

## 3.4 SECTOR 4

### Karori, Makara, and Makara Beach

There are 15 suburban reserves in Karori. The suburb is almost surrounded by the Outer Green Belt (OGB), Karori Cemetery, and Zealandia. It also contains the world-class Makara Peak Mountain Bike Park. The wider open space context is significant as it is highly visible from the residential area and never more than one kilometre from every house in the suburb.

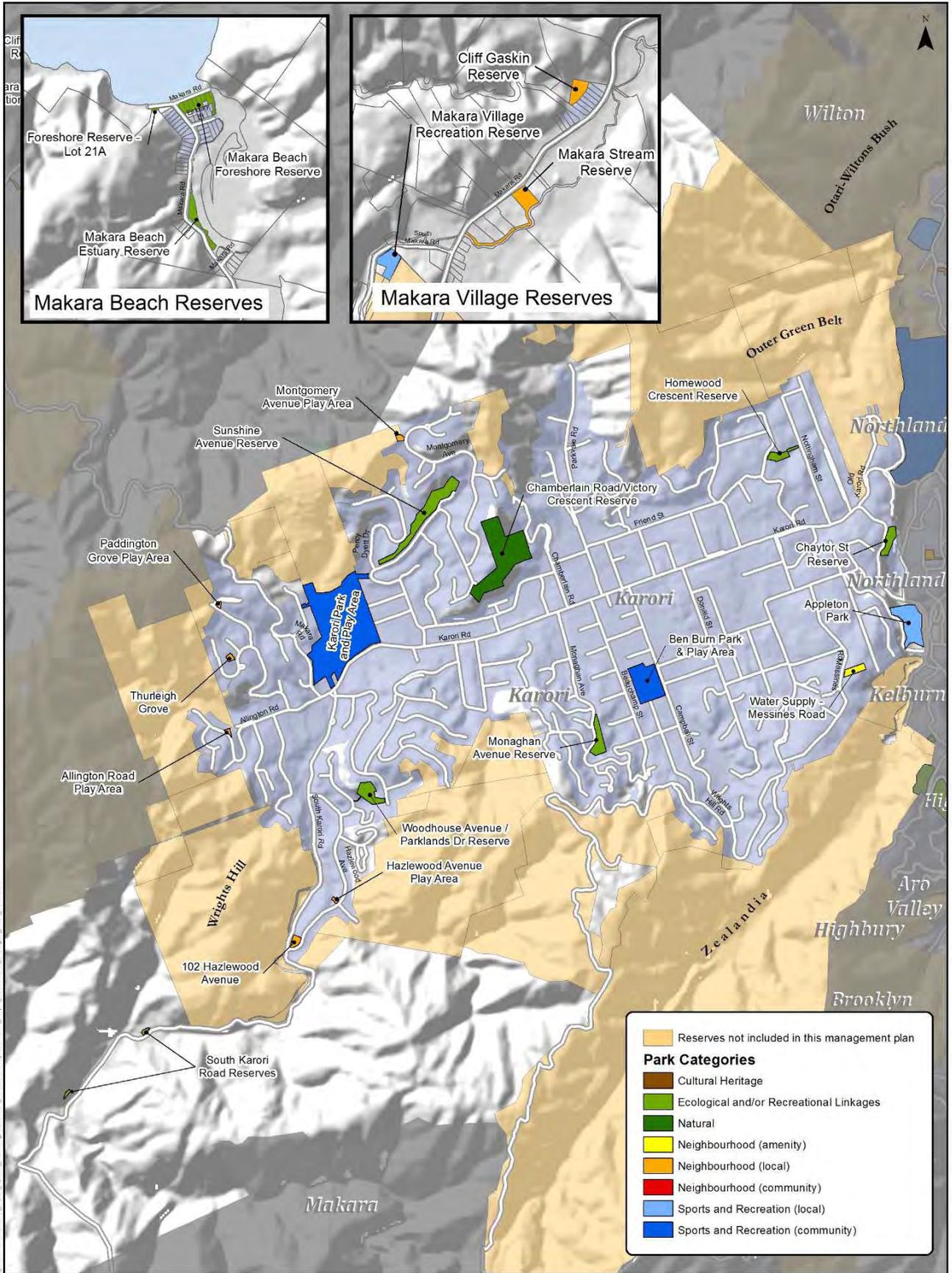
The suburban reserves comprise nine ecological/recreation links, seven local neighbourhood parks, two local sports and recreation parks, and two community sports and recreation parks. The link parks are primarily of ecological and amenity value with track links limited by very steep topography.

Karori Park is a large multi-use space for organised and informal sports and recreation. It provides a playground, and has ecological values associated with the stream and direct links to the OGB. It is now an approved first-class cricket venue attracting on average two or three games a year. Karori Park has three senior football fields and five junior fields over winter, five senior cricket blocks and 11 junior strips in summer. In the winter, an area by the cafe is used for the First Kicks Programme.

Ben Burn Park is a second large, multi-use park space in Karori with a play area. It hosts athletics in the summer season.

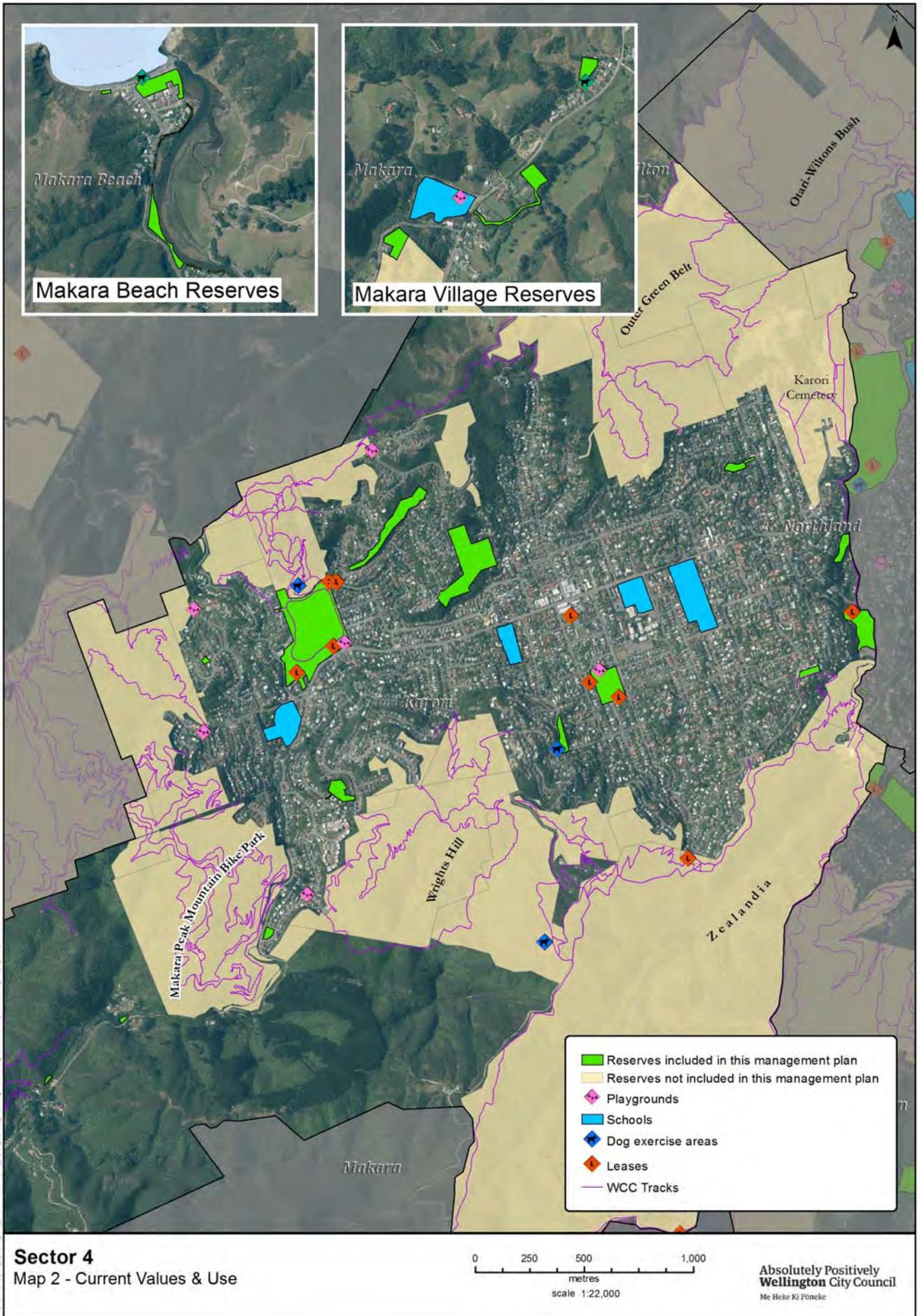
In Makara Village, there are three reserves, two of which are open grass areas with limited value or use for neighbourhood recreation and amenity. Being a rural area there is less need for public open space and reserves to provide amenity value or visual relief from the built environment. Ecological values of streams can be protected through riparian strips. The community centre area is developed for recreation provision and has a public tennis court. The playground at Makara Model School has been upgraded for public use in partnership with the Council.

At Makara Beach there are three reserves. There is a tiny parcel of land on the far left side of the foreshore (removed from the other reserve area) that has no value as formal reserve since the public toilets were removed. The other beach site (known as Makara Foreshore Reserve) is of special ecological interest and contains a collection of regionally significant plants. The third reserve extends from the beach up the estuary. This area also has very high ecological value with work ongoing to protect and enhance those values. The car park at the beach is very well used.



**Sector 4**  
 Map 1 - Reserve Category & Context  
 Suburban Reserves in Karori, Makara, and Makara Beach.

Figure 2: Data sources and environmental data. Reserves: PhotoScan; map: ArcGIS; changes: ArcGIS; data: ArcGIS



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### 3.4.1 ASSESSMENT OF THE NETWORK

Sector 4 Map 1 shows all of the parks (by category) in the context of the built environment and other open space such as the Outer Green Belt.

Sector 4 Map 2 shows specific use including playgrounds, leases on reserves, dog exercise areas, and the track network. Schools are also shown to help complete the picture of play areas and sometimes other outdoor recreation opportunities. Ecological sites of significance and heritage trees are not mapped but have been assessed in determining the range of values each park holds.

The western end of Karori has good open space provision, with Karori Park providing a multitude of formal and informal recreation opportunities alongside the smaller play area parks and the readily accessible OGB tracks.

At Karori Park there are three buildings. There is a Council-owned change facility and public toilets alongside a club-owned building housing clubrooms and a cafe. The old Terawhiti Bowling Club building is in the process of being leased to Mud Cycles, a private business specialising in mountain bike repair, sales, and hire. A room in the building will be available for public use. The bowling greens have been converted into a training ground for junior football.

A mountain bike pump track is proposed, in association with the cycle shop, next to the former Terawhiti Bowling Club building, which will complement the development of a beginners/intermediate mountain bike track on the northern side of the park.

There is a gap in provision of local neighbourhood parks, particularly play areas, at the eastern end of Karori. The cemetery provides some of the roles of a neighbourhood park given its use for walking, running, and dog walking. The cemetery provides a green space with high amenity within the suburban environment but is not an appropriate place for a play area. There is currently no other existing Council-owned land that could be easily developed for a local neighbourhood park in eastern Karori.

Addressing the potential gap in park and formal play provision through purchasing centrally located, residential land is likely to be difficult and costly therefore there will need to be strong evidence that residents need a local neighbourhood reserve in that area and a thorough assessment of what purpose that reserve would serve.

An area around Marsden Village has been identified as being potentially suitable for a zone change to accommodate medium-density housing. Should this occur, there will need to be an associated provision for land for outdoor recreation opportunities. There is already a gap in provision in this area, the effects of which may be exacerbated with increased population density.

The Messines Road reservoir site has recently undergone a significant upgrade as a result of the reservoir renewal. It is now a very pleasant, small park with a great outlook over the city and connects to the walkway between Messines Road and Birdwood Avenue.

There is a small park space on the corner of South Karori Road and Hazlewood Avenue (102 Hazlewood Avenue) that serves as amenity space and has been partially planted by the Makara Peak Supporters Club. It has potential for further improvements by the club to support Makara Peak Mountain Bike Park activities and/or as community garden type space. This area of Karori has good access to the Outer Green Belt track network, with Hazlewood Play Area around the corner and Karori Park 1.2 kilometres away. The rising hills each side provide a natural setting for the residential development.

The Makara Village Recreation Reserve accommodates the old 1872 Makara School and the tennis courts. The area is used regularly by the Makara Play Group, and many residents including Makara School students, use the tennis courts. The Makara Community Centre Hall

building is housed on separate community owned land, alongside the historic St Patrick's Church on Makara Rd, which is also community owned.

#### **3.4.1.1 Actions**

- a) Review the future use and role of part of the Makara Stream Reserve land (that is not part of the stream corridor) currently leased to the owner of the neighbouring land. Maintain access to the stream from Makara Road at both ends of the reserve.
- b) Review the future use and role of Cliff Gaskin Reserve and the unformed legal road.
- c) Improve the track network and connectivity in Karori Park by:
  - i. developing a more accessible link at the rear of the park and investigating a link to the Makara Saddle
  - ii. reviewing and where appropriate rationalising the track network within the hill slope areas above the main park
  - iii. improving connections between the proposed Mud Cycles facility, the wider park, and Makara Peak Mountain Bike Park.
- d) Review the configuration of the dog exercise area to complement the above proposals at Karori Park.
- e) Prepare a long-term vegetation management plan for the replacement of the pines above the flat area of Karori Park.

#### **3.4.2 PLAYGROUNDS**

Thurleigh Grove Park looks like a residential section and is a pleasant space but has poor road frontage and no parks signage or infrastructure and it is not maintained as a public recreation space. Paddington Grove Play Area was upgraded this year with Allington Road Play Area scheduled for renewal in 2016/17. Allington Road could be significantly improved with minor changes in layout and design, and a bike theme option could be explored in partnership with the Makara Peak Mountain Bike Supporters group. Thurleigh Grove is not required for a playground.

There is an identified gap in provision of playgrounds and access to outdoor recreation opportunities at the north eastern end of Karori.

Hazlewood Avenue Play Area is a safe enclosed space that has significant potential to improve through the play area renewal scheduled for 2014/15. The Council will work with the adjacent landowner to remove the large pine trees along the park boundary if possible to reduce shading.

The playground at Makara Model School has been upgraded in partnership with the Council.

##### **3.4.2.1 Actions**

- a) Review the future use and role of Thurleigh Grove Park.
- b) Investigate opportunities to fill a gap in the open space and play area network in north east Karori using either Homewood Crescent Reserve, Messines Road Reservoir or Karori Cemetery land not required for cemetery purposes. Review opportunities for a school partnership.

#### **3.4.3 DOG EXERCISE AREAS**

There are three dog exercise areas in Karori: one at Wrights Hill (within the Outer Green Belt), one in the hillside part of Karori Park, and a small space at Monaghan Avenue. There is

currently a proposal with the Council to develop a large, fully fenced area of Ian Galloway Park for dog exercise that would service dog owners in Karori. Refer to Sector 3.

Cliff Gaskin Reserve and Makara Beach are also dog exercise areas.

### **3.4.4 TRACK NETWORK**

The track network within Karori is a significant and well-developed open space asset; however, with the notable exception of the tracks around the fields at Karori Park, all of the tracks are contained in reserves not covered by this management plan. The ecological link reserves at Chamberlain Road and Woodhouse Avenue are likely to be too steep to provide access. While there are limited opportunities to extend the network through the suburban reserves, there are future track linkages being considered beyond the suburb.

#### **3.4.4.1 Actions**

- a) Complete the link between the end of the formed part of South Makara Road and the south coast. There is a 4WD track the whole way but the southern section passes over Terawhiti Station and does not follow the unformed legal road all of the way. An easement for access needs to be negotiated with the landowner.
- b) Investigate a track link at the Chamberlain Road/Victory Crescent Reserve in partnership with the Makara Peak Mountain Bike Supporters group.

### **3.4.5 ECOLOGY AND INDIGENOUS BIODIVERSITY**

The Makara community is involved in the restoration of the Makara Beach Estuary. The Makaracarpas group works to clean up the beach and estuary and carry out planting and pest control. This estuary is regionally significant due to the saltmarsh habitat and the bird, fish, and invertebrate species found here. The foreshore reserve, which used to be dune, also contains a unique collection of rare coastal plant species. This area is part of GWRC's Key Native Ecosystem programme and we will continue to work with GWRC and the community on its protection and restoration.

Karori is almost entirely surrounded by public open space, much of it ecologically significant. There is only one community group actively engaged in ecological restoration (at Makara Peak). Karori West Normal School is undertaking a stream restoration project but there is an opportunity to work with more groups to help protect and enhance the suburban reserves and wider reserves network.

Of particular significance is the area between Zealandia and Otari-Wilton's Bush. Zealandia and Otari-Wilton's Bush are the most ecologically significant sites in Wellington. Protecting and enhancing opportunities for ecological connectivity in the spaces between them is essential. Appleton Park and Ian Galloway Park are primarily sportsfields but both have the ability to accommodate ecological enhancement planting. There is also land between Appleton Park and Ian Galloway in private ownership. There is the potential for interested residents in the immediate area to work towards protection and enhancement of these sites.

The small link reserves at Chamberlain Road and Sunshine Avenue have limited value in terms of access but they are important ecological links that could be further enhanced through protection of vegetation on adjacent private property.

#### **3.4.5.1 Actions**

- a) Support new restoration groups throughout Karori, in particular around the smaller ecological link reserves and the land between Otari-Wilton's Bush and Zealandia.
- b) Protect and enhance the large tree network at Ben Burn Park and Appleton Park where it does not conflict with recreational use.

- c) Continue the Council restoration planting programmes in the areas between Otari-Wilton's Bush and Zealandia.
- d) Continue and expand animal pest control in the reserves surrounding Zealandia to support indigenous bird populations

### **3.4.6 COMMUNITY GROUPS AND PARTNERSHIPS**

There are existing partnerships with schools in this sector working with the Council to improve play area provision, indigenous biodiversity goals and outdoor recreation opportunities (in particular mountain biking).

The Beautification of Makara Society works with the Council and has the following objectives:

- enhancement of Makara roadside by planting indigenous vegetation
- improvement of the (Playcentre) recreation reserve by planting indigenous vegetation on the site of the tennis club building.

Makaracarpas work with the Council on the restoration of the Makara Estuary.

Karori Childcare Centre has a lease at Ben Burn Park. There is a tennis club at Appleton Park.

Karori Park Sports Club has a ground lease at Karori Park to accommodate its club rooms and cafe building. Karori West Scout Group and the Wellington Region Free Kindergarten both have ground leases at Karori Park off Sunshine Avenue.

There is a proposal for a cycle shop to lease the Terawhiti Bowling Club buildings and develop a kids' bike skills track at the site. This has the potential to complement the activity at Makara Peak mountain bike park, the existing and proposed tracks in Karori Park, and the bikes in schools programme that is being introduced at nearby Karori West Normal School.

The Makara Peak Mountain Bike Supporters is a group that carry out track building, maintenance, pest management, planting projects and cycling advocacy, mostly at the Makara Peak Mountain Bike Park and in partnership with Council. They are also doing work in other local suburban reserves, for example with planting at 102 Hazlewood Avenue.

Zealandia has an interest in ecology and recreation beyond the boundaries of their site.

Sector 4 Karori, Makara, and Makara Beach							
Reserve	Park Category	Land Area Sqm	Legal Description	CT Reference	Reserve classification	Proposed classification	Actions
Appleton Park	Sport and Recreation (community)	15,692.00	Lot 143 DP 2707	285/254 cancelled	Recreation Reserve		Retain large tree framework and indigenous vegetation on the slopes to maximise the role of this park in connecting Zealandia and Otari-Wilton's Bush.
Chaytor Street Reserve	Ecological and/or Recreational linkage	2,548.00	Pt Lot 16 DP 1280	46D/20	Fee Simple	Scenic B Reserve	Protect and enhance large trees and indigenous biodiversity value of this and adjacent Council-owned land as connections between Zealandia and Otari-Wilton's Bush.
		1,815.00	Lot 2 DP 79836	46D/19	Fee Simple	Scenic B Reserve	
Sunshine Avenue Reserve (includes nearby Victory Ave and Tobruk St land)	Ecological and/or Recreational linkage	3,094.00	Lot 1 DP 47320	18D/680 cancelled, Crown Land	Recreation Reserve	Scenic B Reserve	Too steep to develop access but important ecological value.
		4,333.00	Sec 101 Karori District Blk VI Port Nicholson Survey District	None	Recreation Reserve	Scenic B Reserve	
		5,933.00	Lot 15-20 DP 28194	6B/345 cancelled	Scenic B Reserve		
		1,080.00	Lot 11 DP 28194	6B/340	Recreation Reserve	Scenic B Reserve	
		1,744.00	Lot 14 DP 28194	6B/343	Recreation Reserve	Scenic B Reserve	
		1,104.00	Lot 13 DP 28194	6B/342	Recreation Reserve	Scenic B Reserve	
		1,157.00	Lot 12 DP 28194	6B/341	Recreation Reserve	Scenic B Reserve	
Montgomery Avenue Play Area	Neighbourhood (local)	866.00	Lot 41 DP 67707	35B/952	Recreation Reserve		

Sector 4 Karori, Makara, and Makara Beach							
Reserve	Park Category	Land Area Sqm	Legal Description	CT Reference	Reserve classification	Proposed classification	Actions
Homewood Crescent Reserve	Ecological and/or Recreational linkage	625.00	Lot 31 Blk I DP 1775	418/299	Fee Simple	Scenic B Reserve	Investigate the role of this reserve in the context of a gap in general open space provision and specifically a gap in play provision in north eastern Karori. Investigate access opportunities.
		2,938.00	Pt Lot 65 DP 8583	10C/937	Recreation Reserve	Scenic B Reserve	
Messines Road Reservoir	Neighbourhood (local) - (water and drainage asset not parks)	5,532.00	Pt Lot 129 DP 410, Lot 1 DP 7901				Land held for water supply (contains a partially buried reservoir). Continue to manage as a multi-purpose space – park/water supply infrastructure/street to street walkway. Consider suitability for formal play provision.
Karori Park and Play Area	Sports and Recreation (community) part Outer Green Belt	10,645.00	Lot 73 & 76 DP 9628	416/51	Recreation Reserve - Lot 76		<p>Drainage issues at the park are currently compromising optimal use for formal and informal recreation.</p> <p>Continue to work with key stakeholders in developing the park.</p> <p>Improve the track network and connectivity in Karori Park by:</p> <ul style="list-style-type: none"> <li>• developing a more accessible link at the rear of the park and investigating a link to the Makara Saddle</li> <li>• reviewing and where appropriate rationalising the track network within the hill slope areas above the main park</li> <li>• improving connections between the proposed Mud Cycles facility, the wider park, and Makara Peak Mountain Bike Park</li> </ul>
		497.00	Lot 2 DP 80187	46D/946	Fee Simple		
		14,279.00	Pt Sec 41 Karori District	692/49 cancelled	Recreation Reserve		
		8,993.00	Lot 3 DP 53185	23A/348	Recreation Reserve		
		705.00	Lot 3 DP 68825	18D/970 cancelled	Recreation Reserve		
		110,492.00	Pt Sec 41 Karori District	153/97	Recreation Reserve		
		110,474.00	Pt Sec 41 Karori District	153/281	Recreation Reserve		
		232.00	Access way, also known as Lot 204 DP 49090 as shown on the CT	35B/303	Access way		
14,279.00	Pt Sec 41 Karori District	692/49 cancelled	Recreation Reserve				

<b>Sector 4 Karori, Makara, and Makara Beach</b>							
<b>Reserve</b>	<b>Park Category</b>	<b>Land Area Sqm</b>	<b>Legal Description</b>	<b>CT Reference</b>	<b>Reserve classification</b>	<b>Proposed classification</b>	<b>Actions</b>
							Review the configuration of the dog exercise area to complement the above proposals.  Prepare a long-term vegetation management plan for the replacement of the pines above the main park.
Paddington Grove Play Area	Neighbourhood (local)	470.00	Lot 2 DP 45042	21B/184	Recreation Reserve		
Thurleigh Grove Reserve	Neighbourhood (local)	878.00	Lot 45 DP 41269	28B/894	Recreation Reserve		Review the future role and use of this reserve. Possibly suitable for urban agriculture/community orchard.
Allington Road Play Area	Neighbourhood (local)	542.00	Road Reserve - Allington Road	None	Road		Stop road and classify as recreation reserve. Play area renewal scheduled for 2016/17. Investigate opportunities to work with Makara Peak Mountain Bike Supporters to develop a bike theme.
Hazlewood Avenue Play Area	Neighbourhood (local)	498.00	Lot 56 DP 48181	18C/1278	Fee Simple		Work with the neighbouring childcare centre to remove the large evergreens.
102 Hazlewood Avenue	Neighbourhood (local)	1,754.00	Lot 39 DP 48183	20C/393	Recreation Reserve		Consider opportunities for better use of this reserve – possibly suitable for urban agriculture or Makara Peak mountain bike park developments.
Monaghan Avenue Reserve	Ecological and/or Recreational linkage	5,782.00	Lot 1 DP 34528	18B/527	Recreation Reserve		
Ben Burn Park and Play Area	Sports and Recreation (local)	18,734.00	Pt Sec 36 Karori District	549/153	Recreation Reserve, part marked A on SO 346218 Local Purpose (Community Buildings) (2005 p4611)		Retain and enhance large tree framework where it will not interfere with primary purpose as sportsfields and play area.

Sector 4 Karori, Makara, and Makara Beach							
Reserve	Park Category	Land Area Sqm	Legal Description	CT Reference	Reserve classification	Proposed classification	Actions
Chamberlain Road/Victory Crescent Reserve	Natural	27,936.00	Pt Sec 39 Karori District & Pt Defined on SO 1816	552/139 pt cancelled	Fee simple		Assess for potential Reserves Act re-classification.  Investigate track link opportunities in partnership with Makara Peak Mountain Bike Supporters.
		6,540.00	Lot 4-5 DP 1733	537/237 cancelled	Recreation Reserve		
		4,024.00	Pt Lot 6 DP 1733	25B/487	Recreation & Community Development		
		4.00	Lot 95 DP 19268	35A/104	Reserve Purposes		
		9,585.00	Lot 25 DP 48693	14D/210	Recreation Reserve		
Woodhouse Avenue / Parklands Dr Reserve	Ecological and/or Recreational linkage	177.00	Lot 82 DP 45608	16C/1167	Recreation Reserve		Investigate a track connection between Woodhouse Avenue and Fiona Grove to diversify values of this reserve.
		6,697.00	Lot 95 DP 68771	40B/787	Recreation Reserve		
South Karori Road Reserve	Ecological and/or Recreational linkage	626.00	Lot 1 DP 340327	165856	Recreation Reserve		
Makara Village Recreation Reserve	Sports and Recreation (local)	5,165.00	Sec 60 Makara District	22C/710	Recreation Reserve		
Cliff Gaskin Reserve	Neighbourhood (local)	3,669.00	Lot 12 DP 15074	31C/629	Recreational Purposes		Review the future role and use of this reserve and the unformed legal road.
Makara Stream Reserve	Ecological and/or Recreational linkage	1,833.00	Lot 5 DP 78001	45D/290	Local Purpose Reserve (Esplanade)		Part of this reserve is currently leased to a neighbouring landowner. Consider the future role and use of this site while maintaining access to the stream from Makara Road at both ends of the reserve.
		5,365.00	Lot 5 DP 78002	45D/298	Local Purpose Reserve (Esplanade)		

Sector 4 Karori, Makara, and Makara Beach							
Reserve	Park Category	Land Area Sqm	Legal Description	CT Reference	Reserve classification	Proposed classification	Actions
Makara Beach Foreshore and Estuary Reserves	Ecological and/or Recreational linkage	4,983.00	Lot 53 DP 8890	25C/973	Recreation Reserve	Scenic B Reserve	Include the Foreshore Reserve as District Plan Conservation Site.
		873.00	Lot 1 DP 8890	None	Recreation Reserve	Scenic B Reserve	
		857.00	Lot 4 DP 8890	11B/102	Recreation & Community Development	Scenic B Reserve	
		857.00	Lot 2 DP 8890	None	Recreation Reserve	Scenic B Reserve	
		514.00	Lot 2 DP 49579	None	Recreation Reserve	Scenic B Reserve	
		857.00	Lot 3 DP 8890	None	Recreation Reserve	Scenic B Reserve	
		857.00	Lot 5 DP 8890	None	Recreation Reserve	Scenic B Reserve	
		1,034.00	Lot 7 DP 8890	882/48	Recreation & Community Development	Scenic B Reserve	
		1,971.00	Lot 54 & 56-60 DP 8890	25C/974	Local Purpose Reserve (Esplanade)	Scenic B Reserve	
599.00	Lot 1 DP 52474	22B/858	Recreation & Community Development	Scenic B Reserve			
Makara Beach Foreshore (Lot 21A)	Ecological and/or Recreational linkage	304.00	Lot 21A DP 8890	31C/628	Recreational		Review the future role and use of this reserve.