'hub' is used in relation to sports facilities in a similarly ill-defined way, but seems to mean something very different from the narrow, horseshoe shaped belt of natural landscape framing the central city, in which the focus needs to be on connectivity.

The objective of improvement of the "ecological resilience of the city" appears laudable, but could perhaps benefit from a description of what this might mean in lay person's terms.

Policies

The policy of reversing the preponderance of exotic over native species is welcomed, but it is felt that this should be spelled out independently of the prioritization of its implementation (5.5.6 and 5.5.11).

The branch welcomes the policy of involving community groups. Restoration of the original vegetation on the town belt is particularly important because of the potentially exemplary nature of work on land so easily accessible to the citizens of Wellington.

The branch submits that although sports facilities have their place, they rarely if ever enhance the ecological value of the town belt. The branch therefore proposes that indoor sports facilities are not appropriate or to be encouraged within the town belt and that buildings on the town belt should be removed wherever possible when they become vacant or dilapidated.

Submitters - Wednesday 20 February 2013

Accordingly the branch believes that the provision of up to 40 hectares of area to be leased (14.4 of the Town Belt Legislation – Drafting Instructions) is grossly excessive.

The branch fully supports the proposal to add 85.44 hectares to the Town Belt, but encourages the council to seek other land that would improve the ecological connectivity of the town belt. The branch agrees with the Proposed approach to Town Belt additions (2.7 Draft Management Plan) and while emphasizing the ecological value of adjoining reserves (such as Tawatawa Reserve) it sees no value in extending town belt status to these areas.

Submitters - Wednesday 20 February 2013

Submission 120

From: Barbara Mitcalfe [bmitcalfe@clear.net.nz]
Sent: Sunday, 9 December 2012 5:24 p.m.
To: Megan Dunning
Cc: Chris Horne
Subject: Town Belt Management Plan: Submission
Attachments: Town Belt ex JCH.doc

Attached is our submission.

Chris Horne and Barbara Mitcalfe

J Chris Horne
28 Kaihuia Street
Northland
WELLINGTON 6012
Ph 475 7025

Barbara Mitcalfe
15 Boundary Road
Kelburn
WELLINGTON 6012
Ph 475 7149

10 December 2012

Parks and Gardens
Wellington City Council
PO Box 2199
WELLINGTON 6140
Townbelt@wcc.govt.nz

Dear Sir/Madam

SUBMISSION: DRAFT TOWN BELT MANAGEMENT PLAN – October 2012

Thank you for the opportunity to comment on the document.

We would like to speak in support of this submission. We may wish to make additional comments, in the form of a supplementary submission, at the hearing.

Chapter 8 Management Sectors. pp 63 – 170

8.1 Sector 1 Te Ahumairangi Hill

8.1.1 Character and use

8.1.1.1: the **escarpment** is that of the Wellington Fault.

8.1.1.2: the **summit ridge** is also easily accessed from Thorndon in the east, and Wilton in the west.

8.1.2 Land addition and boundary rationalisation

We support the proposal to manage as Town Belt the areas described, totalling 38.27 ha, and their addition to the Town Belt by legislation.

Recommendation: the generosity of the Stellan Bequest be acknowledged with a plaque.

Recommendation: all that steep land under indigenous and exotic vegetation, being original Town Belt land, and McCleverty Awards land, but not now part of residential sections, off Bank Road, and below Orangi Kaupapa Road and Mataroa Avenue, be acquired by WCC, managed as Town Belt, and added to the Town Belt by legislation.

A feature of Western Slopes Reserve is the historic Kohatu Quarry, with the remains of the magazine that exploded in 1912, killing the foreman. Near the base of the quarry wall are several kōtukutuku / tree fuchsia.

Above the Glamorgan Street Play Area is a trench, c. 20 m long x 2 m wide x 1 m deep, possibly associated with prospecting for gold.

8.1.4. Ecology and biodiversity

Recommendation: wilding pines in Western Slopes Reserve be poisoned, as a matter of urgency, to limit the production of more of these invasive and domineering trees.

Policies – Ecological and biodiversity

8.1.4.1 and 8.1.4.2

Recommendation: given the proximity of mature indigenous forest in Otari-Wilton's Bush, the Botanic Garden, Trelissick Park, Huntleigh Park, and the increasing numbers of kererū, tūī, kākāriki and korimako in the city, thanks to GWRC's determined control of pest animals, and the work at Zealandia, the seeds of podocarps and broad-leaved tree species will be deposited on Te Ahumairangi in time, so the expenditure of time and money on the planting of locally appropriate, eco-sourced native species cannot be justified.

8.1.4.4 This work is essential – pest animals are reasonably easy to control. The control of pest plants and other weeds is more difficult, and should be increased dramatically, to take advantage of the future removal of exotic trees, whether by storms or felling.

Policies – Recreation

8.1.5.1 We do not support the increased use of the tracks for mountain biking. This activity damages track surfaces, because skidding causes ruts that channel water, which increases the depth of the ruts, making walking more risky. In addition, pedestrians often feel at risk when being

approached and passed by people on mountain bikes.

8.1.5.2 **Recommendation:** Pedestrian access be established from the ridge on Te Ahumairangi, down to Cecil Road, via the council easement on the driveway serving no. 173 Cecil Road. This route appears to be on the old Māori track between Pipitea Pā, Otari, the junction of Takarau Gorge Road and Makara Road, and Owhariu Bay / Makara Beach. (*The Great Harbour of Tara*. G Leslie Adkin. Whitcombe and Tombs. 1959. Map VI). Policy 8.1.6, paragraph 4, refers to this track.

8.1.5.3 We support this policy.

Policies – Culture and history

8.1.6.1 and 8.1.6.2 We support these policies

8.1.7 Encroachments

We disagree with this statement. The encroachment from 1 Wadestown Road has been in existence since well before the 1995 management plan. Evidence of it remains: terracing, exotic shrubs and trees, rubbish, waratah stakes, and shade cloth stapled to trees along the road formed, without authorisation, to serve the property at no.1 Wadestown Road.

Recommendation: This small valley, down which flows Waipaekaka Stream, should have all traces of encroachment removed, as a matter of urgency.

Sector 1 – Te Ahumairangi Hill: Management and proposed future changes, page 75: This illustration features:

- “Future track link to Monmouth Way”. Does this infer that another track will be built, to replace the existing one?
- “Proposal to maintain large species (of) conifers along Wadestown Road”.

Recommendation: these conifers be removed to avoid road closures when one or more of these large trees, or one or more of their limbs, fall across the road.

We support the “Long-term removal of pines and restoration of native forest”, with the proviso that we believe that nature should be allowed to take its course. This will entail tight control on pest animal numbers, and intensified efforts to remove pest plants and other weeds, thus giving the seeds of native species delivered by birds, and the wind, the best chance of germinating, and growing to adulthood.

Botanic Garden

We recommend that this Town Belt land be included in the proposed legislation, and continue to have its own management plan.

8.2 Sector 2 Kelburn Park

8.2.2 Recommendation: WCC seek to have the Crown declare the Clifton Terrace land (the former Correspondence School site) surplus, then negotiate with Taranaki Whānui ki Te Upoko o Te Ika, for its inclusion in the Town Belt, despite it not being in the 1873 Trust Deed. We believe that the amenity afforded by the plant community on the site, its proximity to the CBD, and the walking access it provides to and from the CBD, would make it a worthy addition to the Town Belt. Thus we disagree with the statements “... the site adds little value for ... the visual character of the central city” ...”The ecological values are low”. In response to the last statement, we ask you to study the lists of native and adventive plants on the site, lists appended to the submission of the Greater Kelburn Progressive Association.

Policies – Land additions and boundary rationalisations

8.2.2.2 and 8.2.2.3: We support these policies.

Policies – Landscape and ecological management

8.2.3.1 and 8.2.3.4 We support these policies.

8.3 Sector 3 Aro Valley/Polhill Gully

Recommendation: the garage between 107 and 117 Kelburn Parade be removed, to raise the profile of the “Adams Terrace gully” section of the Town Belt, and thus encourage people to traverse it to the top of Aro Street.

Recommendation: WCC seek to obtain the land at the top of the “Adams Terrace gully”, below the houses at the top of Kelburn Parade, near its junction with Hadfield Terrace, then add the land to the Town Belt. Part of the Te Aro School land – Abel Smith Street.

Recommendation: WCC seek to have the Crown declare this land surplus, then negotiate with Taranaki Whānui ki Te Upoko o Te Ika, for its inclusion in the Town Belt. We believe that the amenity afforded by the plant community on the site in this gully, its proximity to Aro Valley, Victoria University, and Te Aro School, would make it a worthy addition to the Town Belt. We note that this gully contains a tributary of Waimapihi Stream.

Policies – Land additions and boundary rationalisations.

8.3.2.1, (a,b,c), 8.3.2.2 \: We support these policies.

8.3.2.2: We oppose this policy, because the strip is traversed by the City to Sea walkway, and is near the steps to the site of the house of the

Superintendent of the former Te Aro Gaol, a site of local historic importance, and other land from there to Te Aro School, but outside the school grounds.

Recommendation: the garages on Mortimer Terrace, near no. 66 Mortimer Terrace, be removed to raise the profile of the “Epuni Street gully” section of the Town Belt, and thus encourage people to traverse it to Epuni Street, and Tanera Park. This gully contains a tributary of Waimapihi Stream.

8.4 Sector 4 Brooklyn Hills

We may make comments in a supplementary submission.

8.5 Sector 5 Macalister Park

We may make comments in a supplementary submission.

8.6 Sector 6 Golf Course / Mt Albert

We may make comments in a supplementary submission.

8.7 Sector 7 Newtown / Crawford Road

8.7.6 Encroachments

Policy - Encroachments

8.7.6.1 We support this policy, because implementing it will make this part of the Southern Walkway much safer for walkers and runners.

Recommendation: the fenced garden, with trampoline, on Town Belt above Kotinga Street, Kilbirnie, and below Truby King House, be removed.

8.8 Sector 8 Hataitai Park

We may make comments in a supplementary submission.

8.9 Sector 9 Mt Victoria / Matairangi

We may make comments in a supplementary submission.

9 Rules for use and development

We may make comments in a supplementary submission.

Town Belt local legislation – drafting instructions

We support the intention to draft a bill, enshrining the Trust Deed of 1873, providing for the comprehensive protection of:

- the existing Town Belt

Submitters - Wednesday 20 February 2013

- all the areas that WCC proposes to add to the Town Belt
- the Botanic Garden, with a provision for the garden to have its own management plan.
- Wellington Zoo, with a provision for the zoo to have its own management plan.
- and if Taranaki Whānui ki Te Upoko o Te Ika agree, the Clifton Terrace site, and the Abel Smith Street - Te Aro School site.

Yours sincerely

Chris Horne & Barbara Mitcalfe

Submitters - Wednesday 20 February 2013

Submission 180

From: Sam and Bronwen Newton [samandb@paradise.net.nz]
Sent: Monday, 10 December 2012 4:14 p.m.
To: Megan Dunning
Subject: Berhampore and Island Bay Community Orchard Submission on the Townbelt Legislative and Policy Review

Hello,

The Island Bay and Berhampore Community Orchard Trust holds a licence for a section of the town belt adjacent to the Granville flats on Adelaide Road. This licence is renewable on a 3 yearly basis. We have planted over fifty fruit trees since June 2011.

It is the Trust's position that the Orchard and other similar projects are an excellent use of the town belt and great examples of the principles 1 and 6-9 of the Town Belt Guiding Principles.

The orchard site is the site of an old house and as such was a flat lower section and a series of terraces all in grass and regularly mown by the WCC. Parts of the site were overrun with weeds and blackberry and are being cleared by volunteers. The site remains a thoroughfare for pedestrians and golfers is available for use by all members of the public.

The community orchard provides a great opportunity for people to come together and put into practice ideas of co-operation, sustainable local food production and investing in a positive community project.

We would like to make a more detailed oral submission to the Committee at the hearing in February.

Yours sincerely
Bronwen Newton
Chair of the Island Bay and Berhampore Community Orchard Trust
ph 9744147 or 021 784 009

Submission 149

From: Wellington City Council [webcentre@wcc.govt.nz]
Sent: Monday, 10 December 2012 1:11 p.m.
To: Megan Dunning
Subject: Town Belt Legislative & Policy Review - Submission

The following details have been submitted from the "Town Belt Legislative & Policy Review" form on the Wellington.govt.nz website:

First Name: Brent
Last Name: Efford
Street Address: 1 Boston Tce
Suburb: Aro Valley
City: Wellington
Phone: 9389380
Email: brent.efford@techmedia.co.nz

I would like to make an oral submission in February 2013.
(Please provide your phone number for an oral submission.) Yes Your phone number: 9389380 I am giving this feedback: as an individual Organisation name:

----- Section One - Draft Town Belt Management Plan -----

Overall, do you support or oppose the general direction of management for the Town Belt?
Support

Why do you say this?

The preservation of open space and tree cover is an essential part of the character and sustainability of Wellington.

The plan proposes to protect an additional 85.03 hectares under the Town Belt Deed (chapter 2 of the draft plan). To what extent do you support or oppose this?

Strongly support

Why do you say this?

The plan proposes criteria for assessing land to be added to the Town Belt (chapter 2 of draft plan). To what extent do you support or oppose the criteria?
Neither support nor oppose

Why do you say this?

I strongly support the overall intent but oppose the uncertainty created over one parcel of land as explained below.

The plan proposes to restore and enhance ecosystems and increase the indigenous vegetation cover on the Town Belt (chapter 5 of draft plan). To what extent do you support or oppose this?

Strongly support

Why do you say this?

The plan attempts to balance retaining "natural" areas for informal recreation with the demands from organised sport (chapter 6 of draft plan). To what extent do you agree or disagree that the draft plan is achieving a balance?

Agree

Why do you say this?

The plan proposes to limit the development of sporting facilities to existing sports and recreation parks (chapter 6 of draft plan). To what extent do you support or oppose this?

Strongly support

Why do you say this?

Sporting facilities are very land-hungry and create barren areas with no ecological diversity. While sports fields etc are socially vital, their development needs to be balanced against the need for protecting ecological diversity and tree cover. The current extent of sporting use should be the limit.

1. Theme, sector, or policy and page number:

8.3.2.3

Comment

Although separated from the Town Belt 'horseshoe' as far as ownership is concerned, the forested strip on the side of the gully between Te Aro School and Devon St is a vital resource for bird life and creates a wildlife corridor supplementing the tree cover on adjoining privately-owned properties.

To the north, the Boyd Wilson field and Te Aro School playgrounds create large barren spaces for which the tree cover in the gully provides a valuable balance.

The bush provides a valuable opportunity for informal 'bush bashing' for local children – something which urban kids would otherwise miss. My own children enjoyed this freedom when we lived at 16 Devon St in the 1980s.

If not incorporated into the Town Belt, the wild and forested nature of this strip must be protected by some other means.

2. Theme, sector, or policy and page number:

Comment

3. Theme, sector, or policy and page number:

Comment

4. Theme, sector, or policy and page number:

Comment

5. Theme, sector, or policy and page number:

Comment

Do you have any additional comments?

----- Section Two - Proposed legislative changes -----

Do you support or oppose the overall objectives of the proposed legislative change?

Neither support nor oppose

Why do you say this?

1. Paragraph number:

Comment

2. Paragraph number:

Comment

3. Paragraph number:

Comment

4. Paragraph number:

Comment

5. Paragraph number:

Comment

Submission 111

From: Wellington City Council [webcentre@wcc.govt.nz]
Sent: Sunday, 9 December 2012 10:08 p.m.
To: Megan Dunning
Subject: Town Belt Legislative & Policy Review - Submission

The following details have been submitted from the "Town Belt Legislative & Policy Review" form on the Wellington.govt.nz website:

First Name: Linda
Last Name: Bain
Street Address: 47 Bombay Street
Suburb: Ngaio
City: Wellington
Phone: 0211352451
Email: bainmarwick@clear.net.nz

I would like to make an oral submission in February 2013.
(Please provide your phone number for an oral submission.) Yes Your phone number: 0211352451 I am giving this feedback: on behalf of an organisation
Organisation name: Wellington Tennis Inc and Tennis Central Inc

----- Section One - Draft Town Belt Management Plan -----

Overall, do you support or oppose the general direction of management for the Town Belt?
Support

Why do you say this?
See attached

The plan proposes to protect an additional 85.03 hectares under the Town Belt Deed (chapter 2 of the draft plan). To what extent do you support or oppose this?
Neither support nor oppose

Why do you say this?

The plan proposes criteria for assessing land to be added to the Town Belt (chapter 2 of draft plan). To what extent do you support or oppose the criteria?
Support

Why do you say this?

The plan proposes to restore and enhance ecosystems and increase the indigenous vegetation cover on the Town Belt (chapter 5 of draft plan). To what

extent do you support or oppose this?

Support

Why do you say this?

The plan attempts to balance retaining "natural" areas for informal recreation with the demands from organised sport (chapter 6 of draft plan). To what extent do you agree or disagree that the draft plan is achieving a balance?

Neither agree nor disagree

Why do you say this?

See attached comments

The plan proposes to limit the development of sporting facilities to existing sports and recreation parks (chapter 6 of draft plan). To what extent do you support or oppose this?

Oppose

Why do you say this?

See attached comments - I will also email them to townbelt@wcc.govt.nz

1. Theme, sector, or policy and page number:

See attached comments which cover several themes

Comment

Tennis Central Incorporated

and

Wellington Tennis Incorporated

TOWN BELT LEGISLATIVE & POLICY REVIEW SUBMISSION

DATE: 9 December, 2012

1. Introduction - Public Recreation Ground

1.1 The original Town Belt Deed of 1873 conveyed the town belt land upon trust to the City (Council) and set out the terms on which the City (Council) was to administer the town belt land. The mandate was quite clear:

“to be forever hereafter used and appropriated as a public Recreation ground for the inhabitants of the City of Wellington”

1.2 Tennis Central Inc (TC) provide the following comments in relation to the draft Town Belt Legislation and draft Town Belt Management Plan (TBMP)

1.3 We acknowledge the significance of the town belt

1.4 Seems like a good approach to bring the management of the Town Belt into the 21st century, while respecting the past.

1.5 We believe that Town Belt land is precious and has a finite land area. We encourage all sports, users, Council and the community to work together.

1.6 We agree that recreation activities and trends change over time.

2. Separate Management area of the TBMP

2.1 We support The Draft TBMP in Section 8 that recognises separate management areas of the Town Belt including the Hataitai Park Precinct.

2.2 The recognition of Hataitai Park Precinct is consistent with the Councils appointment of Global Leisure Groups appointment in 2007 to review the Hataitai Park and Associated Facilities. Their mandate was to “undertake a review of the Hataitai Park sports fields, courts and associated facilities to ensure the appropriateness, relevance and sustainability of the sports services currently provided and options for enhancement”.

2.3 Hataitai Park Precinct has a significant number of public tennis courts which will from time to time need maintenance and upgrading – Tennis Central supports the above mandate and wish to be involved in any decision making process linked to this Park.

2.4 We support The Draft TBMP at para 8.4 that recognizes the Brooklyn Hills as a separate management area of the Town Belt.

2.5 The Wellington Renouf Tennis Centre is leased from WCC for the purposes of providing facilities to play tennis at all levels. From time to time the facilities require maintenance and upgrading and in some instances replacement. The TBMP needs to respect this and allow for positive engagement and agreement over plans the Leasee may wish to implement.

2.6 We also note that there are a number of tennis courts across the Town Belt, some of which are managed more closely by Council and/or recreation groups. We would expect that should any of these facilities be decommissioned or changed that the Council would discuss this with Tennis Central Inc first.

3. Governing Framework

3.1 Consistent with the Councils management function the TBMP needs to provide a planning framework for the sporting organizations operating within the Town Belt. A planning framework is necessary to assist community groups provide community facilities. It needs flexibility to recognise that the Wellington community will have changing requirements and therefore changing facility requirements over time. A clear set of guidelines is required in the TBMP to allow groups to cater to changing needs through the reduction, enhancement, and extension of both buildings and land under lease from Council. We understand current Guidelines are far from clear and may have in the past have been interpreted incorrectly or in an arbitrary manner by Council staff.

3.2 We would support a framework that would provide a transparent process and clear set of guidelines with respect to both Landowner Consent and also Resource Consent under the Resource Management Act. The framework would

provide details on how applications are to be made and the timeframes which applications will be considered. The guidelines should take account of the needs and expectations of sporting code stakeholders in the Town Belt many of which have been clarified in recent Environment Court decisions.

4. Governing Rules

4.1 A body of rules would include the following

a. Balance of Nature and Organised Sports: The 1873 Deed has set aside the Town Belt as a “public recreation ground”. It is agreed that the plan should balance retaining ‘natural’ areas for informal recreation with the demands of organized sports.

b. Promote Sport: The Council should set policy to promote organized sport within the Town Belt and promote the development of Sports Facilities to an international standard.

c. International Facilities: Providing Sports Facilities to an international standard should be an objective of the TBMP. It may be possible for different codes to share communal facilities however the specific requirements (surface, lighting indoor/outdoor facilities) of individual sports should be catered to. No preference should be given to a ‘Sportsville Model’.

d. Indoor/outdoor Facilities: The Wellington climate is characterised by cool temperatures, high winds and rain which provides a challenge to outdoor recreation activities for a large part of the year. It should be open for sports organizations to develop indoor facilities and specialist surfaces.

e. Extend Footprint: It should be open to both existing Lessees and new Lessees to renovate / extend their facilities within reason without being limited to the existing footprint and/or current leased areas and associated car parks.

f. Promote Group and Sponsors: Community Sporting Organisations need to be able to promote themselves and their sponsors. While it is appreciated that there are sensitivities on Town Belt land with respect to signage, in the absence of Council funding, a more flexible approach is required to allow sports organizations to raise money through sponsorship/signage.

5. Hataitai Park Precinct Management

5.1 Management of the Hataitai Park Precinct should be conducted by the Council in accordance with the Council's obligation under the Trust Deed. The Council has a Trustee duty to manage this area and not to relinquish responsibility to a third party.

6. Hataitai Park Sports Advisory Group

6.1 We support the forming of a Hataitai Park sports advisory group. Sport Wellington is taking the lead on this with an initial meeting having taken place on 26th November. Wellington City Council had several staff present.

7. Specific Comment to the Draft TBMP

Section 6: Recreation

7.1 Clause 6.2 – We would like further discussion on whether the Council should adopt the definition of recreation as set out in the Reserves Act. In particular we Disagree with an “emphasis on the retention of open spaces and on outdoor recreation activities”. Such wording promotes a bias in favour of informal recreation and does not promote the balance you intend between “natural areas for informal recreation with the demands from organized sports”. For example given the greatest use in the Precinct relates to organised sports perhaps there should be an emphasis on organised recreation activities.

7.2 Clause 6.6.2 - We Disagree that the development of an existing building

by lessees who wish to renovate / extend their facility be limited to the existing footprint and/or current leased areas and associated car parks.

7.3 Clause 6.6.3 – We believe the criteria provided, may be too restrictive, especially on existing lessees and would like this considered further.

7.4 Clause 6.6.4 –While we agree with the potential benefits of sharing facilities such as carparks, changing rooms and meeting rooms, a “one size fits all” facility does not suit everyone and is not necessarily economical for everyone. All sports especially at the elite levels have their own specific requirements that include playing surface (type and area), lighting, wind protection, and indoor/outdoor facilities. Some sports are more flexible than others and thus shared facilities suit some more than others. All positions must be considered.

8. Section 8 – Management sectors

Brooklyn Hills

8.1 Clause 8.4.3 – We note the Council’s plans to upgrade the landscape above the Renouf Tennis Centre and ask that Tennis Central been consulted in any work relating to Central Park.

8.2 Clause 8.4.4 – We note the TBMP makes special mention of the land containing tennis facilities and other buildings currently leased to Wellington Tennis Inc and would expect to continue to have a close relationship with the council to ensure that we can “have a managed activity” and not be prohibited to move outside of the existing footprint or lease areas. This is particularly relevant to any future development Tennis Central Inc and Wellington Tennis Inc may wish to undertake to further strengthen tennis in Wellington.

8.3 Clause 8.4.4.4 – we note the specific recognition of the Renouf Tennis Centre and that the requirements to operate be consistent with its lease.

Hataitai Park

8.4 Clause 8.8.2 – We note the Council’s acknowledgement of the proposed State Highway 1. If NZTA takes away more land near Ruahine Street then the Council could try to obtain more land from the Crown so we have a net gain on land.

8.5 If NZTA widens Ruahine Street, would there be merit in making a slip road from Alexandra Road to the Park to ease congestion. This would involve some native landscaping which could enhance Hataitai Park.

Section 9 – Rules for Development

8.6 Clause 9.5.2 – We support a review of the current policy regarding with signs not being allowed on the Town Belt. Recreational groups must be able to promote themselves and support their sponsors by promoting that relationship with signage.

8.7 Clause 9.6 – We Disagree that the development of existing or new formal sport or club facilities should be prohibited outside of the existing footprint or lease areas. There is no need to provide unnecessary restrictions and therefore this criterion should be a “Managed Activity”.

2. Theme, sector, or policy and page number:

Comment

3. Theme, sector, or policy and page number:

Comment

4. Theme, sector, or policy and page number:

Comment

5. Theme, sector, or policy and page number:

Comment

Do you have any additional comments?

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Neither support nor oppose

Why do you say this?

Tennis Central Incorporated

and

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TOWN BELT LEGISLATIVE & POLICY REVIEW SUBMISSION

DATE: 9 December, 2012

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1. Paragraph number:

Comment

2. Paragraph number:

Comment

3. Paragraph number:

Comment

4. Paragraph number:

Comment

5. Paragraph number:

Comment

**Tennis Central Incorporated
and
Wellington Tennis Incorporated**

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DATE: 20 December, 2012

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- 7.2 **Clause 6.6.2** - We **Disagree** that the development of an existing building by lessees who wish to renovate / extend their facility be limited to the existing footprint and/or current leased areas and associated car parks.
- 7.3 **Clause 6.6.3** – We **believe** the criteria provided, may be too restrictive, especially on existing lessees and would like this considered further.

- 7.4 **Clause 6.6.4** –While we agree with the potential benefits of sharing facilities such as carparks, changing rooms and meeting rooms, a “one size fits all” facility does not suit everyone and is not necessarily economical for everyone. All sports especially at the elite levels have their own specific requirements that include playing surface (type and area), lighting, wind protection, and indoor/outdoor facilities. Some sports are more flexible than others and thus shared facilities suit some more than others. All positions must be considered.

8. Section 8 – Management sectors

Brooklyn Hills

- 8.1 **Clause 8.4.3** – We note the Council’s plans to upgrade the landscape above the Renouf Tennis Centre and ask that Tennis Central been consulted in any work relating to Central Park.
- 8.2 **Clause 8.4.4** – We note the TBMP makes special mention of the land containing tennis facilities and other buildings currently leased to Wellington Tennis Inc and would expect to continue to have a close relationship with the council to ensure that we can “have a managed activity” and not be prohibited to move outside of the existing footprint or lease areas. This is particularly relevant to any future development Tennis Central Inc and Wellington Tennis Inc may wish to undertake to further strengthen tennis in Wellington.
- 8.3 **Clause 8.4.4.4** – we note the specific recognition of the Renouf Tennis Centre and that the requirements to operate be consistent with its lease.

Hataitai Park

- 8.4 **Clause 8.8.2** – We note the Council’s acknowledgement of the proposed State Highway 1. If NZTA takes away more land near Ruahine Street then the Council could try to obtain more land from the Crown so we have a net gain on land.
- 8.5 If NZTA widens Ruahine Street, would there be merit in making a slip road from Alexandra Road to the Park to ease congestion. This would involve some native landscaping which could enhance Hataitai Park.

Section 9 – Rules for Development

- 8.6 **Clause 9.5.2** – We support a review of the current policy regarding with signs not being allowed on the Town Belt. Recreational groups must be able to promote themselves and support their sponsors by promoting that relationship with signage.
- 8.7 **Clause 9.6** – We **Disagree** that the development of existing or new formal sport or club facilities should be prohibited outside of the existing footprint or lease areas. There is no need to provide unnecessary restrictions and therefore this criterion should be a “Managed Activity”.

Submission 141

From: Wellington City Council [webcentre@wcc.govt.nz]
Sent: Monday, 10 December 2012 12:23 p.m.
To: Megan Dunning
Subject: Town Belt Legislative & Policy Review - Submission

The following details have been submitted from the "Town Belt Legislative & Policy Review" form on the Wellington.govt.nz website:

First Name: Russel
Last Name: Garlick
Street Address: 43 Argentine Ave
Suburb: Miramar
City: Wellington
Phone: 0275371377
Email: secretary@wmtbc.org.nz

I would like to make an oral submission in February 2013.

(Please provide your phone number for an oral submission.) Yes Your phone number: 0275371377 I am giving this feedback: on behalf of an organisation
Organisation name: Wellington Mountain Bike Club Inc

----- Section One - Draft Town Belt Management Plan -----

Overall, do you support or oppose the general direction of management for the Town Belt?

Strongly support

Why do you say this?

The Wellington Mountain Bike Club is pleased to see that mountain biking is positioned as a core, permitted activity within the Town Belt. Mountain biking is an activity that is going through a period of strong growth with more and more people are turning to the sport for both exercise, recreation and enjoyment. We believe this growth is making a significant positive contribution to the health and quality of life of residents of Wellington City.

Wellington is unique in that it has world class mountain biking so close to where residents and visitors work and live. We know that it is this ready access to trails that attracts mountain bikers to live and work in Wellington. Many of these trails have been developed by the mountain biking community in partnership with Wellington City Council. This volunteering activity not only develops an important resource for Wellington City both within the Town Belt and further afield, but it also provides opportunities to create a stronger sense of stewardship and community for those who participate.

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The Club has a strong and valued relationship with Wellington City Council and the Town Belt through our various volunteer trail crews that work to develop and maintain both dual use (walking/running and riding) and single use trails in the city.

In terms of the town belt the Club is active in maintaining dual use and mountain bike trails on Mt Victoria, Mt Albert and Polhill. This is done in partnership with the City Council and other stakeholder groups, both sporting and conservation.

We support the themes of community partnership and engagement throughout the plan.

The plan proposes to protect an additional 85.03 hectares under the Town Belt Deed (chapter 2 of the draft plan). To what extent do you support or oppose this?

Strongly support

Why do you say this?

The Wellington Mountain Bike Club supports any initiative that increases the size of the town belt, in particular where these are green areas that add to the attractiveness of the town belt, and where these new areas may be used to create linkages for off-road commuter and recreational tracks.

The plan proposes criteria for assessing land to be added to the Town Belt (chapter 2 of draft plan). To what extent do you support or oppose the criteria?

Why do you say this?

The plan proposes to restore and enhance ecosystems and increase the indigenous vegetation cover on the Town Belt (chapter 5 of draft plan). To what extent do you support or oppose this?

Strongly support

Why do you say this?

Mountain bikers are attracted to riding in areas of natural beauty. As exhibited at Makara Peak, mountain biking and native bush regeneration are very compatible activities. The Club has adopted the "Kennett Principle" of 1 plant per 1 meter of track constructed as a minimum goal for all our projects.

We are committed to continuing to working with the Council on both the planting of indigenous species and control of pest species in the areas where we build and maintain tracks.

The plan attempts to balance retaining "natural" areas for informal recreation with the demands from organised sport (chapter 6 of draft plan). To what extent do you agree or disagree that the draft plan is achieving a balance?

Agree

Why do you say this?

The WMTBC support any plan that looks to retain as much of the green Town Belt as possible. Whilst not opposed to facilities for organised sport with in the town belt and the upgrade of these facilities, we would like to see them utilised as much as possible before new facilities are constructed and green town belt lost.

The plan proposes to limit the development of sporting facilities to existing sports and recreation parks (chapter 6 of draft plan). To what extent do you support or oppose this?

Strongly support

Why do you say this?

The Wellington Mountain Bike Club supports any measure that restricts further development that results in a net loss of "green" Town Belt. Where sporting facilities exist, we would have no objection to their upgrade to ensure they are utilised, but we would not support any additional facility development that impacts on the track network.

1. Theme, sector, or policy and page number:

Theme C Community Partnership

Comment

The Wellington Mountain Bike Club strongly supports the themes of close engagement with the community to help protect and maintain the Town Belt. Our volunteer trail crews already work closely with the Wellington City Council and other stakeholder groups. We see that close engagement with Parks, Sports and Recreation, and particular the Ranger team, is essential to maintain the trail network.

2. Theme, sector, or policy and page number:

Theme D Landscape Management

Comment

As a sport that is growing, we are seeing more use of town belt tracks by riders. The Wellington Mountain Bike Club is conscious that as users of these trails we need to be considerate of other users. As such, dual use may not always be the best option in high usage areas. The Hippy's Trail on Mt Victoria is a great

example of where a mountain bike only descending track, built by our club members, has been able reduce user conflict by directing riders off the summit tracks and at the same time provide an exciting new trail that is highly used by Mountain Bike riders of many levels and disciplines.

3. Theme, sector, or policy and page number:

Theme F Recreation

Comment

The Wellington Mountain Bike Club would like to see cycling referenced more often as a permitted activity in this section of the document. Whilst we understand that certain areas may need to be closed to riders for safety and environmental sustainability concerns, a direct reference to mountain biking as a permitted activity along side walking in the plan would be ideal. The Club supports the status of trail building as a managed activity as it is now.

4. Theme, sector, or policy and page number:

Sector 1 – Te Ahumairangi Hill

Comment

The Wellington Mountain Bike Club would support further investigation into opening up MTB access in this area. The current tracks available to mountain bikers are steep, largely 4WD tracks that are not very fun to ride. The steepness of the tracks makes them either extremely hard to climb or very fast to descend. There is a lot of potential for responsible and low impact trail development in this area, for both recreational use and commuter links. The Wellington Mountain Bike Club would like to work with the Council to investigate which areas in this sector could be opened up for trail development.

5. Theme, sector, or policy and page number:

Sector 5 – Macalister Park Sector 6 – Golf Course/Mt Albert

Comment

An off-road commuting link through these areas is of particular interest to our club. Cycling commuter routes in the area are limited to the road. Adelaide Rd in particular is narrow and extremely busy and not popular with cyclists as a commuter route. The Wellington Mountain Bike Club believes there are fantastic opportunities for routes either to the west through Macalister Park and Brooklyn through to the CBD, and through the Golf Course / Mt Albert connecting up with the Mt Victoria trails. Indeed if trails down both sides were built this would make a fantastic loop that would be popular with commuters and recreational riders alike, providing another trail loop that can take pressure off other busy areas and provide an area where local riders can train and exercise close to home.

Do you have any additional comments?

Sector 7 – Newtown/Crawford Road

Sector 8 – Hataitai Park

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The Wellington Mountain Bike Club is particularly concerned that any earthworks related to the widening of Ruahine Street may affect mountain bike trails close to this area. This includes:

- The Shuttlecock track
- The Beginner Skills Area
- The Dip/Gee out adjacent to the intersection of Wellington Rd and Ruahine St.

These areas are very popular mountain bike destinations. The Beginner Skills Area is one of the few areas in central Wellington where beginner mountain bikers, particular children can learn handling skills that can be applied to the harder tracks within the Town Belt.

Sector 9 – Mt Victoria/Matairangi

Mt Victoria has long been a popular area for mountain biking. It's close proximity to the CBD makes it an ideal venue for commuting, lunchtime exercise and general riding. It is an area that gets very heavy use from mountain bikers. As a club, we would like to work with the council to further develop this area, and to ensure that existing tracks in this area can be developed to reduce user conflict.

----- Section Two - Proposed legislative changes -----

Do you support or oppose the overall objectives of the proposed legislative change?
Support

Why do you say this?

The Wellington Mountain Bike Club supports any initiatives that make it easier to understand the policies and rules in effect within the Town Belt. As a volunteer group that works closely with the council to develop and maintain tracks in the town belt, we need to work within the many policies and governance documents. If this framework can be simplified for the town belt, it would make it clearer for our trail crews just what they can and cannot do.

1. Paragraph number:

Comment

2. Paragraph number:

Comment

3. Paragraph number:

Comment

4. Paragraph number:

Comment

5. Paragraph number:

Comment

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Submission 146

From: Nessa Lynch [nessa.a.lynch@gmail.com]
Sent: Monday, 10 December 2012 12:38 p.m.
To: Megan Dunning
Subject: Submission to the Town Belt Review
Attachments: WTA submission to Town Belt Review December 2012.pdf

Dear WCC,

Please find attached a submission for the Wellington Trails Alliance.

We would like to take up the opportunity to make an oral submission.

With best wishes

Nessa.

***Wellington Trails Alliance
Submission to the Town Belt Review
December 2012***

I. Our Group

The Wellington Trails Alliance (WTA) is an umbrella advocacy group formed to:

- Bring mountain biking advocates in the Wellington Region under one group;
- Support a strategic approach to trail development in the Wellington Region;
- Form partnerships to progress objectives; and
- Educate about MTB trail management, design and construction techniques;

We comprise representatives from a range of Wellington City-based organisations such as Port Nicholson Ponoke Cycling Club, Makara Peak Mountain Bike Park Supporters, Wellington Mountain Bike Club (including their subsidiary groups Brooklyn Trail Builders, Mt Vic Trails Crew and Miramar Track Project) and Revolve Cycling, as well as those from across the Greater Wellington Region (such as Wainuiomata Trail Project, Kapiti MTB Club, Belmont Area MTB Association and the Hutt Valley MTB Club).

Our organisation is working to better understand and represent the thousands of mountain bikers, from international-grade athletes to beginner riders, that live and ride in Wellington City and the wider region. We appreciate the chance to be consulted on this important review and will take up the opportunity to make an oral submission.

In our submission, we draw on the results of a survey conducted by the WTA of mountain bikers in the Wellington region during August 2011 (n = 535) and August/September 2012 (n = 580).

II. We have the following comments on the Principles:

Principle 1

The Town Belt is a significant resource for mountain bikers and our user community strongly appreciates the easy access to recreational opportunities which the Town Belt affords. We support the Council's intention to avoid further loss of Town Belt land where possible.

We note however that the NZTA proposal to widen Ruahine Street may have an impact on the Mt Victoria MTB Skills Area, the "Shuttlecock" track behind the Badminton Hall and the "Big Dip" at the southern end of Mt Victoria (which is a valued part of the Super D track). We would request that the Council work with groups such as ours and the NZTA to minimize any impact on the Town Belt and that funding is made available to

restore or replace those areas if they are destroyed or their character is significantly impacted due to the proposed roading project, or any future development.

We would also like to note that we would support any moves to expand the Town Belt.

Principle 3

A significant part of what our user community enjoys about mountain biking is the ability to get into natural environments. Further, many of our user community are active in re-vegetation and re-generation projects seeking to restore areas to native forest. We strongly support the preservation and the improvement of the bio-diversity of the Town Belt.

Principle 6. Access for All & Recreation

We strongly support equity of access and use of the Town Belt. The WTA is appreciative of the Council's policies in regard to mountain bike access in the Town Belt and believes that it is an activity that can continue to be compatible with a wide range of other activities.

We support the principles relating to the track network set out at 6.4.3.

Further, we would like to draw the council's attention to the sustained levels of volunteer effort of the mountain bike community within the Town Belt. In particular, track development and maintenance have benefits for all Town Belt users. There have been significant volunteer efforts over the past year to finish the dual use "Hataitai Zigzag" and the new track across from the Chest Hospital on Mt Victoria. These trails have been built in conjunction with support from PNP and the Wild Wellington Outdoor Participation Trust. Maintenance efforts by mountain bikers on Mt Victoria has been strengthened in 2012 by the establishment of a dedicated volunteer trail crew under the auspices of the Wellington Mountain Bike Club. Volunteer working bees are carrying out regular maintenance parties and establishing relationships with other stakeholders such as the Friends of the Town Belt.

Few other New Zealand cities have such a diverse range of trails so close to the town centre, from trails appropriate for use by families and dog walkers to trails for high level national mountain bike and running events. Mountain bikers use the Town Belt for a wide range of formal and informal recreational activities, including: commuting, recreational riding and mountain bike events (at both a city, regional and national level).

Specific resources within the Town Belt that support both formal and informal recreational activities comprises the entire dual-use tracks network, along with specialist mountain biking facilities such as the "4X" course on Mt Albert, and the Super D course and kids' skills area on Mt Victoria.

Our recent survey of the Wellington mountain bike community singled out Mt Victoria as being a popular area for commuting. It is seen as a relatively safe commuting route, and preferable to busy roads. Similarly, the Town Belt is an important off-road corridor to link various trail areas such as Polhill to Miramar (via Mt Victoria) and onwards to Makara Peak and the Skyline. Many respondents to our survey appreciate the opportunity to ride off-road for long distances across the City for recreation and for commuting. On the basis of this popularity, we recommend that development of other off-road community routes in the Town Belt be given high priority, e.g. Berhampore Golf Course. We note that developments of this nature align closely with the Wellington 2040 proposals.

The Town Belt is also a unique venue for mountain bike racing at both a regional and national level, with events including the popular PNP Mountain Bike Series, the Mt Vic Super D and use of the Mt Albert 4X track for Club and National races (including New Zealand Championship and North Island Cup races). PNP liaise with WCC and keep Friends of the Town Belt and the Mt Victoria Residents Association advised in relation to these events. The WTA strongly supports continued access for events of this nature and believes that these can be run with minimal disruption to the wider public and significant benefits to the City as a whole.

We note however that by far the most popular use of the Town Belt by mountain bikers is for informal individual recreation and informal social rides.

It is the view of the WTA that all these activities are compatible with other users of the Town Belt. Based on our collective experience as network users, WTA also believes that any perceived or real user conflict can be managed appropriately to the benefit of all Wellington residents, including the many that choose to enjoy their city by bike.

III. Other comments on specific management areas

On p 126, we would strongly endorse a dual use link between Island Bay and Newtown particularly if off road. Providing a safe commuting route would encourage people to use their bikes as transport to work and as transport to MTB for recreation.

On p 150 (8.8.2), as mentioned if NZTA is to take land to widen Ruahine Street, this would adversely affect popular riding areas such as the end of the Super D course, the much-used kids' skills area and the advanced Shuttlecock track. If these areas were destroyed or adversely affected, our user community would request that alternative facilities are provided.

On p 164 - 8.9.4.1, we strongly endorse the development of more single track for mountain biking, and promotion of better track routing and design to separate walkers from bikers where necessary. In our surveys in 2011 and 2012, our respondents asked for clearer signage, particularly on Mt Victoria. Clear signage can also mitigate user conflict. Walkers and runners will be more aware that bikers use the trails also, and foot traffic can be diverted from downhill only bike tracks such as the end of Hippy's Trail on Mt Victoria.

On 8.9.4.2, we support the upgrading Hataitai to City Walkway as cycling commute route.

IV. Rules for use and development

We are supportive of an approach which would encourage free access for all Wellingtonians to the Town Belt (in the spirit of the original Trust Deed).

We support the approach to limit commercial activities in the Town Belt.

On signage, the MTB community have had proposals by local and national businesses to sponsor particular trails. The Council's proposed approach to sponsorship signage in the Town Belt is a good compromise between protecting the character of the Town Belt and offering an attractive opportunity for sponsors to facilitate volunteer activity

On 9.3, we are pleased to see that mountain-biking is an allowed activity, as well as earthworks to a breadth of 1.5m for cycle tracks with permission of Council.

We are in agreement that events should be a managed activity but would encourage the Council to support mountain bike events in the Town Belt where possible.

On 9.6.8 (h) we support the exclusion of 'trail bikes' from the Town Belt, but we would have a preference for the term 'motorised trail bikes' or 'motocross' bikes. We noticed during the public consultation process that some members of the public appeared to think that mountain bikes were banned. Clearer language would indicate that it is only motorised trail bikes that were at issue.

We appreciate the opportunity to be consulted on this important review, and would like to make an oral submission.

Contact details: nessa.a.lynch@gmail.com

On behalf of Wellington Trails Alliance

Submission 68

From: Wellington City Council [webcentre@wcc.govt.nz]
Sent: Friday, 7 December 2012 9:36 a.m.
To: Megan Dunning
Subject: Town Belt Legislative & Policy Review - Submission

The following details have been submitted from the "Town Belt Legislative & Policy Review" form on the Wellington.govt.nz website:

First Name: Craig
Last Name: Starnes
Street Address: 19 Forsyth Grove
Suburb: Brooklyn
City: Wellington
Phone: 0292782736

Email: donna.craig@paradise.net.nz

I would like to make an oral submission in February 2013.

(Please provide your phone number for an oral submission.) Yes Your phone number: 0292782736 I am giving this feedback: as an individual Organisation name:

----- Section One - Draft Town Belt Management Plan -----

Overall, do you support or oppose the general direction of management for the Town Belt?

Strongly support

Why do you say this?

The TB needs as much protection as possible and needs to be managed in such a way as to make it as accessible as possible for all permitted user groups both now and into the future

The plan proposes to protect an additional 85.03 hectares under the Town Belt Deed (chapter 2 of the draft plan). To what extent do you support or oppose this?

Strongly support

Why do you say this?

Reinstates part of original TB. I think WCC should give serious consideration to including the rest of Polhill Reserve into the TB.

The plan proposes criteria for assessing land to be added to the Town Belt (chapter 2 of draft plan). To what extent do you support or oppose the criteria?

Strongly support

Why do you say this?

The city has an incredible asset with green spaces - this is a point of difference

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and should be protected and added to at all viable opportunities.

The plan proposes to restore and enhance ecosystems and increase the indigenous vegetation cover on the Town Belt (chapter 5 of draft plan). To what extent do you support or oppose this?

Strongly support

Why do you say this?

The pine trees are not a successful feature! The more native planting the better. A legacy for the future.

The plan attempts to balance retaining "natural" areas for informal recreation with the demands from organised sport (chapter 6 of draft plan). To what extent do you agree or disagree that the draft plan is achieving a balance?

Strongly agree

Why do you say this?

The number of informal track users (walkers/bikers) is very high (anecdotally as high as users of organised sport facilities, like soccer/cricket/athletics) so they should be catered for in a meaningful way.

The plan proposes to limit the development of sporting facilities to existing sports and recreation parks (chapter 6 of draft plan). To what extent do you support or oppose this?

Strongly support

Why do you say this?

1. Theme, sector, or policy and page number:

Permitted Users

Comment

Strongly support the continued access of mountain bikes as a permitted/allowable user group in the Town Belt.

2. Theme, sector, or policy and page number:

Comment

3. Theme, sector, or policy and page number:

Comment

4. Theme, sector, or policy and page number:

Comment

5. Theme, sector, or policy and page number:

Comment

Do you have any additional comments?

Funding for track development is too small compared to other sport codes

----- Section Two - Proposed legislative changes -----

Do you support or oppose the overall objectives of the proposed legislative change?

Strongly support

Why do you say this?

Allows better management of TB

1. Paragraph number:

Comment

2. Paragraph number:

Comment

3. Paragraph number:

Comment

4. Paragraph number:

Comment

5. Paragraph number:

Comment

Submission 112

From: Wellington City Council [webcentre@wcc.govt.nz]
Sent: Sunday, 9 December 2012 10:12 p.m.
To: Megan Dunning
Subject: Town Belt Legislative & Policy Review - Submission

The following details have been submitted from the "Town Belt Legislative & Policy Review" form on the Wellington.govt.nz website:

First Name: Madeleine
Last Name: Rashbrooke
Street Address: 18b Adams Tce
Suburb: Aro Valley
City: Wellington
Phone: 0226939860
Email: madeleine@diaspora.gen.nz

I would like to make an oral submission in February 2013.

(Please provide your phone number for an oral submission.) Yes Your phone number: 0226939860 I am giving this feedback: on behalf of an organisation
Organisation name: Aro Valley Community Council

----- Section One - Draft Town Belt Management Plan -----

Overall, do you support or oppose the general direction of management for the Town Belt?

Strongly oppose

Why do you say this?

The proposed plan seeks to increase the overall size of the town belt with an emphasis on ecology and recreation.

The plan proposes to protect an additional 85.03 hectares under the Town Belt Deed (chapter 2 of the draft plan). To what extent do you support or oppose this?

Support

Why do you say this?

We support the addition of additional land however we do not feel that this should be limited to 85 hectares. The Town Belt is of extreme ecological and recreation value to the city and suburbs, and should therefore be able to include all relevant green spaces without reference to the total area.

The plan proposes criteria for assessing land to be added to the Town Belt (chapter 2 of draft plan). To what extent do you support or oppose the criteria?

Support

Why do you say this?

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Though on the whole the criteria for assessment is good, we feel that the recreational value is defined too narrowly. We would like it to be broadened to include recreational value for those unable to physically access the Town Belt area, for example the elderly and those with young children. We feel that green spaces provide an enhanced recreational experience in surrounding public and private places, for example walking on footpaths adjacent the Town Belt or enjoying increased bird life while in gardens near Town Belt areas.

The plan proposes to restore and enhance ecosystems and increase the indigenous vegetation cover on the Town Belt (chapter 5 of draft plan). To what extent do you support or oppose this?

Strongly support

Why do you say this?

We support the restoration and enhancement of the Town Belt to include more indigenous vegetation as it will support greater biodiversity of wild life and provide a richer environment for recreational use.

We would like to see the restoration process managed in such a way to minimise impact on bird life and other native animals, including insects and lizards.

The plan attempts to balance retaining "natural" areas for informal recreation with the demands from organised sport (chapter 6 of draft plan). To what extent do you agree or disagree that the draft plan is achieving a balance?

Agree

Why do you say this?

We support balancing these demands but we would like to see greater emphasis on informal recreation as this is often overlooked.

Free public access is an essential quality of the Town Belt and leasing Town Belt land for the exclusive use of sporting or other groups should be kept to a minimum.

The plan proposes to limit the development of sporting facilities to existing sports and recreation parks (chapter 6 of draft plan). To what extent do you support or oppose this?

Strongly support

Why do you say this?

We support keeping sporting facilities to a minimum within the Town Belt. There are a number of sporting facilities such as the Aquatic Centre and ASB Sports Centre within the city and suburban areas.

1. Theme, sector, or policy and page number:
8.3.2.3

Comment

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We strongly urge the retention of 46 Devon Street and Abel Smith Street Land within the Town Belt - see emailed submission for details.

2. Theme, sector, or policy and page number:
8.3.2.2

Comment

To ensure the ongoing availability of the Boyd Wilson Strip as a recreational and 'commuter' walkway, we urge that this piece of land be included as part of the Wellington Town Belt or that formal protection of this strip of land as a walkway is ensured.

- see emailed submission for details

3. Theme, sector, or policy and page number:
8.3.2.1

Comment

We urge that the Raroa Road reserve, Polhill Gully 2A+2B (Adams Terrace), and the upper reaches of privately owned land on northern side of Aro Street should be included in the Town Belt.

Addition of these areas would create a continuous strip of high value vegetation between Zealandia and the edge of the city.

-see emailed submission for details

4. Theme, sector, or policy and page number:
8.3.2.1

Comment

We support the addition of the Semeloff Terrace Reserve to the town belt and would like to see a formal walking track through this area, to provide recreational amenity and create a useful connection between Aro Street and Kelburn, specifically Hadfield Tce.

-for further see emailed submission

5. Theme, sector, or policy and page number:
8.3.4.3

Comment

We suggest that the vacant building/pavilion/toilet Section 8.3.4.3 remains

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because of its historic value as it enhances the character of the area.

Do you have any additional comments?

We will email a more detailed submission relating to the points above. This submission covers additions and alterations to the Town Belt that are of interest to residents and recreational users of the Aro Valley.

----- Section Two - Proposed legislative changes -----

Do you support or oppose the overall objectives of the proposed legislative change?

Support

Why do you say this?

The legislative changes appear to be sound and thorough. We have no specific comments to add.

1. Paragraph number:

Comment

2. Paragraph number:

Comment

3. Paragraph number:

Comment

4. Paragraph number:

Comment

5. Paragraph number:

Comment

SOME INDIGENOUS VASCULAR PLANTS OF THE WELLINGTON CITY COUNCIL-OWNED ARO ST PROPERTIES NUMBERED 1016, 274, 433, 968, AND NO. 124 - 144 ARO ST, ALL CENTRED ON NZMS 260 MAP R27 WELLINGTON, G.R. 57758875, LIST COMPILED ON 20-8-2000 BY B MITCALFE AND C HORNE DURING A 3-HOUR RECONNAISSANCE. NOTE: (P) = PLANTED.

BOTANICAL NAME	MAAORI NAME	COMMON NAME
GYMNOSPERMS		
Dacrydium cupressinum (P)	rimu	rimu
Podocarpus totara (P?)	tootara	totara
MONOCOT TREES		
Cordyline australis	tii koouka	cabbage tree
Rhopalostylis sapida	niikau	nikau
DICOT TREES		
Brachyglottis repanda	rangiora	rangiora
Coprosma grandifolia	kaanono	kanono
Coprosma repens	taupata	taupata
Coprosma robusta	karamu	karamu
Corynocarpus laevigatus	karaka	karaka
Dodonea viscosa (P)	akeake	akeake
Elaeocarpus dentatus	hiinau	hinau
Fuchsia excorticata	kootukutuku	tree fuchsia
Geniostoma rupestre var. ligustrifolium	hangehange	hangehange
Griselinia littoralis	kaapuka	broadleaf
Hebe diosmifolia (P)		hebe sp.
Hebe elliptica (P)		hebe sp.
Hoheria populnea	houhere	lacebark
Leptospermum scoparium	maanuka	manuka
Macropiper excelsum	kawakawa	kawakawa
Melicytus ramiflorus	maahoe	mahoe
Metrosideros excelsa (P)	poohutukawa	pohutukawa
Metrosideros robusta (P)	raataa	northern rata
Myoporum laetum	ngaio	ngaio
Myrsine australis	maapou	mapou
Myrsine salicina (P)	toro	toro
Nothofagus truncata (P)	tawhai raunui	hard beech
Olearia paniculata	akiraho	akiraho
Pittosporum eugenioides	tarata	lemonwood
Pittosporum ralphii		
Pittosporum tenuifolium	koohuhu	koohuhu
Pomaderris sp. (garden escape)		
Pseudopanax arboreus	whauwhaupaku	fivefinger
Pseudopanax crassifolius	horoeka	lancewood
Pseudopanax hybrid		

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DICOT LIANES

Muehlenbeckia australis
Parsonsia heterophylla
Rubus cissoides

poohuehue
kaihua
taataraamo

poohuehue
parsonsia
bushlawyer

FERNS

Asplenium bulbiferum
Asplenium flaccidum
Asplenium oblongifolium
Cyathea dealbata
Cyathea medullaris
Dicksonia squarrosa
Histiopteris incisa
Hypolepis ambigua
Microsorium pustulatum
Polystichum richardii

manamana
makaweo Raukauri
huruhuruwhenua
ponga
mamaku
whekii
maataataa

koowaowao
pikopiko

hen and chickens
hanging spleenwort
shining spleenwort
silver fern
black tree fern
wheki
water fern

hound's tongue
shield fern



ARO VALLEY COMMUNITY COUNCIL

48 Aro Street
Aro Valley 6021
WELLINGTON

Phone: 04 384 8499

Email: community@arovalley.org.nz

9 December 2012

Subject: **WCC DRAFT TOWN BELT MANAGEMENT PLAN (2012)**

Dear Sir/Madam,

The Aro Valley Community Council (AVCC) wishes to lodge the following submission in response to the Draft Town Belt Management Plan (2012), which has been proposed by the Wellington City Council (WCC).

Representatives of the AVCC may also like to make an oral submission to the WCC in due course.

Although, on the whole, the AVCC is supportive of the draft plan and is pleased to see an effort on WCC's behalf to increase and preserve the town belt (*i.e.*, the incorporation of Semeloff Tce Reserve, Polhill Gully Recreation Reserve, and 20 Norway Street Reserve; [Reference 8.3.2.1]), there are a number of areas about which the AVCC has concerns and/or suggestions. These are addressed below:

1. Reference 8.3.2.3: ['Devon Street Gully': officially known as 46 Devon Street and Abel Smith Street]

It is the view of the AVCC that the 'Devon Street Gully' (which is currently owned by the crown), should be returned to the Town Belt. The land was originally part of the 1873 Town Belt Deed and formed part of a larger block that was later used for corrections facilities (The Terrace Goal), followed by educational facilities (Te Aro School and Victoria University).

The 'Devon Street' Gully [encompassing 46 Devon Street and Abel Smith Street Land; see map p. 94, sector 3 – Aro Valley/Polhill Gully] plays an important role in the streetscape and amenity of the Aro Valley. This amenity is:

Ecological: The Devon Street Gully also supports a wide variety of flora and fauna. While Devon Street Gully is not contiguous with other parts of the town belt (due loss of connecting areas over the years), it provides an important 'island' in the current gap between Polhill Gully and Kelburn Park in the western side of the town belt 'horseshoe'.

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In particular, the gully provides a place of refuge for many native bird species including kereru (wood pigeon), kaka, tui, ruru (morepork), kotare (kingfisher), tauhou (silveryeye), riroriro (grey warbler) and piwakawaka (fantail), among others. As Zealandia successfully increases native bird populations in the surrounding areas – the ‘halo’ effect – the Devon Street Gully will increasingly have a vital role in encouraging bird life throughout Wellington. The children at Te Aro School are actively involved in planting native species at the school to attract birds. The vegetation in Devon Street Gully helps attract birds to the vicinity of the school. There are also numerous valuable native plants in the gully including mahoe, totara, tawa, cabbage trees, and karaka. Similarly, the gully is the habitat of many native animals including species of cicada, skink, and weta.

Recreational: The Devon Street Gully serves the recreational needs of both the local community, and those further a field, who value its convenience and/or historical/aesthetic beauty. The tracks through the area demonstrate the informal recreation activities of children from Te Aro School for whom this is an important ‘adventure playground’. It serves for informal recreation, i.e. simply ‘going for a walk’. Revegetation activities provide recreation opportunities for neighbouring households and other members of the community.

Connectivity: The ‘gully-track’ is frequently used by university students/employees and Te Aro School students as an alternative way to walk around the Aro Valley. Enhanced walking links – particularly pleasant greenway routes that are not near traffic – encourage active travel to the university, Kelburn generally and the school, thereby discouraging car usage and promoting exercise. Improvements to the track and better signposting would increase this usage.

Historic: The historic value of the gully, with its cottages at the foot and the remains of the Terrace Goal above, coupled with the remarkably peaceful nature of the surroundings draws high foot-traffic to the area and the recreational value of the gully should therefore be protected. Indeed, Devon Street, and in particular the houses at the bottom of the gully, are specifically highlighted in the WCC’s Heritage Trail Aro Valley Booklet (*‘Aro Valley: Cottages, Crannies and Curiosities’*):

‘The street is worth seeing for its pristine streetscape. Note the similarity of houses on the right side of the road’.

Point 1: Summary: The AVCC submits that the Devon Street Gully [encompassing 46 Devon Street and Abel Smith Street Land] serves the recreational needs of the community, has significant flora and fauna, does much to retain the original contiguous horse-shoe shape of the town belt, and has stellar collection of *circa* 1900 houses and a historic connection to the old Terrace Goal site. Taken as a whole, this makes Devon Street Gully a rare asset within the community and it should therefore be protected and included as part of the Wellington Town Belt. This land was also part of the 1873 Town Belt Deed and provision should be made to ensure that the rights of the public, as first identified in that deed, are met.

2. Reference 8.3.2.2: ['Boyd Wilson Strip']

The AVCC submits that the 'Boyd Wilson Strip' [Reference 8.3.2.2] is ideally included as part of the Town Belt, and if this proves unfeasible, that this strip of land is formally protected as a walkway. This strip of land provides an important passageway to and from Te Aro School and Victoria University (thereby providing ready foot-access between Aro Valley/Kelburn and the city). The strip of land also forms part of the 'City to Sea' walkway and serves as a key link in the section of the trail between Aro Valley and Kelburn Park.

Point 2: Summary: To ensure the ongoing availability of the 'Boyd Wilson Strip' as a recreational and 'commuter' walkway, the AVCC submits that this piece of land be included as part of the Wellington Town Belt or that formal protection of this strip of land as a walkway is ensured through some other mechanism.

3. Reference 8.3.2.1: [Land Additions]

The AVCC has identified a number of other areas in and around the Aro Valley that have recreational and/or ecological value, and that we believe should be added to the Town Belt.

In particular, these include:

- a) Raroa Reserve (Between Norway Street and Raroa Rd, along and below the east side of Raroa Road): This section of land has been cleared of noxious plants and replanted with native bush by community volunteers. The regenerated bush will not only provide an important ecological system for native flora and fauna, but also the act of maintaining and managing this replant provides recreational value for the community members engaged and committed to this process. Those who enjoy the peaceful nature of this bush, which flanks the lower section of Norway Street, also gain recreational value from this area. Many walk through Norway Street as this street is connected to Kelburn via two walkways (to upper and lower Plunket Street). The land also forms part of the 'ecological connectivity' passageway (see map pg 94, Sector 3, Aro Valley/Polhill Gully) between Zealandia and existing Town Belt. The 'horseshoe' shape of the Town belt is interrupted in this place, and inclusion of Raroa Reserve would connect with and extend the Sector 3 Town belt to the north.
- b) Polhill Gully 2A and 2B and adjacent native bush areas We strongly support the addition of the Polhill Gully Reserve and Semeloff Terrace Reserve to the Town Belt and urge that this be extended to include the land on lower Adams Tce known as Polhill Gully 2A and 2B (formerly 10-16 Adams Terrace) and eventually to include the upper reaches of privately owned land on northern side of Aro Street (specifically 146J, 146H, 142-144 and 132-140 Aro Street). Sections on this part of Aro Street have houses on flat land on street frontages and very steeply sloping, bush clad areas at the back, unsuitable for building purposes. We understand that a large part of 132-140 Aro Street (previously owned by WCC but now in private ownership) is subject to a covenant/encumbrance in order to protect its ecological values.

We note that the adjacent residential areas of upper Adams Terrace and Devon Street fall within the boundaries of the original Town Belt area, and suggest that the green hillside above Aro Street be added to the Town Belt by way of compensation.

Ecological: These areas form an important green backdrop and corridor along the Aro Valley and have significant ecological value with a range of mature trees include hinau (possibly pre-European settlement), totara, rewarewa, miro, nikau, rata, ngaio, cabbage trees, various pittosporum and coprosma species, mahoe, kawakawa, rangiora, beech, fivefinger and lancewood, amongst others (see attached vegetation list compiled by B Mitcalfe and C Horne of the Wellington Botanical Society). Other parts of this area represent an opportunity for revegetation activities.

This green corridor provides a place of refuge for many native bird species including kereru (wood pigeon), kaka, tui, ruru (morepork), kotare (kingfisher), tauhou (silvereye), riroriro (grey warbler) and piwakawaka (fantail), among others. As Zealandia successfully increases native bird populations in the surrounding areas – the ‘halo’ effect – the green spaces in the Aro Valley will increasingly have a vital role in encouraging birds to come right up to the edges of the city.

Recreational: We think that it would be possible to construct a track up through the Polhill 2A and 2B sections that would allow access by walkers to this green hillside. A track might eventually connect with Essex Street and therefore the Devon Street Gully track. This could form an alternative path on the City to Sea walkway.

Connectivity: Adding this green corridor to the Town Belt would connect Zealandia to the edge of the city. The Polhill Gully Reserve-Polhill Gully 2A and 2B-northern hillside above Aro Street-Devon Street Gully areas would form an almost contiguous area of Town Belt in an area where the horseshow has been weakened by historic removal of land for purposes such as the university.

Part 3: Summary: The AVCC submits that Raroa Road reserve, Polhill Gully 2A and 2B, and upper slopes of privately owned land at 146J, 146H, 142-144 and 132-140 Aro Street have significant ecological and recreational value and that they should be included as part of the Town Belt in order to re-establish the horseshoe at the point closest to the Zealandia mainland island, and provide a connection to the Devon Street Gully area (Abel Smith Street Land).

4. **Reference 8.3.2.1: [Land Additions: Proposed walking track through Semeloff Tce Reserve]**

The addition of the Semeloff Tce Reserve to the Town Belt is strongly supported by the AVCC. In this regard, it is also proposed that a more formal walking track is made through the reserve, so as to further increase the recreational value of the area. Similarly, it is suggested that exotic species of plants/trees be gradually removed from the area and that replanting in natives occurs. The local community is very interested in helping with the construction of such a track and would be very enthusiastic about assisting with the replanting of the area with native species.

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Part 4: Summary: That a formal walking track through Semeloff Tce be constructed and that exotic plants in the area are removed and replaced by native species.

5. Reference 8.3.4.3 [Vacant building/pavilion/toilet]

The AVCC suggests that the vacant building/pavilion/toilet Section 8.3.4.3 remains because its historic value as it enhances the character of the area.

The AVCC would like to thank the WCC for taking the time to consider these points. We look forward to your response.

Yours sincerely, on behalf of the AVCC

Dr. Bridget L. Stocker

Dr. Madeleine Rashbrooke

Aro Valley Community Council Co-Chairs (2012-13)

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TOWN BELT LEGISLATIVE AND POLICY REVIEW

SUBMISSION FORM



237

Help us protect the Town Belt by commenting on:

- the draft Town Belt Management Plan
- some proposed legislative changes to strengthen its governance.

You can have your say:

- By making a submission on this form or in writing and send it to us by **Monday 10 December 2012**.
 - Post: Freepost, Parks and Gardens (REPL01), Wellington City Council, PO Box 2199, Wellington 6140
 - Fax: 801 3155
- By making a submission online at Wellington.govt.nz
- By sending an email to: townbelt@wcc.govt.nz
- You may also make an oral submission to Councillors. To do this, tick the box below and provide your contact details.

Please phone 499 4444 for more information.

ENTER YOUR NAME AND CONTACT DETAILS	
* Mandatory fields	
Mr / Mrs / Ms / Miss / Dr (Please circle which applies)	
First name* STEVE	Last name* DUNN
Street address* 1 NIKAU ST	
Suburb NEWTOWN	City WELLINGTON 6021
Phone/mobile 027 658 1462	Email sadunn@paradise.net.nz

MAKING A SUBMISSION	
I am making a submission	<input checked="" type="checkbox"/> As an individual <input type="checkbox"/> On behalf of an organisation
Name of organisation	
I would like to make an oral submission to the City Councillors.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide a phone number above so that a submission time can be arranged.	

SUBMISSIONS CLOSE 5PM ON MONDAY 10 DECEMBER 2012.

Privacy statement

All submissions (including name and contact details) are published and made available to elected members of the Council and the public. Personal information supplied will be used for administration and reporting back to elected members of the Council and the public as part of the consultation process. All information collected will be held by Wellington City Council, 101 Wakefield Street, Wellington. Submitters have the right to access and correct personal information.

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TOWN BELT LEGISLATIVE AND POLICY REVIEW

Overall, do you support or oppose the general direction of management for the Town Belt? (please circle)

1 Strongly oppose 2 Oppose 3 Neither support nor oppose **4 Support** 5 Strongly support

Why do you say this?

Is comprehensive.

SECTION ONE – DRAFT TOWN BELT MANAGEMENT PLAN

The plan proposes to protect an additional 85.44 hectares under the Town Belt Deed (chapter 2 of the draft plan). To what extent do you support or oppose this? (please circle)

1 Strongly oppose 2 Oppose 3 Neither support nor oppose 4 Support **5 Strongly support**

Why do you say this?

Any additional lands is a gain for open space with proper protection.

The plan proposes criteria for assessing land to be added to the Town Belt (chapter 2 of draft plan). To what extent do you support or oppose the criteria? (please circle)

1 Strongly oppose 2 Oppose 3 Neither support nor oppose 4 Support 5 Strongly support

Why do you say this?

The plan proposes to restore and enhance ecosystems and increase the indigenous vegetation cover on the Town Belt (chapter 5 of draft plan). To what extent do you support or oppose this? (please circle)

1 Strongly oppose **2 Oppose** 3 Neither support nor oppose 4 Support 5 Strongly support

Why do you say this?

I think there is a place for some exotic trees - eucalypts in particular they have a scale that is absent from native plantings + provide valuable winter nectar for native birds. High pruned macrocarpa give dry walks, protected from extreme weather with a spec...

The plan attempts to balance retaining 'natural' areas for informal recreation with the demands from organised sport (chapter 6 of draft plan). To what extent do you agree or disagree that the draft plan is achieving a balance? (please circle)

1 Strongly disagree **2 Disagree** 3 Neither agree nor disagree 4 Agree 5 Strongly agree

Why do you say this?

Intensive sport activity can be accommodated elsewhere (TSB Arena) ASB stadium) and converting sports fields to all weather use. This does not require Town Belt land to be used. Access is often restricted so I don't support these activities. on TB - basic premise for TSB is it to be open space + access

The plan proposes to limit the development of sporting facilities to existing sports and recreation parks (chapter 6 of draft plan). To what extent do you support or oppose this? (please circle)

1 Strongly oppose 2 Oppose 3 Neither support nor oppose 4 Support **5 Strongly support**

Why do you say this?

Co-use of buildings by multiple codes/sports groups + limits on the extent of constructed ground/buildings is essential.
- retain area of built construction the same as today.

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DO YOU HAVE ANY COMMENTS ON WHAT THE DRAFT PLAN PROPOSES?

If you have read the draft plan, please provide the policy number and page number too.

Theme, sector or policy and page number	Comment
	Where new land is taken by the crown, eg. Ruahine St widening, compensation land should be immediately adjacent to the Town Belt. ^{equivalent} in area.
	Compensation should <u>not</u> be the return of alienated land. The return of alienated TB land should happen anyway + not used as
8.7.2.2	a bargaining tool because the alienated land was for Wellingtonians under the original deed. ^{with NZTA} - fully support return of alienated land but not for use in negotiations Showgrounds
8.5.1	Former Wellington Showgrounds - revoke the Act + return when Te Whaea moves on (as the major occupier not all users move on. It will never happen otherwise)
	All ^{new} reservoirs must be buried (eg. Pwini of Wales)

DO YOU HAVE ANY ADDITIONAL COMMENTS?

For example, is there anything you feel has not been adequately covered by the draft plan. (Please attach any additional pages.)

SECTION TWO - PROPOSED LEGISLATIVE CHANGES

Do you support or oppose the overall objectives of the proposed legislative change? (please circle)

1 Strongly oppose 2 Oppose 3 Neither support nor oppose 4 Support 5 Strongly support

Why do you say this? The Town Belt has limited protection and not a high standing in the District Plan. Its own management under a separate status is critical for protection of this key asset

DO YOU HAVE ANY COMMENTS ON THE PROPOSED LEGISLATIVE CHANGES?

For example, tell us what you think about the statutory principles and the Council's powers, such as the maximum term for a lease. If you have read the full drafting instructions please provide the paragraph number too.

Number	Comment

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DO YOU HAVE ANY COMMENTS ON THE PROPOSED LEGISLATIVE CHANGES?

Continued from previous page

Number	Comment

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Thank you for your submission.

PLEASE RETURN THIS SUBMISSION FORM BY 5PM ON MONDAY 10 DECEMBER 2012.

2nd fold here

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Freepost WCC
Parks and Gardens (REPL01)
Wellington City Council
PO Box 2199
Wellington 6140

