

# WELLINGTON ~~DRAFT~~ TOWN BELT MANAGEMENT PLAN

~~October 2012~~ June 2013

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# 1 Introduction



**The horseshoe shaped Wellington Town Belt as seen from Te Ahumairangi Hill Lookout**

Wellington has a very beautiful natural setting by world standards. The inner city faces north and east to the natural sweep of Lambton Harbour, and steep hills enclose it from behind. The inner suburbs cling to these hills of which large areas, including significant ridgetops, are Town Belt.

## 1.1 The Town Belt concept

Wellington is fortunate to retain a large portion of the space set aside as town belt in 1839 under the instruction of the Secretary of the New Zealand Company, John Ward, who stated:

*"It is indeed desirable that the whole outside of the Town, inland, should be separated from the country by a broad belt of land which you will declare that the Company intends to be public property on condition that no buildings be ever erected upon it."*

Originally held by Central Government (the Crown) after it was gazetted in 1841, this horseshoe-shaped green space on the hills cradling the central city and inner suburbs has been administered and controlled by Wellington City Council since 1873.

A Town Belt is an area of land set aside during the design of towns and cities to provide a green and open space for the pleasure and health of the citizens. This design approach had been advocated by utopian and radical social reformers in Britain since the early 19th century as a means of providing relief for ordinary citizens from the overcrowding of the cities.

Today it is widely accepted that open space in the city is essential to not only the character and function of the city but the physical, emotional and spiritual health and wellbeing of its people. Cities around the world with environmental and social problems are working to improve the urban environment, and the provision of open space is high on the agenda. Once the built landscape is there, trying to retrofit the cityscape to include open space is incredibly difficult and often impossible. Established open space within the urban landscape, (especially a large, diverse, connected, accessible and visible open space network like the Town Belt), is extremely valuable to the city and the people who live there.

Contemporary ideas on the value of natural environments fit with the Town Belt concept. The Town Belt in Wellington protects a large, predominantly natural, open-space environment with a

huge range of direct and indirect environmental, social, recreational and economic benefits to the city and its residents.

The concept of a Town Belt has endured through the development of the city. The values associated with the Town Belt have however changed and continue to evolve as the value and potential values of open space in the urban environment is more widely debated and understood.

## 1.2 What is the Wellington Town Belt<sup>1</sup>?

Before the arrival of European colonists, the Town Belt land was under the kaitiakitanga (guardianship) of the resident iwi/hapu. The earliest documented description and pictures of the Town Belt have the land covered in forest with the slopes of Mt Victoria/Tangi te keo covered in kanuka shrubland. The Māori history and traditions related to the places that now make up the Town Belt go back to the earliest arrival of Māori in Wellington. Two important components of the Town Belt are the key ridgelines in the east and west of central Wellington, known as Te Ranga a Hiwi – or the ridge of Hiwi and the ridgeline of Ahumairangi. Hiwi was the son of the daughter of Tara, the eponymous ancestor of Ngāi Tara. Ngāi Tara were probably the first Māori to settle the area, constructing pā and developing gardens and using the forests to gather food. Before Ngāi Tara were others, more of the hunter-gatherer groups known by some as the kahui tipua, who moved around taking advantage of the natural resources of the region.

The term ‘original Town Belt’ refers to all of the land proclaimed as Town Belt in 1841 being 1544 acres (625 ha) that was set aside from land included in the Port Nicholson Deed of Purchase. Despite questions about the legality of purchase in 1841, Governor Hobson proclaimed the Town Belt a Crown reserve, labelled as ‘*land ... reserved for the enjoyment of the public and not to be built upon*’ (see map on page 5).

The Crown (latterly through the Superintendent of the Province of Wellington) held the land from 1841 to 1871 when ~~it was transferred to the Superintendent of the Province of Wellington by the Wellington City Reserves Act 1871. The Superintendent was instructed~~ [the Superintendent](#) to convey the land ‘*upon such trusts and for such purposes of public utility to the City of Wellington and its inhabitants*’ ~~as the Superintendent wished~~. The Superintendent executed a deed of trust now usually referred to as the Town Belt Deed. See Appendix 1. Other land forming the Basin Reserve was ultimately put into trust under a separate deed. [The Canal reserve, comprising the traffic islands between the Basin Reserve and Courtenay Place was included in \(and is still part of\) the Town Belt Deed.](#)

A total of 1061 acres (429 hectares) was finally conveyed [to the Mayor, Councillors, and citizens of the City of Wellington](#) Wellington City Council on trust [on 20 March 1873](#) to be forever used as ‘*public recreation ground for the inhabitants of the City of Wellington*’. The Town Belt Deed set out how the Council was to manage the land and it remains the most important document for the Town Belt today. The Council holds the land in trust for the citizens of Wellington and is a similar concept to the public commons in England. A public commons means a place that has a public good that is free for people to view and enjoy and owned by everyone who wants to be a part of it.

Since 1841, the growth of Wellington City has meant that over a third of the land originally designated for Town Belt has been taken for community purposes (see map on page 5). Significant portions of the Town Belt were lost for predominantly Crown uses. These included land for Wellington College, the Governor General's residence, Victoria University, Wellington Hospital, and various roads linking the inner city with the suburbs.

<sup>1</sup> [The name Wellington Town Belt has not been officially gazetted but is the accepted name for the land held under the Town Belt Deed \(1873\). In this plan the convention will be to use the full title for major headings but elsewhere it will be shortened to Town Belt.](#)

## 1.2.1 What makes the Town Belt distinct?

The Town Belt's distinguishable features include its:

- perceived continuity and horseshoe shape of open space, comprising the first line of hills and undeveloped skylines encircling the central city
- geographic location and close visual relationship with the central city and inner suburbs
- patchwork and diversity of vegetation cover
- availability to be used for a wide range of sporting and recreation activities
- accessibility and provision of linkages to key community destinations
- rich historical and cultural links with Wellington citizens and mana whenua

Today, the Town Belt is a significant piece of open space that provides a scenic backdrop to the inner city, brings nature to the heart of the city, and is very important to the health and wellbeing of residents and visitors.

The Wellington Town Belt forms an integral part of a wider open space network comprising 4221 hectares. It is complemented by the outer green belt established in the 1970's and 80's and managed under the Outer Green Belt Management Plan (2004). It outlines the following vision:

"A continuous belt following the ridges to the west of the city from the South Coast to Colonial Knob, in which indigenous vegetation is restored and an informal recreation network is widely accessible".

The map on the next page shows the Outer Green Belt and the Town Belt.

## 1.3 The Wellington Town Belt Management Plan

The purpose of the Wellington Town Belt Management Plan is to provide Wellington City Council with a clear framework for making decisions and managing the Town Belt for the next 10 years.

The Plan provides a framework for addressing issues common to the Town Belt and managing them in a comprehensive and consistent way. Objectives and policies give guidance for the development, management, protection, operation and public use of the Town Belt

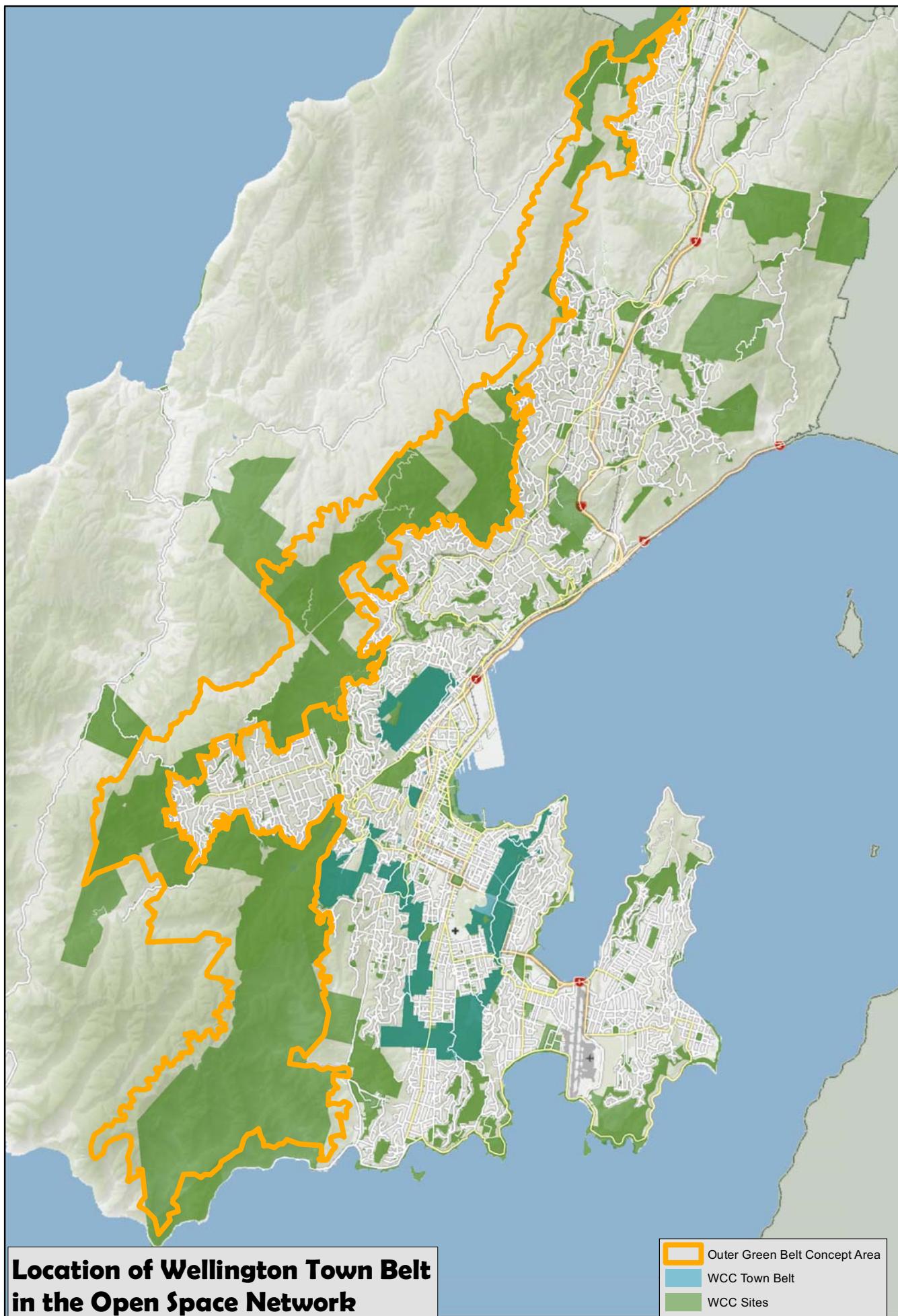
Specifically it will:

- ensure the Town Belt is managed and maintained in a consistent manner by providing common objectives and policies
- ensure appropriate protection and management for important natural, recreation, historical and cultural values on Town Belt
- provide prioritised strategic management initiatives
- build on the policies and initiatives in the 1995 plan (appendix 6)

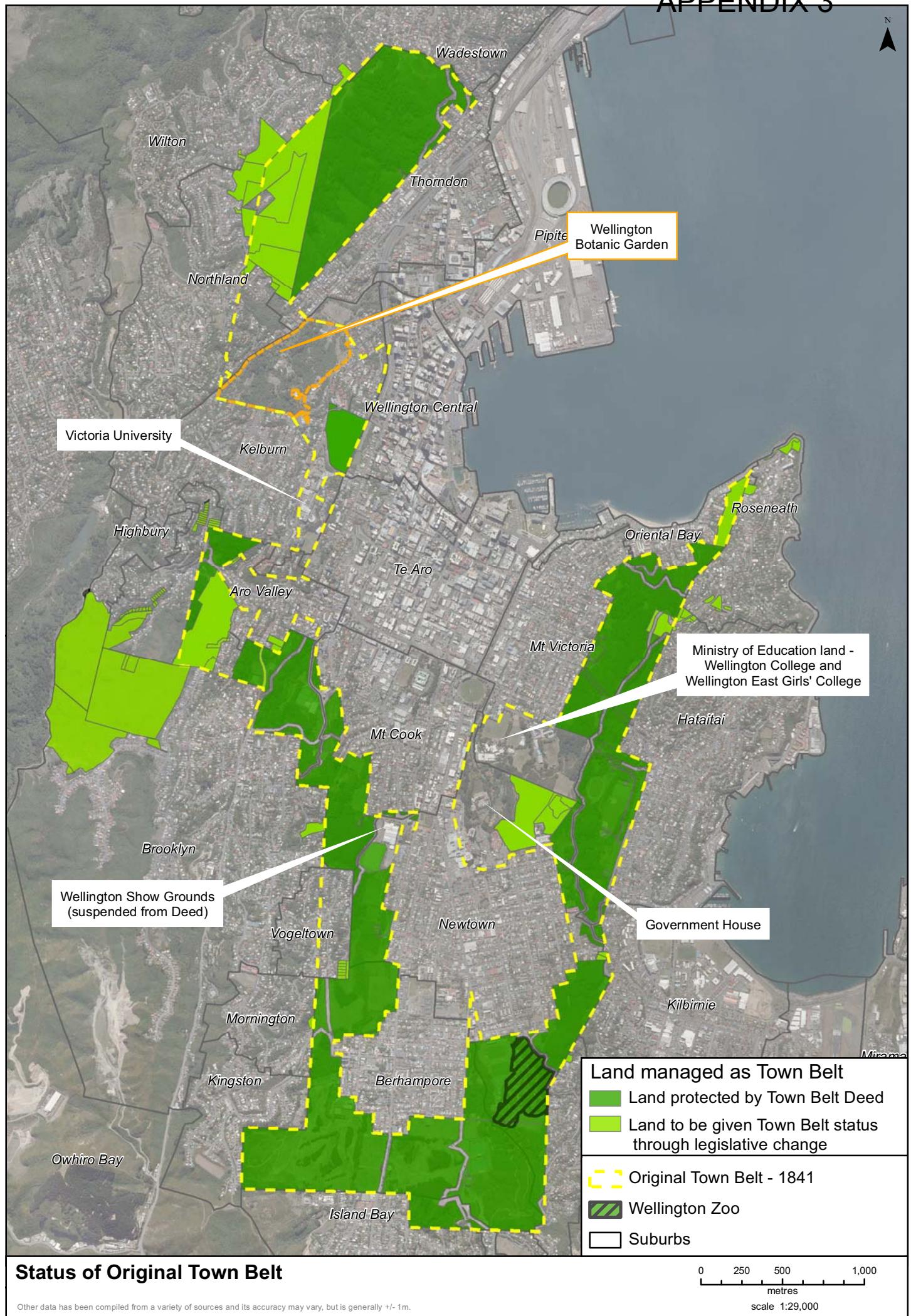
### 1.3.1 Vision of the Plan

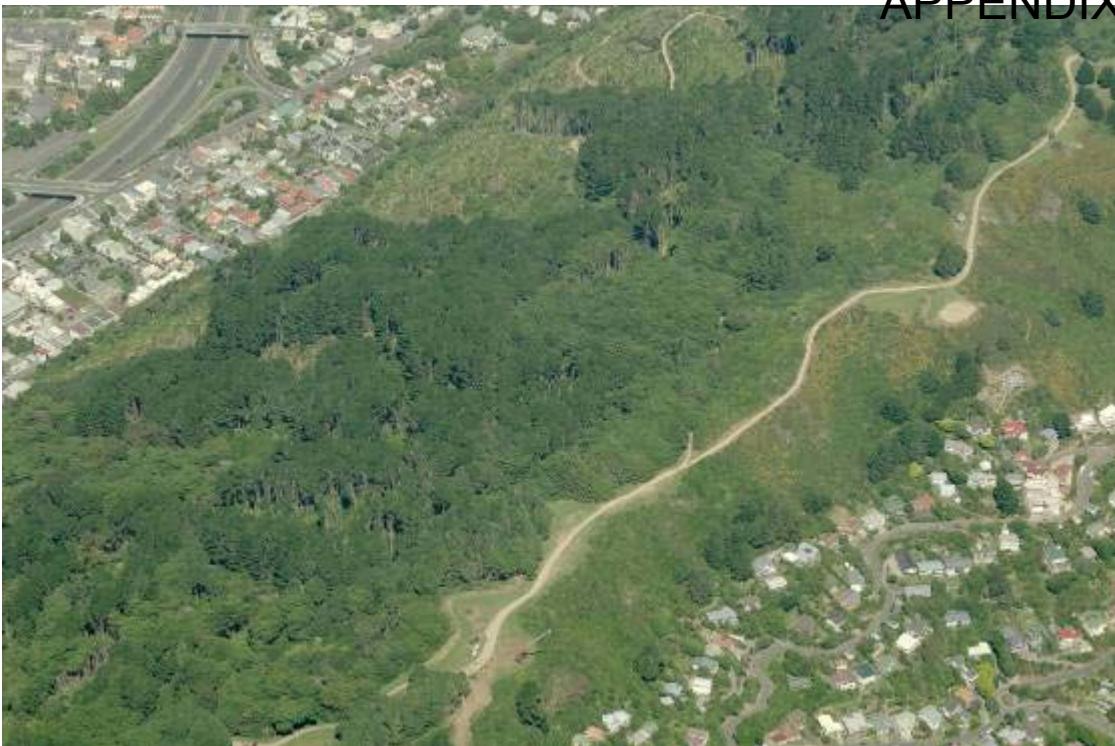
"The Wellington Town Belt is a unique and historic inner city open space that brings nature into the city and provides current and future residents and visitors with a place to visit, recreate and appreciate"

## APPENDIX 3



## APPENDIX 3





**Town Belt between the suburbs of Thorndon and Wilton.**

### **1.3.2 Structure of the Plan**

In 2011 the Council approved a set of guiding principles to guide and support the review of the 1995 management plan.

This draft management plan identifies:

- the legal framework for the Town Belt
- the guiding principles
- the long-term vision for the Town Belt
- the natural and cultural features of the Town Belt and how these will be protected
- recreational role and activities on the Town Belt
- general management objectives and policies
- actions required to implement this plan.

The guiding principles provide the wider community's values and aspirations for the Town Belt and provide a framework for decision making. They are fully described in section 2.2.

The objectives and policies in this plan explain the intended methods for the protection, management, development, operation and public use of the Town Belt.

Structure of the plan: In order to provide a framework to achieve connectivity and sustainability on the Town Belt, this plan is principally structured around eight key themes:

1. Town Belt legislative and policy framework
2. Partnership and community participation
3. Landscape
4. Ecology and biodiversity
5. Recreation
6. Culture and history
7. Management sectors
8. Rules for use and development

While the plan is structured around themes, the Town Belt is divided into sectors for the purposes of implementation and ease of understanding for local communities (see section 8).

Each sector recognises the complexity of the [differences in](#) topography, vegetation, uses and communities of interest inherent in the Town Belt. These sectors are:

1. Te Ahumairangi Hill
2. Kelburn Park
3. Aro Valley/[Polhill Gully](#)
4. Brooklyn Hills
5. Macalister Park
6. Golf Course/Mt Albert
7. Newtown/Crawford Road
8. Hataitai Park
9. Mt Victoria/Matairangi

The general policies need to be read alongside the specific policies for each sector. ~~The sector policies take precedence over the general policies.~~ The minimum period for review of this management plan is five years from the date it is adopted.

### **1.3.3 Coverage of the plan**

Objectives and policies in the plan will cover:

- 389.68 hectares held in trust under the Town Belt Deed, and
- ~~85.4375~~ [130.3378](#) hectares of reserve land managed as Town Belt.<sup>2</sup>

See map on page 5, and Appendix 2. Policies are not included for the Wellington Botanic Garden or the Wellington Zoo or Wellington showgrounds (except the artificial turf behind Te Whaea).

**Wellington Botanic Garden:** In 1844 land for a botanic garden (12 acres, 1 rood and 9 perches) was appropriated from the land set aside for Public Reserves (part of the Town Belt reserve vested in the Crown).<sup>39</sup> the New Zealand Company allocated 13 acres of Town Belt land for a Botanic Garden alongside what is now Glenmore Street.

In 1869 the Botanic Garden Act was passed and management of the garden was entrusted to a board under the auspices of the New Zealand Institute, the forerunner of the Royal Society of New Zealand.

In 1891 the Wellington Botanic Garden Vesting Act dissolved the Botanic Garden Board and vested control in Wellington City Council. Wellington Botanic Garden is not covered by the provisions of the Town Belt Deed.

The Botanic Garden is classified as Local Purpose Reserve (Botanic Garden) under the Reserves Act 1977 and managed under the Combined Management Plan (Wellington Botanic Garden, Anderson Park, Bolton Street Memorial Park (2002).

**Wellington Zoo:** The Zoological Garden, established in 1906, sits on land managed in trust by the Council under the Town Belt Deed. It is an accepted historic use within the Town Belt. The zoo operation is now managed under the Wellington Zoo Trust Deed (2003).

**Wellington showgrounds:** In 1959 5.223 ha of land in Hutchinson Road was suspended from the Town Belt Deed by the Wellington City Exhibition Act. If this Act is repealed or the lease terminates, the showground land will automatically return to Town Belt management. Since 2010, the Council-managed area known as Te Whaea artificial sportsfield has been removed from the Premises Management Lease for the showgrounds. This area will be managed as part of the Town Belt.

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<sup>2</sup> It is proposed that this land will be added to the Town Belt as part of legislative change. See policy 2.9.6

**Road reserve** that adjoins Town Belt land managed under this management plan will be managed in a consistent manner with the objectives and policies of this plan.

**Chest Hospital:** The former Chest Hospital land (Chest Hospital) and buildings were transferred at no cost to the Council in December 2002 by the Capital & Coast District Health Board. The acquisition was consistent with the Town Belt Reinstatement Policy 1998.

## **1.4 Achievements of the 1995 Town Belt Management Plan**

[MOVE THIS SECTION TO APPENDIX 6](#)

The 1995 plan provided strategic direction for the future management and development of the Town Belt. In particular:

1. There has been significant recovery of original sections of Town Belt, including Telecom land at Te Ahumairangi Hill (23.33 hectares), and the Chest Hospital (3.21 hectares). Equally, there has been no further loss of Town Belt land held by Council, and encroachments on the Town Belt have been more effectively identified and monitored. Some major encroachments have been resolved, such as the Presbyterian Support Services easement in Berhampore and access to Upper Weld Street. The Crown has not sold off any Original Town Belt land since 1995.
2. The Town Belt Reinstatement Policy 1998.
3. Increased recreational use of the Town Belt has been possible with the following developments:

**Major improvements to visitor and sporting facilities include:**

- Mt Victoria lookout
- Te Ahumairangi Hill (Tinakori Hill) landscape plan including the lookout at the southern end
- Central Park redevelopment
- Newtown Park
- Rugby League Park redevelopment including the Te Whaea artificial
- National Hockey Stadium parking
- Development of two artificial sportsfields at Wakefield Park
- New skatepark at Island Bay.

**Improved access and events for recreational enjoyment include:**

- City to Sea walkway
- Mt Victoria track upgrades and mountain bike circuit
- International mountain bike championships
- World running championships.

4. Some surplus buildings have been removed from the Town Belt and the land has been returned to open space.
5. There has been interpretation and protection of some of the historic features, including restoring the Grant Road fountain and the entrance of Central Park, installing a plaque at Stellin Memorial, and providing information at the Mt Victoria and Te Ahumairangi Hill lookouts.
6. The managed vegetation on the Town Belt has flourished, largely as a result of protection by the Council, weed and possum control programmes and the great work of volunteer groups involved in revegetation and restoration projects. There are now 13 volunteer groups working on the Town Belt.

- A possum control programme covers the entire Town Belt
- A weed control programme for the Town Belt targets, in particular, old man's beard, banana passionfruit and climbing asparagus
- Revegetation of 27 hectares with native ecosourced plants.

7. The managed vegetation on the Town Belt has been gradually changing from pine trees to native forest. Over 26 hectares of exotic trees (mainly pines) have been removed and areas replanted with native species in accordance with the Town Belt Management Plan.

~~Places where exotic trees have been replaced include:~~

- Te Ahumairangi Hill
- Telford Terrace (above Oriental Bay)
- Finnimore Terrace (in Vogeltown)
- Berhampore Golf Course
- Owen Street (in Newtown).

## 1.5 1.4 Key Other relevant guiding policies and plans

Other plans [Council plans](#) that give guidance [in managing the Town Belt and/or](#) in the development of [developing the policies in](#) this plan are listed below. [The chart below shows where this Management Plan fits with other Council plans and policies.](#)

### Wellington City District Plan

This is the Council's principal regulatory document setting out objectives and policies, methods and rules for managing the city environment, land uses and associated activities.

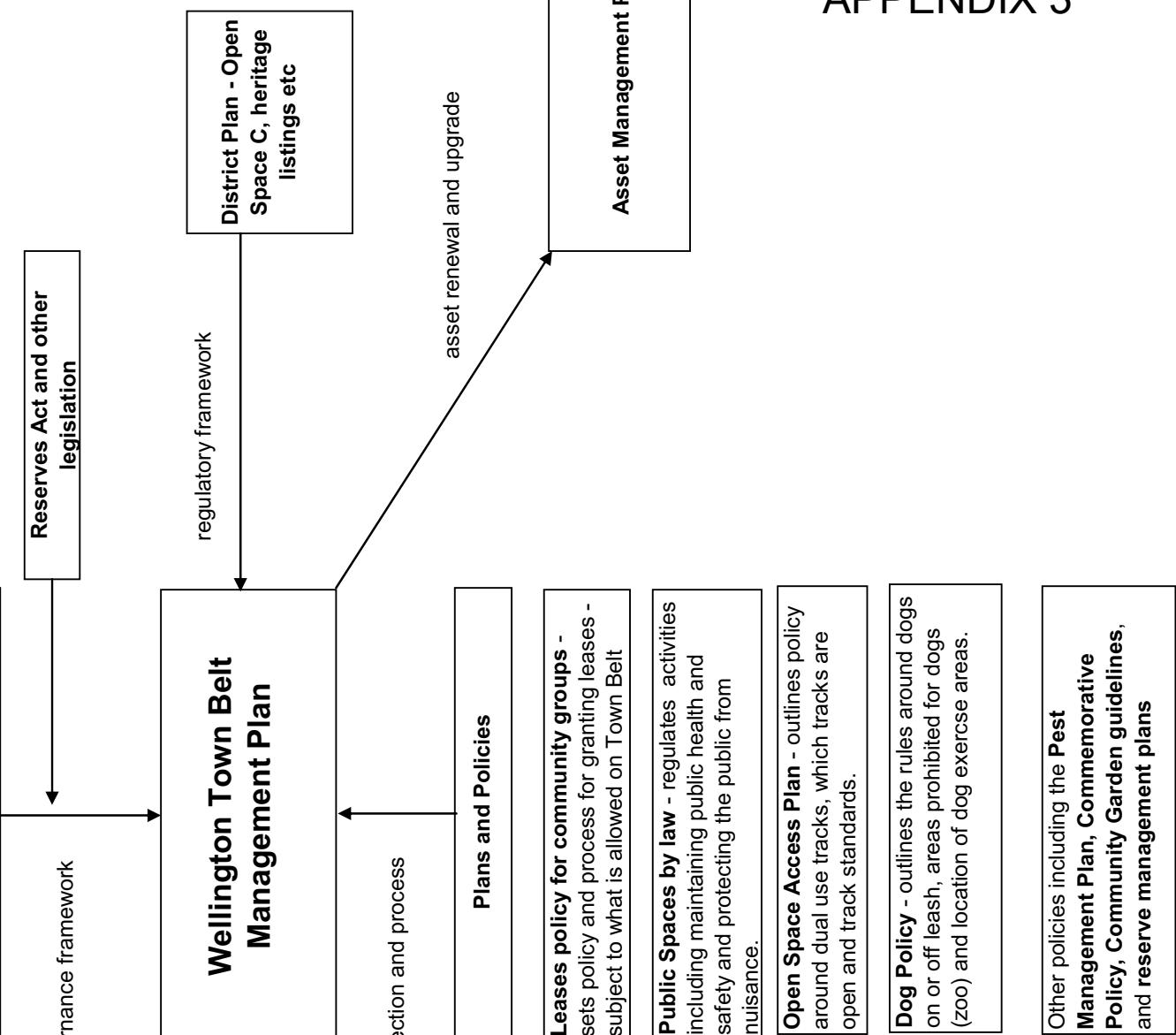
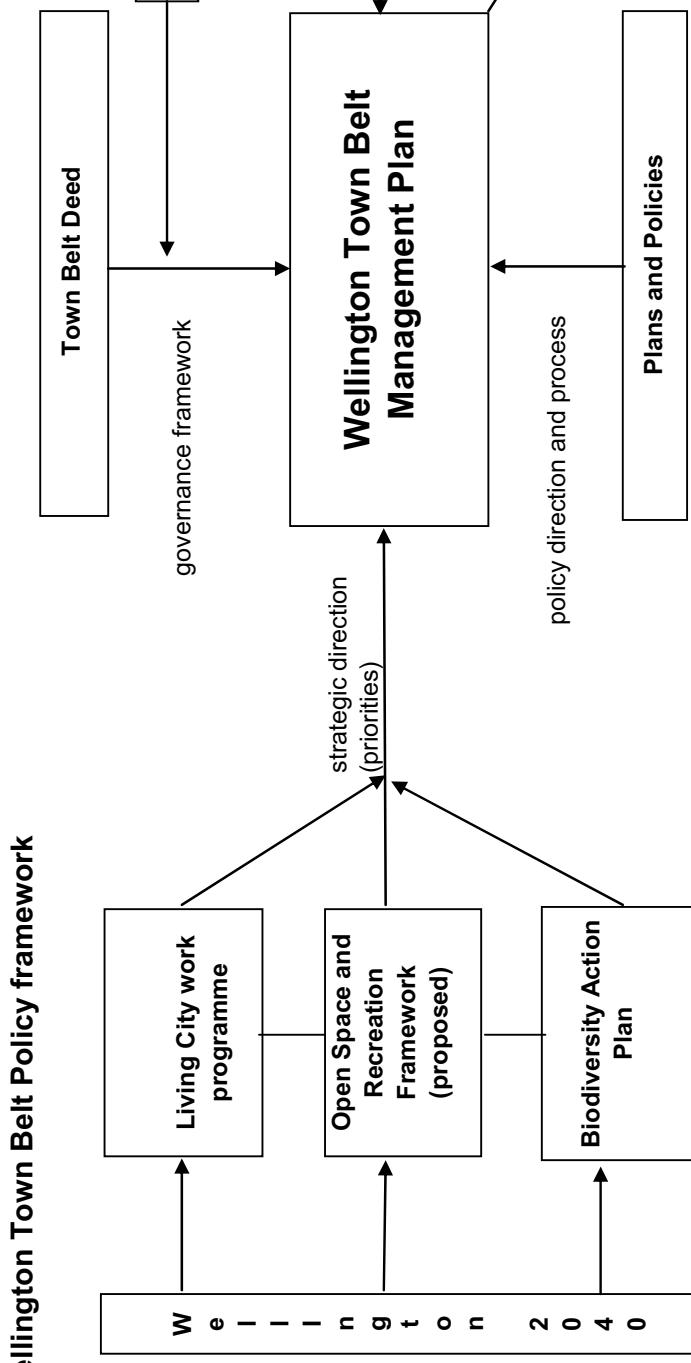
The Wellington City District Plan is prepared in accordance with the Resource Management Act 1991. and is based on the principles of sustainability:

- Dependency: All life depends on the health of the natural environment.
- Irreversibility: Some actions can result in permanent loss of species, landforms and heritage.
- Diversity is necessary in both natural and urban environments. It can enable communities to adapt to change.
- Efficiency in the use of renewable and non-renewable resources.
- Finite resources: recognition that all resources are finite.
- Equity in access to and the use of resources. Includes enabling communities to care for their environment and influence change.
- Precautionary approach should be taken where there is uncertainty and potential for significant harm.

The Wellington Town Belt is identified as a separate open space area "Open Space C" (called Inner Town Belt) in the Wellington District Plan. [The Inner Town Belt is valued for its historical social, cultural importance.](#) The District Plan's policies, objectives and rules will relate to the management plan. In particular the District Plan proposes to:

- 16.5.1.2 *Recognise the special status of the Inner Town Belt as public recreation land held in trust by the Council under the Town Belt Deed 1873 and identify that land on the District Plan maps.*
- 16.5.1.3 *Manage the impacts of activities in the Inner Town Belt in order to protect and preserve its special qualities for the benefit of future generations.*

In addition to policy guidance the District Plan has rules for Town Belt land. The rules allow the Council to exercise control on the type of building and activity that occurs, and this control is



exercised by way of the resource consent process. The rules reflect the status of the Town Belt, but have not been reviewed since the District Plan became operative in 2000. A review of all Open Space rules (including the Town Belt / Open Space C rules) is currently programmed as a high priority review in the District Plan work programme. Notification of a plan change for this area is scheduled in the 2013–14 financial year. This will provide an opportunity to amend the policies and rules if it is determined they are no longer considered fit for purpose.

## Wellington towards 2040: Smart Capital

Wellington City Council's vision for Wellington is focused on the future development of the city over the next 30 years. It builds on Wellington's current strengths, acknowledges the challenges the city faces now and over the medium to long term, understands the changing role of cities, and is informed by Wellington's communities. The vision is supported by four community outcomes based on the city's competitive advantage. These are: eco-city; connected city; people-centred city and dynamic central city. These goals are central to the Council's Long Term Plan 2012–2022.

## Central City Framework (2011)

This is a spatial structure plan that provides overall context, direction for future planning, coordination, prioritisation and assessment of key city projects. The resulting central city open space strategy has 10 key elements, and there are two that specifically relate to the Town Belt:

- **Big space links:** There are large open areas that can play an improved role in the provision of open space in the city. Primarily these are the Town Belt and waterfront. Improving the links to these from the city area – and providing additional amenities within these large open areas – will enable increased use.
- **Cross-valley links:** The greening of city streets with 'urban forest' across the valley will enhance urban ecology and reduce the hardness of the city-scape. This will also provide corridors across the valley to join the town belts and enhance accessibility.

## Our Capital Spaces – Open Space and Recreation Framework 2013 (in draft)

Our Capital Spaces" is a plan for managing and protecting our parks, reserves, sport and recreation activities over the next ten years. This plan replaces and updates both the Wellington City Council's Capital Spaces Strategy (1998) and Recreation Strategy (2003).

There will be a range of initiatives that fall under the following outcomes:

- Getting everyone active and healthy
- Protecting our birds, nature, streams and landscapes
- Contributing to Wellington's outstanding quality of life
- Doing it together

~~This strategy was developed in 1998 and provides directions for an integrated approach to managing the natural and recreational environment, including recognising important landscape features. The Town Belt is part of the 'Inner Green Belts' open space:~~

*"a series of green belts or corridors, rich in ecological, recreational and heritage values, which weave green open space through the city, containing and identifying the suburbs and connecting other open spaces"*

Capital Spaces is currently under review.

## Biodiversity Action Plan (2007)

The Biodiversity Action Plan coordinates the Council's biodiversity activities and identifies local priorities and actions for biodiversity. Biodiversity activities include pest control, revegetation planting, and partnerships with other organisations and groups.

The outcomes of the plan include:

- identifying the current state of Wellington's biodiversity and the areas/species that require the most protection
- protecting Wellington's indigenous biodiversity on public and private land
- motivating the community to become more involved in biodiversity conservation
- working closely with other organisations to ensure the conservation of Wellington's biodiversity
- restoring our indigenous biodiversity where possible and ensuring it is easily accessible for all Wellingtonians
- generating quality information through monitoring and research to enable us to conserve and manage our biodiversity into the future.

## **Open Space Access Plan (2008)**

This plan sets out the Council's strategic vision for tracks in the city's parks, reserves and open spaces. The plan's vision is to *strengthen and improve the open space access network by:*

- *providing outstanding opportunities for recreation and tourism within the open spaces of Wellington*
- *ensuring tracks provide for a range of user interests, skills, abilities and fitness levels within each area*
- *achieving a quality primary network accessing major destination points in Wellington and adjoining districts, and linking with an equitable distribution of secondary and local track networks and recreational facilities.*

## **Outer Green Belt Management Plan (2004)**

The Outer Green Belt Management Plan ensures the protection of a coherent and essentially natural western ridgeline, and provides for public recreation. The long-term strategy is to provide public access from the south coast to Porirua City and Colonial Knob, and eventually north on the national Te Araroa Walkway. It has the following principles:

- Landscape and landform: To recognise and protect natural landscape and landform characteristics of the ridge system on the western side of the city.
- Indigenous ecosystems and important ecological features: To recognise and protect indigenous ecosystems and important ecological features, and in particular the streams and significant areas of indigenous vegetation from which a more continuous band of vegetation will grow.
- Recreational places and linkages: To identify and protect important existing or potential recreational sites and linkages (entrance points, tracks, routes and destinations).
- Cultural and historic places: To recognise and protect important cultural and historic places and features identified within the Outer Green Belt.
- Urban environment edge: To provide a western edge to the urban environment and a buffer of mainly open lands between the city's urban areas and the rural areas of Makara and Ohariu valleys.
- Continuity and integrity: To achieve continuity and integrity in the definition and management of the Outer Green Belt.

## **Leases Policy for Community and Recreation Groups (2012)**

The Council provides leases of land and/or buildings at a subsidised rental to a wide range of community and recreation groups (groups). As Council-owned land and buildings are a limited resource, the Council needs to allocate this resource in a way that maximises the use of its assets and responds to changing demands.

The Leases Policy for Community and Recreation Groups (policy) sets out the Council's role in leasing land and/or buildings to groups and provides guidance on:

- granting leases of land and/or buildings to community and recreation groups
- managing leases relating to the groups
- the standard to which land and/or buildings will be maintained to ensure appropriate asset management.

The objectives of the policy are to:

- ensure maximum community benefit is derived from Council-owned land and buildings
- strengthen participation and engagement in community and recreational activities
- ensure leases are managed fairly, processes are transparent and Council officers have the flexibility to respond to community needs.

The policy notes that the Wellington Town Belt Management Plan will be used by officers to ascertain what activity or structure can be permitted on Town Belt land. In the Council's capacity as administrator and trustee of Town Belt, Council has the responsibility to ensure the land is managed in accordance with the Town Belt Deed and the Reserves Act 1977.

The policy applies to all community and recreation groups that lease Council owned land and/or buildings.

## **Playground Policy (2002)**

This policy defines how the Council will provide playgrounds to the community in an equitable manner, recognising the needs of communities and suburbs and taking into account constraints of topography and funding. The objective of the Playgrounds Policy is therefore:

*The provision of a range of safe, enjoyable and stimulating playgrounds across the city in a way that best meets the needs of children, care-givers, communities and the city for access, safety, amenity and maintenance.*

Working towards this objective will establish an adequate provision of playgrounds in Wellington, as well as ensuring that excessive provision does not occur.

## **Climate Change Action Plan (2010)**

This plan identifies cost-effective initiatives for Council operations and the community that will help the Council achieve its carbon neutral vision, and promote sustainable behaviour. The plan is divided into seven action areas: Actions of relevance to the Town Belt:

### Adaptation

- A1 A vulnerability assessment for the city to the impacts of climate change (\$130k OPEX over two years).
- A2 Improve preparation for more frequent extreme weather events.
- A3 Enhance guidance for asset management on climate change risks.
- A7 Investigate opportunities to 'green' the roofs of council and city facilities and promote tree planting.

### Forestry

- F2 Investigate the impact of an enhanced pest-management programme in council forests to increase carbon sequestration.
- F3 Investigate opportunities to develop forest sinks with other councils to meet respective ETS obligations.

### Council operations

- C4 Develop a policy to manage carbon credits and obligations.
- C5 Investigate development tools that encourage energy efficiency, quality urban design and built environment.

[Council is reviewing this Action Plan in 2013.](#)

## 2 Town Belt legislative and policy framework



**Land acquired by Council for Town Belt purposes but not protected under the Deed:  
Chest Hospital (2002) and Vice Regal Park (1981 and 1990)  
behind Wellington Hospital in Newtown**

### 2.1 How is the Town Belt managed?

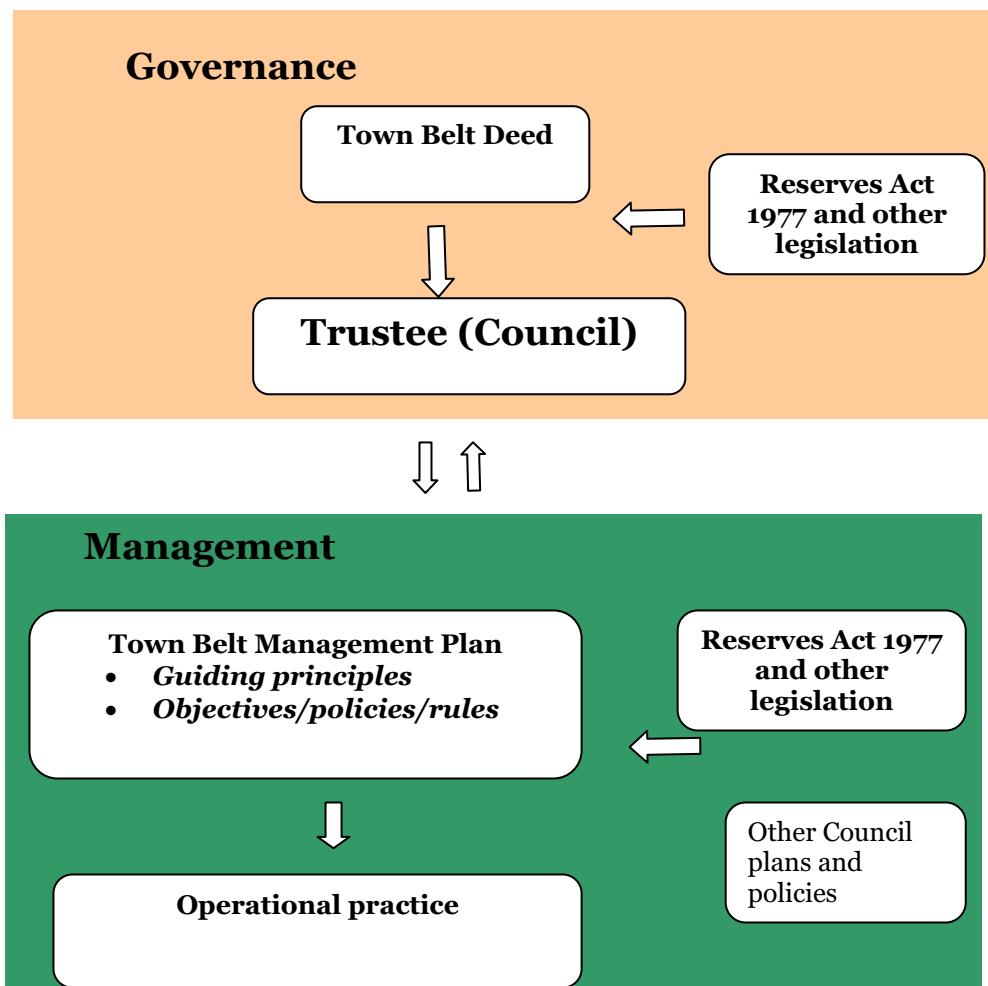
The Wellington Town Belt comprises 389.68 hectares held in Trust under the Town Belt Deed.

The deed is the key document giving Council legal authority over the Town Belt and provides primary powers to make rules and regulations to govern the use of the Town Belt (See section 2.3).

The deed is almost 140 years old. Its age, archaic language and nature, however, means it is too general to provide clear guidance and consistency for the management decisions that need to be made on a regular basis. For this reason, and to follow best practice, the Council adopted the current Town Belt Management Plan in 1995. This attempted to translate the intent of the deed into a set of operational practices through two statements of purpose (aims) and a number of policies on how different aspects of the Town Belt should be managed.

In 2011 the Council approved a set of guiding principles to support the review of the management plan.

The current management and governance framework is as follows:



## 2.2 Town Belt principles

Guiding principles summarise common values shared by an organisation or a group of people for a collective purpose. They are developed by organisations to give their staff a clear understanding of the organisation's priorities and guide them on how they should behave in the multitude of different situations they encounter in their work.

Guiding principles are not rules or policies and do not dictate or set specific directives on how the Town Belt should be managed. Instead they are used to develop policies and guide decision making.

The draft guiding principles for the Town Belt were developed from feedback on the wider community's values and aspirations for the Town Belt. They are relatively generic, representing a generally accepted view for the Town Belt from a number of widely different perspectives.

The final principles were approved by the Council on 16 December 2011:

**1. *The Wellington Town Belt will be protected and enhanced by the Council for future generations.***

This reflects the Council's commitment to ensuring that the Town Belt will be protected for Wellingtonians to enjoy.

The physical size and continuity of the Town Belt will be retained and enhanced.

- 2. The Town Belt will continue to be governed in trust by the Council, under the 1873 Deed and subsequent legislation on behalf of the citizens of Wellington.**
- 3. The Council will work in partnership with mana whenua to manage the Town Belt.**

This recognises that mana whenua will have an ongoing role in the management of the Town Belt, consistent with our current relationship.

- 4. The Town Belt's landscape character will be protected and enhanced.**

The landscape character of the Town Belt has changed and been modified since humans first interacted with it. The Council will protect and enhance the key features of this landscape character (acknowledging that vegetation change will occur over time), which are:

- the continuous 'horseshoe' shape of hills between the central business district and surrounding suburbs
- the vegetated slopes interspersed with areas of open ground
- undeveloped skylines (ie Te Ahumairangi and Mt Victoria/Te Ranga a Hiwi etc.)
- the contrast between the patchwork of native and exotic vegetation and the densely developed central business district.

- 5. The Town Belt will support healthy populations of indigenous biodiversity.**

The Town Belt already has an important role in bringing nature to the city and has the potential to expand that role by acting as a hub for indigenous biodiversity and improving the city's ecological resilience.

Key factors for supporting healthy populations of indigenous biodiversity include:

- the connectivity of indigenous vegetation to facilitate movement within and through the Town Belt
- sufficient natural habitat (including streams and bush) to maintain native animal populations
- ensuring pest species do not threaten indigenous biodiversity.

- 5. Healthy ecosystems supporting indigenous biodiversity are once again flourishing on parts of the Town Belt.**

The Town Belt brings nature into the city and has potential to be an important focal area for improving, extending and connecting the city's ecology.

Healthy ecosystems on the Town Belt contribute to the city's resilience and ecology by delivering ecosystem services such as fresh air, opportunities for outdoor recreation, carbon sequestration, and reduced run-off after storm events. Key factors in ecosystem health include:

- diversity and connectivity of indigenous vegetation
- sufficient natural habitats (including streams) to support expanding native animal populations
- adequate animal and plant pest control

- 6. The Town Belt is for all to enjoy.**

This concerns equity of access and use of the Town Belt. The Council believes that the Town Belt should be available for all Wellingtonians to enjoy.

This concerns equality of access and the use of the Town Belt. The Council is committed to ensuring that the Town Belt will continue to be improved with more access and improved accessibility features where it is reasonably practicable to do so. Providing good accessibility features means that the Town Belt would be accessible and usable by everyone in the community. This includes: the able bodied, people pushing strollers, the elderly and people with impairments or disabilities.

**7. The Town Belt will be used for a wide range of recreation activities.**

The Town Belt should cater for a wide range of sporting and recreation activities, managed in a way to minimise conflict between different users. Co-location and intensification of sports facilities within existing hubs and buildings is supported where appropriate.

**8. The Council will encourage and support community participation in the management of the Town Belt.**

This recognises that Wellingtonians will have an ongoing role in the management of the Town Belt. The Council values community input and acknowledges the work of individuals and groups to protect, enhance and use the Town Belt. The Council will support and encourage community participation, which underpins long-term sustainability.

**9. Management of the Town Belt will acknowledge historical and cultural links to the land.**

The Town Belt has a rich and diverse history and the Council recognises that the historical link of mana whenua to the land has not been well acknowledged in the past. The Council intends to take significant historical and cultural values into account when making decisions about the Town Belt.

## 2.3 Town Belt legal status

The Town Belt is land held by the Council as the trustee of a charitable trust created in 1873.

Under the Wellington City Reserves Act 1871, the Superintendent of the Province of Wellington was directed to convey the land that was to become the modern Town Belt:

*"to the Mayor, Councillors and Burgesses for the time being of the City of Wellington to hold the same to the said Mayor, Councillors and Burgesses and their successors upon such trusts and for such purposes of public utility to the City of Wellington and its inhabitants as shall in and by the Deed or Deeds of conveyance thereof be expressed and declared".*

The Superintendent complied with this direction by settling a trust. On 20 March 1873 a deed was sealed by the Superintendent which conveyed the Town Belt land to Council's predecessor upon trust

*"to be forever hereafter used and appropriated as a public Recreation ground for the inhabitants of the City of Wellington in such manner as in and by such rules and regulations to be from time to time made in that behalf by the [Council] shall be prescribed and directed".*

The deed also empowered the Council to lease parts of the Town Belt in order to raise revenue for the purposes set out in the Wellington City Reserves Act 1871 and the Wellington City Reserves Act 1872. These purposes were to fund the 'ornamentation and utilisation of the Town Belt', the Board of Governors of the Botanic Gardens, and the construction and maintenance of various roads. This power is now effectively historic.

| As well as being held in trust by the Council the ~~property of a charitable trust~~, the Town Belt is also a recreation reserve under the Reserves Act 1977.

While the Reserves Act 1977 is probably the most important source of Council's day-to-day powers, under section 5(2) of that Act, it applies to the Town Belt subject to the 1873 Deed<sup>3</sup>.

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<sup>3</sup> The Council's powers as the trustee of the Town Belt come from the 1873 Deed, the Wellington (City) Town Belt Reserves Act 1908, the Trustee Act 1956, and the Reserves Act 1977

The Council's primary duty is to execute the trust created by the 1873 deed in accordance with its terms and the general law. In other words, the Council's powers must be exercised in a manner that is consistent with the charitable object of using the Town Belt as a public recreation ground for the inhabitants of Wellington.

The Council's most important powers can be summarised as follows:

### **General management powers**

Under the 1873 deed, the Council may manage the Town Belt "*in such manner as in and by such rules and regulations to be from time to time made in that behalf by the [Council] shall be prescribed and directed*". In practice however, Council manages the Town Belt under the powers it has in respect of recreation reserves under the Reserves Act 1977.

Under section 41(11) of the Reserves Act 1977 Council must, in the exercise of its functions, comply with the Town Belt Management Plan.

**Leasing powers:** The Council may lease parts of the Town Belt in accordance with section 54 of the Reserves Act 1977.

**Powers to grant easements:** The Council may grant rights of way and other easements over the Town Belt in accordance with section 48 of the Reserves Act 1977.

**Powers to grant licences:** The Council may grant licences to use parts of the Town Belt in accordance with section 54 of the Reserves Act 1977.

## **2.4 Town Belt Protection and Enhancement**

Today the Council holds 389.68 hectares in trust under the Town Belt Deed. In addition it proposes to manage 130.3378 hectares of Wellington City Council-owned reserve and open space land under this draft plan.

Regaining the original 1841 boundary of the Town Belt is unrealistic, considering the way the city has developed. However, the Council's proposed priorities will focus on protecting the remaining size of the Town Belt, and strengthening its continuity and open space values through land additions and boundary adjustments.

### **2.8-2.5 Objective**

**To protect and enhance the historical integrity and role of the Wellington Town Belt in a consistent manner that strengthens the Town Belt concept and continuity.**

### **2.9 2.6 Policies**

#### **Protection of the Town Belt**

- | **2.9.1 2.6.1** To protect Town Belt land under the 1873 Town Belt Deed.
- | **2.9.2 2.6.2** The physical size of the Town Belt will be retained and enhanced.
- | **2.9.3 2.6.3** If the Crown proposes to take Town Belt land for a public work then the Council will pursue its replacement with Crown or other land of equal or greater landscape, ecological, and or recreational value for incorporating into Town Belt purposes.

#### **Town Belt additions**

| **2.9.4 2.6.4** Land shall be added to the Town Belt that complements and strengthens the distinctive Town Belt character based on the following criteria:

1. The land may have been part of the original Town Belt in 1841.
2. The land strengthens the visual, ecological connectivity and/or physical continuity of the Town Belts horseshoe shape and/or has a visual connection with the central city and/or inner suburbs.
3. The land has consistent or complementary landscape and recreational values and linkages to neighbouring Town Belt.
4. The land may have ecological, historical and/or cultural features that require protection.
5. The land enhances the provision of a range of sporting and informal recreation activities

These criteria must be taken together and not used in isolation however, in particular circumstances; certain criteria may have more relevance or weight. In particular a cost benefit assessment will be carried out to assess the lands priority for return relative to other pieces of land.

**2.9.5 2.6.5** The Council will work in partnership with the Port Nicholson Block Settlement Trust, the Crown, in particular the Ministry of Education and relevant Crown agencies where there is realistic potential for negotiations to result in reinstatement of ~~regarding the reinstatement of~~ original Town Belt land to the Town Belt, as per the criteria in 2.9.4.

### Legalising additions to Town Belt

- | **2.9.6 2.6.6** To seek formal Town Belt status for all land identified to be added to the Town Belt in Appendix 2 by introducing Town Belt legislation.
- | **2.9.7 2.6.7** To adjust the legal boundary of the Town Belt so it conforms with the physical boundary where appropriate. These areas are identified in the sector plans.
- | **2.9.8 2.6.8** Land identified to be either added or removed from the Town Belt as part of the legal boundary adjustment programme shall be included in the Town Belt legislation.

### **2.4 2.7 Town Belt alienations**

The Crown (latterly through the Superintendent of the Province of Wellington) held the Town Belt from 1841 to 1871 and, despite instructions from the New Zealand Company that the land was not to be built upon, one third of the original Town Belt (around 195 ha) was alienated and developed for community and social welfare purposes. For example, land for the McCleverty Awards, hospital, ‘lunatic’ and educational purposes, and the Mt Victoria signal station. These alienations and others after 1871 are described below.

The alienations were well intended in response to community pressures and problems. The perceived value of the Town Belt’s continuous open space was considered much less than the need to find affordable land for community facilities. Consequently, the size, continuity and shape of the original Town Belt changed significantly (see the map of original Town Belt on page 3).

The first alienations took place in 1847 with the McCleverty Awards that allocated around 200 acres (80.94ha) of the 1544 acres to Maori in recompense for settlers occupying Maori land in Thorndon. The 200 acres now comprises the “Ex-Telecom” land on Te Ahumairangi Hill and land that has subsequently been developed for residential housing in Northland, Thorndon, Kelburn, Aro Valley, Brooklyn and Vogeltown. The remaining land was approximately 1344 acres (543.9ha).

In 1861, of the 1344 acres, 1234 acres (499.4ha) was granted by the Crown to the Superintendent of Wellington Province to be held “*in trust for the purposes of public utility of the Town of Wellington...*” The 100 acre shortfall appears to include land at and around the Basin Reserve and land allocated for Wesleyan Reserve of which parts are part of the Wellington Botanic Garden.

In 1872, the Superintendent allocated a total of at least 166 acres (67.18ha) of the 1234 acres for public utility purposes. This comprised 143 acres (57.87ha) for college purposes and a lunatic asylum. This land is now occupied by Wellington Hospital, the ‘Ex-Chest Hospital’ land off Alexandra Road, Wellington College, Wellington East Girls College and the Vice Regal property. The Superintendent also allocated 18 acres (7.28ha) at Clifton Terrace for general hospital purposes and 5 acres (2.02ha) at the top of Mt Victoria for a signal station.

The purposes of community health, education and communication fall within the wide meaning of the phrase public utility, and accordingly are legally authorised in terms of the 1861 grant. The 166 acres was never subject to legal protection of the more narrow purpose of public recreation ground under the 1873 deed.

In 1873, only 1061 acres (429 hectares) was finally conveyed to the Wellington City Council on trust to be forever used as “*public recreation ground for the inhabitants of the City of Wellington*”. It is only this land that has been subject to trust for Town Belt reserve purposes. Since 1873, and contrary to the trust, land has been removed from the Town Belt by the Crown and/or the City Council. To do this requires legislative change. Since 1873, there have been the following alienations:

- land occupied by Victoria University
- land off Colville/Paeroa streets in Newtown
- ex-tram depot, now Council housing in Mansfield Street, Newtown
- electricity substation on Nairn Street
- Te Aro School land, Abel Smith Street
- ex-fire brigade land at the top of Constable Street
- land for roads as the city expanded.

## **2.5 2.8 Reinstatement policy in the 1995 Management Plan and 1998 Reinstatement Policy**

The 1995 Town Belt Management Plan aimed to reinstate to Town Belt status all original Town Belt land owned by the Crown or Crown agencies and extend the Town Belt by adding new areas to enhance public recreational and green belt qualities, such as the reserve areas between existing Town Belt and Wellington’s south coast, and between the Town Belt and Zealandia (Karori Wildlife Sanctuary).

The Town Belt Reinstatement Policy 1998 had the following objectives:

- *To assess the extent to which there is a legitimate grievance.*
- *To restore to Town Belt status land originally envisaged for Town Belt and which is suitable for such purposes.*
- *For land that is suitable for Town Belt purposes but which is substantially constrained in some manner (eg by existing buildings meriting preservation or is land which forms an integral part of non-Town Belt activity, notably schools), either:*
  - *safeguard the open-space qualities of the area concerned from inappropriate development and obtain agreement for the land to be returned to Town Belt status if it is no longer required for those purposes or*
  - *seek compensation (eg financial, land exchange) in exchange for the alienated land or*

- *recommend a mix of initiatives appropriate to the particular situation.*
- *For land that is no longer suitable for open-space purposes, assess whether it is appropriate to seek compensation.*
- *Assess the Council's own past actions towards Town Belt land that has been alienated.*
- *Recommend action to obtain Crown acknowledgement of the Council's grievance.*
- *Minimise the risk and cost to the Council, particularly from litigation, in achieving the above goal and objectives.*

Since 1995, the Council has acquired the following land for Town Belt purposes:

- former Telecom land and Rangiohua land on Te Ahumairangi Hill
- former Chest Hospital land on Mt Victoria.

More information about these acquisitions is found in section 8 (8.1 and 8.7).

The Council cannot add this land to Town Belt, without special legislation.

## | **2.6 2.9 The Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009**

The 2009 Treaty Settlement of Taranaki Whānui gave mana whenua right of first refusal for some sections of former Town Belt land still held by the Crown or Crown agency. If the Crown wanted to dispose of the land it must be offered first to the trustees of the Port Nicholson Block Settlement Trust (PNBST).

The Claims Settlement Act has altered the Council's approach to the reinstatement of original Town Belt land owned by the Crown or Crown agency.

The Council's priority is to identify land it wants returned to the Town Belt by following the Town Belt Assessment criteria. The Council will then negotiate how this land can be returned to Town Belt with the Port Nicholson Block Settlement Trust and relevant Crown agencies.

The Council will no longer hold a grievance with the Crown on behalf of the citizens of Wellington, but will work with the Crown and PNBST concerning land that has been 'lost' from the Town Belt as originally set aside by the New Zealand Company.

## | **2.7 2.10 Proposed approach to Town Belt additions**

Regaining the original 1841 boundary of the Town Belt is unrealistic considering the way the City has developed. A majority of the alienated original Town Belt land has either been subdivided into private residential property or used for a community purpose, such as Wellington Hospital and Victoria University. The Council's policy is to recognise and provide for the continued operation and development of Wellington Hospital and Victoria University.

The proposed priorities focus on protecting existing Town Belt land from any further reduction, strengthening its continuity and open-space values through land additions and boundary adjustments, and ensuring formal legal Town Belt status of land identified to be added to the Town Belt.

It is the Council's intention to continue to protect the existing Town Belt through the provisions of the 1873 Town Belt Deed.

In situations where removal of Town Belt land occurs outside the Council's control (eg by the central government through [the Public Works Act](#) legislation), the Council will pursue the replacement of this land with open space land of equal value or character to be returned to the Town Belt.

There are three categories of land that could potentially be added to the Town Belt. They are:

## 1. Land alienated from the original Town Belt but still suitable for Town Belt purposes

This includes:

- land currently owned by the Council but not protected by the Deed. For example, former Vice Regal, Chest Hospital, and Telecom land and Stellin Memorial Park. These areas are included in this management plan.
- land currently owned by the Crown or Crown agency. This land is now subject to the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009 giving Taranaki Whānui the right of first refusal to acquire when any of these properties are declared surplus (See 2.9.5). This land includes:
  - land at Clifton Terrace (former Correspondence School site)
  - land at Abel Smith Street (open-space land adjacent to Te Aro School)
  - part of the Wellington College
  - part of Government House (this land is not covered by the right of first refusal provisions).
- [Private land fitting the criteria](#)

## 2. Existing Council reserve land not part of the original Town Belt

This includes:

- land that strengthens the original Town Belt concept such as Point Jerningham, Western Slopes Reserve and the Rangiohua lands, and
- land that extends the Town Belt concept area such as Tawatawa ridge and Houghton Valley reserves.

## 3. Small pieces of land identified through Town Belt boundary adjustments

In 1994, as part of the preparation of the 1995 Town Belt Management Plan, the Council completed a Town Belt land status investigation. This identified some legal anomalies relating to the Town Belt boundaries. For example:

- where roads have divided the land and created small unworkable alienations so that the land effectively functions as road reserve
- where actual road alignments differ significantly from the legal roads on land title documents. Boundary adjustments are required so that the legal Town Belt boundary conforms to the physical boundary. This may require land to be either removed or added to the Town Belt.

Previous policy on Town Belt additions primarily focused on whether the land was part of the original envisaged Town Belt boundary of 1840. Although a historical basis is an important consideration, any additions to the Town Belt should be assessed to ensure the land complements and/or strengthens the Town Belt's distinguishable character in addition to its historical basis.

**Assessment criteria** for addition of land to Town Belt are based on what makes the Town Belt distinct and recognisable. The Town Belt's distinguishable features include its:

- perceived continuity and horseshoe shape of open space, comprising the first line of hills and undeveloped skylines encircling the central city
- geographic location and close visual relationship with the central city and inner suburbs
- patchwork and diversity of [exotic and native vegetation providing habitats for native fauna](#). [vegetation cover](#)
- availability to be used for a wide range of sporting and [informal](#) recreation activities

## APPENDIX 3

- accessibility and provision of pedestrian and cycling linkages to key community destinations
- rich historical and cultural links with Wellington citizens and mana whenua.

There is more information about the possible additions to the Town Belt and boundary adjustments in each sector. The assessment criteria have been used to recommend additions and rationalisations.

### 3 Partnership and community participation



**The Mayor, Councillors and Port Nicholson Block Settlement Trust members at the opening of Te Ahumairangi Hill lookout**

### 3. Partnership and community participation

The Wellington Town Belt is an essential part of what people recognise to be characteristically ‘Wellington’. It is important to Wellingtonians and visitors, whether they visit the Town Belt or not. The Council recognises that it governs<sup>4</sup> the Town Belt in trust for the people of Wellington. The Council will work in partnership with mana whenua and the wider community to involve them in the ongoing management<sup>5</sup> of the Town Belt.

#### 3.1 Partnership with mana whenua

##### Guiding principle

***The Council will work in partnership with mana whenua to manage the Town Belt.***

This recognises that mana whenua will have an ongoing role in the management of the Town Belt, consistent with our current relationship.

<sup>4</sup> Governance involves setting the strategic direction for matters involving the Town Belt and ensuring there are funds for implementation.

<sup>5</sup> Management means carrying out the governance decisions

### 3.1.1 Objective

**The Council and mana whenua will work in partnership on the management and development of the Wellington Town Belt.**

### 3.1.2 Policies

- 3.1.2.1 Wellington City Council recognises the significance of Town Belt lands to mana whenua
- 3.1.2.2 Mana whenua and Wellington City Council agree that to the extent that they are able under the Reserves Act 1977 and the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009, and the Town Belt Deed (1873) and any other relevant legislation or future deed of settlement with Ngati toa they will have particular regard to the mana whenua view.
- 3.1.2.3 Mana whenua will recognise the role of Wellington City Council on matters relating to governance of the Town Belt under the Town Belt Deed (1873)
- 3.1.2.4 Mana whenua and Wellington City Council will meet annually to review and report on the performance of the management year and proposed work programme for the upcoming year.
- 3.1.2.5 Wellington City Council will work with the Port Nicholson Block Settlement Trust for the protection of former Town Belt land identified as Right of First Refusal (RFR) in the Deed of Settlement.

### 3.1.3 Mana whenua

The Waitangi Tribunal found that at 1840 the iwi groups that had take raupatu<sup>6</sup>, or rights of conquest over all the lands within the Port Nicholson block were: Te Ātiawa, Ngāti Ruanui, Taranaki, Ngāti Tama and Ngāti Toa Rangatira. However, the Tribunal also found that these iwi each had their own ahi kā<sup>7</sup> over particular areas as follows:

- Te Ātiawa at Te Whanganui ā Tara and parts of the south-west coast
- Taranaki and Ngāti Ruanui at Te Aro
- Ngāti Tama at Kaiwharawhara and environs, and parts of the south-west coast
- Ngāti Toa at parts of the south-west coast

From 1840, when the first New Zealand Company ships began to arrive at Port Nicholson (Wellington), conflict quickly escalated between local Māori (mana whenua) and new settlers. Land inhabited by mana whenua was invalidly ‘purchased’ by the New Zealand Company and sold to settlers. As settler numbers increased, mana whenua were forcibly displaced and their lands taken – including that area of land now known as the Town Belt.

Following their initial displacement and the subsequent loss of almost all their land, mana whenua struggled to obtain the return of their lands through legal means eg McCleverty Award.

For more than 150 years little progress was made to resolve the grievances of mana whenua and address the historical deprivation they had experienced. This changed in 2003, following the release of the Waitangi Tribunal report Te Whanganui ā Tara me ūna Takiwā on the Wellington

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<sup>6</sup> Take raupatu refers to rights associated with conquest and is described as interests in: “...a wider area in which a group had more general rights by virtue of having participated in the conquest of that area, provided the group had sufficient strength to sustain those rights.”

<sup>7</sup> Ahi kā refers to non-contestable rights associated with occupation and is described as interests in:

“...those areas which a group resided on or cultivated, or where it enjoyed the continuing use of the surrounding resources, provided such occupation or use was not successfully challenged by other Māori groups. Ahi kā is used in the report only in respect of those areas where a group had established non-contestable rights....”

District. In this report, the Tribunal concluded that serious breaches of the Treaty of Waitangi by the Crown occurred in the Port Nicholson Block, and in particular:

*“The Tribunal finds that the Crown, in taking most of the Town Belt land from Māori without their consent or any consultation, and without making any payment, acted in breach of article 2 of the Treaty and failed to respect the rangatiratanga of Māori in and over their land.”*

The Tribunal recommended that representatives of these groups enter into negotiation with the Crown to settle these grievances.

Following the publication of the 2003 report, the Crown entered into negotiations with the claimants representing the descendants of tūpuna of Te Ātiawa, Taranaki, Ngāti Ruanui and Ngāti Tama. The Crown mandated claimant collective was named Taranaki Whānui ki te Upoko o te Ika. After six years of negotiation, the Port Nicholson Block (Taranaki Whānui ki te Upoko o te Ika) Claims Settlement Act 2009 came into force on 2 September 2009 following a signing between the Crown and representatives of Taranaki Whānui ki te Upoko o te Ika.

The Crown are currently negotiating with Ngati Toa for the settlement of their claims in relation to the Port Nicholson Block. The Crown also found that in regards to Ngati Toa the Crown failed to act reasonably and in good faith and failed to protect the customary interests of Ngati Toa in and over the Port Nicholson block.

At present, Wellington City Council’s relationship with mana whenua<sup>8</sup> is managed through Memoranda of Understanding (MOU’s) with the Port Nicholson Block Settlement Trust and Te Rūnanga o Toa Rangatira Incorporated. Mana whenua have indicated that they wish to be more involved in the future management of the Town Belt.

## 3.2 Community participation

### Guiding principle

***The Council will encourage and support community participation in the management of the Town Belt.***

This recognises that Wellingtonians will have an ongoing role in the management of the Town Belt.

The Council values community input and acknowledges the work of individuals and groups to protect enhance and use the Town Belt. The Council will support and encourage community participation, which underpins long-term sustainability.

#### 3.2.1 Objective

**To manage the Town Belt on behalf of, and in partnership with the wider Wellington community.**

#### 3.2.2 Policies

| 3.2.2.1 The active participation by the community and the Friends of [the Wellington](#) Town Belt in the ongoing management, maintenance, development and monitoring of the Town Belt shall be encouraged [and supported](#).

| 3.2.2.2 To provide opportunities for individuals, groups and businesses to be involved in activities on the Town Belt, such as habitat restoration; and recreation development, such as tracks; and events.

<sup>8</sup> *Manā whenua* means customary authority exercised by an iwi or hapu in an identified area.

- 3.2.2.3 To establish, as appropriate, Memoranda of Understanding (MOUs) with groups that contribute to activities on the Town Belt, such as habitat restoration, recreation development, and events.
- 3.2.2.4 To support the beautification of the Town Belt by adjacent property owners provided the work is consistent with the objectives and policies of this plan.
- 3.2.2.5 To report regularly to community groups on progress towards key objectives in the Town Belt Management Plan**

### **3.2.3 Community groups**

There has always been public involvement in the management, development and protection of the Town Belt. This involvement ranges from individuals who look after the area of Town Belt adjacent to their properties, through to organised groups who lease areas and are responsible for managing these areas as, for example, bowling greens or tennis courts. There is the opportunity to get a wider section of the community involved in the Town Belt including urban Maori, ethnic communities and young people.

With the development of the 1995 Management Plan and increased interest in the Town Belt, the Friends of the Town Belt group was established to promote and protect the Town Belt and assist Wellington City Council in its management. A number of groups also advocate for the Town Belt and undertake research.

More recently there has been increased interest in the environmental enhancement of the Town Belt, as pine trees have been removed and areas restored to native forest. This interest has been seen in the development of smaller neighbourhood-based groups who have an interest in parts of the Town Belt and work with the Council to restore them subject to an agreed restoration or development plan. There are 13 groups working on the Town Belt who have Memoranda of Understanding (MOUs) with the Council. These include Friends of Central Park, Coolidge Street Group, and Bell Street Reserve Restoration Group.

There are currently several volunteer groups that are building and maintaining tracks on the Town Belt. The majority of these tracks are dual-use and are providing more opportunities for all users of the track network.

Many individuals who live in houses that back onto the Town Belt have over time managed the Town Belt in some way be it for private or public benefit. These activities have ranged from effectively privatising parts of the Town Belt by adding structures, fences and so on through to planting trees and maintaining the area to improve its appearance. Privatising parts of the Town Belt are effectively encroachments and require removal within an agreed timeframe. Beautification by planting, provided it does not exclude other members of the public can often improve the appearance and maintenance of the Town Belt.



**Arbor Day planting at the former-Chest Hospital in Newtown**

## APPENDIX 3

There are 39 community leases on Town Belt covering 5.9 ha. The lessees of these areas manage the Town Belt on behalf of the Council subject to terms and conditions in the lease. In most cases, such as the Renouf Tennis Centre, the organisation owns, manages and maintains the facility.

The future of the Town Belt depends on the active involvement of the community as it did during the early period of development. Council resources are limited and the future work on the Town Belt depends heavily on the involvement of the public to ensure its success. Council officers and community groups need to work closely in organising projects that align with the objectives of this management plan. [In particular getting young people involved in community activity to help them develop their leadership potential.](#)

## 4 Landscape



**Gaps in the Wellington Town Belt between Brooklyn Hills on the left and Te Ahumairangi Hill on the right**

### Guiding principles

***The Wellington Town Belt will be protected and enhanced by the Council for future generations.***

This reflects the Council's commitment to ensuring that the Town Belt will be protected for Wellingtonians to enjoy.

The physical size and continuity of the Town Belt will be retained and enhanced.

***The Town Belt's landscape character will be protected and enhanced.***

The landscape character of the Town Belt has changed and been modified since humans first interacted with it. The Council will protect and enhance the key features of this landscape character, (acknowledging that vegetation change will occur over time), which are:

- the continuous 'horseshoe' shape of natural landscape (hills and open space) between the central business district and surrounding suburbs
  - the vegetated slopes interspersed with areas of open ground
    - the changing patchwork of exotic and native vegetation
  - undeveloped skylines (ie Te Ahumairangi and Mt Victoria/Te Ranga a Hiwi etc.)
    - the contrast between the patchwork of native and exotic vegetation and the densely developed central business district.

## **4.2-4.1 Objectives**

- | **4.2.1 4.1.1** To protect the Town Belt as a predominantly natural<sup>9</sup> environment in contrast to the built environment of the city.
- | **4.2.2 4.1.2** To recognise and protect the unique landscape character of the Town Belt and, in particular, the:
  - ridgeline and hilltop landscapes
  - diversity of landscape aesthetic and experience
  - patchwork of native and exotic vegetation
  - maintenance of a mature-tall/large tree framework.
- | **4.2.3 4.1.3** To manage long-term vegetation change to enhance its ecological function while protecting the variety of functions, activities and experiences the vegetation provides.
- | **4.2.4 4.1.4** To recognise and protect the role of the Town Belt landscape in terms of:
  - the contribution the reserves (together and as individual parts) make to the character and identity of Wellington City
  - the value of the reserves as a natural setting for a variety of recreation and leisure activities
  - providing an unbuilt visual backdrop and skyline to Wellington
  - the significant area of land that provides environmental services such as urban biodiversity, stormwater management and as a carbon sink.

## **4.3-4.2 Policies**

The balance of built development and open space in the Town Belt requires careful management. Incremental increases in built development (including for example buildings, hard surfaces and lighting) detracts from the open space value of the Town Belt. It is the natural landscape environment of the Town Belt that provides the context for recreation activity and enjoyment of open space in the urban environment. It is the open space of the Town Belt that is an essential part of the unique and valued character of Wellington City.

### **Built environment**

- | **4.3.1 4.2.1** Development will only be sited on the Town Belt if it is necessary for public recreation purposes and will be subject to an assessment as outlined in ~~the administration~~ Section 9 covering Rules for use and development<sup>10</sup>. Development is defined in its broadest sense including, but not limited to, earthworks, new buildings and structures, additions and alterations to existing buildings, car parks and lighting. Note: Refer to See Section 9 for specific policy relating to utilities.
- | **4.3.2 4.2.2** Development for public recreation purposes will be sensitively designed and implemented to protect the landscape and open space values of the Town Belt.
- | **4.3.3 4.2.3** No new building or structures of any kind will be permitted on the skylines and ridgelines as viewed from the central city or suburban centres or the harbour. In

<sup>9</sup> ‘Natural’ is not intended to mean ‘pristine’ or a landscape unmodified by humans, as the Town Belt landscape has a long history of human modification. While there are obviously degrees of naturalness, here the term is used to describe the difference between the Town Belt being ‘natural’ and the built environment of the city being not ‘natural’.

<sup>10</sup> Development is defined in its broadest sense including, but not limited to, earthworks, new buildings and structures, additions and alterations to existing buildings, car parks and lighting.

exceptional circumstances, this policy shall not apply where buildings or structures are for essential utilities and cannot practicably be located elsewhere and their public benefits outweigh their adverse visual impacts.

- | 4.3.4 ~~4.2.4~~ Development in prominent locations or development that detracts from landscape values will be avoided. Care shall be taken to minimise visual distraction from the natural environment.
- | 4.3.5 ~~4.2.5~~ All development will be located and designed to protect existing landscape features and established vegetation with appropriate form, scale, materials and colour scheme used to integrate development into the landscape context.
- | 4.3.6 ~~4.2.6~~ Colour schemes, planting and site design associated with existing buildings and structures shall be revised as each comes up for attention (either by Council or a lessee) to ensure ~~the visual impact is minimised and that~~ they are well integrated ~~into and complementary to~~ their surroundings.
- | 4.3.7 ~~4.2.7~~ Earthworks and landscape modification will be limited in scale and effect to protect the natural landform.
- | 4.3.8 ~~4.2.8~~ Soft engineering approaches will be used as a preference, for example swales and planted berms are preferred to piped stormwater and retaining walls.
- | 4.3.16 ~~4.2.9~~ Structures, buildings and furniture no longer required shall be removed as soon as practicable, and those that are unsafe or irreparable shall be removed also and replaced only if consistent with the policies in this plan and the Leases Policy for Community and Recreation Groups. An assessment of the historic significance of a building will be undertaken prior to decision being made about removal.

## Natural environment

- | 4.3.9 ~~4.2.10~~ Sector plans will identify specific landscape characteristics and values associated with each area to be enhanced, maintained and/or protected.
- | 4.3.10 ~~4.2.11~~ Areas of exotic forest will be removed over time as trees fall or become hazardous. Hazardous trees will be removed based on risk assessments.
- | 4.3.11 ~~4.2.12~~ Areas to be replanted in indigenous vegetation are identified in sector plans.
- | 4.3.12 ~~4.2.13~~ The values of existing trees and vegetation (including heritage trees and large trees generally) will be identified and managed to retain the ~~mature tall~~ tree framework<sup>11</sup> within parts of the Town Belt. The sector plans identify important tree groups and individual trees that need to be retained and/or replanted.
- | 4.3.13 ~~Planting new and replacement large tree species (both native and exotic) will be supported where appropriate<sup>12</sup> in the Town Belt. A response to unplanned change will also be required as a result of storms that will occur from time to time.~~
- | 4.3.14 ~~4.2.14~~ The speed of vegetation change, the size of the area undergoing change and the location of the change will be managed to protect Town Belt landscape values as much as possible during times of planned change such as major tree removal (as outlined in the sector plans).

<sup>11</sup> See section 5.5.1

<sup>12</sup> This assessment is at the discretion of the Council in its management of Town Belt reserves, ~~will be according to management plan policies~~ and reflects the need for the Town Belt to provide for a large tree framework in the city landscape.

| 4.3.15 **4.2.15** The effects of vegetation removal, maintenance and new planting on the following values will be considered on a project-by-project basis to guide management decisions:

- a. enjoyment and interaction with nature and the outdoors
- b. views of the Town Belt
- c. views from the Town Belt
- d. diversity of landscape aesthetic and pattern
- e. the patchwork of native and exotic vegetation
- f. retention of a mature tall tree (and large-tree) framework **for landscape and ecological reasons**
- g. protecting heritage tree groupings as identified in sector plans
- h. ecology at a site scale, Town Belt scale and citywide scale
- i. land and soil health, and stability
- j. supporting outdoor recreation opportunities
- k. provision of shade and shelter
- l. mitigation of effects of buildings on and around the Town Belt (eg screen them, integrate them into landscape or reduce bulk and scale)
- m. natural environment education.

Specific vegetation management issues will be identified in sector plans. Refer also to section 5 dealing with ecology and biodiversity.

## **4.1 4.3 The Town Belt landscape**

### **4.1.1 4.3.1 Wellington's landscape character**

Wellington owes much of its natural character to the expanse and visual dominance of open space within and surrounding urban areas. The most visible open space occupies the tops and steep flanks of the ridges. The Town Belt comprises a significant portion of this. The character is enhanced by pockets of green ‘unmanaged’ land too steep for development. The landform and vegetation cover of the Town Belt and its relationship to the city and suburbs is a significant and unique feature of Wellington.

### **4.1.2 4.3.2 Town Belt landscape change**

The complex story of interaction between people and the Town Belt and the resulting landscape change began long before the Town Belt was planned in 1839.

**Māori settlement:** During the long period of Māori settlement, parts of the land now known as Town Belt were occupied by pā and buildings and spaces ancillary to the functioning of the pā. But most of the land was heavily wooded with trees, including pukatea, rata, totara, and rewarewa. These woodlands were rich with birds and berries, which were a cultivated food source for Māori. The streams of the Town Belt were home to tuna/eels, kokopu, koaro, and other freshwater fish species. Landscape features, such as the ridgelines, were valued for lookouts, garden sites and other activities.

The land was also used for recreation activities, which were often related to learning skills for later in life. Then, as now, the landscape was modified in response to a range of values specific to that time and social context.

**19<sup>th</sup> century developments:** The process of European settlement saw rapid change in the landscape that is now the Town Belt. These changes were closely tied to the changing needs and values of the people of the city.

Soon after European settlement in 1840, trees were cleared from the Town Belt for firewood and house building. In the 1870s large areas of the Town Belt were converted to pasture and leased to local farmers to provide milk for the developing city.

This wholesale clearance and occupation had a huge visual impact on the city. By the turn of the 19<sup>th</sup> century the only native forest remaining on Original Town Belt was in the Botanic Garden.

**Development of facilities and utilities:** From this early exploitative-type activity (firewood, building materials, grazing and quarrying) there was a shift to proactive park development, including a number of sports fields and Central Park. The development of city roads also had a significant impact on the Town Belt landscape. Much of this work occurred in the 1920s and '30s using relief workers hired on Council and central government unemployment schemes.

Since the 1950s development in the Town Belt has been predominantly associated with buildings and structures (including large water reservoirs) rather than landform change or resource use. The recreation section of this plan (section 6) details how the buildings and formal sports provision became established in the Town Belt.

The alteration of the landform has been less widespread than vegetation change, but each incident has arguably had a more permanent and sometimes detrimental effect on the values of the Town Belt. For example, the cutting of the road to Mt Victoria has left a prominent and irreparable mark in the natural landform, as has the development of sport and recreation parks, such as Hataitai Park, formed using fill from the Mt Victoria Tunnel.

Several facilities have been removed during the tenure of the previous plan, including custodial houses on Berhampore Golf Course, Macalister Park and Goldies Brae, the dog pound at the golf course, Telecom houses on Te Ahumairangi Hill and the scout hall on Grant Road.

**Amenity plantings:** The denuded nature of the Town Belt prompted city councillors and citizens of Wellington to plant areas to improve its visual appearance.

Planting of exotic conifers and eucalypts started in 1880 with most planting occurring between 1920 and 1940, and much of this using depression labour. The tree stands were rarely managed or thinned. Over time, as the planting has naturally thinned out, native understory has appeared in places. In addition, other exotic plants and weeds have moved in.

A significant factor for landscape change in the Town Belt today is that many of these early amenity plantings are now at an age where they are prone to storm damage and have the potential to cause harm to people and property.



**Pine planting on Mt Victoria in 1884**  
(Alexandra Turnbull Library GB2237 1/1 detail)

A storm in 2004 resulted in a large area of Te Ahumairangi Hill being cleared of pines (both naturally by the storm and by removal to prevent more trees falling). A long-term restoration programme was established to return the hill to native forest. The initial storm and clearance of the pines has had a huge impact on the character of that part of the Town Belt and the developing native forest continues to alter the way the landscape looks and functions today.

**Supporting biodiversity:** Over the past 20 years the value of biodiversity and urban biodiversity in particular has become better understood. Just as there has been a shift from valuing open space as pasture for food production to valuing open space for aesthetic reasons as the city grew, there is now a shift in valuing a certain type of vegetation cover. This is not to say that there is no value in the earlier layers of landscape character; these layers are the very attribute that gives landscape so much meaning and makes it so important to people. However any change needs to be very carefully considered.

**Growing recreation demands:** Built development in the Town Belt, alongside alienation of land, vegetation changes and landform changes, has altered the character of the landscape. The balance of built development and natural landscape is a significant issue in preserving the open space values of the Town Belt.

Since the last Town Belt Management Plan there has been further change associated with intensification of use, in particular for formal sports activity. Examples of development since 1995 include: development of function rooms at Newtown Park, an extension to the Rugby League Park grandstand and artificial turfs at Te Whaea and Wakefield Park. Alongside development of this kind there is often earthworks, vegetation clearance, lighting, fencing, roads, parking and other hard surfaces, which can all result in significant landscape change in their own right and incrementally change the character of the Town Belt.

Almost 90 percent of residents surveyed in 2009 said they used the Town Belt for informal recreation at least once every six months. This includes walking, running and mountain biking; picnicking and family outings or casual sport. Over two-thirds said they used formal recreation facilities in the Town Belt at least once every six months. These included playgrounds, sporting facilities, the Berhampore Golf Course, Renouf Tennis Centre and the National Hockey Stadium.

Some areas of the Town Belt are more popular. The Mt Victoria sector was the most regularly used by residents with 68 percent having used it at least every six months. Te Ahumairangi was the least visited (32 percent).

Use of the Town Belt by inner city residents has increased, putting pressure on existing facilities, such as tracks, and increasing the chance for conflict between users.

The population of the Wellington central business district<sup>13</sup> has increased substantially over the past 20 years in part due to high density apartment developments. In 1996 there were 4455 people living in the central city (CBD). In 2006 there were 11,526. The next Census, in 2013, is likely to show a further increase.

The Town Belt plays a vital role in the quality of life of inner city residents who may otherwise have limited access to open space and the natural environment.

In 2008, central city apartment dwellers were surveyed to obtain a greater understanding of this population. It found:

- The second most disliked aspect of living in the central city was the lack of outdoor space (two-thirds of those surveyed did not have communal open space in their apartment complex).
- Almost half visited a park at least once a week.
- For most, their nearest public park was less than 5 minutes away.

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<sup>13</sup> The Central Area as defined in the Wellington City Council District Plan.

The landscape of the Town Belt has been most affected by changing management approaches in response to need for open space and recreation land in Wellington. Changes in land area (the loss of land), changes in land use and changes in vegetation cover (generally linked to land use) have altered the Town Belt landscape over time.

The history of landscape management and vegetation cover on the Town Belt also illustrates how values associated with parks and open space in general, continuously evolve and change. Today the Town Belt contains a rich mix of land and vegetation unique to Wellington. The landscape of the Town Belt is an essential part of Wellington's urban character.

No landscape is ever static, being the result of the relationship between people and place. However the notion of green open space – or a natural environment in the context of an urban environment – has been protected over time through the concept of a Town Belt. The protection and management of the land becomes increasingly complex as the city grows and the pressure on open space to meet the needs of the people increases.

### | **4.1.3 4.3.3 The Town Belt Landscape today**

The landscape values of the Town Belt contribute to making it an iconic and distinct city resource. While the Town Belt as a whole and its relationship to the city has obvious value, there is also value in the various parts of the Town Belt and in the elements within these parts.

The patchwork of vegetation and the prominent natural features of the ridgelines, hilltops and slopes have citywide significance. They provide a natural green backdrop to the central city and contribute to the city's identity and sense of place.

The Town Belt is appreciated both as a part of the wider city landscape and as an open space network in its own right. Views from the Town Belt demonstrate its importance on this citywide scale just as much as views of the Town Belt from other parts of the city and harbour.

While it is essential to consider the Town Belt as a whole, its size and geographic spread means its different parts will have specific values associated with them. When change occurs in a particular area it is necessary to consider the potential effects locally as well as citywide.

The Town Belt provides continuous open space through the city, clearly separating and defining urban localities and providing a natural backdrop to the developed land on each side. Its distinctive pattern can be broken into three main areas:

1. The inner curve of its horseshoe configuration around the Kelburn and Brooklyn Hills, across the low saddle between Berhampore and Island Bay and along the Mt Albert Ridge.

The topography is flatter and more undulating than other parts of the Town Belt. Land use is mixed with pockets of vegetation and extensive areas of open space maintained for formal sport and recreation use. This area appears more fragmented than other parts, largely due to the low-lying and less uniform topography and the historic loss of land for Victoria University.

2. The north-western end of the horseshoe is formed by Te Ahumairangi Hill.

Te Ahumairangi Hill is the highest part of the Town Belt comprising steep vegetated slopes with an open ridgeline. The tree cover, which predominates, gives the area a distinctive character when seen from a distance.

This area is comparatively less developed, more informal and more natural or 'wild' with very few buildings and little formal sport development.

The hill is relatively close to the sea with only a narrow strip of urban landscape between, contributing to the dominance of the landform over the urban landscape. There are no houses

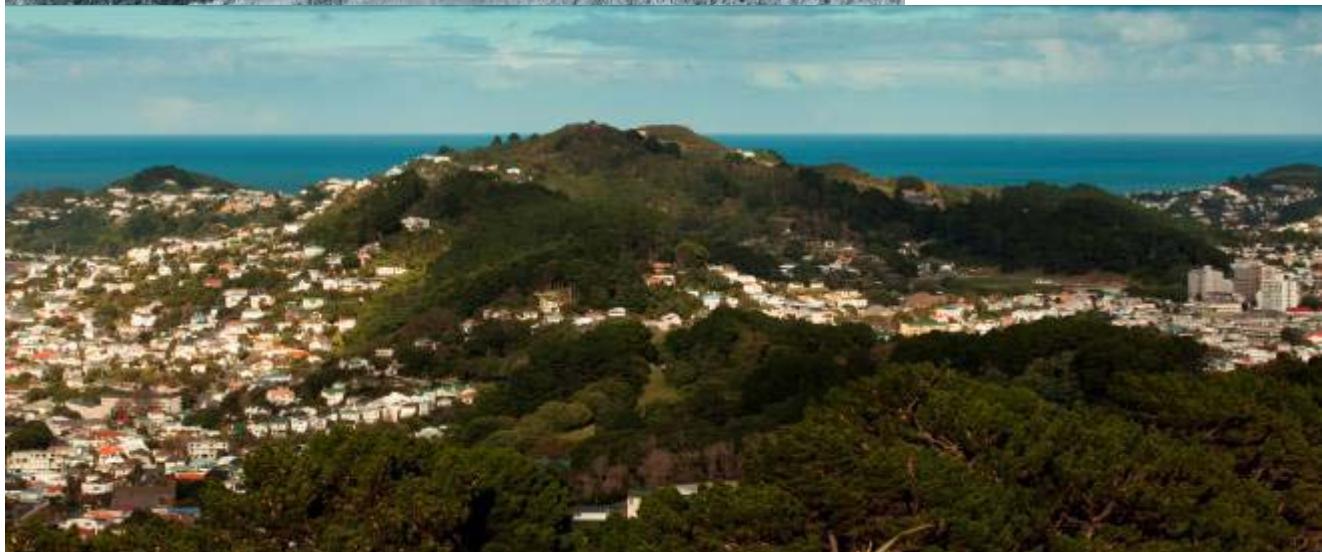
## APPENDIX 3



**Looking south from  
Mt Victoria to Mt  
Albert**

Left:  
open grazed land  
and early pine plantings  
in 1931  
(Evening Post Collection,  
Alexandra Turnbull Library  
G90002 1/2)

Bottom:  
Mosaic of exotic forest  
and native vegetation in  
2012



on the lower slopes and the hill is seen from the city as a steep mass rising from the flats. The hill is a highly visible and recognisable feature of the Wellington city landscape particularly from the harbour and other vantage points.

3. The eastern side of the horseshoe is formed by Mt Victoria/Matairangi.

This prominent high point comprises an open ridgeline with areas of steep vegetated slope. The ridgeline character is less uniform in shape with mixed vegetation cover and a greater variety of use and activity, creating a more complex landscape pattern than Te Ahumairangi Hill.

This area also has a different character to the western end due to urban development extending part way up the slopes and the edges of the open space not being as clearly defined. The area is visibly prominent from more places around the city and appears to have a more direct relationship or connection to the sea.

At the local scale the landscape confers identity and provides coherence, contributing to the amenities of individual communities and providing the setting for day-to-day experiences. Parts of the Town Belt can provide space for a playground, a kick-about space, a picnic spot, a shortcut route to work, a backdrop to a suburb or view from someone's window.

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At the finest scale the Town Belt provides individual elements or spaces that are important to a variety of different people. For example, a particular tree may have heritage value due to its age or location, cultural value associated with use, ecological value as habitat, aesthetic value, practical value as shade, or even value associated with a memory of an event in someone's life.

The Town Belt provides a significant open space framework for the city and the differences in its three broad areas – the inner curve, the north-western end and the eastern side – are a large part of its overall value. The visual diversity and diversity of open space values and experience (across all scales of space from Te Ahumairangi Hill down to an individual tree) is important in its protection.

## 5 Ecology



**Community revegetation project at Te Ahumairangi Hill**

### Guiding principle

***Healthy ecosystems supporting indigenous biodiversity are once again flourishing in many parts of the Town Belt.***

The Town Belt brings nature into the city and has potential to be an important focal area for improving, extending and connecting the city's ecology.

Healthy ecosystems on the Town Belt contribute to the city's resilience and ecology by delivering ecosystem services such as fresh air, opportunities for outdoor recreation, carbon sequestration, and reduced run-off after storm events. Key factors in ecosystem health include:

- diversity and connectivity of indigenous vegetation
- sufficient natural habitats (including streams) to support expanding native animal populations
- adequate animal and plant pest control.

### 200-year vision

*Podocarp and broadleaf forests containing mature rimu, rata and totara and other trees are well-established in many parts of the Town Belt.*

## 5.1 Objectives

- 5.1.1 To protect indigenous biodiversity and indigenous ecosystems on the Town Belt, including freshwater ecosystems.**
- 5.1.2 To restore and connect indigenous ecosystems on the Town Belt.**
- 5.1.3 To improve the city's ecological resilience by gradually increasing the indigenous vegetation cover on the Town Belt and its connectivity within a city-wide ecological network.**
- 5.1.4 To gradually increase the indigenous proportion of the Town Belt's total vegetation cover to 60% by 2075.**
- 5.1.5 To work in partnership with iwi, communities, researchers and businesses in restoring, learning about and celebrating the Town Belt's ecology.**

## 5.2 Policies

### Identifying and planning.

- 5.2.1** The ecologically important areas for protection on the Town Belt will be identified and assessed, taking into account their representativeness, rarity, connectivity or buffering function, diversity, health and special features.
- 5.2.2** The important areas for ecological restoration on the Town Belt will be identified and prioritised around:
  - a. Improving the ecological connectivity of the Town Belt and adjacent reserve land
  - b. enhancing the species diversity on the Town Belt
  - c. replacing hazardous exotic trees
  - d. improving freshwater habitats and fish passage.
- 5.2.3** Areas requiring revegetation will be identified (including areas identified under landscape policies 4.3.10 and 4.3.11) and their revegetation planned taking into account the site conditions and the potential for natural regeneration.
- 5.2.4** Plant and animal pest threats will be identified and assessed, and their management prioritised in accordance with the relevant policies and priorities in the Council's Pest Management Plan (2004) and current regional pest management plans.
- 5.2.5** In prioritising plant and animal pest management, priority will also be given to:
  - a. areas representative of the biodiversity of the central city
  - b. areas important for ecological connectivity
  - c. areas of hazardous tree removal
  - d. areas of high amenity and recreation value.
- 5.2.6** Restoration, revegetation and pest management programmes will be reviewed and adapted as necessary in response to the results of ongoing monitoring.

## **Protection**

- 5.2.7 The Council will protect the Town Belt's biodiversity, including the biological life in its streams, natural water courses and soil, from threats such as pests, fire, earthworks and recreational activities.
- 5.2.8 The Council will protect the Town Belt's soil and natural drainage patterns from modification; particularly the structure and flow of streams.
- 5.2.9 Plant and animal pest management will be carried out in accordance with the relevant policies and priorities set out in the Council's Pest Management Plan (2004).
- 5.2.10 Partnerships between the Council, other organisations and adjacent landowners in implementing pest management programmes will be promoted.
- 5.2.11 Infrastructure within the Town Belt, including stormwater management devices, will be managed and, if necessary, redesigned to minimise impacts on the natural environment.
- 5.2.12 The Town Belt environment will be managed to maintain and enhance its ecosystem services, prioritising carbon storage, water quality and biodiversity protection.

## **Restoration**

- 5.2.13 Areas cleared of exotic vegetation and invasive weeds will be revegetated with indigenous species through planting and/or enabling natural regeneration.
- 5.2.14 Regular follow-up maintenance will be carried out on all areas being revegetated until the new plants have closed over the ground and as required thereafter.
- 5.2.15 Enhancement planting will be carried out on the Town Belt to diversify the range of indigenous plant species, to provide additional habitat for birds and, where appropriate, to add to the large tree framework (see 4.3.13) on the Town Belt.
- 5.2.16 Eco-sourced plants will be used in all restoration planting.
- 5.2.17 Fish passage in, to and from streams flowing across the Town Belt will be enabled.
- 5.2.18 The Council will encourage, support and work in partnership with iwi, local communities, businesses and interested groups to develop and implement revegetation and restoration programmes on areas of the Town Belt in accordance with the Biodiversity Action Plan (2007).
- 5.2.19 Partnerships will be promoted between the Council and nearby landowners in managing and enhancing vegetation and wildlife corridors connecting with the Town Belt.

## **Monitoring, research and education**

- 5.2.20 The Town Belt's ecology, including plant and animal biodiversity, water quality, weediness and impacts of animal pests, will be monitored as part of the Council's citywide monitoring programmes, and will include continuing bird monitoring.

- 5.2.21 The Town Belt monitoring will include record-keeping of Council and community-based revegetation and pest control activities, to inform future decision-making.
- 5.2.22 The Town Belt monitoring results will be reported regularly to inform the Council and the public about trends and issues.
- 5.2.23 Research and information sharing about the Town Belt's ecology, its management and its role in the city's urban ecology will be encouraged through partnerships and communication networks involving the Council, research organisations and interested community groups.
- 5.2.24 The Town Belt will be promoted as an outdoor ecological classroom by enabling opportunities for on-site learning, such as school activities and interpretation signage.

## 5.3 Historic ecosystems

### 5.3.1 Original ecology

Tall podocarp and broadleaf forest originally covered most of the Wellington Peninsula<sup>13</sup>, including the Town Belt. Numerous streams flowed across the Town Belt, draining the forested hills into low-lying swamps on the Te Aro flats and Miramar isthmus. These streams were habitat to freshwater fish such as tuna/eels, kokopu, koaro as well as invertebrate freshwater life.

The original forest was much more diverse than it is today. Variations in topography and microclimate were reflected in variations in the vegetation cover. Northern rata, rimu, tawa and hinau flourished on the ridges and slopes, while podocarps such as totara, miro, kahikatea and matai occurred on the lower slopes and stream valleys. Semi-coastal forest nearer the coast was dominated by kohekohe. The forest understorey was a dense profusion of small trees, shrubs, vines and ferns. Numerous bird species were prolific, including some now extinct species such as huia.

### 5.3.2 Changes since human arrival

The impact of Māori habitation on the vegetation of the Town Belt is not known in detail, although it is known that Māori used fire for land clearance. A Brees print of Mt Victoria (1843) shows low vegetation with flax growing on the summit ridge and no stumps of recently cleared trees. This print, together with other paintings and descriptions at the time of European settlement, suggests the original podocarp and broadleaf forest had already been cleared and that the forest on the eastern side of the Town Belt, from Mt Victoria to Newtown, had largely disappeared by 1840.

In contrast, most of the land west and south of today's central city was still covered with forest at the time of settlement. Heaphy (1879) records that in 1839 high trees grew on the flat towards Te Ahumairangi Hill (Tinakori Hill) and the sides and summit of Te Ahumairangi Hill “*were densely timbered ... the rata being conspicuous*”<sup>14</sup>. Around upper Willis Street and Polhill Gully Heaphy observed “high pine trees” (native conifers), “partly felled for native cultivations”.

By the 1870s most of the Town Belt had been cleared of native forest and converted to pasture. From the 1880s, but mostly between 1920 and 1940, a considerable area of the Town Belt was then planted with exotic conifer species and eucalypts. The exotic conifer plantations were the dominant forest cover on the Town Belt through most of the twentieth century. By the time of the 1995 Town Belt Management Plan, intervention was required to manage the ageing and sometimes hazardous trees. Having been rarely thinned or managed, the trees had little timber value and, in 1998, a

<sup>13</sup> The land approximately south of the Korokoro Stream and Porirua Stream catchments.

<sup>14</sup> “Charles Heaphy, “Notes on Port Nicholson and the Natives in 1839,” *Transactions and Proceedings of the New Zealand Institute*, 1879, Vol 12. 32-39

proactive tree-removal programme started. By 2013, nearly 30 hectares of these trees had been removed and the cleared sites revegetated with native plants.

Other changes that occurred to the Town Belt's ecology following European settlement included topsoil loss on ridges and slopes as a result of forest clearance, naturalisation of introduced plants and animals (to pest proportions in some cases), the reversion of large areas of former grazing land to fire-prone gorse, and the modification of many streams through underground piping, riparian vegetation clearance and changed drainage patterns.

Nevertheless, a limited palette of indigenous plants began to regenerate; notably as an understorey in the exotic plantations and in older areas of gorse, where native plants were able to establish and eventually overtop the gorse.

## 5.4 Town Belt ecology today

### 5.4.1 Today's ecology

#### *Vegetation*

Probably 99.5 percent<sup>15</sup> of the original forest cover has now been lost. Only in the Botanic Garden are there remnants of the podocarp and-broadleaf rainforests.

#### **STILL TO UPDATE FIGURES BELOW TO INCLUDE SECTOR 3 ADDITION**

There are over 180 hectares of native-dominated vegetation on the Town Belt, most of it in an early stage of regeneration (see map on next page). It is made up of native forest (106.6 ha), native scrub/shrubland (24.9 ha), mixed shrubland (exotic-native) and areas recently revegetated with natives (26.9 ha). (Section 8 has maps of vegetation cover for each geographic sector.)

The Town Belt's vegetation generally has the following characteristics:

- plant communities are young (less than 150 years old), simple in structure and with a limited diversity of native species;
- podocarp and most native broadleaf species, and therefore their seed, are absent;
- the areas of native vegetation are discontinuous;
- a well-developed naturalised flora is present, including weeds;
- pest plants and other weeds are a widespread threat, with some major infestations of invasive weeds that have a serious potential to spread;
- areas not in native or exotic tree stands are either managed as grassed playing fields and passive recreation areas or they are scrub-covered.

There are around 600 plant species on the Town Belt, including plants indigenous to Wellington, naturalised plants and weed species. Surveys in 1991 found that at least 150 locally indigenous plant species were growing on the Town Belt. While weeds threaten the development of native vegetation, some exotic vegetation can contribute to the health of indigenous populations. The eucalypts, for instance, provide a food source for nectar feeders; pine forests support orchids, ferns and native shrub understoreys in places; and areas of exotic scrub (often gorse and broom) can potentially support the regeneration of native bush if left undisturbed and kept weed-free and safe from fires.

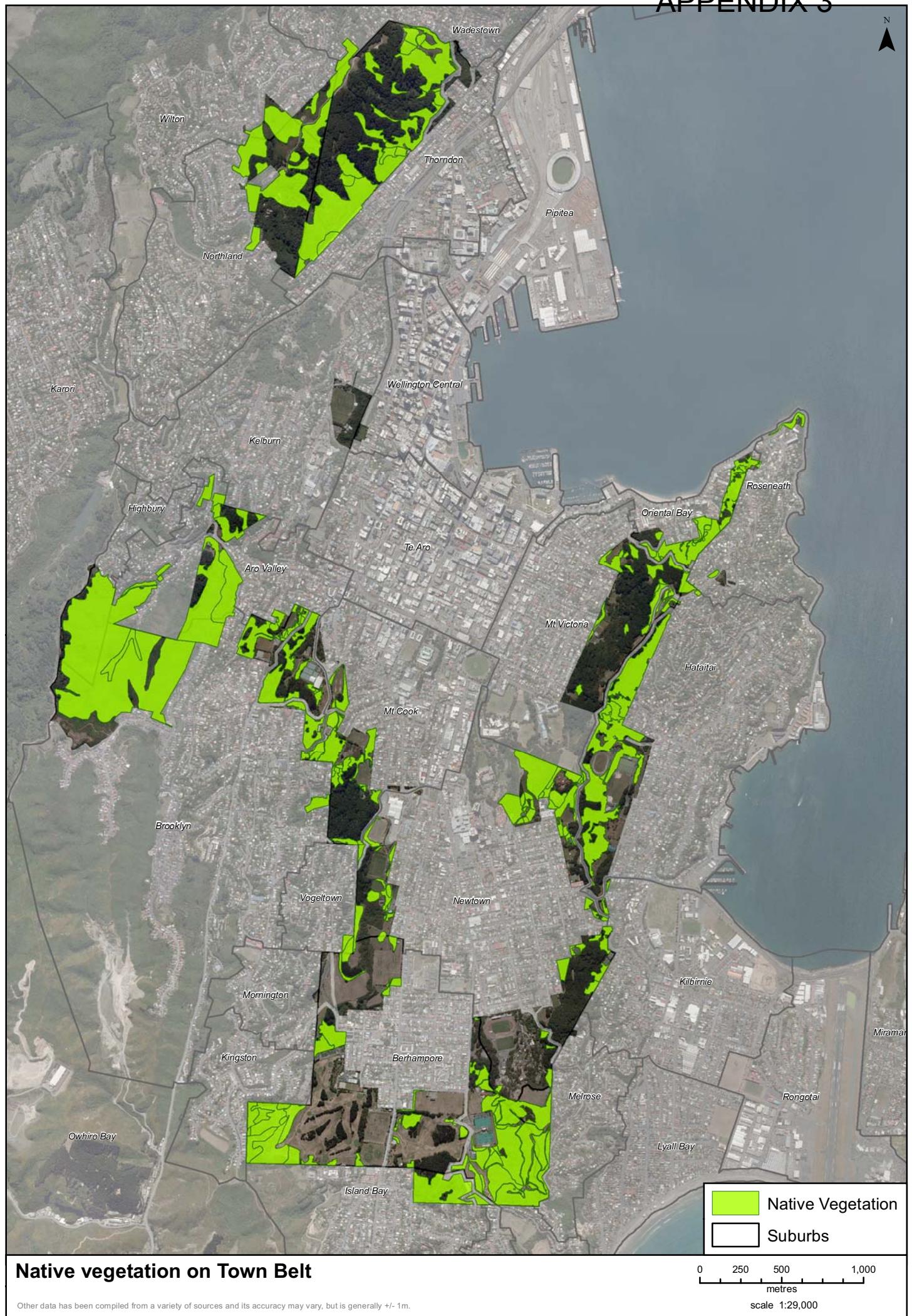
#### *Animals*

Indigenous fauna is reduced in its species diversity as a result of historic habitat loss and fragmentation, reduced food supply through the reduced diversity of native plant species, and pest competition and predation. Present on the Town Belt in the early 1990s were only common native bird species (of which only fantail, grey warbler and silvereye were numerous); five species of native lizard; and only common insect species. However, pest control programmes and the conservation work at Zealandia appear to be benefiting the Town Belt's native birdlife.

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<sup>15</sup> Natural Wellington. A Plan to Preserve and Enhance the Natural Treasures of Wellington City, Wellington Branch, Royal Forest and Bird protection Society of NZ Inc, 1990

## APPENDIX 3



As well as the previously found common species, bird monitoring in 2011 and 2012 has shown tui, kereru and kaka using the Town Belt. Whitehead, north island robin and saddleback are also found in the area of the Town Belt adjoining Zealandia, and informal observations of kingfishers and ruru/morepork have been reported.

Eight species of introduced mammal are present in addition to introduced birds and insects.

### *Freshwater ecosystems*

The Town Belt's freshwater ecosystems include permanent streams, ephemeral streams and seepages. Koura, eels, banded kokopu and other aquatic life occur in some streams but these ecosystems have been adversely affected by being piped underground for some or all of their length, by periodic drainage works in stream beds, obstructions such as culverts to fish passage, and by pollution carried in stormwater runoff.

### *Forest succession*

When forest re-establishes on a bare site, it develops in successional stages. Typically, in Wellington's broadleaf / podocarp forests these stages would have been:

1. a short-lived phase when ferns and low-growing herbaceous plants colonise the site;
2. shrubs emerge through the ground-level colonizers;
3. young trees over-top the shrubs to form low forest cover;
4. eventually tall trees such as podocarps emerge through the low forest to form the mature forest canopy.

This process can take several hundred years. However, if the seed of a tall tree lands in a favourable site, courtesy of a passing bird or the wind, it may germinate and become established during an earlier stage of the natural succession.

On the Town Belt of today, limited seed sources may delay the successional process from progressing beyond the low forest cover and the healthy development of forest is threatened by plant and animal pests.

### **5.4.2 Ecological values**

The Town Belt has long been valued as an easily accessible place where people can experience and view nature.

Historically, the mass plantings of exotic conifers and other amenity plants were promoted by councillors and citizens to embellish the Town Belt with trees for the ornamentation of the city and to create pleasant places for recreation. While these values still remain, an important shift in attitude has occurred: 91 percent of residents surveyed in 2009 thought it was important to use native vegetation on the Town Belt and 93 percent valued the protection of native habitat for birds and other animals.

The importance of indigenous biodiversity and ecosystems in sustaining healthy living environments for people has also been recognised in such documents as the Council's Biodiversity Action Plan 2007. The Town Belt is part of Wellington's urban ecology.

The Town Belt also plays an important role in linking habitats and ecosystems across the city.

## **5.5 Issues and opportunities**

There are many issues as well opportunities to weigh up in deciding how best to go about ensuring that healthy ecosystems are once again flourishing on many parts of the Town Belt.

### **5.5.1 Vegetation management**

*The balance between indigenous and exotic vegetation*

A long-term objective in the 1995 Town Belt Management Plan proposed that the proportion of indigenous vegetation on the Town Belt increase from 20% to 60% of the vegetation cover within a 50 to 100 year time frame. The objective has been carried through to this management plan. A visitor survey<sup>16</sup> showed strong support for increasing indigenous vegetation on the Town Belt. The small number of submitters who did not support this intention spoke of their appreciation of exotic trees.

Under the 1995 Management Plan, the amount of predominantly native vegetation has increased through a combination of natural regeneration and revegetation planting of 35 ha including formerly grassed areas and where exotic conifers have been removed. Over the next 10 years, the exotic tree removal programme will continue, but probably at a slower rate and on smaller sites. This is partly in response to negative public comment about the amount of visible change that resulted from hazardous tree removal and storm damage during the 2000s. However, the rate of change will depend on events such as storms, natural attrition of the ageing conifers and the availability of resources.

### *Tall tree framework and heritage trees*

The tall trees in the Town Belt's plantations and amenity plantings have provided a valued 'framework' in the city landscape (see Chapter 4). At the large scale this framework is the forested backdrop around the inner city. At a smaller scale it provides shelter, shade and local character within different areas of the Town Belt. Currently, the framework comprises mainly exotic conifer plantations as well as mixed amenity plantings of eucalyptus, pohutukawa and deciduous trees.

To maintain the tall tree framework, appropriate replacement trees need to be planted in anticipation of old trees reaching senescence or to replace hazardous or storm-damaged trees. Replanting the tall tree framework presents opportunities to reintroduce the indigenous 'heritage' trees that have been largely absent from the Town Belt since the original forest was cleared, through:

- enhancement planting within forested and revegetated areas, and
- amenity planting as single or grouped specimens, where appropriate, in non-forest areas.

### *Approval for planting*

Planting on the Town Belt is a managed activity that needs to be approved by the Council (see 9.4.3) so that the Council can ensure:

- eco-sourced plants are being used in areas where that is a requirement;
- trees are not located where they may cause problems (e.g. directly above roads where they may eventually become a hazard);
- revegetation and enhancement planting are of species suited to the particular site conditions;
- records of planting are kept for monitoring purposes;
- exotic plants are unlikely to be invasive and become a new pest plant;
- the location of commemorative trees are known so that they can be managed appropriately.

### **5.5.2 Optimal forest patches and ecological connectivity**

The size, shape and connectivity of forest areas are important factors in ensuring their health and resilience.

In general, an optimal forest patch will have a low edge-to-area ratio (e.g. circular or square, rather than linear or convoluted). It will also be large enough to have an intact 'core'; an inner area that is not influenced by edge effects such as increased light, wind and weeds. On the Town Belt, restoration and prioritised revegetation projects can be designed to enhance the size and shape of forests.

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<sup>16</sup> Wellington City Resident's Usage of and Attitudes Towards the Town Belt 2009

An optimal forest patch will also be close enough to other forests to ensure that its own seed supply is supplemented with seed from other forest areas carried by wind and birds. Research and modelling in New Zealand indicates that if optimal forest patches ('sources') are interspersed by habitats receptive to seed germination ('sinks') then ecological functions such as podocarp recruitment can be sustained<sup>17</sup>.

The Town Belt, because of its size and location, can provide ecological connectivity between sectors of the Town Belt while also providing connections west, south and east between other reserves in the Outer Green Belt, Miramar Peninsula and east harbour areas. Improving connectivity and optimising forest size and shape will be important factors in planning and managing revegetation and restoration projects on the Town Belt.

One example of connectivity on the Town Belt is in the Te Ahumairangi Hill area, where the mixed exotic and regenerating native forest is strategically located between native forest areas in Otari-Wiltons' Bush, Trelissick Park and the Wellington Botanic Garden. The proximity of these forest areas, linked by vegetation within the housing areas and in open spaces such as the Western Slopes Reserve, enables a more diverse range of native plants and animals to establish on Te Ahumairangi Hill. In turn, Te Ahumairangi Hill will be a source of indigenous species to move east through the Botanic Garden and the harbour edge. (See context map, 8.1, Sector 1, Te Ahumairangi Hill.)

### 5.5.3 Ecological restoration and enhancement planting

Ecological restoration is an important tool to ensure ecological health and resilience. Restoration may enhance species diversity (e.g. restoring podocarp species to a forest remnant), it may buffer an area (e.g. improving the shape or size of a forest remnant), or it may improve stream habitats (e.g. revegetation of a riparian area). There is potential for restoration on the Town Belt to contribute to the city's urban ecosystems and resilience as part of a city-scale programme developed in accordance with the Biodiversity Action Plan (2007).

All restoration activities need to be well planned to optimise success. Many factors need to be considered including variations in site conditions that could affect survival rates, species choice and pest threats. Other factors include the findings of monitoring and ecological research, available resources and the extent to which intervention is needed to help natural processes along.

Restoration of the broadleaf / podocarp type of forest that originally covered the Town Belt depends upon reintroducing the tall forest trees that disappeared when the Town Belt was cleared in the nineteenth century. These trees include rimu, hīnau, tawa, tītoki, miro, mataī, tōtara, kahikatea, pukatea, fuchsia, kohekohe and nīkau<sup>18</sup>. The seeds of the absent tree species would normally be dispersed by nectar and fruit-eating birds, such as bellbirds and kererū but many seed sources are absent from the Town Belt. As the Town Belt's young mid-successional forests are not attractive habitat for them, these birds are also unlikely to bring in significant amounts of seed from outside sources.

Consequently, if the Council relied only on wind and birds to bring the desired seeds to the Town Belt from such sources as the Botanic Garden, Otari-Wilton's Bush, Zealandia and the Outer Green Belt, it would take a very long time to achieve mature late successional forest. Therefore, the Council intends to assist the natural successional process by carrying out extensive enhancement planting of the tall tree species in areas of young native forest, scrub and revegetation planting throughout the Town Belt. It will still take many years before the trees mature but enhancement planting will substantially speed up the process.

<sup>17</sup> Meurk, C. and Hall, G. 2000. *Biogeography and ecology of urban landscapes*. In: Urban biodiversity and ecology as a basis for holistic planning and design: proceedings of a workshop held at Lincoln University 28-29 October 2000. eds G.H.Steward & M.E. Ignatievea. Christchurch: Wickliffe Press.

<sup>18</sup> Planting of these species began in the last decade but the trees are still very young and not yet reproducing.

Enhancement planting need not be confined to the tall tree species as there is also potential to diversify understorey and ground layer plant species. All proposals for enhancement planting will need to be assessed on a case-by-case basis.

Fundamental to all restoration efforts is ongoing plant and pest management to optimise the conditions for restoration and to protect any biodiversity gains.

#### 5.5.4 Pest management

Effectively managing pest plants and animals is fundamental to the ecological health of the Town Belt, and is essential in both protecting and restoring ecological values.

Pest plants, or weeds, are an issue throughout the Town Belt. Common invasive weeds are tradescantia, old man's beard, banana passionfruit, Japanese honeysuckle, climbing asparagus, eleagnus, sycamore, and karo, all of which can interfere with healthy forest development. Gorse and broom are also common, but these species can act as a nursery for the regeneration of native plants. One of the key contributors to weed establishment and spread in the Town Belt is the ongoing dumping of garden waste and movement of weed seeds from nearby residential areas, so ongoing education programmes are needed to inform people about the impacts and encourage alternate behaviour.

Pest-plant control is particularly important in areas where large trees have been removed, where the bare ground and plentiful light provides ideal conditions for weeds to establish as well as early successional native species. Natural regeneration can be encouraged by intensively controlling weed competition, to the extent that the need for revegetation planting can be minimised or avoided altogether. This approach was successfully implemented when pines were removed from 10ha on Te Ahumairangi in 2005 (see photographs below).



**Regeneration of native vegetation after pine removal and ongoing weed control, Te Ahumairangi Hill, in 2005 (top) and 2011 (bottom).**

Pest animals are also a problem, particularly possums, rats and mustelids (stoats, ferrets and weasels), because they prey on native fauna, compete with native fauna for food, and eat native vegetation. Possums are controlled in the Town Belt as part of a possum control programme shared by Wellington City Council and Greater Wellington Regional Council. This programme is thought to be contributing to increased numbers of native birds and improved forest regeneration and health. Mustelids are a particular threat to native birds (including eating eggs), lizards and insects (eg weta). Mustelid control requires intensive trap checking and is most successful where

community groups are able to help. Feral and domestic cats are also a significant threat to native wildlife, particularly lizards and birds.

Wellington City Council's Pest Management Plan (2004) identifies three kinds of pest control: species-led, site-led and amenity.

- *Species-led programmes* are particularly relevant in managing weeds and pest animals in the early stages of establishment when, because numbers are low and distribution limited, their containment or eradication is more feasible.
- *Site-led programmes* focus on areas of high biodiversity value and prioritise the control and management of pests that pose the greatest threats to those values. Sites are prioritised for weed and animal pest control on a citywide basis in the Pest Management Plan; however, pest control opportunities within the Town Belt should also be prioritised as resources allow. Key opportunities are to manage pests in parts of the Town Belt that are representative examples of the biodiversity of the central city area and to prioritise areas important for ecological connectivity.
- *Amenity-led programmes* focus on weeds that are adversely impacting public use and enjoyment in such areas as sports fields, play areas, walkways and amenity plantings. This kind of weed control can contribute to ecological health by reducing potential spread of weed infestations from amenity areas to natural areas within and outside of the Town Belt.

The greatest challenge in managing pests on the Town Belt (and citywide) is how to effectively prioritise and use resources to control the large numbers and variety of pests present.

### **5.5.5 Community engagement and education**

The Council relies heavily on the voluntary efforts of community groups who are carrying out revegetation, monitoring and pest control work on the Town Belt. Their efforts help to make the Council's limited resources go further.

In return, the Council needs to support those groups by providing practical on-the-ground help (e.g. site preparation); resources (e.g. plants for revegetation) and advice. Crucial, too, is ensuring that the groups are enabled by the Council to interact with other groups, researchers and specialist advisors so that they can share their growing wealth of practical experience, support each other, and benefit from research.

The Town Belt's popularity for recreation creates opportunities to educate people about its biodiversity, ecosystems and ways of maintaining and improving the health of the Town Belt's and city's ecology.

### **5.5.6 Research**

There are many unknowns about the most efficient and effective ways of restoring the Town Belt, including what may or may not be achievable. Focused research, in parallel with the Council's monitoring programme, could help to understand some of the ecological dynamics happening in and around the Town Belt, and where best to concentrate restoration efforts. For instance, a better understanding of kereru flight patterns could assist in identifying where podocarp seeds carried from Otari-Wilton's Bush are likely to be dropped and which areas to concentrate podocarp planting in the Town Belt. Other areas of potentially useful research include patterns of wind-borne seed dispersal, relationship between soil ecology and plant establishment, and the relationships between stormwater systems and stream life.

The interactions of people, including recreational users, neighbouring property owners and restoration groups, with the Town Belt's plants, streams and wildlife are also an important and evolving part of the Town Belt's ecology. There is potential for social research into these dynamics and the part that people play in urban ecology.

Opportunities for researching these topics may become available as a result of the research partnership established between the Council and Victoria University of Wellington in 2013.

## 5.5.7 Monitoring

Without good information, it is difficult to evaluate the success and cost-effectiveness of the work being undertaken or to learn from mistakes and avoid wasting resources. Record keeping and monitoring has not always been undertaken consistently or systematically in the past, especially in relation to mass plantings carried out at public planting day events or, on a smaller scale, the revegetation planting that various groups carry out annually using plants supplied by the Council. Consequently, consistent information about plant survival rates, maintenance and the rate of canopy closure has not been available to inform future efforts.

By regularly sharing and reporting monitoring data and assessing its usefulness, the Council, researchers and community groups will be able to review and learn from successes and failures, adapt future on-the-ground work as required, and target future monitoring to ensure useful information is being gathered in relation to:

- the health of the Town Belt's ecosystems
- the results of pest control
- the results of specific restoration projects.

## 5.5.8 City resilience

City resilience has to do with 'future-proofing' urban environments to be as self-sustaining as possible in the face of large-scale changes, such as climate change. The concept includes the idea of achieving ecological resilience by weaving natural environments through cities, with the capacity to provide important ecosystem services and allow plant and animal populations to adapt to habitat change. Communities in resilient cities are also actively engaged in caring for the health of those natural environments.

The Town Belt can contribute to Wellington's resilience because it is a large, centrally located arc of green space that can provide important ecological connectivity in the heart of the city connecting also into a wider green network in the city's west, south and east. As explained in 5.5.2 restoring its ecological connectivity will help improve the health of the city's ecosystems and enable plant and animal populations to move through the city.

The Town Belt's forest environments (both native and exotic), in particular, provide ecosystem services; absorbing carbon from the atmosphere, reducing flooding by slowing runoff, and filtering pollutants and sediment from runoff. Tree planting boosts these services and contributes to the Council's climate change work programme whereby the Council is placing eligible land into the Government's forest sink programmes to generate annual emission unit returns. Some Town Belt areas that have been included in the programme are:

- 1.2ha of post-1989 pine forest located on Berhampore Golf Course;
- 103.45 hectares of pre-1990 pine forests;
- 16ha of indigenous forest near Mt Albert.

## 5.5.9 Definitions

**Amenity planting:** planting primarily to make places pleasant for people, such as to provide shelter, shade, screening or aesthetic value.

**Biodiversity:** the variability among living organisms including genetic diversity within species, species diversity within a geographical area, and the diversity of ecosystem types in a geographic area.

## APPENDIX 3

**Ecosystem:** a dynamic complex of plant, animal and micro-organism communities and their non-living environment interacting as a functional unit.<sup>19</sup>

**Ecosystem services:** the benefits that people derive, directly or indirectly, from functioning ecosystems. Specific ecosystem services are often characterised as being one of three kinds: provisioning (eg supply of food, timber, freshwater); regulating (eg climate, run-off, waste), or cultural (eg amenity and aesthetic values, recreation).

**Enhancement planting:** planting into existing plant communities to assist forest succession by introducing mid and late successional plants (also known as ‘succession planting’).

**Forest succession:** the natural process by which groups of plants initially colonise an area then replace one another in stages to mature forest.

**Habitat:** the place or type of an area in which a living thing naturally occurs.<sup>20</sup>

**Indigenous species:** a plant or animal species that occurs naturally in Wellington.

**Native forest:** a forest community that occurs naturally in Wellington.

**Restoration:** management that aims to restore a plant community to a condition similar that of an earlier time period. This time period is commonly prior to human arrival or early human settlement. It is dependent on eco-sourcing.

**Revegetation:** the establishment of a new cover of indigenous plants through intervention such as planting or seeding or by assisting natural regeneration to occur. It does not necessarily reflect an end goal and is not necessarily dependent on eco-sourcing.

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<sup>19</sup> Wellington City Council Biodiversity Action Plan 2007

<sup>20</sup> Ibid

## 6 Recreation



**The play area at Central Park, Brooklyn.**  
A flying fox and bike skills area are also provided.

### Guiding principles

***The Town Belt is for all to enjoy.***

This concerns equity of access and use of the Town Belt. The Council believes that the Town Belt should be available for all Wellingtonians to enjoy.

**This concerns equality of access and the use of the Town Belt. The Council is committed to ensuring that the Town Belt will continue to be improved with more access and improved accessibility features where it is reasonably practicable to do so. Providing good accessibility features means that the Town Belt would be accessible and usable by everyone in the community. This includes: the able bodied, people pushing strollers, the elderly and people with impairments or disabilities.**

***The Town Belt will be used for a wide range of recreation activities.***

The Town Belt should cater for a wide range of sporting and recreation activities managed in a way to minimise conflict between different users. Co-location and intensification of sports facilities within existing hubs and buildings is supported where appropriate.

### 6.5 **6.1** Objectives

- | **6.5.1 6.1.1** The Town Belt is accessed and used by the community for a wide range of sporting and recreational activities.
- | **6.5.2 6.1.2** Recreational and sporting activities are environmentally, financially and socially sustainable.
- | **6.5.6 6.1.3** Participation in all forms of sport and recreation is encouraged and supported.
- | **6.5.7 6.1.4** The Town Belt makes a significant contribution to the quality of life, health and wellbeing of Wellingtonians by increasing a range of physical activity and providing active transport routes and access to natural environments and providing space for culture and art to be experienced.
- | **6.5.5 6.1.5** The track (open space access) network provides for a range of user interest, skills, abilities and fitness levels, and pedestrian and cycling commuter links.

- | **6.5.3 6.1.6 Management and development of formal sporting facilities and associated infrastructure does not compromise the landscape and ecological values of the Town Belt.**
- | **6.5.4 6.1.7 To maximise use of existing formal indoor and outdoor recreation facilities by intensifying the use of sports surfaces and ensuring the multiple use of ancillary facilities, such as clubrooms, to reduce the demand for additional facilities on the Town Belt.**

## | **6.6 6.2 Policies**

### **Recreation**

- | **6.6.21 6.2.1 Provide passive and/or informal recreation spaces in a variety of settings for people to enjoy time out, explore nature and learn in a safe environment.**
- | **6.6.22 6.2.2 The Town Belt will contribute to the citywide parks and reserves network where identified sites (see the sector plans in section 8) will provide sportsfields, neighbourhood parks, play grounds, skateparks, ecological connectivity and track networks.**
- | **6.6.23 6.2.3 Recreation events and programmes will be run on Town Belt subject to section 9.4 Managed activities**
- | **6.2.4 Interpret the features and values of the Town Belt including the history & culture, ecology and recreation.**
- | **6.2.5 Donated or commissioned artworks shall be sought for predetermined sites, according to specified requirements. Any assessment of proposed public art will be carried out via Councils Public Art Policy (2012).**
- | **6.2.6 Cultural harvesting of plant material for non-commercial cultural purposes by Maori will be considered at designated sites.**

### **Track (access) network**

- | **6.6.7 6.2.7 The Town Belt will be improved by providing clearer information and signs, and improving the surface and/or by reducing the gradient of tracks where feasible so the Town Belt's features are accessible and usable by everyone in the community. This includes the able-bodied, people pushing strollers, the elderly and people with impairments or disabilities.**
- | **6.6.8 6.2.8 Tracks will be shared use (ie pedestrian and cycle) wherever this is appropriate. Tracks are open for biking unless otherwise identified in accordance with the Open Space Access Plan (2008).**
- | **6.6.9 6.2.9 The open space access network will be integrated with the wider city and regional access networks, and the cycle and walking transport/commuting needs of pedestrians and cyclists.**
- | **6.6.10 6.2.10 Continue a programme for upgrading walking/cycling tracks in order of priority based on use and asset condition.**
- | **6.6.11 6.2.11 All tracks will be physically sustainable and have minimal environmental impact, as far as possible.**
- | **6.6.12 6.2.12 Tracks will be designed and maintained to defined standards in the Open Space Access Plan, with significant hazards identified and/or mitigated.**

- | 6.6.13 **6.2.13** Develop tracks within the Town Belt that are accessible to those with limited mobility, push chairs and wheelchairs.
- | 6.6.14 **6.2.14** Develop a plan for additional beginner level/family friendly biking and walking tracks.
- | 6.6.15 **6.6.15** Maintain a practicable network of pedestrian and maintenance access-ways to service the facilities, amenities, utilities and special features of the Town Belt.
- | 6.6.16 **6.6.16** The walkway system will be accurately mapped and interpreted, and this information will be freely available to the community.

## Dog Exercise areas

- | 6.6.17 **6.2.17** Review the provision of Dog Exercise areas **and off-leash areas** on Town Belt during the next review of the Dog Policy. In particular Sector 3 Brooklyn Hills, Sector 4 Macalister Park and Sector 9 Mt Victoria/Matairangi.

## Community gardens and orchards

- | 6.6.18 **6.2.18** Community gardens and orchards may be permitted for community groups to provide food, recreation and therapeutic opportunities for the community.
- | **6.2.19** Community gardens and orchards on Town Belt will be not-for-profit (ie no produce may be sold) and private allotments are not allowed.
- | **6.2.20** No formal environmental education or qualification may be offered on the Town Belt. Any environmental education activity can occur when it supports and complements the primary role and purpose of the Town Belt and fits within the definition of recreation in the management plan.
- | 6.6.19 **6.2.21** Assessment of applications for use of the Town Belt for community gardens and orchards will be according to the criteria specified in section 9 (Rules for use and development).
- | 6.6.20 **6.2.22** Licences for community gardens and orchards will be for a maximum of 10 years.

## Sport and recreation parks and facilities

- | 6.6.1 **6.2.23** Ensure the availability of a diverse range of sporting and recreation opportunities that satisfies the needs of citizens and visitors.
  - | 6.6.2 **6.2.24** Development of existing or building new sporting, **recreational<sup>20</sup>** and club facilities is limited to
    - within the existing footprint of sport and recreation parks **and/or**
    - within current leased areas and associated hard infrastructure, such as car parks<sup>21</sup>
    - the current leased area and associated hard infrastructure, such as car parks, at the sport and recreation parks at Kelburn Park and Renouf Tennis Centre.
- Note: that where a the leased building occurs area is within a sport and recreation park (for instance Wellington Football Club in Hataitai Park), the effective area where development can occur is limited by the sport and recreation park footprint and not the leased area footprint is that of the larger sport and recreation park rather than the leased area.

<sup>20</sup> This policy does not include tracks and associated structures such as signage

The footprint of sport and recreation parks and leased areas (These are identified in sector plans in Section 8 and are subject to assessment against other Town Belt Management Plan policy and section 9 rules.)

| 6.6.3 6.2.25 Applications for the development of existing or new sporting, recreational and club facilities are subject to:

- an assessment of alternative locations that are not on Town Belt land for such a development
- research to confirm demand for such a development is required and sustainable for the sport
- the development minimising conflict with existing recreational activities
- fulfilling the criteria set out in Policy 6.6.2 plus the assessment criteria in Section 9 and in particular policy 9.5.1.
- being consistent with the policies in section 4 (landscape) and section 8 (management sectors). See also policies in section 9 (rules for use and development).
- being consistent with the Leases Policy for Community and Recreation Groups where the policy does not conflict with this management plan (where appropriate).
- an assessment that is included in Appendix 5.

| 6.6.4 6.2.26 Support the use of the Town Belt by elite sport provided such activity complements and supports community use and access and participation.

## Sport and recreation clubs

| 6.6.4 6.2.27 Clubs will be encouraged to share facilities and partner with other clubs develop 'sportsville' type models in the Town Belt subject to policies (see Sport and Recreation Park Facilities policies).

| 6.6.5 6.2.28 Leasing of reserve land and facilities to sport and recreation clubs shall only be allowed where the activity is consistent with the objectives of this management plan and, as such, complies with the following:

- the activity is concerned with public recreation
- the activity is open for public participation (clubs will be encouraged to allow casual play at their facilities or, at least, that their membership shall be open to all members of the public).
- maximum length of lease = 20 years

| 6.6.6 6.2.29 Leases will be administered in accordance with the Council's Leases Policy for Community and Recreation Groups.

## **6.1 6.3 Recreation role of the Wellington Town Belt**

The Town Belt as we know it today was set aside in trust for the people of Wellington through the 1873 Town Belt Deed (Appendix 1). This deed identified that the Town Belt was to be:

*"ever hereafter used and appropriated as a public recreation ground for the inhabitants of the city of Wellington ..."*

Interpretation of 'public recreation ground' has been the cause of disagreement and subject to changing perceptions over the years.

Recreational activity on the Town Belt was restricted in the latter part of the 19<sup>th</sup> century as much of the land was undeveloped and leased for grazing. In 1881 Newtown Park was officially opened as the first sports ground on the Town Belt and as sporting activities increased by 1910, Nairn Street Park, Kelburn Park and Wakefield Park were established. As part of this development private sports clubs developed and leased land for buildings. There was concern this exclusive use of Town Belt land was contrary to the principle of free public access. In 1908 legislation was passed through Parliament allowing the Council to lease up to a maximum of 100 acres (40.47ha) to sports clubs. This was followed by land being leased for a range of sport and recreation activities including bowls, dog obedience and croquet. In 2012 there are 39 leases for recreation sports and community groups on the Town Belt occupying 5.9ha (14.6 acres). Walking for pleasure, running, and mountain biking has continued to increase in popularity as the benefits of regular exercise on general health and wellbeing have been recognised. A 2009 survey of 1000 Wellingtonians found that nearly half use the Town Belt monthly for this type of informal recreation activity; 28 percent use it at least monthly for organised sport. Other research has identified the benefits to mental health of interaction (whether active or passive) with natural environments. The importance of children being able to play in an unstructured way in natural environments has also been widely documented in recent times.

When given options, the top three values of the Town Belt for Wellington residents (2009 survey) were:

- views from the Town Belt
- ability to enjoy nature/the outdoors
- protect native habitats for birds and other animals.

These all emphasise the value placed on the natural unbuilt environment of the Town Belt. Being able to connect with nature has positive effects on people's wellbeing including mental health.



**Mt Victoria lookout**

### **6.2 6.4 What is recreation?**

Although the intent of ‘recreational purpose’ is clear in the Town Belt Deed, attempting to decide what is (and what is not) a ‘recreational activity’ and whether it should be permitted on the Town Belt is not so straightforward. Definitions of ‘recreation’ change over time and, in 1873, were likely to have meant something different to present-day interpretations. Many modern recreational activities (such as skateboarding, mountain biking and others) were not even conceived of at that time and it is also unclear whether leisure activities such as gardening would be classed as recreation.

The lack of guidance in the deed on recreational activities means that it is up to the Council to try to work out what is – and what is not – permissible through rules in the management plan.

The 1995 Town Belt Management Plan defined recreation and put an emphasis on outdoor informal recreation because of the original instruction from the New Zealand company to set aside land that “*no buildings be ever erected upon it*”. It recognises, however, that many clubs carry out formal (indoor and outdoor) recreational and sporting activities on the land.

The problem of defining what is and isn't recreation has led to some conflict at times over the type of recreation activity permitted. It is proposed that rather than set out a specific definition of recreation the Council uses the broad purpose of recreation reserve as outlined in the Reserves Act 1977:

*"...for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside".*

On that basis activities on Town Belt will not include:

- leases for childcare, Plunket and learning institutions such as schools and community centres<sup>22</sup>.

## 6.3 ~~6.5~~ Existing recreational activities

The Town Belt provides residents and visitors with a wide range of recreational activities:

- **informal activities** such as jogging, walking, orienteering, gardening, biking, dog walking, skateboarding, children's play, casual sport (eg kicking a ball), sightseeing picnicking and so on
- **organised sports** such as football, netball, rugby, hockey, tennis, cycling, softball and cricket. This includes more commercial 'pay-for-play' activities such as touch rugby, golf at the Berhampore Golf Course and squash at Club Kelburn.

See map on next page.

Many of these activities are limited to certain areas. For instance:

- **the track network** is used for walking (sometimes with a dog), running and mountain biking
- **dog-exercise areas** are for dogs off leash
- **neighbourhood parks** are used for informal activities and may contain playgrounds and sometimes skateboard parks
- **sport and recreation parks** (sportsfields) are primarily used for organised sports
- **buildings and associated sports surfaces** are for club/group activities including bowling greens, croquet, the velodrome, tennis and netball courts and includes, including indoor sports such as squash, badminton and gym sports.

See the current uses map for each sector in section 8 for the distribution of these.  
All of these recreation facilities are managed as part of the wider parks network.

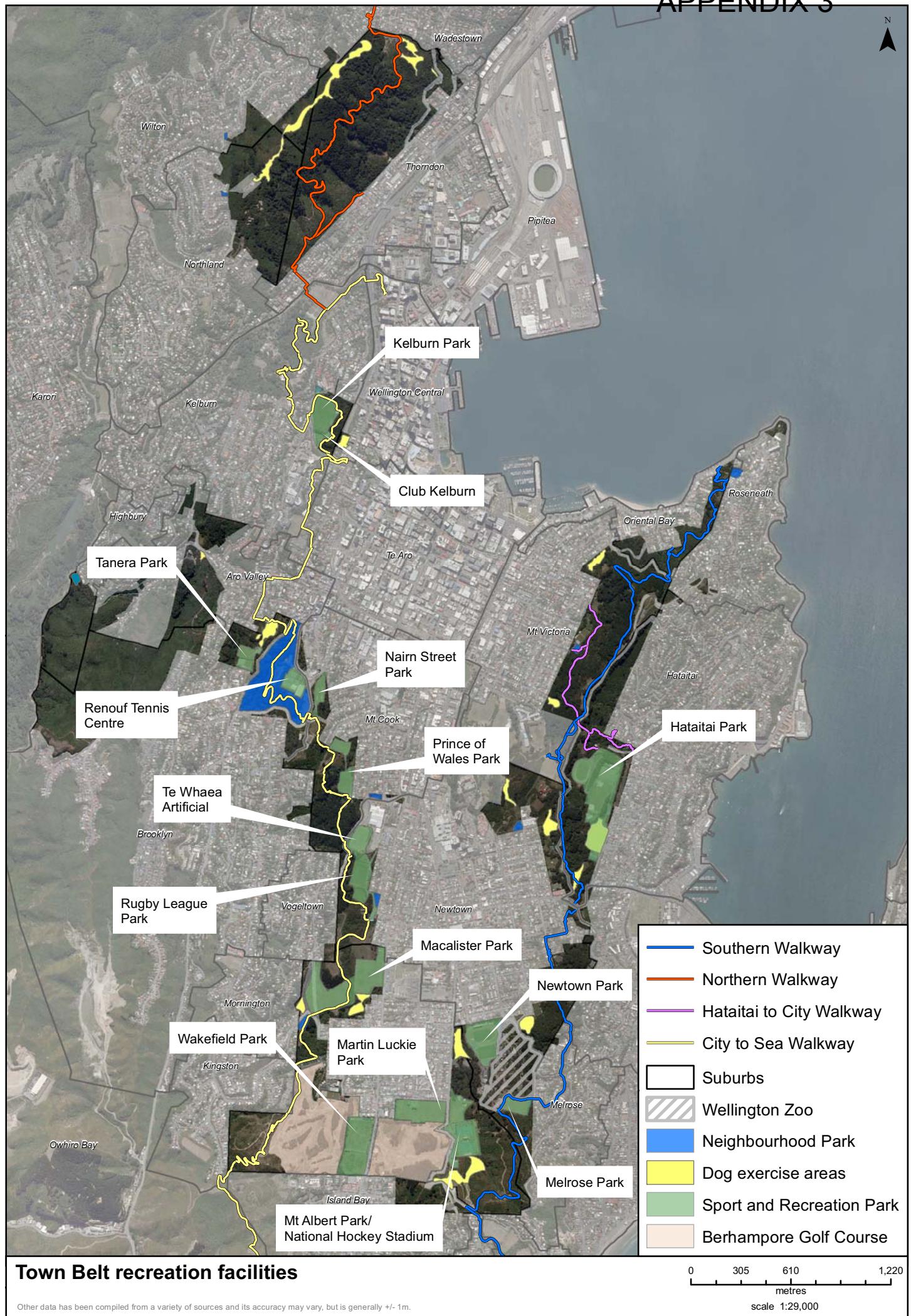
## 6.4 ~~6.6~~ Sporting infrastructure Informal activities

### 6.4.3 ~~6.6.1~~ The track network

The notion of public access is integral to the intent of the original Town Belt Deed. The emphasis has always been on walking access and, since the 1990s, mountain bike access. Other activities include orienteering, dog walking, school cross-country and harriers.

<sup>22</sup> Section 61 (2A) (a) of the Reserves Act outlines these activities as suitable for leasing on local purpose reserve.

## APPENDIX 3



Vehicle access is acknowledged as necessary for maintenance and service access to buildings. All other forms of motorised vehicles are excluded from Town Belt land except in designated parking areas.

The Town Belt research (2009) identified walking as the most popular regular activity on Town Belt (56 percent), followed by sightseeing (28 percent), commuting (25 percent) and cycling (7 percent). Cycling may have increased since then, with the development of new bike tracks on Mt Victoria and Polhill Gully and events on Town Belt land. In addition, the respondents' top priority for future investment was increasing the maintenance of walking tracks (24 percent).

Only a few tracks are accessible to wheelchairs and prams, including Te Ahumairangi lookout, Mt Victoria lookout, and parts of Central Park.



**Moturua Stream walkway at Central Park**

The Town Belt's track network serves several functions:

- primary track networks along the eastern ridgeline from Mt Victoria to the south coast (Southern Walkway/Te Ranga a Hiwi) and along the western ridgeline from the Botanic Garden to the south coast (City to Sea Walkway) and through Te Ahumairangi Hill via the Northern Walkway
- secondary track networks in each sector linking suburbs and often acting as cycle and walking commuting links for walkers and bikers (Hataitai to city link)
- dual-use tracks for walkers and mountain bikers, except for part of Te Ahumairangi Hill, the City to Sea Walkway and the northern end of Mt Victoria/Roseneath<sup>23</sup>
- bike skills areas on Mt Victoria at the southern end of Alexandra Road and 4x dual slalom track at Mt Albert.

The track network is shown in the map of recreation facilities for each sector (section 8).

Many of the newer tracks have been built and maintained by volunteer groups. The tracks are designed for dual-use except for a few that have been built as mountain-bike only tracks (to ensure the safety of all track users, for example downhill mountain biking activity). The Town Belt is an important mountain-biking area, especially Mt Victoria, because it is close to the city, provides an alternative to riding on the road, and has a variety of tracks for different skill levels. Wellington is renowned for its accessible tracks for mountain biking, attracting many visitors and new residents to the city.

<sup>23</sup> WCC Open Space Access Plan 2008 – Schedule A

There is ongoing demand from users for more beginner level/family friendly biking and walking tracks. More work is needed to identify where these could be situated.

**Dog walkers:** The track network is widely used by dog walkers with the Town Belt providing the largest natural area close to the CBD and inner city suburbs. There are 15 dog exercise areas on the Town Belt ranging from the long ridgeline of Te Ahumairangi Hill to smaller areas, such as the corner of Liardet and Balfour Street in Berhampore. In a recent survey<sup>24</sup> Te Ahumairangi Hill ridgeline and Tanera Park were the most frequently visited areas on Town Belt, with the area above the Terrace Tunnel on NZTA land the least visited. Areas are well distributed over the Town Belt with a gap between Tanera Park and Macalister Park on the west side. In addition, given the proximity of Mt Victoria to the city, and being the most visited sector of the Town Belt<sup>25</sup> there is a case for reviewing the provision of areas here when the Dog Policy is next reviewed.

## 6.4.5 6.6.2

### Neighbourhood parks and spaces

These are smaller parks/spaces serving the local community. They may contain playgrounds equipment, maybe skateparks and typically lie on a cycle and walking pedestrian/commuting route. Given the proximity of the Town Belt to inner city suburbs, several neighbourhood parks have been developed on the edge of the Town Belt. See the detailed sector maps for details of their location along with the catchment area they serve.

The neighbourhood parks and spaces on Town Belt need to be considered as part of the local network when assessing the needs of the local community.

## 6.4.4 6.6.3 Community gardens

Community gardens allow residents to share in the creation, maintenance and rewards of gardening. They provide food, recreation and therapeutic opportunities for a community. They can also promote environmental awareness and provide community education.

A community garden is defined as:

*A small scale low- investment neighbourhood communal gardening venture, where the primary purpose is growing vegetables or fruit. Community gardens may have an explicit gardening philosophy, i.e. organic growing, they may be treated as one garden or they may allow participants with individual plots to manage them as they see fit.  
(Wellington City Council Guidelines for Community Gardens, September 2009)*

Community Gardens and orchards on Town Belt will be operated as a not-for-profit activity and there will be no individual plots.

Any environmental education on Town Belt will not lead to a formal qualification and can occur when it supports and complements the primary role and purpose of the Town Belt and fits within the definition of recreation in the management plan.

In Wellington City there are already a number of different types of community gardens and orchards, including three on the Town Belt: the Tanera Community Gardens run by Mokai Kainga, Island Bay & Berhampore Community Orchard Trust, and Innermost Garden in Mt Victoria run by the Innermost Garden Trust.

<sup>24</sup> WCC Dog Exercise Area Survey 2008

<sup>25</sup> Wellington City Resident's Usage of and Attitudes Towards the Town Belt, 2009



## Community Gardens at Tanera Park

The increased interest in community gardens and orchards over the past few years has resulted in a number of applications to use Town Belt land and other urban parks and reserves. To assess these applications and ensure a consistent approach the Council has prepared a set of guidelines (*Wellington City Council Guidelines for Community Gardens, September 2009*).

Assessment of applications for use of the Town Belt for community gardens and orchards will be according to the criteria specified in Section 9.5.3 (Rules for Use and Development)

### **6.6.4 Other activities**

The Town Belt is a popular destination for locals and many visitors to the city. It is an accessible open space close to the CBD. There are scenic lookouts at Mt Victoria/Matairangi and Te Ahumairangi Hill and Alexandra Road is a scenic drive near Mt Victoria/Matairangi. Guided tours are also occurring eg Lord of the Rings tours.

The Town Belt also has the infrastructure to host events such as:

- Mountain biking championships
- Sports tournaments/championship eg Athletics, Hockey Stadium, Tennis

There are some destinations that experience more demand from visitors – especially in Sector 9 Mt Victoria/Matairangi. The lookout area was upgraded in 2006 to enable better parking for cars and buses, improve interpretation and visitor experience and reduce environmental damage.

Policies in the Rules for use and development section will determine what commercial activities are acceptable on Town Belt.

The Council is developing a policy for concessions and this will require businesses such as tourism operators to have a concession to conduct commercial activities on reserve land in Wellington. The Policy will provide more guidance on the fee schedules and application process for commercial activities such as guided tours and hiring equipment.

The Town Belt has the potential to be a site for the cultural harvesting of native plant species. Council will work with mana whenua, urban Maori and other interested groups to establish protocols and conditions to ensure the sustainable harvest of culturally important plant species.

## 6.4 **6.7 Sporting-infrastructure**

The 1840 plan of Wellington clearly states that land was to be “*reserved for the enjoyment of the public and not to be built upon*”. However, while it was the original intention of the New Zealand Company Secretary that there should be no building on the Town Belt, this stipulation was not included in the 1873 Town Belt Deed and the intention was not complied with over subsequent years. Between 1873 and 1995 a large number of recreational clubs leased land and/or buildings on Town Belt land.

Since 1881, when Newtown Park was opened, the development of sporting infrastructure has occurred at a number of sites on the Town Belt.

There are a range of facilities providing for junior sport through to international competition. Facilities providing for national or international sporting competitions and training, such as the Renouf Tennis Centre, Newtown Park (athletics) and National Hockey Stadium, have developed to cater for spectators and the requirements of their particular sport. The specialisation of some sporting facilities can lead to more exclusive use.

At the other end of the scale some sportsfields cater for junior sport each weekend (eg Nairn Street Park, Tanera Park). A list of sportsfields is included on the next page.

Regional sport facilities have developed on the Town Belt due to the central location in the city and large spaces available for supporting infrastructure (eg grandstands). In the past there was a perception the Town Belt should accommodate sporting infrastructure with little thought to the loss of the natural environment.

The Town Belt Management Plan 1995 contained policies on ‘Structure and Furniture’ that were more closely aligned with the original 1840 intention. One policy states that “*the necessity for all buildings and structures will be progressively reassessed*” and “*structures, buildings and furniture which are no longer required shall be removed as soon as practicable*”.

The recreation objective is “*to ensure that there will be no additional land area developed for organised recreation facilities (formal recreation)...*”.

The Town Belt is made up of a series of neighbourhood parks, sportfields and reserve areas. The emphasis is on maintaining the open space environment and the public recreation and environmental opportunities and benefits this open space provides. A building for a swimming pool can in effect go anywhere; a track through a native bush remnant is an experience that only an open space (most often a park) can provide. Infrastructure for recreation activity must not be provided to the detriment of open space values.



**Athletics at Newtown Park**



**Junior football game at Wakefield Park**

**Table: Sports and recreation parks on the Town Belt**

Park	Winter sports codes	Winter grading *	Summer sports codes	Summer grading *	<u>Indoor sports</u>
Kelburn Park	Football Rugby <b>Squash</b>	Medium	Cricket 5-a-side football  Croquet Tennis <b>Squash</b>	High	<b>Squash</b>
Tanera Park	Football	Low	Cricket	Low	<b>Fencing</b>
Renouf Tennis Centre (Central Park)	Tennis		Tennis		<b>Tennis</b> <b>Martial arts</b>
Nairn St Park	Football	Low	Football	Low	
Prince of Wales	Rugby	Medium	Cricket	Medium	
Te Whaea	Football Rugby	Artificial	Touch rugby 5-a-side football	Artificial	
Rugby League Park	Rugby (training)	High	Rugby (training)	High	
Macalister Park (includes Liardet)	Football	Medium and low	Cricket Touch rugby	Medium and low	
Wakefield Park	Football	Medium Artificial	Cricket  Touch rugby 5-a-side football	Low Artificial	
Berhampore Golf Course	Golf		Golf		
Martin Luckie Park	Rugby Rugby League	Medium	Softball Ultimate  Tennis	Medium	
Mt Albert Park	Football	Low	Ultimate	Low	<b>Shooting</b>
Mt Albert Hockey Stadium	Hockey	High	Hockey	High	<b>Basketball</b>
Newtown Park	Football (training)	High	Athletics Football (training)	High	
Melrose Park	Football	Medium	Cricket	Medium	
Hataitai Park	Football Rugby Netball <b>Cycling</b>	Low High	Softball Tennis <b>Cycling</b>	High and low	<b>Gymnastics</b> <b>Darts</b> <b>Badminton</b>
Alexandra Road (southern end)			<b>Croquet</b> <b>Tennis</b>		<b>Table tennis</b>

\* Sportsfield gradings = High (national or international competition)  
 Medium (regional or senior competition)  
 Low (junior or social competition or training)

The 2009 research study<sup>26</sup> found the public:

- supported the upgrade of existing facilities rather than the development of new ones
- opposed new developments occurring throughout the Town Belt
- supported restricting new developments to existing sports hubs<sup>27</sup> (eg Rugby League Park/Te Whaea, Wakefield Park, Newtown Park, Mt Albert Hockey Stadium and Hataitai Park)
- opposed active removal of buildings and infrastructure.

In addition, 39 percent of those surveyed saw further development and commercialisation as the main threats to the Town Belt, and 52 percent opposed commercial recreation activities, such as a golf driving range, with support for future cafés on the Town Belt being evenly split.

This plan accepts some building and infrastructure is necessary to provide for the wide range of sporting and recreation activities that occur on the Town Belt and to retain some flexibility for their future development. However, this needs to be balanced against the incremental increase in ‘developed’ parts of the Town Belt and the resulting perception of a reduction in public access to areas once there are buildings or when land is leased to community clubs and organisations.

This plan identifies the sports and recreation parks:

- where more intensive development could occur to meet growing demand for residents (eg Wakefield Park)
- that will be retained at their current status to protect the open space values of the Town Belt (eg Kelburn Park)

It is essential there is efficient/high use of existing buildings before new developments proceed. This can be achieved by:

- encouraging the co-location of groups/sharing of buildings and/or resources (ie ‘sportsville’<sup>28</sup>)
- monitoring the use of buildings to ensure that use remains high
- developing strict criteria around development or expansion of existing buildings and associated infrastructure, (such as lease buildings, Council changing rooms and toilets) and/or construction of new ones. This includes preventing new development from impinging on natural areas within the Town Belt.

[Appendix 5 outlines the process and assessment criteria for proposed developments on Town Belt.](#)

## **6.4.1 6.7.1 Sport and recreation parks (“sportsfields”)**

The sport and recreation parks are managed as a city wide network. A large portion of these have been developed on Town Belt and are an integral part of this network. [The Town Belt provides large areas of accessible land close to the city. Around 58.5 ha \(or 11%\) of the land managed in this plan is identified as sport and recreation park](#)<sup>29</sup>.

Council sportsfields are under growing pressure with increasing demand from sports groups – particularly from football. The pressure point is from April to August with ground closures occurring regularly during the winter season.

<sup>26</sup> Wellington City Resident’s Usage of and Attitudes Towards the Town Belt, 2009

<sup>27</sup> Hubs are groupings of sport and recreational facilities. The hubs offer a wide variety of both casual and organised activities, for a diverse range of people within the community (WCC Recreation Strategy 2003).

<sup>28</sup> The sportsville model is where sports clubs form partnerships or collaborate with other clubs. The sportsville concept can involve sports clubs sharing ideas, resources, knowledge and skills. In some cases sports clubs will share buildings or amalgamate. The model aims to foster a sustainable future for sports clubs (WCC Recreation Strategy 2003).

<sup>29</sup> Area excludes Berhampore Golf Course.

The city has limited land suitable for developing into sportsfields. The artificial sportsfields at Nairnville Park, Te Whaea, Wakefield Park and Wellington College have provided a great deal of extra capacity during the 2012 winter with those fields often used over 50 hours a week during peak times. To reduce the pressure on grass fields and improve the quality of sports competition, the Council plans to develop more artificial sportsfields over the next five years in other parts of the city, including Alex Moore Park in Johnsonville. The Council has also entered into a partnership with St Patrick's College to develop an artificial sportsfield in Kilbirnie.

The growth and improvement in facilities, however, brings with it the need to upgrade infrastructure to cater for increased use, ie car parking, changing facilities, floodlighting, fencing, toilets and so on. This can be problematical in some areas where parking is already limited, ie Hataitai Park. New buildings and the infrastructure associated with development of outdoor formal sportsfields can result in significant impacts on the open space values and natural environment of the Town Belt. To protect specialist surfaces (and the investment) fencing is often built to limit use by casual users, for ball control and to protect the turf.

At the other end of the scale there are sports not making full use of existing facilities. Bowls is one sport with declining numbers and club membership. There are currently two bowling clubs with leases on Town Belt land – Workingmen's Club in Newtown and Victoria Bowling Club at Mt Victoria. Wellington Bowling Club in Brooklyn has been disestablished in the past two years, and Berhampore Bowling Club has relinquished its lease but will continue to use and manage the greens in conjunction with the Golf Club.

There has been an increase in demand for indoor facilities from sports such as basketball, volleyball, netball, martial arts, futsal and badminton. In addition some sports, such as tennis, are keen to cover playing surfaces to get all-year-round play. The recent opening of the ASB Community Sports Centre in Kilbirnie has helped to alleviate this pressure but interest in indoor facilities on the Town Belt is likely to continue. Indoor sports using the Town Belt include:

- squash with a 10-court facility at Kelburn Park
- tennis with six covered courts and 12 uncovered courts in Central Park
- Chinese Cultural and Sports Centre with indoor facilities at Mt Albert (including basketball)
- Harbour City Gym Sports at Hataitai Park
- badminton with an eight-court facility at Hataitai Park
- table tennis at the south end of Alexandra Road
- martial arts in the Renouf Tennis Centre and Scottish Harriers clubrooms
- fencing at Tanera Park
- darts at Hataitai Park.

Balancing the provision of a diverse range of recreation opportunities with maintaining public access to open space and the natural environment needs to be carefully managed. There are a number of informal recreation activities that use the more formal developed spaces for example, picnics, fly a kite, kick a ball around and for community events.

The **18-hole Berhampore Public Golf Course** covers 37.2 ha at the southern end of the Town Belt. The course is managed and maintained by the Council with the assistance of the Mornington Golf Club, which leases the former Berhampore Bowling clubrooms next to the course. The course is open to members of the public for casual play.

The 1995 Management Plan proposed a study to “*assess the scope, scale, and facilities provided at the Berhampore Golf Links, and the development and management opportunities available*”. This work identified options to reduce the size of the course to nine holes as well as develop other activities. One activity proposed was to develop a golf driving range on the eastern side of Adelaide Road. This proposal did not proceed partly due to public pressure and concerns about a commercial operation on the Town Belt.

Numbers using the course have continued to drop over the past 10 years and the Council and the Mornington Golf Club have recently embarked on a three-year programme involving divesting some management responsibility to the club, including assisting with the collection of green fees, marketing and promotion of the course and some maintenance activities.

| There has been a citywide programme to develop sport and recreation parks into multi-purpose community recreation spaces for both organised sport and informal recreation. Karori Park is a good example of this with the development of the perimeter walking and cycling track. A similar proposal is planned for Alex Moore Park in Johnsonville. There is an opportunity to develop similar facilities on sport and recreation parks on the Town Belt particularly given their proximity to the CBD and inner city suburbs.

**Elite sport:** There is increasing use of the sporting infrastructure for elite sport. For instance:

- national and international events at the National Hockey Stadium and Newtown Park
- training facilities for visiting sporting teams, such as during the Rugby World Cup 2011. There has also been growing demand from visiting Super 15 rugby teams, A-league football teams and sevens rugby teams as these sports have developed.
- as a base for professional and semi-professional sporting teams. For instance the Wellington Rugby Football Union lease of Rugby League Park grandstand and the use of the park as a training facility for the Wellington Lions and Hurricanes. The Wellington Phoenix uses the changing rooms and Newtown Park number two ground for training.
- coaching and development, for instance at the Renouf Tennis Centre.

The development of elite sport and the associated professional support and administration can put pressure on existing facilities used for community sport. It's important community use and access is not compromised by these changes.

However, elite sport and associated events are important to Wellington as a destination for major events, entertainment, and also to provide a pathway for talented young people to develop their skills and develop a career in elite or professional sport. Such sport can sometimes bring in external funds to improve facilities that can in turn benefit community sport.

## | **6.4.2 6.7.2 Club facilities**



**Wellington Scottish Athletic Club,  
Prince of Wales Park**

Tennis, bowling and croquet clubs have leased areas for specialised playing surfaces and/or clubrooms. Other clubs, such as rugby, cricket and athletics, lease land for clubrooms. In addition, some clubs lease facilities for indoor sport including badminton, squash, darts and more recently Harbour City Gym Sports at Hataitai Park.

There are 39 clubs and community groups leasing a total of 5.9ha of land on the Town Belt. Most of these facilities have buildings that are only available for club members. Some, such as bowling clubs and tennis, are available to be used on a pay-for-play (casual) basis.

The location and number of clubs are shown in the map of recreation facilities for each sector (section 8). Many clubs sub lease facilities to other clubs to make best use of the facilities and share costs as well as allowing casual play.

## APPENDIX 3

Leasing is permitted to enable the public use of the Town Belt by providing a wider range of facilities than would otherwise be available.

Over the past 15 to 20 years, public opinion has shifted in favour of informal recreation and access to the entire Town Belt. At the same time there has been growth in some structured formal sports, such as football, which has put more pressure on existing formal facilities. The shift to informal recreation was reflected in the policies in the 1995 plan, which identified that activities on leased land should be open to public participation and that leases should not restrict public access across the land except during times of active use. In practical terms this is very difficult to achieve given several sports have indoor facilities, including the Renouf Tennis Centre and Badminton Hall; and specialist surfaces such as bowling and croquet greens should not be accessed except for actual play because of the possibility of damage.

With the exception of sports such as football, many traditional sports clubs are experiencing declining membership. This issue has been further complicated by the rising cost of maintenance, building compliance and insurance. However, another influencing factor is the increase in casual sport (pay-for-play). Many people are choosing to participate in sport and recreation on a casual basis rather than committing to membership of a club. There is also more choice, and there have been a number of emerging sports such as floorball, handball, ultimate frisbee and futsal.

The Council is working with a number of clubs (eg bowls) to address sustainability issues. Many clubs are being encouraged to amalgamate or to share resources/facilities. This is commonly referred to as a 'sportsville' model.

**Commercial activities:** Running a community sporting team or club can be an expensive operation. There are fewer volunteers around to help run competitions, coach teams and maintain facilities and buildings. This has led some clubs to have paid administrators, coaches and players.

Some clubs are investigating commercial activities/opportunities to enable them to raise funds to run competitions and programmes and invest in their sport. This varies from charging for play, or sponsorship, through to running commercial facilities such as cafés and pro-shops.

Any approval to carry out commercial activity on Town Belt will only be permitted to the extent that:

- the activity is necessary to enable the public to obtain the benefit and enjoyment of the Town Belt or for the convenience of persons using the Town Belt
- the commercial activity complements and is ancillary to the group's primary community or recreational activity, such as the provision of paid coaches and administrators
- any excess funds generated by the group are in the first instance applied to any maintenance obligations the group has under the lease and then to the group's community or recreational activity

Any application for commercial activity will be assessed (see Section 9 and Appendix 5) to ensure the activity meets these conditions.

# Culture and history



**Central Park in the 1920's**  
(S C Smith Collection, Alexander Turnbull Library, G- 46193-1/2)

## Guiding principle

***Management of the Town Belt will acknowledge historical and cultural links to the land.***

The Town Belt has a rich and diverse history and the Council recognises that the historical link of mana whenua to the land has not been well acknowledged in the past. The Council intends to take significant historical and cultural values into account when making decisions about the Town Belt.

*There are more detailed reports on history in Appendix 3: Town Belt traditional history and Appendix 4: Town Belt historical outline.*

### 7.4.1 Objectives

- | **7.4.1.1 Significant historical and cultural features and values of the Town Belt are identified, managed and protected.**
- | **7.4.1.2 Appreciation of the cultural heritage of the Town Belt is enhanced through research and interpretation.**

## 7.5 **7.2** Policies

### Recognition and protection

**7.2.1 Explore the listing of the Wellington Town Belt on the New Zealand Historic Places Register to recognise its historical and cultural importance.**

7.5.1 **7.2.2** Explore options for heritage recognition and protection under the Open Space C zoning during the review of the open space chapters in the District Plan.

7.5.2 **7.2.3** Consultation with the New Zealand Historic Places Trust and mana whenua will be an important part of managing historic and traditional sites and wāhi tapu (sacred sites).

7.5.3 **7.2.4** Recognised historic sites will be protected and managed in a manner reflecting their value and significance, in consultation with any directly affected groups or individuals.

7.5.4 **7.2.5** Where possible, proposed works will avoid recorded archaeological sites. Where avoidance of recorded sites is not possible authority shall be sought from the New Zealand Historic Places Trust before any work is carried out. In areas of high archaeological potential, when there is reasonable cause to suspect that an archaeological site (recorded or for the discovery of unrecorded sites) may be damaged, modified or destroyed by any activity, an archaeological authority shall be applied for from the New Zealand Historic Places Trust in accordance with the Historic Places Act (1993).

7.5.5. **7.2.6** Wherever possible, Māori place names will be used, in conjunction with European place names on signs and maps.

7.5.6 **7.2.7** Any activity occurring on or near the “*Sites of Significance to Tangata Whenua or other Maori*” listed in the District Plan shall be discussed with mana whenua before the activity starts.

7.5.7 **7.2.8** Interpretation of these significant sites will be carried out in partnership with mana whenua.

### Research

7.5.8 **7.2.9** Record and disseminate Māori and European historical information of the Town Belt land. This may include conducting a systematic archaeological study.

### Interpretation

7.5.9 **7.2.10** Work with mana whenua, community groups and historical societies to identify, assess and interpret important heritage sites.

## 7.1 **7.3** Traditional history

The history and traditions related to the places that now make up the Wellington Town Belt go back to the earliest arrival of Māori in Wellington. That time was arguably 850 AD, but perhaps nearer 1200 AD. Two important components of the Town Belt are the key ridgelines in the east and west of central Wellington, known as Te Ranga a Hiwi – or the ridge of Hiwi – and the ridgeline of Ahumairangi. Hiwi was the son of the daughter of Tara, the eponymous ancestor of Ngāi Tara. Ngāi Tara were probably the first Māori to settle the area, constructing pā and developing gardens and using the forests to gather food. Before Ngāi Tara were others, more of the hunter-gatherer groups known by some as the kahui tipua, who moved around taking advantage of the natural resources of the region.

Ngāi Tara built a series of pā, the largest being the Akatarewa Pā on the Town Belt around Wellington College and extending up to the ridgeline. The Basin Reserve was the *mahinga kai* (access to food and resources) called Hauwai, where the eels and other fish from the swamp streams were gathered.

The other great ridgeline to frame Wellington City was known as Ahumairangi and later as Tinakori Hill. Ahumairangi was to feature more in later Māori history as a place where Te Atiawa/Taranaki Whānui were to establish gardens to feed the pā below and keep lookouts to warn of the approach of raiding parties from other tribes. The name Ahumairangi could have derived from a type of whirlwind. That ridgeline was less favoured for building pā and none were known to be located there. By the time of Te Atiawa/Taranaki Whānui there had been the change from fortified pā situated on defendable headlands to pā with minimal fortifications sited around the harbour and close to the foreshore.

Not all the areas included in the Town Belt were occupied by Māori with pā and kainga, but the entire area would have been used for food gathering with birds being snared. This is acknowledged in names such as Paekaka, which probably referred to the tree perch for catching parrots and was the name of a village situated in Thorndon close to the Town Belt.

Sites of significance to Māori are listed below. Those protected as “*Sites of Significance to Tangata Whenua or other Maori*” in the District Plan are noted.

**Tinakori and Orangikaupapa:** 80 acres of the Town Belt were awarded by McCleverty to Pipitea Māori in 1847. It is known that the Town Belt contained Māori cultivations, although it is not known if they were on these lands awarded to Māori.

**Polhill Gully Moe-i-ra:** The area known as Polhill Gully, as established in McCleverty’s Award, comprised 89 acres three roods and five perches. This included 31 town sections, mainly along Aro Street, as well as the Town Belt additions known as blocks XV, XVa and XVb. By 1873, the Te Aro Māori owners were leasing out the three big Town Belt blocks along with most of the town sections to settler farmers.

**Moera (M56 District Plan):** Moe-ra (Moe-i-ra<sup>30</sup> or Moe-i-te-ra<sup>31</sup>) was “a Ngāti Awa kainga, possibly pallisaded”. It was situated where Marama Crescent now is, near the road to Brooklyn and Ohiro.

**Omaroro cultivation area (M74 District Plan):** was located on steeply sloping ground, which was perhaps terraced on a spur of the Turangarere hills at Brooklyn facing north-east within an area now part of the Town Belt. This area became the Vogeltown Block and was awarded to Wi Tako Ngatata of Kumutoto Pā.

**Kumutoto kainga (M66 District Plan):** Cultivations were situated on what is now the Botanic Garden.

**Te Akatarewa Pā (M70 District Plan):** (above the Mt Victoria tunnel) was formerly home of Ngāi Tara.

**Matairangi/Tangi-te-keo - Mt Victoria (M72 District Plan):** Māori tradition has it that Wellington Harbour was occupied by two taniwha, Ngāke and Whataitai. In their time the harbour was a lake blocked from the ocean and Ngāke wanted to escape to the open ocean. He crashed out to form the channel known as Te Au a Tane, the present channel into Wellington harbour. When Whataitai tried to follow suit through the area where Kilbirnie now is, he failed and became stranded and instead the area uplifted leaving Whataitai high and dry. He then transformed into a manuwairua called Te Keo or a spirit bird. Te Keo alighted on the lesser peak next to Matairangi/Mt Victoria. The other peak became known Tangi Te Keo or the cry of Keo.

<sup>30</sup> Cited by Neville Gilmore, Historian for Wellington Tenth Trust.

<sup>31</sup> Adkin, G Leslie: *The Great Harbour of Tara* 1959, p42.

## **7.2.7.4 Historical outline of the development of the Wellington Town Belt**

**August 1839:** The New Zealand Company instructed surveyor, William Mein Smith, to lay out a settlement at Port Nicholson (Te Whanganui-a-Tara, Wellington Harbour), requiring that “*the whole of the town inland should be separated by a broad belt of land ... to be public property on condition that no buildings be ever erected on it*”.

**1840:** The New Zealand Company settlement was moved, after three months, from its original site near the mouth of the Hutt River to the shores of Lambton Harbour. Captain Mein Smith finalised the plan of Wellington in August 1840. The plan was the first record of the Town Belt, which it denoted as “*land ... reserved for the enjoyment of the public and not to be built upon*”.

**1841:** Although the Port Nicholson deed of purchase, under which land for Wellington had been obtained from Māori, was invalid, the Crown assumed ownership of the Town Belt area (approximately 625ha) and proclaimed the land a public reserve without compensation.

Governor Hobson directed that a notice be published in the *New Zealand Gazette* requiring anyone occupying public or native reserves to vacate those sites, and declaring that “*all persons are warned not to clear, fence, cultivate or build in or upon any portion of the belt of reserved land surrounding the town*”.

**1847 to 1873:** Over this period, one third of the Town Belt was taken variously for native reserves awarded in partial compensation for land taken by the Crown, for social welfare and education purposes and public works. Some of the land was later sold as residential sections or claimed for roads.

**1873:** The remaining Town Belt was transferred from the Crown to the City of Wellington by the Wellington City Reserves Act 1871 and the Town Belt and Basin Reserve Act 1873. The 1873 Town Belt Deed set out the terms on which the City was to administer the land, as trustee, for the charitable objectives set out in the deed. In particular, the Town Belt was “*to be forever hereafter used and appropriated as a public recreation ground for the inhabitants of the City of Wellington*”.

**1873 to 1974:** As the City grew, the Town Belt was increasingly developed and managed for recreation and amenity. Sports ground and park development was a major focus up to the 1970s, followed by the development of walkways and a track network in the late 20th century. Following the almost complete clearance of the Town Belt’s native forest cover by the 1870s, large areas were planted in exotic conifers from 1880 to the 1930s. In the latter half of the 20th century a wider range of species were planted, with an increasing emphasis on planting and encouraging the natural regeneration of native species.

Further smaller areas of Town Belt land were taken for roads, education, housing and public works, the largest of which was approximately 7.8ha for Victoria College (University) in 1901 and 1949. In 1959, another area of 5.6ha was also taken through the Wellington City Exhibition Grounds Act, which authorised the Council to grant a 21-year lease with perpetual right of renewal to the Wellington Show Association, to use the area as an exhibition site.

Management of the Town Belt was generally ad hoc during this period.

**1975:** The Town Belt Management Policy was approved. This was the first time a set of objectives and policies for the entire Town Belt had been compiled.

**1980:** Former Town Belt land behind Government House was returned to the Council.

**1994:** The Council approved the Town Belt Management Plan, which was published in 1995. The plan provided a policy framework for managing and developing the Town Belt.

**1998:** The Council approved the Town Belt Reinstatement Policy, which outlined the Council's approach to recovering and reinstating land that had been in the original Town Belt.

**1998 to 2008:** During this time some of the original sections of the Town Belt were recovered: Telecom land, Te Ahumairangi Hill (formerly called Tinakori Hill, 18.63ha) and the former Chest Hospital (2.4ha).

**2009:** The Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009 came into force on September 2, signed by the Crown and the Port Nicholson Block Settlement Trust (representing descendants of tupuna of Te Ātiawa, Taranaki, Ngāti Ruanui and Ngāti Tama and holding a kaitiaki role for Ngāti Mutunga).

The nature and development of the Town Belt since 1842 gives it historic and cultural significance. It is part of the story of Wellington's development as a city. Its role as a recreation ground means many of its historic features relate to its landscape and open space character, such as landform modification, historic plantings, track development and garden development. However, the nature of Wellington's topography and historical development has also seen Town Belt land used for infrastructure and public works purposes, resulting in places of historical significance.

Since its inception, many residents have fought to protect the Town Belt and keep it as a public recreation ground.



**Mt Victoria/Matairangi lookout with interpretation panels outlining the cultural and historical significance of the area**

## | 7.3.7.5 Sites of interest and historic significance

**Wireless Station, Te Ahumairangi Hill.** The New Zealand Post Office wireless transmitting station, initially called Etako (Wi Tako), was opened on 14 October 1912 and the first wireless communication between New Zealand and Australia was successfully transmitted. The station, which comprised a 45.75m aerial and a stone building, served as a coast radio station for shipping, aircraft and lighthouses and for New Zealand's international telegraph and telephone circuits. It was modernised in 1924 into a short-wave radio station and further developed in 1939 for Radio ZLW. It was closed when under Telecom ownership in September 1993.

**Grant Road tunnel:** The 40m tunnel on the hill above Grant Road was cut by a Mr G Thomas to supply metal, by agreement with the Council in 1906. The tunnel is a point of interest on the Northern Walkway.

**Queens Park:** This was originally known as the Grant Road Reserve, but renamed Queens Park in 1897 in honour of Queen Victoria's reign (60 years). It was also later, but temporarily, known as Lady Macalister Park, (after the wife of the former mayor Sir Robert 1950–1956).

The park holds two heritage objects listed in the District Plan. The Grant Road Fountain, circa 1911–1913, provided natural spring water from a nearby spring until 1961 when contamination meant the mains supply had to be used. The Nathan Memorial, built in 1951, was sponsored by estate agent Sydney Nathan to commemorate his 24-year-old son, who died in action in Crete in 1941.

Restoration work was completed on the fountain in 2011, following recommendations in a 2010 conservation plan. A conservation plan for the memorial is to be completed in 2012/13, followed by recommended restoration work.

**Stellin Memorial Park:** James Stellin died in France in 1944 as he struggled to avoid crashing his damaged Hawker Typhoon fighter-bomber into the village of Saint-Maclou-la-Brière. The village gave him a hero's funeral and have honoured his memory ever since. When James's father, a prominent Wellington businessman and developer died in 1964, he bequeathed funds to build a memorial in Saint-Maclou-la-Brière. He also gifted land ~~in~~<sup>upon</sup> trust on the eastern side of Tinakori Hill to Wellington City Council to create the James Stellin Memorial Park. The lookout was built in 1977.

On the 19 August 2007, the 63<sup>rd</sup> anniversary of James Stellin's death, a plaque was dedicated at the lookout. French Ambassador HE M. Michel Legras spoke and laid a wreath, as did the Mayor, Kerry Prendergast. The plaque reads:

In memory of  
NZ 421785 Pilot Officer  
James Kingston Stellin  
Croix de Guerre avec Palme (Fr)  
Died 19 August 1944  
Aged 22 years  
A hero in France and a worthy son of an Anzac

**Kelburn Park:** The park is significant as an early example of the Town Belt sports grounds that were created by extensive cut and fill earthworks carried out, at least in part, under relief labour schemes. Work began in 1895 and continued intermittently in tandem with the construction of Victoria College (University), using spoil from the building site to fill a gully in the park. The park was ready for use in the summer of 1906/07. The Kelburn Bowling Club and Kelburn Municipal Croquet Club both began leasing land for playing greens in 1913 and the croquet club still operates from the pavilion that was built in 1924.

The park also features an illuminated fountain, designed by Wellington architectural firm Gray, Young and Morton for the New Zealand Centennial Exhibition in Rongotai in 1940. After the exhibition, it was put in storage until it was relocated to Kelburn Park in November 1956.

Specimen cabbage trees along Kelburn Parade date from 1908 when cabbage trees, popular with the Edwardians, were a “signature tree of the Baths and Reserves Department”<sup>32</sup>.

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<sup>32</sup> Walter Cook, “Why major specimen tree types were planted in the Wellington Botanic Garden”. *Friends of the Wellington Botanic Garden Newsletter* 2010.

**Aro Valley War Memorial:** The memorial is located on Town Belt land at the top end of Aro Street, bounded by Raroa Road and Holloway Road. The inscription reads: “*Erected in memory of the boys of the Mitchelltown School and district who served abroad in the Great War 1914–1919*”<sup>33</sup>.

The school operated on nearby Town Belt land above Holloway Road from 1894<sup>34</sup> to 1938<sup>35</sup>.

**Brooklyn anti-aircraft battery**<sup>36</sup>: The construction of an anti-aircraft battery began in 1942. It supported four 3.7” guns. There was also accommodation for 109 soldiers. The buildings remain but the fittings have been removed.

**Ohio Benevolent Home:** Also known as the Ohio Old People’s Home, the home was built in 1892 on a 2.23ha site, partly Town Belt, above Epuni Street and, from 1904, an access-way across the Town Belt was also leased. It was transferred to the Wellington Hospital Board in 1901 and later renamed the Central Park Hospital. The hospital closed in 1975 and, until its demolition in 1977, was one the last remaining examples of 19th century large wooden hospitals. Today, remnants of the buildings foundations are visible at Ohio Park <sup>37</sup> <sup>38</sup>.

**Central Park:** Tree planting in the area between Brooklyn Road and Ohio Road, later named Central Park, began in 1907 with encouragement from the Scenery Preservation Society. Park development began in 1913, assisted by money raised by the Citizens Easter Carnival Association. The development plan included a children’s play area, provision for future sports grounds, a small lake and various walks. The fountain and main entrance gates, donated in 1920, still remain as well as exotic trees probably dating back to the early plantings.

Various parts were used intermittently as rubbish dumps between 1904 and 1959, which contributed to the filling of gullies such as that now occupied by the Renouf Tennis Centre. The park was used as a military camp during the Second World War and it underwent various refurbishments during the 1960s, 1990s and, most recently, in 2006.

**Newtown Park:** The first sportsfield on the Town Belt was opened at Newtown Park in 1881. It included a promenade, band rotunda and formal gardens and originally included a reservoir, which later became part of the Wellington Zoological Gardens. As well as sports and amenity uses, it was used as military camps during the Boer War and both World Wars, and was a site for mass meetings, such as those held during the Tramway Strike of 1912<sup>39</sup>. The park was substantially remodelled between 1969 and 1972 and all that now remains of the original features are the historic conifer plantings on the bank between Newtown Park and Mt Albert Road. The Entrance gates are listed as heritage objects in the District Plan.

**Mt Albert signal station site:** Wellington’s first signal station for shipping was built on Mt Albert in 1844. It operated until 1866, when the signal station at Beacon Hill began operation. The first signalman at Mt Albert was Robert Houghton, a master mariner. Six different shaped signals were raised on a flagstaff to denote different types of ship approaching and were lowered once the ship was inside the harbour heads. Mt Albert is now the site of two water reservoirs<sup>40</sup> <sup>41</sup>.

**Mt Albert military observation point**<sup>42</sup>: this was a World War II installation built near the intersection of Buckley Road and Houghton Valley Road. Only the building foundations remain.

<sup>33</sup> Aro Valley War Memorial, <http://www.nzhistory.net.nz/media/photo/aro-valley-war-memorial>, (Ministry for Culture and Heritage), updated 9 November 2010.

<sup>34</sup> Town Belt Management Plan 1995, Appendix 4.

<sup>35</sup> <http://archway.archives.govt.nz/ViewRelatedEntities.do?code=W3771&relatedEntity=Item>

<sup>36</sup> Waters, D (2000) Anti-aircraft Batteries. Capital Defence website: [capitaldefence.orconhosting.net.nz](http://capitaldefence.orconhosting.net.nz)

<sup>37</sup> Wellington City Archives, Photographic negative Series, Ref. No. 00158:3:7.

<sup>38</sup> Town Belt Management Plan 1995, Appendix 4.

<sup>39</sup> Town Belt Management Plan 1995, Appendix 4.

<sup>40</sup> H. Baillie, “The Early Reclamation and Harbour-works of Wellington.” *Transactions and Proceedings of the Royal Society of New Zealand*, Volume 55, 1924.

<sup>41</sup> “Signal Station, Mt Albert”. *New Zealand Spectator and Cook's Strait Guardian*, Volume I, Issue 21, 1 March 1845, 4.

<sup>42</sup> Archaeological recorded site R27/185 (NZAA)

**Hataitai Park:** The 4.05ha area was created for sports use between 1929 and 1936, partly through excavation works carried out by relief labour and partly by using spoil from the Mt Victoria traffic tunnel, which opened in 1931. The body of 17-year-old Phyllis Symons was discovered buried in fill on the site in 1931 and a site labourer, George Coats, was convicted and hanged for the ‘Town Belt murder’.

**Sewer Ventilation Tower:** This brick structure, located close to the present-day Wellington Harrier Athletic Club building on Alexandra Road, was constructed to ventilate the drainage and sewerage tunnel built beneath the ridge during the 1890s.

**Former Chest Hospital:** Originally built as a fever hospital, 1918–1920, the building was later used for the Chest Hospital (1969–1981) and then the Wellington Polytechnic Conservatorium of Music (1987–1998). The site, on Alexandra Road, was alienated from the Town Belt as part of a much larger alienation in 1872, and was returned to the Council in 2002. It includes the hospital wing and adjacent nurses hostel. The Chest Hospital building is listed as a Category II heritage building in the New Zealand Historic Places Trust register.

**Pirie Street Conifer plantations:** These conifers, together with the conifers at Newtown Park, were planted in 1880. They are significant as the oldest of the conifer plantations on the Town Belt and, therefore, representative of the early strains of conifers that were propagated at the Wellington Botanic Garden and used throughout New Zealand as well as on the Town Belt.

Evidence of an early quarry site, closed around 1880, can also be seen in the Pirie Ellice Street area.

**The Byrd Memorial:** The New Zealand National Memorial to Rear Admiral Richard E. Byrd, south of the Matairangi (Mt Victoria peak) lookout, was unveiled on 11 March 1962. Admiral Byrd, an aviator and explorer, was the first to fly over the South Pole and commanded American expeditions to Antarctica between 1928 and 1957. He developed close ties with New Zealand, which he used as a base for his expeditions, including Wellington. The concrete memorial, which was designed to evoke the shape of a polar tent, incorporates stones from Antarctica, a bronze bust of Admiral Byrd and commemoration of Paul Siple who accompanied Byrd on his expeditions. When the memorial was restored in the early 1990s, it was reclad with ceramic tiles depicting auroras, designed by artist Doreen Blumhardt.

**Time signal cannon:** The bronze cannon, now sited on the slope below the Matairangi lookout, was hauled to the ridgeline in 1877. It was used as a time gun, firing daily at noon, until 1900.

**Former 2YA Transmitter Building:** Also known as ‘the Castle’ because of its distinctive battlement design, the building and radio station 2YA was opened in 1927 by then Prime Minister Coates and new twin transmitter towers were commissioned at the same time. The building has played an important part in the history of broadcasting in New Zealand, having housed a number of radio stations (private and state-run) as well as early television broadcasting in the early 1960s. It is still used for radio broadcasting. Note this building is not on Town Belt.

**Mt Victoria Signal Station site:** The signal station was built on Mt Victoria in 1866 as a repeater station – it repeated the signals from the Beacon Hill Signal Station, so they could be seen from Wellington. The area was also used as a quarantine area for scabby sheep. A signalman’s cottage was built in 1891. The station closed in 1940 and the cottage was destroyed in 1957. In 1964 a paved courtyard was built on the site as part of the summit redevelopment.

**Mt Victoria anti-aircraft battery<sup>43, 44</sup>:** When the Second World War started, a base was established on Mt Victoria. The construction of a more permanent anti-aircraft battery began in 1942. It supported four 3.7” guns. There was also accommodation for 176 soldiers. A memorial plaque dedicated to these servicemen is located in Alexandra Road. The gun emplacements were demolished in 1970.

<sup>43</sup> Waters, D (2000) Anti-aircraft Batteries. Capital Defence website: [capitaldefence.orconhosting.net.nz](http://capitaldefence.orconhosting.net.nz)

<sup>44</sup> Archaeological recorded site R27/260 and R27/265 (NZAA)

## APPENDIX 3

**Wellington Centennial Memorial Lookout:** The lookout was constructed at the north end of the Mt Victoria (Te Ranga a Hiwi) ridge in 1939 and opened officially in 1940. Granite that had been part of the Waterloo Bridge, demolished in 1938, was gifted for its construction by the London County Council. The covered lookout contains a direction indicator, as well as bronze busts of Edward Gibbon Wakefield (director of the New Zealand Company) and the Duke of Wellington.

Any specific policies on individual sites are included in sector plans.

## 8 Management Sectors



**Wakefield Park looking north towards Berhampore.**  
Note the golf course on both sides of Adelaide road and the skatepark.

Photo: Sports Technology International

This plan divides the Town Belt into nine geographic sectors for ease of management and understanding by local communities (Figure 8). Each sector recognises ~~the complexity of the differences in~~ topography, vegetation, uses and communities of interest in the Town Belt. These sectors are:

1. Te Ahumairangi Hill
2. Kelburn Park
3. Aro Valley/[Polhill Gully](#)
4. Brooklyn Hills
5. Macalister Park
6. Golf Course/Mt Albert
7. Newtown/Crawford Road
8. Hataitai Park
9. Mt Victoria/[Matairangi](#)

This section describes the features of each geographic area and existing uses. The proposed additions to the Town Belt are identified as well as some of the boundary adjustments. Potential management of landscape, ecology and biodiversity, cultural and historic values and recreation facilities are discussed.

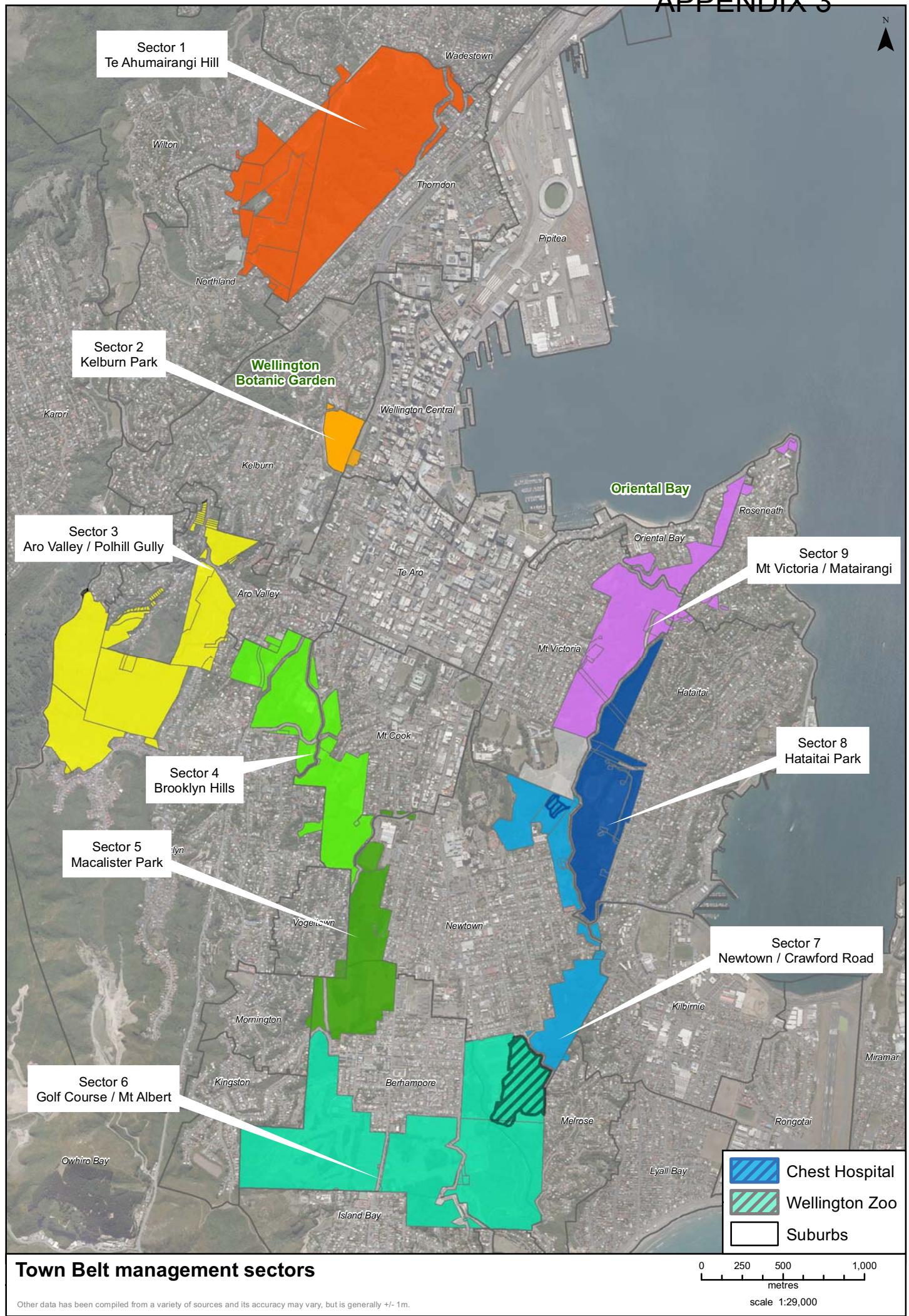
The draft policies are specific to each sector. The general policies should also be referred to. ~~The sector policies take precedence over the general policies.~~

There are four supporting maps for each sector showing the:

1. context
- ~~2. current uses (eg recreation facilities)~~
- ~~3. landscape and existing vegetation~~
4. management and projected future changes.

These maps are at the end of each sector.

# APPENDIX 3



## 8.1 Sector 1

## Te Ahumairangi Hill



**Te Ahumairangi Hill provides a green backdrop to the CBD**

### 8.1.1 Character and use

- | Te Ahumairangi ([formerly known as Tinakori hill](#))<sup>45</sup> is a prominent ridge rising to 300m between the suburbs of Northland and Wadestown providing a backdrop to the CBD and Thorndon (Sector 1: context map). Its height and dark colour make it a dominant backdrop to inner city high rise buildings. There are three distinct character areas:
  - 1. The **escarpment** comprising the steep eastern vegetated hillsides facing the city containing a mosaic of pine forest and regenerating native forest, with deciduous woodland of primarily oak trees below Wadestown Road. On the lower slopes and in some places further up the steep gullies are large infestations of sycamore. The steep topography coupled with the abrupt edge at the base of the escarpment next to Grant Road limits access along this edge. The landscape is in a period of change following the removal of 10.5ha of hazardous trees in 2005 and 2006.
  - 2. The **summit ridge** is open undulating ground with panoramic views, especially west to the Outer Green Belt. It is interspersed with tall vegetation and provides a variety of spaces and easy walking experiences. It is easily accessed from Northland in the south and Wadestown in the north.
  - 3. The **western slopes** are exposed to the sun and northerly winds, and feature regenerating native and exotic scrub interspersed with pines. This area extends fingers of open space from the summit ridge into the suburban housing below and into vegetated gullies. Access to the hill is easier than on the steep eastern side.

Te Ahumairangi Hill is mainly used for informal recreation and offers an extensive network of tracks, including the Northern Walkway<sup>46</sup>, which are close to the city and suburbs. Mountain biking occurs on some tracks. Te Ahumairangi Hill is one of the least visited sectors of the Town Belt with 10 percent of those surveyed in the 2009 Residents Survey having visited regularly (at least once a month) and almost 30 percent never having visited.

There are two play areas: at Glamorgan Park, Northland and Pembroke Road/Monmouth Way Park, Wilton.

<sup>45</sup> Te Ahumairangi Hill was previously known as Tinakori Hill. The name change was approved as part of the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009.

<sup>46</sup> A 16km walkway from the Botanic Garden to Johnsonville.

| There are two water reservoirs within the reserve sector – a large underground reservoir at the northern end and a smaller above ground reservoir at the southern end. Both have associated pipes and overflow pipes that run through the Town Belt to connect to the network outside the reserve. Chorus owns a small area at the southern end of the hill containing telecommunications equipment and masts. They have an access easement from Orangi Kaupapa Road over the Town Belt.

### **8.1.2 Land addition and boundary rationalisation**

The existing Town Belt land on Te Ahumairangi Hill includes only about two-thirds of the open space on the Hill (Sector 1: context map). Adjacent reserve areas, such as Stellin Memorial Park, Western Slopes Reserve, Glamorgan Play area and Reserve, the former Telecom land and the Rangiohua Reserve, are Council-owned but not legally Town Belt. These five areas will be managed under this plan and are described below. It is proposed that 38.27ha of land in this sector will be managed as Town Belt and added to the Town Belt by legislation. Visually, the hill seems to be one area of open space, is accessible to the public and is currently managed by the Council as if it is all Town Belt. ~~and one natural reserve area~~.

*Please refer to Table 1 at the end of this sector for a complete list of Town Belt land additions and removals and boundary adjustments.*

#### **Policies**

8.1.2.1 To formally add the following areas to Town Belt:

- Stellin Memorial Park
- Glamorgan Street Play Area and Reserve
- Western Slopes Reserve
- former Telecom land
- Rangiohua land
- land off Wadestown Road
- Goldies Brae – the land next to Goldie’s Brae (following the necessary survey and road-stopping processes)
- ~~Grant Road – Part of the unformed part of Grant Road not occupied by formalised road encroachments (following the necessary road stopping process).~~

8.1.2.2 Upper Weld Street – To survey and define the road boundaries of Upper Weld Street and have the Town Belt status removed and the land gazetted as legal road.

**8.1.2.3** Unformed part of Grant Road - Review all uses of this unformed road and develop options for its long term role as a buffer for Town Belt, whether some or all of the road should be stopped and whether some of these areas should be sold to adjacent property owners.

| **Stellin Memorial Park:** The park area is part of the original Town Belt. The land can be accessed from Orangi Kaupapa Road. In 1964 the land now known as Stellin Memorial Park was bequeathed ~~in~~ upon trust to Wellington City Council in memory of James Stellin, who died in France in 1944 as he struggled to avoid crashing his damaged Hawker Typhoon fighter-bomber into the village of Saint-Maclou-la-Brière. The village gave him a hero’s funeral and have honoured his memory ever since. The lookout was built in 1977.

A small lot adjoining the land above, described as Lot 16 DP 2011, comprising 0.0506ha, is still held as Council-owned freehold land and was taken by proclamation for housing development in 1969. This land parcel, although not reserve land, is managed as part of Stellin Memorial Park.

Stellin Memorial Park is visually and physically connected to existing Town Belt and former Telecom land, and together they make up the open space of Te Ahumairangi Hill. This land definitely strengthens the Town Belt's horseshoe shape and contributes to the green backdrop for the central city. The existing tracks and informal recreation use complement the use within this sector of Town Belt.

**Western Slopes Reserve:** This reserve, next to the former Telecom land, consists of a large bush-covered hillside linking Edgeware Road/Cecil Road to Pembroke Road (play area) and connecting through to Glamorgan Street.

It is contiguous with the Town Belt vegetation and landscape, and provides an important green backdrop, up to the ridgeline reserves of Te Ahumairangi Hill above the suburbs of Northland and Wilton. The land is accessible and has the potential to provide linkages between Te Ahumairangi Hill and Otari-Wilton's Bush through Wilton.



**Land acquired by Council for Town Belt purposes but not protected under the Deed:**  
Western Slopes Reserve, Northland

A total of 3.4972ha of the Western Slopes Reserve is classified as Recreation Reserve and can be added to the Town Belt. The remaining land needs to be defined by survey and a new Certificate of Title issued before it can be added to the Town Belt.

**Glamorgan Play Area:** The Reserve is held in two parts. The first, off Glamorgan Street, is a flat grassy section with children's play equipment. The larger lot, behind the play area, is a bush-covered hillside next to the former Telecom land (also proposed to be added to the Town Belt). It provides a link through existing Town Belt to Glamorgan Street.

Apart from the play area, the majority of this reserve land is connected with Town Belt vegetation and environs and links with the Western Slopes Reserve. This is an important green backdrop to the ridgeline reserves of Te Ahumairangi Hill above Northland and Wilton.

**Rangiohua Reserve:** This reserve was acquired by the Council in 2007. It is an area of regenerating native bush of 0.9290ha next to the north-western boundary of Te Ahumairangi Hill and just above the unformed legal portion of Weld Street. Most of the area is dominated by low mahoe with a compact and dense canopy. Groundcover plants include hounds tongue fern and shining spleenwort. There are also local patches of flaxland and significant amounts of Darwin's barberry both in the canopy and at seedling stage.

The Council has resolved to classify the land as Recreation Reserve and add it to the Town Belt.

**Former Telecom (Chorus) land:** The Telecom land on Te Ahumairangi Hill was originally part of the New Zealand Company's Belt of land for 'public purposes'. In 1847 the McCleverty Awards allocated the land to Māori in recompense for settlers occupying Māori land in Thorndon. Between 1911 and 1935 the Crown took back the land for a wireless and telegraph station and then sold it to Telecom NZ Ltd in 1991.

Part of the land was sold to the Council in 2000. The sale involved the subdivision of the 24ha into two lots, with the Council purchasing 18.63ha and Telecom retaining 6.23ha for use as a telecommunication site.

In 2012 the Council acquired 4.7ha of the remaining land owned by Chorus. Chorus retain ownership of about 1.5ha which contains the existing telecommunication towers and associated equipment.

The land is currently maintained by the Council, which carries out pest animal and plant control. The access road through the site is used for walking and biking and for reserve maintenance.

## **8.1.3 Landscape management**

### **Policies**

- 8.1.3.1 Manage the vegetation and maintain the grassland to protect the open-space character of the ridgeline consistent with the Tinakori ([now Te Ahumairangi Hill](#)) Hill Landscape Plan.
- 8.1.3.2 Manage conifer removal and replacement with native species on the escarpment based on a hazard assessment programme.
- 8.1.3.3 Maintain the open nature of the western slopes ~~and gradually remove wilding pines~~.
- 8.1.3.4 Develop and maintain key viewing points as identified on Sector One: current uses map.
- 8.1.3.5 Retain and enhance the deciduous woodland below Wadestown Road.
- 8.1.3.6 Limit built structures on the skyline to telecommunication structures on Chorus land.

Te Ahumairangi Hill is distinctive because of its three character areas – the escarpment, the summit ridge and the western slopes. In addition, the large mature tree framework associated with the stands of very large pine and macrocarpa trees give a sense of scale to the landscape. This is particularly visible at the Weld Street entrance and alongside Wadestown Road.

Te Ahumairangi Hill has undergone major changes in vegetation structure as a result of the storms of February and August 2004 that caused severe damage to the existing conifer forest. Over 10.5ha of conifer forest were damaged and subsequently removed (see Sector 1: landscape and existing vegetation map). It is essential that during this period of major landscape change the distinct character of the hill is maintained as far as is practicable.

Since that time, conifer removal has been limited to edge trees next to areas cleared in 2004/2005 that have subsequently fallen. There are no plans for major tree removal over the next 10 years unless there is major storm damage. ~~A group of pines at the bottom end of Wadestown Road has been identified as a high priority for removal over the next five years. We will be removing the exotic conifers along the upper side of Wadestown Road in stages over the next 10 years as they decline and become a hazard to road users.~~

## **8.1.4 Ecology and biodiversity**

### **Policies**

- 8.1.4.1 Restore podocarp and broadleaf forest cover following removal of exotic tree cover.
- 8.1.4.2 Trial enhancement planting of successional species on the west-facing escarpment.
- 8.1.4.3 Maintain the northern rata planting on the north-east-facing slopes.
- 8.1.4.4 Continue with animal pest control and the control of ~~exotic~~ weeds.



**Te Ahumairangi Hill seven years after the pine tree removal  
showing native regeneration**

Te Ahumairangi Hill and the proposed additions to the Town Belt in this sector make up the largest neighbouring areas of vegetation on the Town Belt with nearly 100ha in pines and regenerating native vegetation (Sector 1: landscape and existing vegetation map). The area has additional value due to its size and shape. It has fewer edge effects and a larger core than most other Town Belt areas, meaning it is more resilient to external influences. Its proximity to Otari-Wilton's Bush (around 500m) and the Outer Green Belt means it has added potential as habitat due to the existing connections with these areas. The nature of the vegetated slopes also provides connections for our larger avian species with the wider Town Belt, to Mt Victoria for example. It also forms part of a key ecological corridor from Zealandia along the Hutt escarpment to Belmont Regional Park.

Given the advanced natural regeneration on the east-facing slopes most of the areas were left to regenerate naturally following logging in 2005. Management in this area is limited to the control of exotic weeds. However, revegetation planting took place on other cleared sites:

- Large-scale planting of northern rata was carried out at the northern end of the hill. This has been partly reasonably successful given the plants are very slow growing and suffer from competition. Plenty have survived and weed control will continue. There are no plans for more plantings in this area.
- Over 300 rimu were planted in moist east-facing gullies as a trial restoration. Survival of these trees has been low because of competition from weeds, low light levels and poor soil conditions. Future planting will occur in light gaps once weeds are well controlled.

There are a number of wilding pines in the Western Slopes Reserve adjacent to Te Ahumairangi Hill. ~~These will be removed in the long term but are not a high priority.~~ They are not a high priority for removal.

There is ongoing possum control on the hill.

There are two community restoration groups working on the hill:

- **Friends of Patanga Crescent** manage restoration of the land around Thorndon Green.
- **The Rangiohua Group** is restoring the area acquired by the Council in 2007.

#### 8.1.5 Recreation

## Policies

- | 8.1.5.1 [Mountain bike access to the hill will be limited to the Northern Walkway track, Huntingdon Street to Ridgeline track, West – East connector Track and Grant Road Track.](#)  
Assess suitability of the track network for increased use by mountain bikes.
- | 8.1.5.2 Improve entry points and access from the Central Business District and neighbouring suburbs.
- | 8.1.5.3 There will be no increase in the footprint of the existing leased areas facilities (Wade Street Community Tennis Club and Wellington Potters Club). If the existing use of these facilities cease, then the structures and building will be removed.
- | 8.1.5.4 Maintain the dog exercise area along the ridgeline

Te Ahumairangi Hill is one of the least developed sectors of the Town Belt and provides a natural environment for informal recreation, particularly walking, running and biking (Sector 1: current uses map). Mountain biking is increasing in popularity and, in 2008, more of the tracks were opened up to bikes to reflect this increasing use. Its size and number of tracks can be confusing to users.

In 2008 the Tinakori Hill Landscape plan was prepared. Key projects that have been implemented include a lookout and picnic area at the southern end and improved entrances and tracks. Some unused buildings have been removed.

Dog walking is a very popular activity especially along the ridgeline, which is a designated dog exercise area. In a survey of dog owners in 2008<sup>47</sup> it was the fourth most used dog exercise area in Wellington City. There is also a dog exercise area on the north-eastern slopes.

There are two leases in this sector:

- **Wellington Potters Association Ltd** owns the large building on Grant Road and has a ground lease with the Council covering the footprint of the building (280sq m).
- **Wade Street Community Tennis Club Inc** has a ground lease with the Council for one tennis court (700sq m) with no buildings or structures. The court surface was recently upgraded.

## 8.1.6 Culture and history

### Policies

- 8.1.6.1 Investigate a possible future use and restoration of the Pump House on Wadestown Road.
- | 8.1.6.2 Review the heritage value of the former caretaker's house off Orangi Kaupapa road and investigate possible sustainable uses.

Before European settlement the entire ridgeline was known as Te Ahumairangi. The name may derive from a type of whirlwind. According to ethnographer Elsdon Best<sup>48</sup> part of the ridge had an 'old placename' of Paehuia, possibly referring to the presence of the now extinct bird, the huia, which may have lived in the tall, dense forest.

<sup>47</sup> WCC Dog Exercise Survey 2008

<sup>48</sup> Best, E. Forest Lore of the Maori. Dominion Museum Bulletin No. 14 and Polynesian Society Memoir No. 18. First published 1942. Reprint: E. C. Keating, Government Printer Wellington, New Zealand 1977

When Europeans did settle, one of the first roads constructed ran along the foot of the range. The story goes that Māori workmen were annoyed that they had to work without stopping for lunch (kahore meaning none) or dinner (tina). The phrase stuck and both the road and the range were called Tinakore and later Tinakori.

The highest (southern) peak on Te Ahumairangi Hill has had various names. Elsdon Best recorded the name being used by Māori as Otari – a name we give to another peak. Its first colonial name, used into the early 1900s, was Mt Wakefield after the Englishman Edward Gibbon Wakefield. His New Zealand Company founded the colony we now know as Wellington in 1839. The surveyors aboard the HMSS Acheron labelled the peak McCleverty Hill on their 1849 chart of Port Nicholson. In 1847 Lieutenant Colonel McCleverty had been appointed by the government to resolve the problems caused by the New Zealand Company selling land to settlers that was already occupied by Māori. Mt Etako, Upper Etako or South Etako were names given to the same peak and the official title for its beacons trig station is Upper Witako No.2. Early European maps give alternative names as Mt Wakefield or Mt Etako and the name Etako was still used in the 1940s. This name recalls the Ati Awa chief Hon. Wi (Wiremu) Tako Ngatata, who was a leading figure in the nearby Pipitea Pā and died in 1887.

When Ati Awa established Pipitea Pā in the 1820s they made good use of a track over Te Ahumairangi Hill, through Karori and on to Owhariu (Makara Beach) from where they could launch their waka (canoes) avoiding the treacherous rips of the south coast. Whether the trail was already established is unknown.

## European history

**Wireless station:** In October 1912 an area of 60 acres (24.28ha) of former Māori Reserve land was granted for the New Zealand Post Office Wireless Transmitting Station. It consisted of a 150ft (45.75m) aerial, supported by masts of Oregon pine and a stone building designed to resist strong winds. The system was modernised into a short-wave station in 1924. In 1939 a new aerial was constructed for Radio LZW. The radio station, then owned by Telecom, was closed in 1993.

[The kohatu quarry off the Huntingdon Street track includes remnants of the original tramway. The 2008 landscape development plan identified the need for improved access and signage.](#)

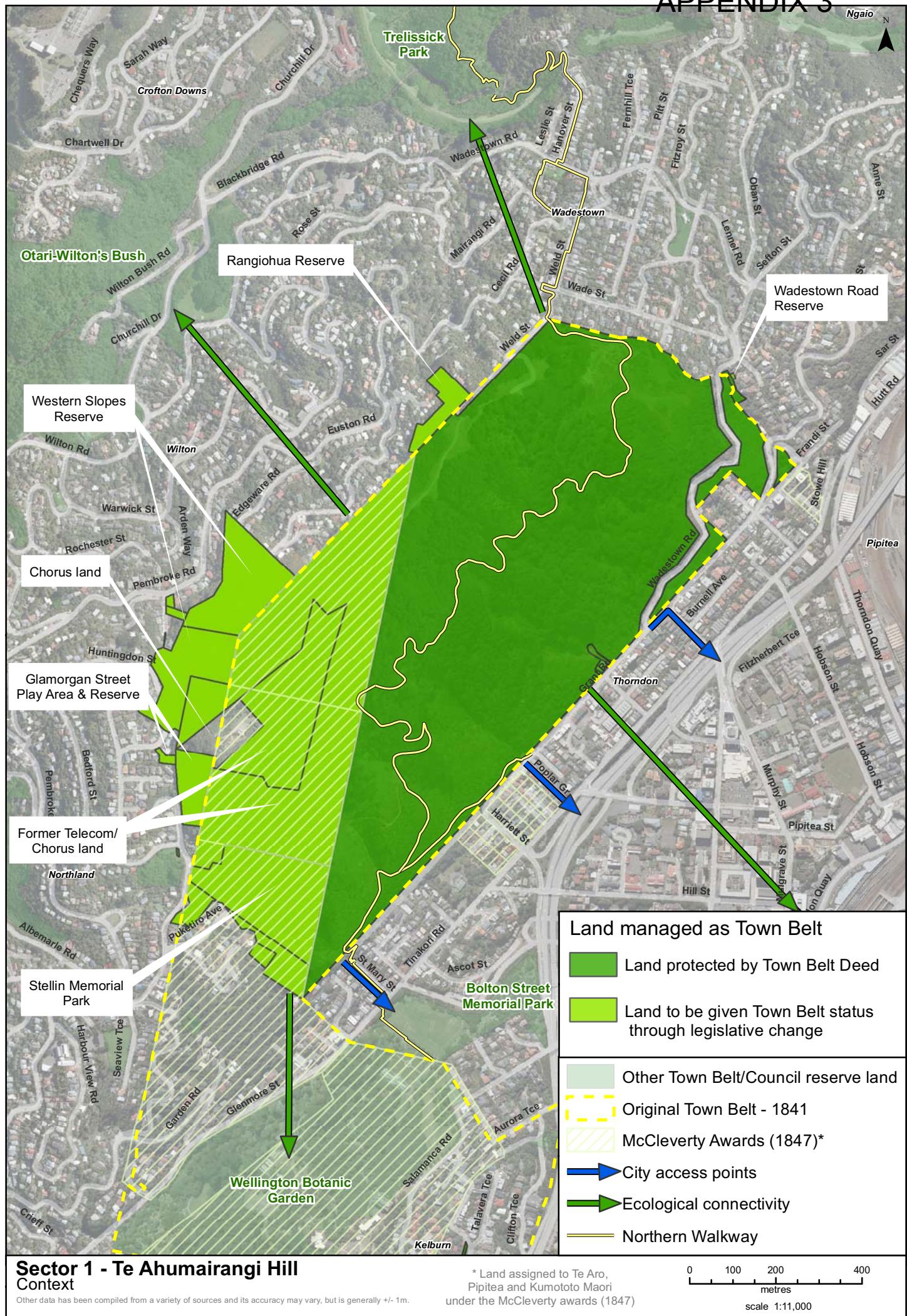
The group of houses associated with the station was removed in 2011. One house has been retained – the former caretaker's house built in the 1930s.

The recently opened Te Ahumairangi lookout includes some information on the history of this area.

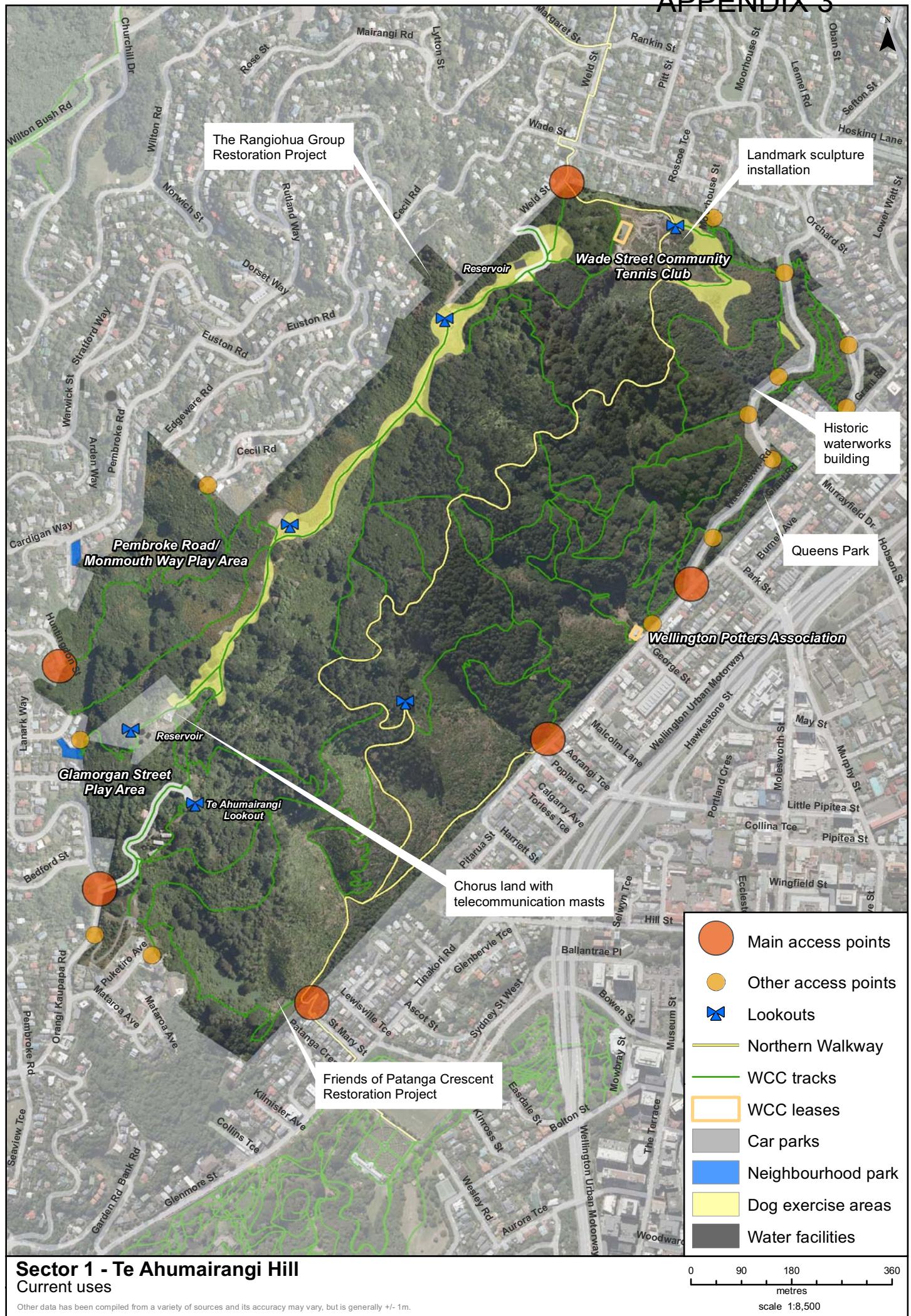
### 8.1.7 Encroachments

There are no major access encroachments in this sector.

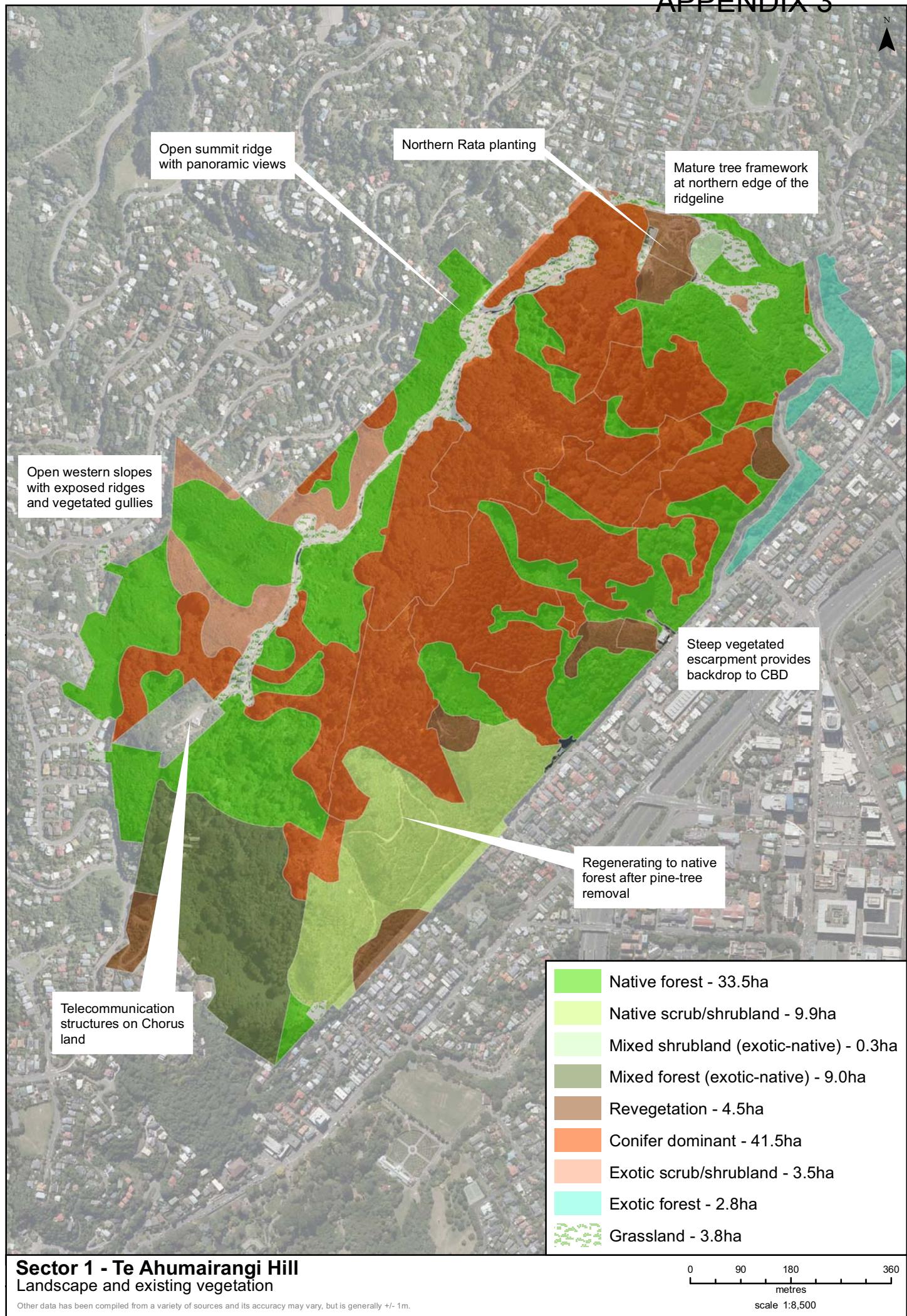
## APPENDIX 3



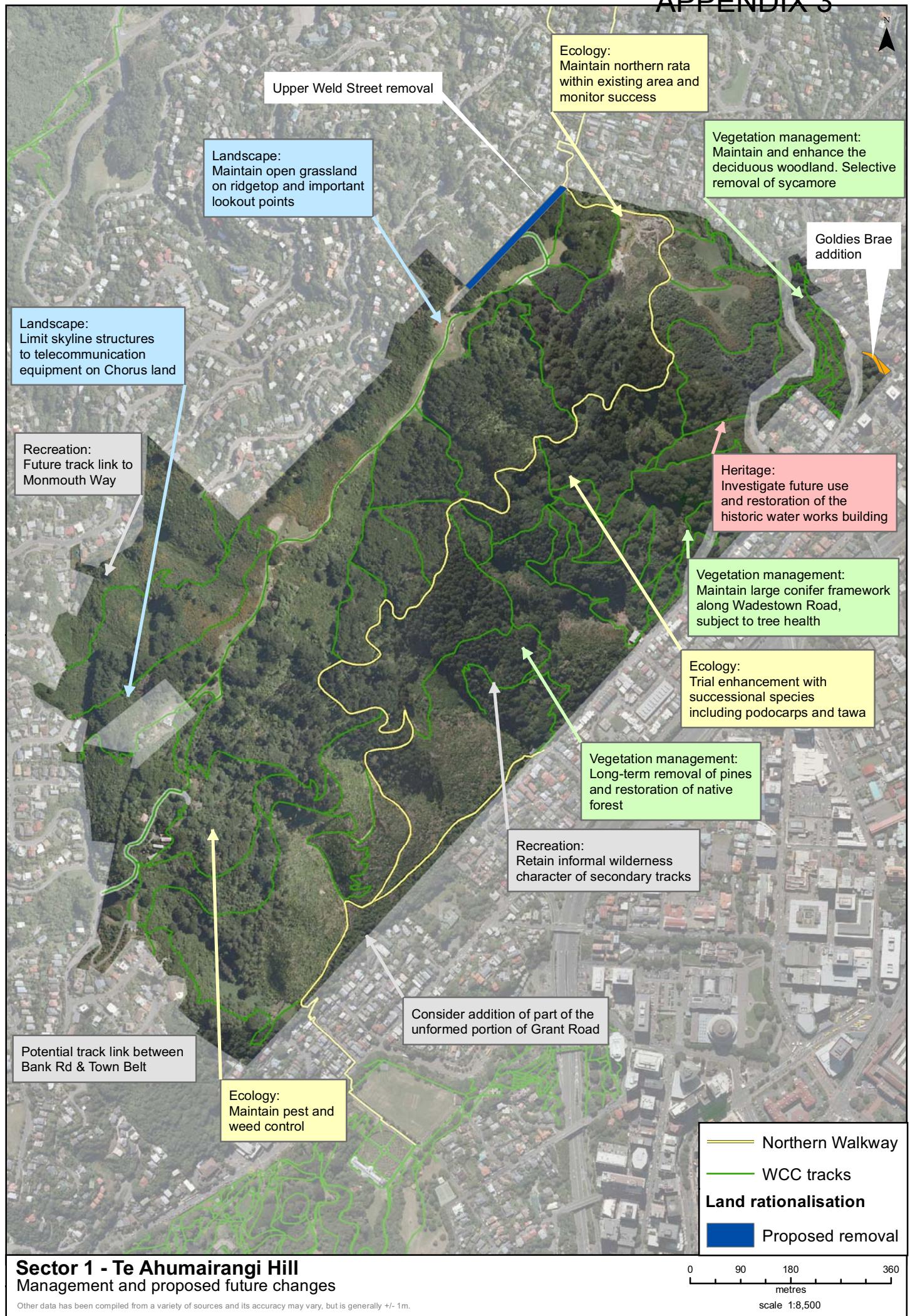
# APPENDIX 3



## APPENDIX 3



## APPENDIX 3



# APPENDIX 3

**Table 1: Town Belt land additions, removals and boundary rationalisation – Te Ahumairangi Hill sector**

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP
Privately owned undeveloped land below Stellin Memorial Park	This includes privately owned residential properties to the south of Te Ahumairangi (Tinakori Hill), part of the Pipitea Māori Cultivation and original Town Belt. In 1847 the McCleverty Awards allocated the land to Māori in recompense for settlers occupying Māori land in Thorndon.	The Town Belt Reinstatement Policy 1998 ((TBRP) 1998 refers to this residential area as "Northland -west of Glenmore Street. The policy states: " <i>The residential land is no longer suitable for Town Belt purposes ...</i> "	The undeveloped sections provide a green link between Te Ahumairangi Hill and the Botanic Garden, which strengthens the visual continuity of Te Ahumairangi Hill. The steep topography would make access difficult. This land has significant landscape and ecological values and was also part of the original Town Belt.	The Council will not pursue acquisition of this land <u>at this stage</u> . The situation and steepness of the site means that other forms of protection such as covenanting and/or statutory protection should be considered.	No	
Orangi Kaupapa road reserve and isolation strips	It includes privately owned bush-covered properties between Glenmore Street and Stellin Memorial Park. These properties provide a green link from Stellin Memorial Park down to the Botanic Garden.	The Town Belt Management Plan (TBMP) 1995 states: the "Council shall seek to have ... the undeveloped land below Stellin Memorial Park, currently in private ownership ... reinstated to the Town belt through negotiation with land owners" (TBMP 1995, part 2, page 2).	This land is next to the privately owned undeveloped land below Stellin Memorial Park. It has high landscape and ecological value when considered together with the undeveloped sections. Access and recreational use is restricted due to its steep topography. This land was part of the original Town Belt.	Retain as Recreation reserve.	No	
Stellin Memorial Park	Located off Orangi Kaupapa Road, this is a piece of Council-owned Recreation Reserve subject to the Reserves Act 1977. The land is described as Lot 4 DP 71636, CT 41C/616, comprising 0.1787 ha. Zoned Open Space B in the District Plan	This land was originally envisaged as part of the New Zealand Company's belt of land for 'public purposes', set apart for the Pipitea Māori Cultivation and Tinakore North and South lands. It remains undeveloped and is densely vegetated. It is isolated from Stellin Memorial Park and adjoining Town Belt.	Stellin Memorial Park is part of the land originally envisaged by the New Zealand Company as a belt of land for 'public purposes'. The land is next to the Council-owned former Telecom land, and part of the existing Town Belt at the southern end of Te Ahumairangi Hill. It can be accessed from Orangi Kaupapa Road. It was bequeathed in trust to the Council in 1964 by James Stellin for use as a park with a lookout in memory of his son Jim who died in the Second World War.	Visually and physically connected to existing Town Belt and former Telecom land, together they make up the open space of Te Ahumairangi Hill. This land strengthens the Town Belt's horseshoe shape and contributes to the green backdrop for the central city. The existing tracks and informal recreation use complement the existing use of Te Ahumairangi Hill and Town Belt.	Yes	

# APPENDIX 3

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP
Corner of Bedford Street and Orangi Kaupapa Road	The land is in two lots and described as: Section 97 Karori District, comprising 0.0986ha (formerly stopped road) and Pt Section 30 Karori District, Pt Balance CT 451/173, area not defined approximately 0.715ha. Zoned Outer Residential in the District Plan.	Located on the corner of Bedford Street and Orangi Kaupapa Road, this land consists of a mown grass area with some mature trees and a bush gully. It is across the road from Stellin Memorial Park.	This land was not identified in the TBMP 1995.	Not immediately adjacent to existing Town Belt, it lies to the west and below Orangi Kaupapa Road, which visually and physically separates it from the Town Belt. It has no visual connection with the CBD. The top grass area is accessible, but offers no linkages to other open space or Town Belt areas.	Classify the land as reserve but not Town Belt.	No
Glamorgan Street Play Area and Reserve	The land is held in two parcels. The first is described as Lot 60 DP 34918 (CT 11C/754), comprising 0.0986ha. The larger freehold lot comprises bush-covered hillside described as Lot 73. DP 33790. The transfer history is documented in CTs 451/173 & 437/213.	Located off Glamorgan Street, it consists of a small flat grassy area with children's play equipment and a larger bush-covered hillside that is next to the former Telecom land.	Identified in the TBMP 1995 as a proposed addition to the Town Belt. (TBMP part 1, figure 4, area 1A).	The land is adjacent to the former Telecom land and is contiguous with Town Belt vegetation and environs. Although not visually connected to the CBD, it is visually and physically part of Te Ahumairangi Hill landscape. It is accessible and provides linkages between Te Ahumairangi Hill and the suburb of Northland, and potentially Otari-Wilton's Bush.	The Recreation Reserve known as Glamorgan Street play area, described as Lot 60 DP 34918 comprising 0.0986ha, should be added to the Town Belt.	Yes
Western Slopes Reserve	Lot 1 DP 51766, CT 21A/468, comprising 3.3061 ha. Recreation Reserve, NZ Gazette 1989 page 4479. Lots 18 & 19 DP 27337, CT E2/191, comprising 0.1362 ha. Recreation Reserve, NZ Gazette 1989 page 4479. (Pembroke Road Play Area). Pt Section 30 Karori Area. It is held as Council freehold land, with its land transfer history documented in CT 437/213.	This consists of a large bush-covered hillside linking Edgeware Road/Cecil Road to Pembroke Road Play Area and connecting through to Glamorgan Street.	It was identified in the TBMP 1995 as a proposed addition to the Town Belt. (TBMP part 1, figure 4, area 1A).	Adjacent to the former Telecom land, the reserve is a significant part of the Te Ahumairangi hill landscape, forming the western-facing slopes and green backdrop to the suburbs of Northland and Wilton. The land is accessible and has the potential to provide linkages between Te Ahumairangi Hill, Wilton and Otari-Wilton's Bush. The vegetation, location, and use connects with the Town Belt.	The Western Slopes Reserve, described as Lot 1 DP 51766, CT 21A/468, comprising 3.3061 ha, and Lots 18 & 19 DP 27337, CT E2/191, comprising 0.1362ha, should be added to the Town Belt land schedule.	Yes
Former Telecom land	This land is described as Section 2 SO Plan 38299, CT 58B/128, comprising 18.6364ha. It is held as Council freehold.	The land transferred to the Council under s.50 of the Public Works Act 1981. It is tagged for 'better utilisation purposes'.	The TBRP 1998 states " <i>The Council affirms its existing policy in the Town Belt Management Plan 1995 to seek for Town Belt purposes all the land currently in the ownership of Telecom New Zealand situated on Tinakori Hill</i> " (page 5).	The Council has resolved to add this land to the Town Belt.	The land, described as Section 2 SO Plan 38299, CT 58/128, and comprising of 18.6364ha, should be added to the Town Belt.	Yes
Former Chorus (Telecom) land	Section 2 SO 452140 comprising 4.7345 ha.	In 2012 the Council acquired 4.7ha from Chorus.		The Council has resolved to add this land to the Town Belt.	It is recommended that this land be added to the Town Belt schedule.	Yes
Rangiohua Reserve	The land is described as Pt Lot 11 DP 32496 (0.9290 ha).	Acquired by Council in 2007, this is around 0.9290ha of regenerating native bush adjoining the north western boundary of Te Ahumairangi Hill.		The Council resolved to classify this land as Recreation Reserve and add to the Town Belt.	It is recommended to add this land to the Town Belt.	Yes

# APPENDIX 3

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP
Upper Weld Street	The upper part of Weld Street is located on the north-western corner of Te Ahumairangi Hill. Upper Weld Street is a formed road of which one side is an encroachment on the Town Belt. Council resolved on 4 August 1969 to have the road formalised but the process was not completed.	The strip of land concerned is still legally Town Belt and has not been formally removed from the Town Belt and gazetted as legal road.	This is land recommended to be removed from the Town Belt. It is considered to be a boundary anomaly.	Recommend that as resolved by the Council's Environment and Recreation Committee resolution 029/002, 1215/40/lm, dated 10 May 2000, action should be taken to legalise as road the part of Weld Street that encroaches on the Town Belt.	Yes (until land has Town Belt status removed).	
Goldies Brae rationalisation	Comprising 0.0354ha held in CT 162/266 is described as Lot 24 DP 1453, this land is next to the Town Belt area known as Goldies Brae, off Wadestown Road.	The land is now managed as part of the Town Belt but does not have Town Belt status. It was transferred to the Council from the Public Trust in 1924.	Part of the land encroaches onto Goldies Brae Road. There is also some significant vegetation neighbouring this reserve, which is located on legal road (Grant Road and Frandi Street).	The land is near the Town Belt. It is difficult to distinguish the legal boundaries on the ground. It should be considered as a Town Belt boundary anomaly. Grant Road is one of the few roads that dissect the Town Belt and the green corridor experience should be protected and enhanced.	Yes	The land next to Goldies Brae, described as CT 162 / Lot 24 DP 1453, should be added to the Town Belt, following survey and road stopping.
Land off Wadestown Road	This Council land, comprising 0.011ha held in CT12D/1439, is described as Part Lot 3 DP 33855.	It is next to the Town Belt off Wadestown Road. It is managed as Town Belt, but not subject to the Deed 1873.	Vested in Council as Recreation Reserve.	It is next to the Town Belt and is perceived to be Town Belt. Its use and landscape values complement existing Town Belt.	Yes	The land, comprising 0.011ha and held in CT12D/1439 and described as Part Lot 3 DP 33855, should be added to the Town Belt.
Unformed part of Grant Road	Unformed legal road	This part of Grant Road, in Thorndon, running between Harriet Street and St Mary Street, is unformed legal road. The stretch of unformed road is next to the Town Belt (Tinakori Hill). The land is steep and covered in vegetation and large pine trees.		This land borders existing Town Belt land at the bottom of Te Ahumairangi Hill. <del>It</del> <ins>Most</ins> has consistent landscape values with adjacent Town Belt land. <ins>There are two or three long standing road encroachments licensed along this strip with formed gardens and landscaping.</ins>	No. This is legal road but should be managed consistently with TBMP policies.	The land bordering the Town Belt off Grant Road, running between Harriet Street and St Mary Street, <del>which</del> is defined as unformed legal road, <del>should be added to the Town Belt.</del> <ins>It is recommended that the area not be added to the Town Belt at this stage. The Council will review all uses of this unformed road and develop options for its long term role as a buffer for Town Belt, whether some or all of the road should be stopped and whether some of these areas should be sold to adjacent property owners.</ins> <del>This will involve the necessary road stopping procedures and consultation with the neighbouring private property owners.</del>

## 8.2 Sector 2

## Kelburn Park



**Kelburn Park, near Victoria University**

### 8.2.1 Character and use

Kelburn Park is a sector ~~an isolated part~~ of the Town Belt, of a scale and character more like a suburban park. However, the woodland in the park is an unexpected pocket of 'natural' environment close to the city, with walking links between Kelburn, Victoria University and the CBD (Sector 2: context map). Kelburn is a typical Wellington suburb of winding streets and picturesque houses, easily accessible to visitors from the central city.

Kelburn Park is located between Salamanca Road and the urban motorway. It is a remnant of the original Town Belt that ran from the Botanic Garden to Aro Valley and consists of three distinct areas:

1. The flat open **sports ground** has a suburban and formal character, which includes the sportsfield, croquet green and tennis and squash courts. A play area is at the northern end.
2. A **woodland** comprises mixed exotic and native species with a few large pine trees sloping steeply down to the urban motorway.
3. A small open **park area** is located over the motorway (the Terrace Tunnel land owned by the New Zealand Transport Agency). It is not part of the Town Belt but managed as part of Kelburn Park as a dog exercise area.

Kelburn Park is mainly used for formal recreation being an urban sport and recreation park close to the city and university.

The City to Sea Walkway<sup>49</sup> passes through the Park. This walkway is part of Te Araroa, the national walkway.

The Wellington Cable Car passes across the north corner of Kelburn Park, above the ground.

## 8.2.2 Land addition and boundary rationalisation

### Policies

- 8.2.2.1 Redefine by survey the portion of Salamanca Road from McKenzie Terrace to the Cable Car not required for future road widening so the road and Town Belt boundaries follow the future road alignment. This boundary rationalisation will involve taking land into the Town Belt and in some cases taking land out.
- 8.2.2.2 Formally add the access-way off Everton Terrace to the Town Belt.
- 8.2.2.3 The Council will initiate discussions with the Crown and Port Nicholson Block Settlement Trust over the future ownership, status and use of the Clifton Terrace Land, and the New Zealand Transport Agency land – designated for motorway purposes

Much of the original Town Belt in this sector has been lost and taken for other purposes such as private residential housing and Victoria University.

This sector includes a boundary rationalisation along Salamanca Road and adding the Everton Terrace access-way to the Town Belt. The Clifton Terrace land (former Correspondence School site), and the land designated for motorway purposes (including the park area over the Terrace Tunnel) are in this sector but are owned by the Crown and not covered by this management plan.

Please refer to Table 2 at the end of this sector for a complete list of Town Belt land additions and removals and boundary adjustments. It is proposed that 0.0605 ha of land comprising the Everton Terrace access-way be managed as Town Belt under this plan. (Sector 2: context map).



### Kelburn Park and Victoria University.

Note most of the cabbage trees, embankment and pavilion are on unformed legal road.

**Clifton Terrace land (former Correspondence School site):** This land is located on the corner of Clifton Terrace and San Sebastian Road. The land was part of the original Town Belt, however it was never included in the 1873 Trust Deed.

This land is subject to the ‘RFR’ provisions of the Port Nicholson Block (Taranaki Whānui ki Te Upoko O Te Ika) Claims Settlement Act 2009, which gives mana whenua the right of first refusal if the Crown plans to dispose of the land.

<sup>49</sup> A 12km walkway from Bolton Street Memorial Park to Island Bay

The acquisition history of this land is complex. In 1991 it was transferred to Landcorp for disposal. The Council opposed moves to sell this land on the basis that it sought the land for Town Belt. The sale process was stopped in 1994/95 by the Minister of State-Owned Enterprises who asked for a full investigation into the history (acquisition and transfer) and that parties negotiate and sort out the differences. No further progress has been made. The land is now administered by Land Information New Zealand.

The land has a driveway to two small flat areas on different levels, which are currently used for car parking, and a steep vegetated slope/road cut. There are some regenerating native and exotic species and mature trees around the perimeter off the site. It has poor street frontage.

It is isolated from existing Town Belt land but contiguous with the green edge of the motorway on what is original town belt land. Given its location and topographical level (below the Botanic Garden and just above the motorway), the site by itself adds little value for strengthening the Town Belt's horseshoe but does provide important landscape qualities when assessed with the adjacent motorway lands, ~~or the visual character of the central city~~. The mature trees and regenerating native plantings on the site do provide local landscape and ecological values. The ecological values are low. There are no known cultural values, but the land was part of the original Town Belt.

The land is accessible but does not offer any linkages to other reserves or Town Belt areas. The poor street frontage and configuration of the site is on two levels and it is regularly used as a walking linkage between Talavera Terrace, San Sebastian Road and Clifton Terrace. ~~would restrict any recreational use and activity~~.

Assessment of this land using the Town Belt acquisition criteria has concluded that it has values that need to be protected, as a standalone section However it is not considered to be a high priority for addition to the Town Belt for acquisition at market value. The land is also used by Clifton Terrace School for car parking and any discussions with the Crown should recognise possible multiple community uses in the future.

It is recommended that the Council start discussions with Port Nicholson Block Settlement Trust, the Ministry of Education, Clifton Terrace School and Land Information New Zealand about the future use and protection of this land.

**New Zealand Transport Agency land – designated for motorway purposes:** This land is the vegetated verge on the western side of the motorway from Bolton Street to Everton Terrace. The land is designated for ‘motorway purposes’ or for ‘better utilisation’, in a number of different land parcels. It is Crown-owned land administered by the New Zealand Transport Agency.

This vegetation and open space is visually significant especially when entering the Central City along the motorway. The southern end of this land visually links with the north-eastern corner of Kelburn Park but doesn’t connect to the Town Belt. The vegetation is of similar character to that of the Kelburn Park woodland and there is a walkway through the land to Bolton Street. There are no known ecological or cultural values.

Although this land offers an important green link and entrance into the city, it would be a low priority for acquisition at market value for adding to the Town Belt.

**New Zealand Transport Agency land above The Terrace Tunnel:** The land is a secluded area of sloping mown grass overlooked by neighbouring houses and is next to Kelburn Park above the Terrace Tunnel. Access is off The Terrace and by steps near Club Kelburn. The land is described as ‘motorway reserve’ and managed as a dog exercise area.

This land was not part of the original Town Belt. It is subject to the ‘RFR’ provisions of the Port Nicholson Block (Taranaki Whānui ki Te Upoko O Te Ika) Claims Settlement Act 2009, which gives mana whenua the right of first refusal if the Crown plans to dispose of the land.

This land is next to Kelburn Park and is perceived to be part of the park. Given its secluded location and lower topographical level it has a lower visual importance. However it offers a significant pedestrian link between Victoria University, Kelburn Park and the Central City. The mown grass and seating area is used for passive recreation.

The Council identifies this land as an important piece of accessible open space and the preference is to retain the status quo regarding ownership and management.

### **8.2.3 Landscape and ecological management**

#### **Policies**

- 8.2.3.1 Maintain the mixed species character of the woodland aiming for a gradual removal of **exotic** weed species and a return to podocarp and broadleaf forest.
- 8.2.3.2 Retain and enhance the village green character of the sportsfield and croquet club.
- 8.2.3.3 Retain the existing character of amenity plantings and pohutukawa planting around the sports grounds.
- 8.2.3.4 Protect and manage the heritage cabbage trees between the sportsfield and Salamanca Road.

Kelburn Park is isolated from other parts of the Town Belt. The Botanic Garden close by provides some ecological connectivity (Sector 2: landscape and existing vegetation map).

The woodland area and open park above the motorway have the potential to be better integrated and will be considered together.

The woodland area is visually significant given its closeness to the CBD and provides easily accessible pedestrian links between Victoria University and the CBD. The area is a sheltered east-facing slope with a complementary character to the mixed deciduous/native woodland around Everton Terrace further north. Exotic species are primarily weedy species such as wattle and sycamore.

In the past 15 years vegetation management has involved the removal of several large pine trees above the motorway with limited removal of other exotic trees. There has been limited replanting of natives primarily by two restoration groups:

- **Kelburn Gully Restoration Group** is working above Everton Terrace and focusing on replacing exotic trees with natives, particularly species attractive to native birds.
- **Conservation Biology Group** from Victoria University is planting natives in the area between the Squash Club and the dog exercise area.

### **8.2.4 Recreation**

#### **Policies**

- 8.2.4.1 Open up the park frontage onto Salamanca Road.
- 8.2.4.2 Improve access to and information about the local park area above the motorway.
- 8.2.4.3 Improve walking links between Kelburn Park and the CBD, including signs.
- 8.2.4.4 Review long-term uses for the caretaker's house.

The upper sports ground area has been developed for a range of mainly formal recreation facilities since 1908 (Sector 2: current uses maps). These include natural turf sportsfields used for summer and winter sport. In addition there are the following clubs:

- **Kelburn Municipal Croquet Club** leases the clubhouse and uses the croquet greens under an arrangement where the Council maintains the greens and they pay an annual fee.
- **Kelburn Park Sports Club Association** is made up of Victoria University football and cricket clubs and Hunters Rugby League club.
- **Club Kelburn** (formally NZ Squash Inc.) is a major squash facility in Wellington. It is made up of 10 courts, a fitness club (gym) and a pro shop.
- **Victoria University of Wellington (Tennis Club)** leases clubrooms and four outdoor courts.

There is also a local playground due for renewal in 2017/2018. Walking tracks and a fitness trail pass through the woodland area, some of these are used for pedestrian access down to the city.

There is a close association between Victoria University and the park. Several of the sports facilities are used by university students and considerable foot traffic is generated between the Weir House hall of residence, the Cable Car and the university.

The area is poorly accessed with large hedges and gates preventing access to the park. Pedestrian access from the university is poor with no crossing nearby.

The New Zealand Transport Agency land above The Terrace, used as a dog exercise area, has recently been upgraded by NZTA as part of the Terrace Tunnel upgrade. This has a seating area and lookout at the northern end.

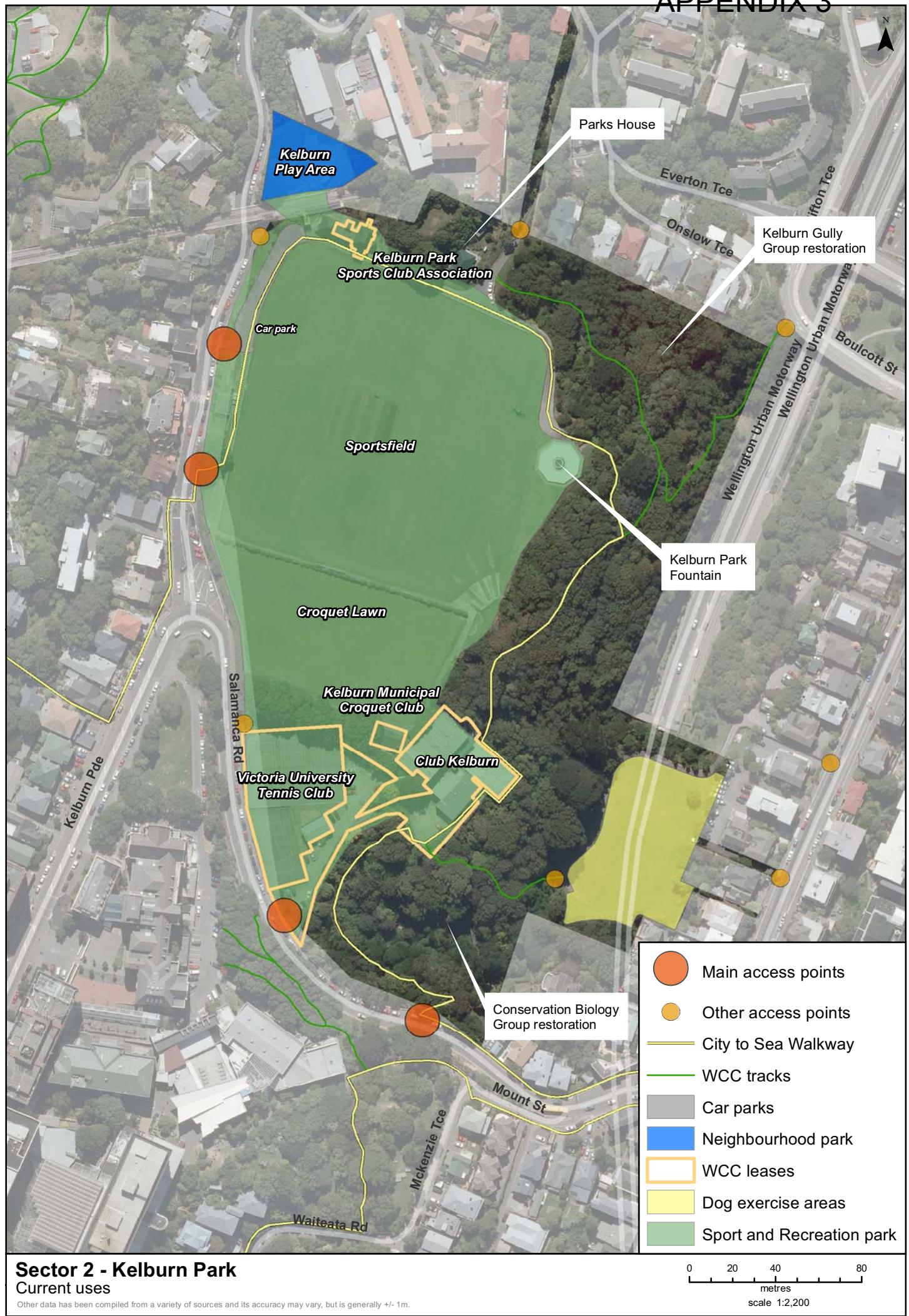
## 8.2.5 Encroachments

There are no major access encroachments in this sector.

## APPENDIX 3



## APPENDIX 3





## APPENDIX 3



**Table 2: Town Belt additions, removals and boundary rationalisation – Kelburn Park sector**

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP
Salamanca Road boundaries	This is the portion of Salamanca Road, from McKenzie Terrace to the Cable Car.	The legal road boundaries of Salamanca Road, between McKenzie Terrace and the Cable Car, do not follow the actual road carriageway. In parts, particularly alongside the university tennis courts, the legal road encroaches onto the tennis courts and Kelburn Park.	The Town Belt Management Plan (TBMP) states: “ <i>The Council shall have a Bill introduced to Parliament to regularise the legal status and unite the lands managed as Town Belt ...</i> ” (part 1, page 16).	This strip of land is next to and part of the Kelburn Park precinct. Kelburn Park would be significantly altered if this strip of land was developed and used for another purpose. The land includes part of the university tennis courts, croquet greens and sportsfield of Kelburn Park. The historic row of cabbage trees along the park boundary are on legal road. The land appears to be part of the Town Belt.	The portion of Salamanca Road, from McKenzie Terrace to the Cable Car, should be redefined by survey when future road widening takes place.	No. This is legal road but should be managed consistently with TBMP policies.
Access-way off Everton Terrace	The land is described as an access-way, comprising 0.0605ha, NZ Gazette 1928 page 700.	This is a public access-way, linking Kelburn Park and Everton Terrace. It was original Town Belt.		This access-way and entrance into Kelburn Park, provides an important link from the university and Kelburn Park to the city. It has high recreation values, but low landscape or ecological values. It was part of original Town Belt.	The access-way should be added to the Town Belt. The encroachment off Everton Terrace will need to be resolved as part of this work.	Yes
Former Correspondence School site, Clifton Terrace	This site is owned by the Crown and administered by Land Information New Zealand.	Located on the corner of Clifton Terrace and San Sebastian Road, the site consists of a driveway up to a small flat area and a steep vegetated slope/road cut. There are some regenerating native and exotic species and mature trees around the perimeter off the site. Street frontage is poor.	The TBMP and TBRP identified the Clifton Terrace land as a significant area of open space that should be included as Town Belt land.	The TBRP considered a range of options and outlined two: <ol style="list-style-type: none"><li>1. Seek ownership for Town Belt purposes, subject to consultation with Māori.</li><li>2. Decide that the land is not particularly suitable for Town Belt purposes.</li></ol> The Policy identified option 1.	<p><del>It is isolated from the existing Town Belt land but contiguous with the green edge of the motorway on what is original Town belt land. Given its location and topographical level (below the Botanic Garden and just above the motorway), the site by itself adds little value for strengthening the Town Belt's horseshoe but does provide important landscape qualities when assessed with the adjacent motorway lands.</del></p> <p><del>The mature trees and regenerating native plantings on the site provide habitat for the earth belt.</del></p> <p><del>There are no known cultural values, but the land was part of the original Town Belt.</del></p> <p><del>The land is accessible but does not offer any linkages to other reserves or Town Belt areas. The <del>street</del> frontage and configuration of the site is on two levels and it is regularly used as a walking linkage between Talavera Terrace, San Sebastian Road and Clifton Terrace.</del></p> <p><del>It is recommended that the Council start discussions with Port Nicholson Block</del></p>	No  <del>The <del>Correspondence School</del> site is located <del>on the green edge of the motorway</del> and <del>is part of the original Town Belt</del>.</del>  <del>This land is <del>not considered to be a high priority for addition to the Town Belt</del> <del>addition at market value</del>.</del>  <del>Assessment of this land using the Town Belt acquisition criteria has concluded that it has values that need to be protected.</del> <del>However it is not considered to be a high priority for addition to the Town Belt for acquisition at market value.</del> <del>The land is also used by Clifton Terrace School for car parking and any discussions with the Crown should recognise possible multiple community uses in the future.</del>  <del>It is recommended that the Council start discussions with Port Nicholson Block</del>

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Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP	Settlement Trust, the Ministry of Education, Clifton Terrace School and Land Information New Zealand about the future use and protection of this land
Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP	Settlement Trust, the Ministry of Education, Clifton Terrace School and Land Information New Zealand about the future use and protection of this land
Land held for motorway purposes, Western Motorway edge	<p>This is vegetated verge along the western motorway edge from Bolton Street to Everton Terrace.</p> <p>It is Crown-owned land administered by the New Zealand Transport Agency.</p>	<p>It was identified in the TBMP 1995, as a potential addition to the Town Belt.</p>	<p>This edge of vegetation and open space is visually significant, especially when entering the central city along the motorway. The southern end of this land visually links with the north-eastern corner of Kelburn Park. It strengthens the green backdrop of the Town Belt where the original continuity of the Town Belt has been lost.</p>	<p>The Council should not pursue acquisition of this land.</p>	No		

## 8.3 Sector 3

## Aro Valley/Polhill Gully



**Part of Sector 3, adjacent to north and south of Aro Street.**

Note the Central All Breeds Dog Training School site in the middle of the photo

### 8.3.1 Character and use

This sector is located at the head of the Aro Valley. It is made up of two ~~areas wedges of Town Belt land~~ on each side of Aro Street (Sector 3: context map).

Only a small part of the original Town Belt still exists here. The green space in Aro Valley appears bigger because of the neighbouring reserves, including George Denton Park and Polhill Gully Recreation Reserve. Collectively they make up the Waimapihi Stream catchment and stretch up above Holloway Road to the Sanctuary fence line and the Outer Green Belt. These reserves contain stands of conifers, regenerating native vegetation and exotic scrub.

This part of the Town Belt is steep and densely vegetated. A large stand of hazardous trees above houses on Entrance and Norway streets was removed in 1998 and the area was replanted with natives (Sector 3: landscape and existing vegetation).

This area is used for informal recreation. There are some tracks that link to the Outer Green Belt and Brooklyn. [There is a play area at George Denton Park.](#)

[At the southern end of this sector there is a reservoir and World War II anti-aircraft battery installation.](#)

### 8.3.2 Land addition and boundary rationalisation

#### Policies

8.3.2.1 Formally add the following areas to Town Belt:

- a. [Polhill Gully Reserve](#)
- b. [George Denton Park](#)

- c. [Waimapihi Reserve](#)
- d. [Panorama Heights Reserve](#)
- e. [Brosnahan Reserves](#)
- f. Semeloff Terrace Reserve
- g. 20 Norway Street
- h. [Raroa Reserve](#)

## APPENDIX 3

~~8.3.2.2 Formally remove from the Town Belt the land at Boyd Wilson Strip.~~

~~8.3.3.3 8.3.2.2~~ The Council will initiate discussions with the [Crown Ministry of Education, Te Aro School](#) and Port Nicholson Block Settlement Trust over the future ownership, status and use of the steep gully that is part of the Te Aro School land.

The original Town Belt in this sector was continuous from Tanera Park around to Kelburn Park. Considerable portions have been alienated for residential development, roads and educational purposes such as Te Aro School and Victoria University.

~~The proposed additions to the Town Belt in this sector include part of Polhill Gully Recreation Reserve, Semeloff Terrace and 20 Norway Street Reserve (Sector 3: context map). This totals 12.6875 ha. This land is covered under this management plan.~~

*Please refer to Table 3 at the end of this sector for a complete list of Town Belt land additions, removals and boundary rationalisations.*

**Polhill Gully Recreation Reserve, Waimapihi Catchment and George Denton Park:**  
~~There is only a small area of original Town Belt south of Aro Street. This land is The front part of Polhill Gully Reereation Reserve (north west of Durham Street) borders the existing wedge of Town Belt located on the southern corner of Aro Street and Holloway Road and is part of the original town belt. It is contiguous with other reserves that form part of the Waimapihi Stream catchment. These reserves have consistent recreation and landscape values to that of the neighbouring Town Belt, and are located behind and above the first line of hills (Durham Street ridge). They are visually outside the Town Belt's horseshoe catchment but their continuity with the part of Polhill Gully Reserve that lies within the original town belt means they should be managed as one unit. It is proposed that these reserves, will be added to the Town Belt and managed under the Town Belt Management Plan.~~

This addition will increase the size of the Town Belt in this area, strengthening its continuity and providing a green backdrop to Aro Valley. This addition also accommodates [several tracks including 'Transient'](#), which links the city with the Outer Green Belt and the Sanctuary fence line.

### **Norway Street and Semeloff Terrace Reserve**

The small area of Pleasure Ground (1406sq m) in Semeloff Terrace and Recreation Reserve (4027sq m) in Norway Street border the [sector](#). [Polhill Gully Reereation Reserve](#).

**Part of the Te Aro School land – Abel Smith St:** This land is owned by the Crown and managed by the Ministry of Education. It is included in the Deed of Settlement First Right of Refusal Land Schedule and the Port Nicholson Block Settlement Trust has the first right of refusal if the land is declared surplus.

It is situated at the top of Abel Smith Street. Te Aro School uses about one third of the land. The rest of the land is made up of a 6000sq m steep gully bounded on the east by the school and on the west by the rear of properties on Devon Street. This steep gully section is assessed below.

The vegetation is mixed exotic trees, including sycamore and large pines, with an understory of natives and exotic shrubs.

Although this land was part of the original Town Belt Deed and taken out by the Crown in 1931 for education purposes, it is now isolated from [any](#) existing Town Belt lands [but is part of an important](#)

The steep gully is small in scale, and its location, aspect and accessibility add little value in strengthening the Town Belt's continuity and horseshoe shape. [However it has important landscape values as a natural backdrop for Aro Street and as a green buffer between Devon Street and Victoria University.](#) It does provide some local landscape value to Aro Street. [The mix of exotic and native trees including the large eucalyptus provide a habitat for several native bird species including kereru \(wood pigeon\), kaka, tui, ruru \(morepork\), kotare \(kingfisher\), tauhou \(silvereye\), ririro \(grey warbler\) and piwakawaka \(fantail\).](#) The recreational and ecological values are currently low with no formed tracks within the area.

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

It is recommended that the Council has discussions with Port Nicholson Block Settlement Trust, Ministry of Education and Te Aro school and the Crown regarding this land.

### 8.3.3 Landscape and ecological management

#### Policies

8.3.3.1 Restore all but the mown road edges of the Town Belt into podocarp and broadleaf forest.

8.3.3.2 Manage the forest consistently with George Denton Park and the Waimapihi Stream Catchment.

8.3.3.3 [8.3.3.2](#) Maintain the open mown grass areas adjacent to Aro Street.

8.3.3.4 [8.3.3.3](#) Protect and maintain the natural unbuilt character of this sector.

[8.3.3.4 Continue with animal pest control and the control of exotic weeds.](#)

The removal of the large stand of trees above Norway Street in 1998 was the first major pine removal project following implementation of the 1995 Town Belt Management Plan. The area was replanted with native plants and some limited weed management has taken place. Possum control is ongoing.

The long-term plan is to replace the conifers with native forest. However, the removal of these trees is a low priority so any replacement over the next 10 years will occur only if there are major tree failures.

[Any work and ongoing revegetation will be consistent with the management of the adjacent reserve areas of the Waimapihi Stream Catchment and George Denton Park.](#) [Restoring the forest and controlling pests and weeds in this sector](#) This will improve ecological connections between Aro Valley and the Outer Green Belt and [the Karori Sanctuary \(Zealandia\)](#).

### 8.3.4 Recreation

#### Policies

8.3.4.1 There should be no increase in the footprint of the existing leased facility used by the Central All Breeds Dog Training School.

8.3.4.2 In the event of the existing use of the leased facility ceasing, then the site will be redeveloped for outdoor recreation use.

8.3.4.3 The existing vacant building/pavilion/toilet will be assessed for removal [heritage values and made secure.](#)

8.3.4.4 The Council will investigate opportunities for formal access from Holloway Road to the leased facility.

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[8.3.4.5 Investigate the development of a track between Kelburn Parade and Aro Street with a possible link to the top of Semelloc Terrace.](#)

The area is predominately natural with a series of tracks from Aro Street through the area linking with tracks to Brooklyn, the Sanctuary fenceline track and the Outer Green Belt (Sector 3: Current uses map). These tracks are dual use and were built by volunteers primarily for mountain biking. In addition there is potential to improve track linkages between Kelburn and the Aro Valley through the Town Belt in this sector.

There is one lease in the sector:

- **The Central All Breeds Dog Training School** has a ground lease with the Council for 2000sq m of Town Belt land until 2017. There is informal vehicle access to the site from Holloway Road through land owned by Victoria University.

There are **three** community groups working in this sector:

**Aro Valley project** – planting on Town Belt and adjacent reserve land at the north-western end of Aro Valley and Polhill

**Brooklyn Trail Builders Rolleroaster group** – who are also planting around Polhill works closely with the Council to enhance recreational activities and assist in the habitat restoration work within Polhill reserves. This includes:

- building multi-use tracks and mountain bike priority tracks
- maintaining built tracks
- assisting with enhancing the habitat within the area, including weed removal, rubbish removal and tree planting.

The club has already completed the 3.8km Transient Track between Brooklyn and Aro Street and will shortly start work on two more tracks in the area.

**Waimapihi Trust** – enhancing native forest cover in the Waimapihi Catchment, including Polhill, and controlling pest animals.

There is a neighbourhood park and play area at George Denton Park.

### 8.3.5 Encroachments

There are no known major encroachments in this sector.

APPENDIX 3

Land managed as Town Belt

	Land protected by Town Belt Deed
	Land to be given Town Belt status through legislative change

 Ecological connectivity  
 City to Sea Walkway

Original Town Belt - 1841  
McCleverty Awards (1847)\*

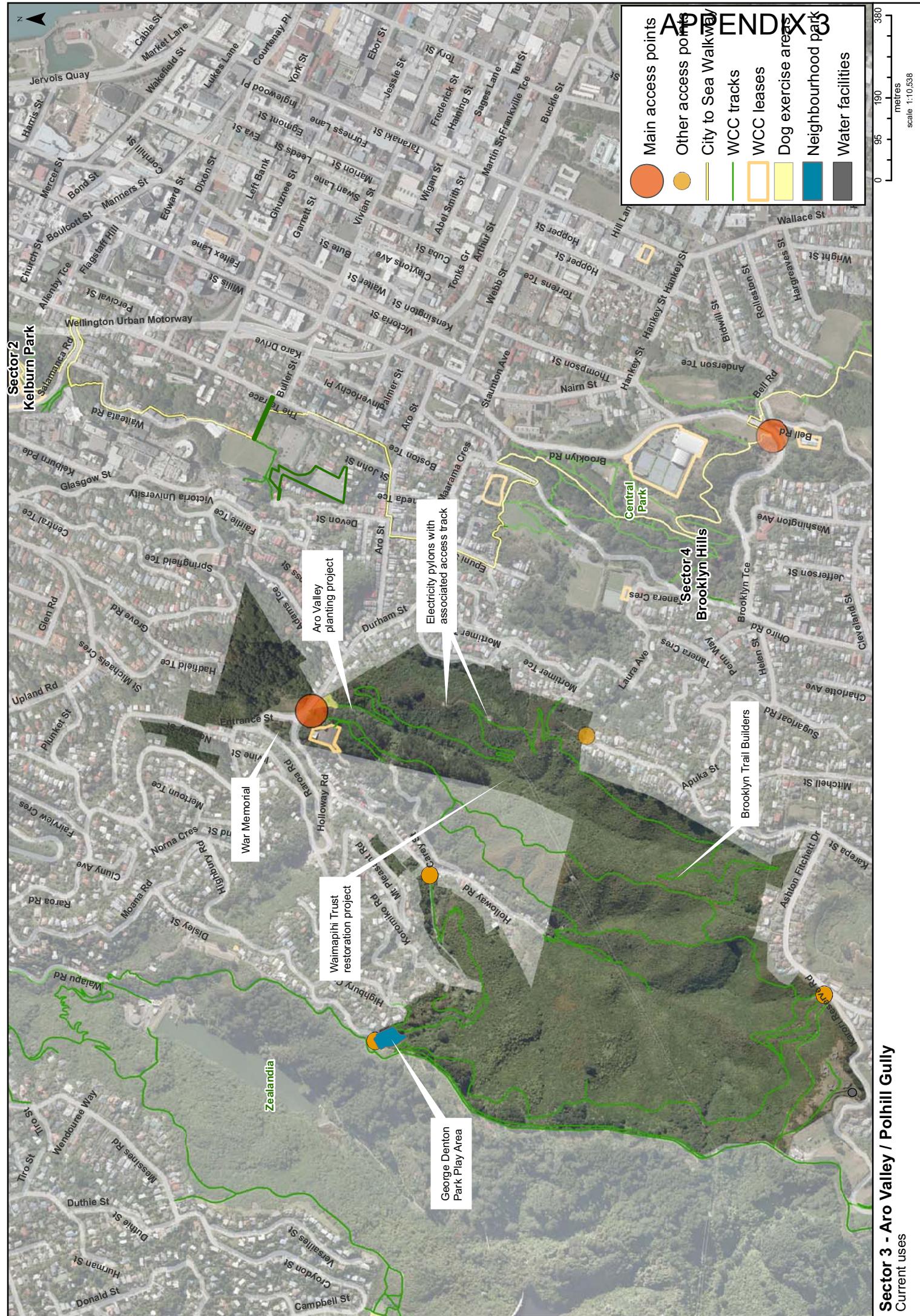
Other 18th C8huncil Reserves

metres scale 1:10,538

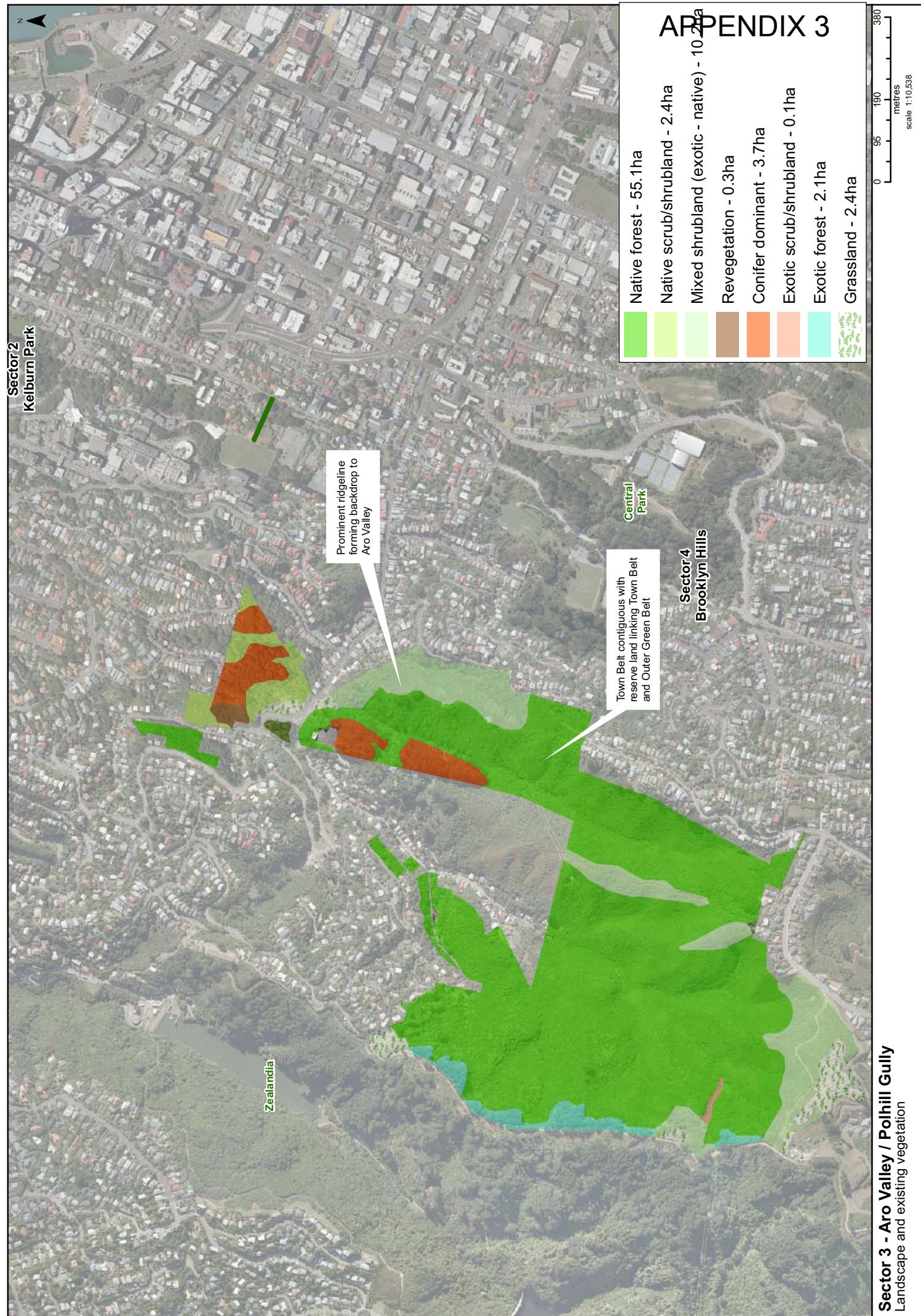
<sup>3</sup> Land assigned to Te Aro, Pipitea and Kumototo Maori

**Sector 3 - Aro Valley / Polhill Gully**  
Context

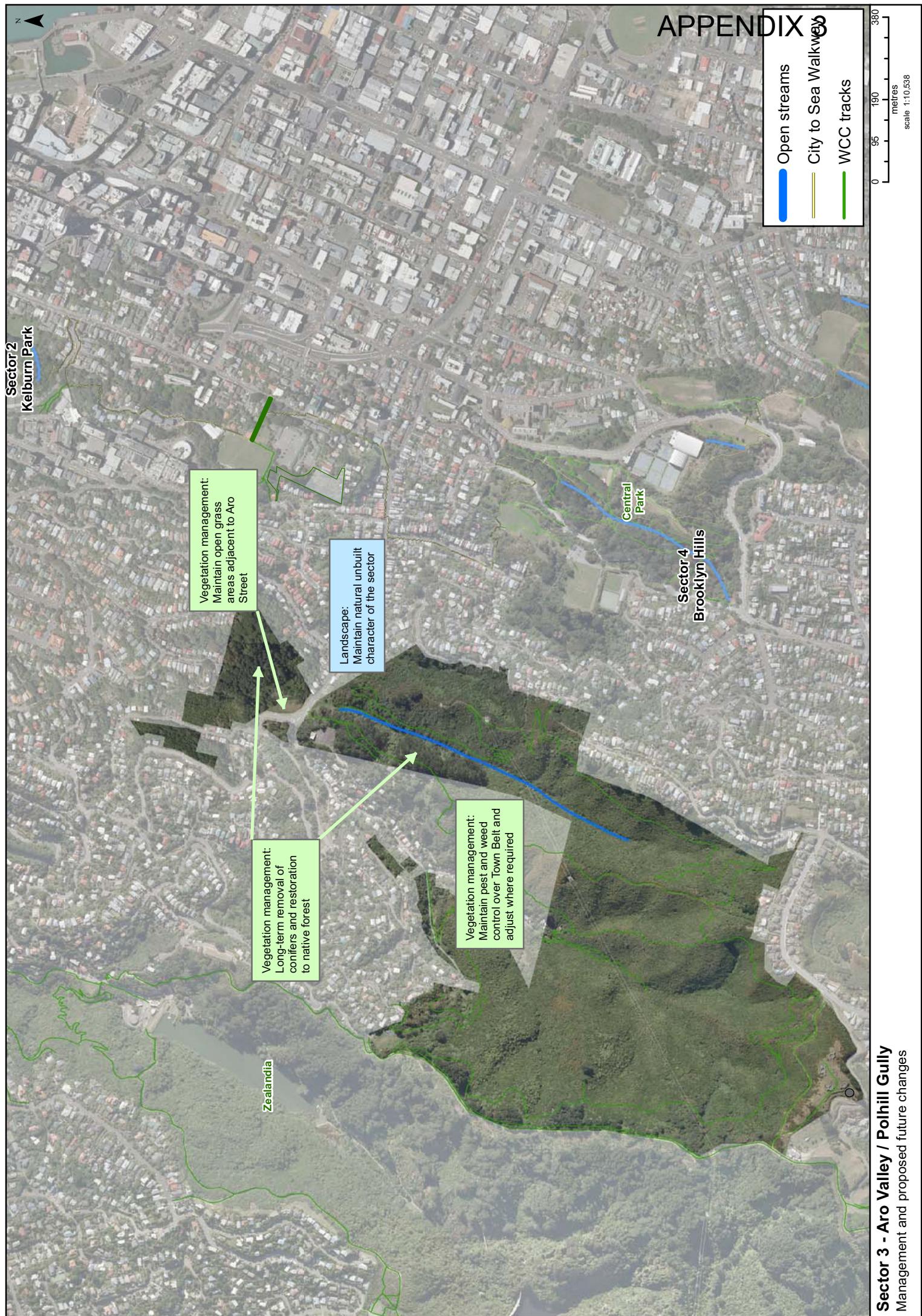
## APPENDIX 3



## APPENDIX 3



# APPENDIX



# APPENDIX 3

**Table 3: Town Belt additions, removals and boundary rationalisations – Aro Valley sector**

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommend that;	Land covered by this TBMP
Part of Polhill Gully Reserve	Section 1153 Town of Wellington, CT676/81, 11.7410ha. Declared Recreation Reserve, subject to the Reserves Act 1977, NZ Gazette 1989.	The reserve area is the small valley to the west of Durham Street. It borders the existing part of the Town Belt on the corner of Aro Street and Holloway Road. It accommodates the recreation track known as the Transient, which links through to the Karori Sanctuary fence-line track. The vegetation is a mix of native and exotics and mature conifers. Transmission line transverses the land.	The TBMP 1995 identified this land as potential additions.	The land borders the Town Belt. Located on the corner of Aro Street and Holloway Road, it strengthens the continuity of the Town Belt and is already perceived to be Town Belt land. The site provides a green backdrop to Aro Valley. The access track provides a significant and only link between Town Belt and the Outer Green Belt. The vegetation is consistent with neighbouring Town Belt lands. Original Town Belt.	The land should be added to the Town Belt.	Yes
Part of Polhill Gully Reserve	Section 30 Town of Wellington. Recreation Reserve, part CT676/81, 22.1995ha	This is the steep gully of the Waimapipi Stream catchment sloping down towards Holloway Road. It lies on the western side of the Durham Street ridge.	The TBMP 1995 identified this land as potential additions.	It is appropriate to discuss these areas together as they all are next to and part of the Waimapipi Stream catchment. <del>These areas are immediately adjacent to the Town Belt belt border-Pohill Gully Reserve part A, in the north eastern corner. These areas lie behind the Durham Street/Aro Valley ridge and are not usually part of the Town Belt's footprint. They border the Sanctuary boundary fence along the western boundary and therefore the topographic levels are consistent. The land is predominately regenerating native forest. There is a network of recreation tracks linking the Outer Green Belt &amp; Karori Sanctuary with Aro Valley.</del> <span style="color:red;"><u>Even though</u> this land was not part of the original originally envisaged Town Belt land, it makes sense to manage this <u>whole catchment</u> in one reserve management plan.</span>	Consider this land for inclusion to the Outer Green Belt. The land should be added to the Town Belt.	No - Yes
George Denton Park	Pt Sec 1 Upper Kaiwharawhara District, defined on Application Plan 844 & Pt Sec 1 Upper Kaiwharawhara District. All declared Recreation Reserve, subject to the Reserves Act 1977, NZ Gazette 1989/4483 Lot 8 DP 313319 Total area 15.0954ha	This land comprises of the east facing slopes of the Waimapipi Stream catchment, immediately below Karori Sanctuary down to Holloway Road.	The TBMP 1995 identified this land as a potential addition.	The TBMP 1995 identified this land as a potential addition.		
Waimapipi Reserve	Described as Pt Sec 10 Owhiro District Pt Sec 10 Owhiro District (taken under Public Works Act 1928 for pleasure ground in 1975) Lot 13-17 Application Plan 1524, Lot 20-22 Application Plan 1524 Pt Sec 11 Owhiro District, Lot 18-19 DP 124, Sec 28 Owhiro District 4.2011ha	This is a small piece of Reserve land at the end of Holloway Road, and surrounded by Pohill Gully Reserve Part B.	The TBMP 1995 identified this land as a potential addition.	The TBMP 1995 identified this land as a potential addition.		
Panorama Heights Reserve	Lot 44 DP 66894 & Pt Lot 1 DP 66893 (recreation reserve) and Lot 2 DP 66893 (local purpose reserve.) 13.9311ha	This land comprises the upper north facing slopes of the Waimapipi Stream Catchment. It is above Pohill Gully Reserve Part B and George Denton Park.	The TBMP 1995 identified this land as a potential addition.			
Bronsnahan Reserves	Pleasure ground under Public Works Act (PWA). Lot 18-19 DP 1402 & Lot 2-8 DP 1402 (0.3636ha)	These reserves comprise the undeveloped land immediately above the residential houses on the western side of Holloway Road.	The TBMP 1995 identified this land as potential additions.			

# APPENDIX 3

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommend that; Land covered by this TBMP
Semeloff Terrace Reserve	Described as Lots 1 & 2 DP 2322, comprising 0.1406ha. Declared Recreation Reserve, subject to the Reserves Act 1977, NZ Gazette 1989 page 4483.	They are adjacent to and below George Denton Park.	N/A	These two lots are connected to the existing Town belt, both visually and physically. The land would be perceived to be already part of the Town Belt given its consistent open space character. This land is not original Town Belt.	This land should be added to the Town Belt.
Raroa Reserve	The land (0.7331ha) is described as Lot 1 DP 995, Lot 2-3 Block IX DP 995, Pt Lot 6 Block IX DP 995, Pt Sec 10 Owhiro District also known as Pt Lots 102-105 DP 114. All declared Scenic Reserve (s.19(1)(b), subject to the Reserves Act 1977, NZ Gazette 1995/4478 Pt Lot 4 Block IX DP 995. Taken under Public Works Act 1928 for pleasure ground in 1979 Pt Lot 5 Block IX DP 995, Lot 4-8 DP 22555	This is Council-owned land made up of a number of individual parcels. It is bush-covered reserve land along and below the east side of Raroa Road.	The TBMP 1995 identified this land as potential additions.	This land does not connect to the existing Town Belt <del>and given it is adjacent to the Norway Street Reserve. It steep topography and aspect has little visual connection with the Town Belt's horseshoe shape. It offers some landscape value to local residents, but not significantly enhance the visual character of Aro Street/CBD.</del> It has limited recreational values. This land was not part of the originally envisaged Town Belt <u>but it makes sense to manage all the reserves around Aro Valley in one reserve management plan.</u>	<del>These lands should remain as Recreation Reserve and not be added to the Town Belt. This land should be added to the Town Belt.</del>
20 Norway Street	Lots 12, 13, 14 and 15 DP 995, CT 425/168, comprising 0.4027ha Held as Recreation Reserve subject to the Reserves Act 1977 NZ Gazette 1995 page 4478.	This is Council-owned reserve land that is covered in regenerating bush in the gully below Norway Street. It is near existing Town Belt.	The TBMP 1995 identified this land as potential additions.	This land does immediately adjoin existing Town Belt land and is perceived to already be Town belt. Although offering local landscape values and limited recreational potential, it makes operational logic to incorporate this land into the Town Belt.	This land should be added to the Town Belt.
Privately owned gully below Hadfield Grove	Privately owned gully.	This land is made up of the privately owned undeveloped gully being the residential properties in Hadfield Terrace.	The TBMP 1995 identified this land as potential additions.	This land lies below the residential properties in Hadfield Terrace and Kelburn Parade. Although bordering existing Town belt, they provide only local landscape value and have little significance in enhancing the continuity of the Town Belt's horseshoe. The recreational values are limited and they are not part of the originally envisaged Town Belt.	The Council will not pursue acquisition of these lands.
Ministry of Education land, Abel Smith Street	It is described as Pt Town Belt, Town of Wellington, comprising 0.4176ha and sec 1226, Town of Wellington, comprising 0.4221ha. The land was included in the Town Belt Deed conveyed to the Council in terms of the 1873 deed. However, in 1931, the Crown under Act of Parliament took the land for educational purposes. It is zoned part Outer	This land is owned by the Crown and used by the Ministry of Education.	The TBRP 1998 policy options for this land include: Option 1. Seek the return to Town Belt status of the area not occupied by Te Aro School. Seek agreement for the return of the school land when the school activity ceases.	This land is <del>isolated from</del> isolated from <del>existing</del> Town Belt land but <u>has important landscape values as a backdrop to Aro Valley and as a green buffer to Victoria University</u> . Its small scale, location, and aspect add little value in strengthening the Town Belt's continuity and horseshoe shape. It <del>does not provide</del> <u>does not provide</u> <del>any</del> <u>any</u> landscape value to Aro Street. <u>It has important ecological values as a habitat for native birds.</u> It has low recreational <del>and ecological</del> <u>and ecological</u> values. It was included in the Town Belt Deed 1873 but <u>was taken out by the Crown in 1931 for educational purposes.</u>	Council will initiate discussions with the <u>Ministry of Education, Te Aro School and PNSBT</u> over the future of this land. <u>Low priority for Council at this stage.</u>

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommend that;	Land covered by this TBMP
Residential and part Open Space B.	6000sq m steep gully bounded on the east by Te Aro School and on the west by the rear of properties on Devon Street.  There is a track linking the school, Boyd Wilson Field and Devon St. The vegetation is mixed exotic trees, including sycamore and large pines, with an understorey of natives and exotic shrubs.	area currently occupied by the school for peppercorn rental.  There is no doubt that the area not occupied by the school should be sought by the Council for return to Town belt status. The land is heavily vegetated and significantly enhances the setting and enjoyment of surrounding residents.		This land is similar to the undeveloped gully of the Te Aro School land, discussed above. It is isolated from existing Town Belt land <u>but does provide an important green buffer between Devon Street and the university, and contributes little value in strengthening the Town Belt's continuity</u> . This land was not included in the Trust Deed but was original Town Belt.	Recommend that this land remain in joint ownership.	No
46 Devon Street (part Council and Ministry of Education)	This land is described as Pt Lot 3 DP5759 ct 433/88, comprising 906sq m. It is held as fee simple land and is owned by the Council and the Crown (Education) in half shares as tenants in common. This arrangement was authorised by the 1931 Wellington City Empowering Act, schedule 5.	This land is adjacent to Boyd Wilson Field and the Te Aro School land discussed above. It has a narrow street frontage off Devon Street. It includes the track that links Devon St through to Boyd Wilson Field.		<u>Victoria University have no interest in this strip; this land will recognise its as important destination route between the University and the Lennel. It is also the route of the City to Sea Walkway.</u>  <u>It does not meet many of the criteria for Town Belt land but its status does provide long-term protection for this important access. The alternative of reserve status would require its removal from Town Belt and then reclassification as reserve which would end up giving similar protection.</u>	<u>This land should be removed from the Town Belt.</u>	Yes

## 8.4 Sector 4 Brooklyn Hills



### Wellington Town Belt on the Brooklyn Hills between Mount Cook and Brooklyn

#### 8.4.1 Character and use

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

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

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

1. **Tanera Park** consists of a gully and spur system sloping down from the western end of Brooklyn to Aro Valley with the upper level developed into a series of platforms for sporting activities. There is a community garden at the city end and a dog exercise area.
2. **Central Park** is a 13ha community park made up of two major ridges in a north-south direction divided by the steep gully of the Moturua Stream. The existing park vegetation includes mature mixed conifer stands, eucalyptus, native regeneration, and some exotic shrubs and trees, which provide seasonal interest. There is a community playground and numerous tracks.
3. **Brooklyn Hills**, from Nairn Street Park to Hutchison Road, is an area made up of a series of spurs and gullies with alternating open ground and vegetation. The Hutchison Road pine plantation is a landmark seen from much of Newtown and the CBD.
4. **Prince of Wales Park** contains two sportsfields and the Wellington Harriers Club Building.

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

#### 8.4.2 Land additions and boundary rationalisation

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

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

#### Policies

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

- 67 and 67A Epuni Street
- the closed-road section of Tanera Crescent
- the reserve land between Coolidge Street and Connaught Terrace.

8.4.2.2 To formally remove from the Town Belt the following areas:

- area of Washington Avenue and Brooklyn Road, Lot 5 and 6 DP 10508
- corner of Nairn Street and Brooklyn Road (two small sections)
- area off Connaught Terrace.

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

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

#### 8.4.3 Landscape and ecological management

#### Policies

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

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

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

8.4.3.4 Ensure the proposed water reservoir is buried and remedial planting mitigates done to mitigate its impact on the Town Belt.

8.4.3.5 Establish a memorial tree-planting site on the grass slope adjacent to the Renouf Tennis Centre.

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

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

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

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

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

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

There are four community restoration groups working in this sector:

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

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

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

## 8.4.4 Recreation

### Policies

8.4.4.1 Maintain Tanera Park, Nairn Street Park and Prince of Wales Park as sites for outdoor sport and recreation.

8.4.4.2 Manage the former bowling greens in Tanera Park for training facilities and junior sport as part of the sportsfield network.

8.4.4.3 Complete the track network in Central Park.

8.4.4.4 Wellington Tennis shall continue to operate the Renouf Tennis Centre as a major sporting facility and provide a sports shop, coaching and associated facilities for casual and organised sporting activities consistent with its lease.

The Brooklyn Hills are a diverse area used for a variety of informal and formal recreation (Sector 4: current uses map). They contain the City to Sea Walkway<sup>50</sup> (part of the national walkway Te Araroa), and a number of formal recreation facilities including playing and training fields at Tanera, Nairn Street and Prince of Wales parks. These are important areas of open space that should be retained for outdoor recreation and sport. There are no plans for the development of artificial turf on these fields.

In addition there are the following leased facilities:

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



**Northern end of Sector 4 showing**  
**Tanera Park,**  
**Central Park**  
**(including the**  
**Renouf Tennis Centre)**  
**and**  
**Nairn Street Park**

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

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<sup>50</sup> A 12km walkway from Bolton Street Memorial Park to Island Bay

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

**Mokai Kainga Māori Centre** has received Council approval for a licence for a community garden at Tanera Park, subject to community feedback.

## 8.4.5 Encroachments

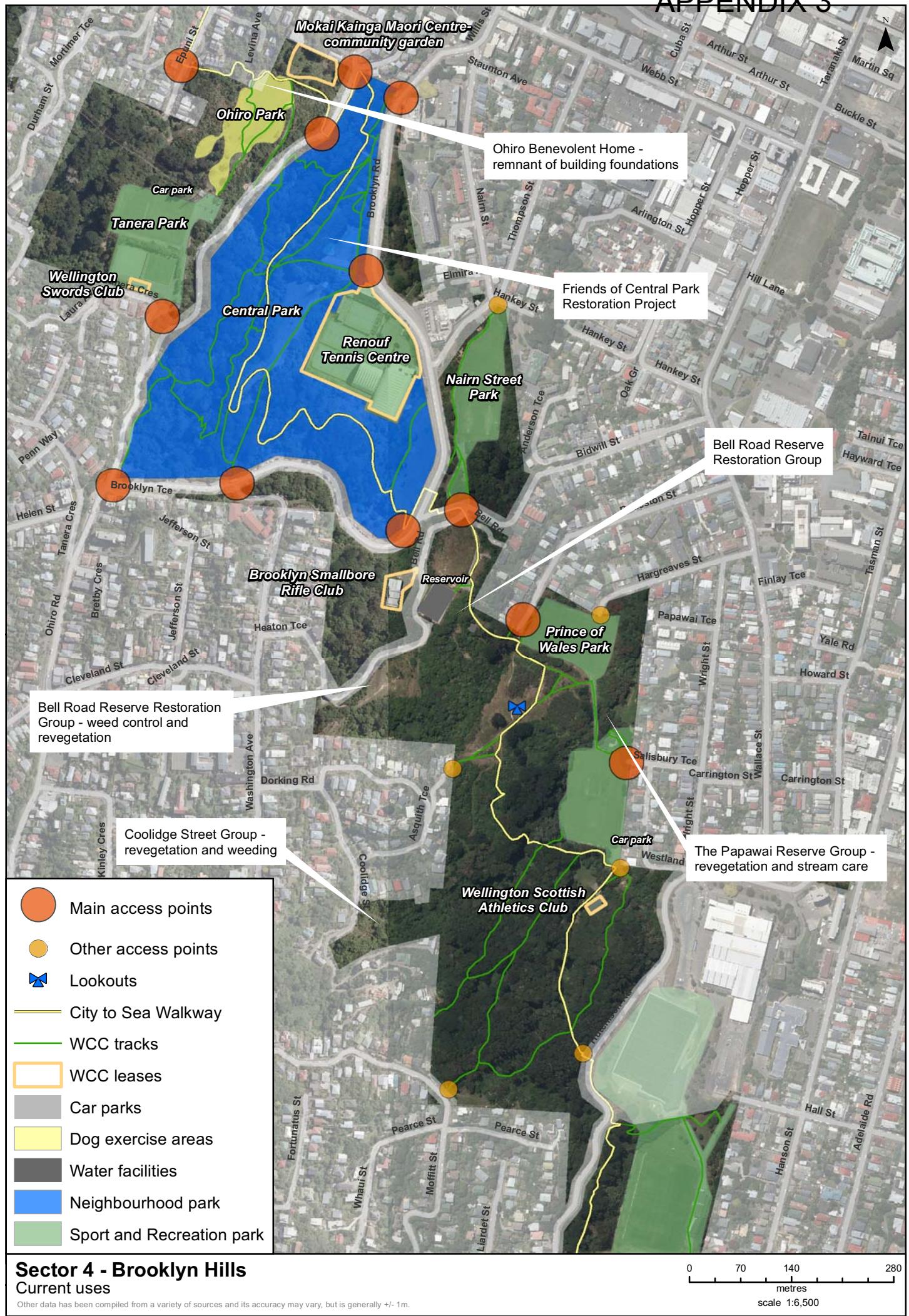
There are three major access encroachments in this sector:

- 8.4.6.1 access encroachment and a parking and structure encroachment off Bell Road behind houses on Dorking Road
- 8.4.6.2 access encroachment off Connaught Terrace
- 8.4.6.3 access encroachment through Prince of Wales Park to houses on ~~Wright Street~~ [Salisbury Avenue](#) and [Westland Road](#).

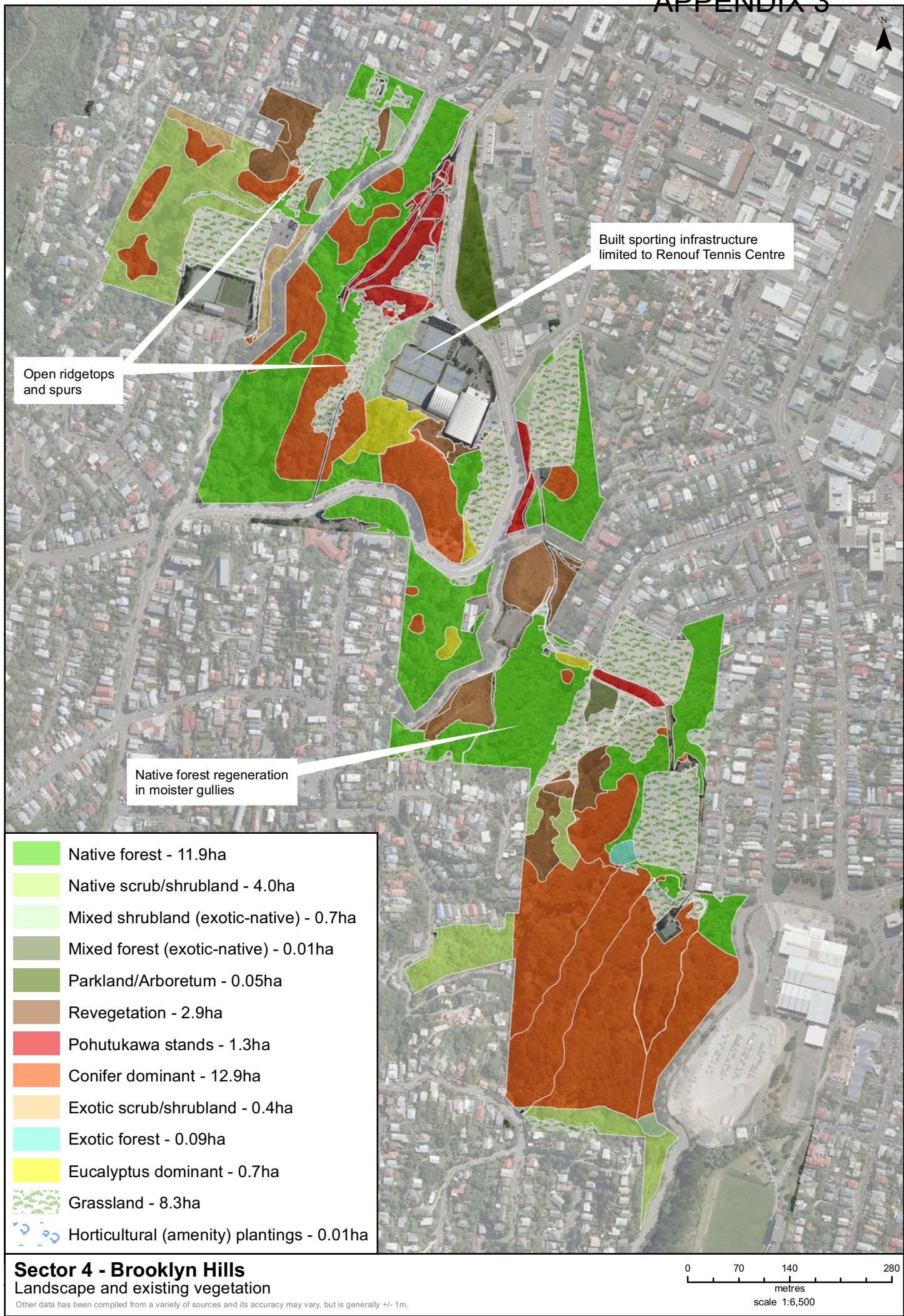
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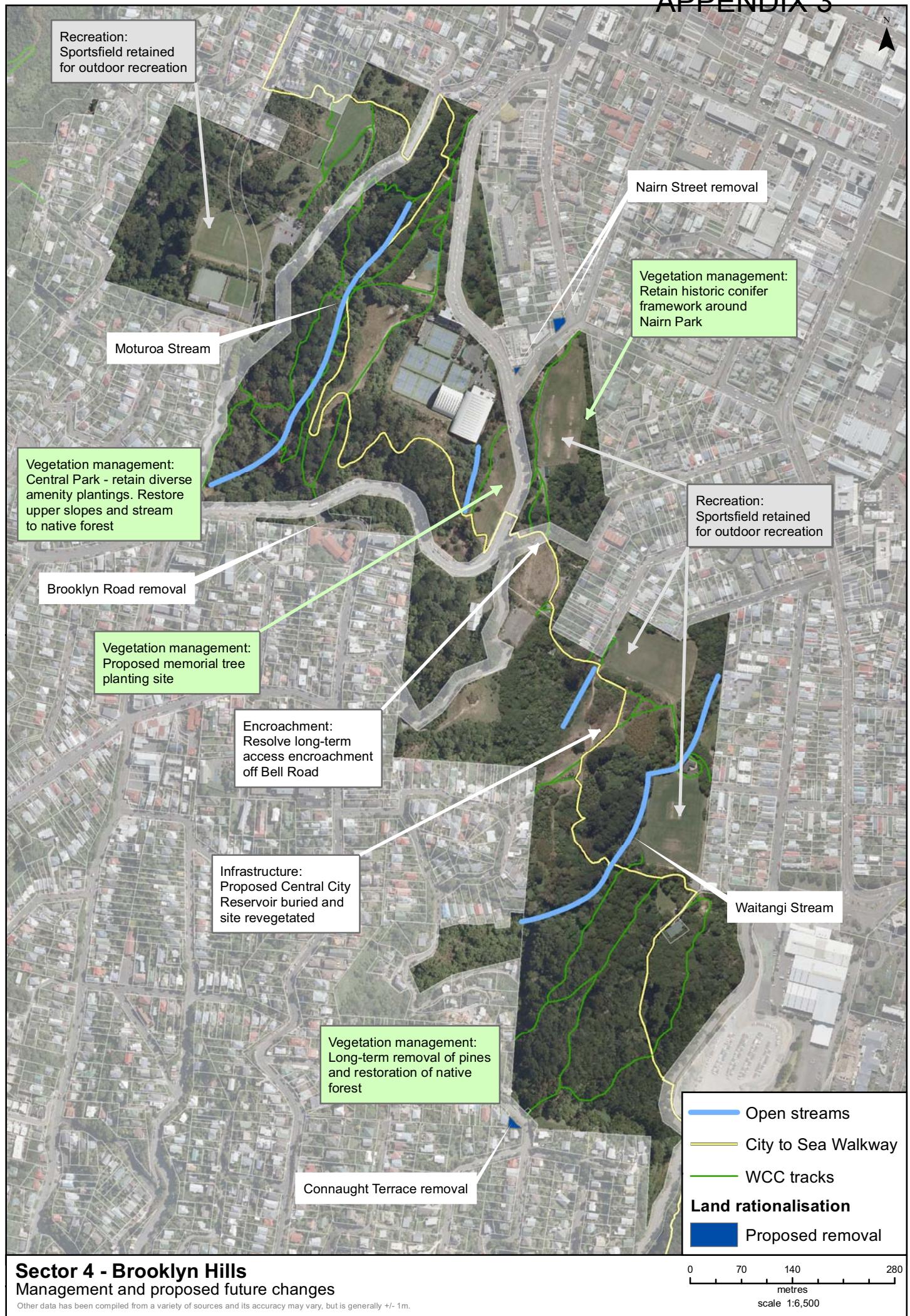


Table 4: Town Belt additions, removals and boundary rationalisations – Brooklyn Hills sector

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation
Corner of Washington Avenue and Brooklyn Road	Lot 5, DP 10508, comprising 0.0785ha. Lot 6, DP 10508, comprising 0.1518ha. Lot 7 DP 10508, comprising 0.4127ha, certificate of title 12 D/1438.  The land in this CT is subject to the Town Belt Deed and therefore legally Town Belt.	The area involves three parcels of land at the intersection of Washington Avenue and Brooklyn Road. The sites are subject to the Town Belt Deed.  This area is complex with access and service encroachments over Town Belt land.	The TBMP 1995 identifies these areas as requiring a review of their status.  To transfer the three areas (in Nairn Street, Brooklyn Road and Connaught Terrace) to road reserve.	The end of Washington Avenue is legally Town Belt and needs to be surveyed, the Town Belt status removed and the road made formal legal road. This will mean the adjoining Lot 5 will then be isolated from the rest of Town Belt.	It is recommended that Lots 5 and 6 be removed from Town Belt.
Corner of Nairn Street and Brooklyn Road	Pt Lot 9, DP 10508 comprising 0.0048ha Pt Lots 11, DP 10508 comprising 0.0206ha.  Both lots being part of CT 12 D/ 1438.	This land takes in the existing electricity substation on the corner of Nairn Street and Brooklyn Road. It was part of the Town Belt Deed.	To transfer the land in Nairn Street and Brooklyn Road to road reserve.	These two small areas are isolated from the main Town Belt area and better managed as road reserve or sold.	It is recommended that: a) The land on the corner of Nairn Street and Brooklyn Road, described as Pt Lot 9, DP 10508, comprising 0.0048ha, part of CT 12D/1438, be removed from the Town Belt. Following this, the land will become road reserve.  b) The land on the corner of Nairn and Thompson streets, described as Pt Lot 11, DP 10508, comprising 0.0206ha, part of CT 12D/1438, be formally removed from the Town Belt.
67 & 67A Epuni Street	Section 34 Town of Wellington, comprising 0.4071 ha, CT 75/271.  Section 36 Town of Wellington, comprising 0.2522 ha, CT 125/25.	An area of undeveloped land on the east side of Epuni Street was acquired by the Council in 1985 for housing purposes through a land exchange with the then Wellington Hospital Board.	The TBMP 1995 states: <i>To add the adjacent Council-owned land in Epuni Street to the Town Belt, either in total or extending from Levina Avenue access to the existing Town Belt boundary with this land.</i>	These sections adjoin Tanera Park, existing Town Belt and the back portions are perceived to be part of the park, comprising the existing mown grass area and dog exercise area. The sections strengthen the character of Tanera Park and accommodate a well-used pedestrian link between Brooklyn, Central Park and Aro Valley.  The plan proposed that:  <i>"the residents of Levina Avenue be given the opportunity to purchase part of this land to enable them to put in a private driveway. The remainder of this land will then be added to the Town Belt. If residents do not purchase the land within two years all of it will be added to the Town Belt under appropriate legislation..."</i>	It is recommended that these lands be added to the Town Belt.  To work with the City Housing Unit regarding the future of the back portion of 49 Epuni Street.

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Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP
Closed road Tanera Crescent	Part Lot 1 DP 10508, comprising 0.4982ha, CT 608/49, also described as closed street.  The road was formally stopped, SO Plan 19461, NZ Gazette 1943 page 1177.	This strip of land that crosses Tanera Park and the former bowling green was originally intended to be used for roading purposes but the road was never built. The road has been stopped.	The TBMP 1995 states: <i>To regularise the legal status of the closed road in Tanera Park.</i>	This land is located right through the middle of Tanera Park, adjoining the Town Belt on both sides. It is considered as a boundary anomaly.	The closed road in Tanera Park, described as Part Lot 1 DP 10508, comprising 0.4982 ha, CT 608/49, should be added to the Town Belt.	Yes, closed road.
Connaught Terrace land	Described as Lot 3 DP 10337, CT 46 D/917, comprising 0.0154ha.	When Connaught Terrace was surveyed and constructed, a small triangle of land was isolated from the main parcel of the Town Belt.	To transfer the land to road reserve with provisions made if necessary for isolation stripes between this road reserve and the adjacent freehold land.	This is a small triangular piece of existing Town Belt land, which is isolated from the main Town Belt and better managed as road reserve.	It is recommended the land described as Lot 3 DP 10337, comprising 0.0154ha, CT 46D/917, located at the beginning of Connaught Terrace, be formally removed from the Town Belt.	Yes
Cooldige Street and Connaught Terrace Gully	Described as Lot 3 DP 78149, CT 44D/514, comprising 0.8479ha.  This reserve land was vested in the Council as a reserve contribution when the large gully area was subdivided in 1994.	This comprises the bush valley area adjacent to the Town Belt, running between Cooldige Street and Connaught Terrace, and classified as Recreation Reserve.	The TBMP 1995 states:  <i>To add the existing reserve land in the Cooldige Street Connaught Terrace gully to the Town Belt and investigate the acquisition of the adjacent undeveloped private land in the gully.</i>	This land adjoins existing Town Belt land and complements existing Town Belt landscape and vegetation. It is a logical extension of the Town Belt boundary within this area.	It is recommended that the Council-owned Recreation Reserve, (described as Lot 3, DP 78149, CT 44D/514, comprising 0.8479ha) be added to the Town Belt.	Yes

## 8.5 Sector 5

## Macalister Park



**Macalister Park, Berhampore**

### 8.5.1 Character and use

This sector defines the western edge of Newtown, extending from Hutchison Road to Britomart Street (Sector five: context map).

The sector comprises three main areas:

1. A **low ridge** extends south from the Brooklyn Hills. Large conifers have been removed from much of the ridgeline and replaced with native vegetation.
2. **Playing fields** are to the east (Rugby League Park and Te Whaea artificial turf) and south (Macalister Park) of the ridge.
3. At the **southern end** the land slopes steeply down to Berhampore. It is densely vegetated in a mixture of exotic and native scrub with a stand of pines at the west end.

This area is mainly used for formal recreation. The 2009 Residents Survey found over a third of residents had visited this area and Berhampore (part of Sector 6) in the past six months. Almost 30 percent had never visited.

Rugby League Park and Macalister Park provide extensive areas of playing fields for formal recreation. In addition, the new artificial sports turf at Te Whaea was built in 2010.

The playing fields also offer opportunities for casual ball games, kite flying, etc, while various tracks on the ridge and the southern slopes provide walking opportunities in less -developed environments.

A play area near Hanson Street is easily accessible from western Newtown and another play area at Farnham Street provides for the Berhampore and Vogeltown communities.

The former Wellington Showgrounds (Te Whaea Dance and Drama Centre) are part of the Town Belt, but the provisions of the Town Belt Deed are suspended under the Wellington City Exhibition Act 1959. The showgrounds (except for the new Te Whaea artificial turf) are managed independently from this management plan.

There is one reservoir in the sector at the southern edge of the ridge above Macalister Park.

## **8.5.2 Land addition and boundary rationalisation**

### **Policies**

8.5.2.1 Formally add the following areas to Town Belt:

- the reserve land at Travers Street and Finnimore Terrace
- the land held for sanitary purposes on the corner of Farnham Street and Liardet Street.

8.5.2.2 In the event the use of the former showgrounds terminates, to integrate management of the Wellington Showgrounds site with that of adjacent Town Belt.

8.5.2.3 Regularise the existing and legal road alignments at Liardet Street.

The new Te Whaea artificial playing field is no longer covered by the Wellington City Exhibitions Act 1959 as it has been taken out of the premises lease for the site. The land has reverted to the Town Belt and is covered by the 1873 Town Belt Deed.

The reserve land at Travers Street and Finnimore Terrace, and the land held for sanitary purposes on the corner of Farnham Street and Liardet Street, are covered under this management plan (Sector 5: context map). A total of 0.94 ha.

*Please refer to Table 5 at the end of this sector for a complete list of Town Belt land additions and removals and boundary adjustments.*

**Wallace Street:** The 1995 Town Belt Management Plan recommends that “*the three isolated areas in the Wallace Street vicinity and west of Liardet Street shall be transferred to Road Reserve with provisions made, if necessary, for isolation strips between the areas made road reserve and adjacent freehold land.*”

The three areas near Wallace Street are grassed and have some significant pohutukawa trees and other plantings that contribute to the greening of this area. A community playground has been established on the larger of the three sections. It is recommended these three sections remain as Town Belt.

**Liardet Street boundary rationalisation:** The area of Town Belt west of Liardet Street has been divided by legal road. The alignment of the legal road and existing road differ. Legal boundary rationalisation is required to make the legal and physical boundaries consistent. A number of access encroachments off Liardet Street across the Town Belt will be resolved at the same time.

## **8.5.3 Landscape and ecological management**

### **Policies**

- 8.5.3.1 Retain the open space character of Macalister Park and gradually improve plantings for shade and shelter.
- 8.5.3.2 Gradually remove large conifer trees alongside Finnimore Terrace and replace with natives.
- 8.5.3.3 Retain and manage the eucalyptus forest below Finnimore Terrace in the medium term.
- 8.5.3.4 Continue with animal pest control and the control of exotic weeds.**

The area provides an open space backdrop to Newtown and Berhampore and is overlooked from Vogeltown and Mornington.

A more unifying cohesive vegetation pattern is being developed to link the area and provide an attractive backdrop for the sportsfields (Sector 5: landscape and existing vegetation map). The major changes over the past 15 years have been:

- pine-tree removal at the southern end of Finnimore Terrace and replanting in natives
- extensive replanting around the new artificial turf at Te Whaea
- planting of steep grass slopes to reduce mowing hazards
- removal/management of young pine trees at the reservoir site.

There are no large areas of pine trees prioritised for removal over the next 10 years.

## **8.5.4 Recreation**

### **Policies**

- 8.5.4.1 Maintain and develop Macalister Park, Rugby League Park and Te Whaea as facilities for outdoor sport and recreation.
- 8.5.4.2 Investigate possible options through this sector for the Island Bay to CBD cycleway and walkway.

The sector is intensively developed for formal recreation (Sector 5: current uses map). Te Whaea and its artificial surface and the natural turf fields at Macalister Park and Rugby League Park are an integral part of the sportsfield network. It is proposed that the natural turf fields are retained at Macalister Park and any future development would support outdoor sport on this park.

**Te Whaea artificial sportsfield:** In 2010 Wellington City Council completed the Te Whaea artificial sportsfield on what was the upper car park at Te Whaea National Dance and Drama Centre (former Wellington Showgrounds), next to Rugby League Park.

The artificial sportsfield is used for training and competition games by football (soccer) rugby union teams, and other sports codes. The field is 65m by 120m and has floodlighting. The sportsfield area has been removed from the premises management lease and the land returned to Town Belt status, but the land for car parking to the north is still covered by the lease and is used by sportsfield and show building users.

In addition there are a cluster of clubrooms situated on the Town Belt on the corner of Stoke and Hanson Streets adjacent to a large parking area. The clubs leasing the lareas are:

- **City of Wellington Pipe Band**
- **Cook Island Society New Zealand Wellington Branch**
- **Scout Association of New Zealand, Southern Cross**

In addition, the **Wellington Rugby Football Union** leases the grandstand at Rugby League Park, which is the home base for the Hurricanes and Wellington Lions.

The Hanson Street Play Area is situated on the Town Belt to the north of the car park below Rugby League Park and is due for renewal or decommission in 2022/2023. An assessment will be carried out based on future demographic analysis in this neighbourhood. This area has the potential to become a major entrance to the Town Belt and, in the longer term, be developed into a neighbourhood park space and hub for sporting clubs.

The City to Sea Walkway<sup>51</sup> (part of Te Araroa, the national walkway), passes through the sector. Most tracks are open to mountain bikes. There is a comprehensive system of tracks linking north-south and between Finnimore Terrace and Adelaide Road. Many of these could be used as key cycle and walking commuting routes and should be considered as part of the proposed Island Bay to City walkway and cycleway, as long as this does not conflict with the recreational nature of the Town Belt.

There is a dog exercise area on the corner of Liardet and Farnham streets and another area at the southern end of Macalister Park.

This area has the potential to become a major entrance to the Town Belt and, in the longer term, be developed into a neighbourhood park space and hub for sporting clubs.

The development of the artificial turf at Te Whaea, the former Wellington Showgrounds, has created a major new sport and recreation park ~~recreational hub~~ in this location. It has also brought back the land into Town Belt use and removed it from the lease between the Council and The New Zealand Schools of Dance and Drama Premises Management Trust Board.

#### **8.5.5 Encroachments**

There are several access encroachments off Liardet Street that will be resolved during the adjustment of the legal road boundaries (see 8.5.2).

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<sup>51</sup> A 12km walkway from Bolton Street Memorial Park to Island Bay

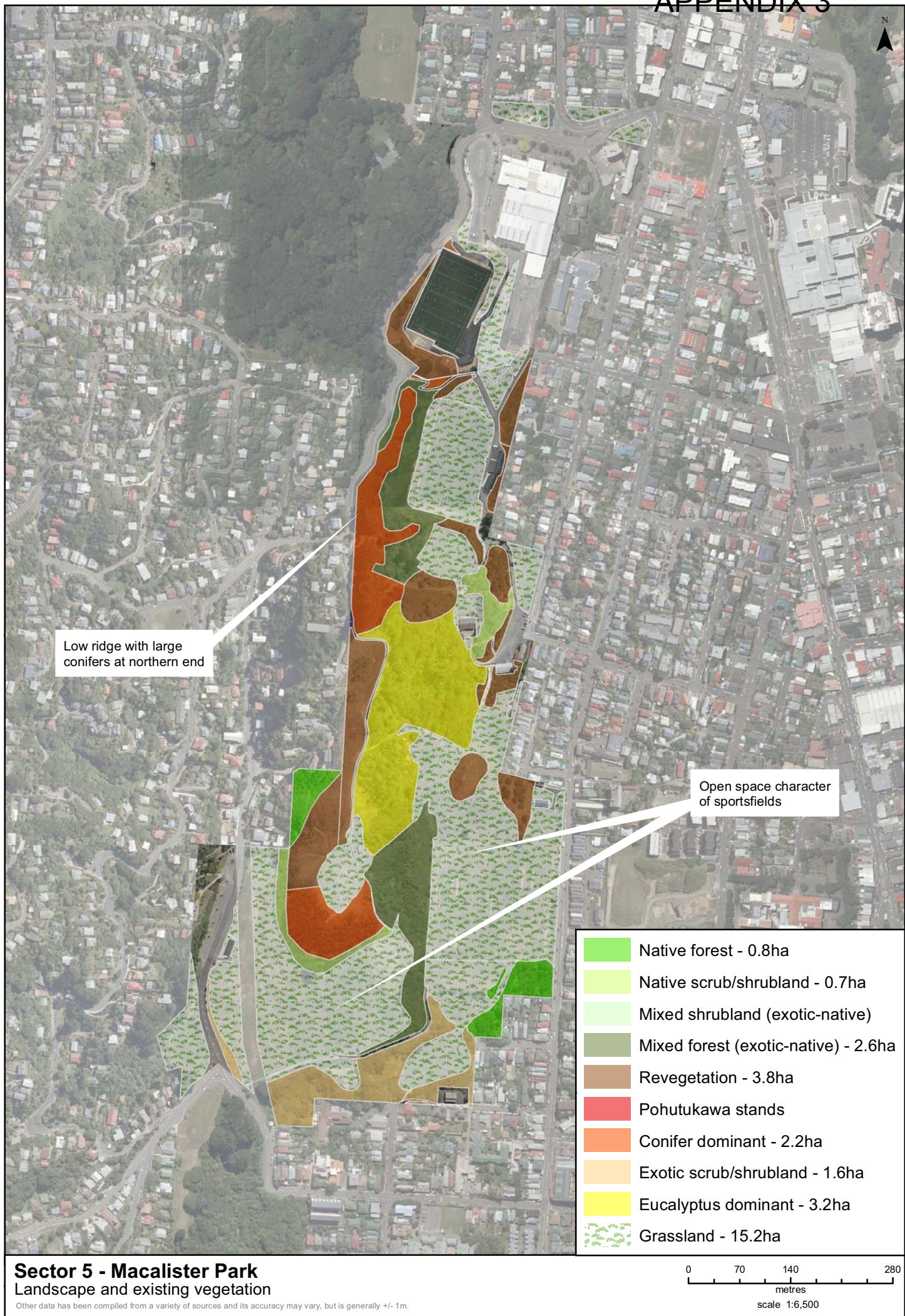
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**Table 5: Town Belt additions, removals and boundary rationalisation – Macalister Park sector**

Site name	Legal description and area	Description, location, current use	Previous policy assessment	Discussion, criteria	Recommendation	Land covered by this TBMP
Wellington Show Association site	The land is owned by the Council, described as Lot 4 DP 10337, CT 46D/917.	This land is located between Hutchison Road, John Street and Hanson Street. It is 5.2230 ha and was taken for the Wellington City Exhibitions Grounds by the Wellington City Exhibitions Grounds Act 1927 (WCEA) (see now the 1959 Act). The land is still owned by Council. Part is leased by the Wellington Show Association, which subleases part to Premises Management Trust for the New Zealand Dance and Drama School. This land is part of the Town Belt, but the provisions of the Town Belt Deed are suspended under the WCEA 1959.	The Town Belt Management Plan (TBMP) 1995, part 2, page 21, states that <i>"in the event of the showgrounds use terminating, to integrate management of the Wellington Showgrounds site with that of the adjacent Town belt".</i>	In the event of the showgrounds use terminating, the management of the Wellington Showgrounds site should be integrated with that of the adjacent Town Belt.	In the event of the showgrounds use terminating, the management of the Wellington Showgrounds site should be integrated with that of the adjacent Town Belt.	3.1119 ha is not managed under this plan but the 2.111 ha of Te Whaea Artificial is.
Wallace Street land	These three areas are defined as: Lot 5 DP 10337, comprising 0.2003ha Lot 6 DP 10337, comprising 0.1050ha Part Lot 7 DP 10337, comprising 0.1185ha. As all three lots are defined in CT 46D/917 and this title is subject to the Town Belt Deed, this land is therefore legally Town Belt.	Three small pockets of Town Belt land at the corner of Hanson and John streets, and to each side of the Hutchison Road/Wallace Street intersection, have been isolated from the main Town Belt by road alienations.  A neighbourhood playground has been developed on one of the sites.	The TBMP, 1995 considers these areas anomalies in terms of Town Belt management and proposes that they be made road reserve.	These three areas contribute to the greening of this area. A community playground has been established on the larger of the three areas.	These areas should be retained as Town Belt. No action required.	Yes, currently Town Belt.
Reserve land at Travers Street and Finnimore Terrace	The land is described as: Lots 445, 446 & 447, DP 9808, CT 559/64, comprising 0.2727ha, Recreation Reserve, NZ Gazette 1995 page 2438.  Lot 448, DP 9808, CT 549/96, comprising 0.0918ha, Recreation Reserve, NZ Gazette 1995 page 2438.  Lots 449 & 450, DP 9808, CT 489/262, comprising 0.1990ha, Recreation Reserve, NZ Gazette 1995 page 2438.	This is Council-owned Recreation Reserve land at the southern end of Finnimore Terrace and off Travers Street, Vogeltown. The land is adjacent to Macalister Park Reservoir at 93 Liardet Street.	The land described above is identified as a potential addition to the Town Belt in the Town Belt Management Plan. (Area 6A TBMP 1995, part 1, page 16).	The land, described as Lots 445-450 DP 9808 and Closed Street SO Plan 23070, should be added to the Town Belt.	This land connects with existing Town Belt land and is effectively managed as such. It is original Town Belt and now has Recreation Reserve status. The landscape and vegetation is consistent with adjoining Town Belt land.	Yes

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Site name	Legal description and area	Description, location, current use	Previous policy assessment	Discussion, criteria assessment	Recommendation	Land covered by this TBMP
Liardet Street realignment	The defined legal road does not follow the existing formed road in this area of Liardet Street from the intersection with Priscilla Crescent and running alongside Macalister Park. This area will require resurveying and the existing road made legal road. The areas not required as legal road could be returned to the Town Belt.  In addition, five private properties at the top end of Liardet Street (opposite Macalister Park), numbers 64A, 66, 76, 78 & 84 Balfour Street, all have access encroachments over Town Belt land connecting through to Liardet Street.	The TBMP 1995 recommends Liardet Street to be regularised, including the area with the private encroachments, to become road reserve, with appropriate isolation strips. Previous correspondence to property owners has been consistent with the management plan policies.	The Liardet Street road alignment and access encroachments for numbers 64A, 66, 76, 78 & 84 Balfour Street should be resolved.	The Liardet Street road alignment and access encroachments for numbers 64A, 66, 76, 78 & 84 Balfour Street should be resolved.	No, currently legal road but should be managed consistently with TBMP policies.	
Land held for sanitary purposes, corner of Farnham Street and Liardet Street	Described as Section 1 SO Plan 22375, Certificate of Title 597/102, comprising 0.2109ha. It is held for Sanitary Works, NZ Gazette 1928 page 1732.	This land is adjacent to Town Belt land at the corner of Farnham Street and Liardet Street, Berhampore. The area contains a number of drainage assets, including the entrance to a large stormwater tunnel, which heads under Macalister Park to a sewer main. The tunnel entrance is now closed and converted to a standard manhole for inspection purposes. There are also two stormwater intakes, which are inspected and cleared of debris routinely.	This is not original Town Belt land, nor was it identified in the TBMP 1995 as a potential addition to the Town Belt.	This land adjoins existing Town Belt land and is part of the town grass area. It is perceived to be part of the Town Belt and is a logical addition.	Prior to this Town Belt inclusion, the appropriate easements should be registered against the lands. Certificate of Title to secure the access to and maintenance of drainage assets on the land.	The Council-owned land on the corner of Farnham Street and Liardet Street, Berhampore, described as Section 1 SO Plan 22375, Certificate of Title 597/102, comprising 0.2109ha, should be formally added to Town Belt.

## 8.6 Sector 6

## Golf Course/Mt Albert



**Martin Luckie Park, Mt Albert Park, National Hockey Stadium, Newtown Park and Melrose Park**

### 8.6.1 Character and use

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

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

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

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

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

The sector is characterised by a wide variety of formal recreation facilities. This includes sportsfields at Wakefield, Martin Luckie, Mt Albert, Newtown and Melrose parks, catering for

cricket, football, hockey, rugby, rugby league and softball and ultimate frisbee. National facilities include the hockey stadium at Mt Albert and Newtown Park for athletics. There are tennis courts at Martin Luckie Park.

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

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

The sector is characterised by the two main tracks on the Mt Albert Ridge (Southern Walkway<sup>52</sup>) and Kingston Ridge (City to Sea Walkway<sup>53</sup>, part of Te Araroa, the national walkway). They provide walking and cycling opportunities with views of Cook Strait, the Miramar Peninsula and the airport.

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

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

## 8.6.2 Land addition and boundary rationalisation

### Policies

8.6.2.1 ~~The Council shall~~ Regularise the legal road alignments at:

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

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

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

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

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

<sup>52</sup> An 11km walkway from Oriental Bay to Island Bay

<sup>53</sup> A 12km walkway from Bolton Street Memorial Park to Island Bay

### **8.6.3 Landscape and ecological management**

#### **Policies**

- 8.6.3.1 Establish a coastal forest cover on the higher ground on the eastern and western ridges.
- 8.6.3.2 Establish vegetation linkages across the valley to develop ecological and landscape corridors.
- 8.6.3.3 Retain the open space character of the Golf Course.
- 8.6.3.4 Establish a mixed forest around Newtown Park and the zoo to complement the zoo planting.
- 8.6.3.5 Retain the parkland character and ~~ultimately replace the historic pines around Newtown Park.~~

| [8.6.3.6 Continue with animal pest control and the control of exotic weeds.](#)

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

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

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

| [In addition the Manawa Karioi Society Inc are restoring 12 hectares of land adjacent to this sector on the slopes south of Kingston.](#)

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

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

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

### **8.6.4 Recreation**

#### **Policies**

- 8.6.4.1 Maintain and develop Wakefield Park, Martin Luckie Park, Mt Albert Park, Newtown Park and Melrose Park as facilities for outdoor sport and recreation.

8.6.4.2 Continue to work with the Mornington Golf Club to assess the scope, scale and facilities provided at the Berhampore Golf Course and the development and management opportunities available.

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

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

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

| 8.6.4.5 8.6.4.6 Facilitate and work with the Wellington Hockey Association who are investigating options at the National Hockey Stadium including:

- a) a third hockey turf
- b) upgrading the Stadium to international standards.

| 8.6.4.6 8.6.4.7 Facilitate and work with the clubs at Wakefield Park who are investigating options for a purpose-built sporting hub at the park.

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

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

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

There are several club facilities in this sector including:

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

The Island Bay and Berhampore Community Orchard Trust has a licence for a community orchard.

There are several possible changes and developments that could occur in this area.

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

- the future use of the former Mornington Golf clubrooms at the northern end of the artificial turf
- possible reconfiguration of the golf course and assess demand for car-parking.
- development of an accessible community walking track around the park and playspace for children"



**Wakefield Park artificial sportsfields**



**Newtown Park in the 1890s**

(S C Smith Collection, Alexander Turnbull Library, F- 152785-1/2)

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

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

**National Hockey Stadium:** The stadium has two artificial surfaces and clubroom and office facilities. It hosts club, regional, national and international competition.

The Foundation for the National Hockey Stadium and Wellington Hockey Association have a long-term plan which proposes a third artificial surface and redeveloped infrastructure and clubroom/office facilities. This is to cater for increasing demand for hockey regionally and the ability of the stadium to host large hockey events including test matches.

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

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

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

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

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

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

## 8.6.5 Parks infrastructure

### Policies

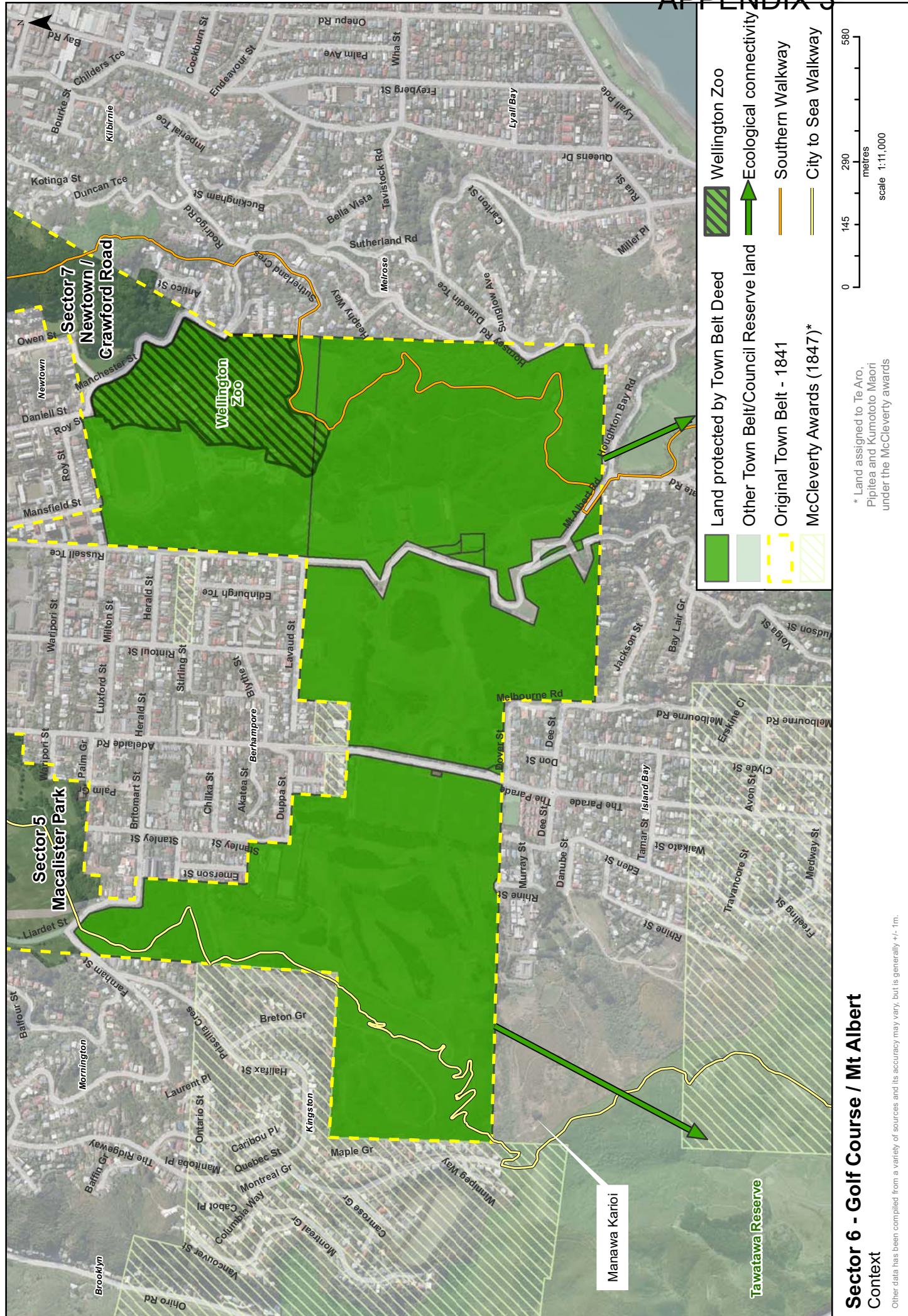
8.6.5.1 The Berhampore Plant Nursery shall remain at its present location to provide plant material for Council restoration and beautification projects.

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

## 8.6.6 Encroachments

There is one road legal boundary adjustment off Volga Street with associated access encroachments to houses on Jackson Street.

## **APPENDIX 3**



Sector 6 - Golf Course / Mt Albert

## APPENDIX 3



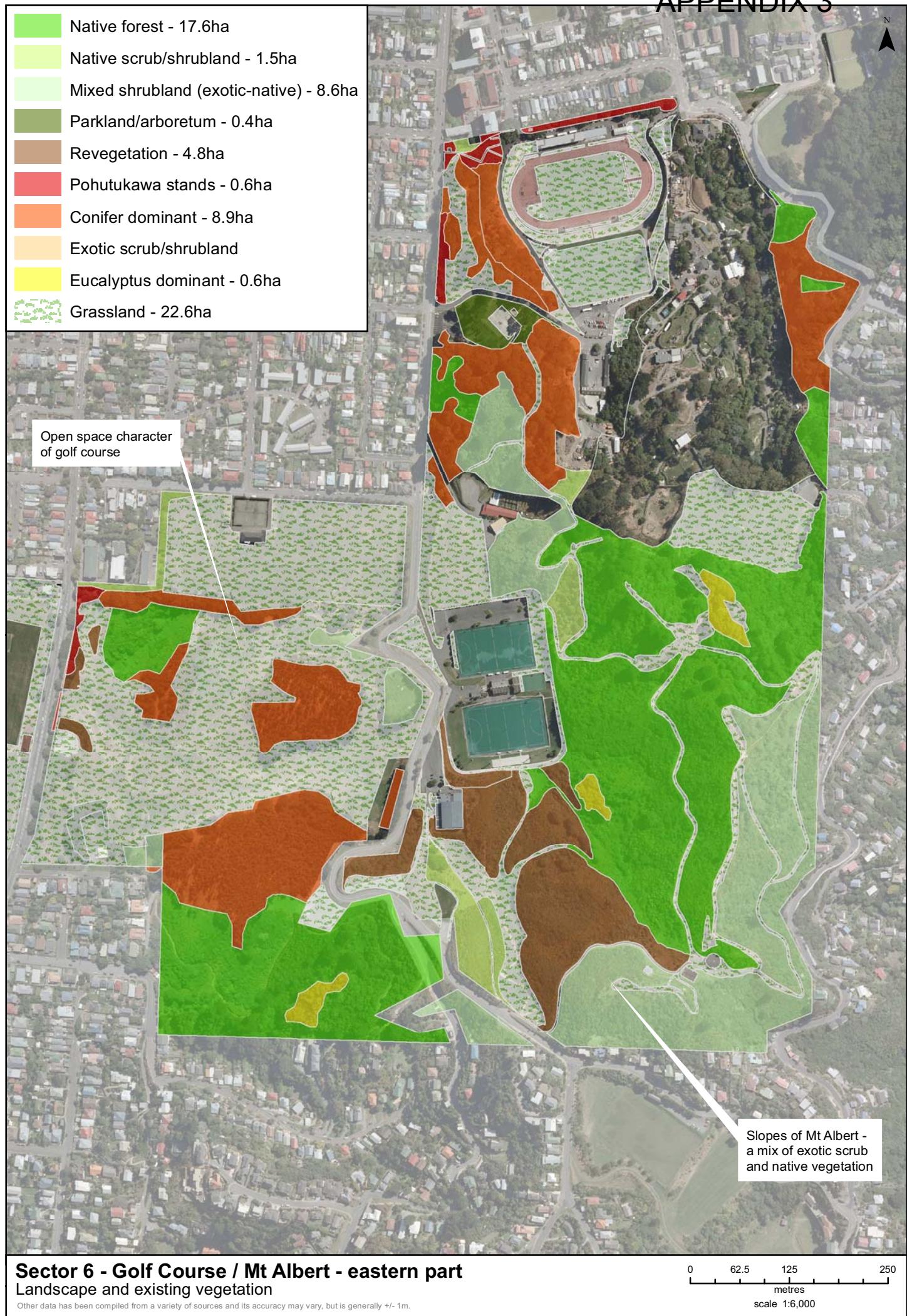
## APPENDIX 3



## APPENDIX 3



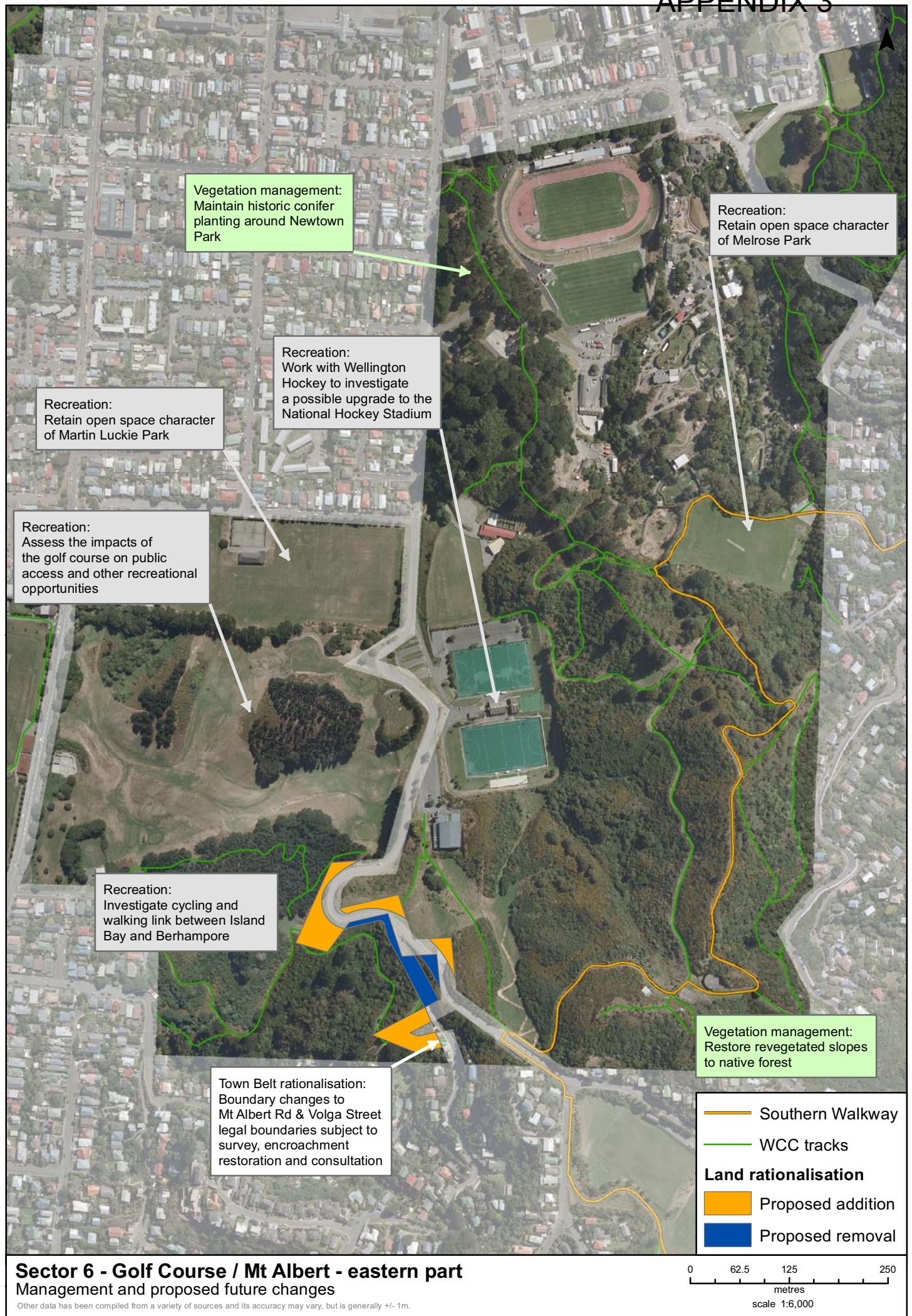
## APPENDIX 3



## APPENDIX 3



## APPENDIX 3



**Table 6: Town Belt additions, removals and boundary rationalisations – Berhampore Golf Course/ Mt Albert sector**

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP
Stanley Street road alignment	Part of Stanley Street (legal road) outside the entrance to the Council-owned Berhampore Nursery, Part of CT 47B/388.	A small area of Stanley Street encroaches onto Town Belt land and this requires rationalisation. Part of the Town Belt land should become legal road.	Boundary rationalisation.	Part of Stanley Street, outside the entrance to the Berhampore Nursery, should be resurveyed to follow the actual road carriageway. As part of this process, a small area of Town Belt land will be removed (the exact area to be confirmed following survey).		Yes
Mt Albert/Volga Street road realignment	A length of legal road running from the corner of Lavaud Street and Mt Albert Road, Newtown, through to Volga Street/Jackson Street, Island Bay.	The stretch of road from the Mt Albert Road/Lavaud Street intersection through to the Volga Street/Jackson Street does not follow the alignment of the legal road on Town Belt land.	The TBMP1995 (part 2, page 24) states: <i>The Council shall regularise the existing road alignments at Volga Street/Mt Albert Road and grant such easements as may be required to guarantee existing private access-ways off the existing legal road.</i>	The legal road should be redefined to reflect the actual road alignment.	No, currently legal road but should be managed consistently with TBMP policies.	

## 8.7 Sector 7

## Newtown/Crawford Road



**Southern part of Sector 7 between Newtown and Kilbirnie.**

Note Carmichael Reservoir in top left of Town Belt.

### 8.7.1 Character and use

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

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

1. The **conifer plantation** from Manchester Street to Crawford Road, partly removed in 2010, forms a distinctive block of tall forest with some eucalypts and native regeneration on the eastern slopes.
2. **The Crawford Road saddle** has areas of mixed vegetation along with mown grass.
3. A **parkland area** north of Crawford Road has scattered tree groupings of mixed species with large open areas and sports and recreation clubrooms and facilities. The former Chest Hospital is at the northern end.
4. **A south-facing valley** between Wellington Hospital and the Chest Hospital, known as Vice Regal Park, was formerly part of Government House.

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

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

There are two water reservoirs within the sector:

- public reservoir south of Coromandel Street
- reservoir off the northern end of Owen Street servicing the hospital and not part of the citywide network.

## 8.7.2 Land addition and boundary rationalisation

### Policies

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

- road reserve on the corner of Owen Street and Manchester Street
- Antico Street Recreation Reserve
- 6 and 10 Crawford Road
- Vice Regal Park
- former Chest Hospital land ~~to be managed in accordance with section 8.7.3 below.~~

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

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

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

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

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

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

This reserve forms a significant part of the green backdrop to Newtown. Although not physically adjacent to the Town Belt, it is next to the Chest Hospital land (now owned by Wellington City Council and proposed to become Town Belt). It is surrounded by areas of open space and vegetation from neighbouring properties, such as Government House and Wellington College, giving the perception of continuity. The reserve is accessible from Coromandel Street and the Chest Hospital. There is also a track linking through to Wellington College. It is used for informal recreation and includes a play area, dog exercise area and a concrete skating facility. The land was part of the original Town Belt but was allocated for 'lunatic asylum/college purposes' in 1872. The Crown transferred the land to the City for Town Belt purposes in the 1980's.

**Government House:** The land owned by the Crown and used for Vice Regal/Head of State purposes was part of the original Town Belt. There are strong economic and cultural benefits to Wellington in continuing to be the home of the Vice Regal Representative. If the land, either in whole or part, becomes surplus to the requirements of the Crown, then the Council will discuss with the Crown the possible return of the land to the Town Belt.

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

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

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

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

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

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

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

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

### **8.7.3           Former Chest Hospital land**

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

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

#### **Objectives**

**Manage the Chest Hospital land and buildings in a manner that seeks a long-term sustainable use of the buildings while protecting and enhancing the site's heritage and reserve values.**

#### **Policies**

- 8.7.3.1 Manage the Chest Hospital land and buildings in accordance with section 8.7.3 of this plan. When inconsistencies occur between the general objectives and policies of this plan and the Chest Hospital objective and policies, then the Chest Hospital objective and policies prevail. This section takes precedence over the rules for use and development in Chapter 9.
- | 8.7.3.2 The heritage values of the Chest Hospital building, the Nurses Hostel and the covered walkway linking the two buildings and curtilage will be recognised and protected.
- | 8.7.3.3 Any proposed development will be assessed against the proposals consistency with the heritage listing in the District Plan.
- 8.7.3.4 The Council will continue to work with the Wellington SPCA in accordance with the terms and conditions of the Agreement to Lease dated 31 August 2007.
- 8.7.3.5 If in the event the Agreement to Lease terminates then the Council will seek to find a long-term sustainable use for the Chest Hospital, taking into account the following parameters:
- evidence of a 'public good' element
  - strategic fit with Wellington 2040
  - optimal use of resources/assets – including use of the buildings' secluded park-like setting
  - environmental impact – does the use have the potential to adversely affect heritage and reserve values?
  - the extent of building modifications required
  - demonstrated need and community support for the activity.
- 8.7.3.6 Public access will be maintained to the grounds and to the walking link between Alexandra Road and Owen Street through the site.

## Background

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

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

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

In 2004 the Council issued a request for proposals for the future use of the facility. The SPCA submitted the preferred proposal and in June 2007 the Council approved granting a lease to SPCA. In August 2007 the SPCA entered into an agreement to lease.

The Council completed all exterior refurbishment works in February 2010, which consisted of:

- exterior refurbishment of the Chest Hospital building
- upgrade of the infrastructure (power, gas ,water) to the buildings
- exterior upgrade to the Nurses Home
- earthquake strengthening works to the Chest Hospital and Nurses Home (~~additional strengthening is required to the Chest Hospital 2012/13~~).

| As of ~~June 2013~~July 2012, the SPCA ~~had moved on site to commence internal fitout and were planning to occupy the site by late 2013.~~ was proposing to lease the Chest Hospital and contribute to the Council's planned capital upgrade works.

## 8.7.4 Landscape and ecological management

### Policies

- 8.7.4.1 Manage the sports club area north of Crawford Road as open parkland with associated ridgeline stands of conifer and eucalypts.
- 8.7.4.2 Retain a reduced area of conifer plantings as a landmark feature south of Crawford Road, with native vegetation on the lower slopes.
- 8.7.4.3 Establish a commemorative tree planting area around the mown grass area between the former Chest Hospital land and Table Tennis Club known as Victory Gardens to acknowledge its historic use as a community garden.

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

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

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

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

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

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

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

## 8.7.5 Recreation

### Policies

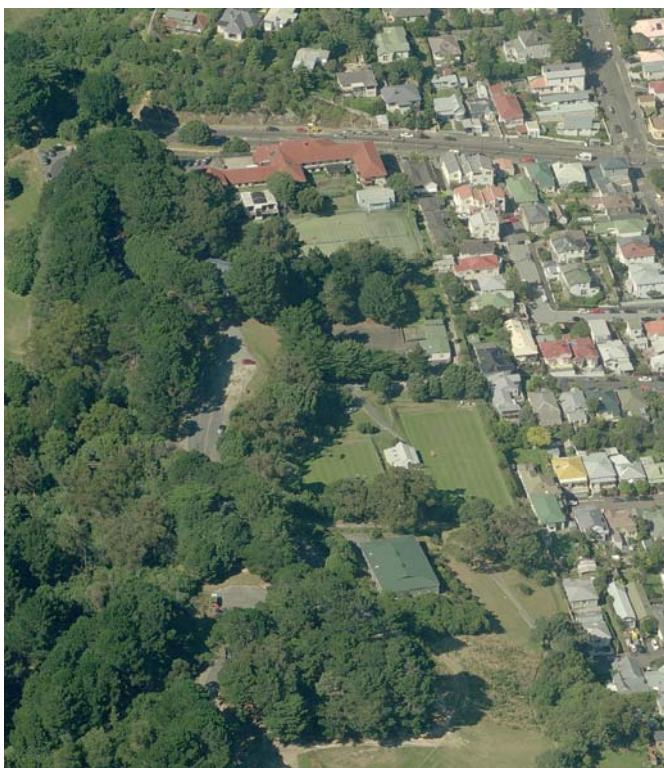
- 8.7.5.1 Protect the natural visual quality of Alexandra Road as an important scenic route through the Town Belt.

### 8.7.5.2 Limit development of club facilities to their existing lease footprints to retain the parkland character of this Town Belt sector.

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

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

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



#### **Cluster of club buildings north of Constable Street, Newtown.**

At top of photo the red roofed building is the Mt Victoria Lifecare Rest Home situated on Original Town Belt.

These clubs comprise:

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

Walking routes include the Southern Walkway<sup>54</sup> and connections to local streets and the neighbouring Truby King Park.

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

## **8.7.6 Encroachments**

### **Policy**

#### 8.7.6.1 Measures shall be taken to eventually exclude all private vehicle access ~~use~~ from the Carmichael reservoir access track off the end of Owen Street<sup>55</sup>.

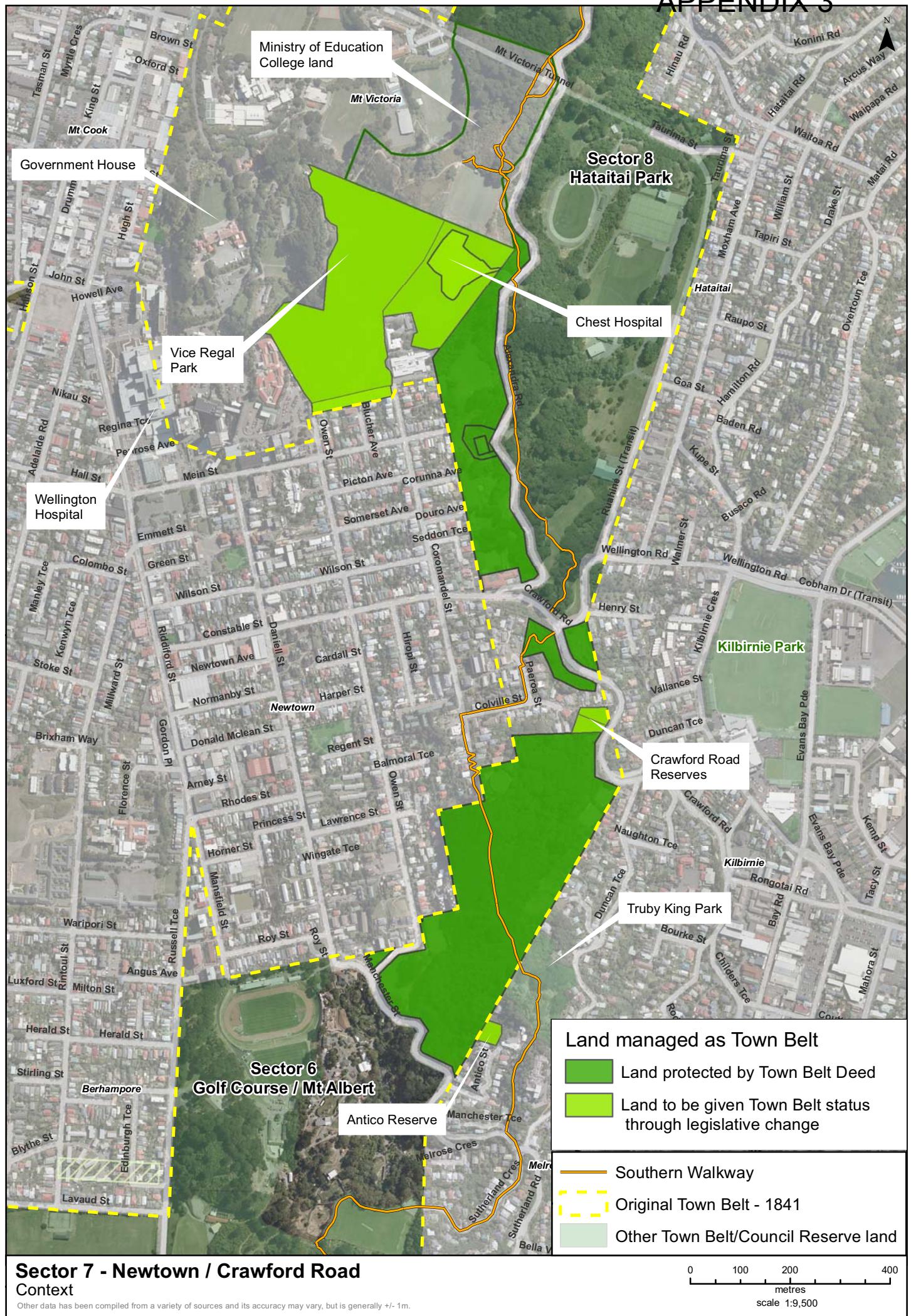
<sup>54</sup> An 11km walkway from Oriental Bay to Island Bay

<sup>55</sup> This would not preclude the issuing of temporary access permits for occasional access.

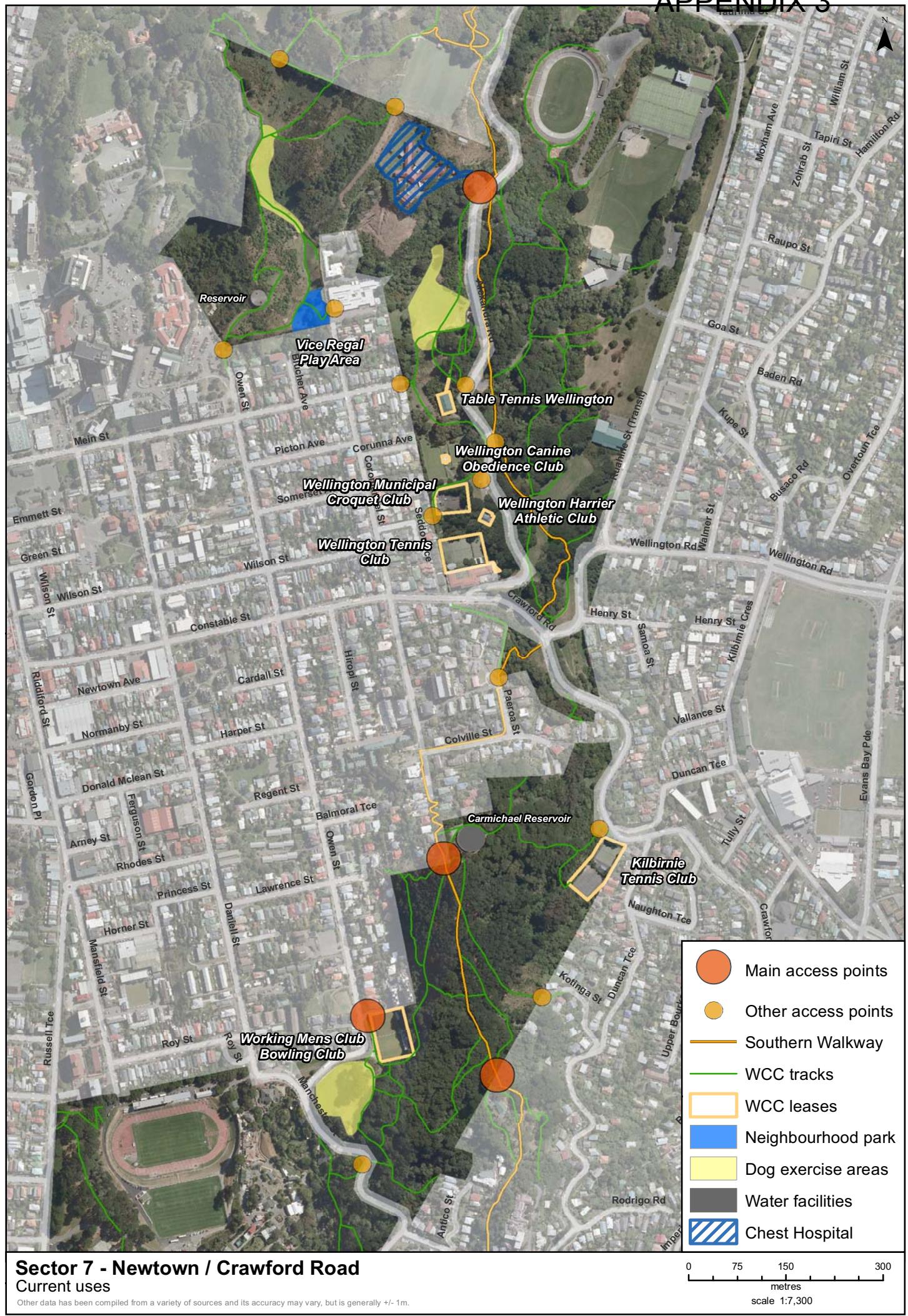
## APPENDIX 3

A vehicle track, which provides access to the water reservoir off Owen Street, is also used by local residents for drive-on access to several nearby private properties. As The Southern Walkway passes along part of the length of this track, ~~vehicle traffic is not only inappropriate but presents a potential safety hazard. This track also attracts rubbish dumping because it is secluded and accessible by car.~~ A gate has been installed at Owen Street with private vehicle use being phased out over time. No new access is currently being permitted. It is proposed that the residents will make an application for an encroachment licence to Council as per the policies in 9.6.9 of this management plan.

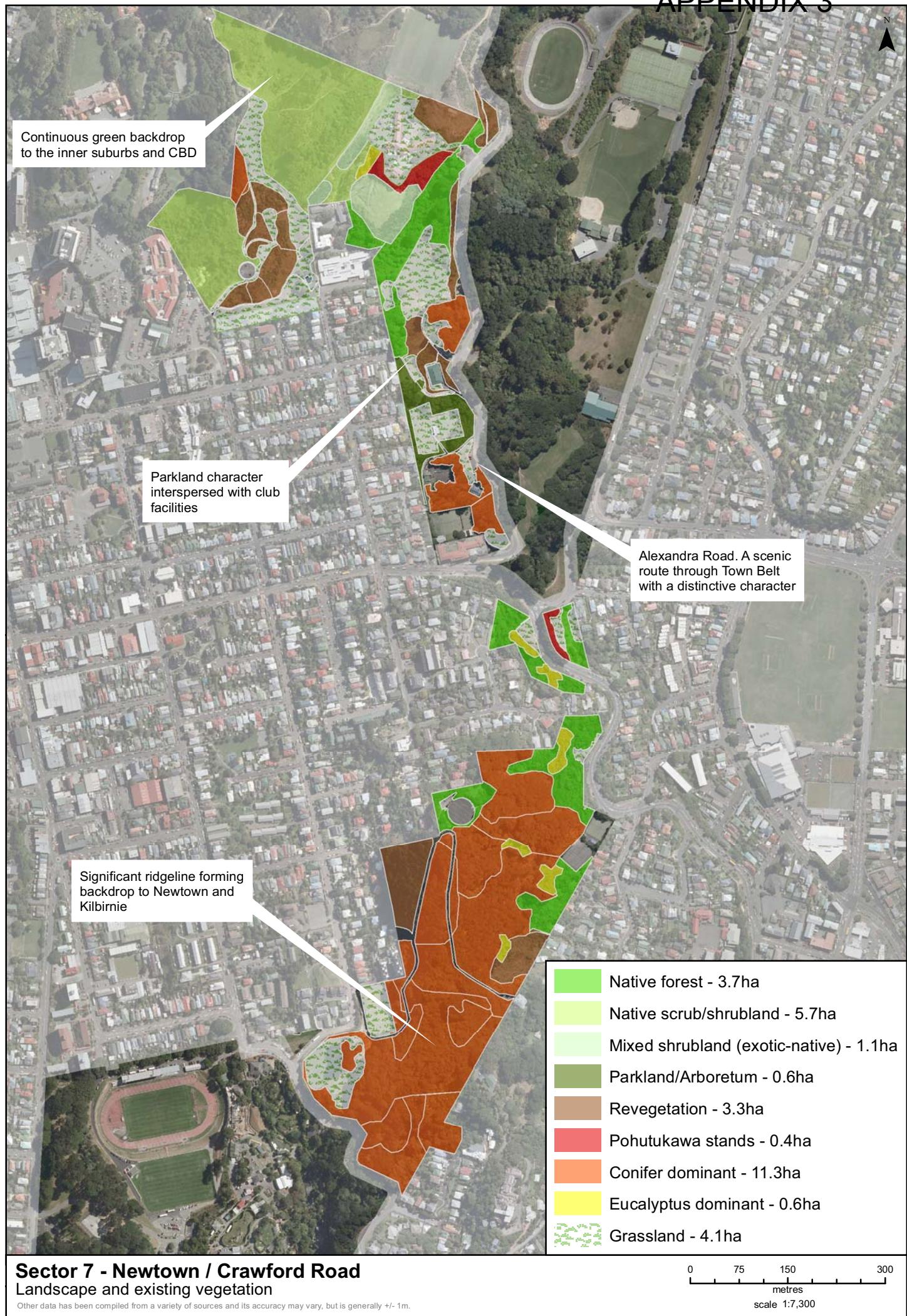
## APPENDIX 3



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## APPENDIX 3



## APPENDIX 3



**Table 7: Town Belt additions, removals and boundary rationalisations – Newtown/ Crawford Road sector**

APPENDIX 3

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP
Antico Street Recreation Reserve land	The land is described as Lot 2, DP 80801, CT 47B/602, comprising 0.1617ha, vested as Recreation Reserve on the deposit of plan 80801.	Located just south of the Truby King <b>Historic Reserve Park</b> , this land borders Town Belt land (CT 46D/912) and is zoned Open Space B.		The land is not original Town Belt, but has similar environmental characteristics and values to the adjoining Town Belt and its vegetation. This lot also provides an important physical link from Antico Street into the Town Belt.	All these factors are strong reasons for including this land into the Town Belt.	The land should be included in the Town Belt.
Road Reserve on corner of Owen and Manchester Street	Legal road.	This is a small grassed area of Road Reserve adjoining the Town Belt in the vicinity of Manchester and Owen streets.		This land contributes to the overall landscape values of this area and is already perceived to be Town Belt.	This road reserve should be added to the Town Belt following survey and road stopping.	No, currently legal road but should be managed consistently with TBMP policies.
6 & 10 Crawford Road				These two lots have been identified in the TBMP 1995 (pages 16–17, figure 4, 9B) as potential additions to the Town Belt.	The land is covered in vegetation and borders the Town Belt. Landscape character and values are consistent with the Town Belt.	Yes
Former Chest Hospital land				The land was originally subject to the 1873 Town Belt Deed. It was removed from the Town Belt to rehouse people moved from land required for airport development during the 1950s. These two lots were not developed and are bush covered sections in Council ownership. The land is zoned Open Space B.		The two lots, at 6 and 10 Crawford Road, Kilbirnie Heights, described as Lots 35 & 36, DP17934, CT 42D/764, should be added to the Town Belt.

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Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP
Vice Regal Park	The land is described as: Section 1342 Town of Wellington, comprising 0.3462ha. It is vested in Wellington City Council in trust as a reserve for recreation purposes, CT 38A/760. NZ Gazette 1990, page 143.  Section 1324 Town of Wellington, comprising 8.1142ha. It is vested in the Wellington City Council in trust as a reserve for recreation purposes, CT 22C/3.	This reserve area comprises land held in two parcels located at the top end of Coronadell Street, situated between Wellington Hospital land, Chest Hospital land and Wellington College land. The reserve features mixed vegetation with areas of conifer forest, gorse and emergent native species woven between areas of open mown grass.	The TBMP 1998 states: <i>In 1981, the Crown returned 8.1ha of land to the citizens of Wellington at no cost. The land formed part of the current Vice Regal property originally allocated for such purposes in 1872 but was essentially not utilised. The Crown accepted that the land was originally envisaged for Town Belt reserve and was suitable for such purposes</i> (page 11).	This reserve forms a significant Part of the green backdrop to Newtown. Although not physically connected to the Town Belt, it is next to the Chest Hospital land. It is surrounded by areas of open space and vegetation from Government House and Wellington College, giving the perception of continuity. The reserve is accessible from Coronadell Street and the Chest Hospital. There is also a track linking through to Wellington College. It is used for informal recreation and includes a play area, dog exercise area and a concrete skating facility. The land was part of the original Town Belt but was allocated for 'lunatic asylum/college purposes' in 1872. The Crown transferred the land to the City for Town Belt purposes.	The Vice Regal Park which is Council recreation reserve land, held in CTs 22C/3 and 38A/760, comprising 8.46ha, should be added to the Town Belt.	Yes
					If the land either in whole or part become surplus to the requirements of the Crown, then the Council will discuss with the Crown the possible return of the land to the Town Belt.	
Government House	The land comprises 11.1942ha and is described as Pt Sec 1248 Town of Wellington. It is Government Purpose Reserve (Vice Regal Residence), NZ Gazette 1984 page 5470.	The Vice Regal Residence or Government House is located on the eastern side of Adelaide Road, between Wellington College and Wellington Hospital. It can be accessed from the corner of Rugby and Dufferin streets off the Basin Reserve.	The TBRP 1998 states: <i>The current Council policy is to seek land ownership of all the Vice Regal land with a lease back to the Crown. This policy cannot be enforced by the Council and relies on cooperation from the Crown. However, the Crown opposes the policy. No progress has therefore been achieved.</i>	There is unlikely to be any land declared surplus to Vice Regal requirements and there are strong economic and cultural benefits to Wellington in continuing to be the home of the Vice Regal representative or any future Head of State.	Accordingly, the policy is to seek agreement in principle from the Crown that should the land ever be surplus to Vice Regal/Head of State purposes, the land be transferred to the Council for Town Belt purposes.	(page 19)

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Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP
Hospital Road/Hugh St Play Area	The area comprises 0.1695ha and is described as Part Town Belt, situated in Block XI, Port Nicholson Survey District, Town of Wellington. It is held as a reserve for a children's playground and vested in Wellington City Council. Part New Zealand Gazette, 1945, page 260 and 306.	This reserve area is located off Hospital Road, behind Council-owned properties in Hugh Street and next to the Vice Regal residence. It is a small grassed area and, although it is described as a children's play area, the land contains no play equipment.		This small reserve is isolated from any existing Town Belt land by the Vice Regal lands. It is considered that while the Vice Regal land is used for Head of State purposes it is not justifiable to have this reserve land included in the Town Belt. It is a reserve, and with recreation reserve classification has suitable protection.	No action required.	No
Ministry of Education land 'College land'						

## 8.8 Sector 8 Hataitai Park



### **The recreation hub at Hataitai Park.**

Note badminton hall at top of picture and Velodrome at bottom centre.

#### **8.8.1 Character and use**

The sector occupies the east face of the Mt Victoria ridge. Its entire western boundary is formed by Alexandra Road, which runs along the top of the ridge. Ruahine Street and Hapua Road form much of the eastern boundary (Sector 8: context map).

The east-facing slope of Mt Victoria has two distinct parts. There is a distinct contrast between the southern area, subject to intense recreation use, and the northern part, a less-used more secluded area.

- The area between the Mt Victoria summit and the Mt Victoria Tunnel features undeveloped slopes containing regenerating native vegetation with scattered clusters of pine trees on the skyline.
- South of the tunnel the lower ground is occupied by a major sport and recreation park (Hataitai Park) mainly screened from view by landform and vegetation. The slopes above the park sports hub are forested with a mosaic of exotic species, with a native understory developing in several places. Next to Ruahine Street is an open grass glade and clusters of ornamental trees and shrubs sloping down to the road.

The area is an important green backdrop to Hataitai and the eastern suburbs. Tree height on the skyline emphasises the landform. The south-east aspect is favourable to native and broadleaf exotic species.

The sector is a highly visible ‘green space’ between State Highway One (Ruahine Street) and Alexandra Road (the main road to the Mt Victoria lookout).

This area is mainly used for formal recreation – 44 percent of Wellington residents had used this area in the past six months, 23 percent had never visited. There is a large sporting hub with facilities for sports including softball, netball, tennis, football, rugby, badminton, gymnastics, darts and cycling.

A network of tracks, including part of the Southern Walkway<sup>56</sup>, provide varied walking opportunities through forest and open glades, many of which connect with the Town Belt and local streets in Hataitai. There is a bike skills area at the southern end as well as a dog exercise area.

## 8.8.2 Land addition and boundary rationalisation

### Policies – Land additions and boundary rationalisations

8.8.2.1 The Council will continue working with NZTA to identify options for reducing or mitigating the impacts of State Highway 1 on the Town Belt and in particular Hataitai Park.

8.8.2.2 Also refer to policy 2.9.3 re: The Crown taking Town Belt land.

**8.8.2.3 The Hataitai bus tunnel passing under the Town Belt land in this sector should be surveyed. Following the survey, the legal status of the subsoil, used for tunnel purposes, should be legally removed from the Town Belt and then gazetted road.**

There are no proposed additions to the Town Belt in this sector. However the northern section of Ruahine Street is on the Town Belt. The area has never been removed from the Town Belt and declared legal road. There is also a narrow strip of Town Belt land running from Goa Street to Wellington Road located between private properties and Ruahine Street. It contains a number of mature pohutukawa trees.

**State Highway 1:** In July/August 2011, the New Zealand Transport Agency (NZTA) sought public feedback on “*The Inner City Transport Network: Improvements for a Successful Capital City*”. The proposal includes:

- a bridge to the north of the Basin Reserve to improve traffic flows and reduce journey times for public transport
- a second Mt Victoria Tunnel to the north of the existing one (two lanes east-bound)
- widening Ruahine Street and Wellington Road. In places, particularly near Badminton Hall, the encroachment into Town Belt could exceed the existing designation boundary
- a new pedestrian and cycle path between Cobham Drive and the Basin Reserve.

The Council’s position is that:

- It supports the alignment of the Mt Victoria tunnel to the north of the existing tunnel.
- While it has various impacts that need to be considered, the option of widening Ruahine Street to the west (requiring the compulsory acquisition of Town Belt land) is preferable to widening into the residential area to the east.
- It will seek to minimise the widening of the street on to the Town Belt.
- If the second Mt Victoria Tunnel and widening of Ruahine Street goes ahead, the New Zealand Transport Agency (NZTA) will need to acquire part of the Town Belt, which is held

<sup>56</sup> An 11km walkway from Oriental Bay to Island Bay

in trust by the Council. During that process the Council will need to make decisions on its role as trustee under the Town Belt Deed 1873.<sup>57</sup>

The impacts of the proposal on the Town Belt include:

- the loss of land
- landscape impacts
- loss of amenity and changes to the character of parts of the Town Belt next to Ruahine Street
- displacement of recreational activities, particularly badminton and the dog exercise area, and the displacement of Hataitai Kindergarten
- loss of mature trees and indigenous vegetation
- improved vehicle access at Goa Street
- changes to parking in Ruahine Street and traffic impacts in Moxham Avenue that are likely to impact on the demand for parking at Hataitai Park.
- Temporary affects associated with the construction which could include closure of some parts of the Park, periodic access issues and so on.

### **8.8.3 Landscape and ecological management**

#### **Policies**

- 8.8.3.1 Return the northern wedge to native coastal forest and gradually remove the mature conifers on the eastern side of Alexandra Road.
- 8.8.3.2 Perpetuate and diversify the mixed forest in and around Hataitai Park as both a visual backdrop and a recreational environment, in particular preserving the mature tree framework.
- 8.8.3.3 Retain conifers on the skyline to emphasise the landform, provide shelter and integrate with vegetation types on the west side.

#### 8.8.3.4 Continue with animal pest control and the control of exotic weeds.

The vegetation and its visual qualities need to be carefully managed as this is a highly visible area, especially the boundary with Alexandra Road and along State Highway 1.

The landscape has changed little over the past 15 years with few tree removals. The large mature conifers next to Alexandra Road have undergone major pruning. In addition there have been revegetation plantings on the Hataitai to City Walkway.

The northern area, between the road tunnel and Mt Victoria faces east and native shrubland is regenerating well. Along the ridgeline are a number of mature conifers that provide a backdrop to the ridgeline and will be retained as long as practicable (Sector 8: landscape and existing vegetation map).

The mixed planting around Hataitai Park and the native regeneration above the park provide a green framework for the recreation facilities and need to be retained and enhanced to mitigate the visual effects of this hub.

<sup>57</sup> The Council holds the Town Belt in trust and any negotiation around sale or exchange of land for roading needs to be carefully managed and the legal issues fully considered. It is noted that NZTA has the power to compulsorily purchase the land required from the Council.

## 8.8.4 Recreation

### Policies

8.8.4.1 Establish a Hataitai Park Advisory Group of sporting organisations to develop a long-term master plan for the park, which includes:

- retaining the landscape character of the hub while allowing flexibility for sporting development
- developing a landscape plan for the changed Ruahine Street frontage to reflect its amenity value and prominent location
- Working with NZTA regarding potential changes to access and parking as a result of the state highway development
- rationalisation and/or sharing of sporting infrastructure and buildings wherever possible. In particular, an assessment over the future maintenance and resurfacing of the velodrome.
- working with Wellington Badminton and NZTA to look for suitable alternative locations for Badminton Hall if it is confirmed that the hall will be affected by the state highway development.
- Alexandra Rd should not be used as alternative vehicular access (except for utility vehicles) to/from Hataitai Park.”

8.8.4.2 Protect the natural character of Alexandra Road, as an important scenic route through the Town Belt.

Hataitai Park is one of the largest sporting hubs in the city and has facilities for formal recreation, including two playing fields, softball diamonds, a velodrome cycle track and 14 netball/tennis courts (Sector 8: current uses map). There are a number of associated pavilion buildings and clubrooms, including two club-owned gymnasiums. Facilities are leased to:

- **Harbour City Gym Sports**, which owns and manages the indoor gym behind the Wellington Football club building
- **Marist St Pats Rugby Football Club** clubrooms next to the Velodrome (note their home ground is Evans Bay park)
- **Netball Wellington Centre** administration building
- **St George Softball Club**
- **Wellington Football Club**, with a sub lease to darts
- **Port Nicholson Poneke (PNP) Cycling Club** has an agreement to use the Velodrome over the summer months for training and events and rents a storage shed on the lower park to store bikes and provide space for winter training.
- **Wellington Badminton Association** owns an eight-court facility with associated pro shop and has a ground lease covering the building and adjacent car park.

Wellington Badminton Club has proposed to build an extension to Badminton Hall to add ~~three~~ five courts. This proposal was declined by planning commissioners in 2010 and appealed to the Environment Court by the club in 2011. The development was approved by the Environment Court. However, Action for the Environment appealed the decision to the High Court. The appeal was heard in May 2012. On 13<sup>th</sup> July 2012 the High Court dismissed the appeal. The club has not yet applied for landowner approval for this extension through a variation to their current lease.

In addition the **Hataitai Kindergarten** occupies an elevated site just south of the Mt Victoria tunnel portal off Taurima Street.

The Southern Walkway goes through this area and there is a bike skills area at the southern end. A dog exercise area is also provided.

A 2007 report identified several issues with Hataitai Park:

- The number and configuration of buildings on the park does not meet the needs of the various organisations using or leasing facilities on the park.
- There is only one vehicle entrance off Ruahine Street (which is part of State Highway 1). Some sports activities create high volume of vehicles wishing to enter and leave the park, particularly netball.
- There is an insufficient number of car parks to cope with the large number of users at peak times.

Improvements to parking, lighting and access have been undertaken. Some of the demand from netball on Saturdays has been removed with the opening of the ASB Community Sports Centre at Kilbirnie. However, Netball Wellington may move its satellite leagues to Hataitai Park.

The Wellington Darts Club building has been sold to Harbour City Gym Sports.

The 2007 report recommended the preparation of a plan to develop this park as a recreation and sport hub. The report also recommended a landscape plan be developed for the Ruahine Street (SH1) frontage to reflect the amenity value and prominent location as part of the 'city gateway' from the airport to the CBD.

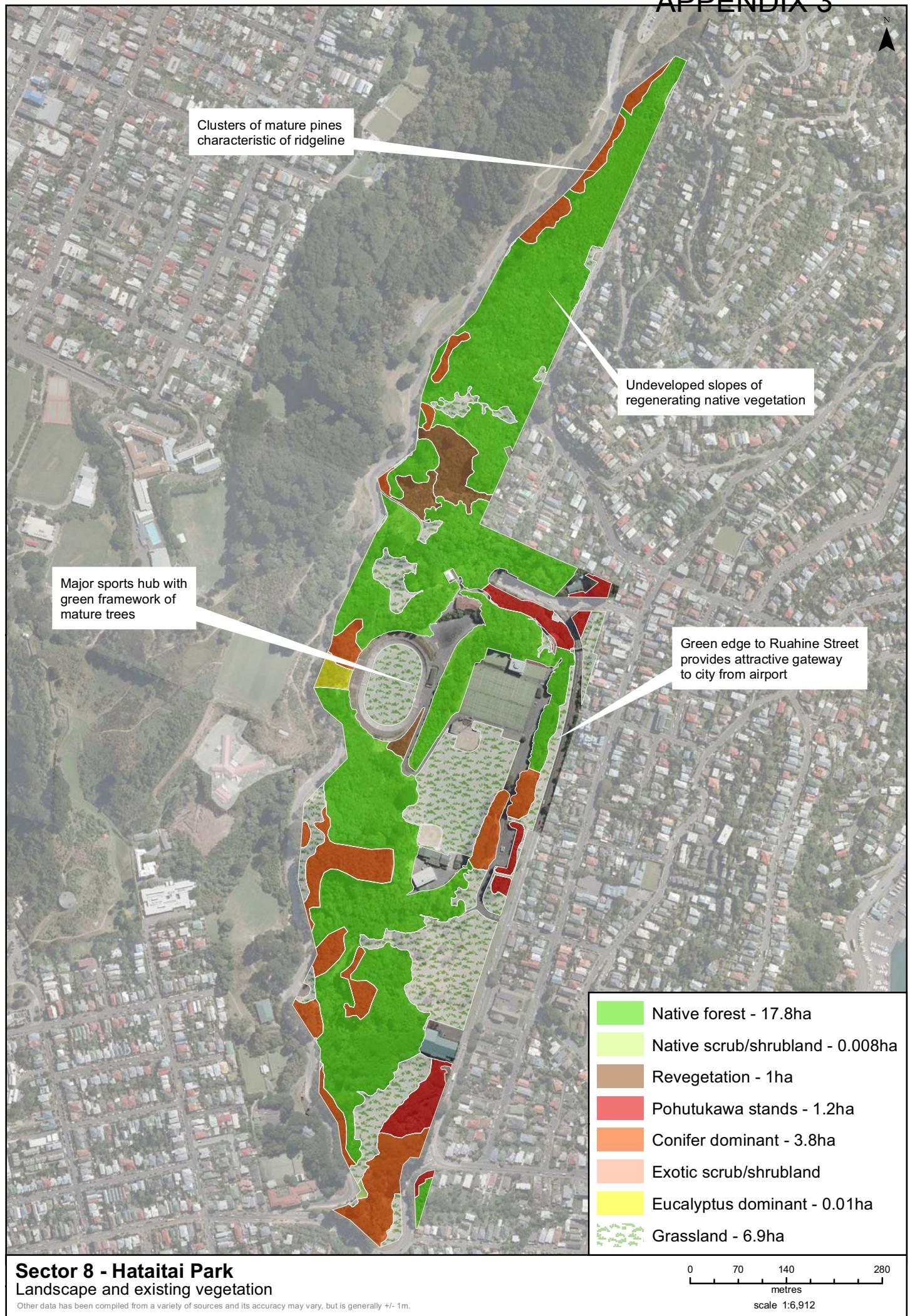
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## Sector 8 - Hataitai Park

### Management and proposed future changes

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

**Table 8: Town Belt additions and boundary rationalisation – Hataitai sector**

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP
Pohutukawa strip next to Ruahine Street	This land is legally defined as Town Belt and contained in CT 48B/341.	This is a narrow strip of land running from Goa Street to Wellington Road, between private residential properties and Ruahine Street, Hataitai.	The TBMP 1995 recommends that this land be transferred to road reserve and have its Town Belt status removed.	Refer to Ruahine Street below.	Refer to Ruahine Street below.	Yes
Ruahine Street	Area marked green on DP 81724, being part of the land in CT 48B/341.	The stretch of Ruahine Street, from Taurima to Raupo Streets is still Town Belt land. This portion of Ruahine Street has never formally been made legal road.  This land is subject to the New Zealand Transport Agency's roading project "The Inner City Transport Network: Improvements for a Successful Capital City".	The TBMP 1995 states: <i>To regularise (making inconsistent legal and physical boundaries consistent) the legal status of Ruahine Street and, if necessary, make provision for an isolation strip on the east side of Ruahine Street (part 2, page 33).</i>	<i>The Inner City Transport Network: Improvements for a Successful Capital City proposal includes:</i> A second Mt Victoria Tunnel to the north of the existing one (two lanes east-bound). Widening Ruahine Street and Wellington Road.  An option is to widen Ruahine Street to the west into the Town Belt.	The Council will continue working with NZTA to identify options for reducing or mitigating the impacts of the State Highway 1 on the Town Belt and, in particular, Hataitai Park.  In situations where the Crown proposes to take Town Belt land for a public work, then the Council will pursue its replacement with Crown Land of equal value.	Yes

**8.9 Sector 9****Mt Victoria/Matairangi**

**Looking south from Mt Victoria/Matairangi**

**8.9.1 Character and use**

This sector lies at the north end of the long ridge forming the eastern arm of the Town Belt. The area extends from Mt Alfred north to the slopes of Oriental Bay (Sector 9: context map).

There are three distinct areas.

1. The ridge is a long narrow strip of open ground with scattered tree groups that slope southwards for one kilometre from the Mt Victoria summit to Mt Alfred with generally easy gradients. Alexandra Road runs along the ridge.
2. The city slopes above the suburb of Mt Victoria are generally sunny, dry and exposed to the north-westerly wind. These are generally steep slopes dominated by pine and macrocarpa trees with areas of eucalypt and pohutukawa plantings. An understory of native vegetation and some exotic species are regenerating on more favourable sites, generally where there is more moisture, in the gullies and on the lower slopes. Open ground is generally confined to the less visible low ground.
3. The Oriental Bay slopes occupy the mid-slopes with housing above and below, dropping down to sea level at the north end of Oriental Parade. This is also generally steep ground, sunny, dry and exposed to the north-westerly wind. There is a mosaic of vegetation types, including stands of conifers, eucalypt and pohutukawa, areas of rank and mown grassland, and areas of both exotic and native secondary growth.



Mt Victoria is the most intensively used forest area on the Town Belt according to recent market research with 95 percent of residents having visited and 68 percent visiting at least once every six months. The lookout area provides extensive views and information on the city and Town Belt. The forest provides shelter, shade and a variety of environments able to withstand heavy use. This is a popular area for mountain biking.

### **Town Belt between Mount Victoria and Hataitai bisected by Alexandra Road.**

#### **8.9.2 Land addition and boundary rationalisation**

##### **Policies**

###### **8.9.2.1 Formally add the following areas to Town Belt:**

- Mt Victoria lookout land
- Lookout Road Open Space lands apart from the driveway associated with easements to 28 and 30 Alexandra Road
- 150 Alexandra Road
- Point Jerningham Reserve.

###### | **8.9.2.2 The Hataitai bus tunnel passing under the Town Belt land in this sector should be surveyed. Following the survey, the legal status of the subsoil, used for tunnel purposes, should be legally removed from the Town Belt and then gazetted road.**

The proposed additions to the Town Belt in this sector include Mt Victoria Lookout area, open space lands along Lookout Road, and Point Jerningham Reserve (Sector 9: context map). This land is covered under this management plan.

*Please refer to Table 9 at the end of this sector for a complete list of Town Belt land additions, removals and boundary rationalisations.*

**Mt Victoria Lookout area:** The land described as the Mt Victoria Lookout includes the southern section of Lookout Road, the area around the Byrd Memorial, the lower car park and the lookout platform on top of the Mt Victoria summit.

It was originally part of the Town Belt as set aside by the New Zealand Company, but was allocated for public purposes or public utility before 1873. The land was originally used as a signal station by the Harbour Board and subsequently vested in Wellington City Council for road and pleasure ground purposes.

In 2006, the Council completed a major redevelopment of the Mt Victoria/Matairangi Lookout to retain and enhance its role as a major visitor destination.

Mt Victoria Lookout is a prominent high point at the eastern end of the Town Belt's horseshoe. It is a very obvious landmark and a focal point from the central city. This is accentuated by the steep unvegetated road cut below the lookout.

The site links physically and visually with existing Town Belt land and the adjacent Lookout Road Open Space land (recommended to also become Town Belt).

The site is accessible, with car parking available at the lower car park off Lookout Road, and an informal track leading south along the Te Ranga a Hiwi ridgeline, to the site of the historical Te Akatarewa Pā.

The site has significant historical and cultural significance to mana whenua.

**Lookout Road Open Space land:** In 2000 the Council surveyed and gazetted the northern section of Lookout Road. The process created nine sections of land zoned Open Space B, located from the Mt Victoria Lookout, going north along Lookout Road to Alexandra Road.

These sections do not have any reserve status or protection.

The three sites below Lookout Road are steep west-facing slopes, mainly covered in gorse with some emergent native and exotic species. A track linking Mt Victoria Lookout with the Southern Walkway goes through the larger of the three sites.

The area around the Centennial Memorial has been redeveloped to replace a water reservoir and incorporate a lookout/seating area, and a track linking down to a mown grass area and to Alexandra Road.

The area between the transmitter mast and Mt Victoria Lookout is part of the ridgeline. The trig station is on this section of land. There have been two formal access easements granted off ~~this the driveway on the southern edge of this area~~ to private residential dwellings. ~~The driveway looks to be associated with the residential character of this area and has low Town Belt values and will not be added to the Town Belt.~~ An informal track has been created over the land.

The remaining section of land is adjacent to and a continuation of the grassy slope running from the top car park of the Mt Victoria Lookout down to Alexandra Road.

These sections of land are visually part of the Mt Victoria Lookout and ridgeline landscape, which provides a strong focal point from the central city. They are continuous with existing Town Belt land and creates a link (both visually and physical) from the Mt Victoria Lookout to the Centennial Memorial.

Panoramic views across the city, harbour and Town Belt can be experienced from different parts of this land and along Lookout Road. It is important that these views are protected.

Some parts of this land is suited for passive recreation, such as sightseeing, picnicking and walking. The areas below Lookout Road are steep but a track linking Robieson Street with Lookout Road could be developed in the future.

~~It is recommended that all of these lands apart from the driveway with private easements be added to the Town Belt.~~ This land was never part of the original Town Belt or held under the Town Belt Deed.

**Point Jerningham Reserve:** Point Jerningham is made up of the coastal area of land and steep escarpment that lies at the very eastern end of Oriental Bay Parade. It can be accessed from Carlton

Gore Road and Oriental Bay Parade. The escarpment is too steep to be accessible but has significant landscape value given its prominent city location.

There is a building on part of the Recreation Reserve, which is owned and used by a Dance Club. The land is also the firing base for the Defence Forces ceremonial salute, comprising two buildings and a concrete pad. It is used several times a year for this purpose.

The escarpment is mainly covered by gorse with some emergent native or exotic species.

Point Jerningham is prominent visually from the central city. The recreation reserve and escarpment extends the green backdrop to the central city by visually linking the existing Town Belt with the harbour. The site is a natural extension to the Town Belt.

This land was not part of the original Town Belt as set out by the New Zealand Company, but does have high historical value given that it was used for military purposes in the First and Second World Wars.

### 8.9.3 Landscape and ecological management

#### Policies

8.9.3.1 Develop a master-plan for Mt Victoria/Matairangi that looks at landscape, future plantings and rate of removal of pines, as well as recreation development and ways to reduce user conflict

| 8.9.3.2 8.9.3.2 Retain the isolation strips along the ridgeline between the Centennial Memorial and Mt Victoria Lookout at the rear of the properties on Robieson Street.

| 8.9.3.2 8.9.3.3 Develop vegetation guidelines for Mt Victoria based on the following intentions:

- Assisting the establishment of native forest on the steep slopes north of Palliser Road.
- Continue the theme of coastal shrub vegetation on the summit ridge between the Mt Victoria Lookout and Centennial Memorial.
- Improve views from Mt Victoria Lookout with vegetation management and selective removal of mature pine trees.
- Identify areas where conifer/eucalypt forest should be retained and perpetuated.
- Maintain the commemorative planting area in Charles Plimmer Park.
- Ensure succession planting of taller tree species.
- Aim to strengthen visual unity along the ridge.

| 8.9.3.3 8.9.3.4 Work in partnership with the Rotary Club of Wellington and Mt Vic Revegers on the “City to Summit” project.

| 8.9.3.4 8.9.3.5 Continue with animal pest control and the control of exotic weeds.

The vegetation needs to be carefully managed as this is a highly visible area, especially the boundary with Alexandra Road and Palliser Road.

This calls for a conservative approach to vegetation management. Simple large-scale vegetation patterns are required to protect the visual unity of this important city backdrop.

Vegetation choices are influenced by the north-west aspect with exposure to drying winds and the steep slopes with little soil cover.

Some of the earliest plantings of conifers occurred at Pirie Street. This sector still contains extensive areas of exotic conifers (Sector 9: landscape and existing vegetation map). Native species are regenerating in the understory.

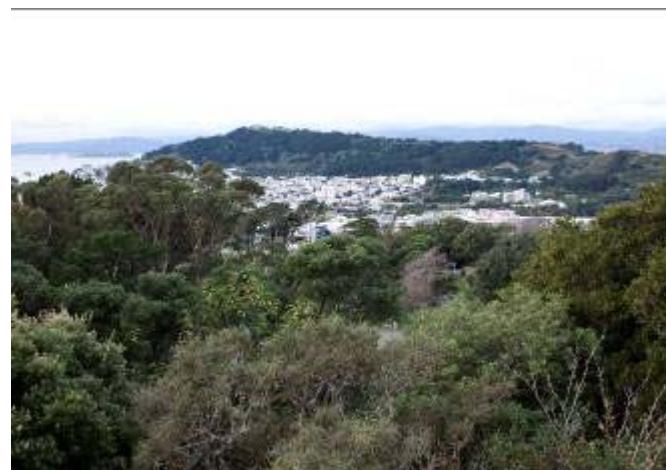
A return to native vegetation would result in low diversity coastal forest on the higher ground with taller species confined to the moister gullies.

Mt Victoria is in a very strategic ecological location given its height and the fact it is roughly an equal distance from Maupuia/Watts Peninsula, Te Ahumairangi Hill, Waimapihi/Polhill Gully and Karori Sanctuary. The taller mature forest canopy is a key stepping stone especially for our larger bird species. It is proposed to continue with the mixed vegetation patterns and have a staged approach to vegetation management on Mt Victoria. It is important to ensure the taller tree species are replaced through succession planting.



**Mt Victoria from above Central Park in Brooklyn, 1907**

(Wellington City Council Collection, Alexander Turnbull Library, G 025451 1/1)



**Mt Victoria from above Central Park in Brooklyn, 2012**

Over the past 15 years, there have been the following changes:

- conifer removal (limited to removal of a large stand above Telford Terrace)
- revegetation of gullies above Oriental Bay
- shrubland revegetation around the Mt Victoria summit as part of its redevelopment
- development of a commemorative planting area in Charles Plimmer Park, which is now full.

The summit ridge between the Centennial Memorial and Mt Victoria Lookout is largely unbuilt. In 2000, when the northern end of Lookout Road was partially legalised, it was proposed to establish an isolation strip along the rear of properties on Robieson Street to prevent development and access onto the summit ridge. Several property owners along the newly legalised road negotiated a settlement to prevent the strip being laid. Most were along the built edge at the northern end. One property, at what is now 34 Lookout Road, was on a more visible part of the ridge as seen from the Mt Victoria lookout. The Council has had several requests from other property owners on Robieson Street to have the isolation strip removed. The Council has always declined these applications because of the potential affects on the Town Belt and landscape character of the ridgeline.

There are two community groups working in this sector:

**Mt Vic Revegers** have been working for many years to revegetate the slopes of Mt Victoria with native plants. Recently they have been joined by the **Rotary Club of Wellington** who have commenced an enhancement planting project on Mt Victoria called “City to Summit” to celebrate their Centenary in 2021. The objectives of the project are:

1. enhancing ecological values and scenic quality in one of central Wellington’s most popular tourist and walking areas, and
2. fostering a sense of community through the participation and interaction of a range of community groups, including Wellington Rotary.

#### 8.9.4 Recreation

##### Policies

- 8.9.4.1 Develop more single track mountain bike tracks; and endeavour to separate walkers and bikers in some areas. [These will be identified with public input into development of the Landscape Plan \(policy 8.9.3.1\)](#)
- 8.9.4.2 Upgrade the Hataitai to City Track as a major commuter route for walkers and cyclists.
- 8.9.4.3 Improve walking access along the summit ridge between the lookout and the Centennial Memorial.
- 8.9.4.4 Improve access from Pirie Street through to Charles Plimmer Park.

Mt Victoria is mainly used for informal recreation and tourism (Sector 9: current uses map). The forested slopes offer an extensive area close to the city, in which a ‘natural’ environment can be experienced, while the summit ridge offers exhilarating panoramic views. A network of tracks amply provide for walking, jogging and mountain biking opportunities, including the Southern Walkway<sup>58</sup>, although the section of walkway from Oriental Bay to Palliser Road is closed to biking. The World Mountain Running and international mountain biking events have been held at Mt Victoria.

The summit viewing area is a major tourist attraction, while Alexandra Road provides a scenic driving route along the ridgetop popular with tourists and Wellingtonians alike.

| The Mt Victoria/[Matairangi](#) lookout area was improved in 2007 and includes:

- a new viewing platform and a more gently contoured path to the summit
- a more pedestrian-friendly area around the Byrd Memorial
- improved car and bus parking
- new handrails, seats and rubbish bins
- revegetation of the summit slopes into a native shrubland
- improved lighting, traffic management and directional and information signs
- public toilets on the corner of Lookout Road and Alexandra Road.

Interpretation signage covers Māori history and sites of significance on the Town Belt, the history of the Town Belt, the city's major earthquake fault lines and the memorials that are in the area.

The Centennial Memorial at the northern end of the summit ridge was integrated with a new viewing area at the time of the reservoir upgrade in 2006. There is no car parking at this site and no footpath between the Centennial Memorial and Mt Victoria Lookout.

Leased facilities comprise:

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<sup>58</sup> An 11km walkway from Oriental Bay to Island Bay

- **Victoria Bowling Club Inc**, with two greens and clubhouse facilities off Pirie Street
- **The Long Hall Trust** at Point Jerningham.

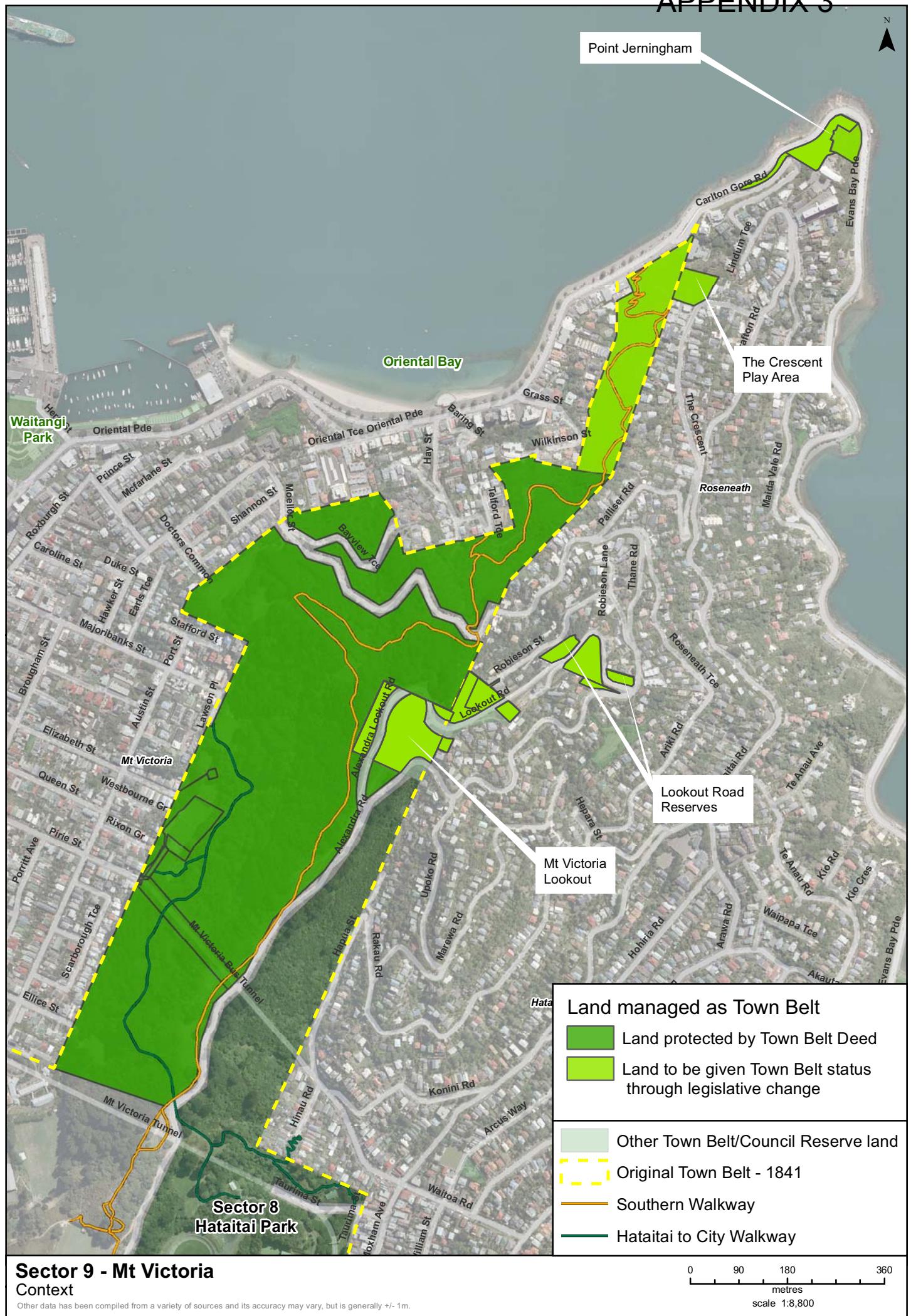
**The Innermost Garden Inc**, next to Victoria Bowling Club, has a licence for a community garden.

Two play areas provide facilities for the Mt Victoria and Roseneath communities.

There is a dog exercise area at Charles Plimmer Park.

[Wellington Mountain Bike Club is building and maintaining some tracks in this sector. They have built dual use tracks and some single-purpose mountain bike only tracks.](#)

## APPENDIX 3



# APPENDIX 3



## APPENDIX 3



## APPENDIX 3



# APPENDIX 3

**Table 9: Town Belt additions and boundary rationalisation – Mt Victoria sector**

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP	
Lookout Road open space lands	This land is held in three CTSs. Part of CT 69533 See 24, 5, & 6 SO 303817 CT 123577 - Sec 1 & 8 SO 303817 CT 55700 Lot 2 DP 306858	Adjacent to, along the eastern side of, existing Town Belt and the Pleasure Ground land (at the Mt Victoria summit) is an area of Council owned land that is zoned open space B. This land contains, the Centennial memorial and around to the transmitter mast linking into Alexandra Road. Lookout Road was legally surveyed and gazetted in 2000.	The land is identified in the TBMP 1995 as a potential addition to the Town Belt. (Mt Victoria Summit – the centennial memorial and area around the transmitter mast, as per 11b, Figure 4 TBMP, pg.17).	These lands are contiguous with the Town Belt. These sections of land are visually part of the Mount Victoria Lookout and ridge line landscape which forms a strong focal point from the Central City.	It is recommended to add these lands to the Town Belt – except Section 7 SO 303817	Yes	
Mt Victoria Lookout land	The land is held in three parcels and described as: <del>Lot 1 DP 6438, subject to S. 106 Res. &amp; O.L.D. &amp; P.B. Emp. Act 1922, vested in the Council in trust for road purposes, comprising 0.455ha.</del> Part of Mt Victoria and part of the land described in the 7 <sup>th</sup> Schedule to the Wellington Corporation and Harbour Board Streets and Lands Act 1892, CT 716/19. Held as Pleasure Ground and vested in the Council, pursuant to the Public Works Act 1928, Proclamation 5579, NZ Gazette 1956 page 917, comprising 1.8678ha.	The area primarily consists of mown grass. It also has an outlook shelter and a water supply reservoir.	The land described as the Mt Victoria Lookout includes the majority of the ring road, the Byrd Memorial, car parks and lookout platform on the top of Mt Victoria. This square-shaped land parcel was originally used as a signal station by the Harbour Board and subsequently vested in Wellington City Council for road and Pleasure Ground purposes. The Mt Victoria Lookout was original Town Belt land, but was allocated for public purposes or public utility before 1873. Following its use as signal station by the Harbour Board, it was then taken for a pleasure ground and roading purposes and vested in Wellington City Council (CT 716/19).	The site borders existing Town Belt and is a significant landscape focal point within the Town Belt and the city. <i>The Council shall initiate action to reinstate the land currently held as 'Pleasure Ground' to its former Town Belt status and at the same time, shall initiate action to legalise the road looping the summit.</i> (part 2, page 38)	Since the signal station closed, the land has been managed effectively and perceived as part of the Town Belt.  It has significant historical and cultural meaning and memory associated with it – both European and Māori.	The Council should initiate action to reinstate the land currently held as 'Pleasure Ground' to its former Town Belt status and at the same time, take action to legalise the road looping the summit.  This will involve appropriate survey work, gazetting the road, and inclusions to and exclusions from the Town Belt.	Yes
Mt Victoria Radio Networks site			This land is located on the east side of Lookout Road along the Mt Victoria ridge, between the Mt Victoria Lookout and Centennial Memorial.	This land is owned/administered by Radio Networks and the site used for telecommunications.	If the ownership and/or use of this site changes then the Council will assess this site for possible addition to Town Belt.	No	
150 Alexandra Road	Lot 1 DP11417	This is a Council-owned section next to Centennial Memorial land and located on the corner of Alexandra Road and Lookout Road.		This land adjoins Centennial Memorial (also proposed to become Town Belt). This section of land adds local landscape value to the Lookout Road experience.	This land should be added to the Town Belt.	Yes	

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP
Oriental Parade to Palliser Road	Lots 2 & 3 DP 10507 Part CT 427/150 3.7365ha Subject to the Deed of Conveyance 144970.	This land is located between Oriental Parade, The Crescent and just south of Wilkinson Street.  This land is subject to a right to the trusts and provisions set out in Deed of Conveyance 144970. Lot 3 was acquired as part of a land exchange in 1925. Lot 2 was conveyed to Council in 1883.  This land is held as pleasure ground for the City of Wellington and its inhabitants.  The start of the Southern Walkway starts here.  There is a playground at The Crescent.	This land was included as Town Belt in the 1995 Plan.	This land is a prominent backdrop to Oriental Bay. Lot 2 was part of the original Town Belt (1841).	This land should be added to the Town Belt.	Yes
Point Jerningham	The area discussed is in two parts, namely:  the existing Recreation Reserve at Point Jerningham, being all the land in CT 22B/899, described as Section 167 Evans Bay District, comprising 0.7147ha, and the legal road, which is the green strip of land that lies between Carlton Gore Road and Oriental Parade.	Point Jerningham is the coastal area of land and escarpment that lies at the very eastern end of Oriental Parade, heading around to Evans Bay Parade. It can be accessed from Carlton Gore Road and Oriental Bay Parade.  Point Jerningham is Council-owned land with Open Space B zoning. There is a building on part of the Recreation Reserve, now leased for drama, arts, and dance purposes.  The land is also the firing base for the Defence Forces ceremonial salute, with two buildings and a concrete pad. It is used several times a year for these purposes.  The escarpment is mainly covered by gorse with some emergent native or exotic species.	The Town Belt Management Plan identifies the Point Jerningham reserve as a potential addition to the Town Belt network, management area 11, because of its visual continuity with this part of the Town Belt. The TBMP states:  <i>Undeveloped land at the tip of Point Jerningham can be seen as a small but significant extension of the Town Belt, linking the Town Belt open space to the harbour in this key location.</i> (part 2, page 37)	Point Jerningham is prominent visually from the central city. The Recreation Reserve and escarpment extends the green backdrop to the central city by visually linking the existing Town Belt with the harbour. The site is a natural extension to the Town Belt.  <i>Point Jerningham can be seen as a small but significant extension of the Town Belt, linking the Town Belt open space to the harbour in this key location.</i> (part 2, page 37)	It is recommended that: a) the land at Point Jerningham, with Recreation Reserve status, described as Section 167 Evans Bay District, being all the land in CT 22B/899, is added to the Town Belt, because of its visual prominence and location in the city b) the longer term goal to protect the strip of open space land running between Oriental Parade and Carlton Gore Road be agreed to.	Yes

# Rules for use and development



**Mountain biking**

This part of the plan outlines the rules relating to the provision and management of all development and activities in the Town Belt<sup>26</sup>.

Within the Town Belt a range of activities and experiences are offered and there are a range of values associated with the Town Belt as a whole and with the various sectors. As activities have the potential to impact on other park visitors and the environment, they need to be managed by Wellington City Council (Parks and Gardens) giving approval for each activity.

Each activity is identified as fitting one of the following three categories, and this determines what type of permission applies and what process any activity is subject to:

- Allowed activities
- Managed activities
- Prohibited activities

Rules for use and development are not intended to preclude day-to-day management by the Council. For example, use of a chainsaw is prohibited, but Council staff or their contractors will be permitted to use them as required for tree management.

## 9.1 Objective

**Manage the Town Belt in a manner that reflects the principles of the Town Belt and recognises and protects key values: ecological, landscape, recreation, culture and history.**

## 9.2 Policies

- 9.2.1. Provide for environmentally sustainable activities and uses that are consistent with the objectives and policies of this plan and each management sector.
- 9.2.2. Manage and maintain discretion over specified activities to ensure appropriate allocation of resources, and protection of Town Belt values and the safety of Town Belt users.
- 9.2.3. Maintain discretion over all other new activities and utilities (including new activities and utilities) to avoid or limit impacts on the environment and Town Belt values.
- 9.2.4. Follow a process for determining whether new activities and development are appropriate for the area of the Town Belt directly affected and for the Town Belt in general.
- 9.2.5. Prohibit activities that are inappropriate for the Town Belt.

<sup>26</sup> Note that these rules should be read in conjunction with the Wellington Consolidated bylaw 2008

9.2.6.—Manage and maintain discretion over all activities to ensure the safety of park users.

9.2.7. Guide balanced decision-making when assessing potentially conflicting activities and/or when assessing effects of activity on the range of Town Belt values.

### **9.3 Allowed activities**

9.3.1 These are activities that are generally ‘allowed’ or anticipated in the Town Belt, but that may be subject to restrictions in order to protect park values and provide for the health, safety and wellbeing of visitors.

9.3.2 The following activities by individuals or groups are permitted for non-commercial purposes and may be subject to certain conditions and temporary restrictions:

- walking
- running
- cycling and mountain biking on designated and shared tracks ([refer to Council's Open Space Access Plan](#))
- dog walking (on leash unless in specified off leash area, refer to the Council's Dog Policy)
- [the movement of horses within Sector 6: Golf Course/Mt Albert, by the Wellington City Light Horse Club between its two grazing areas in Houghton Valley and Tawatawa reserve.](#)
- sightseeing
- picnics, barbecues (gas only), informal gatherings and group games and other similar activities. ~~are allowed and some facilities provided, but~~ [Restrictions](#) may apply to some locations or ~~conditions~~ [activities](#) (refer to 9.3.3)
- informal games
- painting, [amateur](#) photography and filming<sup>59</sup>
- wildlife spotting
- nature trails
- orienteering
- organised sport on a sport and recreation park – subject to formal booking with Parks and Gardens
- firewood collection. Dead wood on the floor of exotic forest only may be taken by the public for firewood (~~except in the Botanic Garden and the zoo~~). Collection may be subject to restrictions around health and safety of collectors and other park users, and around the ecological values of dead wood. The wood must be collected by hand ([no chainsaws](#)) and must not result in any damage to the park or park infrastructure.
- access for park management, emergency vehicles and as identified in the sector plans
- [vehicle access to public carparks and leased facilities](#)
- earthworks for the construction or maintenance of walking or cycling tracks where the track surface does not exceed 1.5m wide and the work is carried out by or with the permission of the Council. [Recorded archaeological sites are avoided and earthworks](#)

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<sup>59</sup> Non-commercial filming that is anything other than a home video type activity is a managed activity. The need for commercial photography to obtain landowner approval will be assessed on a case-by-case basis, primarily considering the impact of the activity.

for track building may require an Archaeological Authority from the Historic Places Trust. Sedimentation is managed within 25 metres of streams.

- 9.3.3 In order to protect the park, the environment, the health, safety and wellbeing of other users and to facilitate park operations, restrictions may be placed on *allowed* activities. The following is a guide of potential issues that may result in restrictions:
- group size (up to 30 people is generally considered *allowed*, subject to assessment of the impact of what the group is doing)
  - time of the day and duration of activity (assessed on impact)
  - location (ensuring there is no user conflict between park users)
  - day in the week or time of the year (restriction in regards to events during public holidays and considering weekday and weekend activity)
  - the weather (restriction of activities and use of certain areas or facilities)
  - environment conditions (any impact on the land and surrounding environment).
- 9.3.4 Maintenance or management of Town Belt reserves may limit *allowed* activities at certain times.

## Explanation

Allowed activities are largely informal and unstructured, and traditionally associated with parks and reserve areas. In addition, organised sport is allowed on dedicated sportfields subject to booking and payment (as per Council user charges). They Allowed activities have a low impact on park values and other users and need few restrictions. Members of the public do not need to book these activities (apart from sport and recreation park use) or seek approval for them (subject to 9.3.3, if in doubt please contact a park ranger).

Commercial activity is not an ‘allowed’ activity. Commercial use refers to use by an individual, group or organisation that is carried out for profit or as a means of livelihood or gain. This includes, but is not limited to, recreation and sport, tourism and filming businesses.

Some activities, like mountain biking and walking a dog off leash, will only be allowed on identified tracks or areas, otherwise these are specifically prohibited. Dog walking, for example, is also governed by a separate and specific Council policy (Bylaw and Dog Policy 2009). Open space areas that are closed to mountain biking (Schedule A) and open to horse riding (Schedule B) are listed in the Open Space Access Plan (2008).

## 9.4 Managed activities

- 9.4.1 Managed activities are those that are not specifically ‘allowed’ or ‘prohibited’ and any that are not listed in this management plan or require a case-by-case assessment. These activities are generally undertaken in a specific location and may involve temporary or longer term allocation of a park area or structure for a specific use.

Each application is considered on its merits, compatibility and appropriateness to both the Town Belt in general and the location proposed. Some applications may need to be publicly notified, and all applications can either be approved, subject to conditions, or declined.

They may:

- be new activities and development
- be existing activities or development that does not have the appropriate approval in place
- involve the exclusive use of an area for an extended period of time

- require the development of temporary or permanent structures and buildings
- include commercial activities
- be large-scale events and a range of other uses.

**9.4.2** Wellington City Council will manage activities and development through **landowner approval** as either a:

- concession
- easement
- lease
- licence
- permit
- booking.

**9.4.3** Note that other approvals from Wellington City Council and other organisations may be required for some activities including:

- [Resource consent \(Resource Management Act\)](#)
- [Liquor licence](#)
- [Archaeological authority \(from the Historic Places Trust\)](#)
- [Vehicle access from state highway \(from the New Zealand Transport Agency\)](#)

**9.4.3 9.4.4** Managed activities that require a permit or booking will be approved or declined by Council officers. These include, but are not limited to:

- conducting events (eg multisport) and including, but not limited to, events and activities run on a ‘cost-recovery’ or ‘not-for-profit’ basis
- camping (for educational purposes only) ~~non-educational purposes is prohibited~~
- conducting one-off activities involving site occupation or use (eg weddings, [concerts](#))
- [commercial](#) filming and photography (~~commercial~~, see footnote for 9.3.2)
- temporary access (except for park management, emergency access and as identified in the sector plans), eg infrastructure ~~upgrades~~ [maintenance](#), art installations, vehicle access, construction access
- parachuting, parapenting, hang gliding, kite carts/boards
- aircraft and helicopter landing and activity
- storage of materials [or plant](#) (such as gravel in parking areas, [or construction lay-down sites](#) for infrastructure projects)
- markets and fairs
- collecting natural materials, removal of living plant material, cultural harvesting
- planting (unless carried out by the Council or its contractors or as approved by Council Parks and Gardens)
- [commemorative planting](#)
- [environmental education when it supports and complements the primary role and purpose of the Town Belt and fits within the definition of recreation in the management plan. \(Formal education is a prohibited activity\).](#)

- total or partial demolition or removal of buildings or structures
- structures and furniture (including track infrastructure, gates, footbridges, track overpasses, fences, walls, retaining walls, artworks, sculpture, plaques, memorials, seats, interpretation, lighting, sun/shade shelters. Does not include utilities)
- signs in relation to reserve activity only (signs and/or advertising for non-reserve-related activity are prohibited). [\(see 9.5.2\)](#)

| **9.4.5 Managed activities that require a lease, licence, concession or easement will be assessed by Council officers and a Council committee will approve or decline. These include:**

- leasing buildings and/or Town Belt land, (consistent with [policy 6.6.3 6.2.25 and](#) the Leases Policy for Community and Recreational Groups)
- commercial activities [that are either large one off events or are concessions for 6 months or more.](#) (including but not limited to ~~concerts~~, multisport events, guiding tours, selling food or drinks or hiring equipment) [\(see 9.5.5\)](#)
- community gardens and orchards [\(see 9.5.3\)](#)
- new buildings, building extensions, [car parks and hard surfaces,](#) additions and alterations [often associated with leases](#)
- ~~car parks and hard surfaces (includes artificial turf)~~
- utilities (essential systems and networks that provide the city with water, energy, communications and sewerage) [\(see 9.5.4\)](#)

| **9.4.6 Public notification.** Applications for managed activities will be publicly notified when:

- a. it is required under the Reserves Act 1977
- b. where it is required by Council policy (eg [granting a lease or licence under](#) the Leases Policy)
- c. an application to construct or modify a permanent utility would significantly alter the nature, scale or intensity of the effect on the Town Belt
- d. because the Council deems the effects to be of a nature and/or scale [of the proposed activity has the potential to adversely impact on Town Belt values, including permanent public access and open space.](#) ~~that public notification is in the public interest.~~
- e. [commercial sub-lease or sub-liscence or concession](#)

| **9.4.7 Information required with application.** All applications are required to include the following<sup>60</sup> relevant information:

- a. a description and/or plans of the proposal with enough detail for Council staff to determine all potential effects
- b. an assessment of the impacts the development/activity will have on the immediate and wider environment
- c. the purpose of the proposed development/activity and why it needs to take place on Town Belt
- d. an explanation of how the development/activity is aligned with the objectives and policies in the Town Belt Management Plan
- e. details of other approvals or consents required (eg if consent is required under the Resource Management Act 1991)

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<sup>60</sup>The amount of detail required will be in relation to the scale and complexity of the proposal and potential for effect on the Town Belt and other Town Belt users.

- f. consultation with affected parties
- g. identification of health and safety issues and how these will be managed
- h. where required, a business plan for concessions, leases and licence applications
- i. information as required by other Council policy (eg the Leases Policy) or as required on any specific application form (eg the Temporary Access Permit).

## 9.5 Decision-making guidelines

- 9.5.1 Wellington City Council (Parks and Gardens) will consider the following when assessing applications for landowner approval:
- i. a. if the activity and/or development could be co-located, in particular when associated with formal sports facilities
  - j. b. whether the proposal could reasonably be undertaken in another location, eg on non-reserve land, on another park, or at another location in the Town Belt where potential adverse effects would be less
  - a. c. the degree to which the proposal is consistent with the relevant objectives and policies of each section of this plan and the relevant sector plan
  - b. d. effects (positive and negative) on park infrastructure, approved activities, the surrounding environment and the enjoyment of other park users
  - e. e. the level of any additional benefits, enjoyment and use opportunities for park visitors, local and regional community and mana whenua
  - f. f. the extent to which the proposal affects current or future public access
  - g. g. potential to improve access to and interaction with the natural environment and promote personal and community health and wellbeing
  - h. h. the extent to which the proposal protects a predominance of open space over built development at the site and on the Town Belt generally
  - g. i. assessment of the effects of the location, extent, design and cumulative effect of any infrastructure (such as earthworks, lighting, fencing, car parking, access roads and so on) associated with a development or activity proposal
  - h. j. the potential to mitigate the effects of the development or activity in a way that is in keeping with existing Town Belt landscape character and values
  - k. the degree of risk associated with any activity (in relation to biosecurity, sustainability etc.).

A more detailed assessment checklist is provided in Appendix 5.

9.5.2 Signs

- a. No signs or hoardings shall be permitted on Town Belt land that are not immediately relevant to the activities occurring on, or features of, the reserve. This includes election hoardings and any commercial advertising.
- b. The size, location, design and appearance of signs and sponsorship information must not detract from the amenity of the area nor appear to dominate other public information signs. All signs must comply with the legislative requirements, District Plan and Leases Policy where relevant.
- c. In general, the use of Town Belt land for advertising purposes shall be prohibited. However, existing and future sponsorship advertising relating to sportsfields and events shall only be permitted where:
  - the wording of the sign is readable only from within the area concerned and the structure supporting the advertising is sited as unobtrusively as possible

- sponsorship signs are proposed on a building, the name of the sponsor must be incorporated into the external name signs for buildings rather than as a separate sign
  - the Council has the right to refuse permission for the display of any sponsorship or advertising material that may offend any section of the community.
- d. Temporary signs relating to special events will require permission as part of an event permit application and assessment.

9.5.3 **Community Gardens and Orchards.** In considering a request to establish a community garden on ~~Council-owned public land~~ **Town Belt**, the following criteria will be considered (partly based on *Wellington City Council Guidelines for Community Gardens – September 2009*):

- a. Wellington City will seek to maintain the public use and open space values of the land in accordance with the policies in this plan.
- b. Alternative open spaces, such as schools, vacant or temporary lots, and community housing have been considered.
- c. The location of community gardens **and orchards** within the Town Belt should consider **support** and complement the primary function of the Town Belt and its associated uses and users<sup>61</sup>.
- d. Community gardens **and orchards** should be located to minimise potential conflict with Town Belt uses and users.
- e. Community gardens **and orchards** should not dominate the primary usable area of local or community parks within the Town Belt.
- f. Community gardens **and orchards** must retain their public character **and**
- g. Community gardens **and orchards** must be not-for-profit.
- h. **No private allotments will be allowed on the Town Belt.**
- i. **Formal education programmes leading to qualifications are prohibited.**
- j. Community gardens on Town Belt must follow the Wellington City Council Leases Policy for Community and Recreational Groups (2001).

9.5.4 **Utilities.** Use of the Town Belt for public utilities is considered appropriate in some circumstances. This does not mean that the utility must be in public ownership, but it must provide an essential service to the public. All new utilities, and all replacements and upgrading<sup>62</sup> of existing utilities, will be allowed on the Town Belt only where the Council's specific conditions have been met (see policies below):

- a. **Public utilities.** New utilities, replacement or upgrading of existing utilities may be permitted by granting leases or easements provided:
  - it is an essential service to the public,
  - it cannot be reasonably located elsewhere,
  - the recreational nature of the Town Belt is not significantly disturbed, and

<sup>61</sup> The Town Belt does not have one primary function as such, but the intent of this point is to ensure that any community garden **or orchard** development considers and complements the ~~ecological and~~ recreation **and open space** roles of the Town Belt.

<sup>62</sup> **"Upgrading" means an increase in the carrying capacity, efficiency or security of the facility. It may require a bigger footprint for the easement for a bigger cable or higher mast/aerial which changes the scale or character of the existing structure.**

- where the public benefits outweigh any adverse impacts on this recreational nature<sup>63</sup>.
- g. b. All new utilities and replacement or upgrading of existing utilities shall comply with the following conditions to the satisfaction of the Council:
- (i) The impact of all utilities on Town Belt land and values shall be minimised.
  - (ii) Utility infrastructure shall be as unobtrusive as practicable with forms appropriate for the landscape and finished in low reflective colours derived from the background landscape. Structures will be screened from view through planting where possible.
  - (iii) All utility services shall be placed underground, except where it is not practicable to do so.
  - (iv) Underground services shall be sited to minimise interference with existing features, facilities and vegetation.
  - (v) Utility services shall be located so as not to restrict areas usable for outdoor activities or required for future facilities or tree planting.
  - (vi) Any disturbance of the existing site during installation of a utility shall be minimised and made good immediately after completion.
  - (vii) Opportunities for the existence of the utility structure to benefit the Town Belt will be explored where appropriate (eg an essential maintenance track might provide an alternative walking route for the general public).
  - (viii) Recorded archaeological sites are avoided and any works may require an Archaeological Authority from the Historic Places Trust.
- d,e c. All utility companies wanting to build new or upgrade or replace existing structures on Wellington City Council land will need to obtain a lease and/or easement from Council (as per Reserves Act 1977). Easements shall be granted for utilities that are located underground in terms of Section 48 of the Reserves Act. Leases shall be granted for utilities that are located on or above the ground and shall be for less than 20 years. This period shall include both the term of the current lease and the term of any right of renewal. Leases and easements will require the approval of a Council committee.
- d. For existing utilities, where there is no lease or easement, utility companies will need to negotiate an agreement with the Council setting out the terms and conditions of access for inspection, maintenance and emergency repairs. Landowner approval will be required for any non-urgent earthworks.
- b,j. e. Private discharge utilities. The routing of stormwater or sewer discharges from private houses and businesses across the Town Belt to connect to main Council networks may be allowed with the granting of an easement by Council provided:
- it cannot be reasonably located elsewhere because of the contour of the land
  - the recreational nature of the Town Belt is not significantly disturbed
  - the ecological values are not significantly disturbed
- b. The topography of Wellington means that some private property owners bordering the Town Belt must, because of the contour, route their stormwater or sewer discharges across the Town Belt to connect to main Council networks. It is appropriate that such connections be allowed with the written approval of the Council as manager and trustee of the Town Belt, provided that the Town Belt is not adversely affected.
- j. In assessing applications for routing privately owned utilities, the Council will assess whether the private utility intrudes unreasonably into the public's recreational

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<sup>63</sup> ‘Recreational nature’ means such features as the openness, the greenness and the peaceful, informal character and the public recreation opportunities provided on the Town Belt.

~~enjoyment of the Town Belt (now and in the future) or the ecological values of the Town Belt and may decline the application on this basis.~~

- k. f. Approval from The Council ~~may grant written permission to adjoining property owners to lay for private discharge utilities (such as stormwater and sewer pipes) through the Town Belt to connect into existing main piping networks will be~~ subject to the following conditions:
- (i) ~~no practicable alternative route is available~~
  - (ii) a fee for use of the route and a refundable site restoration bond, as determined by the Council, shall be paid
  - (iii) the adjoining property owner shall be responsible for the accurate mapping of the connection(s) and shall provide documentation of this to the Council
  - (iv) the property owner shall be responsible for any future maintenance and repairs (including costs) of the private connection and shall be required to make good any site disturbance on the Town Belt to the Council's satisfaction. This includes any emergency works being undertaken without the owners' prior consent.
  - (v) the property owner shall be liable for removal of any redundant materials, structures or utility infrastructure if required by the Council.

~~Note: It is not intended that formal easements be required for single, private connections to mains utilities covered by policy 9.5.4f above, but written permission will be required and may be declined if effects on the Town Belt are significant.~~

- e. g. All existing and future public and private utilities (above and below ground) will to be accurately mapped and documented.
- h. All costs arising from the application for a new utility or upgrading or replacement of an existing one shall be met by the applicant. This also includes mapping and surveying, resource consent, legal encumbrance and public notification costs.
- f. i. Subject to the ability of the Council to do so under relevant legislation concerning utilities, the Council shall ~~negotiate a lease and~~ charge a market rental for any existing installations on the Town Belt if the ownership of the utility service or any of its installations changes (when replaced or upgraded). (Existing utilities do not necessarily have easements and/or leases.)
- i. j. When a utility is no longer required ~~and it would improve the amenity and/or recreational value of the land,~~ then that utility, including all related services, structures and materials shall be removed and the site reinstated as necessary. This will be required at the utility operator's or private owner's expense.

#### 9.5.5 Commercial activities. Any approval to carry out commercial activity will only be permitted to the extent that:

- the activity is necessary to enable the public to obtain the benefit and enjoyment of the town Belt or for the convenience of persons using the Town Belt
- the activity complements and is ancillary to a group's primary recreational activity, for instance paid coaches and trainers
- any excess funds generated by the group are in the first instance applied to any maintenance obligations the group has under a lease and then to the group's recreational activity

The Council is developing a policy for concessions and this will provide more guidance on the fee schedules and application process for commercial activities such as guided tours and hiring equipment.

## 9.6 Prohibited activities

These are activities considered to be inappropriate because of the permanent adverse effects on the environment or those that are incompatible with the park values, characteristics and/or management focus or other approved activities.

- 9.6.1 Prohibited activities include all those activities prohibited by Wellington City Council bylaws or prohibited by the Reserves Act 1977.
- 9.6.2 The Council will prohibit activities that would have a permanent adverse effect on Town Belt values or would significantly detract from the enjoyment and safety of other park users.
- 9.6.3 ~~No long or short term commercial use shall be permitted on Town Belt land except where it facilitates public recreational use and provides for a better appreciation by the public of the open space, conservation and recreational qualities of the Town Belt.~~
- 9.6.4 Non-recreational activity and development are prohibited<sup>64</sup>.

Note: In considering what is ‘non-recreational’, the Reserves Act 1977 will provide guidance through the definition of the primary purpose of Recreation Reserve: “...for the purpose of providing areas for recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor activities, including recreational tracks in the countryside”.

- 9.6.5 Leases and licences for non-recreational purposes are prohibited (eg for childcare, Plunket and learning institutions, such as schools and community centres).
- 9.6.6 Development of ~~existing or new~~ or extensions to existing formal sporting or club facilities is prohibited except:
  - within the footprint of outside of the existing footprint of sport and recreation parks
  - ~~and/or within~~ current leased areas and associated hard infrastructure, such as carparks: and associated infrastructure,

Note: where the leased area is within a sport and recreation park (for instance Wellington Football Club in Hataitai Park), the footprint is that of the larger sport and recreation park rather than the leased area)

The footprint of sport and recreation parks and leased areas is Both as identified in the sector plans.

- 9.6.7 Enforcement of all activities will be through the Wellington City Council Consolidated Bylaw 2008, and the Reserves Act 1977.
- 9.6.8 The following activities are specifically prohibited:
  - a. spreading of ashes or placenta
  - b. construction of private dwellings or landscaping
  - c. all mining activities
  - d. commercial resource harvesting
  - e. permanent private vehicle access
  - f. firearms and weapons use (with the exception of ceremonial events at Point Jerningham, or as specified in a lease, or as approved for police training)

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<sup>64</sup> Does not include utilities.

- g. fireworks and/or amplified sound (not associated with an approved event)
- h. use of motorised trail bikes
- i. hunting
- j. use of a chainsaw
- k. golf (except as identified in the sector plans in relation to the Berhampore Golf Course)
- l. grazing horses
- m. keeping of pets or livestock (including but not limited to chickens, pigs, sheep, goats, and cattle)
- n. open fires (except as approved by permit for special events).
- o. gaming machines
- p. formal education courses leading to qualifications
- q. camping (except in areas designated in Council bylaws)

**9.6.9 Encroachments.** Encroachments into the Town Belt are a significant issue for the management of the reserve. The use of public reserve land by private property owners effectively alienates the public from use or enjoyment of that land<sup>65</sup>. This is contrary to both the Town Belt Deed and the purpose of provision of public open space.

Due to the location of the Town Belt, contained within the fabric of Wellington's urban and suburban development, the pressure on the edges of the Town Belt continues to increase. The cumulative effect of encroachments (even those that seem very minor if considered in isolation) results in considerable reductions of public open space in the city and the potential values of that open space are compromised.

There are 206 known encroachments on the Town Belt covering 2.5626ha as of June 2012. These are broken down as follows:

- 77 gardens/lawns and or plantings
- 13 partial house encroachments
- 8 pedestrian access-ways
- 69 structures such as clotheslines, garden sheds, compost bins and so on
- 35 vehicle accesses from parking places through to larger access routes, such as Carmichael Reservoir.

The Town Belt is recognised as a unique and very valuable area of open space in Wellington and requires protection against encroachment.

**9.6.9.1** Encroachments are a prohibited activity.

**9.6.9.2** The Council will resolve the existing encroachments with a view to regaining lost land.

**9.6.9.3** The Council will protect the Town Belt from new encroachments.

Encroachments into the Town Belt range in scale and effect. They typically range from the minor and easily removed without effect (such as washing lines and children's play equipment), to access driveways and, in the more extreme cases, to parts of dwellings or landscaping. Some of the encroachments on the Town Belt are very old and associated with early settlement and building in the city while some are more recent. Encroachments include access encroachments.

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<sup>65</sup> Use and enjoyment may be indirect or indirect. Examples of indirect use and enjoyment include tourist revenue from having a Town Belt, views of open space or ecological value of vegetation.

In some cases, owners of encroachments believe these have been authorised by the Council through the resource consent process under the Resource Management Act 1991 (RMA). The Town Belt is administered under the Town Belt Deed and Reserves Act 1977. Encroachments must be authorised under those provisions and not the RMA.

As encroachments are prohibited on the Town Belt, the process to manage the encroachments that exist or are found is:

- 9.6.9.4 The Council will keep a record of all known encroachments.
- 9.6.9.5 The Council will require removal of all encroachments either immediately or as a managed process. Managed removal will require issuing a letter of understanding, and a licence to formalise the removal process.
- 9.6.9.6 Encroachments must be removed immediately when:
  - a. the encroachment is considered dangerous (the assessment of danger is at the full discretion of the Council)
  - b. the encroachment is new.
- 9.6.9.7 Managed removal of encroachments will result in a signed agreement between the property owner concerned and the Council and will detail:
  - a. a description of the encroachment
  - b. a process for removal
  - c. a timeframe for removal
  - d. responsibilities of each party for particular actions
  - e. the payment of any one-off or ongoing fees
  - f. any other matter the Council deems necessary to manage the encroachment removal.
- 9.6.9.8 If the encroachment can be practically removed or stopped (it might be a garden fence, a shed, a path, an area of garden, part of a deck, a clothesline or a private vehicle access) it will be removed with full reinstatement of the land generally within 12 months or sooner. This type of removal will be managed by way of a signed letter of understanding including details as listed above (see 9.6.9.7).
- 9.6.9.9 If the encroachment is associated with private vehicle or private pedestrian access and immediate removal is complicated by long-term historic use, then a longer term removal agreement such as a fixed-term licence may be negotiated. This will allow agreement of reasonable terms while also ensuring that the access encroachment is removed as per policy 9.6.9.1, 9.6.9.2 and 9.6.9.3. The maximum period of time for this type of agreement will be until there is a change of ownership or occupation in the property associated with the encroachment. The Council may limit access to manage the removal process by, for example, installing gates, specifying access hours and days, limiting numbers of people and/or vehicles.

- 9.6.9.10 If the encroachment cannot be removed because of ground stability (such as a retaining wall or part of a building<sup>66</sup>) then a longer term removal agreement, may be negotiated.
- 9.6.9.11 Emergency retaining and/or land stabilisation will be managed by way of a licence and only where there is no alternative remedial action available. This clause is only intended to apply to unforeseen stability issues (it is the landowner and their contractor's responsibility to carry out appropriate investigation before starting any work) and where there is an immediate need to retain the land and a public benefit to doing the work.
- 9.6.9.12 If an application is received for a new retaining structure on the Town Belt boundary, the applicant will be required to provide a survey of the boundary and the completed structure. The completed structure must be built on the applicants' side of the boundary and not on Town Belt. The applicant can apply for a temporary access permit to build the wall. The completed structure must be contained on the applicants' property and will be the responsibility of the owner so no encroachment licence is needed.
- 9.6.9.13 If the encroachment is part of a house or other building, the timeframe for removal is likely to be longer and an encroachment licence may be negotiated<sup>67</sup> to manage long-term removal. The agreement will generally link removal of the encroachment to a specified situation, such as where there are renovations done to that wall or if the house is removed, demolished or falls down.
- 9.6.9.14 Any managed removal agreement does not run with the land. Any new owner will have to apply for an agreement. It is expected that change of property ownership will often be the point at which a licence will end and the encroachment is removed or access stopped.
- 9.6.9.15 The removal of all encroaching features is the responsibility of the owner concerned. If the owner fails to comply with the immediate or managed removal as specified by the Council, the work will be carried out by the Council after consultation with the owner and the owner will be charged for the work.
- 9.6.9.16 All costs associated with immediate or managed removal, including survey and legal costs, shall be met by the owner of the encroachment.
- 9.6.9.17 Town Belt land will not be sold to resolve encroachment issues.
- 9.6.9.18 Formalisation of managed removal through a licence may be publicly notified if the Council deems the effects of the agreement to be of a nature and scale that public notification is in the public interest and/or if required under the Reserves Act 1977.
- 9.6.9.19 All encroachment easements and licences require approval by Council [or a delegated committee.](#)
- 9.6.9.20 Botanical enhancements. These are small areas of land that are maintained and/or enhanced by a neighbour through planting or vegetation management in keeping with the Town Belt values and character. These are managed by way of a 'letter of understanding', which must be obtained by anyone who has or proposes to undertake 'botanical enhancement'. For the purposes of managing encroachments, botanical enhancements are not considered encroachments and therefore are not by default prohibited.

<sup>66</sup> This does not apply to new retaining or building as that will be removed immediately (refer 9.6.9.6 b above).

<sup>67</sup> This does not apply to new houses or parts of houses as they will be removed immediately (refer 9.6.9.6 b above).

A letter of understanding to permit a ‘botanical enhancement’ will only be issued if all of the following conditions are met. The botanical enhancement:

- is vegetation only (ie no paths, steps, walls, fences or structures of any kind are permitted)
- is in keeping with the values and character of the Town Belt
- does not include any plant species considered weeds or that may result in unwanted maintenance issues
- must provide a level of public good
- must not prevent or discourage public access
- must be adjacent to the applicants’ property (ie you will not be permitted to carry out botanical enhancement on Town Belt land that affects or is adjacent to your neighbour’s property)

There is no formal right of occupation associated with a ‘botanical enhancement’ and responsibility of the ongoing maintenance of the area will be negotiated.

## 9.7 Wellington City District Plan

The District Plan is the Council’s principal regulatory document setting out objectives and policies, methods and rules for managing the city environment, land uses and associated activities.

The Wellington Town Belt is identified as a separate open space area *Open Space C (Inner Town Belt)* in the Wellington District Plan and it “is valued for its historic, social and cultural importance”. The District Plan’s policies, objectives and rules will relate to the management plan. In particular the District Plan proposes to:

- 16.5.1.2 Recognise the special status of the Inner Town Belt as public recreation land held in trust by the Council under the Town Belt Deed 1873 and identify that land on the District Plan maps.*
- 16.5.1.3 Manage the impacts of activities in the Inner Town Belt in order to protect and preserve the special qualities for the benefit of future generations.*

Approval for an activity or development under the Resource Management Act is a separate process from landowner approval required by this Town Belt Management Plan (~~developed in accordance with Reserves Act 1977, the Town Belt Deed 1873 and relevant Council policy. See Appendix 5 which outlines the application process for land owner approval.~~)

# References

## **Green and Promised Land: Wellington's Town Belt (Boffa Miskell Limited)**

This booklet was published to coincide with an exhibition at the Museum of Wellington City & Sea in 2001. Reprinted in 2010.

## **Town Belt Background Reports**

A series of Background Reports were produced during 1992-1994 for the Town Belt Management Plan Review, which resulted in the 1995 Town Belt Management Plan.

- 1** Ecology - prepared by Dr Margaret Wassilieff
- 2** Maori History and Interests - prepared by the Maori Unit, Wellington City Council.
- 3** European History - prepared by Walter Cook
- 4** Environmental Forestry - prepared by John Wendelken
- 5** Landscape - prepared by Boffa Miskell
- 6** Recreation - prepared by Culture and Recreation Division, Wellington City Council
- 7** Administration and Management - prepared by Boffa Miskell and Culture and Recreation Division, Wellington City Council
- 8** Public Submissions - compiled by Boffa Miskell.

## **Wellington City Residents' Usage of and Attitudes Towards the Town Belt (Nielsen)**

This research was commissioned by Wellington City Council in 2009. The survey asked 1,000 residents about their knowledge and use of the Town Belt; what they value and their opinions on management of recreation and vegetation.

# Appendix 1 Town Belt and Basin Reserve Deed

## 1873

DEED 40240  
(No 67/266)

T.C. 50/830 (1976)

Deeds Envelope No. 188

### COPY

Dated 20<sup>th</sup> March 1873

The Superintendent of the  
Province of Wellington

C of W No. 1

C O N V E Y A N C E

to

under the

The Corporation of the City of  
Wellington

Wellington City Reserves  
Act  
Corpn. Book Fol. 1

Town Belt and Basin Reserve  
Wellington

Travers,  
City Solicitor  
Wellington

This is a True and Correct Copy of the Deed.  
Maps not included.  
Typed 23 August 2012 - WCC

## THIS DEED

made the twentieth day of March  
One thousand eight hundred and seventy three

## BETWEEN

### **THE HONOURABLE WILLIAM FITZHERBERT**

*Superintendent of the Province of Wellington  
in the Colony of New Zealand*

*of the one part and*

### **THE MAYOR COUNCILLORS and CITIZENS OF THE CITY OF WELLINGTON**

*(who with their Successors are hereinafter termed  
“the Corporation”)*

*of the other part*

## WITNESSETH

that in pursuance and by virtue and in exercise and execution of the powers and authorities given to and vested in him the said William Fitzherbert as such Superintendent as aforesaid under and by virtue of “The Wellington City Reserves Act 1871” and of all other powers and authorities in anywise enabling him in that behalf HE THE SAID William Fitzherbert as such Superintendent as aforesaid DOTH hereby convey and assure unto the Corporation ALL AND SINGULAR the lands and hereditaments comprised and described in the first Schedule hereunder written and delineated upon the plan numbered 1 drawn upon these presents and therein colored red WITH all the rights and appurtenances to the same TO HOLD the same unto the Corporation UPON AND FOR the trusts and purposes and with under and subject to the powers provis es conditions declarations and agreements hereinafter declared expressed and contained of and concerning the same (that is to say) UPON TRUST as to such parts of the said lands hereby conveyed or expressed and intended so to be as are comprised and colored purple in the second plan hereunto annexed AND as to such parts of the said lands as are comprised and colored Blue in the third plan hereunto annexed and known as the Canal Reserve (subject as to the lands comprised and colored purple in the said second plan to the power of leasing hereinafter contained) to be for ever hereafter used and appropriated as a public Recreation ground for the inhabitants of the City of Wellington in such manner as in and by rules and regulations to be from time to time made in that behalf by the Corporation shall be prescribed and directed AND UPON TRUST as to such parts of the said lands as are comprised and colored green in the said third plan hereunto annexed and known as the Basin Reserve by any deed or deeds to convey the same to a body of not less than three Trustees to be from time to time appointed by the Corporation UPON SUCH TRUSTS and for such purposes of public utility to the City of Wellington and the inhabitants thereof as shall in and by such deed or deeds of conveyance be expressed and declared but without any power for the said trustees to alienate or dispose of the same AND so that no thoroughfare shall at any time be created across the said lands or any part thereof AND IT IS HEREBY DECLARED (that it?) shall be lawful for the Corporation to demise or lease all or any part or parts of the lands hereby conveyed or intended so to be which are comprised and described in the second schedule hereunder written and delineated upon the plan numbered 2 drawn upon these presents and therein colored purple for any term or number of years absolute not exceeding Forty two years to take effect in possession and not in reversion or by way of future interest so that there be reserved in every such demise or lease the best and most improved rent to be payable during the continuance of the term

## APPENDIX 3

thereby granted which may be reasonably had or gotten for the same without taking any fine premium or foregift for the making thereof and so that there be contained in every such demise or lease a clause in the nature of a condition for re-entry or non-payment of the rent therein reserved for the space of twenty one days and so as the lessee or lessees do execute a counterpart thereof respectively and do covenant for the due payment of the rent thereby reserved and are not exempted from punishment for committing waste AND IT IS HEREBY ALSO DECLARED that the Corporation shall stand possessed of all the rents issues and profits arising or to arise from the lands comprised and described in the second Schedule to these presents UPON TRUST to apply or appropriate the same in manner described in and by "The Wellington City Reserves Act 1871" and "The Wellington City Reserves Act 1872" respectively IN WITNESS whereof the said William Fitzherbert as such superintendent as aforesaid hath hereunto subscribed his name and affixed his seal the day and year first above written.



## **SCHEDULE 1**

FIRSTLY ALL THOSE several pieces or parcels of land adjoining the City of Wellington containing by admeasurement One thousand and sixty one acres one rood and two perches more or less and forming part and parcel of the lands commonly called or known by the name of the Town Belt described in the first part of the first schedule to "The Wellington City Reserves Act 1871" SECONDLY ALL THAT piece or parcel of land situated in the City of Wellington aforesaid and containing by admeasurement Nine acres and three roods more or less and commonly called or known by the name of the basin Reserve BOUNDED on all sides by Sussex Square and THIRDLY ALL THAT piece or parcel of lands situated in the City of Wellington aforesaid and containing by admeasurement Five acres and one rood more or less and commonly called or known by the name of the Canal Reserve AS all and singular the said lands are delineated in the plan numbered 1 on this skin and thereon colored Red.

## **SCHEDULE 2**

ALL THOSE several pieces or parcels of land situated in the city of Wellington containing by admeasurement One thousand and sixty one acres one rood and two perches more or less and forming part and parcel of the lands commonly called or known by the name of the Town Belt described in the first part of the first schedule to "The Wellington City Reserves Act 1871" AS the same pieces or parcels of land are severally delineated on the plan numbered 2 on this skin and thereon colored purple.

## **SCHEDULE 3**

ALL THAT piece or parcel of land situated in the City of Wellington and containing by admeasurement Nine Acres and three Roods more or less and commonly called or known by the name of the Basin Reserve BOUNDED on all sides by Sussex Square AS the same is delineated on the Plan numbered 3 on this skin and thereon colored Green.

## **SIGNED SEALED AND DELIVERED**

*By the Honourable William Fitzherbert  
Superintendent of the Province of Wellington*

*in the presence of us*

*(the words "and commonly called or known by the  
name of the basin reserve"  
between the sixth and seventh line of the  
first schedule having been previously interlined)*

*C.B. BORLASE  
Provl. Solr.  
Wellington*

*Wm. Jones  
Clerk to Superintendent*

*William **SEAL** Fitzherbert*

# Appendix 2 Land Schedules

## Land covered by the Town Belt Management Plan

### Schedule 1: Land protected under the 1873 Town Belt Deed

All that land situated in the Wellington Land District described below:

<b>Location</b>	<b>Area</b>	<b>Comprised in</b>	<b>Description</b>
Oriental Parade to Palliser Road	6.5595 ha	CT 427/150	Part Lot 1 DP 10507
Palliser Rd to the Mt Victoria Tunnel	38.9220 ha	CT 52B/855	Part of the land DP 8835
End of Pirie St, Mt Victoria	0.0033 ha	CT 52B/853	Lot 1 DP 84926
End of Pirie St, Mt Victoria	0.0018 ha	CT 52B/854	Lot 2 DP 84926
End of Pirie and Elizabeth St, Mt Victoria	0.1075 ha	CT 10A/991	Lot 1 DP 32684
End of Pirie and Elizabeth St, Mt Victoria	0.6032 ha	CT 10A/992	Lot 2 DP 32684
End of Pirie and Elizabeth St, Mt Victoria	0.0670 ha	CT 10A/993	Lot 3 DP 32684
End of Elizabeth St	0.0278 ha	CT 10A/1025	Lot 1 DP 33290
Mt Victoria Tunnel to top of Constable St, Newtown	35.7020ha	CT 48B/341	Parts Lot 1 DP 8519 and Parts College Reserve
Off Taurimu St, Hataitai	0.0374 ha	CT 48B/336	Lot 1 DP 81724
Off Taurimu St, Hataitai	0.0511 ha	CT 48B/337	Lot 2 DP 81724
Off Taurimu St, Hataitai	0.0596 ha	CT 48B/338	Lot 3 DP 81724
Off Ruahine St, Hataitai	0.2515 ha	CT 48B/339	Lot 4 DP 81724
Off Ruahine St, Hataitai	0.0579 ha	CT 48B/340	Lot 5 DP 81724
Off Alexandra Road, above Mt Victoria Tunnel	0.0407 ha	CT 19A/370	Part College Site Reserve
Off Taurimu St, Hataitai	0.0584 ha	CT 12C/1223	Lot 1 DP 34625
Off Taurimu St, Hataitai	0.0662 ha	CT 15A/1225	Lot 1 DP 34024
Off the end of Goa St, Hataitai	0.0928 ha	CT 9C/1229	Lot 1 DP 33006
Off the end of Goa St, Hataitai	0.0607 ha	CT 20B/500	Lot 1 DP 33683
Between Alexandra Rd and the end of Mein St Newtown	0.0803 ha	CT 18D/1360	Lot 1 DP 47203
Between Alexandra Rd and the end of Mein St, Newtown	0.2588 ha	CT 18D/1361	Part Lot 1 DP 34279
Off Ruahine St, Hataitai	0.1629 ha	CT 18C/585	Lot 1 DP 46505
End of Edinburgh Tce, off Russell Tce, Newtown	0.0028 ha	CT 47A/502	Lot 1 DP 80431
End of Mansfield St, Newtown	0.0050 ha	CT 47B/500	Lot 1 DP 80751
End of Mansfield St, Newtown	0.0088 ha	CT 47B/501	Lot 2 DP 80751
Constable St to Manchester St, Newtown	15.7634 ha	CT 12D/1441	Part Lot 1 DP 8914
Between Manchester St and Russell Tce, Newtown	24.1836 ha	CT 47B/502	Part Lot 1 DP 8754
Off Mt Albert Rd, Melrose	0.2201 ha	CT 19B/858	Lot 1 DP 45564
Off Mt Albert Rd, Melrose	0.1866 ha	CT 19B/859	Lot 2 DP 45564
Off Mt Albert Rd, Melrose	0.1365 ha	CT 19B/860	Lot 3 DP 45564
Between Hornsey Rd, Houghton Bay Rd and Adelaide Rd, Berhampore	57.1086 ha	CT 19B/861	Part of the land in DP 10181
Between Adelaide Rd, Quebec St, and Britomart St, Berhampore	45.3454 ha	CT 47B/388	Part Lot 1 DP 10322
Between Royal St and Adelaide Rd, Berhampore	0.0027 ha	CT 47B/387	Lot 1 DP 80711
Off Britomart St, Berhampore	0.0347 ha	Deeds Index 1/4a	Part Town Belt (SO 18506)
Off Adelaide St, Berhampore	0.0260 ha	CT 11B/1136	Lot 1 DP 34790

## APPENDIX 3

<b>Location</b>	<b>Area</b>	<b>Comprised in</b>	<b>Description</b>
Between Farnham St, Finnimore Tce and Hutchison Rd, Vogeltown	30.1695 ha	CT46D/915	Part Lots 1 - 2 DP 10397 & Lot 1 DP 42773
Between Liardet St and Balfour St, Vogeltown	0.0042 ha	CT 46D/914	Lot 2 DP 80169
Between Liardet St and Balfour St, Vogeltown	0.0026 ha	CT 46D/913	Lot 1 DP 80169
End of Palm Grove, Berhampore	0.0948 ha	CT 47A/234	Lot 1 DP 80322
End of Palm Grove, Berhampore	0.0060 ha	CT 47A/235	Lot 2 DP 80322
Hutchison Rd Brooklyn Rd, Newtown	22.2125 ha	CT 46D/917	Lots 1, 3, 5, 6 & Part Lots 2 and 7 DP 10337 and Lot 1 DP 31911
Corner John St and Hutchison Rd, Newtown	5.2230 ha		Lot 4 DP 10337
Off Hanson St, Newtown	0.0079 ha	CT 46D/916	Lot 1 DP 80170
End of Papawai Tce, Mt Cook	0.0102 ha	CT 385/90	Lot 11 DP 8655
Off Connaught Terrace, Vogeltown	0.0032 ha	CT 47A/347	Lot 1 DP 80376
Between Brooklyn Rd, Ohiro Rd, Mortimer Tce and Epuni St, Brooklyn	25.0141 ha	CT 12D/1438	Lots 3, 5, 6, 7 & 8 and Part Lots 1,2,4,9 & 11 DP 10508
Between Durham St, Aro St, Raroa Rd and Kelburn Pde, Te Aro	7.1139 ha	CT 469/200	Lots 1, 2 & 3 DP10541
Off The Terrace, (Boyd Wilson Strip)	0.0234 ha	CT 46C/419	Part Section 435 Town of Wellington (SO 19119)
Between Salamanca Rd and the Terrace Tunnel, Kelburn	6.4657 ha	CT 19A/369	Lot 1 DP 10086
Between Glenmore St, Grant Rd, Orchard St and Weld St, Wadestown	70.0072 ha	CT 12D/1439	Lots 1, 3 and 6 DP 5461 & Part Lot 1 DP 8709
Off Grant Rd, Wadestown	0.0727 ha	CT 17B/358	Lot 2 DP 46132
Off Grant Rd, Wadestown	0.0043 ha	CT 47C/457	Lot 1 DP 81126
Off Grant Rd, Wadestown	0.0541 ha	CT 47C/458	Part Lot 1 DP 46132

### Land protected under the 1873 Town Belt Deed

Total Area of Land	392.79 ha
Minus Winter Show building	3.1119 ha <sup>68</sup>
<b>Total</b>	<b>389.68 ha</b>

<sup>68</sup> This is the area of the Winter Show building site still subject to the Wellington City Exhibitions Ground Act 1959. Approx 2.1111 ha of land comprising Te Whaea Artificial has been returned to management under the Town Belt Deed.

# APPENDIX 3

## Schedule 2: Other land managed under the Town Belt Management Plan

All that land situated in the Wellington Land District described below:

Name & Location	Area	Comprised in	Description
Stellin Memorial Park	6.4719ha	CT 21C/945	Pt Sections 13 & 14 Orangi Kaupapa Blk, & Pt Lot 4 DP 706 & Lot 2 DP 51241 The majority of the reserve is Recreation Reserve, NZ Gazette 1989/4485.
	0.0506ha	Part of CT D1/609	Lot 16 DP 2011
Glamorgan St Play Area and Reserve	0.0986ha	CT 11C/754	Lot 60 DP 34918
	1.1558ha	CT'S 451/173 & 437/213	Lot 73 DP 33790
	3.3061ha	CT 21A/468	Lot 1 DP 51766 Recreation Reserve, NZ Gazette 1989/4479.
Western Slopes Reserves	0.1362ha	CT E2/191	Lots 18 & 19 DP 27337 Recreation Reserve, NZ Gazette 1989/4479. (Pembroke Road Play Area).
	2.8ha	CT 437/213	Pt Section 30 Karori Area
	18.6364ha	CT 58B/128	Section 2 SO Plan 38299
Former Telecom Land	4.7345ha	590650	Section 2 SO Plan 452140
Rangiohua Reserve	0.929ha	CT 10C/1492	Part Lot 11 DP 32496
Goldies Brae & Wadestown Road	0.0354ha	CT 162/266	Lot 24 DP 1453
Land off Wadestown Road	0.0111ha	CT12D/1439	Lot 3 DP 33855
Access way off Everton Terrace	0.0605ha		NZ Gazette 1928/700
Polhill Gully Reserve	33.9405ha	CT676/81	Section 30 Owhiro District and Section 1153 Town of Wellington Declared Recreation Reserve, subject to the Reserves Act 1977, NZ Gazette 1989.
	0.4075ha	CT362/202	Part Subdivision 3 Block XVA Polhill Gully Native Reserve. Declared Recreation Reserve, subject to the Reserves Act 1977, NZ Gazette 1995 p4478
Semeloff Terrace Reserve	0.1406 ha	CT 420/183	Lots 1 & 2 DP 2322 Declared Recreation Reserve, subject to the Reserves Act 1977, NZ Gazette 1989/4483
20 Norway Street Reserve	0.4027 ha	CT 425/168	Lots 12, 13, 14 and 15 DP 995. Held as Recreation Reserve subject to the Reserves Act 1977, NZ Gazette 1995/4478
George Denton Park	15.0027ha	CT 6D/671	Pt Sec 1 Upper Kaiwharawhara District, defined on Application Plan 844 Declared Recreation Reserve, subject to the Reserves Act 1977, NZ Gazette 1989/4483
	0.0296ha	CT 20A/507	Pt Sec 1 Upper Kaiwharawhara District Declared Recreation Reserve, subject to the Reserves Act 1977, NZ Gazette 1989/4483
	0.0631ha	CT 52420	Lot 8 DP 313319
Waimapihi Reserve	0.7599ha	Pt CT 568/165 cancelled	Pt Sec 10 Owhiro District
	2.2224ha	CT 568/231	Pt Sec 10 Owhiro District Taken under Public Works Act 1928 for pleasure ground in 1975
	0.2188ha	CT 388/156	Lot 13-17 Application Plan 1524
	0.0938ha	CT 23A/607	Lot 20-22 Application Plan 1524
	0.2023ha	CT 81/265	Pt Sec 11 Owhiro District
	0.0921ha	CT 345/47	Lot 18-19 DP 124
Panorama Heights	0.6118ha	WN593/206	Sec 28 Owhiro District
	0.3828ha	WN 36B/370	Lot 44 DP 66894 Recreation Reserve
	13.4047ha	CT47A/439	Pt Lot 1 DP 66893 Vested as recreation reserve
	0.1456ha	CT 36B/369	Lot 2 DP 66893 Vested as local purpose reserve

## APPENDIX 3

Name & Location	Area	Comprised in	Description
Brosnahan Reserve	0.0850ha 0.2786ha	CT E2/465 CT 501/195	Lot 18-19 DP 1402 Lot 2-8 DP 1402
Raroa Reserve	0.0779ha 0.1477ha 0.0717ha 0.1044ha	CT 835/93 CT 849/7 CT 834/34 CT 863/42	Lot 1 DP 995 Lot 2-3 Block IX DP 995 Pt Lot 6 Block IX DP 995 Pt Sec 10 Owhiro District also known as Pt Lots 102-105 DP 114. All above declared Scenic Reserve (s.19(1)(b), subject to the Reserves Act 1977, NZ Gazette 1995/4478
	0.0692ha	CT 539/83 cancelled	Pt Lot 4 Block IX DP 995 Taken under Public Works Act 1928 for pleasure ground in 1979
	0.0665ha 0.1937ha	CT 555/253 CT 934/78	Pt Lot 5 Block IX DP 995 Lot 4-8 DP 22555
Tanera Crescent	0.4982ha	CT 608/49	Part lot 1 DP 10508, also described as closed street. The road was formally stopped, SO Plan 19461, NZ Gazette 1943/1177.
Epuni Street Lands	0.4071ha	CT 75/271	Section 34 Town of Wellington
	0.2522ha	CT 125/25	Section 36 Town of Wellington
Coolidge St and Connaught Tec Gully	0.8479ha	CT 44D/514	Lot 3 DP 78149
Reserve land at Travers St and Finnimore Tce	0.2727ha 0.0918ha 0.1999ha 0.1678ha	CT 559/64 CT 549/96 CT 489/262 CT 624/38	Lots 445, 446 & 447, DP 9808 Lot 448, DP 9808 Lots 449 & 450, DP 9808 Closed Street as shown on SO Plan 23070 All above Recreation reserve, NZ Gazette 1995/2438
Land held for Sanitary purposes, corner of Farnham St and Liardet St	0.2109ha	CT 597/102	Section 1 SO Plan 22375 It is held for Sanitary Works (NZ Gazette 1928/1732).
Antico Street Recreation Reserve Land	0.1617ha	CT 47B/602	Lot 2 DP 80801 It vested as Recreation Reserve on the deposit of plan 80801.
6 & 10 Crawford Road	0.2995ha	CT 42D/764	Lots 35 and 36 DP 17934 The land, in two lots, is Wellington City Council owned Recreation Reserve land, subject to the Reserves Act 1977.
Former Chest Hospital land	2.3028ha 0.8973ha	CT 63102 CT 63103	Lot 3 DP 316137 Lot 4 DP 316137
Former Vice Regal land	0.3462ha	CT 38A/760	Section 1342 Town of Wellington It is vested in Wellington City Council in trust as a reserve for Recreation Purposes, NZ Gazette 1990, page 143.
	8.1142ha	CT 22C/3	Section 1324 Town of Wellington It is vested in the Wellington City Council in trust as a reserve for Recreation Purposes
Lookout Road reserves	0.3778ha 0.2402ha 0.0905ha 0.2405ha  0.086ha 0.0506ha 0.1658ha	CT 69533  CT 123577  CT 55700	Sec 2 SO 303817 Sec 4 SO 303817 Sec 5 SO 303817 Sec 6 SO 303817  Sec 1 SO 303817 Sec 8 SO 303817  Lot 2 DP 306858
150 Alexandra Road	0.0555ha	CT 464/324	Lot 1 DP 11417
Mt Victoria lookout land	1.8678ha	CT 716/19	Part of Mt Victoria and part of the land described in the 7 <sup>th</sup> Schedule to the "Wellington Corporation and Harbour Board Streets and Lands Act 1892", Held as Pleasure Ground and vested in WCC, pursuant to the Public Works Act 1928, Proclamation 5579, NZ Gazette 1956/917.
Oriental Parade to Palliser Road	3.7365ha	CT 427/150	Lots 2 & 3 DP 10507 Subject to the Deed of Conveyance 144970.
Point Jerningham	0.7147ha	CT 22B/899	Section 167 Evans Bay District Recreation Reserve

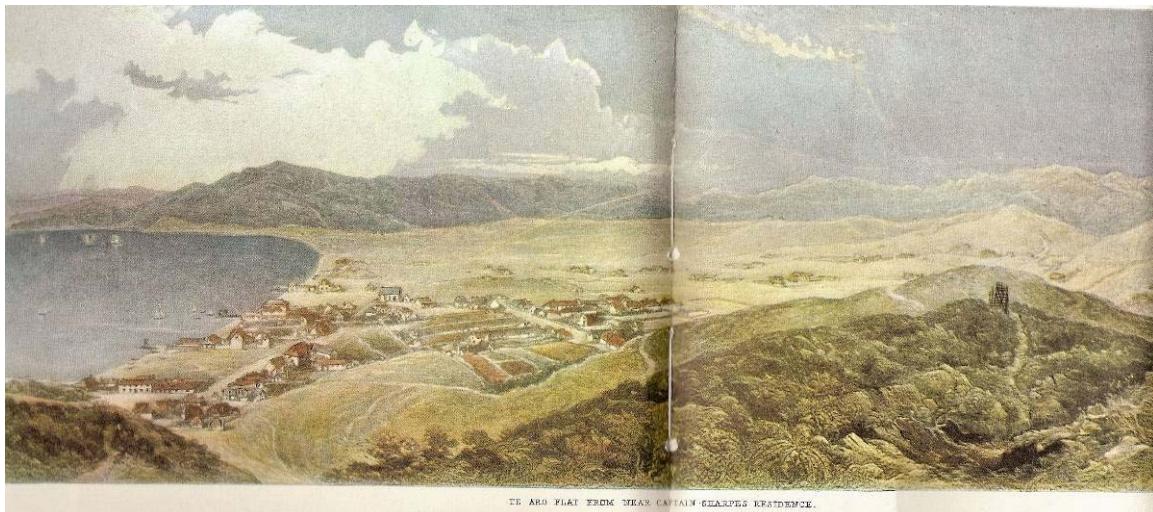
### Other land managed under the Town Belt Management Plan

**Total**

**130.3378 ha**

# Appendix 3 Town Belt traditional history

## Morrie Love



**Pictorial Illustrations of New Zealand, S C Brees, Principal Engineer to the New Zealand Company, London 1847, showing Mt Alfred in background right.**

The history and traditions related to the places that now make up the Town Belt go back to the earliest arrival of Māori in Wellington. That time was arguably 850 AD but perhaps nearer 1200 AD. Two important components of the Town Belt are the key ridgelines in the east and west of central Wellington, known as Te Ranga a Hiwi – or the ridge of Hiwi – and the ridgeline of Ahumairangi. Hiwi was the son of the daughter of Tara, the eponymous ancestor of Ngāi Tara. Ngāi Tara were probably the first Māori to settle the area, constructing pā and developing gardens and using the forests to gather food. Before Ngāi Tara were others, more of the hunter-gatherer groups known by some as the kahui tipua, who moved around taking advantage of the natural resources of the region.

Before them was the time of the taniwha, the most famous being the two in the harbour of Ngāke and Whataitai. In their time the harbour was a lake blocked from the ocean and Ngāke wanted to escape to the open ocean. He crashed out to form the channel known as Te Au a Tane, the present channel into Wellington harbour. When Whataitai tried to follow suit through the area where Kilbirnie now is, however he failed and became stranded and instead the area uplifted leaving Whataitai high and dry. He then transformed into a manuwairua called Te Keo or a spirit bird. Te Keo alighted on the lesser peak next to Matairangi/Mt Victoria. This lesser peak became known as Tangi Te Keo or the cry of Keo. Before the taniwha, the North Island was *Te Ika a Maui* or Maui's fish pulled up from the ocean from the South Island, *Te Waka a Maui*.

Ngāi Tara built a series of pā, the largest being the Akatarewa Pā, on the Town Belt around Wellington College and extending up to the ridgeline. The Basin Reserve was the *mahinga kai* (access to food and resources) called Hauwai, where the eels and other fish from the swamp streams were gathered. The earliest gardens made by Māori simply involved clearing of the forest and allowing the regrowth of ferns as happens after a fire in forest. The bracken ferns have edible roots which Māori called *aruhe*. The terracing of the hills allowed the growth of the tropical kumara or sweet potato. Later potatoes, melons and corn were planted in gardens where land was

left to lie fallow. The garden areas of Taranaki Whānui – Omaroro, Tinakore, Orangi-kaupapa, which were to become parts of the Town Belt – were used in these ways often well after the Town of Wellington was surveyed in 1840. Much of the forest was maintained as habitat for birds such as kaka, kererū and others, which were hunted for food.

The other great ridgeline to frame Wellington City was known as Ahumairangi and later as Tinakori Hill. Ahumairangi was to feature more in later Māori history as a place where Te Atiawa/Taranaki Whānui were to establish gardens to feed the pā below and to keep lookouts to warn of the approach of raiding parties from other tribes. The name Ahumairangi could have derived from a type of whirlwind. That ridgeline was less favoured for building pā and none were known to be located there. By the time of Te Atiawa/Taranaki Whānui there had been the change from fortified pā situated on defendable headlands to pā with minimal fortifications sited around the harbour and close to the foreshore.

Not all the areas included in the Town Belt were occupied by Māori with pā and kainga, but the entire area would have been used for food gathering and bird-snaring. This is acknowledged in names such as Paekaka, which probably referred to the tree perch for catching parrots and was the name of a village situated in Thorndon close to the Town Belt.

Charles Heaphy, speaking in 1879 to the Wellington Philosophical Society, recalled that when he had arrived 40 years earlier, Tinakori Hill was ‘densely timbered ... the rata being conspicuous’. Wellington Terrace was timbered with ‘*high manuka some 40ft high*<sup>69</sup>. Hinau also grew in the area and its berries were used in bread and rongoa/medicines, as well as being used in ta moko/tattooing.

Moe-i-te-ra was a Te Atiawa village and cultivations in the vicinity of Central Park and the north-facing slopes above the park and extending to the Prince of Wales Park. The area is drained by the Waimapihi Stream, which flowed to the harbour just west of Te Aro Pā.

Puke Ahu/Mt Cook is a low rise between more dominant ridgelines. Te Ranga a Hiwi extended from Point Jerningham (Orua-kai-kuru) up to Te Matairangi/Mt Victoria and along though Mt Alfred, near Te Akatarewa Pā, to the old Te Uruhau Pā above Island Bay. The other dominant ridgeline extended from Ahumairangi/Thorndon Hill through to Te Kopahou, extending out to Rimurapa/Sinclair Head, along with the Tawatawa Ridge between Island Bay and Owhiro Bay. The Town Belt runs close to Puke Ahu near the Prince of Wales Park. Although this part of the Town Belt does not have high concentrations of Māori cultural sites it would have been well used by Māori.

The establishment of a ‘green belt’ around the Town of Wellington came with arrival, in September 1839, of the New Zealand Company and its principal agent Colonel William Wakefield. That year the New Zealand Company surveyor was instructed that the outside of the inland Town should be separated from the country sections by a broad belt of land, which the company intended to be public property.

In 1841 Hobson proclaimed the Town Belt a Crown Reserve. That status existed until 1861 when the Town Belt was granted to the provincial superintendent of Wellington. In 1873, the superintendent granted the Town Belt to the City of Wellington as a reserve for public recreation. Hobson also assumed Crown ownership of the islands of Mātiu and Makāro in the early 1840s.

In 1847 Colonel McCleverty recommended that additional land in the Town Belt should be assigned to Māori and 219 acres of ‘Town Belt’ land were assigned to Te Aro, Pipitea and Kumutoto Māori.

The Waitangi Tribunal<sup>70</sup> concluded the following:

<sup>69</sup> Heaphy , C. 1879 Notes on Port Nicholson and the Natives in 1839. Transactions and Proceedings of the New Zealand Institute XII.

<sup>70</sup> Waitangi Tribunal, *Te Whanganui a Tara me ona Takiwa, Wellington District Report, 2003*, p 105

The Town Belt was originally set aside out of land included in the Port Nicholson deed of purchase, a deed the Tribunal found was invalid. The Town Belt was not included in the 1844 deeds of release nor in Governor Fitzroy's or Governor Grey's Crown grants to the New Zealand Company. Following the 1847 McCleverty awards, Māori retained 219 acres of the original 1562 acres of the Town Belt. The remainder of the Town Belt was lost to Māori who received no compensation for the land and there was no consultation or consent to the taking of this valuable land.

The Tribunal found that in taking reserves in and about Wellington from Māori in 1841 without their consent or any consultation and making any payment, the Crown acted in breach of article 2 of the Treaty. As a consequence Te Atiawa, Ngati Tama, Taranaki and Ngati Ruanui were prejudiced.

In addition the Tribunal also found that in regards to Ngati Toa the Crown failed to act reasonably and in good faith and failed to protect the customary interests of Ngati Toa in and over the Port Nicholson block.

In 1841 Governor Hobson proclaimed reserves marked out by Government Surveyor-General Felton Mathews for the Crown<sup>71</sup>. The public reserves included the Town Belt together with Points Jerningham, Halswell and Waddell, and Pencarrow and Baring Heads.

Despite Hobson's prohibition on clearing and cultivating the Town Belt, Māori continued to do so largely unhindered. There were a number of areas of Māori cultivation within the Town Belt – Polhill Gully and Omaroro (Te Aro), Orangikaupapa/Tinakori (Pipitea) and in part of what is now the Wellington Botanic Garden<sup>72</sup> (Kumutoto).

The agreement that transferred title from customary title to the creation of the Crown and New Zealand Company's title was based on three sets of documents:

- The 1839 agreement between the New Zealand Company and Māori, which was accompanied by surveys and allocation of sections in 1840 and 1842;
- The 1844 releases which appear to have amounted to an agreement from the Crown to exclude certain Māori lands (pā, cultivations, sacred places, and company reserves) from any grant to the New Zealand Company in exchange for monetary compensation of £1500 and in exchange for Māori agreeing to release their interests in all other company claimed land;
- The 1847 McCleverty arrangement, which exchanged certain lands occupied by Māori pā and cultivations in 'exchange for other land'. This agreement led to the 1848 Port Nicholson Crown Grant.<sup>73</sup>

## Significant areas for Māori in the Town Belt

**Polhill Gully:** The area known as Polhill Gully comprised 89 acres 3 roods 5 perches as established in McCleverty's Deed. This included 31 town sections, mainly along Aro Street, as well as the Town Belt additions known as blocks XV, XVa and XVb. By 1873 the Te Aro Māori owners were leasing the three big Town Belt blocks XV, XVa and XVb along with most of the town sections.

In 1887 a Certificate of Title was issued in the names of the Te Aro Māori for the three large blocks and most of the town sections. Alienation of the land was restricted by mortgage or lease beyond 21 years, however those restrictions were lifted in 1889. In 1891 the Crown acquired part of Block XVa as well as other town sections. This came from an 'arrangement' with two businessmen who then on-sold the land to the Crown for a rifle range. It was unsuitable for a rifle range and eventually transferred from the Defence Department and gazetted as Crown land in 1949. In 1954 the land was vested in Wellington City Council as a reserve and subsequently became the Polhill Gully Recreation Reserve in 1989.

<sup>71</sup> See attached map by Felton Mathews

<sup>72</sup> Waitangi Tribunal, *Te Whanganui a Tara me ona Takiwa, Wellington District Report, 2003*, p 105

<sup>73</sup> Quinn Steve, *Report on the McCleverty Arrangements and McCleverty Reserves*, November 1997, evidence document 18, Wai 145, Wellington Tenths Claim.

**Moera:** Moe-ra (Moe-i-ra<sup>74</sup> or Moe-i-te-ra<sup>75</sup>), was “a Ngāti Awa kainga, possibly palisaded”. It was situated where Maraama Crescent now is, near the road to Brooklyn and Ohiro. It was so named because the kainga caught the rays of the early sun, which shone on the hamlet even before the people woke up in the morning.”<sup>76</sup> This area was already used by Te Aro Māori as a cultivation, consequently the McCleverty Award reconfirmed land to them that should already have been reserved under the Crown Grant.

**Omaroro:** The Omaroro cultivation area was located on steeply sloping ground, perhaps terraced, on a spur of the Turangarere hills at Brooklyn facing the north-east within an area now part of the Town Belt. This area became the Vogeltown Block and was awarded to Wi Tako Ngatata of Kumutoto Pā. It appears that this and other land in what was designated as Town Belt was purchased from the Kumutoto people, including Wi Tako, in 1852.

The Omaroro Award also covered earlier cultivations belonging to the people at Te Aro. The original area was larger than the awarded area. This award left them worse off as only the northern end was reaffirmed in Te Aro ownership and the full cultivation area was never reserved. “It is likely that because it impinged upon the adjoining section the cultivation area ceased to be used as a cultivation reserve and was leased out for cash return.”<sup>77</sup> The lessee eventually purchased the freehold to this property, which had ceased to be of real value to the pā as a cultivation for sustainable needs.

On 7 October 1847 Te Aro Māori were awarded a further 50 acres as “The Natives of Te Aro having represented that within the limits of the land assigned in the deed, no kumara plantations can be made ...”<sup>78</sup> This half-section was sold in 1863 as the population of the pā declined and the viability of cultivating at such a distance on such poor land became unsustainable.

The name of this block should perhaps be Omaruru after the native owl.

**Tinakore and Orangikaupapa:** Eighty acres of the Town Belt were awarded by McCleverty to Pipitea Māori. It is known that the Town Belt contained Māori cultivations although it is not known if they were on these lands awarded. The 80 acres of the Town Belt were in the Tinakori range, towards Wadestown, made up of Orangikaupapa, Tinakore South and Tinakore North. Much of this land was leased by Māori to a Mr O'Neill for a very low rental as Māori had stopped using the land.

The Orangikaupapa block was subdivided into 14 lots. In 1873 the Orangikaupapa lots were all given on long-term leases. The first sale of the lots was in 1877.

**Kumutoto Kainga – including the Botanic Garden:** Town Belt land was treated by the Crown as Crown land and its ‘exchange’ to Kumutoto was seen as an act of generosity by the Crown. The land was subsequently used as cultivation land – some 62 acres of Māori cultivations were already situated on this land prior to this, and these were guaranteed by Fitzroy<sup>79</sup>.

In October 1852 the entire Town Belt awarded to Kumutoto was purchased by the Government:

We the undersigned having accepted the sum of 160 pounds sterling, the receipt whereof is hereby acknowledged in payment for the block of land containing fifty-two acres, three roods and thirty perches, the boundaries which are described in the within deed, reconvey the same to the Governor-in-Chief upon behalf of Her Majesty Queen Victoria and renounce all rights and title and interest in the same forever.

Signed: *Wiremu Tako for himself and for Tamati Paratene  
Paora Hukiki for himself and Raniera*

<sup>74</sup> Cited by Neville Gilmore, Historian for Wellington Tents Trust

<sup>75</sup> Adkin, G Leslie: *The Great Harbour of Tara* 1959, p42

<sup>76</sup> Best, Elsdon 1911. *Māori Notebook no 13* in WAI 145 I9(a) p85

<sup>77</sup> <http://www.wcl.govt.nz/maori/wellington/ngawahiaro.html>

<sup>78</sup> WAI 145 10(a) Doc 3 McCleverty Deeds, p12

<sup>79</sup> H Hansen Turton, 'Wellington Tenth: Turton's *Epitome of Official Documents relative to Native Affairs and Land Purchases in the North Island of New Zealand*', p D12

*Signed in my presence, having been previously translated this 11/10/52*

*H. T. Kemp Native Secretary*

*S. E. Grimestone, Chief Clerk Colonial Secretary's Office<sup>80</sup>*

While Māori sold this land on 11 October, on 27 October Governor Grey issued a Crown Grant to the Superintendent of the Wesleyan missions, Reverend James Watkin, for the establishment of a school. No school was forthcoming and the estate was transferred to the Provincial Government<sup>81</sup>.

**The demise of the pā in Wellington and Māori cease to use the Town Belt areas for gardening:** The pressure from the growing town of Wellington and factors such as the wars in Taranaki saw the rapid decrease in the Māori population. Use of the large gardens also decreased rapidly. This often meant the land was leased out to Europeans wanting to farm the land largely for stock grazing.

In 1850 Te Aro Pā had 186 inhabitants of Taranaki and Ngāti Ruanui descent. However by the mid-1850s, the Wesleyan mission near the pā noted that only “a small remnant of a once considerable tribe occupy a few miserable huts not far from the Mission House”. Many Māori went back to Taranaki with the altercations at Parihaka in the 1880s. Having moved back, the door closed behind them and they were unable to return to Wellington to reclaim their interests. The need for the difficult gardens on the hill quickly diminished.



**Tamati Wiremu Te Wera and his wife Te Awhitu Te Wera  
were some of the last residents at Te Aro in 1900.**

It was much the same story for Pipitea Pā and the gardens on Ahumairangi. The pressure on Pipitea Pā came from the arrival of European settlers from Petone. Māori moved out to the Hutt Valley where land remained and where the pressure of colonisation was less. Some also went back to Taranaki and their gardens too soon diminished. Gradually Māori disappeared from the streets of Wellington<sup>82</sup>.

Kumutoto was no exception and, after being the centre of the flax trade in the early period of colonisation, it quickly succumbed to European urban pressure. When the people moved out the gardens –and their churches – were leased to Europeans.

<sup>80</sup> 2 Deed 157 and 1 Deed 306

<sup>81</sup> 1879 AJHR H-1 p60, testimony of Alexander Reid to the Royal Commission on Education Trusts.

<sup>82</sup> David Hamer, *Wellington on the Urban Frontier, in The Making of Wellington 1800 – 1914*, 1990, p231

## **Waitangi Tribunal, Te Whanganui ā Tara me ōna Takiwā: Report on the Wellington District 2003**

The Waitangi Tribunal found that in 1840 the iwi groups that had take raupatu, or rights of conquest over all the lands within the Port Nicholson block were: Te Ātiawa, Ngāti Ruanui, Taranaki, Ngāti Tama and Ngāti Toa. However, the Tribunal also found that these iwi each had their own ahi kā over particular areas as follows:

- Te Ātiawa at Te Whanganui ā Tara and parts of the south-west coast
- Taranaki and Ngāti Ruanui at Te Aro
- Ngāti Tama at Kaiwharawhara and environs, and parts of the south-west coast
- Ngāti Toa at parts of the south-west coast

Taranaki Whānui ki Te Upoko o Te Ika historical claims resulting from acts or omissions by the Crown prior to 21 September 1992 and is made up of a package that includes:

- an agreed historical account and Crown acknowledgements, which forms the basis for a Crown apology to Taranaki Whānui ki Te Upoko o Te Ika, as well as a Statement of Forgiveness from Taranaki Whānui ki Te Upoko o Te Ika to the Crown;
- cultural redress; and
- financial and commercial redress.

Taranaki Whānui ki Te Upoko o Te Ika is a collective of people from Te Atiawa, Taranaki, Ngāti Ruanui, Ngāti Tama and others, including Ngāti Mutunga, from a number of Taranaki iwi whose ancestors migrated to Wellington in the 1820s and 1830s and who signed the Port Nicholson Block Deed of Purchase in 1839.

The history of the interaction between Taranaki Whānui ki Te Upoko o Te Ika and the Crown has been outlined in The Waitangi Tribunal's *Te Whanganui a Tara Me ōna Takiwā report on the Wellington District Inquiry*, published in 2003. The claims of Taranaki Whānui ki Te Upoko o Te Ika relate to breaches by the Crown of its obligations under the Treaty of Waitangi, particularly the Crown's dealings over, and eventual acquisition of, the Port Nicholson Block, long delays in ensuring there was appropriate administration of the lands reserved for Taranaki Whānui ki Te Upoko o Te Ika in the Port Nicholson Block, and the Crown's compulsory acquisition and endowment of Taranaki Whānui ki Te Upoko o Te Ika lands for public purposes.

An account of the historical background agreed between the Crown and Taranaki Whānui ki Te Upoko o Te Ika is included in the Deed of Settlement, along with acknowledgments of Crown breaches of the Treaty of Waitangi, a Crown apology for those breaches, and a statement of forgiveness by Taranaki Whānui ki Te Upoko o Te Ika.

A Deed of Settlement based on this agreement was initialled on 26 June 2008. The Deed was then ratified by members of Taranaki Whānui ki Te Upoko o Te Ika and signed on 19 August 2008. The Deed of Settlement is now being implemented following the passage of legislation which was completed on 4 August 2009.

### **Town Belt and Reserves<sup>83</sup>**

- 2.13 The New Zealand Company's initial settlement plan provided for a public reserve of 1,562 acres around the town that would separate it from the Company's rural district. In October 1841, the Governor proclaimed that the Town Belt and the other reserves provided for in the Company's plans were to become Crown lands. Taranaki Whānui ki Te Upoko o Te Ika regarded this as one of their food gathering or mahinga kai areas. The reserves included a number of promontories around the harbour (Jerningham, Halswell

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<sup>83</sup> Port Nicholson Block (Taranaki Whānui ki te Upoko o te Ika) Deed of Settlement, 2009 p 9

and Waddell Points as well as Pencarrow and Baring Heads). This was done without consultation with or compensation to Taranaki Whānui ki Te Upoko o Te Ika.

- 2.14 Parts of these public reserves were reallocated by way of grants in the Town Belt for Wellington Hospital and other public purposes, including the land that became the site of the Governor-General's residence and grounds after 1911. In March 1873, 1,061 acres in the Town Belt were granted to the Wellington City in trust forever as a public recreation ground."

The Deed of Settlement and the related legislation set out a number of settlement mechanisms that are relevant to parts of the Town Belt:

**Right of first refusal (RFR):** The right of first refusal relates to land held in fee simple by the Crown or a Crown body. If the Crown wished to dispose of the land it must be firstly offered to the Trustees of the Port Nicholson Block Settlement Trust. The Crown holds land that was in the Town Belt and which the Council may seek to return to the Town Belt. The right of first refusal mechanism would apply to that land.

**Cultural redress:** The Deed of Settlement outlines various instruments to provide cultural redress. These instruments extend from the transfer of the fee simple of various Crown properties for which there is a direct connection with the claimants to areas where a statutory acknowledgement applies. There are no settlement properties in the Deed of Settlement for Taranaki Whānui and there are no statutory acknowledgement lands within the current Town Belt.

**Town Belt and the Settlement:** The bulk of the Town Belt is held in trust with Wellington City Council as trustee. Such land, for Treaty of Waitangi purposes, is generally regarded as private land that has not been available for the settlement of Treaty claims. There appears to be some change to this policy from the current settlements process, however for the Port Nicholson Block settlement these matters have been settled.

**Recognition of Te Atiawa/Taranaki Whānui in the Town Belt today:** Some signs exist to indicate sites of significance to Māori, such as Akatarewa Pā. More signs and interpretation would help people to understand the use of the areas before colonisation.

Planting on the Town Belt can help to provide better recognition of these sites. Groves of trees, such as totara, rata and others, could extend across areas that were pā sites, however avoiding any remaining archaeology if that can be identified. Some of the old garden sites may be marked by turning them into grasslands or similar scrublands and providing some interpretation.

## Ngāti Toa Rangatira's Treaty Claim

Ngāti Toa Rangatira are in the final stages of negotiating their treaty redress package. Part of the redress seeks to acknowledge and compensate Ngati Toa Rangatira for their exclusion from the Port Nicholson Block reserves (known as the 'tenths') which includes the Town Belt Area. . The 2003 Te Whanganui ā Tara me ōna Takiwā Report reaffirms and recognises the right of take raupatu of Ngati Toa Rangatira within the Port Nicholson Block, including the Town Belt area.

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- xiv. Land Information New Zealand Deeds and Plans

## Appendix III – McCleverty Deeds & Maps

### Wellington District Deeds - No. 4

#### Te Aro (Colonel McCleverty's Deed), Wellington district.

22 March, 1847.  
*Exchange for other lands*

We the undersigned Land owners and Chiefs residing at and belonging to Te Aro in Wellington of the Ngatiawa and Ngatirunui Tribes agree on the twenty-second day of March One thousand eight hundred and forty-seven, to give up to Her Majesty's Government All those Cultivations which we have hitherto had on Sections in the Karori, Ohiro, and Kai Wara Districts or elsewhere belonging to European Settlers, on our receiving from the Lieutenant Governor, portions of Blocks of Land which we have seen and accepted, as shown and coloured red on Plans 1, 2 and 3, which accompany this, containing in all 526A. 1R. 31P and the boundaries of which are therein described. Also two Horses and two Carts with Harness complete, and two Steel Mills.

No. 1 Plan shows the Cultivations in and about Polhill's Gully, which were guaranteed by Governor Fitzroy principally on Native Town Reserves, and the Town Belt, the whole contained in one Block and bounded (streets intersecting) as delineated, containing 89A 3R 5P.

No. 2 Plan describes part of the Native Reserve 7 and the whole of 8 Kinapora District, also Native Reserve 91 in the Ohariu District to the North of which is Unsurveyed Land, the whole containing 290A 0R. 26P.

No. 3 Plan describes a Block of 146A. 2R. OP. and is in the Ohiro District consisting of No 15 Native Reserve in that District and about 30 acres of the Town Belt, containing 146A. 2R. 0P.

No. 1 Plan includes 89A 3R 5P as follows Town Sections 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,18,20,22,24,25,26, 27,28,37,39,41,43,45,49, and by a line being the prolongations of the Southern boundary of Section 28 to a point at the distance of one chain or thereabouts from section 49 on the Western boundary of No. 50, containing in all about 4A. 0R. 36P. Part of the Town Belt included within the following boundaries on the West by a line drawn from the South Western Angle of No.1 Town Reserve to the Angle formed by Nos. 10 and 11, Ohiro District, on the North by the boundary lines of Town Reserves 1, 3, 5, 7, 9, 10, 11, and 13. On the East by the boundary line of No. 26 Town Reserve, and nos 29,31,33, and 35 Town Sections prolonged, til it meets Section 11 Ohiro District. On the South by boundary line of No. 11 Ohiro District extending from the above point to the angle of meeting of Nos. 10 and 11 containing 36A, 1R, 24P. Also part of the Town Belt included within the following boundaries. On the South by the boundary lines of Town Reserves 2, 4, 6, 8, 12, 14, 16, 18, 20, 22. On the East by a line drawn from the junction of Reserves 22 and 24 to a point of one and a half chains East of the angle made by the Southern and Western boundary lines of No. 438 Town Section on the North by a line due East as far as No. 28 Section Karori

District - the boundary then runs Southerly and Westerly along the line of the same 28 Section till it meets a point about 9 chains distant in the Westerly direction when the North Western line of No.2 Town Reserve is prolonged and joins the North Western boundary containing 18A. OR 25p.

No.2. Plan contains two Blocks, 290A. OR. 26p. One bounded on the East by the Porirua Road commencing at a point about 8 chains from the present Ohariu Road, and one chain from the old one, and between them until it meets the section occupied by Mr Frank Johnstone. On the North by the edge of Mr Johnstone's fence prolonged to a point about 6 chains from the North Eastern corner of Section 96 Ohariu District, thence by the boundary of that section Southerly and Easterly - Easterly and Southerly to a point about one chain distant from the Ohariu Road. On the South by the boundary line of No.7 Section as shewn. The Block consists of part of No. 7 Section Kinapora District containing 41A. 2R. 16p and No. 8; Section same District containing 150A. 3R 24p. Total, 150A. 2R. OP. the other Block consists of No. 91 Section Ohariu District now containing 139A 2R 26P or thereabouts which may be increased into the unsurveyed Land to the North. No. 2 Plan contains 290A OR. 36p.

No.3 Plan includes 146A. 5R. OP. viz. One Block consists of a Native Reserve, No. 15 Ohiro District containing about 114 acres, and about 32 Acres on the Town Belt, it is bounded on the North by No. 18 Section Ohiro District and the Town Belt. On the East by the road to Ohiro. On the South by No. 12 Section Ohiro District and the Town Belt, and on the West by the Town Belt.

To which we the undersigned jointly and severally agree and write our names in token thereof the day and year before written.

W.A. McCLEVERTY, Lt. Colonel.

Ko te tohu x o te Pakuahi	Na Te Wehi
Na Mohi Ngaponga	Na Paora Tuwhare
Na Hemi Parai	Na Pimipi Haukoteri
Na Wi Kingi Te Awitu	Na Te Manihera Paura
Na Horomona Te Raro	Na te Retimana Pukahu
Na Rawai Te Tawero	Na Humene
Na Herekana Mahoe	Na Ngaparu Te Raro
Na Raniera Tora	Na Paihika Te Ngo

Ma motou mo o matou tangata i tuhia ai o matou Ingoa.

Ko te ingoa o nga tangata o te hapu o Ngati kura e noho ana ki te Aro.

Tamati Wiremu	Te Wunu Ohiro
Ngapaka	Ihaia Aurutu
Te Teira	Hori Pipi
Rawiri Ta Rao.	

Konga Titiro -

&nbspKa Timote Te heheu  
&nbspHemi Tahana Niwa  
&nbspH. Tacy Kemp.

An additional house to be given signed the 24th day of April, 1857.

W.A. McCleverty, Lt. Colonel.  
M. Richmond, Supt.  
H. Tacy Kemp.

Their Pah is also guaranteed to them vide map attached containing 2 Acres 1 rood, 11 perches.

W.A. McCLEVERTY, Lt. Colonel.

### **Maori translation**

Ko matou ko nga Tangata ko nga Kaumatua o Ngatiruanui o Ngatiawa e noho nei i Te Aro i Poneke ka whakaae inaianei i te rua tekau ma rua o nga ra o Maehe i te Tau kotahi mano e waru e wha tekau ma whitu kia tukua tonutia atu a matou Tae kai katoa, e takoto ana i waenga o nga whenua o nga Pakeha, ara - ko nga Tae kai o "Karori" - o "Ohira" - o Kai "Wharawhara" o whea noa atu Ko aua Tae kai kotoa e takoto ana i waenganui o nga oneone o nga Pakeha ka whakaactia nei, kia tukua whaka rereitia atu - hei utu mo nga whenua tinana kua tukua mai nei mo matou e Kanara Makaraweti (Lt. Col. McCleverty) ara e raua ko Kawana kua kite nei o matou kanohi kua oti nei matou te whakawhiwhi - he mea pani ki te Ta whero i roto o nga Pukapuka apiti o tenei. He mea maka ki te tahi ki te rua ki te toru o nga whika nui huia e Rima rau e rua tekau ma ono o nga eka kotahi Rure - kotahi Paehe ko nga rohe oti katoa te ata whakatakoto ki roto i nga Pukapuka - Apiti mai hoki ki enei whenua - e rua nga Hoiho e rua nga kata - me nga mekameka katoa - e rua hoki nga mira huri witi heoti - kei roto o te pukapuka tuatahi ko nga Tae kai e takoto haere ana i roto i te awaawa i te kainga o Porera - ko nga Tae kai enei i tukua iho ki a matou e Kawana Pitiroi imua ko te nuinga kei roto pu kei nga wahi Rongoa o mua kei te whenua i runga ake o te Taone - Engari ko nga Tae kai i waenganui o nga whenua o nga Pakeha - ka tukua atu mo tetahi wahi whenua i runga ake o te Taone kotahi tonu te tinana whenua - huihuia e waru tekau ma iwi o nga Eka e toru o nga Rure ko tahi te Paehe - kei te pukapuka te rohe - kei roto kei te pukapuka tuarua ka wahi etahi o te whenua rongoa o mua maka ki te whitu o nga whika ko te waru o nga whika ko te whenua katoa o Kinapora ko te whenua rongoa o mua he mea maka ki te iwa tekau ma tahi o nga whika i Ohariu - huihuia e rua rau e iwa tekau o nga eka - e rua tekau ma ono o nga paehe - Kei te toru o nga Pukapuka kotahi te whenua tinana kei Ohiro - huihuia te nui kotahi rau e wa tekau ma ono o nga Eka e rua nga Rure - kotahi te whenua Rongoa o mua kotahi tekau ma rima te tohu - Apiti mai hoki e rua rau e toru tekau o nga Eka o te wahi tutata mai o runga ake o te Taone.

A true translation.

&nbspW. Duncan,  
&nbspGovt Interpreter.

Registration. No. 99

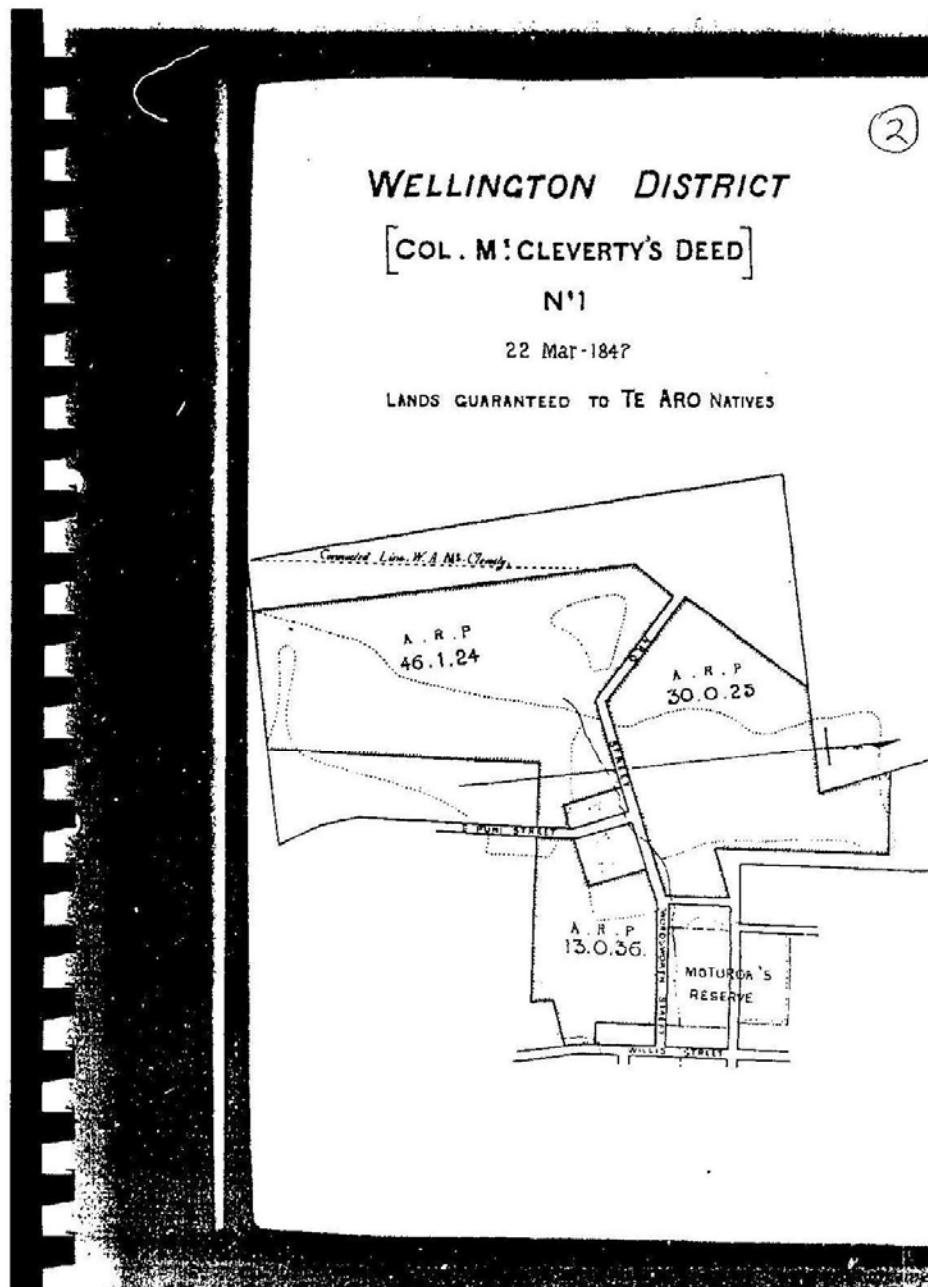
Received for registration at 11 o'clock A.M. 11th March, 1848.

Robert R. Strang, Registrar of Deeds.

A true copy of Original Deed, Maori translation, and Endorsement.

H. Hanson Turton.

Wellington, January 8th, 1876.



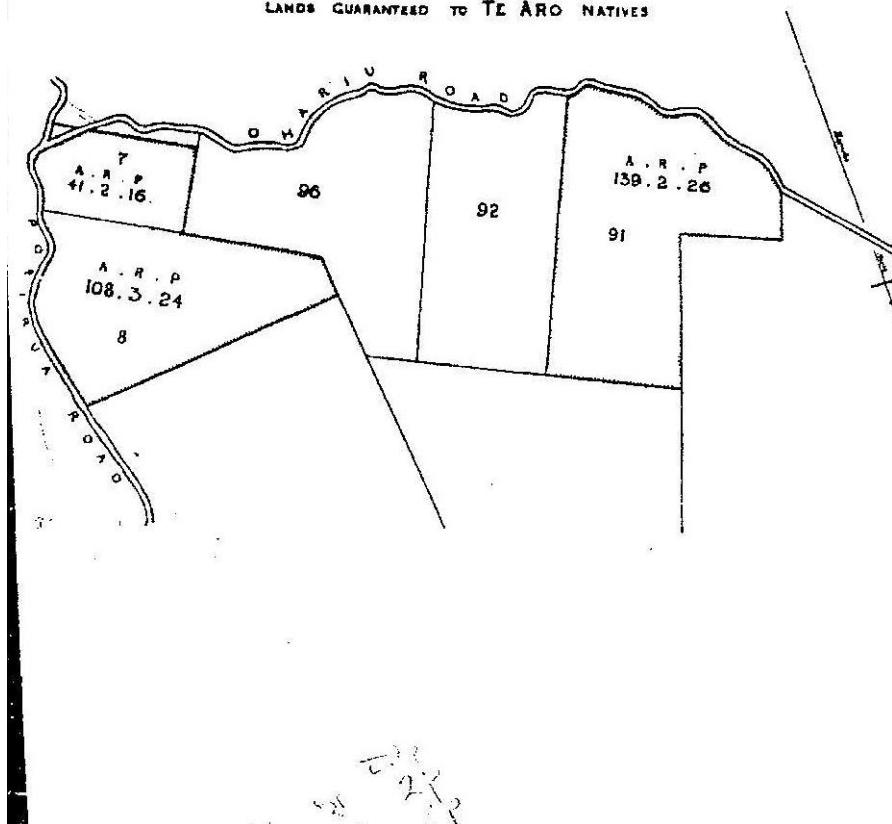
(3)

## COL. M'CLEVERTY'S DEED

N°2

22 MAR - 1847

LANDS GUARANTEED TO TE ARO NATIVES



**Appendix 4****Town Belt historical outline**

**Shona McCahon**

This outline provides a broad overview of the main events and patterns of change in the story of the Wellington Town Belt. It should be read in conjunction with Appendix 3, which outlines the traditional Māori history of the land that the Town Belt covers, the history of occupation and title to the land from 1839, and the findings of the Waitangi Tribunal.

This outline has been compiled from mainly secondary sources and is by no means a definitive history. For those wishing to find more about the Town Belt's history, a list of references is included at the end of this outline.

Today's Town Belt has been shaped by many influences beginning, of course, with the intentions of Wellington's founders' and subsequently by such aspects as Wellington's topography and climate, city growth, changing community needs, changing attitudes and, at times heated, public debate. These influences are reflected in the Wellington Town Belt story, which is told here under the following headings:

1. Origins and governance
2. a public recreation ground
3. a green belt
4. other purposes and pressures on the Town Belt
5. citizen action.

## **1. Origins and governance: a brief chronology**

This section is a brief chronology of the main administrative and statutory events that affected the legal status and governance of the land set aside as Town Belt. (Note: a summary of the main losses and returns of Town Belt land is contained in section 4.)

### **Origins of the Town Belt, 1839–1840**

The city of Wellington has its origins in a private colonisation scheme that was run from England by the New Zealand Company. The company envisaged establishing an idealised, class-based society in New Zealand through planned settlements. It would buy land cheaply from the native inhabitants and then resell it to investors at a price sufficient to ensure that a landed elite would be formed, supported by a working class of emigrants who could not yet afford to buy land<sup>84</sup>. Investors in the Wellington settlement were entitled to one town acre and 100 country acres.

In promoting a better life to would-be emigrants, the New Zealand Company described New Zealand as a 'Land of Promise'<sup>85</sup>. In its planned settlements, it made provision for public reserves such as cemeteries and parks, quite possibly influenced by social reformers of the early 19th century who called for green open spaces to counteract the overcrowding and poor living conditions of Britain's burgeoning industrial cities. So, when the company's surveyor, Captain William Mein Smith, set sail from England in August 1839, his instructions for laying out a new settlement at Port Nicholson (Te Whanganui-a-Tara, Wellington Harbour) included providing a Town Belt. Company Secretary John Ward wrote:

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<sup>84</sup> Jock Phillips. "History of immigration – British immigration and the New Zealand Company," Accessed 19 June 2012, <http://www.TeAra.govt.nz/en/history-of-immigration/3>.

<sup>85</sup> Patricia Burns, *Fatal Success, A History of the New Zealand Company*. (Auckland: Heinmann Reed, 1989), 108-109.

*"It is indeed desirable that the whole outside of the Town, inland, should be separated from the country by a broad belt of land which you will declare that the Company intends to be public property on condition that no buildings be ever erected upon it"*<sup>86</sup>.

The objects of the Town Belt, as well as separating the town and country, were, Ward explained in his letter, "... to supply space for recreation and common to the public ...". He also stated that the company directors "... wish the public convenience to be consulted and the beautiful appearance of the city to be secured ... rather than the immediate profit of the company ..." <sup>87</sup>.

Following New Zealand Company land purchase negotiations with the Māori of Pito-one and Nga-ii-ranga under the Port Nicholson deed of September 1839, the first immigrants arrived in January 1840 and established a settlement called Britannia at Petone, near the mouth of the Hutt River. They soon discovered that the flood-prone site was "quite unfit for a town" so, in March, New Zealand Company representative Colonel Wakefield moved the settlement to the shores of Lambton Harbour, even though the Māori communities of Te Aro, Kumototo and Pipitea, who lived there, had not been party to the earlier land purchases.

Captain Mein Smith finalised the plan for the new settlement of Wellington in August 1840. The extent of the Town Belt was shown and marked as "*land around the Town reserved for the enjoyment of the Public and not to be built upon*".

### **Crown and provincial government, 1841–1873**

In 1841 the Crown assumed ownership of the Town Belt area (approximately 625ha) and proclaimed the land a public reserve. The Waitangi Tribunal later found that the earlier Port Nicholson land purchases had been invalid and the taking of reserves in Wellington prejudicial to Māori (see Appendix 3). Governor Hobson directed that a notice be published in the Government Gazette requiring anyone occupying public or native reserves to vacate those sites, and declaring that "*all persons are warned not to clear, fence, cultivate or build in or upon any portion of the belt of reserved land surrounding the town*"<sup>88</sup>.

In 1862, the Town Belt's management was vested in the newly formed Wellington Town Board<sup>89</sup> and an Act<sup>90</sup> passed that allowed for carriage roads and footpaths across the Town Belt, the leasing of allotment areas for up to 14 years, and the laying out, planting and enclosure of public areas, including for recreation.

During the period of Crown and provincial government, approximately one-third (193 ha) of the Town Belt area was taken for other purposes including land returned to Māori (see Appendix 3)

### **Civic government, 1871–present**

Under the Wellington City Reserves Act 1871, the Superintendent of the Province of Wellington was instructed to convey the Town Belt from the Crown to the City of Wellington (made a borough in 1870). The Act stipulated that one half of revenue derived from the land was to be "*devoted to the ornamentation and utilisation of the lands ... and ... the other half ... to the construction and maintenance of roads upon the Town Belt ... connecting the streets of the said city with the country roads*". In 1872, before the land was transferred in Trust the Wellington City Reserves Act 1872 authorised the Superintendent to appropriate 21.85 ha (143 acres) of Town Belt in Newtown for education and social welfare purposes (see section four).

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<sup>86</sup> Ward to Smith. Quoted in Walter Cook, "Background Report 3, European History," *Wellington Town Belt Management Plan Review*. (Wellington: Wellington City Council, 1992).

<sup>87</sup> Follows

<sup>88</sup> *New Zealand Government Gazette* 1841, P. 80, 16 October 1841. Quoted in Cook, "Background Report 3".

<sup>89</sup> The Board was formed under the Wellington Town Board Act 1862, following the Public Reserves Amendment Act 1862, which enabled the control of public reserves to be transferred or vested to commissioners or other persons, to be held in trust for similar or specified public purposes.

<sup>90</sup> Management of City Reserves Act 1862.

## APPENDIX 3

## APPENDIX 3



Figure 1: Plan of the town of Wellington, Port Nicholson, drawn by Captain William Mein Smith, (Surveyor-General) 1840

**Washington, D.C. Nicholson, William** Captain William Men

## APPENDIX 3

What remained of the original Town Belt (approximately 429.5 ha) was transferred to the City of Wellington<sup>91</sup>. The 1873 Deed of conveyance set out the terms upon which the Council, as trustee of the land, was to administer it. In particular, the Council was to hold the land “*to be forever hereafter used and appropriated as a public recreation ground for the inhabitants of the City of Wellington ... but without any power ... to alienate or dispose of the same ...*” The Deed also allowed Town Belt land to be leased for terms of up to 42 years for “*the best and most improved rent ... that may reasonably be had ...*” and allowed for all revenue raised from the land to be applied in the same way as that specified in the 1871 Act.

As the city grew, further areas of Town Belt land were taken for roads, education, housing and utility purposes (see section 4). The Town Belt was also gradually developed for recreation and amenity purposes (see sections 2 and 3).

In 1908 the Wellington (City) Town Belt Reserves Act provided the Council with certain statutory powers to lease parts of the Town Belt. These powers were in addition to the Council's existing powers under the Town Belt Deed. In 1911 the Wellington City Empowering and Amendment Act authorised the Council to charge for admission to sports grounds subject to certain restrictions.

The Town Belt's management was generally ad hoc until, in 1975, the Council approved the *Management Policy: Wellington Town Belt*. This was the first policy aimed at consistent management of the Town Belt as a whole. The six-page document was based upon policies that had been adopted over the years for managing the Town Belt.

A more comprehensive management plan was approved by Council in 1994. The two-volume *Wellington Town Belt Management Plan 1995* was prepared over several years, including the publication of eight background reports in 1992 (see references).

In 1998, following on from policy in the management plan, the Council approved the *Town Belt Reinstatement Policy*, which outlined Council's approach to the recovery and reinstatement of land that had been part of the original Town Belt. Since then about 26.5 ha<sup>92</sup> of original Town Belt land that had been alienated has been returned to the Council (see section 4).

In 2009, the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009 came into force, signed by the Crown and the Port Nicholson Block Settlement Trust (representing descendants of tupuna of Te Atiawa, Taranaki, Ngāti Ruanui and Ngāti Tama and holding a kaitiaki role for Ngāti Mutunga). This settlement gave Port Nicholson Block Settlement Trust (PNBST) first right of refusal on some of the remaining identified sections of former Town Belt still held by the Crown (see Appendix 3 also).

In August 2010, a Memorandum of Understanding between PNBST and the Council was agreed, in which mana whenua indicated their wish to be more involved in the Town Belt's future management.

## 2. Public recreation ground

The idea of setting aside open recreational space for the benefit of all citizens was a new concept in 1840. There was little precedent in Britain, where urban parklands had until then been mainly the private domain of the wealthy. What uses, then, and what kind of public benefit would be appropriate for Wellington's Town Belt?

To begin with, it appears that many of the settlers saw the Town Belt as little more than a resource for firewood, building timber, quarrying and grazing (see section 4). By the 1870s, however, with Wellington a well-established town of 7000, the townspeople started to think about the leisure and

<sup>91</sup> Under the Town Belt and Basin Reserve Act 1873 (which implemented the 1871 Act).

<sup>92</sup> The 26.5ha includes the recent return, in 2012, of a further 4.5 ha of Telecom land.

aesthetic possibilities of the “recreation ground” held on their behalf under the 1873 Town Belt Deed.

## Amenity (public park) areas

The Botanic Garden, (part of the original Town Belt in 1840) which had been established in 1852 and extended to include former Town Belt land in 1865 was one of the few places popular with Wellingtonians for outings and picnics. The shelter and ornamental plantings there gave hope that even the Town Belt – bare and windswept though it was at the time – might be beautified with suitable planting and parkland development.

So it was that alongside the massive planting schemes and sports ground development that transformed much of the Town Belt over the next century, some parts were also developed simply as pleasant places for the public to enjoy.

Newtown Park is an early example. Sheltered by some of the earliest plantings on the Town Belt, it was used in the 1880s and 1890s for picnics and children’s play equipment as well as sports activities. By 1924, it also boasted a band rotunda and a tea kiosk.

The development of Central Park, partially a former tip site, was spurred by community initiative. The Scenery Preservation Society instigated tree planting in 1907 and, in 1913, the Citizens Easter Carnival Association raised funds that spurred the development, by 1915, of a park that boasted an ornamental lake, a rock garden, a children’s playground and pathways. In later years, donated ornamental gates and a drinking fountain were added, as well as a band rotunda shifted from Oriental Bay.



**Figure 2: Central Park circa 1920s, developed as a park with ornamental plantings, donated gates (centre) and donated drinking fountain (left).**

(S C Smith Collection, Alexander Turnbull Library, G- 46193-1/2)

Other such developments included the Queen’s Park gardens developed in Thorndon to honour Queen Victoria’s jubilee in 1897, the children’s playground at Pirie Street Reserve in the 1920s, the Mt Victoria Centennial Lookout in 1940 (not original Town Belt), the illuminated fountain (ex-Wellington Centennial Exhibition) at Kelburn Park in 1956 and the Byrd Memorial on Mt Victoria/Matairangi in 1962.

In more recent years, the Vice Regal Playground was developed on former Government House land returned in 1980 for inclusion back into the Town Belt. The Mt Victoria Lookout was redeveloped in 2008 to better cater for increasing numbers of summit visitors, Central Park was refurbished in 2009 with a Plimmer Trust grant and the Te Ahumairangi Hill Lookout developed in 2010.

## Sports facilities

Organised sports began growing in popularity from around the 1870s and with it the demand for suitable venues. Newtown Park was opened in 1881, the first of many Town Belt sports grounds to

be developed over the following century. These developments required significant landscape modification to create the flat land required; hillsides were carved out and gullies filled to create such hard-won platforms as Kelburn and Hataitai parks.



**Figure 3: Newtown Park, 1890s. Some of the earliest plantings on the Town Belt were already providing welcome shelter and visual amenity.**

(S C Smith Collection, Alexander Turnbull Library F- 152785-1/2)



**Figure 4: Hataitai Park under construction in 1932. Relief labour dug out banks and moved spoil in metal bins on rails. Spoil from the Mount Victoria tunnel was also used to form the park.**

(Evening Post Collection, Alexander Turnbull Library G- 2478-1/2 -EP)

Demand also developed for specialised sports grounds. In 1915, the Council opened the Municipal Golf Links which, after expansion in 1919, spanned Adelaide Road, adding to the challenges the steep topography already offered to golfers. Lawn tennis, bowls and croquet facilities were more controversial, however, because they involved fencing off areas to protect playing surfaces and were often associated with private clubs.

Community concern about restricting public access on the Town Belt was triggered (see section 5). Amid considerable controversy, an Act<sup>93</sup> was nevertheless passed in 1908, which allowed the Council to lease out up to 100 acres of Town Belt to sports clubs. A number of private sports club leases for specialised playing surfaces followed during the 1910s and, subsequently, leases have been taken out for a wide range of uses – some for club rooms associated with outdoor sports activities, others for indoor sports venues such as badminton, small bore shooting, tennis and fencing.

Sports ground development remained a major focus of expenditure on the Town Belt through to the 1970s. After the Second World War, there was a big push to provide sports facilities for returned servicemen and then for their baby boom offspring. At the same time, the demand for



**Figure 5: Works in progress, 1949, to transform the Liardet Street tip into a 7 ½ acre playing field - now part of Macalister Park.**

After the Council stopped burning rubbish in 1930, the city engineers used layered and compacted refuse as fill to create flat land, of which there was a chronic shortage in Wellington.

(Wellington Public Library 1083 & Alexander Turnbull Library 60267 1/2 (EP))

<sup>93</sup> Wellington (City) Town Belt Reserves Act 1908

building leases grew, prompting the Council to decide, in 1966, that only buildings connected with active recreation should be allowed<sup>94</sup>.

By the 1970s, questions started to be asked about the amount of sports-related development on the Town Belt. The 1975 Town Belt Management Policy<sup>95</sup> referred to the “considerable argument for the retention of the Town Belt solely for passive recreation”. It stated that playing fields and other facilities would still be provided for a range of recreational pursuits, but indicated that they needed to be appropriate to the area and not able to be provided elsewhere. By the early 1990s, when the public was consulted about the balance of active and passive recreation on the Town Belt, the majority view held that enough land had been developed for organised sport.



**Figure 6: Opening of tennis courts in Newtown, circa 16 September 1939.**

(Alexander Turnbull Library, PAColl-5927-01)

The completion of Rugby League Park in 1979 saw the end of the major new sports grounds. However, rising expectations of sports facility standards, together with increasing use and the desire to host national and international sporting events, saw major upgrades subsequently undertaken in recent decades – at Newtown Park, Rugby League Park and the National Hockey Stadium as well as the recent installation of two artificial sportsfields at Wakefield Park and Te Whaea to provide all-weather playing surfaces.

*Competitive sporting activities that have been based on the Town Belt: athletics, badminton, basketball, bowls, croquet, cricket, cycling (velodrome), fencing, football (soccer), golf, harriers, hockey, marching, mountain biking, mountain running, netball, orienteering, rugby, rugby league, smallbore shooting, softball, squash, table tennis, tennis.*

### Track network

In 1949, the Director of Parks and Reserves recommended that the whole of the Town Belt be “suitably roaded” for fire access and general maintenance<sup>96</sup>. Although he mentioned the added benefit of providing public walking access, it was not until the 1970s that a more deliberate approach to walking tracks was adopted. Walking as a leisure activity was growing in popularity at this time, as reflected in the passing of the New Zealand Walkways Act in 1975.

The Council decided to incorporate walkways within Wellington’s parks and reserves, and set about improving tracks, signs and information<sup>97</sup>. In 1973 the community group, Action for Environment, suggested developing a continuous scenic walking track along the length of the Town Belt<sup>98</sup>, a concept that broadly came to fruition with the development of the Northern Walkway in 1973<sup>99</sup>, the Southern Walkway in 1979<sup>100</sup> and the City to Sea Walkway in 1998.

<sup>94</sup> Wellington City Council File (WCCF) 00001:1905:50/830 Pt 2, Town Belt (general file), (Deed 188), 1935-1970, Wellington City Archives (WCA).

<sup>95</sup> WCCF 1905:50/830 Pt 4, Town Belt, (general file, Deed 88), WCA.

<sup>96</sup> WCCF 00004:82:5/1 Pt 1, Town Belt, General – 1947-1965, WCA.

<sup>97</sup> WCCF 00001:1905:50/830 Pt 3, Town Belt (general file), (Deed 188); 1970-1974, WCA.

<sup>98</sup> WCCF 00004:82:5/1 Pt 3, Town Belt, General – 1973-75, WCA.

<sup>99</sup> “Public Walks to Provide Refreshing Views,” *Evening Post*, 9 October, 1973.

<sup>100</sup> WCCF 2005/21:4:7 Southern Walkway, circa 1986, WCA.

In the 1990s, mountain biking on Town Belt and other reserves became popular. Conflict between bikers and walkers led the Council, after consultation, to designate certain tracks for mountain bike use while keeping others clear for walkers. A new trend in recent years has been the use of the Town Belt's track network for national and international mountain biking and mountain running championships.

### The Wellington Botanic Garden



**Figure 7: The Wellington Botanic Garden, ca 1906**  
(Alexander Turnbull Library, F- 160096-1/2)

The Botanic Garden was established on approximately 12 acres of land along Glenmore Street, reserve for the purpose in 1852. The Garden was further extended with the addition of former Town Belt land that the City had repurchased from the Wesleyan Missions in 1865 and the combined area of approximately 68 acres was formalised as the Botanic Garden of Wellington under the Wellington Botanic Garden Act 1869. The Garden was governed by a board comprising the governors of the New Zealand Institute (later the Royal Society) until the board was dissolved in 1891 and control returned to the Wellington City Corporation<sup>101</sup>.

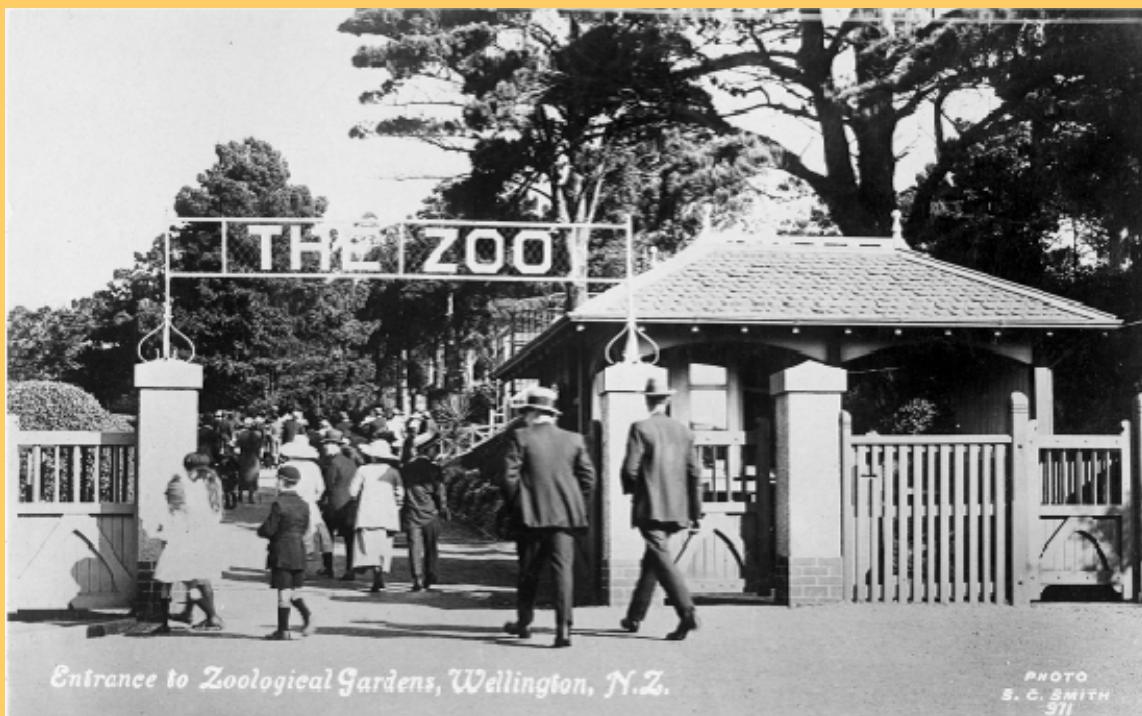
Early experimental planting of introduced species importantly demonstrated which species were suited to local conditions. It was from these plantings that the conifers used to reforest the Town Belt in succeeding decades were sourced.

The Botanic Garden soon became popular with Wellington's citizens for outings and picnics, providing welcome relief from the bare, exposed township. The garden showed what could be achieved by planting quick-growing species, tough enough to withstand Wellington's rigorous environment.

From its earliest beginnings, the garden was managed separately for its specialised purpose. Since 2002 it has operated under a management plan for the combined areas of the Botanic Garden, Anderson Park and the Bolton Street Memorial Park.

<sup>101</sup> Wellington Botanic Garden Vesting Act 1891

### The Wellington Zoological Gardens



**Figure 8: Entrance to the Wellington Zoological Gardens, ca 1920s.**  
(Photo by Sydney Charles Smith, Alexander Turnbull Library, PAColl-8832)

Wellington's zoological gardens were New Zealand's first, established in 1906, on Town Belt land when a lion was gifted to the city. This gift coincided with a residents' petition to the Council to establish a zoo. An existing reservoir at Newtown Park, together with adjoining land, was fenced off, cages erected and a menagerie at the Botanic Garden shifted to the new site. By 1912, when an entry charge was first introduced, more than 500 animals had been acquired. Interestingly, the zoo's enclosure and admission charges did not attract the same level of opposition that ignited over leasing Town Belt to sports groups; perhaps because the zoo was perceived as a public facility available to all, even if not free of charge.

The zoo's development focused, for many years, on providing visitor entertainment such as elephant rides, chimpanzee tea parties and miniature railway rides. Since the mid-1980s, however, the emphasis has changed to animal welfare, species conservation programmes and visitor education.

The Wellington Zoo Trust was formed in 2003 to take over the zoo's day-to-day management on behalf of the Council.

## 3. A green belt

### Now you see it, now it's gone

When the English settlers arrived in Wellington in 1840, Te Ahumairangi Hill (Tinakori Hill) and the inland parts of Kelburn and the Brooklyn hills were, according to early descriptions and illustrations, covered in verdant podocarp and broadleaf forest. Charles Heaphy recalled seeing "high manuka, some of the trees forty feet high" growing along The Terrace when he visited in

1839, and noted “*the rata, with its crimson flowers, being conspicuous*”<sup>102</sup> on Te Ahumairangi Hill (Tinakori Hill). Kanuka shrubland and fern covered the Mt Victoria ridge (Te Ranga a Hiwi) and there were clearings used for Māori cultivation (see Appendix 3).

In 1843, Colonel Wakefield, of the New Zealand Company, in a letter protesting against the Borough of Wellington’s intention to lease out Town Belt land, declared the forest to be “*one of the greatest ornaments of the Town.*”<sup>103</sup>

Despite government prohibitions against bush clearance, however, the Town Belt had by the 1870s been cleared of forest, converted to pasture with large areas leased out for grazing.

The result was a backdrop of bare, windswept hills around a largely treeless settlement. Wellington was, according to the 1897 *Cyclopaedia of New Zealand*, the “*ugliest ... in the colony*”<sup>104</sup>.



**Figure 9: Te Ahumairangi Hill (Tinakori Hill), with native forest partly cleared, 1863.**

(Ferguson Collection, Alexander Turnbull Library, PA7-09-02)

### The first re-greening

By the 1880s, with Wellington well established and now run by a locally based civic government, Wellington’s citizens began to clamour for beautification planting.

Provision had been made in 1871, that when the Town Belt was transferred to the Council, half the revenue derived from the land would be used for its “ornamentation and utilisation”. But no significant planting occurred on the Town Belt until 1880. This may have been partly due to the difficulty of getting trees to grow on Wellington’s exposed hillsides. Fortunately, experimental planting at the Botanic Garden during the 1870s demonstrated the suitability of certain introduced species. The garden donated around 600 surplus conifers to the Wellington Lunatic Asylum in 1872 and to Wellington College in 1873. The resulting plantations, although both on alienated land, were the earliest examples of deliberate tree planting on what was originally Town Belt. They showed what could be done and were distinctive landmarks in the Wellington landscape for decades.

In 1880, the Council undertook the first large scale planting on Town Belt land – at Newtown Park and the Pirie/Ellice streets area on the slopes of Mt Victoria. Planting slowed during the recession of the 1880s and 1890s but, by 1900, further plantations had been established in the Hutchison Road, Queens Park, Victoria Park and Nairn Street Reserve areas.

<sup>102</sup> Charles Heaphy, “Notes Port Nicholson and the Natives in 1839,” *Transactions of the New Zealand Institute*, 1879, Vol 12. 86.

<sup>103</sup> *New Zealand Gazette and Wellington Spectator*, Volume IV, Issue 272, 16 August 1843, 3.

<sup>104</sup> *The Cyclopaedia of New Zealand*, (Wellington: Cyclopaedia Co, 1897).

### The plantation years

Public agitation for planting continued. The Scenery Preservation Society was formed in the mid-1890s and undertook a number of self-funded reserve planting projects, including Town Belt sites, over the following decade. In 1906, an editorial in the *New Zealand Mail*<sup>105</sup> deplored the Council's expenditure on bedding plants in preference to trees and, in 1910, the *Evening Post* suggested fundraising "to buy some decent covering for the Cinderella of the Town Belt"<sup>106</sup>.

Mass planting resumed again in the early 1900s and continued into the 1930s. Relief labour employed under central government and Council unemployment relief schemes greatly assisted the completion of the major plantations by 1940.

During this period, Council reorganisation in 1913 saw the setting up of a Forestry Department. It was soon absorbed into the new Parks and Reserves Department, set up in 1918 to, among other things, apply a more comprehensive style of management to the Council's reserves, with better integration of recreational and scenic objectives.

Much of the planting still relied on the fast-growing conifers that the Botanic Garden had found tolerant of Wellington's clay soils and strong winds – in particular, radiata pine and macrocarpa. However, from the 1910s, mixed plantings with a wider selection of other conifers, eucalyptus trees, wattles and deciduous trees were also used. Native species, too, were planted extensively in the 1920s and 1930s, including pohutukawa, griselinia, karo, ngaio and lacebarks. Long before the 1970s, when the regenerative capacity of native vegetation became well known, the first Director of Parks and Reserves, J. G. McKenzie, saw the conifers as a means of suppressing gorse and providing shelter for native forest to regenerate<sup>107</sup>. He was subsequently proved right, although the conifers proved a far longer-living nursery cover than he anticipated.

During the 1920s and 1930s there were calls for the plantations to be methodically planned for potential commercial harvest<sup>108</sup>. Although the Parks Department did plan planting configurations these were designed to withstand wind and provide shelter for young planting rather than quality timber. In reality, plantings were often haphazard, according to what land became available as grazing leases ended. Little, if any, silvicultural work was carried out.



**Figure 10: View from the new tramway on Brooklyn Road, 1907.**

Tree planting in Central Park (left) began this year. In the distance, the early Pirie/Ellice streets plantations can be seen on the otherwise mainly bare Mt Victoria ridge.

(Wellington City Council Collection, Alexander Turnbull Library, G 025451 1/1)

<sup>105</sup> "Our Treelessness," *The New Zealand Mail*, August 15, 1906, 69.

<sup>106</sup> *Evening Post*, 14 March 1910, 6.

<sup>107</sup> Cook, "Background Report," 20.

<sup>108</sup> Follows, 26.

**Figure 11:**  
**Mt Victoria/  
Matairangi, early  
1990s; eucalyptus  
among the darker  
conifer plantings are  
evidence of the  
mixed plantings  
started in the early  
20th century.**  
(Neil Price, City  
Photographer)



### Post-war beautification

During the 1940s and 1950s the success of the mass plantings started to have a public backlash. People complained about the sombre character of the conifers, the sunless forest environments and the views impeded by the maturing trees. This was an era of amenity horticulture when seasonal displays and colourful plantings were popular. The Wellington Beautifying Society, among others, called for the ‘drab pines’<sup>109</sup> to be replaced with more ornamental species.

In 1952 the Director of Parks & Reserves, E. Hutt, reported that, “... the policy of planting pines on the Town Belt has been discontinued. The use of native trees will predominate in the planting schemes of the future, and with this in view huge quantities of suitable native trees are being raised in the municipal nurseries. Other trees ... will be planted in fairly large groups and drifts to provide colour”<sup>110</sup>.

Under the resulting propagation programme a wide variety of native and exotic species were produced, including deciduous trees, flowering gums, wattles, pohutukawa and kowhai for their seasonal displays.

Large numbers of these species were planted on the Town Belt during the 1950s and 1960s – yet few remain today. Some of the eucalypts and native trees can still be seen behind Macalister Park and the Wellington Show Buildings, but many plantings disappeared. This can largely be attributed to inadequate follow-up maintenance which, in part at least, was due to the post-war labour shortage. It was difficult to find workers, let alone those with the necessary skills. Without maintenance, the seedlings were often out-competed by the gorse (a rampant legacy of the 19th century farm hedging) or inadvertently destroyed by gorse cutting gangs<sup>111</sup> or incinerated in the gorse-fuelled fires that for many years flared in the summer months.

As fires became less frequent, it was realised that gorse, if left to mature, provided a good nurse cover for native vegetation to naturally regenerate. Gradually, over a period of 15–20 years, the ageing gorse would open up, allowing the regenerating native plants to overtop and suppress the gorse canopy. This process has seen many of Wellington’s once gorse-infested hillsides return to native vegetation cover.

<sup>109</sup> “Colour Needed on the Hills,” *Evening Post*, 27 Sept, 1956.

<sup>110</sup> WCCF 00001:1905:50/830 Pt 2, Town Belt (general file), (Deed 188), 1935-1970, WCA.

<sup>111</sup> Cook, “Background Report,” 50.

### The new balance – indigenous and exotic

This changing perception of gorse, together with increased community appreciation of native vegetation, matched the emergence in the 1970s of environmentalism and ecological consciousness. Native vegetation was seen increasingly as a fast-disappearing resource and a symbol of New Zealand identity that should be conserved. By the 1980s, citizens were urging the Council not to clear gorse on the Town Belt, while at the same time recommending more native tree planting.

The 1990s and 2000s saw ‘sustainability’ and ‘biodiversity’ become increasingly mainstream vocabulary in both public consciousness and central government/Council policy. In 1989, the Council launched ‘Campaign 2000’, a 10-year campaign towards achieving ‘a sustainable Wellington ecology’ that included plans for a major citywide tree planting programme. In 2000, the New Zealand Biodiversity Strategy was released and in 2007 the Council published its Biodiversity Action Plan, in which the restoration of native forest on areas of the Town Belt featured as part of the citywide strategy.

As already mentioned, Parks Directors, McKenzie and Hutt, had advocated planting native species since the 1920s, although implementation had been ad hoc. When the first management policy document specific to the Town Belt was approved in 1975, a similar approach was adopted; to use native species wherever possible while continuing to use exotic species “for practical reasons”.

The 1995 management plan took this a step further, specifying an overall objective of changing the vegetation balance from the existing 20 percent native cover to 60 percent over a 50 to 100-year period. The existing vegetation, including grassland and shrub land, had been surveyed and mapped in detail in the plan’s preparation and maps of the proposed new balance were included in the plan.

Planting solely with native species was not advocated, however. Some replacement conifer planting was recommended for difficult sites or to perpetuate landmark features. The public had generally favoured increasing the proportion of native vegetation but wanted to see areas of mixed plantings and conifers retained for their amenity and heritage value. The Town Belt’s conifers – dark, forbidding and needing topping as some perceived them – were regarded by others as part of Wellington’s character and an important historic link back to the early plantings derived from the Botanic Garden. This latter attitude was reflected in periodic protests when conifers have been removed for safety reasons.

During the 1990s and 2000s, the ageing condition of the conifer plantations became an issue as the risk of tree falls increased. A risk assessment was carried out and a plan adopted to progressively remove the most hazardous trees. Where access was difficult on steep slopes above vulnerable housing, helicopter extraction was the only option, despite the cost, and this attracted much public and media attention. The vulnerable state of the old plantations was graphically illustrated in 2004 when a storm brought down many of the ageing conifers, particularly on Te Ahumairangi Hill (Tinakori Hill).



**Figure 12: Storm damage among the ageing conifers, Te Ahumairangi Hill (Tinakori Hill), 2005.**  
(Wellington City Council)



**Figure 13: Te Ahumairangi Hill after storm damage in 2004**

Left: in 2005. Right: native revegetation 5 years later (in 2010)

Compared to the largely failed plantings of the 1950s and 1960s, the revegetation planting of the last two or three decades has been more successful. Knowledge of revegetation techniques and native forest succession has developed nationally and the need for follow-up maintenance is now routinely recognised in budget planning. Planting has also increasingly focused on the use of eco-sourced native plants that occur naturally in Wellington.

Among the wide range of native species that were previously planted, karo, which is not natural to Wellington has become a pest plant particularly along the city's coastal escarpments. Much of the Town Belt vegetation management is now focused on weed and pest control, enrichment planting to diversify the range of forest species and planting to attract the now proliferating native bird population.

### The value of green space

Among the New Zealand Company's motivations for creating town belts around its colonial settlements was the idea of creating green open space that would be the 'lungs of the city', as promoted by the Garden City Movement of the 19th century. The Town Belt's 170-year history to date has seen the progressive realisation of that concept, following the initial setback when the land was cleared. The Town Belt plan 1840 along with the 1837 Adelaide plan are recognised as historic examples of the town Belt/green Belt concept in town planning.

Walter Cook commented in his history of the Town Belt, that attempts to take Town Belt land for other purposes have often been based upon a perception of it being a useless and unsightly wasteland. He suggested that counteracting arguments have sought to show that the land is, on the contrary, being well utilised or improved. The early plantation plantings were justified in this way<sup>112</sup>. Now, in the 21<sup>st</sup> century, open space advocates point to research which supports the concept that green open space does indeed act as the lungs of a city in terms of environmental servicing, as well as benefiting people's wellbeing<sup>113</sup>.

## 4. Other purposes and pressures on the Town Belt

Over its 170-year history, Town Belt land has been used and developed for purposes other than public recreation and scenic amenity. Some of those uses have been controversial; some have resulted in land being alienated; others are no longer considered suitable.

<sup>112</sup> Cook, "Background Report," 16.

<sup>113</sup> Wellington Regional Council, *Wellington Region Open Space Strategy and Action Plan*, (Wellington, 2009).

## Resource use

To many of the early settlers, the Town Belt was a source of easily accessible building timber, firewood and grazing land that they needed in order to survive in an environment that was much less hospitable than they had expected. Although cutting timber and firewood on reserves was prohibited as early as 1841, and a number of prosecutions followed, most of the Town Belt had been cleared of native forest and converted to pasture by the early 1860s. The area grazed gradually decreased as reforestation progressed after 1880, but some grazing for the town milk supply persisted into the 1920s and horse grazing into the 1980s.

In the early days, when transporting bulky goods any distance was an arduous task, several quarries on the Town Belt supplied stone until, in 1880, the City Surveyor was instructed to close them<sup>114</sup>. In 1906 a Mr Thomas gained permission to extract gravel from above Grant Road, where the resulting 40 metre tunnel is still visible today. Clay was also a valuable resource on the Town Belt. Applications to erect brickworks on Town Belt land in the 19th and early 20th centuries were turned down although some clay extraction was permitted. The removal of clay from the Nairn Street Reserve in 1895 and from an area near Lavaud Street in 1919 both contributed to the levelling of land for sports and children's play use<sup>115</sup>.

The Town Belt even briefly hosted a gold mining operation in Polhill Gully during 1869. A small quantity of alluvial gold was found.

## Social welfare, education and housing

As the settlement grew, so did the need to provide for social welfare and educational needs. By 1873, under provincial and central government, substantial areas of the Town Belt had been granted for hospitals, care of the aged and orphaned, and educational institutions. To the governments of the day, the Town Belt provided cheap land conveniently close to the town for accommodating public services. At the time, there was apparently little protest but community attitudes changed as people started to recognise the Town Belt's potential for public recreation and amenity.

A home for the aged and destitute proposed on Town Belt land in 1882 was abandoned in the face of community protests (even so, the Home for the Aged and Needy built in 1888 was located on former Town Belt land that had been taken in 1872). Citizens also opposed a plague hospital built on the Town Belt near Liardet Street in 1900. The matter went to the Supreme Court and although the Court found in favour of the hospital it was in the context of an exceptional emergency situation and subject to a three-year lease<sup>116</sup>. Further amounts of land were taken well into the 20th century for Victoria College (later University) and for rehousing residents displaced by airport development, despite decreasing community tolerance of such alienations.

In the years following the Second World War, continuing into the 1970s and 80s, the Town Belt came under repeated pressure from private interests as well as government to be used for housing development. Some proposals were for welfare housing such as pensioner flats; others called for the land to be made available for private development. In 1944, the Council itself quashed a motion from two councillors to allow, via legislation, long-term leasing and sale of Town Belt land for housing. A decade later in 1952, however, nearly 4 hectares were taken from the Crawford Road area of the Town Belt to rehouse Rongotai residents displaced by the airport development. The land was exchanged for 4.5 hectares of flat land at Cobham Drive, of which most was later transferred to St Patrick's College in a deal negotiated over motorway development.

Pre-school care and education was another activity that raised questions about appropriate Town Belt use. In the post-war years, kindergartens and play centres found it difficult to find affordable accommodation and applied on a number occasions to lease land on the Town Belt and other reserves, successfully in some instances. With applications increasing for buildings of all sorts on

<sup>114</sup> Wellington City Council, *Wellington Town Belt Management Plan (WTBMP 1995)*, (Wellington: Author, 1995), Appendix 4.

<sup>115</sup> Ibid; and Joan Quinn, "The Origin and Development of the Wellington Town Belt 1840-1940." Masters thesis, (Wellington: Victoria University of Wellington, 1966) 49.

<sup>116</sup> Quinn, "Origin and Development," 59 – 62.

reserves lands, the Council made a policy decision in 1966 that no further land would be made available for pre-school education although play centres were permitted to operate from existing buildings if they did not interfere with sporting activities. Youth activities such as boy scouts and girl guides were deemed acceptable. In 2008, feelings ran high when controversy flared over whether or not a crèche was a suitable activity on the Town Belt. The Council eventually decided against allowing it.

### Public works and utility

Another purpose for which Town Belt land has been used – and often alienated – has been for the city's infrastructure both above and below ground. The New Zealand Company's instructions about the use of the Town Belt were not explicit on this aspect of the planned settlement but by the time the Town Belt was transferred to the Council in 1873, the Town Belt Deed included 'public utility' as well as recreation as a stated purpose.

In any event, infrastructure for the growing town was needed.

Roads were needed to connect the town with the country acres and then to enable suburban growth as the city expanded. Construction of such connections was authorised in the Wellington City Reserves Act passed in 1871<sup>117</sup>, and the major roads were completed between the 1870s and 1930s, aided in some instances by the pick and shovel efforts of relief labour employed in recessionary times. Several tramlines were also developed in the early 1900s across the Town Belt to Wadestown, Kilbirnie, Brooklyn and Island Bay. The public transport network was an important prerequisite to the city's expansion in the days before car ownership became the norm.

Connections that had less impact on the Town Belt's open space were the tunnels: the Hataitai/Kilbirnie tram tunnel of 1907 and the Mt Victoria traffic and pedestrian tunnel of 1931. Less well-known are the underground service tunnels, such as the drainage and sewerage tunnel built in the 1890s beneath the Mt Victoria ridge (Te Ranga a Hiwi). A brick ventilation tower beside the Harrier Club building on Alexandra Road still remains today.

In 1879, the holding reservoir in Polhill Gully, which received water from the Karori Reservoir via a tunnel, was described as the only source of water for the city. The Town Belt, with its high ground above the town was an obvious location for water reservoirs in order to achieve good water pressure.

During the 1880s, some 10 reservoirs, pumping stations or smaller holding tanks were constructed at various locations around the Town Belt. When, in the 1990s and 2000s, new or redeveloped water reservoirs were constructed on Town Belt at Macalister Park, Weld Street and Mt Albert Road, efforts were made to meet community demands to preserve the Town Belt's open space and visual amenity by installing them as far as possible underground.

The Town Belt's hill tops were also ideal locations for communications. A signal station operated on Mt Albert from 1844 to 1866 and a repeater station on Mt Victoria from 1866 to 1891.



**Figure 14: View of Mt Victoria over Oriental Bay, 1965.**

The summit area typifies the pressure of use on the Town Belt's high points. Pictured are radio masts and the broadcasting station above the new road works cut to construct Lookout Road and complete the ridgeline scenic drive along Alexandra Road. Interestingly, there was little protest at the time about the visual impact of this roading development.  
(Whites Aviation Collection, Alexander Turnbull Library WA-65323)

<sup>117</sup> Wellington City Reserves Act 1871

Other communications uses have included a time cannon on the Mt Victoria summit, the broadcasting station (popularly known as ‘the castle’) and radio masts installed on the Mt Victoria summit in 1927 (not original Town Belt), and the New Zealand Post wireless transmitting station that operated on Te Ahumairangi Hill (Tinakori Hill) from 1912 to 1933.

Other infrastructure/public works for which Town Belt land has been taken include the substation opposite Central Park and the fire station in Newtown.

### Military uses



**Figure 15: US Marine Corps camp entrance at Central Park, ca 1940.**  
(Wellington City Council Archive. Ref:00155:0:121)

Areas of Town Belt land have been used periodically for military or civilian war effort activities.

Newtown Park was used for a military camp for Boer War contingents from 1899–1901, a parade ground during the Second World War and a military camp again during the Second World War. Polhill Gully was used for defence purposes in 1926 and as a rifle range for training territorial regiments during the 1940s.

During the Second World War, the Women’s Auxiliary Army Corps had a camp of army huts on Mt Victoria and an artisans’ camp was established at Hataitai Park. Gun emplacements were constructed on Te Ahumairangi Hill and Mt Victoria during the Second World War, which were eventually demolished in 1969 and 1970 respectively. Nairn Street Park was also made available for military purposes and the HQ Battalion, 2<sup>nd</sup> Marine Division of the United States Marine Corps was accommodated at a camp in Central Park.

In 1943 the Council resolved to make more allotments available on the Town Belt for growing vegetables, in support of the wartime ‘Dig for Victory’ campaign, which aimed to increase vegetable supplies for civilian use. The extra allotments were to supplement the 200 that already existed on the Town Belt and were made available for 2/- per annum<sup>118</sup>.

<sup>118</sup> Minutes of Wellington City Council Reserves Public Gardens Baths and Beaches Committee, 22 June 1943, WCA.

## Land lost

Although legislation has always been required to take land out of the Town Belt, more than one-third of the original Town Belt had been taken by the time the remaining land was transferred to the Wellington City Council in 1873, as Table 1 shows. A vocal ‘hands off the Town Belt’ community lobby (see section 5) developed in response to the alienations, which continued well into the 20th century, albeit of smaller areas.

**Table 1: Area of Wellington Town Belt, 1841–2012**

Date	Governance milestones	Approx Town Belt area	% of original area
1841	Reserved by the Crown <sup>119</sup>	625 ha	100%
1861	Granted to the Superintendent of Wellington <sup>120</sup>	500 ha	80%
1873	Conveyed to Wellington City Council <sup>121</sup>	429.5 ha	69%
1995	Town Belt Management Plan (only 387.5ha legally subject to the 1873 Deed) <sup>122</sup>	424.5 ha	68%
<del>2012</del> <ins>2013</ins>	Managed as Town Belt by Wellington City Council (only 389.68 ha legally subject to the 1873 Deed)	<del>474.7087</del> <ins>520.0178</ins> ha	<del>76.83.2%</del>

A brief summary of the major areas or representative types of alienation follows, but does not include the roading appropriations as these occurred in a complex succession of proclamations, including various widening and extensions of the original road alignments. Some areas are still being used for the same or similar purposes they were taken for but other areas ended up in different public uses or in private ownership.

**‘Native Reserves’, Tinakore (North and South), Moera, Orangikaupapa, Kumutoto and Omaroro, 1847:** a number of areas totalling 88.6ha (219 acres) in the Te Ahumairangi Hill, Kelburn, Polhill Gully, Brooklyn and Vogeltown areas of the Town Belt were assigned to Pipitea, Kumutoto and Te Aro Māori in partial compensation for land taken by the Crown (see Appendix 3).

**The Wesleyan Reserve, Kelburn, 1852:** this area of approximately 45ha (111 acres) was granted to the Wesleyan Mission for ‘education and religious purposes’, including an orphanage and hospital. Part of this land was later repurchased and became part of the Botanic Garden; the rest was eventually sold as residential sections or claimed for roads.

**Education and social welfare purposes, Newtown: 1872:** this largest single appropriation (57.9ha or 143 acres) was originally taken for a collegiate institution and lunatic asylum and has subsequently accommodated a range of uses including: Wellington College (1874–present); Wellington East Girls’ College (1925–present); the Mount View Mental Asylum (1875–1909); Government House in the converted mental asylum building (1910–present); Wellington Hospital (1882–present); Home for the Aged Needy (1888) which later became the Ewart Hospital and is now used for the Parkview Clinic; the Fever Hospital for infectious diseases (1919), later used as a Chest Hospital for tuberculosis patients (until 1981) and then used by the Wellington Polytechnic School of Music (1988–1995), before the site was returned to the Council in 2002.

**Signal station, Mt Victoria, 1872:** the signal station operated from 1866 to 1940; the 2ha (5 acre) area was reacquired from the Wellington Harbour Board in 1956 as a pleasure ground<sup>123</sup>.

**Government Observatory, Kelburn, 1891:** this area of 2.4 ha (6 acres) is now the site of the present Meteorological Service office.

<sup>119</sup> WTBMP 1995, 5.

<sup>120</sup> Area of 1,234 acres, 2 roods & 18 perches recorded in Management of City Reserves Act 1862.

<sup>121</sup> Area of 1,061 acres, one rood and two perches as per Town Belt and Basin Reserve Deed, 20 March 1873.

<sup>122</sup> WTBMP 1995, 5.

<sup>123</sup> WTBMP 1995, Appendix 4.



**Figure 16: Aerial view taken in 1934 of the large area appropriated in 1872 for educational and hospital purposes.**

Wellington East Girls College and Wellington College are seen beyond the Basin Reserve (foreground), Government House among plantings (centre right) and Wellington Hospital beyond the plantings.  
(Evening Post Collection, Alexander Turnbull Library, F-122291-1/2 detail)

**Victoria College (University), Kelburn, 1901 & 1949:** 2.4ha (6 acres) were first granted in 1901 and then a further 5.4ha (13.25 acres) in 1949, in exchange for land at Glenside and Miramar. The land received in exchange was used respectively for reserve and housing purposes.

**Tramways sheds and the Newtown Fire Station, 1912:** the tramway depot closed in 1964. The 1.3 ha site is now used for the fire station and Newtown Park Housing Units, constructed in 1970.

**Wireless transmitting station, Te Ahumairangi Hill (Tinakori Hill) 1912:** 24.3ha (60 acres) of Town Belt, formerly granted as a Māori Reserve (see Appendix 3), was granted to the New Zealand Post Office and later passed to Telecom. The transmitting station closed in 1993 and most of the land returned to the Council in 1998. Additional land was reacquired by the Council in 2012.

**Fire station, Newtown, 1916 & 1929:** approximately 0.25 ha was proclaimed for use as a fire station and transferred to the Wellington Fire Board. The site was later acquired by the Wellington City Mission for the Hadfield House rest home, which was sold in the 1990s. The land is now occupied by the Mt Victoria Lifecare Rest Home.

**Substation, Brooklyn, 1941 & 1962:** 0.28ha beside Nairn Street was appropriated for a New Zealand Electricity Department substation, which became operational in 1945.

**Compensation housing, Newtown, 1952:** approximately 3.6ha (9 acres) near Crawford Road was taken for rehousing residents displaced by the Rongotai Airport development.

**Wellington Showgrounds, Mt Cook, 1959:** under the Wellington City Exhibition Grounds Act 1959, the Wellington City Corporation was authorised to grant the Wellington Show Association a 21-year lease with perpetual right of renewal over approximately 5.6ha (13 acres) of the Town Belt for use as an exhibition site. The terms of the 1873 vesting Deed were suspended in relation to the site for as long as this Act or a related lease remained in force.

### Land regained

Before the 1970s, a few areas of Town Belt land had come back to the Council, being mainly the result of administrative ‘tidy ups’ of land left over from roading and similar work, but also including the addition of about 0.2 ha (½ acre) to Tanera Park in 1943 and 6.4719 ha (15 acres, 2 roods, 24 perches) in 1964, when former Town Belt land on Te Ahumairangi Hill (Tinakori Hill), which had been granted as Māori Reserve and then passed into private hands, was gifted back by the owner, James Stellin in memory of his war hero son James Stellin, who died in France in 1944. The gifted land is now Stellin Memorial Park<sup>124</sup>.

In 1973 Action for Environment wrote to the Council suggesting that a new policy be adopted, under which the Town Belt would be given special status “*as more sacrosanct than other reserves*” and that former Town Belt land should be returned<sup>125</sup>. These proposals were, in essence, adopted in the Council’s first Town Belt Management Policy in 1975.

The Council acknowledged that the “*continued existence of the Town Belt despite increasing demands on the land for other uses from many different agencies is vitally important to Wellington City*”<sup>126</sup>. It set out to establish existing boundaries, and to obtain Town Belt land that had been alienated “to gain a Town Belt more resembling the original land area.” The policy also stated that if any Town Belt land were to be taken for other uses, then the Council would seek land of equal value, which would be given the same Town Belt status.

In 1983, when Action for the Environment investigated and found that some of the land taken for the Rongotai housing relocations in 1952 remained undeveloped<sup>127</sup>, the Council of the day decided not to buy it back for reinstatement in the Town Belt. However, in June 1980, an area named the Vice-Regal Play Area, on the upper part of Government House land adjoining the Ewart Hospital, was handed back to the city and planted as part of Arbor Day activities. Return of other land, was slower to occur, complicated by the creation of State-owned enterprises that were reluctant to let inherited – and valuable – former Town Belt land go, even if no longer used for the purposes taken. Furthermore, the status of Town Belt land in relation to the Wellington Treaty Claim was being considered by the Waitangi Tribunal.

While return of legally alienated land was one issue, so too, was the use of Town Belt land by neighbouring property owners. In 1988, the Council set about inspecting the Town Belt boundaries. An up-to-date register of all encroachments was compiled; some formalised under licence, others informal and historic in nature. Collectively, more than 2ha of Town Belt land was found to be in use for private purposes.

The 1995 Management Plan introduced policies to systematically address the encroachments. It also reiterated the 1975 policy to seek the return of alienated former Town Belt land where possible, with the intention of introducing a Bill to Parliament “to regularise the legal status and unite the lands managed as Town Belt.” The Council developed its intentions in more detail in the Town Belt Reinstatement Policy, 1998 and undertook preparatory work on a Bill.

In 2000, 18.63ha of the land held by Telecom on Te Ahumairangi Hill (formerly Tinakori Hill) was returned to the Council; in 2002, the 3.21 ha Chest Hospital site was returned; and, in 2012, a further 4.7 ha of Telecom (now Chorus) land was returned.

<sup>124</sup> WCCF00001: 1147:31/433, Pt 1 Reserve: Stellin Memorial Park, Orangi Kaupapa Road, WCA.

<sup>125</sup> WCCF 00001:1905:50/830 Pt 3, Town Belt (general file), (Deed 188), 1970-1974, WCA

<sup>126</sup> WCCF 00001:1905:50/830 Pt 4, Town Belt (General). Management Policy: Wellington Town Belt, WCA

<sup>127</sup> WCCF. 00001:1905:50.830 Pt 4, Town Belt (general file), (Deed 188), 1974-1983, WCA

## 5. Citizen action

The Town Belt has attracted ardent citizen involvement over its history. A ‘hands off the Town Belt’ lobby has regularly spoken out against the misuse and diminution of the Town Belt, positioning itself as the defender of a threatened public good. Many of the same groups and individuals have put their energies into practical ‘hands on’ beautification projects.

Community advocacy for the Town Belt started as early as 1842 with letters to the editor and developed around the early 1880s, perhaps spurred by the realisation of what had been already lost – the Town Belt was already substantially diminished and denuded when it was transferred to the Council in 1873. Perhaps, too, citizens felt more able to influence Town Belt management once it was in local government hands.

Several groups, in particular, have featured as Town Belt advocates:

In the mid-1890s, the Scenery Preservation Society was formed to beautify the city. It carried out a number of reserve planting projects, including several on the Town Belt, raising money to fund the plant purchases and to employ a gardener to look after the plantings.

[There were individuals who also worked to prevent development and loss of Town Belt. William Tonks a Wellington businessman \(1837- 1916\) was opposed to any encroachment onto Town Belt and leasing parts of the Town Belt to private sporting clubs. He opposed moves to charge for admission to the Basin Reserve and enclosing parts of Newtown Park for the Zoo.](#)

The Wellington Beautifying Society was strong during the 1930s to 1960s. It too, was involved with tree planting to enhance the condition of the Town Belt, which it described in 1952 “as a disgrace to citizens”<sup>128</sup>. It was also vocal in its protests against alienations from the Town Belt, which it described as a “breathing space”<sup>129</sup> passed on from Wellington’s forefathers.

Action for Environment became active in the 1970s. It not only undertook planting projects aimed at restoring native forest on the Town Belt but was also proactive in its advocacy, writing regularly to the Council asking for information about Town Belt management and suggesting policies for better protection and enhancement. It was active in promoting the establishment of the Open Space C zoning in the District Plan. Forty years on, it is still active, most recently having appealed an Environment Court decision to allow an extension of the Wellington Badminton Association’s hall on Town Belt land.

The Friends of the Wellington Town Belt group was established in 1995 (in accordance with the Town Belt Management plan 1995) “to safeguard the Town Belt as a place of visual beauty and public recreation, and to assist in its management”<sup>130</sup>. It has made regular submissions on Town Belt issues, disseminated information about the Town Belt and assisted with funding Town Belt projects, including the preparation of the Te Ahumairangi Hill Landscape Plan.

Other groups that have been involved with Town Belt issues or projects at various times over the decades have included progressive associations, residents associations, historic societies, sports and other user groups, environmental groups, rotary and lions clubs and gardening groups.

### Hands off the Town Belt

‘Hands off the Town Belt’ became the rallying call among those who lobbied to protect the Town Belt. For them, the Town Belt was a sacrosanct open space that was held in trust for all and provided a valuable public good. Other interests perceived it as an under-used wasteland that would be better put to other use. Controversy and public debate between the opposing viewpoints has flared at intervals.

<sup>128</sup> “Beautifying Society Dislikes Encroachments on Town Belt,” *Evening Post*, 4 June 1952.

<sup>129</sup> Ibid

<sup>130</sup> [http://www.townbelt.wellington.net.nz/about\\_town\\_belt.html](http://www.townbelt.wellington.net.nz/about_town_belt.html), 21 June 2012.

As early as 1882, a Council proposal to build an old men's home on five acres of Town Belt met with opposition and was abandoned. The *New Zealand Times* entered into the debate, declaring that, "... as plunder always will be deemed a holy thing by some, from Governors down to city councillors, so almost as soon as granted, the Town Belt has been mutilated"<sup>131</sup>.

In 1900 nearly 150 residents and landowners opposed the building of a plague hospital on the Town Belt at Berhampore. One citizen, James Wilson, took the matter to the Supreme Court, on the grounds that such a use was in breach of the trust under which the Town Belt was held as a public recreation ground. Although the Court decided against him, the urgent necessity of the bubonic plague scare at the time was a likely factor<sup>132</sup>. Certainly, the case illustrated the strength of citizen feeling about protecting the Town Belt.

Controversy over Town Belt housing proposals featured regularly in the media from the 1950s through to the early 1980s. The alienation of Bayview Terrace across the Town Belt to the then French Embassy in 1970, also caused a furore, prompting an editorial in *The Dominion* entitled 'Another Chunk'<sup>133</sup> which highlighted the history of Town Belt alienations.

As mentioned above, Action for the Environment was proactive in the 1970s in urging the Council to develop policy that recognised the Town Belt's special legal and heritage status, and sought the return of former Town Belt land.

### **Free access for all**

Another issue that sparked controversy had to do with the widely held view that the Town Belt, being a public recreation ground, should be freely accessible to all.

From this viewpoint, sportsfields were acceptable, being open for anyone to use and to walk across. However, leasing land to private sports groups was another matter. This issue came to a head around 1908, when an Act was passed allowing up to 100 acres of Town Belt to be leased to sports clubs<sup>134</sup>. Those who opposed the Bill envisaged wealthy interest groups taking over parts of the Town Belt for exclusive use and, potentially charging members of the public for access on land that was held in trust for everyone's benefit<sup>135</sup>.

The anti-leasing lobby lost that particular battle but the question of exclusive rights has from time to time resurfaced since. One example is the concept of community gardens. Productive gardens on the Town Belt were readily accepted during the Depression and Second World War when there was a clear public benefit, but subsequent garden allotments and the shared community garden that has existed at Ohiro Park for many years, led to concerns about whether the general public was being excluded for the benefit of a few. The issue arose again in recent years with applications for inner city residents without their own garden space to be able to use Town Belt land. Eventually a licence was granted to Innermost Gardens group to develop a community garden at a site on Town Belt in Mt Victoria.

Similarly, those in defence of the Town Belt's public sanctity have opposed occasional applications by private interests for long-term commercial enterprises on Town Belt land. Applicants of such proposals as a driving range at the Municipal Golf Links (1988) or a gondola and summit restaurant on Mt Victoria (1987) have argued that such uses would add to the recreational and visitor opportunities on the Town Belt but the 'hands off the Town Belt' lobby has generally been adamant in its opposition.

<sup>131</sup> Quoted in "Another Chunk," editorial by James Hartley, *The Dominion*, 15 December 1970.

<sup>132</sup> Quinn, "The Origin and Development," 59–62

<sup>133</sup> James Hartley, "Another Chunk," editorial, *The Dominion*, 15 December 1970.

<sup>134</sup> Wellington (City) Town Belt Reserves Act 1908

<sup>135</sup> Cook, "Background Report," 12

## Buildings

The question of building on the Town Belt has also been debated, given the New Zealand Company's instruction in 1839 that the Town Belt was not to be built on.

Pragmatism appears to have driven some of the permitted building – utilitarian buildings such as cow bales and barns were permitted under the grazing licenses of the 19th century, and buildings that facilitated the Town Belt's recreation purpose, such as public toilets, changing rooms, band rotundas, maintenance depots and lookouts appear to have been generally accepted.

Dwellings were another matter, however. Those that sprang up during the 19th century were ordered to be cleared yet, in 1903, the Reserves Committee proposed raising revenue by leasing sections on the Town Belt for housing and in 1908 worker housing was proposed on the Town Belt. Both proposals were abandoned in the face of stiff public opposition<sup>136</sup>.

By the 1970s and 1980s, the proliferation of buildings on the Town Belt including club rooms, halls, curator houses and larger indoor venues like the Renouf Centre, resulted in public concerns about their impact on public access and scenic quality.

## Hands on the Town Belt

As mentioned earlier, citizen groups have also participated on the ground with planting and development projects, aimed at enhancing the Town Belt as public parkland.

Planting, in particular, has been a consistent 'hands-on' activity, including the first efforts of the Scenery Preservation Society in the late 19th century, the Wellington Beautifying Society plantings in the 1950s and regular Wellington Rotary Club planting days in the 1980s. In recent years, forest restoration groups have sprung into action at Te Ahumairangi Hill (Tinakori Hill), Kelburn Park, Central Park, Brooklyn Hills, Prince of Wales Park, Mt Albert, Clifton Terrace and Mt Victoria, supported by the Council with advice and annual allocations of native plants propagated at the Berhampore Nursery.

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<sup>136</sup> Cook, "Background Report," 11.

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## Appendix 5    Process to assess applications for landowner approval on Town Belt

The following is the process that Council will use to assess applications to use the Town Belt when land owner approval is required for:

- a) leases and licences for community sport and recreation groups including community gardens
- b) expansion to existing or new buildings (including Council owned)
- c) easements and leases for utilities
- d) concessions

If approved, the applicant will have landowner approval from Council. This will be in the form of a lease, licence, easement or concession.

The process is consistent with that outlined in Council's Leases Policy for Community and Recreation Groups. Council officers, after considering how well the proposal fits with policies in the Town Belt Management Plan will make the decision on whether to refer the application onto the delegated Council committee for approval subject to public notification. Where an activity is not specifically mentioned in the Town Belt Management Plan, the Minister of Conservation is required to approve these proposed activities under the Reserves Act 1977.

All costs associated with the process will be met by the applicant. Examples include public notice in the newspaper, legal and surveying costs.

Groups are encouraged to talk to Council officers prior to applying for landowner approval. The application will need to include details on:

- preferred location & area
- proposed activity/development
- potential impacts and ways the group will mitigate these
- benefits to community

### Checklist for assessment

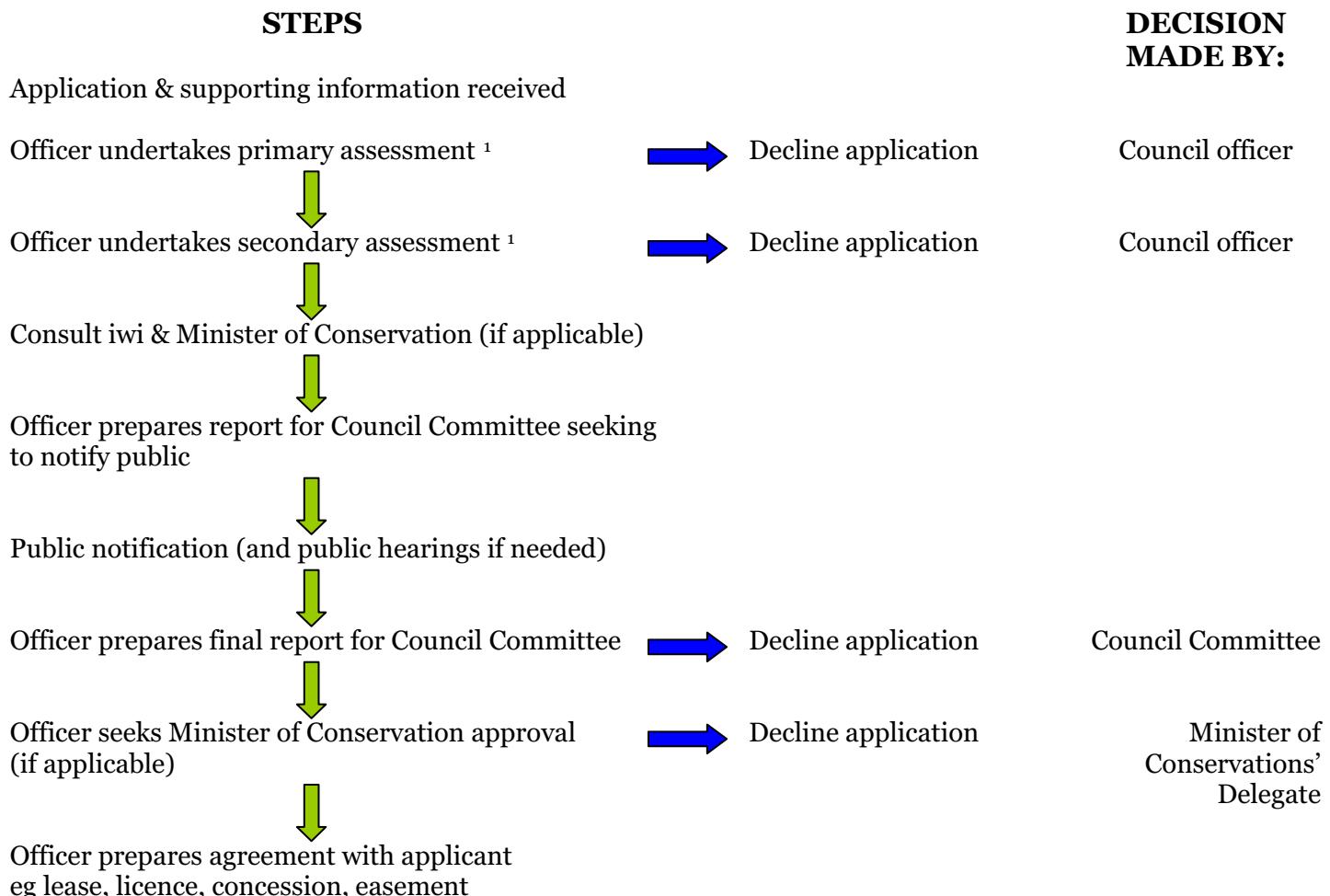
A checklist of the criteria that officers will use to assess the application is provided. This is based on policy 9.5.1: Decision-making guidelines and other policies in the Town Belt Management Plan. Some criteria will not be applicable eg application for a utility.

#### Resource Consent process

Some proposals will also require Resource Consent, which is a separate regulatory process under the Resource Management Act (RMA).

It is recommended that applicants obtain land owner approval prior to regulatory approval under the RMA.

# PROCESS FOR LANDOWNER APPROVAL TO USE TOWN BELT



<sup>1</sup> The applicant may be asked to provide further information during the assessment stage

**APPENDIX 3**

**CHECKLIST TO ASSESS APPLICATIONS TO USE TOWN BELT**  
**Based on Policy 9.5**

<b>PRIMARY ASSESSMENT</b>		
<b>CRITERIA</b>	<b>CONSIDER</b>	<b>POLICY</b>
Recreation activity	<p>Is this a recreation activity?  - Open for public participation</p> <p><b>Decline application if activity is not recreation</b></p> <p>Is the activity permitted on Town Belt? Y/N</p> <p><b>Decline application if activity is prohibited</b></p>	6.2.28  9.2.5, 9.3, 9.4, 9.6
Alternative site	<p>Has applicant considered alternative sites for the activity/facility?  Y/N <i>If no, return to applicant &amp; get them to consider alternative sites.</i></p> <p>Are there alternative facilities that could be used in city, in region including non-Council sites eg schools, privately-owned land?  Y/N If yes, where?</p> <p>Are there alternative sites on Town Belt where adverse affects would be less?</p> <p>Why applicant says Town Belt is preferred site?</p> <p><b>Decline application if Council officer considers alternative site more appropriate</b></p>	6.2.25 9.5.1(b)  6.2.25 9.5.1(b)  9.5.1(b)
Sport and Recreation Park	<p>Is the proposed site <u>for the facility</u> within a “Sport and Recreation Park” or leased area in the Town Belt Management Plan? See sector maps</p> <p><b>Decline application if answer is no</b></p>	6.2.24 & 8

<b>SECONDARY ASSESSMENT (DETAILED)</b>			
	<b>CRITERIA</b>	<b>CONSIDER</b>	<b>POLICY</b>
A C T I V I T Y	Public recreation	Is development necessary for public recreation purposes?	4.2.1
	Demand for activity	Has there been growth in participation in the sport or recreation activity in city &/or at the club?	
	Commercial component	<p>Is there any commercial activity proposed?</p> <p>Is the proposed commercial activity directly related to the existing sport or recreation activity?</p> <p>Will the operation of the commercial activity be undertaken directly by the group?</p> <p>Will all the profit go back into the recreation group OR promoting the sport or activity?</p>	9.4, 9.6
	Elite sport (if applicable)	Will the elite sport activity complement community use and public access?	6.2.26
F A C I L I T Y	Demand for facility	<p>Has applicant demonstrated a need for the proposed facility?</p> <ul style="list-style-type: none"> <li>- By participants in sports</li> <li>- By the community</li> </ul> <p>Would development of facility lead to nearby facilities being underutilised?</p>	6.2.25
	Current facility (if applicable)	What is wrong with the existing facility?  Are there alternative ways to fix these shortfalls? More minor modifications?	
	Multi-use facility	<p>Is the applicant proposing to share space with other groups?</p> <p>Is there spare capacity at nearby facilities?</p> <p>Will some buildings become vacant &amp; a liability?</p> <p>If applicant is not going to share facilities or space, why?</p>	6.2.27 & 9.5.1(a)

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<b>B</b>	Benefits for users, the community, region, mana whenua	What improvements are envisaged by applicant? <ul style="list-style-type: none"> <li>- increase in use &amp; enjoyment</li> <li>- provide new opportunities</li> <li>- promote health &amp; wellbeing</li> <li>- protect open space over built development, at site &amp; on the Town Belt in general</li> <li>- improve public access, including to natural environment</li> <li>- potential to host events</li> </ul>	9.5.1(e) 9.5.1(e) 9.5.1(g) 9.5.1(h)  9.5.1(f)-(g) 3.2.2.2 & 6.2.3
<b>E</b> <b>F</b> <b>F</b> <b>E</b> <b>C</b> <b>T</b> <b>S</b>	Effects on current activities at site (positive & negative)	What effects will there be on: <ul style="list-style-type: none"> <li>- existing activities</li> <li>- parks infrastructure</li> <li>- surrounding environment</li> <li>- enjoyment of other park users</li> </ul> Will there be any issues around the safety of other users	6.2.25 & 9.5.1(d)  9.2.2
<b>&amp;</b> <b>I</b> <b>M</b> <b>P</b> <b>A</b> <b>C</b> <b>T</b> <b>S</b>	Impacts on Town Belt values	What impacts will there be on: <ul style="list-style-type: none"> <li>- public access</li> <li>- informal recreation</li> <li>- historic sites &amp; sites of significance to mana whenua</li> <li>- biodiversity &amp; restoration projects</li> <li>- biosecurity</li> <li>- open space &amp; landscape values</li> </ul>	9.2.3 9.5.1(f) 6.2.1 7.2.4-7 5.2.7 9.5.1(k) 4.2.2
	Cumulative effect	What is the cumulative effect of infrastructure associated with development eg earthworks, lighting, car parking, access roads	9.5.1(i)
	Mitigation	Does the applicant propose any mitigation of effects of development that are in keeping with Town Belt landscape characteristics and values?	9.5.1(j)
<b>C</b> <b>O</b> <b>N</b> <b>S</b> <b>I</b> <b>S</b> <b>T</b> <b>E</b> <b>N</b> <b>T</b>	Existing policies	Ensure proposal consistent with <ul style="list-style-type: none"> <li>- Landscape policies (Chapter 4)</li> <li>- Sector policies (Chapter 8)</li> <li>- Rules for use and development policies (Chapter 9)</li> <li>- Other Council policies and bylaws (eg Leases Policy, Public spaces bylaw)</li> </ul>	4.2 8 9 6.2.25
	Past decisions	Check past Council decisions on similar requests	
<b>G</b> <b>R</b> <b>O</b> <b>U</b> <b>P</b>	Group making application	Is the applicant a voluntary or charitable organisation?  How sustainable is the group? How will the proposal improve the sustainability of the group?  Is membership open to the public?  What is the proposed governance/management structure for the new development?  How does the applicant plan to fund the proposal? What spare funds does the applicant have in hand for the proposal?	Leases policy
<b>O</b> <b>T</b> <b>H</b> <b>E</b> <b>R</b>	Resource consent issues	Lighting, noise, parking ... Site coverage?	
	Council investment	Is Council investment required?	

## Appendix 6: Achievements of the 1995 Town Belt Management Plan

The 1995 plan provided strategic direction for the future management and development of the Town Belt. In particular:

1. There has been significant recovery of original sections of Town Belt, including Telecom land at Te Ahumairangi Hill (23.33 hectares), and the Chest Hospital (3.21 hectares). Equally, there has been no further loss of Town Belt land held by Council, and encroachments on the Town Belt have been more effectively identified and monitored. Some major encroachments have been resolved, such as the Presbyterian Support Services easement in Berhampore. The Crown has not sold off any Original Town Belt land since 1995.
2. The Town Belt Reinstatement Policy 1998.
3. Increased recreational use of the Town Belt has been possible with the following developments:

**Major improvements to visitor and sporting facilities include:**

- Mt Victoria lookout
- Te Ahumairangi Hill (Tinakori Hill) landscape plan including the lookout at the southern end
- Central Park redevelopment
- Newtown Park
- Rugby League Park redevelopment including the Te Whaea artificial
- National Hockey Stadium parking
- Development of two artificial sportsfields at Wakefield Park
- New skatepark at Island Bay.

**Improved access and events for recreational enjoyment include:**

- City to Sea walkway
- Mt Victoria track upgrades and mountain bike circuit
- International mountain bike championships
- World running championships.

4. Some surplus buildings have been removed from the Town Belt and the land has been returned to open space.
5. There has been interpretation and protection of some of the historic features, including restoring the Grant Road fountain and the entrance of Central Park, installing a plaque at Stellin Memorial, and providing information at the Mt Victoria and Te Ahumairangi Hill lookouts.
6. The managed vegetation on the Town Belt has flourished, largely as a result of protection by the Council, weed and possum-control programmes and the great work of volunteer groups involved in revegetation and restoration projects. There are now 13 volunteer groups working on the Town Belt.

- A possum control programme covers the entire Town Belt
  - A weed-control programme for the Town Belt targets, in particular, old man's beard, banana passionfruit and climbing asparagus
  - Revegetation of 27 hectares with native ecosourced plants.
7. The managed vegetation on the Town Belt has been gradually changing from pine trees to native forest. Over 26 hectares of exotic trees (mainly pines) have been removed and areas replanted with native species in accordance with the Town Belt Management Plan.

Places where exotic trees have been replaced include:

- Te Ahumairangi Hill
- Telford Terrace (above Oriental Bay)
- Finnimore Terrace (in Vogeltown)
- Berhampore Golf Course
- Owen Street (in Newtown).

## Appendix 7: Implementation Plan

<b>Policy</b>	<b>Project</b>	<b>short term 1-3 years</b>	<b>Med term 3-5 years</b>	<b>Long term 5-10 years</b>
2	<b>Town Belt Legislative and Policy Framework</b>			
	Town Belt legislative change	✓		
	<b>Ecology</b>			
5.2	The ecologically important areas on the Town Belt will be identified for protection	✓		
5.2	The important areas for ecological restoration on the Town Belt will be identified and prioritised		✓	
	<b>Recreation</b>			
6.2.7	The Town Belt will be improved by providing clearer information and signs, and improving the surface and/or by reducing the gradient of tracks where feasible		✓	
6.2.10	Continue a programme for upgrading walking/cycling tracks in order of priority based on use and asset condition	✓	✓	✓
6.2.13	Develop tracks within the Town Belt that are accessible to those with limited mobility, push chairs and wheelchairs			✓
6.2.14	Develop a plan for additional beginner level/family friendly biking and walking tracks.		✓	
6.2.17	Review the provision of Dog Exercise areas and off-leash areas on Town Belt during the next review of the Dog Policy		✓	
	<b>Culture and history</b>			
7.2.1	Explore the listing of the Wellington Town Belt on the New Zealand Historic Places Register to recognise its historical and cultural importance.		✓	

7.2.2	Explore options for heritage recognition and protection under the Open Space C zoning during the review of the open space chapters in the District Plan	✓	
	<b>Te Ahumairangi hill sector</b>		
8.1.2.3	Unformed part of Grant Road - Review all uses of this unformed road and develop options for its long term role as a buffer for Town Belt, whether some or all of the road should be stopped and whether some of these areas should be sold to adjacent property owners.	✓	
8.1.4.2	Trial enhancement planting of successional species on the west-facing escarpment		
8.1.6.1	Investigate a possible future use and restoration of the Pump House on Wadestown Road	✓	
8.1.6.2	Review the heritage value of the former caretaker's house off Orangi Kaupapa road and investigate possible sustainable uses	✓	
	<b>Kelburn Park sector</b>		
8.2.2.3	The Council will initiate discussions with the Crown and Port Nicholson Block Settlement Trust over the future ownership, status and use of the Clifton Terrace Land, and the New Zealand Transport Agency land – designated for motorway purposes	✓	
8.2.4.3	Improve walking links between Kelburn Park and the CBD, including signs	✓	
	<b>Aro Valley sector</b>		
8.3.2.2	The Council will initiate discussions with the the Ministry of Education, Te Aro School and Port Nicholson Block Settlement Trust over the future ownership, status and use of the steep gully that is part of the Te Aro School land.	✓	
8.3.4.3	The existing vacant building/pavilion/toilet will be assessed for heritage values and made secure.	✓	
8.3.4.4	The Council will investigate opportunities for formal access from Holloway Road to the leased facility.	✓	
8.3.4.5	Investigate the development of a track between Kelburn Parade and Aro Street with a possible link to the top of Semmellof Terrace.	✓	

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<b>Brooklyn Hill Sector</b>	
8.4.3.4	Ensure the proposed water reservoir is buried and remedial planting <del>mitigates</del> -done to mitigate its impact on the Town Belt.
8.4.3.5	Establish a memorial tree-planting site on the grass slope adjacent to Renouf Tennis Centre.
8.4.4.3	Complete the track network in Central Park.
8.4.4.5	access encroachment and a parking and structure encroachment off Bell Road behind houses on Dorking Road
	access encroachment off Connaught Terrace
	access encroachment through Prince of Wales Park to houses on Salisbury Avenue and Westland Road.
<b>MacAlister Park sector</b>	
8.5.3.2	Gradually remove large conifer trees alongside Finnimore Terrace and replace with natives.
8.5.4.2	Investigate possible options through this sector for the Island Bay to CBD cycleway and walkway.
<b>Golf Course/Mt Albert sector</b>	
8.6.4.3	Assess the impact of the golf links on public access and other recreational opportunities and address how to integrate other recreational uses with golf
8.6.4.4	Assess the proposed track links between Newtown and the CBD to ensure they integrate with the Town Belt track network and minimise conflict with Town Belt users.
8.6.4.6	Facilitate and work with the Wellington Hockey Association who are investigating options at the National Hockey Stadium
8.6.4.7	Facilitate and work with the clubs at Wakefield Park who are investigating options for a purpose-built sporting hub at the park.
<b>Newtown/Crawford Road sector</b>	
8.7.2.2	The Council will initiate discussions with the Ministry of Education and Port Nicholson Block Settlement Trust over the future ownership, status and use of the land formed by the steep eastern slopes above Wellington College and Wellington East Girls' College

8.7.3.2	The heritage values of the Chest Hospital building, the Nurses Hostel and the covered walkway linking the two buildings and curtilage will be recognised and protected	√		
8.7.4.3	Establish a commemorative tree planting area around the mown grass area between the former Chest Hospital land and Table Tennis Club known as Victory Gardens to acknowledge its historic use as a community garden.	√		
8.7.6.1	Measures shall be taken to eventually exclude all private vehicle access from the Carmichael reservoir access track off the end of Owen Street	√		
	<b>Hataitai sector</b>			
8.8.4.1	Establish a Hataitai Park Advisory Group of sporting organisations to develop a long-term master plan for the park,	√		
	<b>Mt Victoria/Matairangi</b>			
8.9.3.1	Develop a master-plan for Mt Victoria/ Matairangi that looks at landscape, future plantings and rate of removal of pines, as well as recreation development and ways to reduce user conflict	√		
8.9.3.2	Develop vegetation guidelines for Mt Victoria	√		
8.9.3.3	Work in partnership with the Rotary Club of Wellington and Mt Vic Revegers on the “City to Summit” project.	√	√	√
8.9.4.1	Develop more single track mountain bike tracks; and endeavour to separate walkers and bikers in some areas.	√		
8.9.4.2	Upgrade the Hataitai to City Track as a major commuter route for walkers and cyclists	√		
8.9.4.3	Improve walking access along the summit ridge between the lookout and the Centennial Memoria	√		
8.9.4.4	Improve access from Pirie Street through to Charles Plimmer Park.	√		