

3.8 SECTOR 8

Maupuia, Miramar, Karaka Bays, Seatoun, Strathmore Park, Breaker Bay, and Moa Point

Te Motu Kairangi/Miramar Peninsula is highly visible from the wider city area and harbour. The peninsula is a dramatic geographical feature and forms an important “green” backdrop to the city. It is a popular recreational and leisure destination and has significant cultural heritage value.

This sector has a strong linear form with one main ridge running the length of the peninsula from Orongo Ridge to Mt Crawford. The steep coastal escarpment on the eastern side has limited residential development. There are large areas of open space at the northern end of the peninsula still owned by the Crown, including Massey Memorial and the ex-Defence land on what is known as Watts Peninsula.

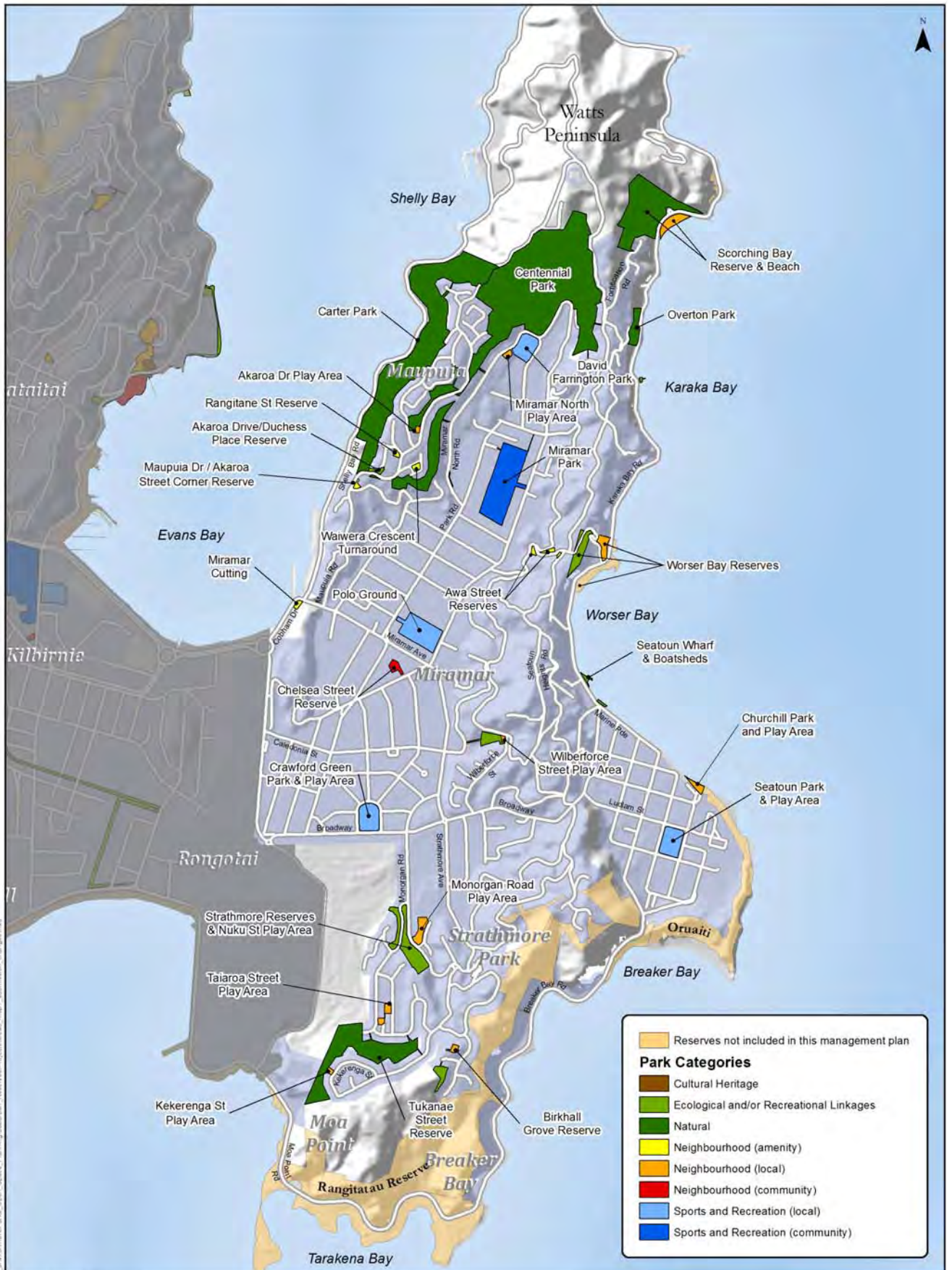
The headland at the southern end of the peninsula is a dramatic and distinctive landscape. It marks the harbour entrance and has a strong natural character. Most of this area is reserve land owned and managed by the Council. In addition there are 22 hectares of open space owned by Airways Corporation extending from the elevated heights of Strathmore eastwards more or less along the top of the escarpment towards Tarakena Bay. It contains the radar installations for the airport. The private golf course land is a significant area of (privately owned) open space at the southern end of the sector.

The flat valley floor contains a series of well-distributed, large, flat, park spaces including formal sportsfields both on public reserve and in schools.

The coastal reserves including Rangitatau and Atatürk in this sector are covered under the South Coast Management Plan. Oruaiti Reserve has its own management plan.

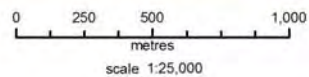
The open space network is made up of the following.

- A major visitor destination and beach at Scorching Bay.
- Larger nature reserves forming part of the coastal escarpment and ridgelines including Carter Park and Centennial Reserve.
- A Sport and Recreation (community) park at Miramar Park used for football, cricket, tennis, and bowls. There is also an early childcare centre.
- Four other Sport and Recreation parks: David Farrington, Polo Ground, Crawford Green and Seatoun Park (these parks contain sports pavilions, changing rooms and toilets).
- 16 neighbourhood parks.
- 12 playgrounds distributed between neighbourhood and sport and recreation parks.
- Three dog exercise areas.



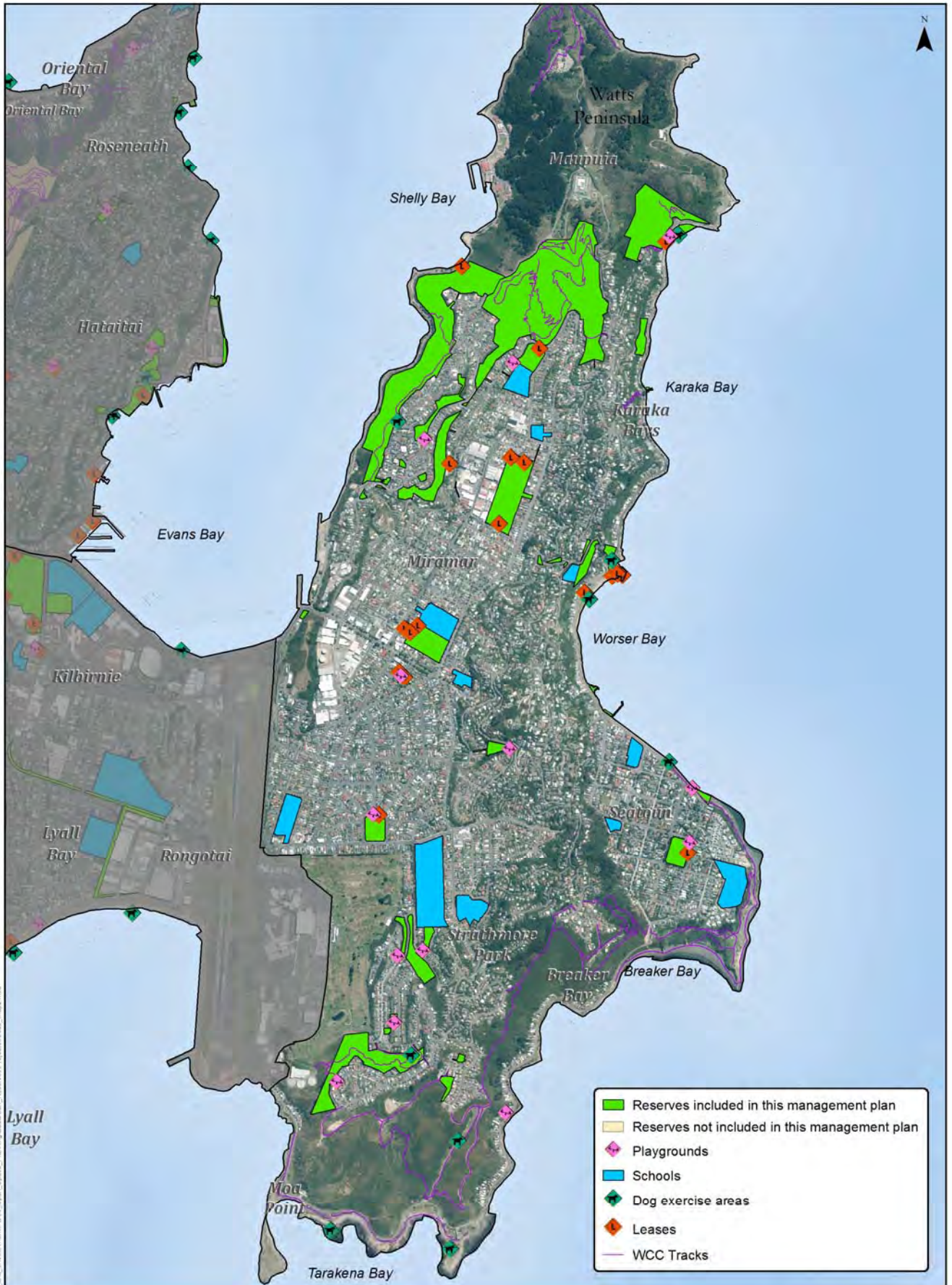
Sector 8

Map 1 - Reserve Category & Context
 Suburban Reserves in Maupuia, Karaka Bays,
 Miramar, Seatoun, Strathmore Park, Breaker Bay, and Moa Point.

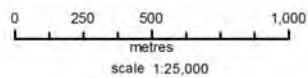


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Sector 8
Map 2 - Current Values & Use



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3.8.1 ASSESSMENT OF THE NETWORK

Sector 8 Map 1 shows all of the parks (by category) in the context of the built environment and other Council-owned and managed open space such as the Wellington Town Belt and South Coast.

Sector 8 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.

Miramar Park is the major Sport and Recreation park on the peninsula. Even though the park is in the middle of Miramar it does not have great visibility. It is enclosed by suburban housing on the eastern side and commercial industrial buildings on the western side. There are multiple entrances. There is an opportunity to develop this park to widen its role for informal recreation and play.

Analysis of a 10-minute or 600-metre walking distance on the street network shows good accessibility to reserve areas with two small gaps in provision along the eastern ridgeline as a result of the street patterns.

The play areas and neighbourhood parks in Strathmore connect to larger nature reserves that provide good walking opportunities and track connections between the different residential areas. In the north-western part of the sector in Maupuia there are a number of small, neighbourhood parks, some of which only provide an amenity function and are of limited value due to their location and topography.

3.8.1.1 Actions

- a) Prepare a master plan for Miramar Park including the development of a community playground.
- b) Identify reserve areas suitable for urban agriculture.
- c) Review the role and purpose of Maupuia Drive/Akaroa Drive corner reserve and its relationship with the adjacent social housing units.
- d) Review the future role and purpose of Birkhall Grove Reserve.
- e) Review the future role and purpose of the grass area adjacent to Raukawa Street and dispose of it if no use is identified.

3.8.2 PLAYGROUNDS

The assessment identified an over-provision of playgrounds in:

- Strathmore with the close proximity of Nuku Street, Taiaroa, Kekerenga and Monorgan play areas
- Seatoun with the close proximity of Seatoun Park Play Area and the Churchill Park Play Area.

There is a gap in playground provision in northern Miramar around Miramar Park. The Miramar North Play Area could be decommissioned given it is not a good site and not ideally located to maximise user catchment. The development of a larger play area at Miramar Park would service a larger catchment area and enable a higher quality playground opportunity.

The very close proximity of the play area at Seatoun Park to Churchill Park represents an overprovision in formal play space in the Seatoun area (in terms of current policy guidelines). Churchill Park is a community park that is intended to serve both the local community and Wellington residents and visitors generally. Renewal of the Churchill Park Play equipment is

scheduled for 2015/16. Seatoun Park Play Area provides a play space primarily for use by the local community. Local residents support the park for a range of reasons including proximity to the sportsfield, the location on route to the local schools and childcare, easy access, the fenced design, “old school” play equipment and the maturing trees. Seatoun Park and Churchill Park play areas will not be renewed at the same time, as the quality and experience offered at Churchill Park should not be compromised through any split in budget between the two sites. The play equipment at Seatoun Park will be scheduled for renewal to meet a “local basic” standard and timed subject to other priorities across the city.

3.8.2.1 Actions

- a) No planned renewal for Nuku Street Play Area.
- b) Review the future role and use of Miramar North Play Area in conjunction with Miramar Park master plan work.

3.8.3 DOG EXERCISE AREAS

There is a series of dog exercise areas around the coast with spaces also provided at Carter Park in the north and the reserve off Tukanae Street in the south.

The Mapuia Drive/Akaroa Street corner reserve has the potential to serve as a fenced dog exercise area.

3.8.4 TRACK NETWORK

The track system is not evenly spread across the peninsula and it has fewer short walks and loops for local users. The major track networks are:

- The **Eastern Walkway** between the Pass of Branda and Rangitatau Reserve with links to Strathmore and Oruaiti Reserve above Seatoun.
- The section of **coastal walkway** from the airport to Breaker Bay.
- The track network being developed in **Centennial Reserve** led by the Miramar tracks project. The tracks are dual use. They have also established a kids’ bike circuit and pump tracks, and a Grade 2 beginners/intermediate track.
- **The Great Harbour Way/Te Aranui o Pōneke** a walking and cycling route around Te Whanganui-a-tara, the harbour of Wellington, from Fitzroy Bay in the east to Sinclair Head in the west. While this is mainly an on-road route, in some places – particularly through Oruaiti Reserve and Churchill Park – it is proposed that walkers using the route would deviate from the cycling route and walk through the reserves.

The main opportunities for future track development are at the northern end of the peninsula as part of the development of the ex-defence land into a Cultural Heritage park. There are opportunities for track links between this land, Scorching Bay, Shelly Bay, and Centennial Reserve to provide a series of loop tracks for walkers and cyclists of all abilities.

3.8.4.1 Actions

- a) Support the development of a heritage park on Watts Peninsula in partnership with the Crown and the development of an integrated track network at the northern end of the peninsula.
- b) Investigate feasibility (in particular safety and suitability of the start of a track and the run out at the bottom) of a Grade 5 mountain bike track at Carter Park

3.8.5 ECOLOGY AND INDIGENOUS BIODIVERSITY

Te Motu Kairangi/Miramar Peninsula has a strong network of open space. The suburbs in general have a pattern of more “natural”, informal, unmanaged open space on the slopes, coastal edge and headlands, and formalised “recreational” open space in flat areas. The headlands of Palmer Head to the south (regenerating indigenous vegetation) and Point Halswell/Mt Crawford to the north (tall exotic conifer forest) provide significant areas of “natural and conservation” open space.

The main Council-owned nature reserves covered by this plan are Centennial Park and Carter Park.

- Centennial Park comprises 24 hectares of regenerating bush-clad gully running from the former prison access road at the top of Akaroa Drive to Darlington Road. The liane, kiekie, is a sound indicator of the survival of a primary forest element in this local landscape. It forms part of the larger natural ridgeline and coastal escarpment at the northern end of Te Motu Kairangi/Miramar Peninsula. It provides a green backdrop to Miramar and is one of the most important ecological and indigenous biodiversity sites on the peninsula.
- Carter Park comprises 24 hectares of regenerating bush-clad escarpment above Shelly Bay and is visible from Cobham Drive and Evans Bay. It includes the Maupuia Walkway (dog exercise area), which runs along the top of the site.

All identified sites of significant vegetation in this sector are contained within Council land with the exception of the remnants on the coastal escarpment along Karaka Bay and Scorching Bay.

The open space network through the centre of this sector plays an important role in providing opportunities for connectivity between the coastal sites at the north and south of the peninsula. There is good opportunity for distribution of indigenous biodiversity because of the existing key habitat in these large reserves and the series of spaces in between. Although most of the spaces in between are primarily managed for formal recreation use and as part of the road reserve network, there is potential to diversify their value through maintaining and enhancing a tall tree network and taking opportunities to establish indigenous vegetation in areas that will not compromise the established recreation values.

3.8.5.1 Actions

- a) Identify opportunities to plant large trees and pockets of indigenous vegetation in the parks through the centre of the peninsula (eg Miramar Park, Polo Ground, Crawford Green, and Wilberforce Street) particularly as part of future park upgrades.
- b) Support District Plan changes to protect identified sites of ecological significance on private land.
- c) Protect any remaining indigenous vegetation on public land across the centre of the peninsula.
- d) Prioritise weed control within Centennial Reserve.

3.8.6 CULTURAL AND NATURAL HERITAGE

There are two large areas of Crown land on the Peninsula adjacent to Council reserve with important natural and cultural values. They are zoned open space under the District Plan. They also have the potential to provide new track links and are a priority for protection and/or acquisition.

Palmer Head, comprising 21.9164 hectares, is owned and managed by Airways Corporation. The land is located at the southern tip of Strathmore and extends from the elevated heights of Strathmore eastwards more or less along the top of the escarpment towards Tarakena Bay.

The surrounding land to the south and east is currently owned by the Council, including Atatürk Memorial Park and Rangitatau Reserve, which adjoins the eastern boundary of this lot.

The land is mostly flat combined with steep to moderately steep bush-clad hillside that has a predominantly south-easterly aspect.

Watts Peninsula, comprising 76 hectares of open space land, is almost unique in New Zealand with its multiplicity of heritage and natural values. It is highly visible from many parts of the city and harbour. It is managed by the New Zealand Defence Force. With its good access, relatively flat areas, large size and opportunity for both track and ecological connectivity, Watts Peninsula presents an opportunity for Wellington City to create a unique heritage and culture destination park for both locals and visitors. There are no other sites in Wellington that can compare with Watts Peninsula in terms of its potential as a destination park.

The Council has already outlined its approach to this unique piece of open space through Our Capital Spaces:

Support the development of a heritage park on Watts Peninsula in conjunction with the Crown.

3.8.6.1 Actions

- a) Work with Airways Corporation to protect the open space land at Palmer Head and manage it in conjunction with the adjoining reserve.
- b) Support the development of a heritage park on Watts Peninsula in conjunction with the Crown and Port Nicholson Block Settlement Trust (PNBST).

3.8.7 COMMUNITY GROUPS AND PARTNERSHIPS

There will be a future partnership in the development and management of Watts Peninsula with the Crown and PNBST.

Te Motu Kairangi–Miramar Ecological Restoration is a community group that is working to restore the peninsula to a more natural state, focussing on its flora. Its goal is to become a “mainland island”.

The Miramar Tracks Project Group has developed a network of tracks and a kids’ mountain biking skills area in Centennial Park. The Tracks Project Group has a guardianship role at the site with their ongoing planting and restoration work.

There is an opportunity for greater local community involvement in the Tukanae Street/Kekerenga Street Play Area reserve and at Birkhall Grove Reserve.

3.8.7.1 Action

- a) Support community gardening/urban agriculture initiatives at Chelsea Street Reserve.

Sector 8 Maupuia, Miramar, Karaka Bays, Seatoun, Strathmore Park, Breaker Bay, and Moa Point							
Reserve	Park Category	Land Area Sqm	Legal Description	CT Reference	Reserve classification	Proposed change	Actions
Maupuia Drive / Akaroa Street Corner Reserve	Neighbourhood (amenity)	unknown	Pt Sec 20 Watts Peninsula District	52B/986	Fee Simple		Work with City Housing over future use of this site. May have potential as a dog exercise area.
		546.00	Lot 1 DP 18112	21138	Fee Simple		
Akaroa Drive/Duchess Place Reserve	Ecological and/or Recreational linkage	498.00	Lot 17 DP 33249	8A/980	Recreation Reserve		
		814.00	Lot 14 DP 33249	25C/64	Recreation Reserve		
Rangitane Street Reserve	Neighbourhood (amenity)	921.00	Lot 10 DP 31148	8A/979	Recreation Reserve		
Waiwera Crescent Turnaround	Neighbourhood (amenity)	1,308.00	Lot 33 DP 29824	6C/621	Recreation Reserve		
Akaroa Drive Play Area	Neighbourhood (local)	714.00	Lot 147 DP 43867	165D/598	Recreation Reserve		
Carter Park	Natural	242,913.00	Pt Sec 20 Watts Peninsula District & Lot 2 DP 24509 & sec 2 SO 449361	601426	Fee Simple	Scenic B Reserve	Includes the land above and below Akaroa Drive with land titles still part of housing properties. These parcels have important amenity and ecological value. Investigate feasibility (in particular safety and suitability of the start of a track and the run out at the bottom) of a Grade 5 mountain bike track at Carter Park
		422.00	Lot 1 DP 34741	11B/460	Fee Simple	Scenic B Reserve	

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Reserve	Park Category	Land Area Sqm	Legal Description	CT Reference	Reserve classification	Proposed change	Actions
Centennial Park	Natural	112,340.00	Pt Lot 1 DP 4741	18D/1420	Scenic B Reserve		Protect and enhance ecological values through ongoing weed control and planting.
		24,619.00	Pt Lot 1-2 DP 10854	542/243	Scenic B Reserve (Pt Lot 1 – 2153m2) Recreation Reserve (Pt Lot 2 – 22,466)	Scenic B Reserve	Continue to support the Miramar Tracks Project Group planting and rubbish control work.
		9,562.00	Lot 1 DP 11210	468/70	Recreation Reserve	Scenic B Reserve	The Council is building a Grade 2 beginners/intermediate mountain bike track that will complement the tracks and kids' bike circuit already developed in partnership with the Miramar Tracks Project track. No further tracks are envisaged in this area.
		13,532.00	Sec 95 Watts Peninsula District	23B/720	Scenic B Reserve		Prioritise weed control within Centennial Reserve.
		79,490.00	Pt Lot 1 DP8458	Pt 483/174	Pleasure Ground	Scenic B Reserve	The Council will work with the local community to consider the best way to assess and protect if necessary possible remnants of a dam.
Scorching Bay Reserve Scorching Bay Beach	Natural Neighbourhood (local)	70,699.00	Sec 79, 93 & Pt Sec 32 Watts Peninsula District	24A/84	Recreation Reserve		Improve parking/picnic area on landward side of road and improve future links up to Fort Balance and the proposed Heritage Park. Continue protection and enhancement work (weed control and planting).

Sector 8 Maupuia, Miramar, Karaka Bays, Seatoun, Strathmore Park, Breaker Bay, and Moa Point							
Reserve	Park Category	Land Area Sqm	Legal Description	CT Reference	Reserve classification	Proposed change	Actions
Overton Park	Natural	7,183.00	Lot 15 Block VIII DP 858	216/182	Recreation Reserve		
Worser Bay Reserves	Ecological and/or Recreational linkage and Neighbourhood (local)	13,525.00	Sec 101 & 104 Watts Peninsula District & Lot 8-10, Pt Lot 6-7 DP 2755	53C/679	Fee Simple	Recreation Reserve	A cluster of reserves including Worser Bay beach, the leased buildings at the beach, the reserve on the corner of Awa Road and Karaka Bay Road and the reserve further up Awa Road on the eastern side of the ridge. A variety of values and use.
		3,769.00	Pt Sec 8 Watts Peninsula District	424/180	Pleasure Ground		
Awa Road Reserves	Ecological and/or Recreational linkage	7,803.00	Pt Lot 5 DP 2755 & Sec 103 Watts Peninsula District	D1/400	Housing	Recreation Reserve	
Awa Road Reserves	Neighbourhood (amenity)	1,007.00	Plantation Res DP 1743	395/246	Recreation Reserve		
		1,564.00	Lot 211-212 DP 1463	D1/828	Recreation Reserve		
Seatoun Wharf foreshore land and boatsheds	Ecological and/or Recreational linkage/	395.00	Pt Sect 16 Watts Peninsula District	transferred to WCC via gazette notice from Harbour Board			
		1,012.00	Pt Sec 10 Watts Peninsula District, Deed Plan 222	91/33 (cancelled)	Fee Simple		
David Farrington Park	Sport and Recreation (local)	11,855.00	Pt Lot 1 DP 8458	Pt 483/174	Pleasure Ground		
Miramar North Play Area	Neighbourhood (local)	903.00	Lot 64-65 DP 20261	47D/181	Recreation Reserve		Review the future role and use of this site in conjunction with Miramar Park master plan work.
		503.00	Lot 66 DP 20261	A3/655	Recreation Reserve		

Sector 8 Maupuia, Miramar, Karaka Bays, Seatoun, Strathmore Park, Breaker Bay, and Moa Point							
Reserve	Park Category	Land Area Sqm	Legal Description	CT Reference	Reserve classification	Proposed change	Actions
Miramar Park	Sport and Recreation (community)	4,419.00	Lot 2 DP 89983	57C/382	Recreation/Local Purpose (Community Buildings)		Prepare a master plan for Miramar Park including the development of a community playground.
		7,563.00	Lot 1 DP 89983	57C/381	Recreation Reserve		
		7,563.00	Lot 1 DP 48554	18D/1419	Recreation Reserve		
Miramar North Road Isolation Strip	Ecological and/or Recreational linkage	208.00	Lot 7 DP 41433	54C/689	Recreation Reserve		
		158.00	Lot 6 DP 41433	54C/668	Recreation Reserve		
Polo Ground	Sport and Recreation (local)	24,769.00	Lot 2 DP 4550	394/28	Recreation Reserve/ Local Purpose (Community Buildings)		
Chelsea Street Reserve	Neighbourhood (community)	3,924.00	Pt Lot 70 & Lot 68-69 Blk II DP 1335	43D/726	Local Purpose Reserve (Community Purposes)		Improve signage from Chelsea Street and investigate providing shade in the play area and opportunities for community gardening/urban agriculture initiatives.
Wilberforce Street Play Area	Neighbourhood (local)	592.00	Lot 64 DP 33367	39A/512	Recreation Reserve		Ensure no further fragmentation or loss of vegetation to retain value for ecological connectivity. The valley area is a good site to establish and protect large trees and indigenous vegetation.
		3,902.00	Lot 141 & 145 & Pt Lot 141 & 144 DP 1463	325/259	Recreation Reserve		
		662.00	Pt Sec 60 Watts Peninsula District	31C/720	Recreation Reserve		
Churchill Park and Play Area	Neighbourhood (local)	2,469.00	Lot 1 DP 6189	358/274	Recreation Reserve		Major play equipment renewal planned for 2015/2016. Confirm alignment of Great Harbour Way track. Review whether part of the unformed legal road can be stopped and incorporated into the park.
		unknown	Lot 11 DP 73760	None - Vested on DP 73760	Recreation Reserve		
		3,179.00	Sec 83 Watts Peninsula District	18A/835	Recreation Reserve		

Sector 8 Maupuia, Miramar, Karaka Bays, Seatoun, Strathmore Park, Breaker Bay, and Moa Point							
Reserve	Park Category	Land Area Sqm	Legal Description	CT Reference	Reserve classification	Proposed change	Actions
Seatoun Park and Play Area	Sport and Recreation (local)	13,881.00	Lot 1 DP 8682	343/91	Recreation Reserve		
Crawford Green Park and Play Area	Sport and Recreation (local)	1,009.00	Pt Crawford Green DP 6174	48D/719	In Trust as Recreation Ground		
Monorgan Road Play Area	Neighbourhood (local)	542.00	Lot 2 DP 17119	D3/1167	Recreation Reserve		Consider installing footpath to play area and another to the basketball court.
Strathmore Reserves and Nuku Street Play Area	Ecological and/or Recreational linkage	11,103.00	Sec 75 Watts Peninsula District	22B/933	Recreation Reserve		Gradually remove play equipment adjacent to Nuku Street once it is no longer viable.
		9,386.00	Lot 1-3 DP 29826	42D/751	Recreation Reserve		
Tairaroa Street Play Area	Neighbourhood (local)	71.00	Pt Lot 28 DP 22265	42D/752	Recreation Reserve		Review future use and role of the grassed area adjacent to Raukawa Street. Dispose of it if no appropriate use is identified.
		55.00	Lot 2 DP 55219 & Sec 73 Watts Peninsula District	23C/620	Recreation Reserve		
		323.00	Lot 29-30 DP 22265	12C/708	Fee Simple for the purpose of Off street parking		
		1,636.00	Lot 12-13 DP 22265	42D/766	Recreation Reserve		
Kekerenga Street Play Area	Neighbourhood (local)	8013.00	Lot 1 DP 31043	43A/812	Recreation Reserve		Continue to protect and restore remnant indigenous vegetation and engage with the community if opportunity arises.
Tukanae Reserve	Natural	52627.00	Lo t2-3 DP 31043	43A/813	Recreation Reserve		
		511.00	Lot 33 DP 23808	42D/767	Recreation Reserve		
Birkhall Grove Reserve	Neighbourhood (amenity)	1,433.00	Lot 12 DP 79563	46A/310	Recreation Reserve		

Sector 8 Maupuia, Miramar, Karaka Bays, Seatoun, Strathmore Park, Breaker Bay, and Moa Point							
Reserve	Park Category	Land Area Sqm	Legal Description	CT Reference	Reserve classification	Proposed change	Actions
Miramar Cutting Reserve	Neighbourhood (amenity)	1,012.00	Pt Lot 2 DP 2592 & Pt Reclamation Evans Bay District, also known as Pt Reclamation Wellington Harbour as shown on the CT	C1/1428	Fee Simple		
Bowes Crescent/Bury Grove/Birkhall Grove Reserves	Ecological and/or Recreational linkage	1,165.00	Lot 29 DP 74872	41C/563	Recreation Reserve		
		13.00	Lot 63 DP74870	41C/567	Recreation Reserve		
		1,955.00	Lot 13 DP 85598	53B/769	Recreation Reserve		
		1,738.00	Lot 47 DP74872	41C/564	Recreation Reserve		
		1,628.00	Lot 48 DP74871	41C/565	Recreation Reserve		
		8.00	Lot 50 DP74871	41C/567	Local Purpose (Pedestrian Access)		