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# Wellington Town Belt Management Plan

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JUNE 2018

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Absolutely Privately  
Wellington City Council  
Me Heke Ki Pōneke

<b>Version</b>	<b>Date</b>	<b>Description</b>
1.0	August 2013	Major review of the 1995 Wellington Town Belt Management Plan
1.1	April 2017	Updated to be consistent with the Wellington Town Belt Act 2016
1.2	June 2018	Addition of Abel Smith Street land to the Wellington Town Belt

**ISBN: 978-0-947521-05-9**

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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 the Wellington Town Belt.

## 1.1 The Town Belt Concepts

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 kānuka 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 kāhui 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 (625ha) 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. The Wellington City Reserves Act 1871 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’*. 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 (429ha) was finally conveyed to the Mayor, Councillors, and citizens of the City of Wellington 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. 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.

The growth of Wellington City after 1841 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.

Since May 2016 the Wellington Town Belt has been subject to the Wellington Town Belt Act 2016 (WTBA).

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<sup>1</sup> Wellington Town Belt is the official name under section 6 of the Wellington Town Belt Act 2016 (WTBA) for all land included under section 21, 25 (2) and in Schedule 2 of the WTBA. 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 Wellington Town Belt distinct?**

The Wellington 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.

### **1.2.2 Role in open space network**

The Wellington Town Belt forms an integral part of Wellington's open space network, comprising 4221 hectares. It is complemented by the Wellington Outer Green Belt, which was established in the 1990s and 2000s and managed under the Outer Green Belt Management Plan (under review). The plan 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 Wellington Town Belt.

## **1.3 The Wellington Town Belt Management Plan**

The Wellington Town Belt Act 2016 requires the Council to adopt a management plan (section 11 (1)) and review it at intervals of not more than 10 years (section 11 (3)).

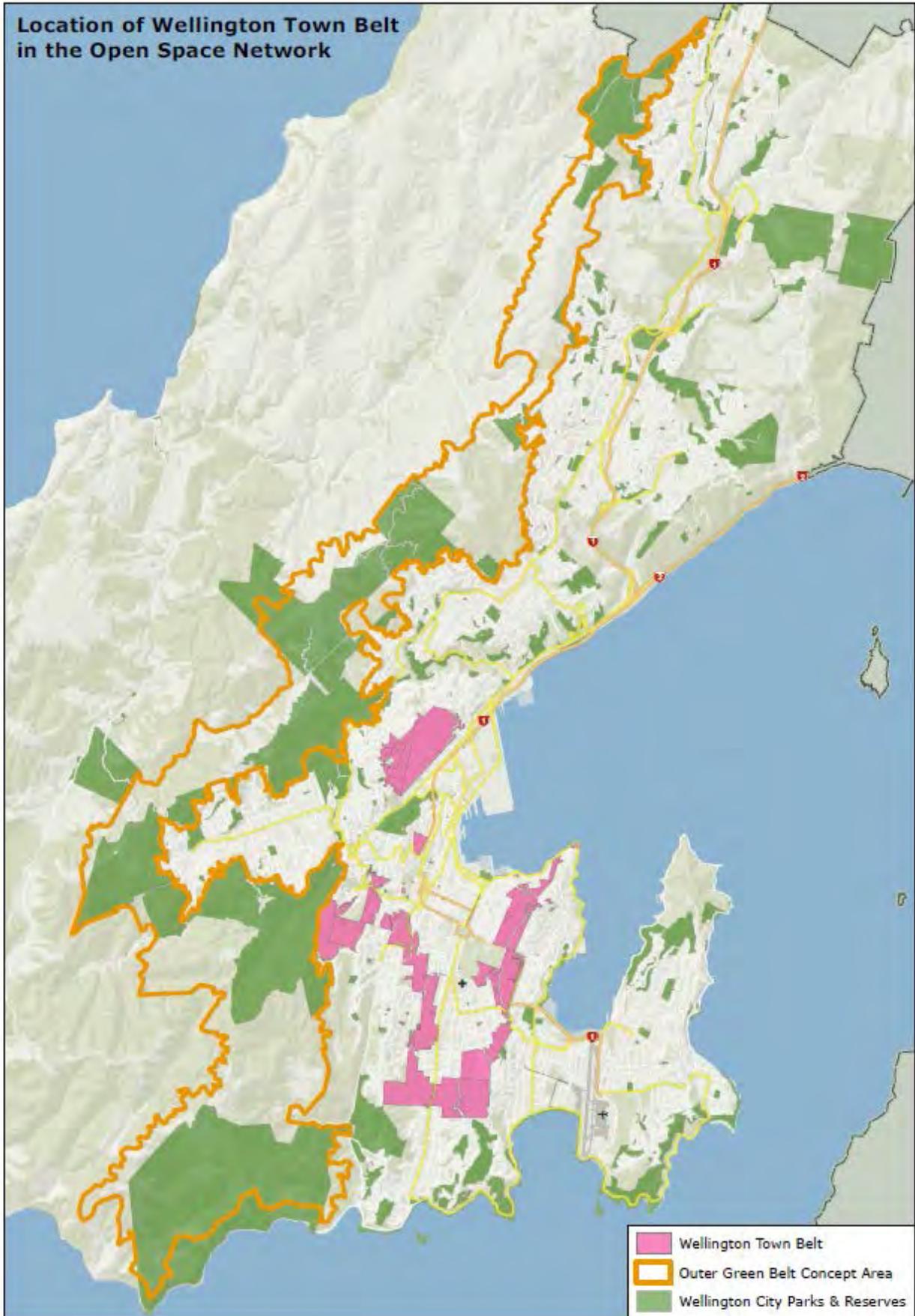
The purpose of the Wellington Town Belt Management Plan is to provide Wellington City Council with a clear framework for making decisions and managing the Town Belt for at least the next 10 years.

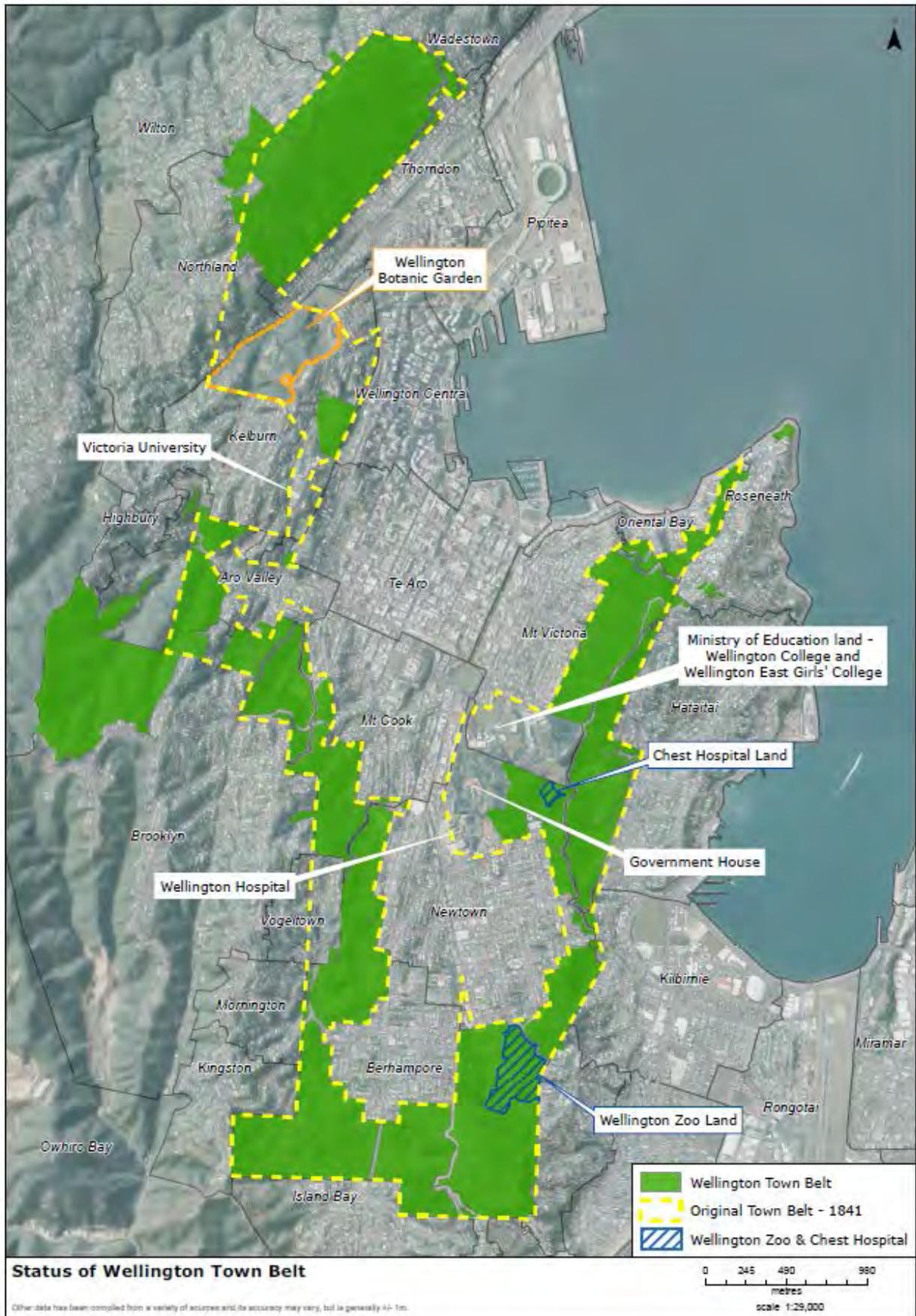
The plan provides a framework for addressing issues common to the Town Belt and managing them in a comprehensive and consistent way. Objectives and policies give guidance for the development, management, protection, operation and public use of the Town Belt.

Specifically the plan will:

- be consistent with the provisions of the WTBA and Town Belt Deed (as described in section 9 of the WTBA)
- ensure the Town Belt is managed and maintained in a consistent manner by providing common objectives and policies
- ensure protection and appropriate management for important natural, recreation, historical and cultural values on the Town Belt
- provide prioritised strategic management initiatives
- build on the policies and initiatives in the 1995 plan (appendix 6).

**Location of Wellington Town Belt  
in the Open Space Network**





### 1.3.1 Vision of the plan

*“The Wellington Town Belt is a unique and historic horseshoe of open space around the inner city that brings nature into the city and provides current and future residents and visitors with a place to visit, carry out recreational activities and enjoy.”*



*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 support the review of the 1995 management plan.

This plan identifies:

- the legal framework for the Town Belt
- the 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 principles incorporate 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.

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

Chapter 2 - Town Belt legislative and policy framework

- Chapter 3 - Partnership and community participation
- Chapter 4 - Landscape
- Chapter 5 - Ecology
- Chapter 6 - Recreation
- Chapter 7 - Culture and history
- Chapter 8 - Management sectors
- Chapter 9 - 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 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.

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

Objectives and policies in the plan cover:

- 521.1633 hectares held under the WTBA
- 0.3462 hectares of reserve land (managed as Town Belt) comprising Section 1342 Town of Wellington WN 38A/760 (this land is subject to Right of First Refusal (RFR) rights under the Port Nicholson Block Settlement Trust legislation and is not included in Schedule 2 of the WTBA)
- any land added to the Wellington Town Belt under s21 of the WTBA.

See map on page 5, and Appendix 2. Policies are not included for:

- the Wellington Botanic Garden (Botanic Gardens of Wellington Management Plan 2014)
- Wellington Zoo (Wellington Zoo Trust Deed).

No specific policies are included for the following, because of their nature and the way they are managed compared to the rest of the Town Belt:

- the Canal Reserve
- 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 vested in the Crown).

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.

The Botanic Garden is classified as Local Purpose Reserve (Botanic Garden) under the Reserves Act 1977 and managed under the Botanic Gardens of Wellington Management Plan (2014)

The WTBA provides that any land that ceases to be subject to the Wellington Botanic Garden Vesting Act 1891 will form part of the Wellington Town Belt (at section 25).

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

The WTBA provides that the management plan must describe the land that comprises the Wellington Zoo, define the boundaries of the Zoo and limit its size to a continuous area not exceeding 10.8 hectares (at section 11(3)).

**Canal Reserve:** The Canal Reserve is part of the Wellington Town Belt and is subject to the provisions of the WTBA. Its function is outlined in the Central City Framework developed as part of Wellington Towards 2040, which outlines the development of a new linear park utilising this area and linking the Basin Reserve and Waitangi Park.

**Wellington showgrounds:** In 1959, 5.223 hectares of land in Hutchinson Road was suspended from the Town Belt Deed by the Wellington City Exhibition Act (WCEA). The WCEA was repealed when the WTBA was enacted in 2016. However, section 26 (3) of the WTBA provides that the Council (and any lessee of the lease granted under the WCEA) would have the same rights and obligations as if the WCEA had not been repealed.

Since 2010, the Council-managed area known as Te Whaea artificial sportsfield has not been managed under the Premises Management Lease for the showgrounds. The Te Whaea sportsfield will be managed under this management plan.

**Road reserve** that adjoins Town Belt land managed under this plan will be looked after 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 transfer was consistent with the Town Belt Reinstatement Policy 1998. This area is managed under this plan.

## 1.4 Key guiding policies and plans

Council plans that give guidance in managing the Town Belt and/or in developing the policies in this plan are listed below. The diagram shows where this management plan fits with other Council plans and policies.

### 1.4.1 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.

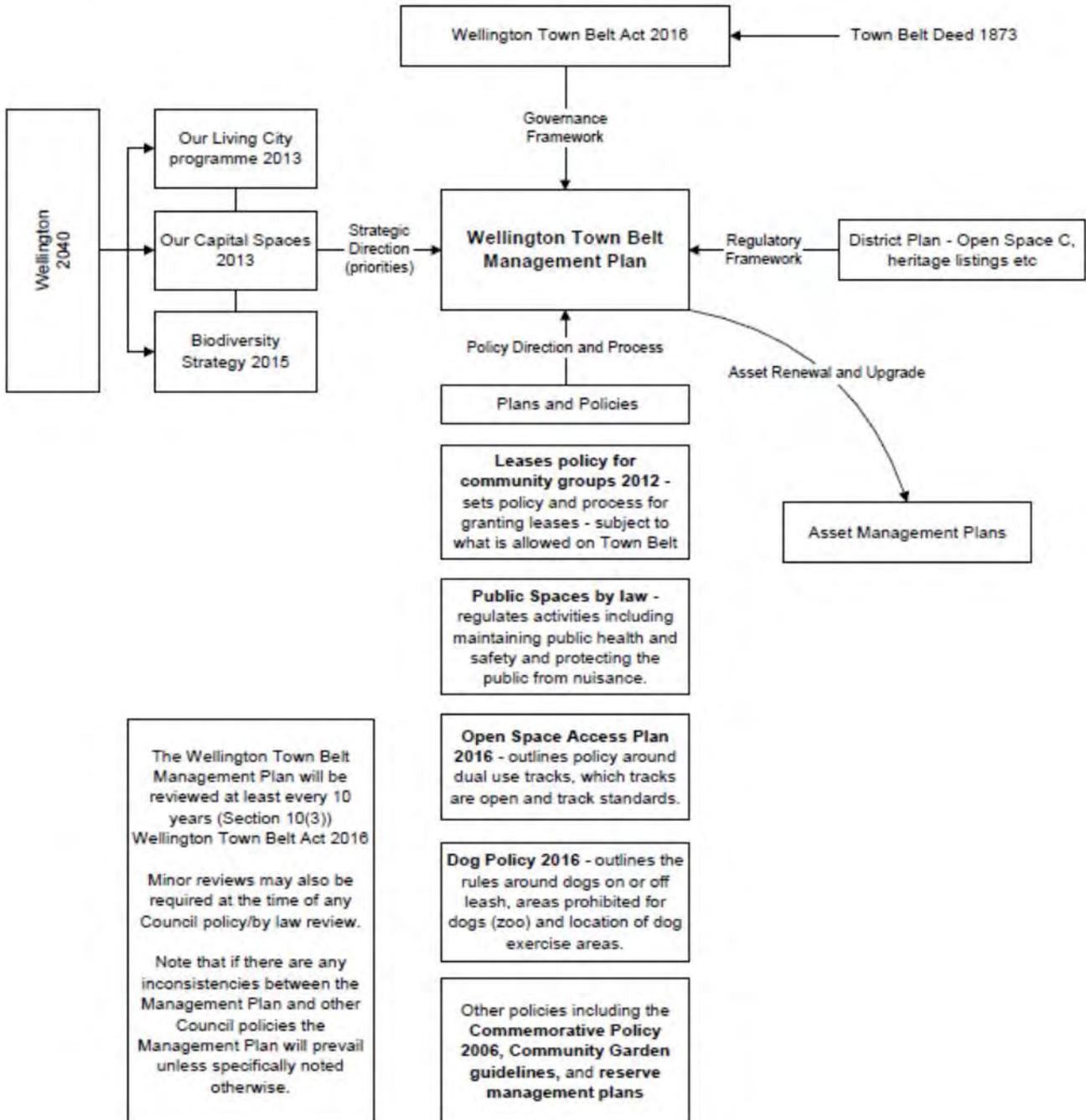
The Wellington Town Belt is identified as a separate open space area "Open Space C" (called Inner Town Belt) in the Wellington District Plan. The Inner Town Belt is valued for its historical,

social and cultural importance. The District Plan's policies, objectives and rules are relevant to this 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 activities undertaken on 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. This will provide an opportunity to amend the policies and rules if it is determined they are no longer fit for purpose.

# Wellington Town Belt Policy Framework



### **1.4.2 Wellington Towards 2040: Smart Capital (2011)**

Wellington City Council's vision for Wellington is focussed on the 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 were central to the Council's Long-term Plan 2015–2025.

### **1.4.3 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 cityscape. This will also provide corridors across the valley to join Mt Victoria/Matairangi and Te Ahumairangi Hill and enhance accessibility.

### **1.4.4 Our Capital Spaces – Open Space and Recreation Framework (2013)**

Our Capital Spaces is a plan for managing and protecting our parks, reserves, sport and recreation activities over the next 10 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

### **1.4.5 Our Natural Capital – Wellington's Indigenous Biodiversity Strategy and Action Plan (2015)**

Our Natural Capital creates a shared vision for Wellington City's biodiversity that allows it to thrive. The main aim of the strategy is to protect and restore indigenous biodiversity.

The outcomes of the action plan are listed below:

- As a result of our protection, there has been no further loss of species indigenous to Wellington and no further reduction in size of ecologically significant areas with the potential for future restoration. There has been an increase in population size of threatened and/or locally significant species.
- All known original ecosystems within Wellington are well-represented and self-sustaining, within which a range of indigenous biodiversity thrives. These areas provide source populations that are able to disperse to surrounding areas, assisting in the ecological restoration of the city's wider habitats.

- Wellingtonians are connected to nature. They are knowledgeable and passionate about Wellington's biodiversity and want to live in a city of abundant nature that is in close proximity to them. They are kaitiaki of the natural environment and take action to support its protection and restoration.
- We are leaders in managing indigenous biodiversity in an urban context. We actively seek and share knowledge, support research, and use the information we gain to continually improve our management of our natural resources.

#### **1.4.6 Predator Free Wellington project (2016)**

A partnership between Wellington City Council, Greater Wellington Regional Council and the NEXT Foundation who are united by the vision of achieving a Predator Free Wellington City. The partners are working under a memorandum of understanding to enable initial planning, research and co-design of the project to secure the area free from predators with an initial focus on possums, rats and mustelids. The primary aim will be to reduce and maintain these predators to zero. This will best enable the restoration of wildlife, and improve urban ecological resilience to a state that reflects the values and aspirations of Wellington City's communities and aligns with achieving the Predator Free NZ 2050 aspiration.

#### **1.4.7 Open Space Access Plan (2016)**

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.

#### **1.4.8 Outer Green Belt Management Plan (2004) – Review in progress**

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.

#### **1.4.9 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 the Town Belt, it has the responsibility to ensure the land is managed in accordance with the WTBA and Wellington Town Belt Management Plan.

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

#### **1.4.10 Wellington Play Space Policy (2017)**

The vision of the policy is:

Wellington City's play spaces are a network of sometimes wild, always fun, diverse, safe and accessible places that foster growth and development of children and contribute towards building a healthy, active, connected city.

There are three strategic priorities:

1. Provide a network of play spaces across the city
2. A guide to dedicated play space opportunities
3. Provide high-quality, fit-for-purpose play space

#### **1.4.11 Resilience Strategy 2017**

Wellington is facing a series of resilience challenges. We know the earth moves here, the sea is rising and that Wellington society is transforming. As Wellington changes, we want everyone here to survive and thrive. To achieve this, the Resilience Strategy has three goals:

1. People are connected, empowered and feel part of a community
2. Decision making at all levels is integrated and informed by knowledge about Wellington's shocks and stresses
3. Our homes, natural and built environment are healthy and robust.

#### **1.4.12 Low Carbon Capital Plan (2016)**

The plan identifies three pillars for climate change action for Wellington:

1. Greening Wellington's growth
2. Changing the way we move
3. Leading by example. In particular, through a carbon management policy and forestry. Town Belt areas that have been included in the programme:
  - 1.2 hectares of post-1989 pine forest located on Berhampore Golf Course
  - 103.45 hectares of pre-1990 pine forests
  - 16 hectares of indigenous forest near Mt Albert

## 2 Wellington Town Belt legislative and policy framework



*Land acquired by the Council for Town Belt purposes and now subject to the WTBA: Chest Hospital (2002) and Vice Regal Park (1981 and 1990) behind Wellington Hospital in Newtown*

### 2.1 How is the Wellington Town Belt managed?

The Wellington Town Belt comprises 521.1633 hectares held in Trust in accordance with the WTBA.

The WTBA and Town Belt Deed are the key documents giving the Council legal authority over the Town Belt. The WTBA provides primary powers to enable Council rules and regulations to govern the use of the Town Belt to be developed through a management plan (see section 2.3 below).

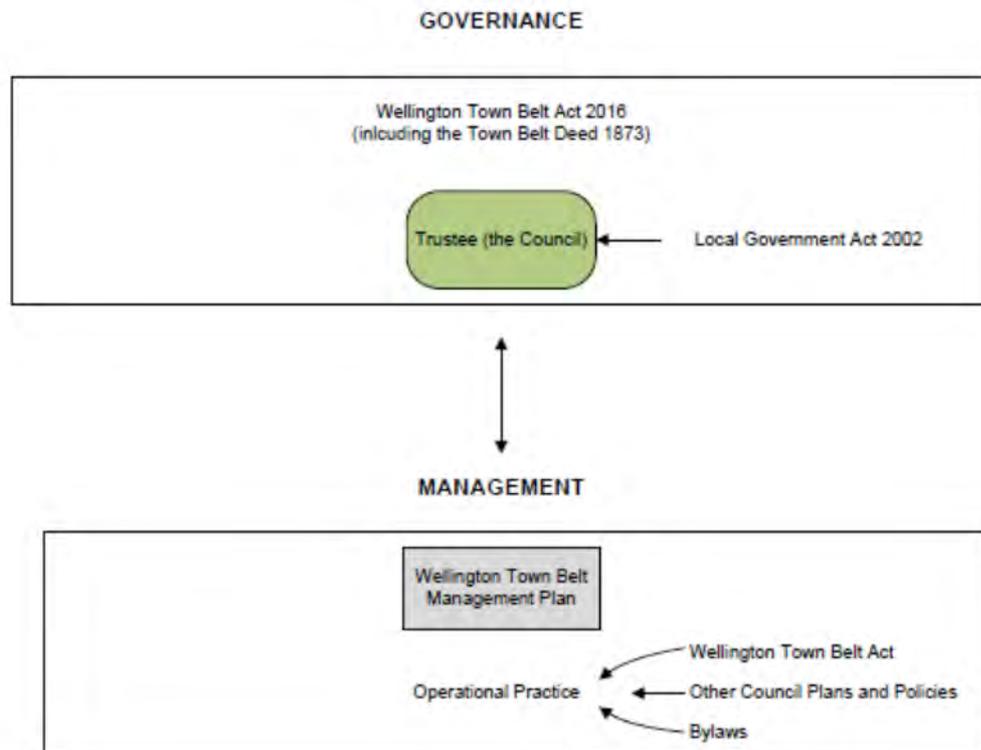
The Council's obligations and powers as trustee of the Town Belt previously came from a range of sources, including the Deed, the Reserves Act 1977 and a number of older statutes. The relationship between these sources was complex and hard to understand — in some cases leading to controversy and dispute. As a result, the Council introduced a local Bill into Parliament in 2015 to simplify and make transparent the basis upon which the Council holds and manages the Town Belt. The WTBA was enacted on 9 May 2016.

The primary purposes of the WTBA are to:

- provide a transparent basis for the Council's trusteeship and management of the Wellington Town Belt on behalf of the inhabitants of Wellington
- impose responsibilities on the Council, and provide the Council with powers to protect, manage and enhance the Town Belt
- improve and modernise the governance arrangements for the Town Belt
- in conjunction with the Wellington Town Belt Management Plan, provide the public and the Council with a single and easily understood reference point for how the Town Belt will be protected and managed in the future
- enable land to be added to the Town Belt.

The trust created by the Town Belt Deed is preserved by the WTBA. The Town Belt Deed is to be read as if the only term is to *"forever hereafter use and appropriate the Wellington Town Belt as a public recreation ground for the inhabitants of the city of Wellington"* (WTBA section 9(2)).

The current management and governance framework is as follows:



## 2.2 Wellington Town Belt principles

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 guiding principles were approved by the Council on 16 December 2011 with amendments approved by the Council in June 2013. These guiding principles were further developed following consultation on the Wellington Town Belt Bill and through the Select Committee process. They became the principles set out in section 4 of the WTBA.

### 4 Principles

- (1) In performing its role as trustee on the Wellington Town Belt, the Council must –
  - (a) Recognise and provide for the protection and enhancement of the Wellington Town Belt for future generations and:
  - (b) Have particular regard to the following principles:

#### 1. The Wellington Town Belt should be managed in partnership with mana whenua

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

#### 2. The landscape character of the Wellington Town Belt should be protected and enhanced, including by recognising that it was the New Zealand Company's

### **intention that the original Town Belt not be built upon**

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 (eg 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.

### **3. The Wellington Town Belt should support healthy indigenous ecosystems**

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

### **4. The Wellington Town Belt should be accessible to all and 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. The Council is committed to ensuring that the Town Belt will continue to be improved with more access and improved accessibly features where it is reasonably practicable to do so.

### **5. The Wellington Town Belt should be available for a wide range of recreational 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. Community participation in the management of the Wellington Town Belt should be encouraged and supported**

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.

### **7. The historic and cultural heritage of the Wellington Town Belt should be recognised and protected**

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 Wellington Town Belt legal status

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

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 that 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.

The most important aspects of the WTBA can be summarised as follows:

**Preamble:** This describes some of the history of the Town Belt. The whakatauki was provided by Port Nicholson Block Settlement Trust (PNBST).

**Section 4 — Principles:** In performing its role as trustee of the Wellington Town Belt, the Council must have particular regard to the seven principles listed, which are set out in section 2.2 above. The principles must be considered together.

**Section 6 — Meaning of the Wellington Town Belt:** Together with the Town Belt Deed (in Schedule 2 of WTBA), this defines the land that is subject to the Act as part of the "Wellington Town Belt" by reference to specific parcels. It also allows suitable land to be added in the future by resolution of the Council (section 21).

**Section 9 — Legal status:** The Council holds the Wellington Town Belt on behalf of the inhabitants of the city of Wellington as trustee of the trust created by the Town Belt Deed.

The Town Belt Deed is to be read as if the only term of the trust is to "forever hereafter use and appropriate the Wellington Town Belt as a public recreation ground for the inhabitants of the city of Wellington".

**Section 10 — Public access:** This guarantees public access subject to certain restrictions including any provisions of the WTBA or conditions set out in the management plan. It also provides that business activities (as defined in section 5) may not be undertaken on the Town Belt unless authorised pursuant to the WTBA.

**Sections 11 and 12 — Management plan:** The WTBA puts in place a management plan regime. In exercising its powers with respect to the Town Belt, the Council must comply both with the WTBA and with the management plan it has adopted following a process of public consultation. The management plan also defines the boundaries of the Chest Hospital and Wellington Zoo.

**Sections 13, 14 and 15 — Powers:** These sections give the Council full capacity to carry out activities on Town Belt subject to the principles in section 4; the trust in section 9 and Schedule 2; the requirement to comply with a management plan in section 11; and the specific restrictions in section 14. Importantly, the Council cannot sell the Town Belt or grant permanent rights over it

except as provided for by the WTBA itself. The WTBA also limits the Council's ability to permit business activities on the Town Belt. Aside from within the Wellington Zoo and Chest Hospital areas, the WTBA prohibits the Council from authorising business activity unless it is either (a) temporary and of minor impact; or (b) consistent with the use of the Town Belt as a public recreation ground and does not require any new structure of more than minor effect (see sections 18 and 19 WTBA).

**Section 20 — Public services:** This section recognises that, as Wellington grows and changes, there are likely to be good reasons for using some Town Belt land for infrastructure such as reservoirs, pipes or cables. The WTBA therefore empowers the Council to grant rights over the Town Belt for "public services" as defined in section 5.

## 2.4 Wellington Town Belt Protection and Enhancement

Today the Council holds 520.7412 hectares under the WTBA.

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.

## 2.5 Policies

### 2.5.1 Protection of the Wellington Town Belt

2.5.1.1 To protect Town Belt land under the WTBA.

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

2.5.1.3 If the Crown proposes to take Town Belt land for a public work under section 23 of the WTBA, 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.

### 2.5.2 Wellington Town Belt additions

2.5.2.1 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 Belt's 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 land's priority for return relative to other pieces of land. The land must be added to the Town Belt using the process in section 21 of the WTBA.

- 2.5.2.2 The Council will work in partnership with the Port Nicholson Block Settlement Trust and the Crown, in particular the Ministry of Education and relevant Crown agencies, where there is realistic potential for negotiations to result in reinstatement of original Town Belt land to the Town Belt.

## 2.6 Wellington 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 5).

The first alienations took place in 1847 with the McCleverty Awards that allocated around 200 acres (80.94ha) of the 1544 acres to Māori in recompense for settlers occupying Māori 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 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.

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

The 1995 Wellington 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 (and Chorus) land and Rangiohua land on Te Ahumairangi Hill
- former Chest Hospital land on Mt Victoria.
- former Town Belt land at 190 Abel Smith Street.

## **2.8 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. When this former Town Belt land is no longer required for public purposes it should be transferred to the Council to be managed as Town Belt.

## **2.9 Proposed approach to Wellington 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 Town Belt in trust through the provisions of the WTBA.

In situations where removal of Town Belt land occurs outside the Council's control (eg by the central government through the Public Works Act), the Council will pursue the replacement of any such land with open space land of equal value or character to be returned to the Town Belt using the provisions in section 23 of the WTBA.

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 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 2.6.5). This land includes:
  - land at Clifton Terrace (former Correspondence School site)
  - part of Wellington College and Wellington East Girls 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 or private land not part of the original Town Belt**

There is currently no land in this category that fits the criteria in 2.6.4.

## **3. Any land that ceases to be subject to the Wellington Botanic Garden Vesting Act 1891**

**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
- availability to be used for a wide range of sporting and informal recreation activities
- 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 management sector (chapter 8). The assessment criteria have been used to recommend additions and rationalisations.

### 3 Partnership and community participation



*The previous Mayor, councillors and Port Nicholson block Settlement Trust members at the opening of Te Ahumairangi Hill lookout*

#### 3.1 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>2</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>3</sup> of the Town Belt.

#### 3.2 Partnership with mana whenua

**Principle:**

***The Wellington Town Belt should be managed in partnership with mana whenua***

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

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<sup>2</sup> Governance involves setting the strategic direction for matters involving the Town Belt and ensuring there are funds for implementation.

<sup>3</sup> Management means carrying out the governance decisions.

### 3.2.1 Objective

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

### 3.2.2 Policies

- 3.2.2.1 Wellington City Council recognises the significance of Town Belt lands to mana whenua.
- 3.2.2.2 Mana whenua and Wellington City Council agree that to the extent that they are able under the WTBA and Town Belt Deed, the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009, Ngāti Toa Rangatira Settlement Act 2014 and any other relevant legislation or future deed of settlement with Ngāti Tama they will have particular regard to the mana whenua view.
- 3.2.2.3 Mana whenua will recognise the role of Wellington City Council on matters relating to governance of the Town Belt under the WTBA and Town Belt Deed (1873).
- 3.2.2.4 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.
- 3.2.2.5 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.

### 3.2.3 Mana Whenua

The Waitangi Tribunal found that at 1840 the iwi groups that had take raupatu<sup>4</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>5</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

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<sup>4</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>5</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...”

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 ōna Takiwā on the Wellington 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.

Legislation has been enacted – Ngati Toa Rangatira Settlement Act 2014 to give effect to the Deed of Settlement between the Crown and Ngāti Toa Rangatira, signed on 7 December 2011. Part of the redress seeks to acknowledge and compensate Ngāti Toa Rangatira for their exclusion from the Port Nicholson Block reserves (known as the ‘tenths’) which includes the Town Belt Area.

At present, Wellington City Council’s relationship with mana whenua<sup>6</sup> is managed through Memoranda of Understanding (MOUs) 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.

### 3.3 Community participation

#### Principle

***Community participation in the management of the Wellington Town Belt should be encouraged and supported***

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.

<sup>6</sup> *Mana whenua* means customary authority exercised by an iwi or hapu in an identified area.

### 3.3.1 Objective

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

### 3.3.2 Policies

- 3.3.2.1 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.
- 3.3.2.2 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.
- 3.3.2.3 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.
- 3.3.2.4 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.
- 3.3.2.5 To report regularly to community groups on progress towards key objectives in the Wellington Town Belt Management Plan.

### 3.3.3 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 Māori, ethnic communities and young people.

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

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



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

currently 13 groups working on the Town Belt who have MOUs with the Council. These include Friends of Central Park, Coolidge Street Group, and Bell Street Reserve Restoration Group.

There are several volunteer groups 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.

There are 41 community leases on Town Belt covering 5.9 hectares. 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 and projects on the Town Belt 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*

### 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 landscape character of the Wellington Town Belt should be protected and enhanced, including by recognising that it was the New Zealand Company's intention that the original Town Belt not be built upon.***

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 overtime). These 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 (eg 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.

## 4.1 Objectives

- 4.1.1 To protect the Town Belt as a predominantly natural<sup>7</sup> environment in contrast to the built environment of the city.**
- 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 tall/large tree framework.
- 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.**
- 4.1.4 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.

## 4.2 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.

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<sup>7</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'.

## **4.2.1 Built environment**

- 4.2.1.1 Development will only be sited on the Town Belt if it is necessary for public recreation purposes and cannot be located elsewhere and will be subject to an assessment as outlined in Section 9 Rules for Use and Development<sup>8</sup>. See Section 9 for specific policy relating to utilities (defined as public services in the WTBA).
- 4.2.1.2 Development for public recreation purposes will be sensitively designed and implemented to protect the landscape and open space values of the Town Belt.
- 4.2.1.3 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 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.
- 4.2.1.4 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.
- 4.2.1.5 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.
- 4.2.1.6 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 that they are well integrated and complementary to their surroundings.
- 4.2.1.7 Earthworks and landscape modification will be limited in scale and effect to protect the natural landform.
- 4.2.1.8 Soft engineering approaches will be used as a preference, for example swales and planted berms are preferred to piped stormwater and retaining walls.
- 4.2.1.9 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 a decision being made about its removal.

## **4.2.2 Natural environment**

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<sup>8</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.

- 4.2.2.1 Sector plans will identify specific landscape characteristics and values associated with each area to be enhanced, maintained and/or protected.
- 4.2.2.2 Areas of exotic forest will be removed over time as trees fall or become hazardous. Hazardous trees will be removed based on risk assessments.
- 4.2.2.3 Areas to be replanted in indigenous vegetation are identified in sector plans and master plans such as the Mount Victoria/Matairangi Master Plan 2015.
- 4.2.2.4 The values of existing trees and vegetation (including heritage trees and large trees generally) will be identified and managed to retain the tall tree framework<sup>9</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.
- 4.2.2.5 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).
- 4.2.2.6 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 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.

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<sup>9</sup> See section 5.5.1

## 4.3 The Wellington Town Belt landscape

### 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.

### 4.3.2 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, kōkopu, kōaro, 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.

**19th-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 19th century the only native forest remaining on original Town Belt was in the Wellington 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.



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

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 understorey 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.

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 1995 Wellington 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 are 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. All this intensification has occurred on existing sportsfields and car parks.

Almost 90 percent of residents surveyed in 2009<sup>10</sup> said they used the Town Belt for informal recreation at least once every 6 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 6 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 6 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>11</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 2018 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

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

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<sup>10</sup> Wellington City Residents' Usage of and Attitudes Towards the Town Belt 2009

<sup>11</sup> The Central Area as defined in the Wellington City Council District Plan.

and management of land becomes increasingly complex and increasingly important as the city grows and the pressure on open space to meet the needs of the people increases.

### **4.3.3 The Wellington 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 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.



*Looking south from Mt Victoria to Mt Albert*

*Top: 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*

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.

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*

### **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 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 region-wide ecological network.**
- 5.1.4 **To gradually increase the indigenous proportion of the Town Belt's total vegetation cover to 65 percent by 2065.**
- 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

### 5.2.1 Identifying and planning

- 5.2.1.1 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.
- 5.2.1.2 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
  - e. improving the halo (ecological buffer zone) around Zealandia.
- 5.2.1.3 Areas requiring revegetation will be identified (including areas identified under landscape policies 4.2.11 and 4.2.12) and their revegetation planned taking into account the site conditions and the potential for natural regeneration.
- 5.2.1.4 Plant and animal pest threats will be identified and assessed, and their management prioritised in accordance with the relevant policies and priorities in *Our Natural Capital* –

*Wellington's Biodiversity Strategy and Action Plan 2015* and current regional pest management plans.

- 5.2.1.5 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
  - e. improving the halo (ecological buffer zone) around Karori Sanctuary (Zealandia).

- 5.2.1.6 Restoration, revegetation and pest management programmes will be reviewed and adapted as necessary in response to the results of ongoing monitoring.

## **5.2.2 Protection**

- 5.2.2.1 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.

- 5.2.2.2 The Council will protect the Town Belt's soil and natural drainage patterns from modification; particularly the structure and flow of streams.

- 5.2.2.3 Plant and animal pest management will be carried out in accordance with the relevant policies and priorities set out in *Our Natural Capital*.

- 5.2.2.4 Partnerships between the Council, other organisations and adjacent landowners in implementing pest management programmes will be promoted.

- 5.2.2.5 Infrastructure within the Town Belt, including stormwater management devices, will be managed and, if necessary, redesigned to minimise impacts on the natural environment.

- 5.2.2.6 The Town Belt environment will be managed to maintain and enhance its ecosystem services, prioritising carbon storage, water quality and biodiversity protection.

## **5.2.3 Restoration**

- 5.2.3.1 Areas cleared of exotic vegetation and invasive weeds will be revegetated with indigenous species through planting and/or enabling natural regeneration.

- 5.2.3.2 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.

- 5.2.3.3 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 tall-tree framework (see 4.3.13) on the Town Belt.
- 5.2.3.4 Eco-sourced plants will be used in all restoration planting.
- 5.2.3.5 Fish passage in, to and from streams flowing across the Town Belt will be enabled.
- 5.2.3.6 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 Our Natural Capital.
- 5.2.3.7 Partnerships will be promoted between the Council and nearby landowners in managing and enhancing vegetation and wildlife corridors connecting with the Town Belt.

#### **5.2.4 Monitoring research and education**

- 5.2.4.1 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.
- 5.2.4.2 The Town Belt monitoring will include record-keeping of Council and community-based revegetation and pest control activities, to inform future decision-making.
- 5.2.4.3 The Town Belt monitoring results will be reported regularly to inform the Council and the public about trends and issues.
- 5.2.4.4 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.
- 5.2.4.5 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>12</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, kōkopu, kōaro 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 rātā, rimu, tawa and hīnau flourished on the ridges and slopes, while podocarps such as tōtara, miro, kahikatea and mātai 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>13</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 20th century. By the time of the 1995 Wellington 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 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.

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<sup>12</sup> The land approximately south of the Korokoro Steam and Porirua Stream catchments.

<sup>13</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

## 5.4 Wellington Town Belt ecology today

### 5.4.1 Today's ecology

#### Vegetation

Probably 99.5 percent<sup>14</sup> of the original forest cover has now been lost. Only in the Botanic Garden are there remnants of the podocarp and broadleaf rainforests.

There are over 238 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 (186.2ha), native scrub/shrubland (24.9ha), mixed shrubland (exotic-native) and areas recently revegetated with natives (26.9ha). (Section 8 has maps of vegetation cover for each geographic sector.)

Town Belt 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
- 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 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. Only common native bird species were present on the Town Belt in the early 1990s (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. In addition to the common species, bird monitoring in 2011 and 2012 has shown tūī, kererū and kākā using the Town Belt. Whitehead, North Island robin and saddleback are also found in the Town Belt near Zealandia, and informal sightings of kingfishers and ruru/morepork have been reported.

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

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<sup>14</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



### **5.4.2 Freshwater ecosystems**

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

### **5.4.3 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 colonisers
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 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.

### **5.4.4 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<sup>15</sup> 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 Our Natural Capital.

The Town Belt is part of Wellington's urban ecology. It also plays an important role in linking habitats and ecosystems across the city.

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<sup>15</sup> Wellington City Residents' Usage of and Attitudes Towards the Town Belt 2009

## 5.5 Issues and opportunities

There are many issues and opportunities to weigh up in deciding how to ensure that healthy ecosystems can flourish 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 Management Plan proposed that the proportion of indigenous vegetation on the Town Belt increase from 20 percent to 60 percent of the vegetation cover within a 50 to 100-year time frame. The objective has been amended in this management plan with a target of 65 percent indigenous cover by 2065. The 2009 residents' survey 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 hectares 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 early 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). On a large scale this framework is the forested backdrop around the inner city. On 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 and 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 trees deteriorating with age 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 9.4.4) 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 (eg 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 (eg 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.

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>16</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-Wilton's 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 8.1: Sector 1, Te Ahumairangi Hill context map.)

### 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 (eg restoring podocarp species to a forest remnant), it may buffer an area (eg improving the shape or size of a forest remnant), or it may improve stream habitats (eg 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 *Our Natural Capital* (2015).

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 19th century. These trees include rimu, hīnau, tawa, tītoki, miro, mataī, tōtara, kahikatea, pukatea,

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<sup>16</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. Ignatieva. Christchurch: Wickliffe Press.

fuchsia, kohekohe and nīkau<sup>17</sup>. The seeds of the absent tree species would normally be dispersed by nectar and fruit-eating birds, such as bellbirds and kereru, 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.

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.



*Regeneration of native vegetation after pine removal and ongoing weed control:*

*Te Ahumairangi Hill, in 2005 (top) and 2011 (bottom)*



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<sup>17</sup> Planting of these species began in the last decade but the trees are still very young and not yet reproducing.

#### 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, elaeagnus, 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 10 hectares on Te Ahumairangi in 2005 (see photographs above).

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.

Our Natural Capital (2015) 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. 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 sportsfields, 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 (eg site preparation), resources (eg 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 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. Focussed 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 kererū flight patterns could help to identify where podocarp seeds carried from Otari-Wilton's Bush are likely to be dropped and where 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. This includes weaving natural environments through cities, 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. It also connects with a wider green network in the city's west, south and east. As explained in 5.5.2, restoring 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 by absorbing carbon from the atmosphere, reducing flooding by slowing run-off, and filtering pollutants and sediment from run-off. Tree planting boosts these services and contributes to the Council's climate change work programme through which 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.

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

**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.

**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 to 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.

# 6 Recreation



Figure 1: The play area at Central Park, Brooklyn. A flying fox and bike skills area are also provided.

## Principles

### ***The Wellington Town Belt should be accessible to all and 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.

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.

### ***The Wellington Town Belt should be available for a wide range of recreational 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.

## 6.1 Objectives

- 6.1.1.1 The Town Belt is accessed and used by the community for a wide range of sporting and recreational activities.
- 6.1.1.2 Recreational and sporting activities are environmentally, financially and socially sustainable.
- 6.1.1.3 Participation in sport and recreation is encouraged and supported.
- 6.1.1.4 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.
- 6.1.1.5 The track (open space access) network provides for a range of user interest, skills, abilities and fitness levels, and pedestrian and cycling commuter links.

- 6.1.1.6 Management and development of sporting facilities and associated infrastructure does not compromise the landscape and ecological values of the Town Belt.
- 6.1.1.7 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.

## **6.2 Policies**

### **6.2.1 Recreation**

- 6.2.1.1 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.
- 6.2.1.2 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, skate parks, ecological connectivity and track networks.
- 6.2.1.3 Recreation events and programmes will be run on the Town Belt subject to section 9.4 Managed activities.
- 6.2.1.4 Interpret the features and values of the Town Belt including the history and culture, ecology and recreation.
- 6.2.1.5 Sustainable cultural harvesting of plant material for non-commercial cultural purposes by Māori will be considered at designated sites.

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

- 6.2.2.1 The Town Belt will be improved by providing clear information and signs, and improving the surface and/or by reducing the gradient of tracks where feasible.
- 6.2.2.2 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 (2016).
- 6.2.2.3 The open space access network will be integrated with the wider city and regional access networks, and cycle and walking commuting needs.
- 6.2.2.4 Continue a programme for upgrading walking/cycling tracks in order of priority based on use and asset condition.

- 6.2.2.5 All tracks will be physically sustainable and have minimal environmental impact, as far as possible.
- 6.2.2.6 Tracks will be designed and maintained to defined standards in the Open Space Access Plan, with significant hazards identified and/or mitigated.
- 6.2.2.7 Develop more tracks within the Town Belt that are accessible and useable by people with limited mobility, push chairs and wheelchairs. This includes the able-bodied, people pushing strollers, the elderly and people with impairments or disabilities.
- 6.2.2.8 Develop a plan for additional beginner-level/family-friendly biking and walking tracks.
- 6.2.2.9 Maintain a practicable network of pedestrian and maintenance accessways to service the facilities, amenities, utilities and special features of the Town Belt.
- 6.2.2.10 The walkway system will be accurately mapped and interpreted, and this information will be freely available to the community.

### **6.2.3 Dog exercise areas**

- 6.2.3.1 Provision of dog exercise areas and off-leash areas on the Town Belt was reviewed during the review of the Dog Policy in 2016. In particular Sector 3 Brooklyn Hills, Sector 4 Macalister Park and Sector 9 Mt Victoria/Matairangi.

### **6.2.4 Community gardens and orchards**

- 6.2.4.1 Community gardens and orchards may be permitted, so that community groups can provide food, recreation and therapeutic opportunities for the community.
- 6.2.4.2 Community gardens and orchards on the Town Belt will be not-for-profit (ie no produce may be sold) and private allotments are not allowed.
- 6.2.4.3 No formal 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.
- 6.2.4.4 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).
- 6.2.4.5 Licences for community gardens and orchards will be for a maximum of 10 years.

## **6.2.5 Sport and recreation parks and facilities**

6.2.5.1 Ensure the availability of a range of sporting and recreation opportunities that satisfies the needs of citizens and visitors.

6.2.5.2 Development of existing or building new sporting, recreational<sup>18</sup> and club facilities is limited to:

- within the footprint of sport and recreation parks or
- within current leased areas and associated hard infrastructure, such as car parks.

Note: where the leased area is within a sport and recreation park (eg 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 are identified in sector plans and are subject to assessment against other Wellington Town Belt Management Plan policies and the rules in section 9.

No more than eight hectares of Town Belt can be leased or licenced, excluding leases for public services or the Chest Hospital and Wellington Zoo (WTBA Clause 16 (2)).

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

- an assessment of alternative locations for such a development that are not on Town Belt land
- research to confirm demand for such a development is required and sustainable for the sport
- the development minimising conflict with existing recreational activities and protecting landscape and open space values (see 4.2.2)
- fulfilling the criteria set out in Policy 6.2.5.2 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 (2012) where the policy does not conflict with this management plan
- an assessment that is included in Appendix 5.

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

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<sup>18</sup> This policy does not include tracks and associated structures such as signage

## 6.2.6 Sport and recreation clubs

- 6.2.6.1 Clubs will be encouraged to share facilities and partner with other clubs subject to policies (see sport and recreation parks and facilities policies).
- 6.2.6.2 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).
  - the maximum length of a lease will be 10+10 years (lessees can apply for a new lease)
  - the maximum area that can be leased or licenced on Town Belt is a total of eight hectares subject to Clause 16 (2) of the WTBA.
- 6.2.6.3 Leases will be administered in accordance with the Council's Leases Policy for Community and Recreation Groups (2012) except where inconsistent with this management plan.

## 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 ...”*

The WTBA (Clause 8 (3)) defines public recreation ground as an area for:

1. recreation, sporting activities and the enjoyment of the public, with an emphasis on the retention of public access, open spaces and outdoor activities; and
2. the protection of the natural environment and historic heritage.

Recreational activity on the Town Belt was restricted in the latter part of the 19th 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 2013 there were 41 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.

Activities on Town Belt will not include leases for childcare, Plunket and learning institutions such as schools and community centres.

When given options, the top three values of the Town Belt for Wellington residents (2009 residents' 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*

## 6.4 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
- **Community gardens and orchards**

- **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 indoor sports such as squash, badminton and gym sports
- **Wellington Zoo**

See the current uses map for each sector in section 8 for the distribution of these.

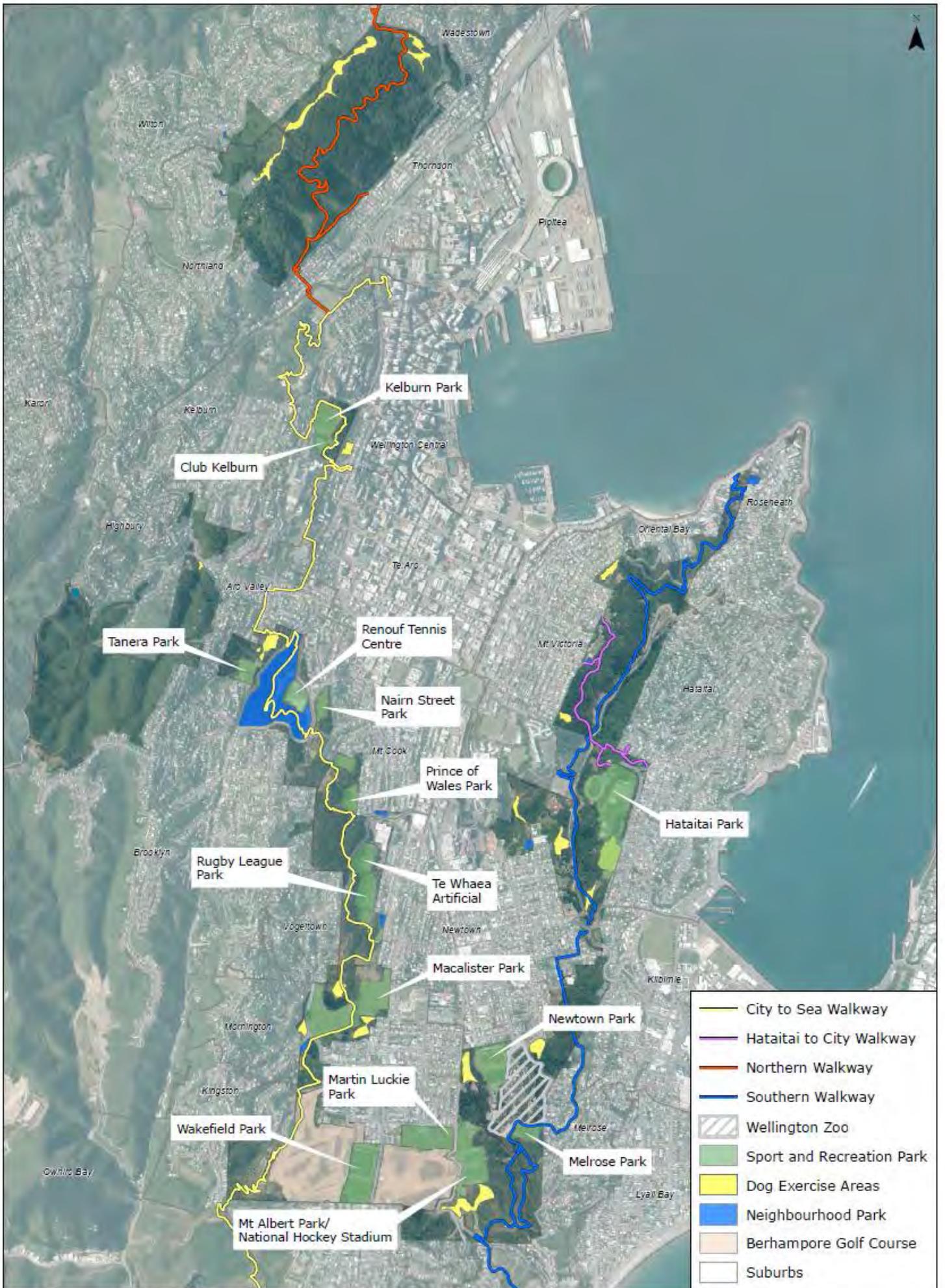
All of these recreation facilities are managed as part of the wider parks network.

## 6.5 Informal activities

### 6.5.1 The track network

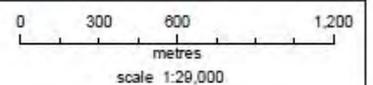
The notion of public access is integral to the intent of the original Town Belt Deed and the WTBA. The emphasis has always been on walking and running access and, since the 1990s, mountain bike access. Other activities include orienteering, dog walking, school cross-country and harriers.

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.



## Town Belt Recreation Facilities

Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.



The 2009 residents' survey identified walking as the most popular regular activity on the Town Belt (56 percent), followed by sightseeing (28 percent), commuting (25 percent), running or jogging (24 percent) and cycling (7 percent). Cycling may have increased since then, with the development of new bike tracks on Mt Victoria/Matairangi 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.

The Town Belt's track network serves several functions:

- primary track networks along the eastern ridgeline from Mt Victoria/Matairangi 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 (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>19</sup>
- bike skills areas on Mt Victoria/Matairangi 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/Matairangi and Polhill Gully, 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.



*Moturua Stream walkway at Central Park*

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 central city and inner city suburbs. There are 16 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 streets in Berhampore. In a survey of dog owners in 2008<sup>20</sup> Te Ahumairangi Hill ridgeline and Tanera Park were the most frequently visited areas on

<sup>19</sup> WCC Open Space Access Plan 2016 – Schedule A

<sup>20</sup> WCC Dog Exercise Area Survey 2008

the 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. One new off-leash area on Town Belt at Finnimore Terrace was added following a review of the Dog Policy in 2016.

### **6.5.2 Neighbourhood parks and spaces**

These are smaller parks/spaces serving the local community. They may contain playgrounds, maybe skate parks and typically lie on a cycle and walking/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 park network when assessing the needs of the local community.

### **6.5.3 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, eg 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 the Town Belt will be operated as a not-for-profit activity and there will be no individual plots.

Any environmental education on the 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 and Berhampore Community Orchard Trust, and Innermost Garden in Mt Victoria run by the Innermost Garden Trust.



*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).

#### **6.5.4 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 central city. 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 and mountain running 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 the Town Belt.

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

## **6.6 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 buildings 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 2016 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 1995 Management Plan 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, sportsfields 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 1: Current uses at sports and recreation parks on the Town Belt

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

\*Sportsfield gradings =

High (national or international competition)

Medium (regional or senior competition)

Low (junior or social competition or training)

The 2009 resident study<sup>21</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>22</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 sport 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>23</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 the Town Belt.

### **6.6.1 Sport and recreation parks (“sportsfields”)**

The sport and recreation parks are managed as a citywide network. A large portion of these have been developed on the 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 hectares (or 11%) of the land managed in this plan is identified as sport and recreation park<sup>24</sup>.

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<sup>21</sup> Wellington City Resident's Usage of and Attitudes Towards the Town Belt, 2009

<sup>22</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>23</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 (Our Capital Spaces – Priority 1.4 Increase regular participation in recreation and sport).

<sup>24</sup> Area excludes Berhampore Golf Course.

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.

The city has limited land suitable for developing into sportsfields. The artificial sportsfields at Nairnville Park, Te Whaea, Wakefield Park, Alex Moore Park, St Patricks College and Wellington College have provided a great deal of extra capacity during the winter with those fields often used over 50 hours a week during peak times. A junior sized artificial sportsfield will be completed on the former Terawhiti Bowling Club site at Karori Park in 2017.

The growth and improvement in facilities, however, brings with it the need to upgrade infrastructure to cater for increased use, eg car parking, changing facilities, floodlighting, fencing, toilets and so on. This can be problematic in some areas where parking is under pressure at peak times, eg 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, and Berhampore Bowling Club has relinquished its lease but will continue to use and manage the greens in conjunction with the Morningson 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 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 and martial arts at Tanera 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 hectares at the southern end of the Town Belt. The course is managed and maintained by the Council with the assistance of the Morningson 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 3-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 central city 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, eg 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 Martin Luckie Park 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.

### 6.6.2 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 41 clubs and community groups leasing a total of 5.9 hectares 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.

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.

**Business 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 business 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 cafes and pro-shops.

Any approval to carry out business activities on the Town Belt need to be consistent with the provisions of clause 18 of the WTBA in that they must be:

- temporary and any effect of the activity on the Town Belt or users is no more than minor, or
- consistent with its use as a public recreation ground and the effects of any building or structure required to be built or extended is no more than minor.

Where the business activity is related to an existing sporting or community club or group who are leasing Town Belt land they will only be permitted to the extent that:

- the business activity complements and is ancillary to the group's primary community or recreational activity
- 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 a business activity will be assessed (see Chapter 9 and Appendix 5) to ensure the activity meets these conditions.

# 7 Culture and History



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

## **Principle**

***The historic and cultural heritage of the Wellington Town Belt should be recognised and protected.***

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.*

## **7.1 Objectives**

- 7.1.1.1 Significant historical and cultural features and values of the Town Belt are identified, managed and protected.

- 7.1.1.2 Appreciation of the cultural heritage of the Town Belt is enhanced through research and interpretation.

## 7.2 Policies

### 7.2.1 Recognition and protection

- 7.2.1.1 Explore the listing of the Wellington Town Belt on the New Zealand Historic Places Register to recognise its historical and cultural importance.
- 7.2.1.2 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.
- 7.2.1.3 Consultation with Heritage New Zealand and mana whenua will be an important part of managing historic and traditional sites and wāhi tapu (sacred sites).
- 7.2.1.4 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.
- 7.2.1.5 Where possible, proposed works will avoid recorded archaeological sites. Where avoidance of recorded sites is not possible, authority shall be sought from Heritage New Zealand 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 Heritage New Zealand in accordance with Heritage New Zealand Pouhere Taonga Act 2014.
- 7.2.1.6 Wherever possible, Māori place names will be used, on signs and maps.
- 7.2.1.7 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.
- 7.2.1.8 Interpretation of these significant sites will be carried out in partnership with mana whenua.

### 7.2.2 Research

- 7.2.2.1 Record and disseminate Māori and European historical information about the Town Belt land. This may include conducting a systematic archaeological study.

### 7.2.3 Interpretation

- 7.2.3.1 Work with mana whenua, community groups and historical societies to identify, assess and interpret important heritage sites.

## 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 Māori*” 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>25</sup> or Moe-i-te-ra<sup>26</sup>) was “a Ngāti Awa kainga, possibly pallisaded”. It was situated where Maarama 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

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<sup>25</sup> Cited by Neville Gilmore, Historian for Wellington Tenths Trust.

<sup>26</sup> Adkin, G Leslie: *The Great Harbour of Tara* 1959, p42.

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 manu wairua 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.

## 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 Deed 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 (3.21 ha).

**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).

**2013:** The Council revise the Wellington Town Belt Management Plan.

**2016:** Wellington Town Belt Act was enacted.

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. In the mid-1990s residents successfully prevented the sale of the former Town Belt land at Clifton Terrace by the Crown.



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

## 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 45.75-metre 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 40-metre 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 was prepared in 2013 and the recommended restoration work completed in 2014.

**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 upon 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 63rd 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 of Wellington, 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>27</sup>.

**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>28</sup>.

The school operated on nearby Town Belt land above Holloway Road from 1894<sup>29</sup> to 1938<sup>30</sup>.

**Brooklyn anti-aircraft battery**<sup>31</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.

**Ohiro Benevolent Home:** Also known as the Ohiro Old People’s Home, the home was built in 1892 on a 2.23-hectare 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 of the last remaining examples of 19th century large wooden hospitals. Today, remnants of the buildings foundations are visible at Ohiro Park<sup>3233</sup>.

**Central Park:** Tree planting in the area between Brooklyn Road and Ohiro 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>34</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 signaller at Mt Albert was Robert Houghton, a master mariner. Six different-shaped signals were

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<sup>27</sup> Walter Cook, “Why major specimen tree types were planted in the Wellington Botanic Garden”. *Friends of the Wellington Botanic Garden Newsletter* 2010.

<sup>28</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>29</sup> Town Belt Management Plan 1995, Appendix 4.

<sup>30</sup> <http://archway.archives.govt.nz/ViewRelatedEntities.do?code=W3771&relatedEntity=Item>

<sup>31</sup> Waters, D (2000) Anti-aircraft Batteries. Capital Defence website: [capitaldefence.orconhosting.net.nz](http://capitaldefence.orconhosting.net.nz)

<sup>32</sup> Wellington City Archives, Photographic negative Series, Ref. No. 00158:3:7.

<sup>33</sup> Town Belt Management Plan 1995, Appendix 4.

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

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>3536</sup>.

**Mt Albert military observation point**<sup>37</sup>: this was a Second World War installation built near the intersection of Buckley Road and Houghton Valley Road. Only the building foundations remain.

**Hataitai Park**: The 4.05-hectare 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 Heritage New Zealand 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 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 1828 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 ridgetop 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, in Alexandra Road, Hataitai, 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 the 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

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<sup>35</sup> H. Baillie, "The Early Reclamations and Harbour-works of Wellington." *Transactions and Proceedings of the Royal Society of New Zealand*, Volume 55, 1924.

<sup>36</sup> "Signal Station, Mt Albert". *New Zealand Spectator and Cook's Strait Guardian*, Volume I, Issue 21, 1 March 1845, 4.

<sup>37</sup> Archaeological recorded site R27/185 (NZAA)

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>3839</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 and 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.

**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.

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<sup>38</sup> Waters, D (2000) Anti-aircraft Batteries. Capital Defence website: [capitaldefence.orconhosting.net.nz](http://capitaldefence.orconhosting.net.nz)

<sup>39</sup> Archaeological recorded site R27/260 and R27/265 (NZAA)

## 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. Each sector recognises the differences in topography, vegetation, uses and communities of interest in the Town Belt. These sectors are:

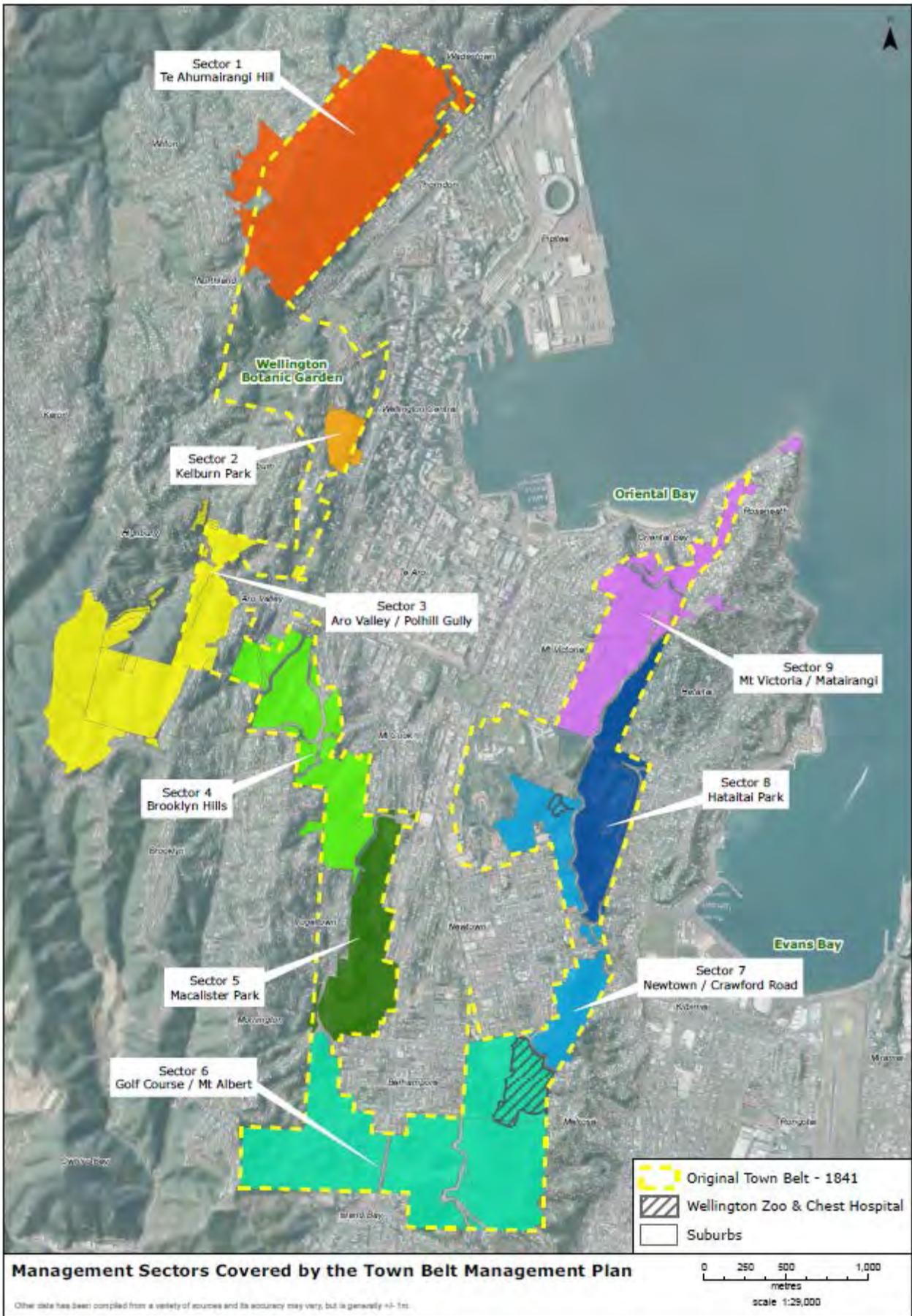
1. Te Ahumairangi Hill
2. Kelburn Park
3. Aro Valley/Polhill Gully
4. Brooklyn Hills
5. Macalister Park
6. Golf Course/Mt Albert
7. Newtown/Crawford Road
8. Hataitai Park
9. Mt Victoria/Matairangi

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. There are four supporting maps for each sector showing:

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.



## 8.1 Sector 1 – Te Ahumairangi Hill



*Te Ahumairangi Hill provides a green backdrop to central Business District*

### 8.1.1 Character and use

Te Ahumairangi (formerly known as Tinakori Hill)<sup>40</sup> is a prominent ridge rising to 300 metres between the suburbs of Northland and Wadestown providing a backdrop to the Central Business District 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 10.5 hectares 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>41</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.

There are two water reservoirs within the 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.

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<sup>40</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>41</sup> A 16km walkway from the Botanic Garden to Johnsonville.

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 included only about two-thirds of the open space on the hill prior to enactment of the WTBA. (Sector 1: context map). Adjacent reserve areas, such as Stellin Memorial Park, Western Slopes Reserve, Glamorgan Street Play area and reserve, the former Telecom land and the Rangiohua Reserve, became Town Belt at the time of enactment. These five areas will be managed under this plan and are described below.

*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:

- Goldies Brae – the land next to Goldies Brae (following the necessary survey and road-stopping processes)

8.1.2.2 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 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 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.

There is a privately owned undeveloped hillside between Stellin Memorial Park and Glenmore Street, which has landscape values. The Council will not pursue acquisition of this land at this stage. The situation and steepness of the site means that other forms of protection such as covenanting and/or statutory protection should be considered.

**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 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 provides linkages between Te Ahumairangi Hill and Otari-Wilton's Bush through Wilton.



*Land acquired by Council for Town Belt purposes: Western Slopes Reserve, Northland*

**Glamorgan Street 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. It provides a link through 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 0.9290 hectares 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 māhoe with a compact and dense canopy. Groundcover plants include hound's 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.

**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 24 hectares into two lots, with the Council purchasing 18.63 hectares and Telecom retaining 6.23 hectares for use as a telecommunication site.

In 2012 the Council acquired 4.7 hectares of the remaining land owned by Chorus. Chorus retain ownership of about 1.5 hectares, 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 Hill (now Te Ahumairangi 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.

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, which caused severe damage to the existing conifer forest. Over 10.5 hectares 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 large-scale tree removal over the next 10 years unless there is major storm damage. We will, however, 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.



*Te Ahumairangi Hill 7 years after pine tree removal showing native regeneration*

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

Te Ahumairangi Hill makes up the largest area of vegetation on the Town Belt with nearly 100 hectares 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/Matairangi, 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 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 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. 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.

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 (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>42</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.

## 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.

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>43</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.

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 (kāhore, 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 to settlers land 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 Te Atiawa chief Hon. Wi (Wiremu) Tako Ngatata, who was a leading figure in the nearby Pipitea Pā and died in 1887.

When Te Atiawa 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. The trail was described by Abel Dottin Best in 1840<sup>44</sup>.

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<sup>42</sup> WCC Dog Exercise Survey 2008

<sup>43</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

<sup>44</sup> The Stockade Volume 3, Nos 3 & 4 1975 - 76

## 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 150-foot (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.

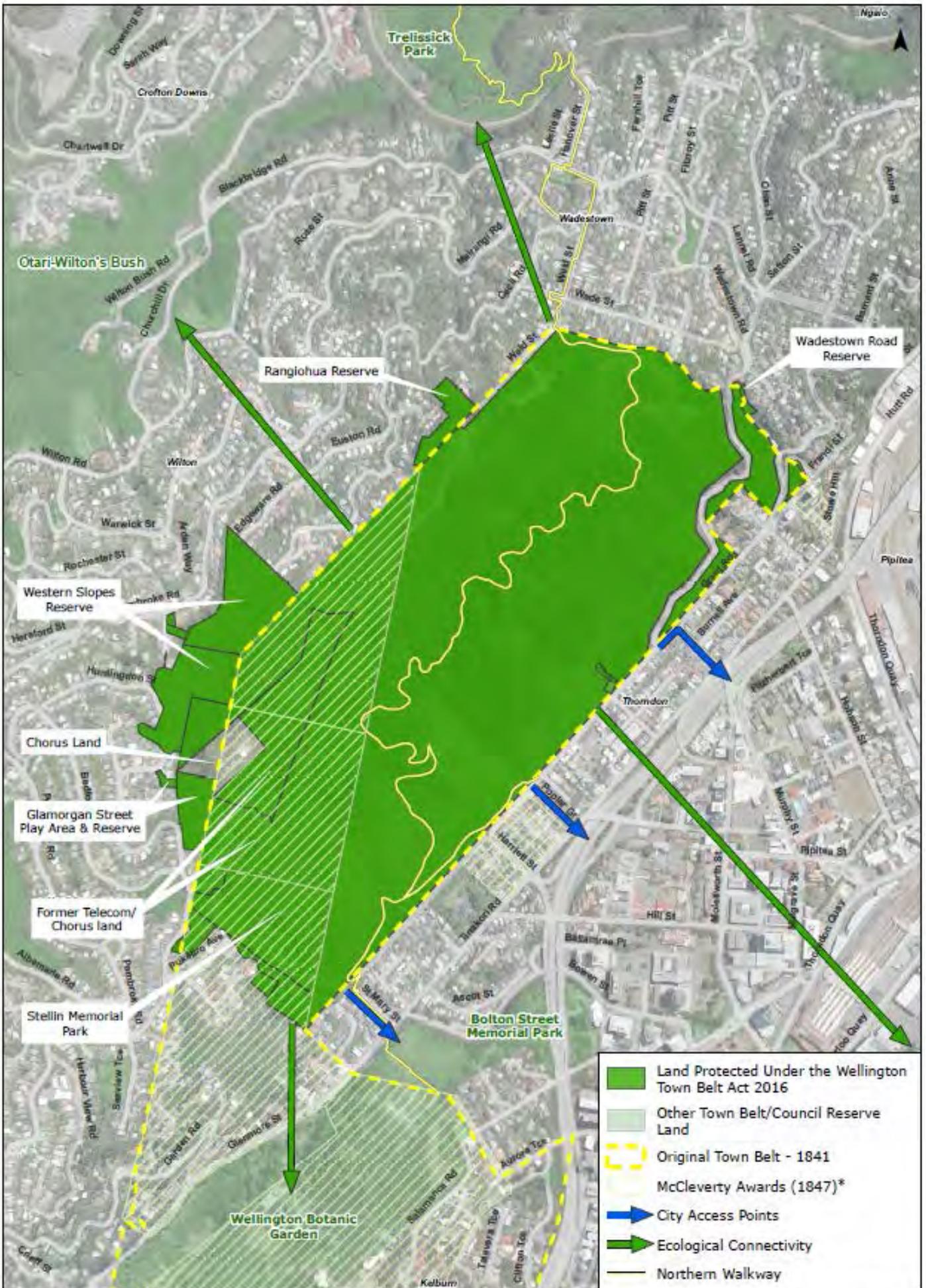
The kōhatu quarry off the Huntingdon Street track includes remnants of the original tramway. The 2008 landscape development plan identified the need for improved access and signage.

The group of houses associated with the station was removed in 2011. The former caretaker's house could not be moved and was demolished in 2014.

The 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.

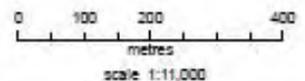


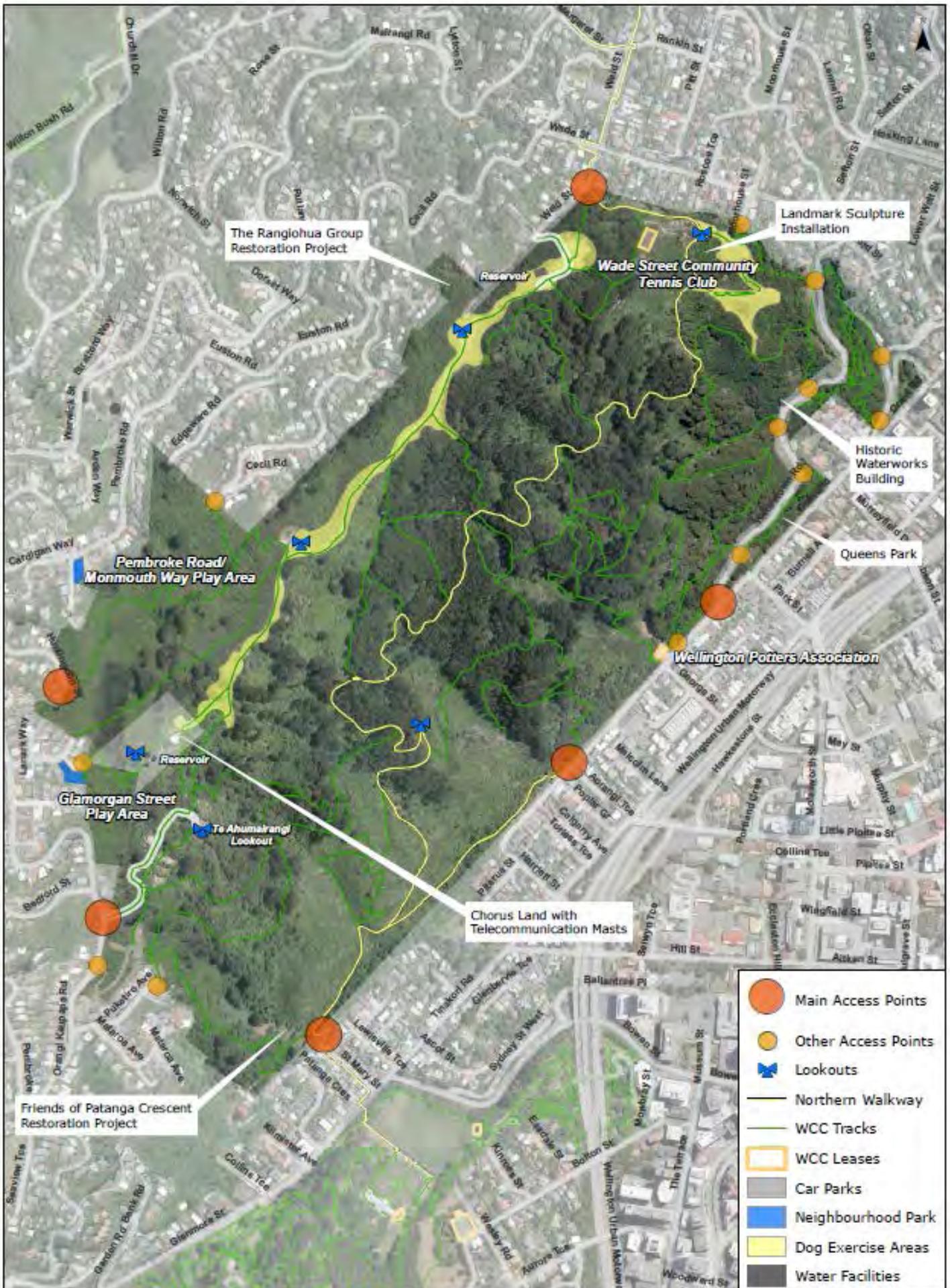
### Sector 1 - Te Ahumairangi Hill

Context

Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.

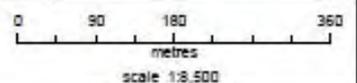
\* Land assigned to Te Aro, Pipitea and Kūmototo Māori under the McCleverty awards (1847)

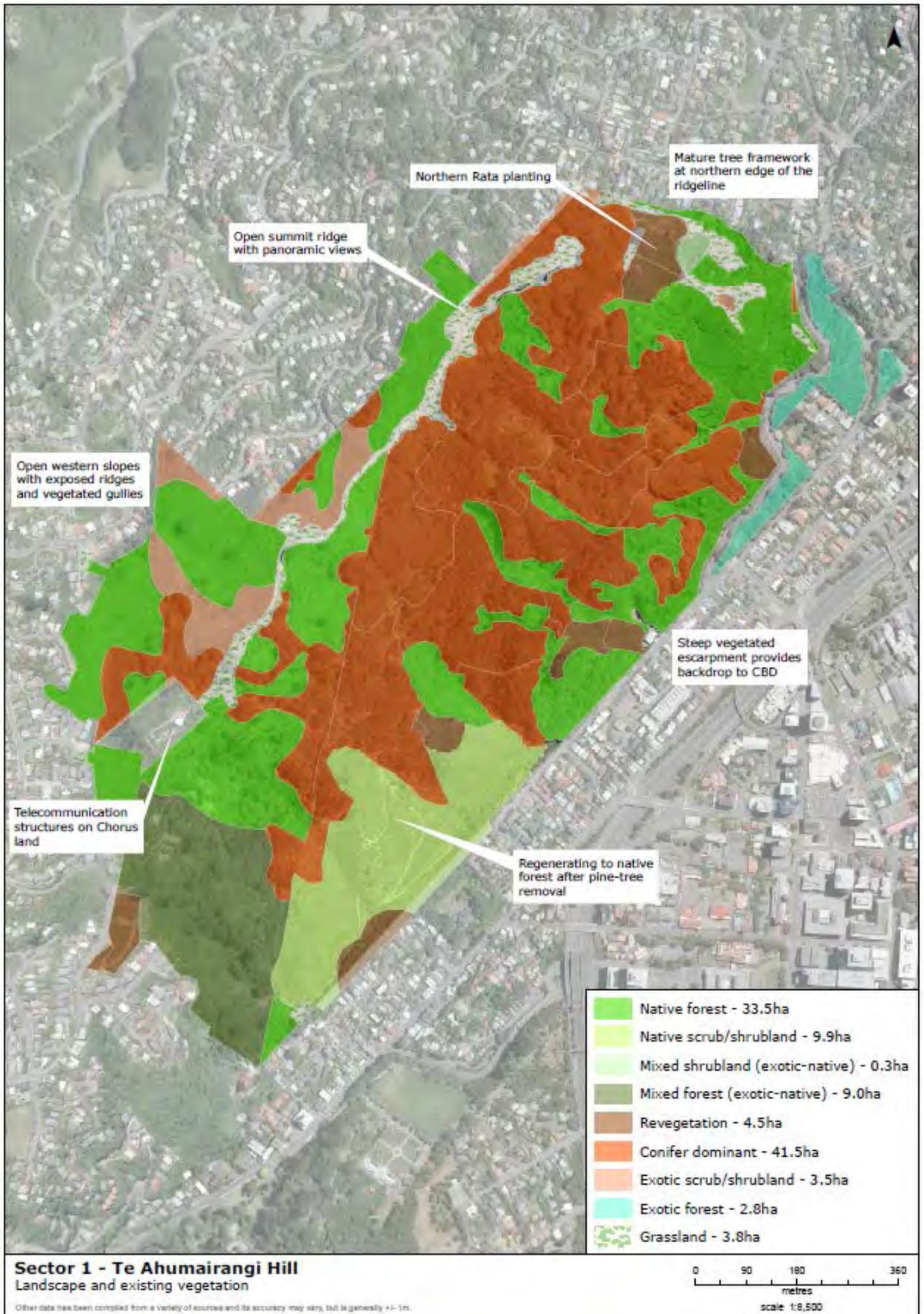


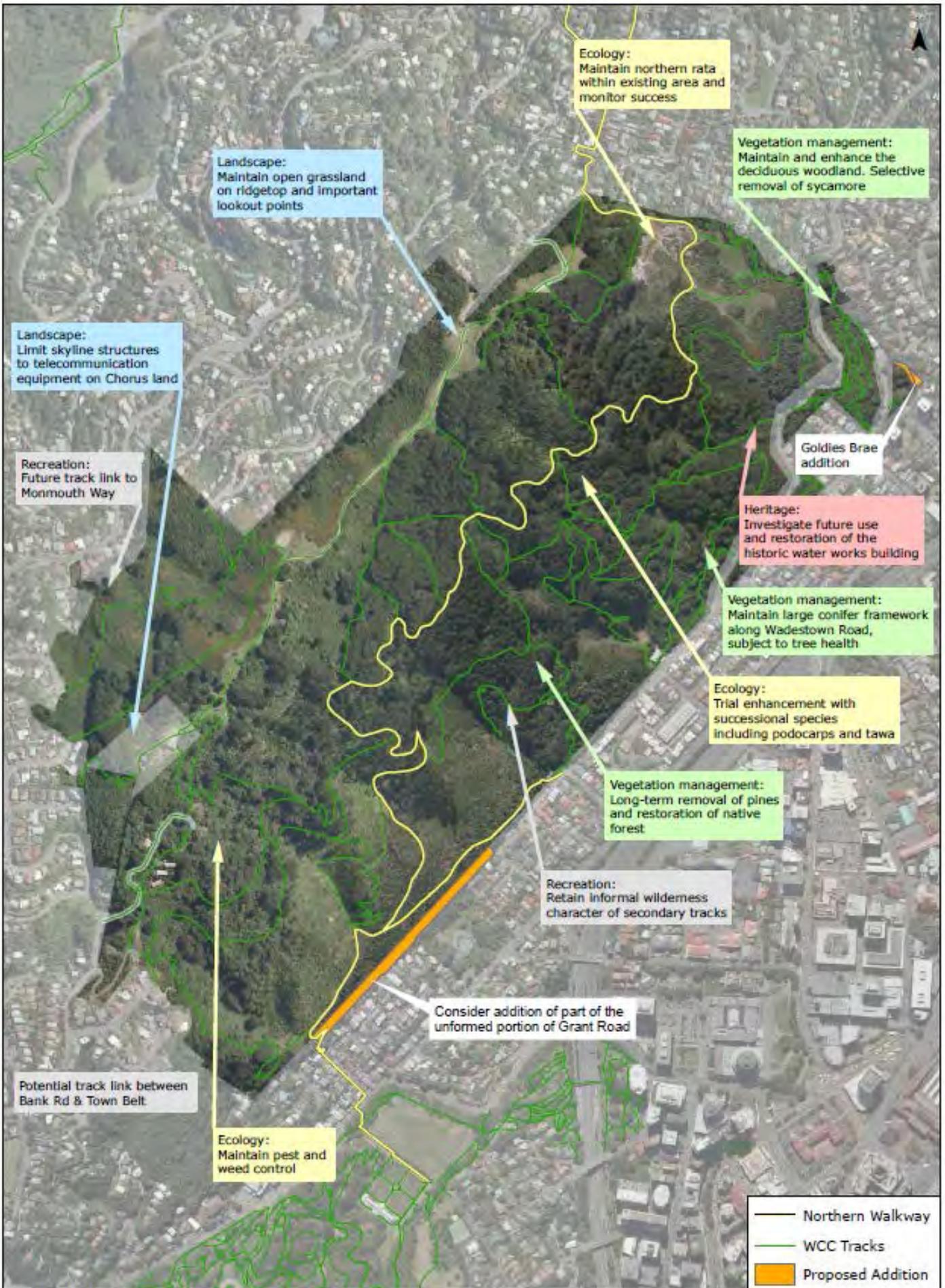


**Sector 1 - Te Ahumairangi Hill**  
**Current Uses**

Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.







**Sector 1 - Te Ahumairangi Hill**  
 Management and proposed future changes

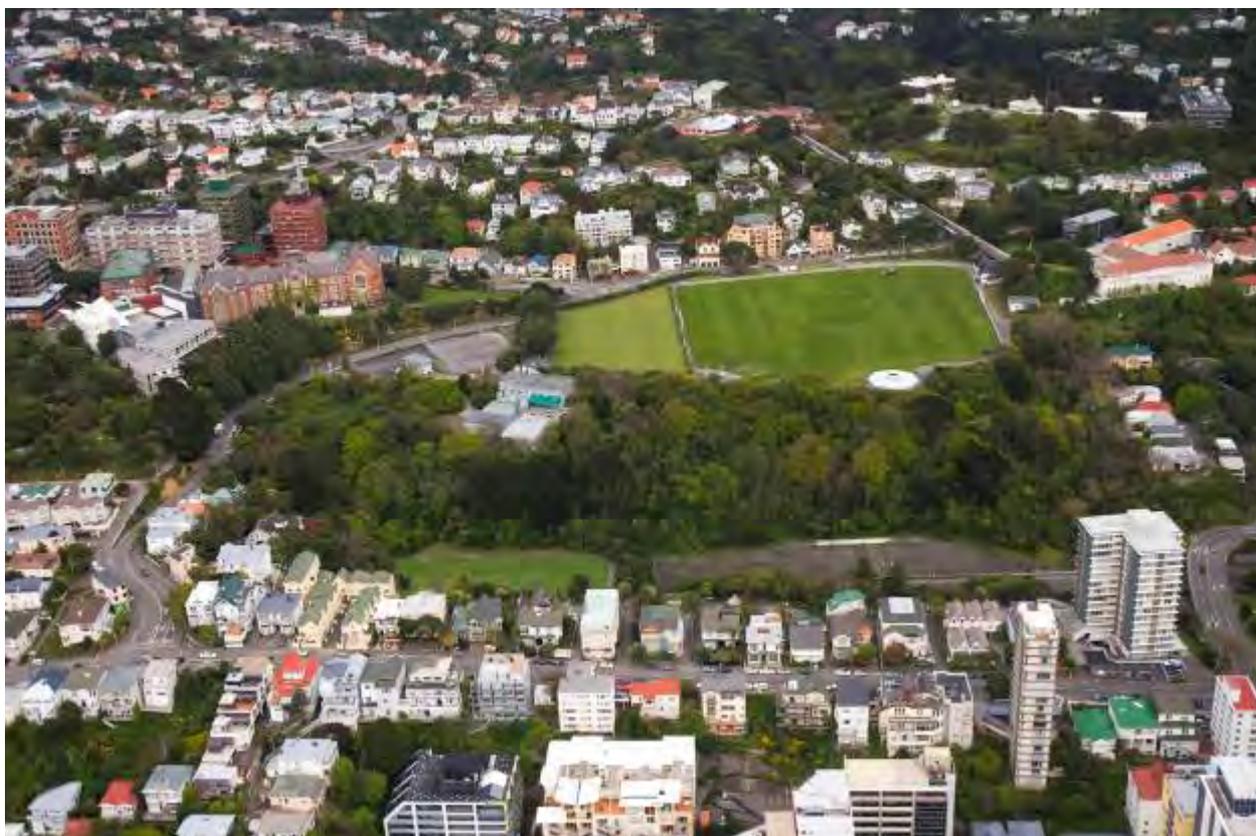
Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.

Table 2: 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		<p>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.</p> <p>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.</p>	<p>The Town Belt Reinstatement Policy 1998 ((TBRP) 1998 refers to this residential area as <i>“Northland –west of Glenmore Street. The policy states: “The residential land is no longer suitable for Town Belt purposes ...</i></p> <p>The Town Belt Management Plan (TBMP) 1995 states: the <i>“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”</i> (TBMP 1995, part 2, page 2).</p>	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 at this stage. 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	<p>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.</p> <p>Zoned Open Space B in the District Plan</p>	<p>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.</p> <p>It is isolated from Stellin Memorial Park and adjoining Town Belt.</p>		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
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	<p>The land is in two lots and described as: Section 97 Karori District, comprising 0.0086ha (formerly stopped road) and Pt Section 30 Karori District, Pt Balance CT 451/173, area not defined approximately 0.715ha.</p> <p>Zoned Outer Residential in the District Plan.</p>	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. Managed under the Suburban Reserves Management Plan.	No
Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered

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.	<p>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.</p> <p>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).</p>	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.	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.	Yes
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. Most has consistent landscape values with adjacent Town Belt land. There are two or three long-standing road encroachments licences along this strip with formed gardens and landscaping.	The land bordering the Town Belt off Grant Road, running between Harriet Street and St Mary Street, is defined as unformed legal road. 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.	No. This is legal road but should be managed consistently with TBMP policies.

## 8.2 Sector 2 – Kelburn Park



*Kelburn Park, near Victoria University of Wellington*

### 8.2.1 Character and use

Kelburn Park is a sector 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 Central Business District (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>45</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 The Council will initiate discussions with the Crown and Port Nicholson Block Settlement Trust over the future ownership, status and return 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. 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 3 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 hectares of land comprising the Everton Terrace access-way be managed as Town Belt under this plan. (See 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.

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

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<sup>45</sup> A 12km walkway from Bolton Street Memorial Park to Island Bay

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 of the site.

It has become separated from existing Town Belt land but is 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 shape but does provide important landscape qualities when assessed with the adjacent motorway lands. The mature trees and regenerating native plantings on the site provide landscape and ecological values. There are no known cultural values, but the land was part of the original Town Belt.

The land is accessible and has linkages to other reserves or Town Belt areas through the walking tracks adjacent to the motorway. The 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.

Assessment of this land using the Town Belt acquisition criteria has concluded that it has values that need to be protected in particular given its status as former Town Belt. It is considered a high priority for addition to the Town Belt. 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. There is potential to improve linkages through this land and improve signage.

**New Zealand Transport Agency land above The Terrace Tunnel:** The land is a secluded area of sloping mown grass overlooked by neighbouring houses. It 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 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 central city 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 focussing 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), physiotherapy clinic 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 tracks 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 land above The Terrace, used as a dog exercise area, has recently been upgraded by New Zealand Transport Agency 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.

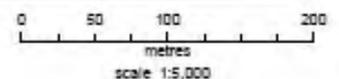


## Sector 2 - Kelburn Park

Context

Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.

\* Land assigned to Te Aro, Pipitea and Kumutoto Maori under the McCleverty awards (1847)









**Sector 2 - Kelburn 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.

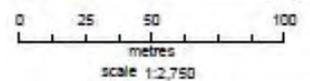


Table 3: Town Belt additions, removals and boundary rationalisation – Kelburn Park sector

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.  Further along, near the Cable Car, the actual road carriageway is on Town Belt.	The Town Belt Management Plan (TBMP) states: "The Council shall have a Bill introduced to Parliament to regularise the legal status and unite the lands managed as Town Belt ..." (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.	This is legal road but should be managed consistently with TBMP policies.
Former Correspondence School site, Clifton Terrace	This site is owned by the Crown and administered by Land Information New Zealand.  It is included in the Port Nicholson Block Claims Settlement Act 2009 land schedule and the PNBST has the first right of refusal if the land is declared surplus.  The legal description of this area is City of Wellington, Section 1 on survey office plan 30711 being land in CT 39D/487.  It is zoned Open Space B in the Council's District Plan.	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.  There is considerable acquisition history with this land. 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.	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:  1. Seek ownership for Town Belt purposes, subject to consultation with Māori.  2. Decide that the land is not particularly suitable for Town Belt purposes.  The Policy identified option 1.	It has become separated from existing Town Belt land but is 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 shape but does provide important landscape qualities when assessed with the adjacent motorway lands. The mature trees and regenerating native plantings on the site provide landscape and ecological values. There are no known cultural values, but the land was part of the original Town Belt.  The land is accessible and has linkages to other reserves or Town Belt areas through the walking tracks adjacent to the motorway. The 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.	Assessment of this land using the Town Belt acquisition criteria has concluded that it has values that need to be protected in particular given its status as former Town Belt. It is a high priority for addition to the Town Belt. 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.	No
Land held for motorway purposes, Western Motorway edge	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 is vegetated verge along the western motorway edge from Bolton Street to Everton Terrace.	It was identified in the TBMP 1995, as a potential addition to the Town Belt.	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	The Council should not pursue acquisition of this land.	No

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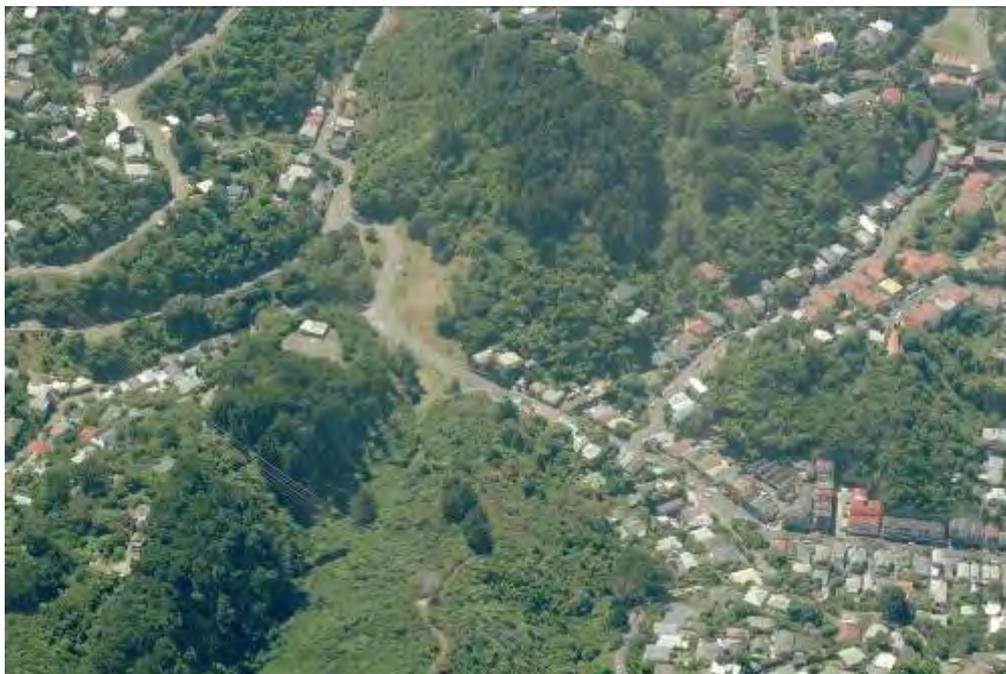
been lost.

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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
Open space land above the Terrace Tunnel	The land is described as motorway reserve. This is Crown-owned land and administered by the New Zealand Transport Agency. It is zoned Inner Residential in the Council's District Plan. Included in the PNBST Act 2009.	This land above the Terrace Tunnel is a secluded area of sloping mown grass overlooked by neighbouring houses. It is next to Kelburn Park and access is from The Terrace. It was not part of the original Town Belt.	It was identified in the TBMP 1995 as a potential addition to the Town Belt. The plan identifies this area, described as 3c, (figure 2, page 5) as significant open space in a locality where the original continuity of the Town Belt has been lost. Policy 2 on page 8 states: <i>The Council shall continue to maintain and manage the land above the motorway tunnel as part of Kelburn Park and negotiate for its addition to the Town Belt.</i>	The land borders 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 should have further discussions with the New Zealand Transport Agency over future management of this land.	No, but management of this land will be consistent with the objective and policies of the TBMP.

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## 8.3 Sector 3 – Aro Valley/Polhill Gully



*Part of Sector 3, north and south of Aro Street*

### 8.3.1 Character and use

This sector is located at the head of the Aro Valley. It is made up of two areas 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, which have been added to Town Belt at the time of enacting the WTBA. Collectively they make up the Waimapihi Stream catchment and stretch up above Holloway Road to the Zealandia 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

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.

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 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 and have become Town Belt under the WTBA.

This area also accommodates several tracks, including Transient, Highbury Fling and Serendipity, which links the city with the Outer Green Belt and Zealandia's fence line.

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

The small reserve areas of Pleasure Ground (1406sq m) in Semeloff Terrace and Recreation Reserve (4027sq m) in Norway Street have become Town Belt under the WTBA.

**Part of the Te Aro School land – Abel Smith Street:** This land is owned by the Crown. 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.

The land is made up of a 4221 square metre 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 understorey of natives and exotic shrubs.

The land was part of the original Town Belt Deed and taken out by the Crown in 1931 for education purposes. It is now separated from existing Town Belt lands but forms part of an important green network and backdrop to the Aro Valley. The original Town Belt lands that connected this land have now been extensively developed and used for other purposes, such as residential development and education.

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 has ecological connections to nearby Zealandia. The mix of exotic and native trees, including the large eucalyptus, provide a habitat for several native bird species including kererū (wood pigeon), kākā, tūī, ruru (morepork), kōtare (kingfisher), tauhou (silveryeye), riroriro (grey warbler) and piwakawaka (fantail). The recreational values are currently low, with no formed tracks within the area.

The Council acquired this land on 31 August 2017 and resolved to add it to the Town Belt on 27 June 2018.

## **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 Maintain the open mown grass areas adjacent to Aro Street.

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 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 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.

Restoring the forest and controlling pests and weeds in this sector will improve ecological connections between Aro Valley and the Outer Green Belt and support the halo (ecological buffer zone) project being developed around Zealandia to enhance and provide safe habitats for birds flying in and out.

## 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 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 Semeloff Terrace.

The area is predominately natural with a series of tracks from Aro Street through the area linking with tracks to Brooklyn, the Zealandia fence line track and the Outer Green Belt (Sector 3: Current uses map). These tracks are dual use and were built by volunteers. 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 2000 square metres 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** – is planting on Town Belt and adjacent reserve land at the north-western end of Aro Valley and Polhill

**Brooklyn Trail Builders** 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.

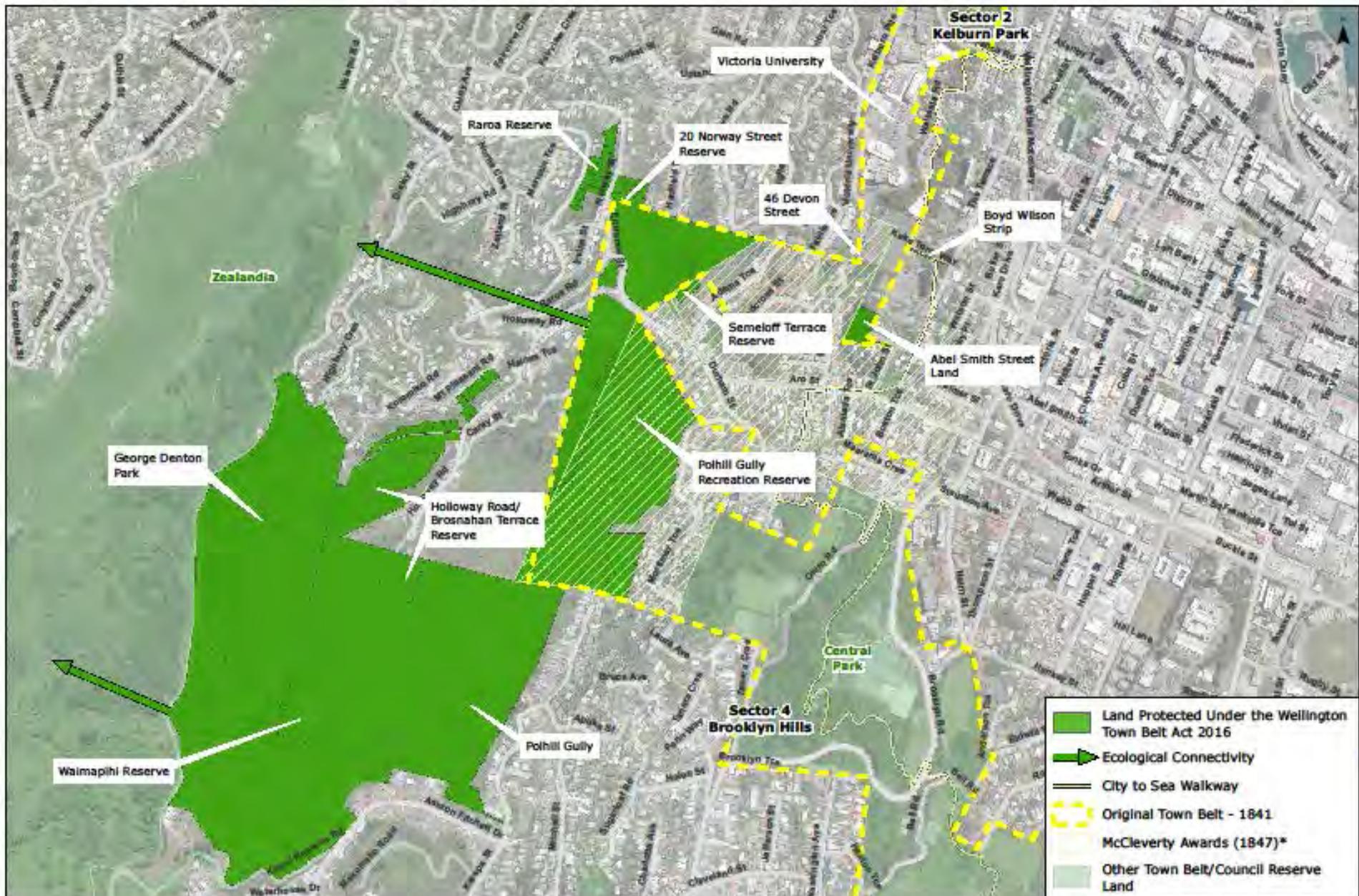
The club has already completed the 3.8 kilometre Transient track between Brooklyn and Aro Street and will shortly start work on two more tracks in the area.

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

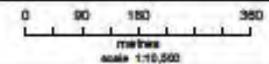
There is a neighbourhood park and play area at George Denton Park.

### **8.3.5 Encroachments**

There are no known major encroachments in this sector.



\* Land assigned to Te Aro, Pipitea and Kumototo Maori





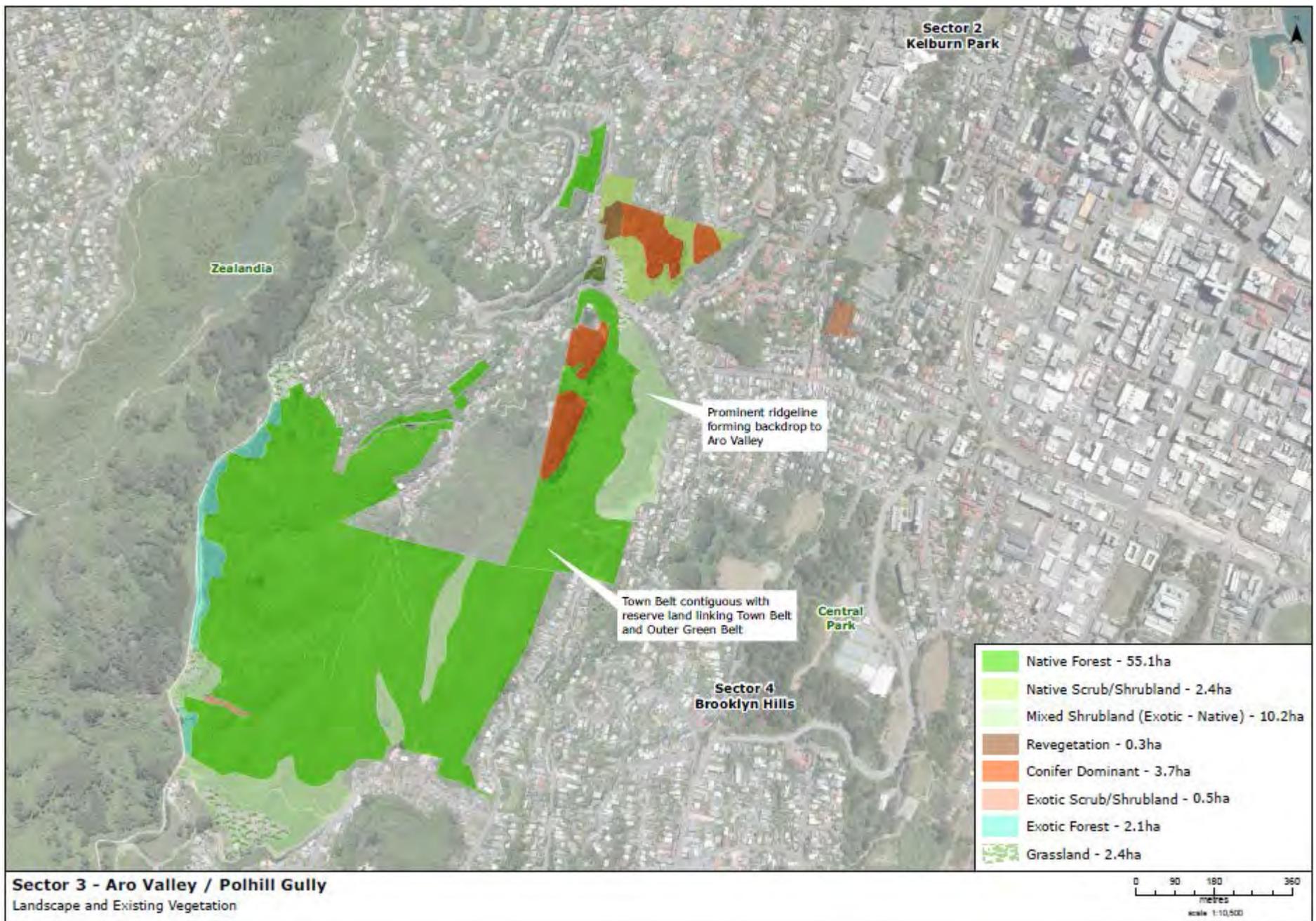




Table 4: Town Belt additions, removals and boundary rationalisations – Aro Valley sector

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommend that;	Land covered by this TBMP
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 addition.	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.	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.		This land is similar to the undeveloped gully of the Te Aro School land, discussed above. It is isolated from existing Town Belt land but does provide an important green buffer between Devon Street and the university. This land was not included in the Trust Deed but was original Town Belt.	Recommend that this land remain in joint ownership.	No

## 8.4 Sector 4 – Brooklyn Hills



*Wellington Town Belt on the Brooklyn Hills between Mt 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).

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 13-hectare 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 central city.
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

Land added 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 hectares. These lands are covered under this management plan.

**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 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 Mt Cook and Brooklyn communities. This land was not part of the original Town Belt but given its location and current use it has been 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 the Town Belt, complements the Town Belt landscape in this locality and is currently zoned Open Space C in the Council's District Plan. The land has been 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 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.
- 8.4.3.6 Continue with animal pest control and the control of 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 and limes, and a native understorey. Amenity plantings occur in Central Park and around some of the sports grounds. Native vegetation is regenerating in gullies or as an understorey 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 Ohiro Road and Tanera Park
- above Epuni Street.

Priorities for future 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 2018/2019. 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.

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>46</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:

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<sup>46</sup> A 12km walkway from Bolton Street Memorial Park to Island Bay

- **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 sub-leases 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 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.

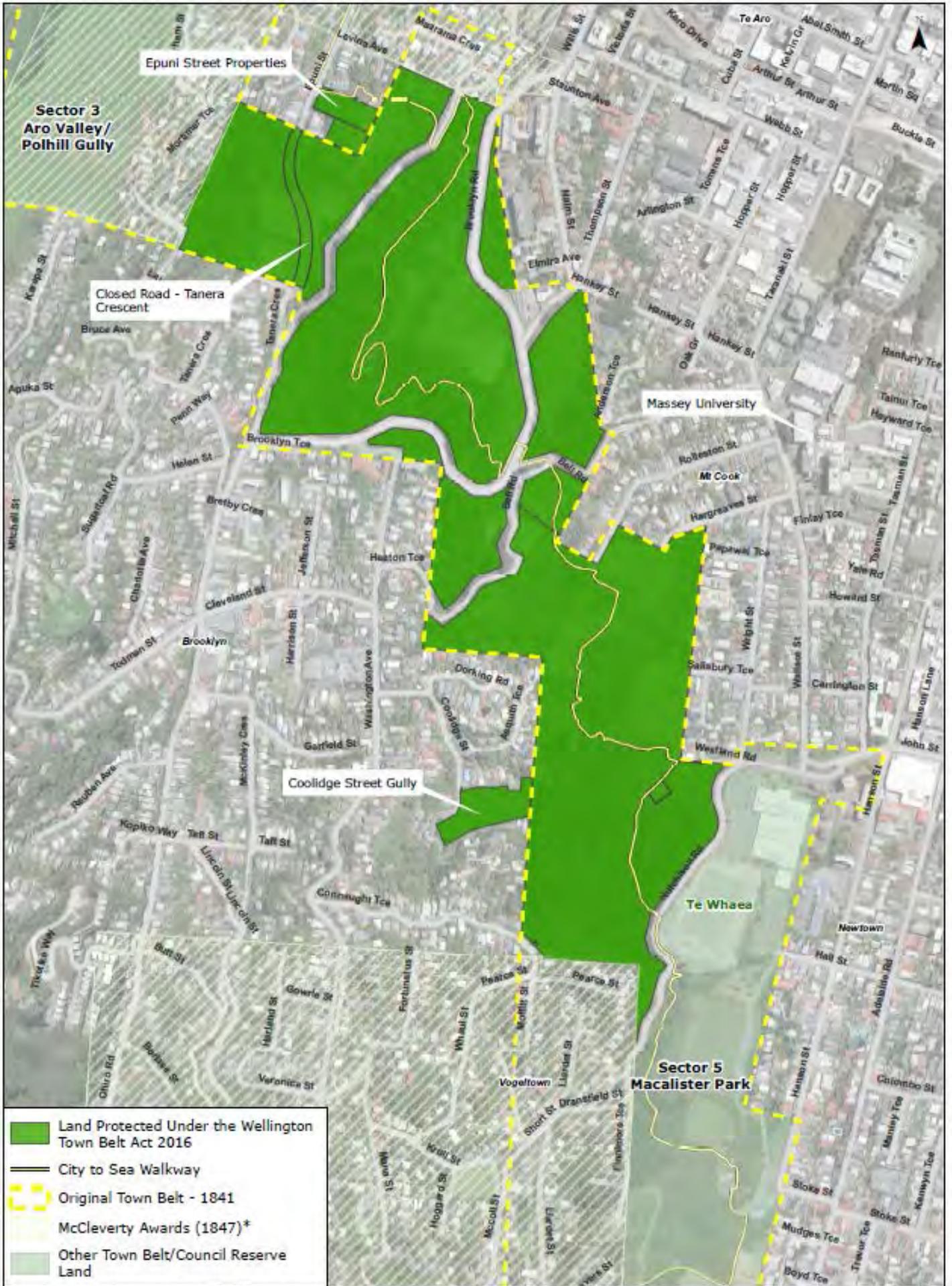
The largest park in this sector is Central Park. In 2007 a plan was developed to guide Central Park's redevelopment, in particular, to retain the natural character and encourage more use. Since then the Moturua Stream walkway has been opened.

**Mokai Kainga Māori Centre** has a licence for a community garden at Tanera Park.

### **8.4.5 Encroachments**

There are three major access encroachments in this sector:

- 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.

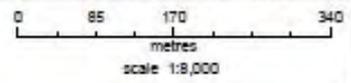


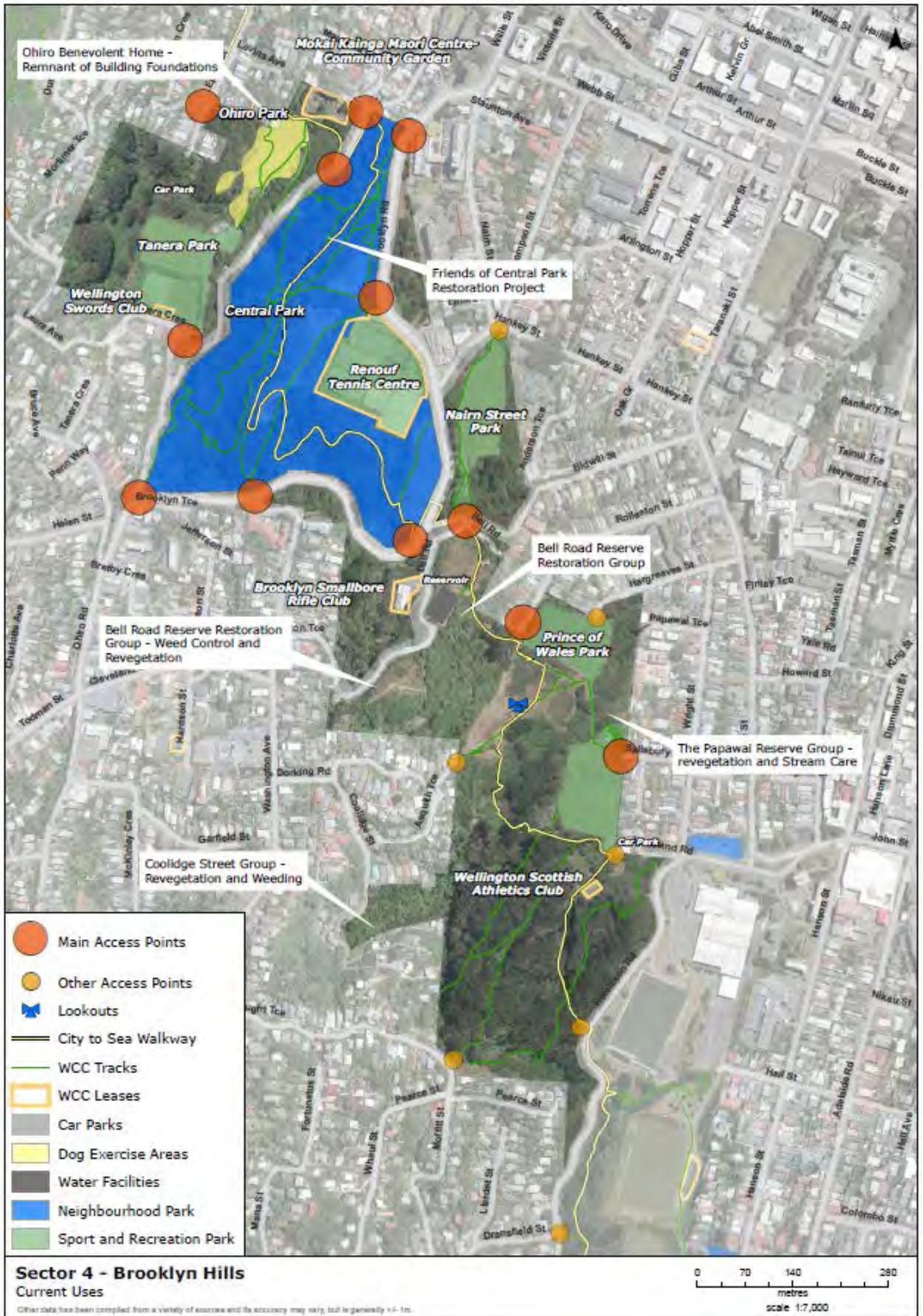
**Sector 4 - Brooklyn Hills**

Context

Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.

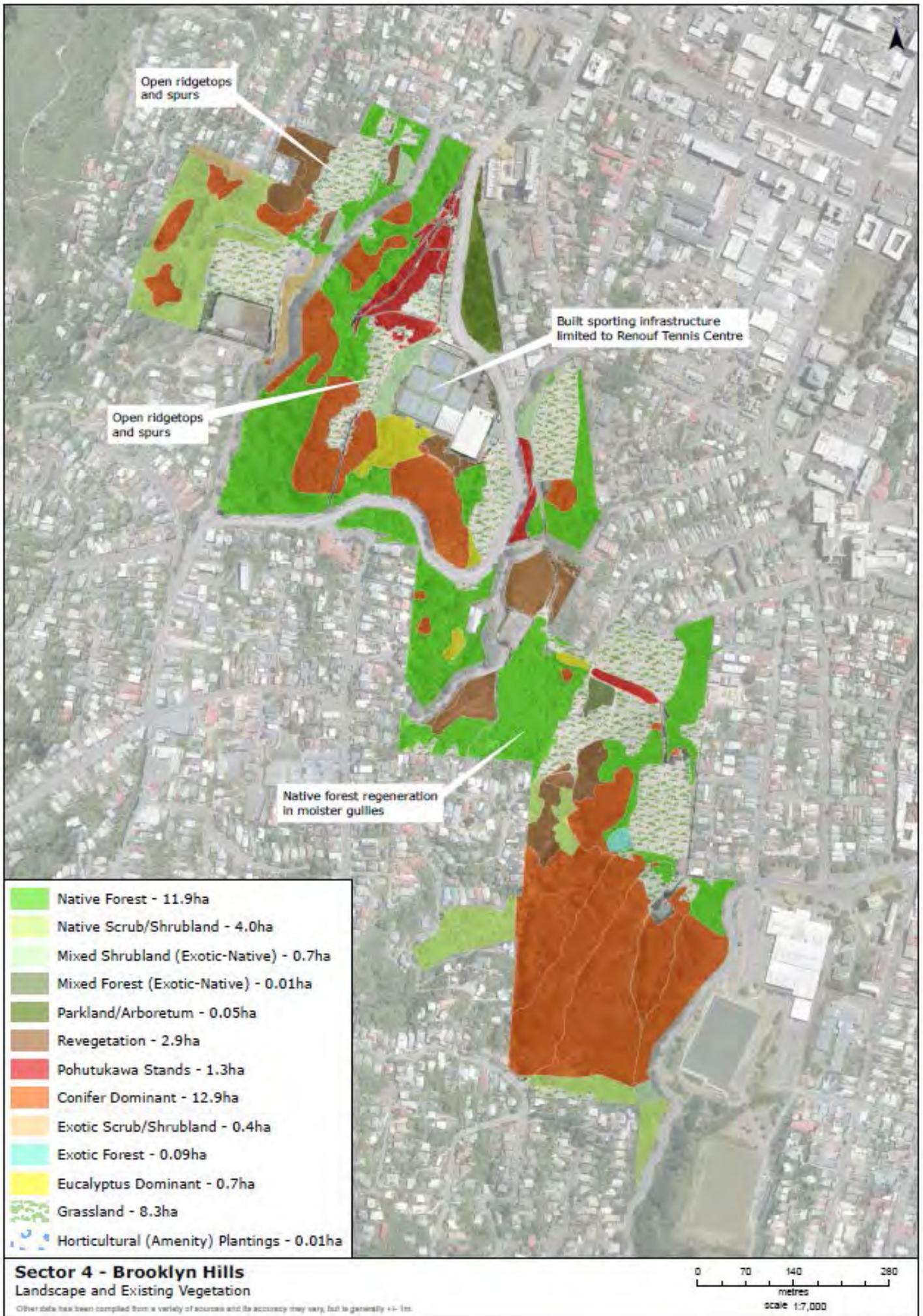
\* Land assigned to Te Aro, Pipitea and Kumototo Maori under the McCleverty awards (1847)





**Sector 4 - Brooklyn Hills**  
Current Uses

Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.





## 8.5 Sector 5 – Macalister Park

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*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 6 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 Mt Cook.

The former Wellington Showgrounds (Te Whaea Dance and Drama Centre) are part of the Town Belt. 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 In the event the use of the former showgrounds terminates, to integrate management of the Wellington Showgrounds site with that of adjacent Town Belt.

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 hectares.

*Please refer to Table 4 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 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. 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 occurred at the time of enactment of the WTBA to make the legal and physical boundaries consistent. A number of access encroachments off Liardet Street across the Town Belt can now be resolved.

## 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 weeds.

8.5.3.5 To work with the lessee of Wellington Showground building to improve visual amenity and relationship with adjacent Town Belt.

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 Central Business District 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, rugby union, and other sports codes. The field is 65 metres by 120 metres 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 is 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 areas 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>47</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.

The development of the artificial turf at Te Whaea, the former Wellington Showgrounds, has created a new sport and recreation park 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.

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<sup>47</sup> A 12km walkway from Bolton Street Memorial Park to Island Bay



**Sector 4  
Brooklyn Hills**

**Mt Cook**

**Te Whaea - National Dance  
and Drama Centre**

**Brooklyn**

**Travers Reserve Land**

**Vogeltown**

**Newtown**

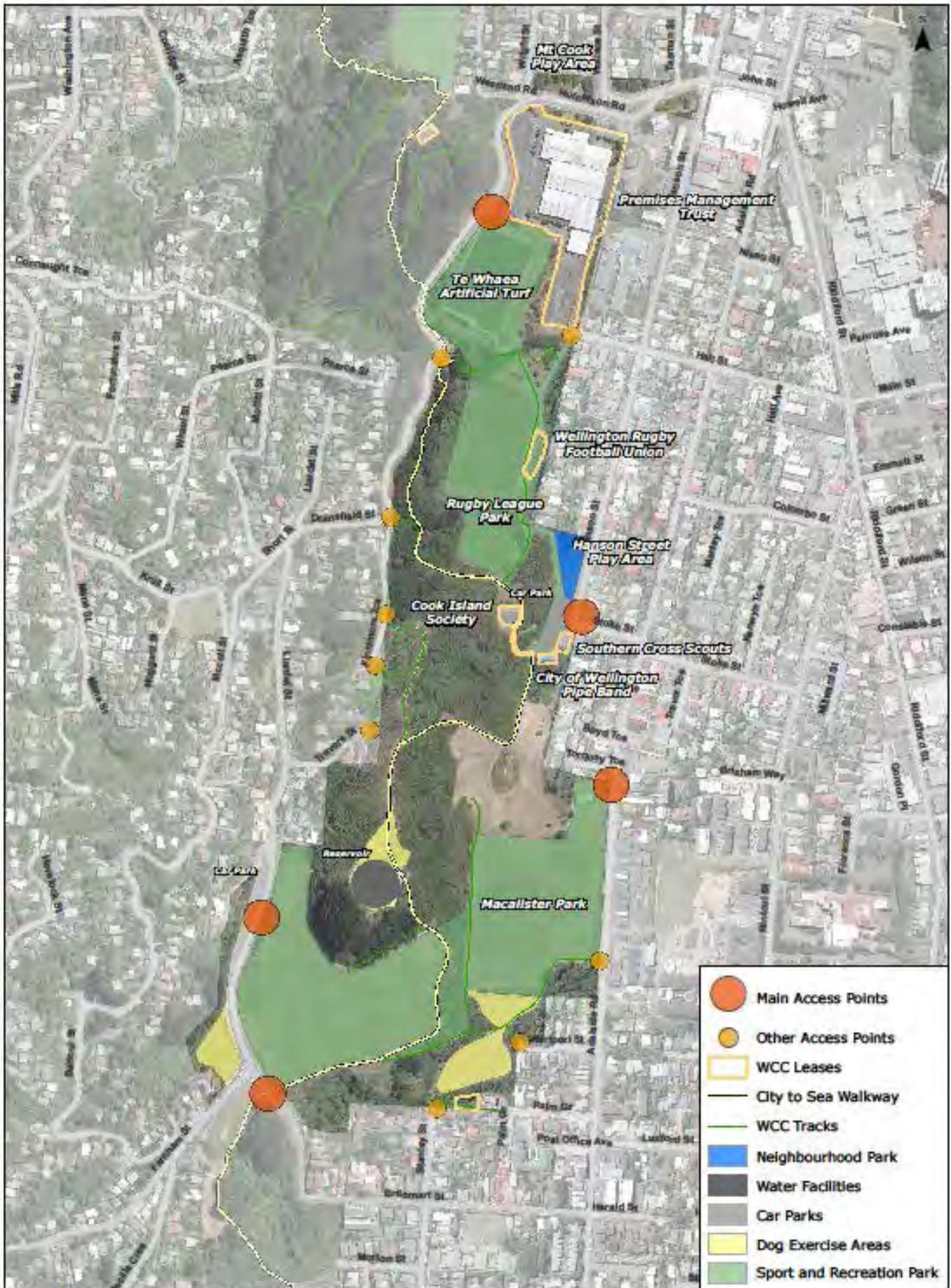
**Mornington**

**Farnham Street Reserve**

**Sector 6  
Golf Course/  
Mt Albert**

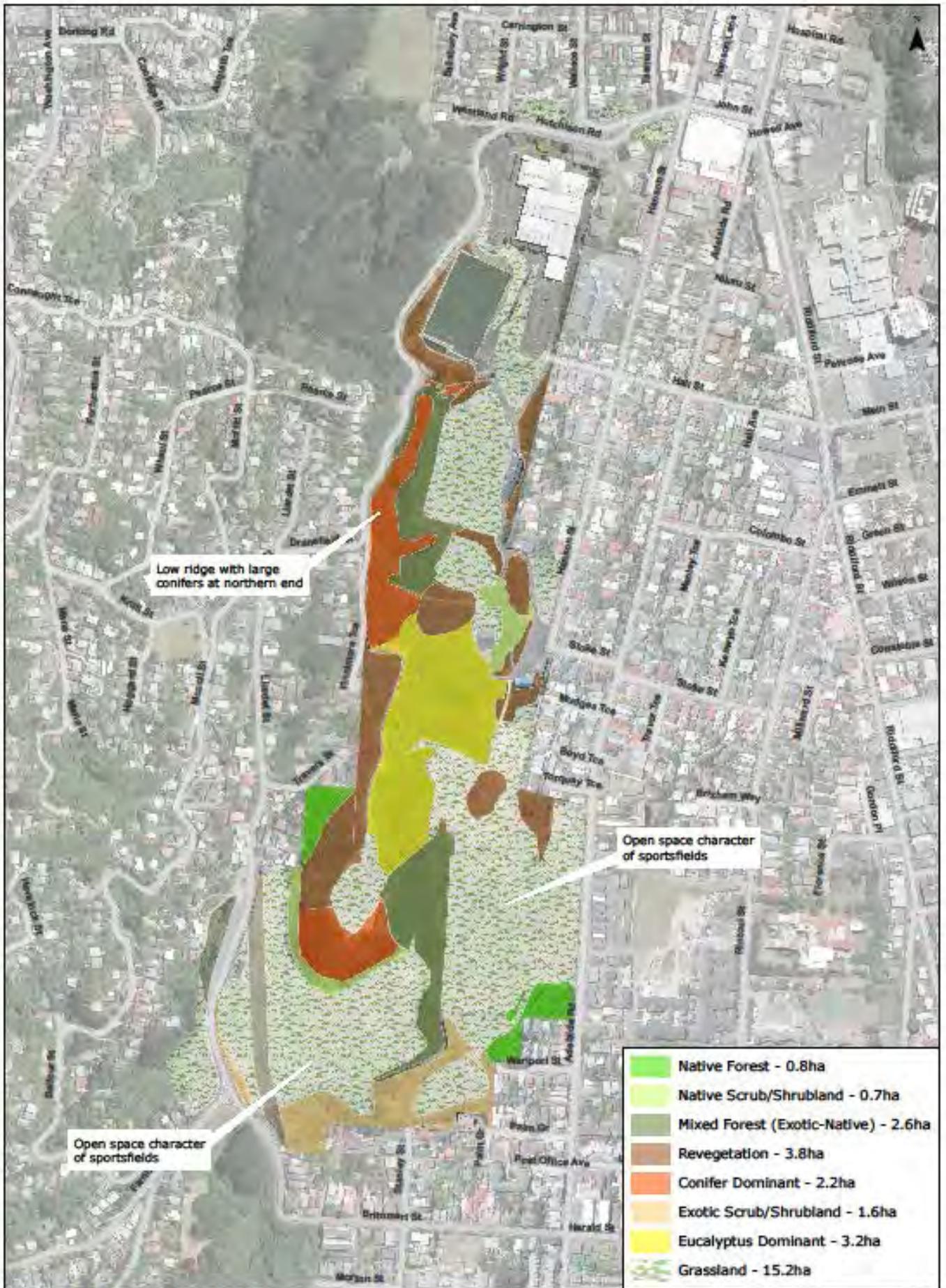
**Berhampore**

- Land Protected Under the Wellington Town Belt Act 2016
- Other Town Belt/Council Reserve Land
- Original Town Belt - 1841
- McCleverty Awards (1847)\*
- City to Sea Walkway



**Sector 5 - Macalister Park**  
**Current Uses**

Other data has been compiled from a variety of sources and its accuracy may vary, but is generally of the order of 1:6,500.



**Sector 5 - Macalister Park**  
**Landscape and Existing Vegetation**

Other data has been compiled from a variety of sources and its accuracy may vary, but is generally of the order of 10%.



**Sector 5 - Macalister Park**  
Management and Proposed Future Changes

Other data has been compiled from a variety of sources and its accuracy may vary, but is generally of the

Table 4: Town Belt additions, removals and boundary rationalisation – Macalister Park sector

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	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. The WTBA section 26 (3) states "Despite section 31, the Council and any lessee of the lease granted under the Wellington City Exhibition Grounds Act 1959 have the same rights and obligations in all respects as if that Act had not been repealed.	The Town Belt Management Plan (TBMP) 1995, part 2, page 21, states that "In the event of the showgrounds use terminating, to integrate management of the Wellington Showgrounds site 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.  See Policy 8.5.3.5 about improving visual amenity at this site.	3.1119 ha is not managed under this plan but the 2.1111 ha of Te Whaea Artificial is.

## 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 6 months. Almost 30 percent had never visited this sector.

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 skate park opposite Wakefield Park.

The sector is characterised by the two main tracks on the Mt Albert Ridge (Southern Walkway<sup>48</sup>) and Kingston Ridge (City to Sea Walkway<sup>49</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, Sport and Recreation 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.

A large part of this sector is occupied by Wellington Zoo, which is operated by a Trust. The Zoo is not covered by this Management Plan.

## **8.6.2 Land addition and boundary rationalisation**

### **Policies**

8.6.2.1 Regularise the legal road alignments at:

- Stanley Street, in front of the Berhampore Nursery.

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 1995 Management Plan 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. These reserve areas are not added to the Town Belt and are included in the Suburban Reserves Management Plan.

There is one area that still requires legal road boundary rationalisation – a small area of Stanley Street in front of the Berhampore Nursery.

## **8.6.3 Landscape and ecological management**

### **Policies**

8.6.3.1 Establish 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.

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<sup>48</sup> An 11km walkway from Oriental Bay to Island Bay

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

8.6.3.3 Establish a mixed forest around Newtown Park and Wellington Zoo to complement the zoo planting.

8.6.3.4 Retain the parkland character and historic pines around Newtown Park.

8.6.3.5 Continue with animal pest control and the control of 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 have 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** is restoring 12 hectares of land adjacent to this sector on the slopes south of Kingston.

The Berhampore Golf Course 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 smaller species once removal occurs.

No major conifer removal is planned in the 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 course 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 Central Business District 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.
- 8.6.4.6 Facilitate and work with the Wellington Hockey Association which is investigating options at the National Hockey Stadium including:
- a. a third hockey turf
  - b. upgrading the stadium to international standards.
- 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. These have been renewed within the past 10 years. There is a skate park on the eastern side of Adelaide Road.

There are two dog exercise areas – at Newtown Park and Mt Albert.

There are several club facilities in this sector including the following:

- **Foundation for the National Hockey Stadium** 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 Duppa 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 Chinese Sports & Cultural Centre** owns and manages an indoor sports centre above the National Hockey stadium off Mt Albert Road.
- **Wellington Olympic AFC** leases the former Mornington Golf Club building on Adelaide Road.
- **Wellington Pistol Club** and **Wellington Smallbore Rifle Association** share facilities next to Russell Terrace.

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.

**Martin Luckie Park:** The Wellington Phoenix football team is based at the park and uses the two sand carpet fields and changing facilities.

**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:

- possible reconfiguration of the golf course and assessment of demand for car parking
- development of an accessible community walking track around the park and play space for children.

Newtown Park is used by Athletics Wellington and Wellington United.



*Wakefield Park artificial sportfields*



*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 replaced in 2012/2013 with improvements to the Newtown No 1 field in the centre of the artificial track.*

**National Hockey Stadium:** The stadium has two artificial surfaces and clubroom and office facilities. It hosts club, regional, national and international competition. A third artificial surface was opened in June 2017.

The Foundation for the National Hockey Stadium and Wellington Hockey Association have a long-term plan that proposes 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 Morningside Golf Club has moved to the former Berhampore Bowling Club building on Duppa Street. It has converted one 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 the western side of Adelaide Road (five holes would 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 central city 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 central city 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 are no major encroachments in this sector.

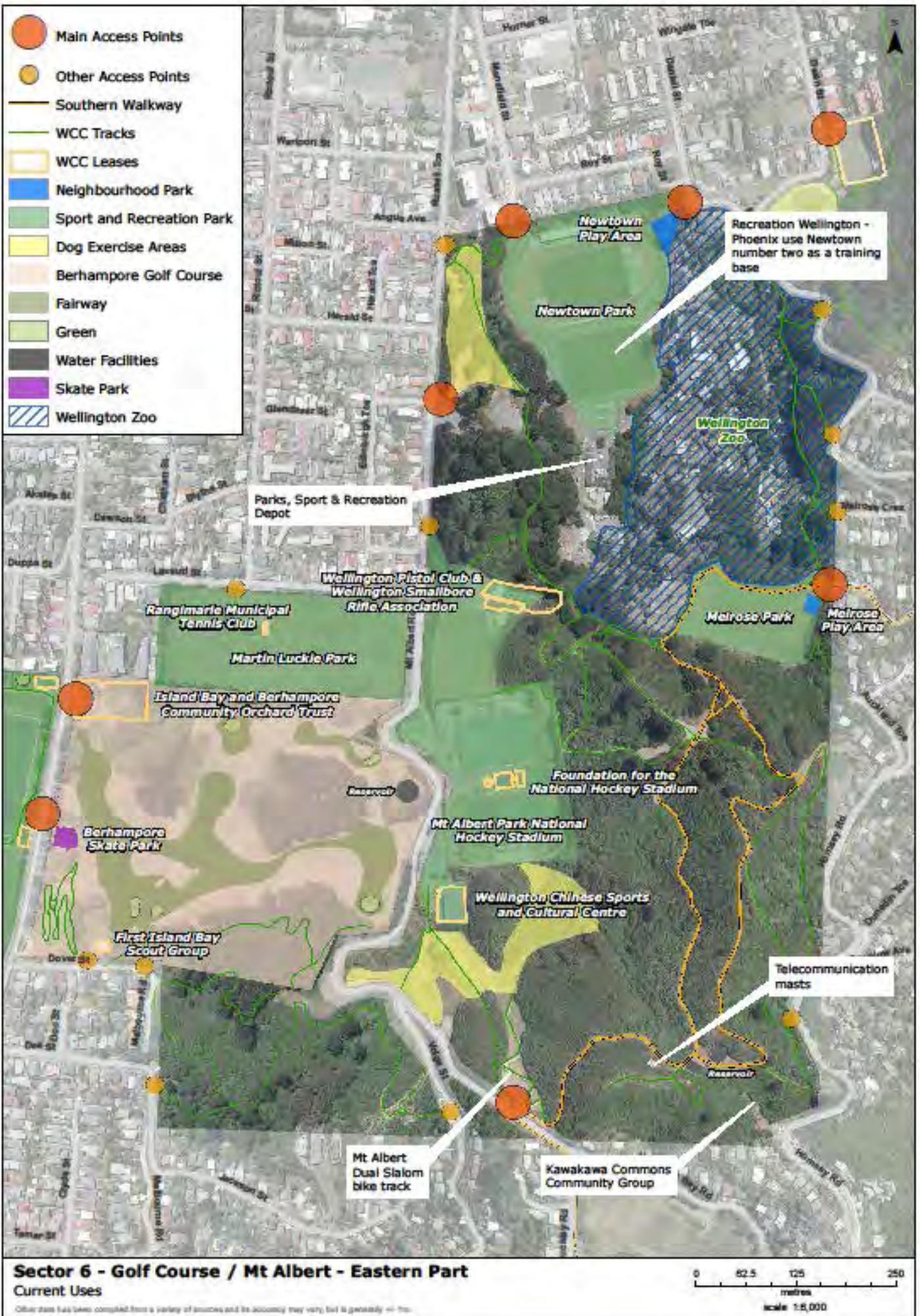


-  Main Access Points
-  Other Access Points
-  City to Sea Walkway
-  WCC Tracks
-  WCC Leases
-  Car Parks
-  Neighbourhood Park
-  Sport and Recreation Park
-  Dog Exercise Areas
-  Berhampore Golf Course
-  Fairway
-  Green



**Sector 6 - Golf Course / Mt Albert - Western Part**  
 Current Uses

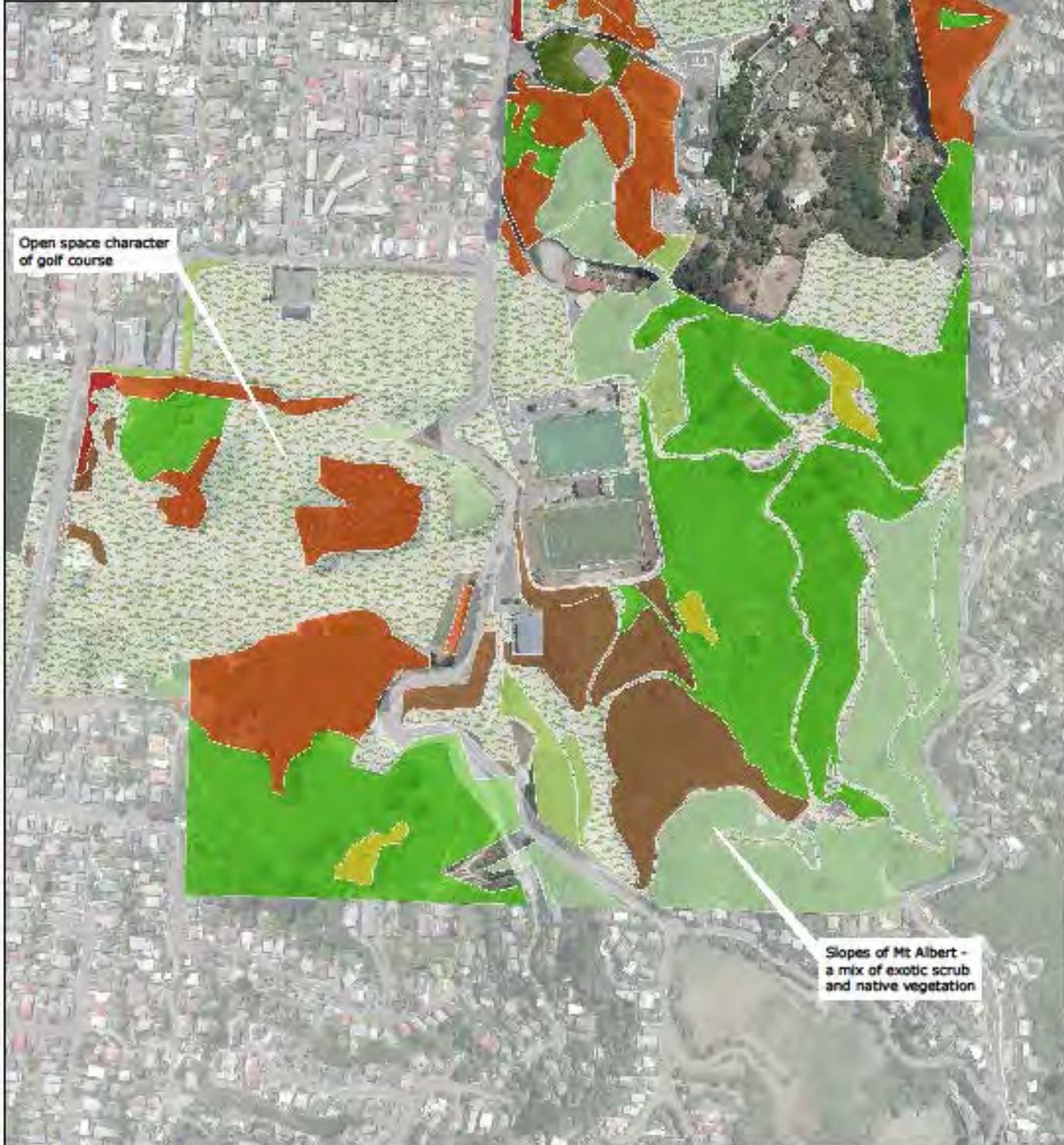
Other data has been compiled from a variety of sources and its accuracy may vary, but is generally of the order of 1:15,500.



**Sector 6 - Golf Course / Mt Albert - Eastern Part**  
**Current Uses**

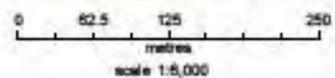
Other data has been compiled from a variety of sources and its accuracy may vary but is generally in line.

- Native Forest - 17.6ha
- Native Scrub/Shrubland - 1.5ha
- Mixed Shrubland (Exotic-Native) - 8.6ha
- Parkland/Arboretum - 0.4ha
- Revegetation - 4.8ha
- Pohutukawa Stands - 0.6ha
- Conifer Dominant - 8.9ha
- Eucalyptus Dominant - 0.6ha
- Grassland - 22.6ha



**Sector 6 - Golf Course / Mt Albert - Eastern Part**  
 Landscape and Existing Vegetation

Other data has been compiled from a variety of sources and its accuracy may vary, but is generally as true.





**Sector 6 - Golf Course / Mt Albert - Western Part**

**Management and Proposed Future Changes**

Other data has been compiled from a variety of sources and its accuracy may vary, but is generally of the order of 1:5,500.



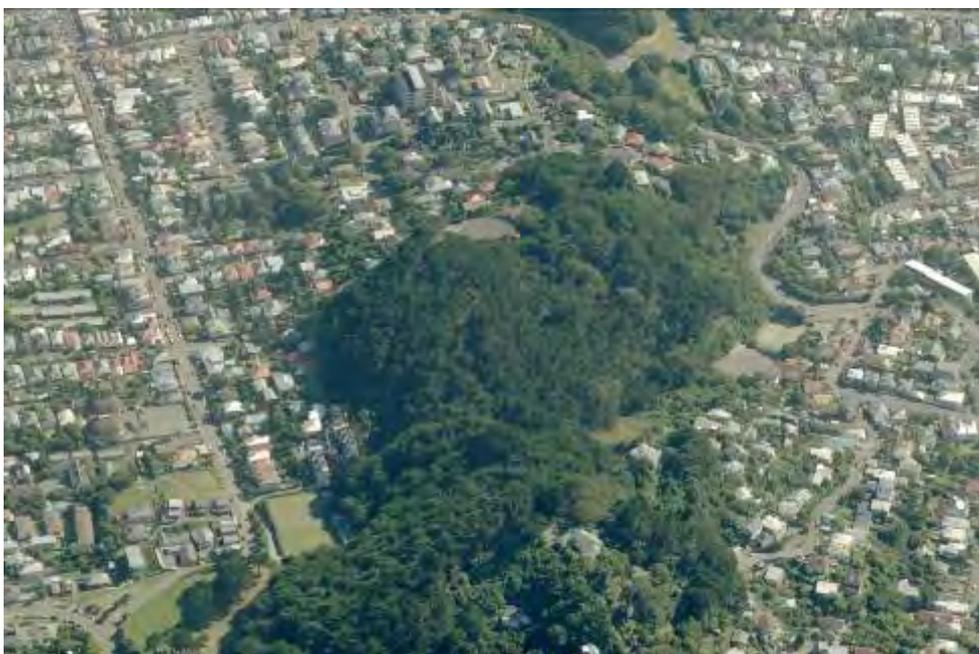
**Sector 6 - Golf Course / Mt Albert - Eastern Part**  
Management and Proposed Future Changes

Other data has been compiled from a variety of sources and its accuracy may vary, but is generally in line.

Table 5: 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

## 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 ridgetop is an important backdrop seen from the eastern suburbs. The sector has varied character from south to north, with forested areas, open parkland and recreational development.

1. The **conifer plantation** from Manchester Street to Crawford Road, partly removed in 2010, forms a distinctive block of tall forest with some eucalypts and native regeneration on the eastern slopes.
2. **The Crawford Road saddle** has areas of mixed vegetation along with mown grass.
3. A **parkland area** north of Crawford Road has scattered tree groupings of mixed species with large open areas and sports and recreation clubrooms and facilities. The former Chest Hospital is at the northern end.
4. A **south-facing valley** between Wellington Hospital and the Chest Hospital, known as Vice Regal Park, was formerly part of Government House.

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

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

There are two water reservoirs within the sector:

- public reservoir south of Coromandel Street

- reservoir off the northern end of Owen Street servicing the hospital and not part of the citywide network.

## 8.7.2 Land addition and boundary rationalisation

### Policies

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

- road reserve on the corner of Owen Street and Manchester Street.

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

There is one proposed addition to the Town Belt within this sector (Sector 7: context map) – part of Owen Street road reserve. This area 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.

**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.

**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 easternmost arm of the Town Belt's horseshoe shape. The site includes the summit of Mt Alfred and the site of Te Akatarewa Pā. It is identified as the Te Ranga a Hiwi Precinct in the Wellington City Council's District Plan.

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

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

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

### 8.7.3 Former Chest Hospital land

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

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

#### Objectives

Manage the Chest Hospital land and buildings in a manner that seeks a long-term sustainable use of the buildings while protecting and enhancing the site's heritage and reserve values.

#### 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 proposal's 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 of the Lease dated 10 June 2013.
- 8.7.3.5 If in the event the 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 Towards 2040: Smart Capital*
  - 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 3.21 hectares. Lot 3 is the open space area around the buildings, with Lot 4 containing the Chest Hospital building, the Nurses' Hostel and a covered walkway linking the two buildings. These are all listed as Heritage Buildings in the Wellington District Plan. The Chest Hospital Building is a Category II Historic Place. There is also a chapel, a boiler room and a small shed on the site.

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

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

In 2004 the Council issued a request for proposals for the future use of the facility. The SPCA submitted the preferred proposal and in June 2007 the Council approved granting a lease to the SPCA. In August 2007 the SPCA entered into an agreement to lease.

The Council completed all exterior refurbishment works in February 2010, which consisted of:

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

A lease was signed on 10 June 2013.

### 8.7.4 Landscape and ecological management

#### Policies

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

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

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

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

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

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

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

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

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

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

## 8.7.5 Recreation

### Policies

8.7.5.1 Protect the natural visual quality of Alexandra Road as an important scenic route through the Town Belt.

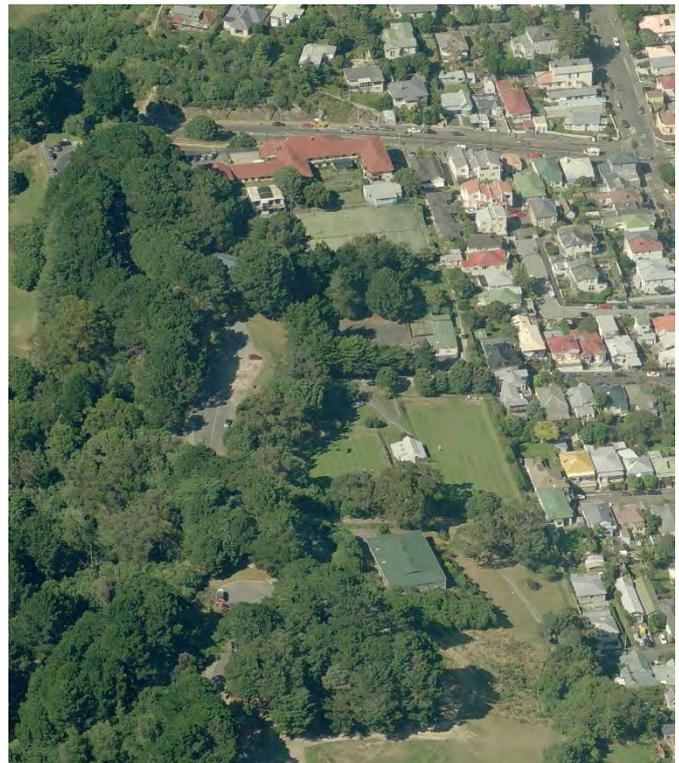
8.7.5.2 Limit development of club facilities to their existing lease footprints to retain the parkland character of this Town Belt sector.

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

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

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

These clubs comprise:



*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 land.*

- **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>50</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

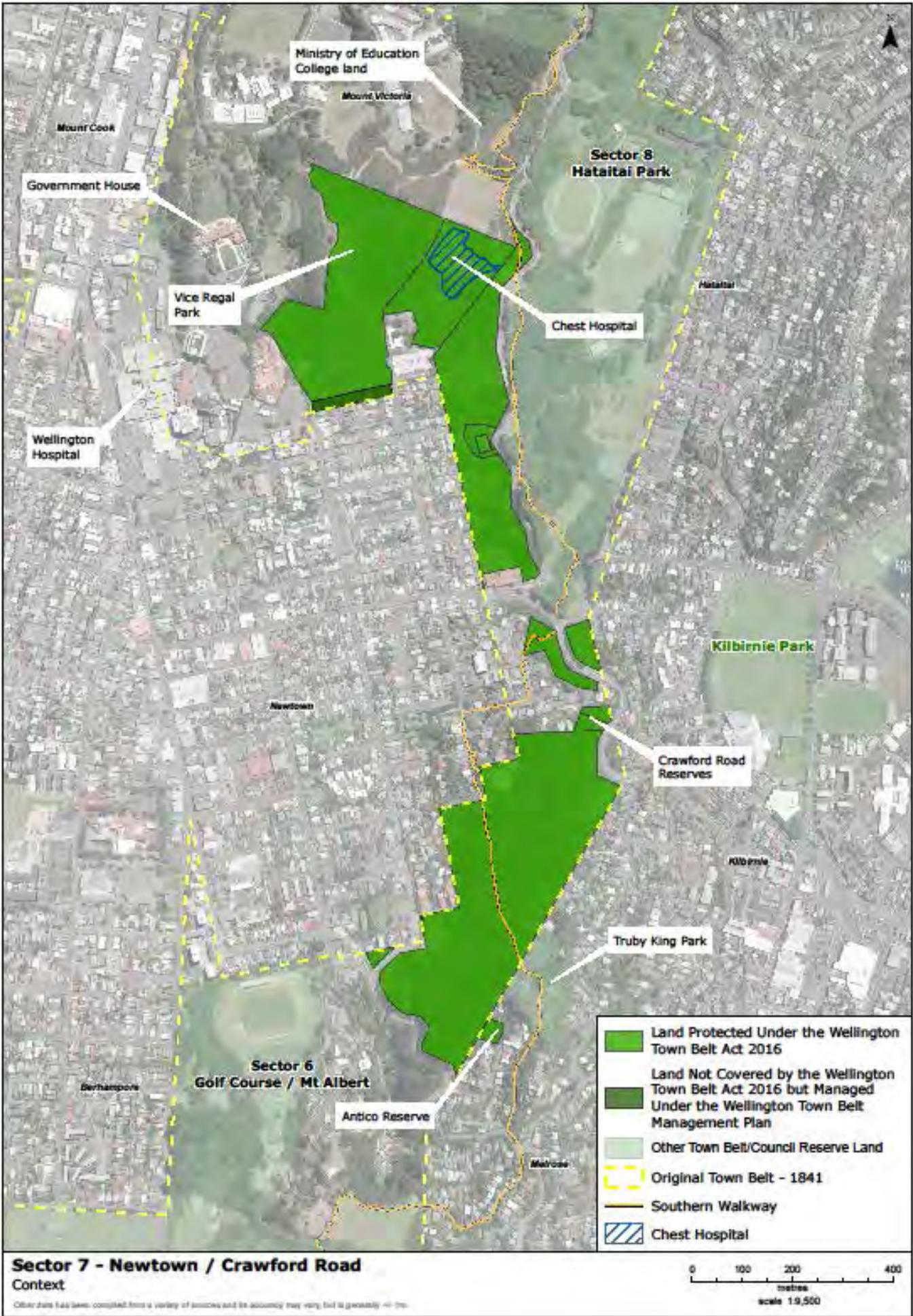
8.7.6.1 Measures shall be taken to eventually exclude private vehicle access from the Carmichael reservoir access track off the end of Owen Street .

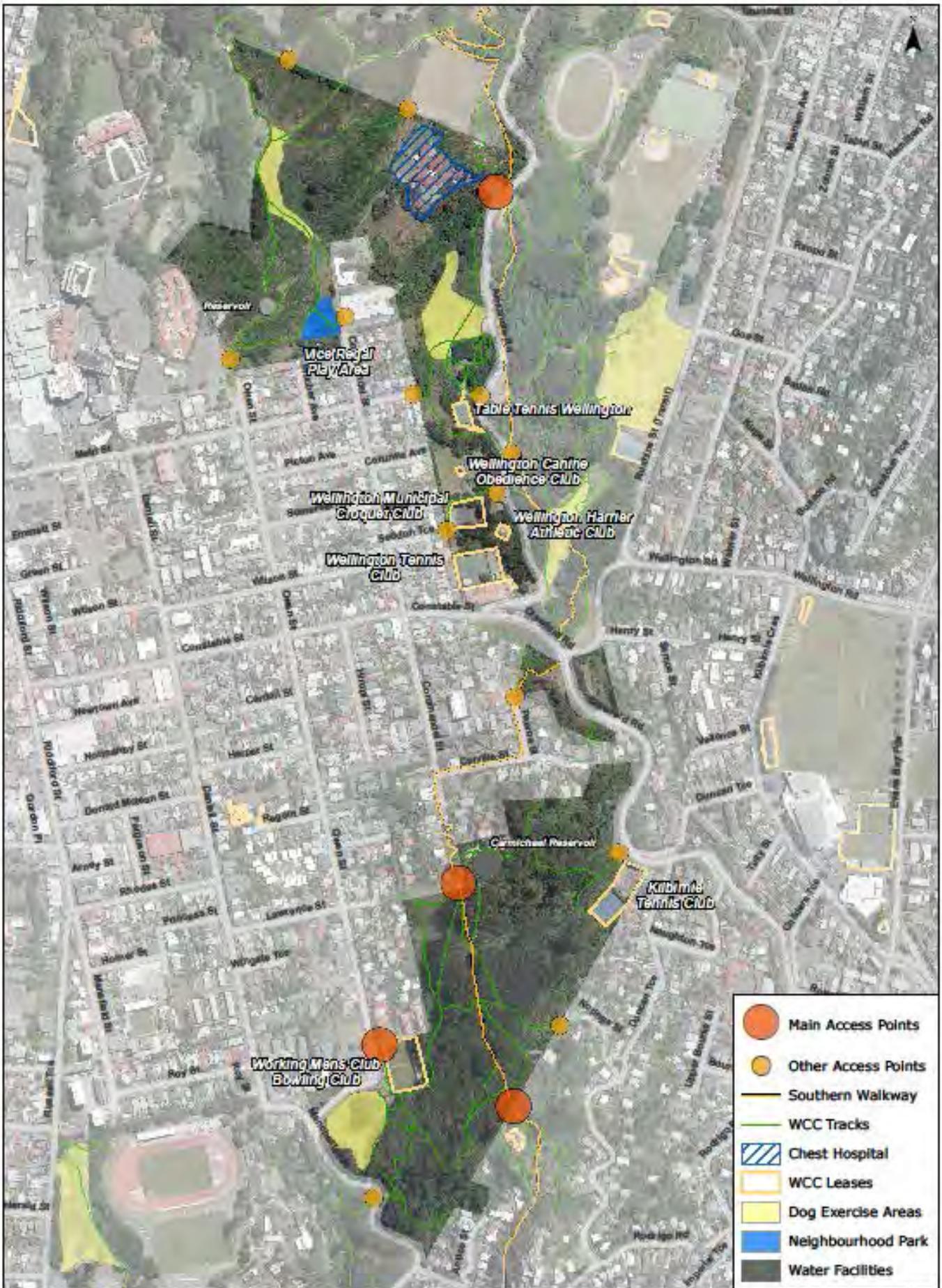
A vehicle track, which provides access to the Carmichael water reservoir off Owen Street, is also used by local residents for drive-on access to several nearby private properties at the top of Coromandel Street and Colville Street. The Southern Walkway passes along part of the length of this track, which is maintained to a level suitable for reservoir access vehicles. A gate has been installed at Owen Street to manage private vehicle use. No new access is currently being permitted.

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

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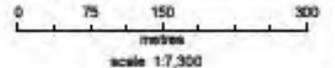
<sup>50</sup> An 11km walkway from Oriental Bay to Island Bay





**Sector 7 - Newtown / Crawford Road**  
**Current Uses**

Other Data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 5m.



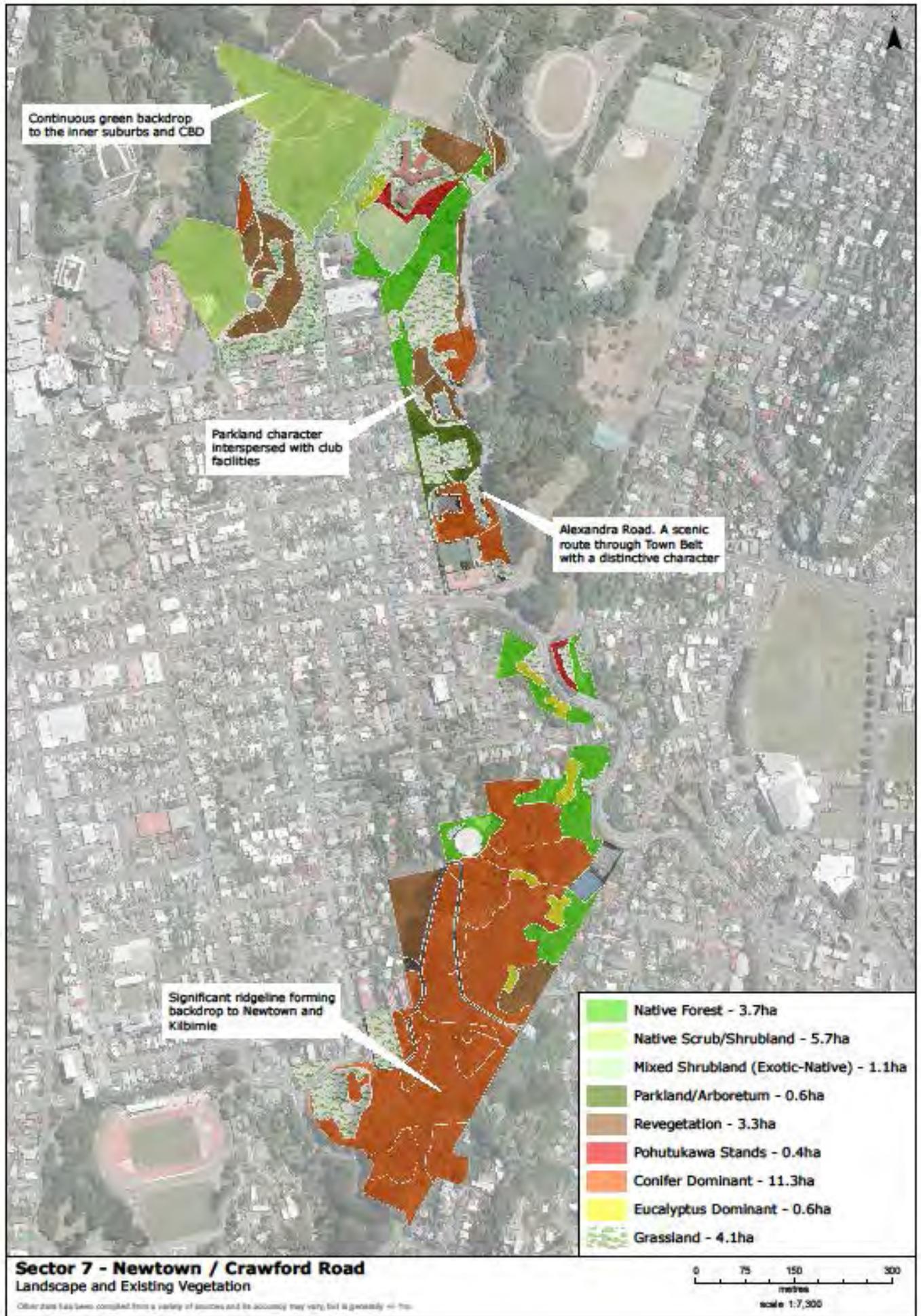




Table 6: Town Belt additions, removals and boundary rationalisations – Newtown/ Crawford Road sector

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP
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.
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.	<p>The TBRP 1998 states:</p> <p><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></p> <p><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.</i></p> <p><i>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)</i></p>	The land currently owned by the Crown and used for Vice Regal/Head of State purposes was part of the original Town Belt. There are strong economic and cultural benefits to Wellington continuing to be the home of the Vice Regal Representative.	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.	No
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.	The land is managed under the Suburban Reserves Management Plan.	No

Ministry of Education land 'College land'	<p>The College land is located between Patterson Street, Alexandra Road and the Vice Regal residence. It is the site for Wellington College and Wellington East Girls' College. The land is described as Part section 1078 on the Plan of the City of Wellington, comprising 0.0799ha, held in NZ Gazette notice 096525.1.</p> <p>Part of the Town Belt reserve and parts of the College Site reserve, comprising 23.9662ha, held in NZ Gazette notice 096525.1.</p>	<p>The land is owned by the Crown, and managed by the Ministry of Education.</p> <p>The land includes the steep eastern slopes above Wellington College and Wellington East Girls' College and Alexandra Park sportsfield, which is used from time to time by students.</p> <p>This land is included in the Deed of Settlement RFR Land Schedule and the Port Nicholson Block Settlement Trust has the first right of refusal if the land is declared surplus.</p> <p>Background information:</p> <p><i>The land was originally part of the New Zealand Company's belt of land for 'public purposes'. In 1872 the land was allocated for the purposes of a Collegiate Institution and in 1874 Wellington College opened. Some time after that Wellington East Girls' College was opened. The land is therefore not subject to the 1873 Deed for Town Belt reserves purposes.</i></p>	<p>The TBRP 1998 states:</p> <p><i>The current Council policy is to seek land ownership of all the college land with a lease back to the Ministry of Education of the land not cross-hatched on Map 5. This policy cannot be enforced by the Council and relies on cooperation from the Ministry and colleges. The Ministry and colleges oppose the policy. No progress has therefore been achieved in respect of any college land.</i></p> <p><i>The policy is that the Council initiate negotiations with the Ministry of Education, colleges and the Crown for the cross-hatched land to be transferred to the Council for Town Belt purposes, in whole or in part. Negotiations should also seek agreement in principle that any land declared surplus to college requirements in the future would be transferred to the Council for Town Belt purposes. The above should be advanced in the context of a partnership between the Council, Ministry of Education and the colleges</i></p> <p>(page 18–19).</p>	<p>The open space land behind the colleges, including Alexandra Park, connects with 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 easternmost arm of the Town Belt's horseshoe shape. The land 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.</p> <p>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.</p>	<p>It is recommended that the Council will work in partnership with the Port Nicholson Block Settlement Trust, and the Ministry of Education regarding the reinstatement to Town Belt status of the open space land behind Wellington College and Wellington East Girls College.</p>	No
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## 8.8 Sector 8 – Hataitai Park



*The recreation hub at Hataitai Park. Note Badminton Hall at the 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 are forested with a mosaic of exotic species, with a native understorey 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 6 months, 23 percent had never visited. There is a large recreation hub with facilities for sports including softball, netball, tennis, football, rugby, badminton, gymnastics, and cycling.

A network of tracks, including part of the Southern Walkway<sup>51</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 2.6.3 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.

**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 the following:

- 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 at that time was 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 in trust by the

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<sup>51</sup> An 11km walkway from Oriental Bay to Island Bay

Council. During that process the Council will need to make decisions under the Wellington Town Belt Act 2016.<sup>52</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 that could include closure of some parts of the park, periodic access issues and so on.

Let's Get Wellington Moving is a joint initiative between Wellington City Council, Greater Wellington Regional Council, and the NZ Transport Agency. The focus is the area from Ngauranga Gorge to the Airport, encompassing the Wellington Urban Motorway and connections to Wellington Hospital and eastern and southern suburbs.

### **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 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 apart from the recent removal of a line of macrocarpas adjacent to the sportsfield and Wellington Football Club.

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<sup>52</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 subject to the provisions of Clause 23 of the Wellington Town Belt Act 2016.

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.

## 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 park 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 Road will 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 recreation hubs in the city and has facilities for formal recreation, including two playing fields, softball diamonds, the 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 Ponake (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 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 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:

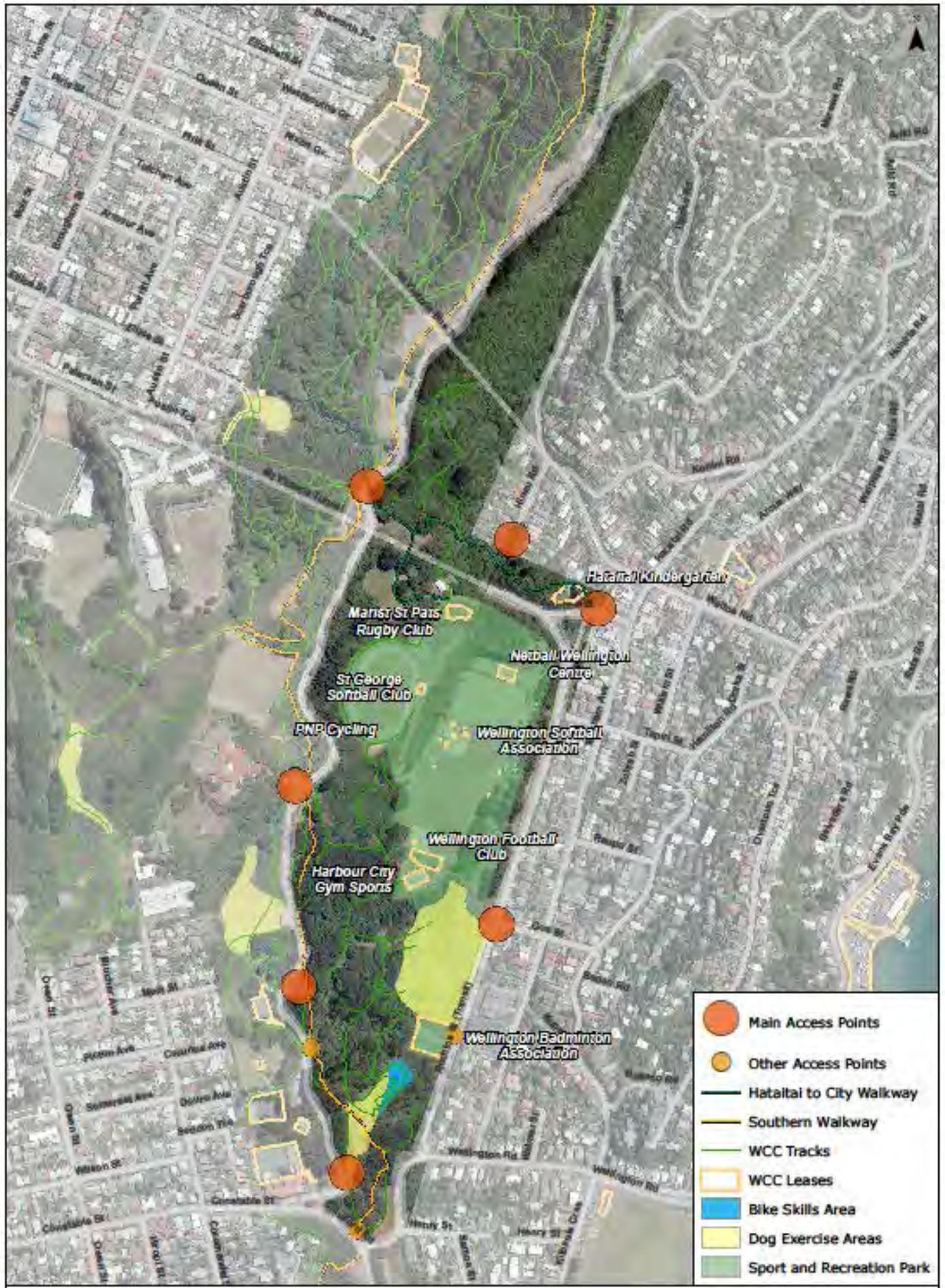
- The number and configuration of buildings on the park does not meet the needs of the various organisations using or leasing facilities on the park.
- There is only one vehicle entrance off Ruahine Street (which is part of State Highway 1). Some sports activities create high volume of vehicles wishing 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 central city.

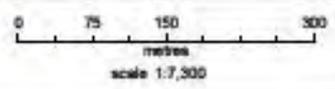


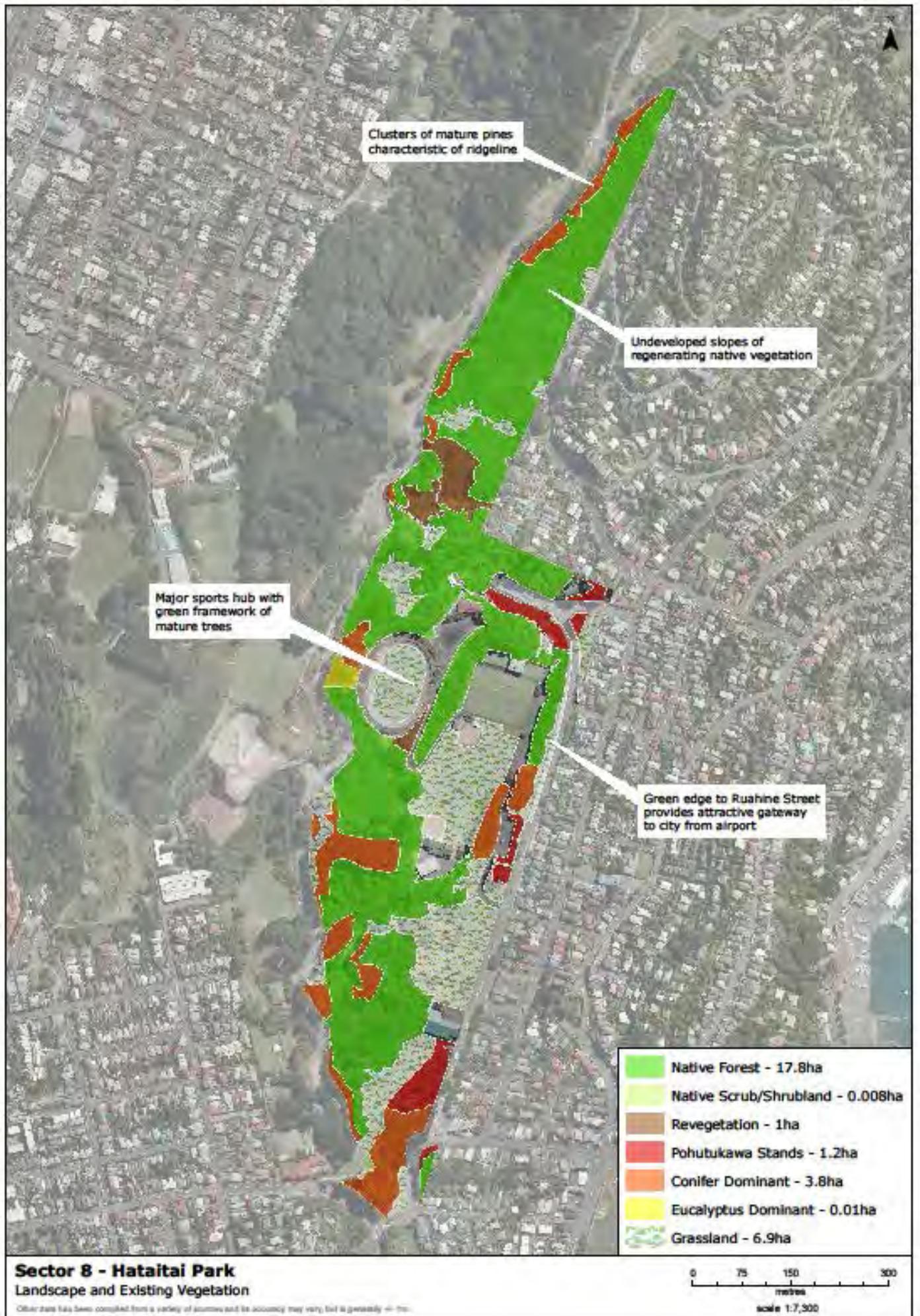


**Sector 8 - Hataitai Park**  
Current Uses

Other data has been compiled from a variety of sources and its accuracy may vary, but is generally <math>\pm 5\%</math>.

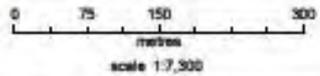
-  Main Access Points
-  Other Access Points
-  Hataitai to City Walkway
-  Southern Walkway
-  WCC Tracks
-  WCC Leases
-  Bike Skills Area
-  Dog Exercise Areas
-  Sport and Recreation Park







**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 of the order of 1:7,300.

## 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 understorey 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 (2009 residents' survey) with 95 percent of residents having visited and 68 percent visiting at least once every 6 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



*Town Belt between Mt Victoria and Hataitai bisected by Alexandra Road*

withstand heavy use. This is a popular area for mountain biking.

## **8.9.2 Land addition and boundary rationalisation**

### **Policies**

- 8.9.2.1 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.

## **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<sup>53</sup>
- 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.
- 8.9.3.3 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

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<sup>53</sup> Mt Victoria/Matairangi Master Plan was completed in June 2015

- 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

8.9.3.4 Work in partnership with the Rotary Club of Wellington and Mt Vic Revegers on the ‘City to Summit’ project.

8.9.3.5 Continue with animal pest control and the control of 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 understorey.

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 effects 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 started 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 Master Plan (policy 8.9.3.1)<sup>54</sup>
- 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.

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<sup>54</sup> Mt Victoria/Matairangi Master Plan was completed in June 2015

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 provide walking, jogging and mountain biking opportunities, including the Southern Walkway<sup>55</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:

**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 and a lease for the former Bandoliers building.

Two play areas provide facilities for the Mt Victoria and Roseneath communities.

There is a dog exercise area at Charles Plimmer Park.

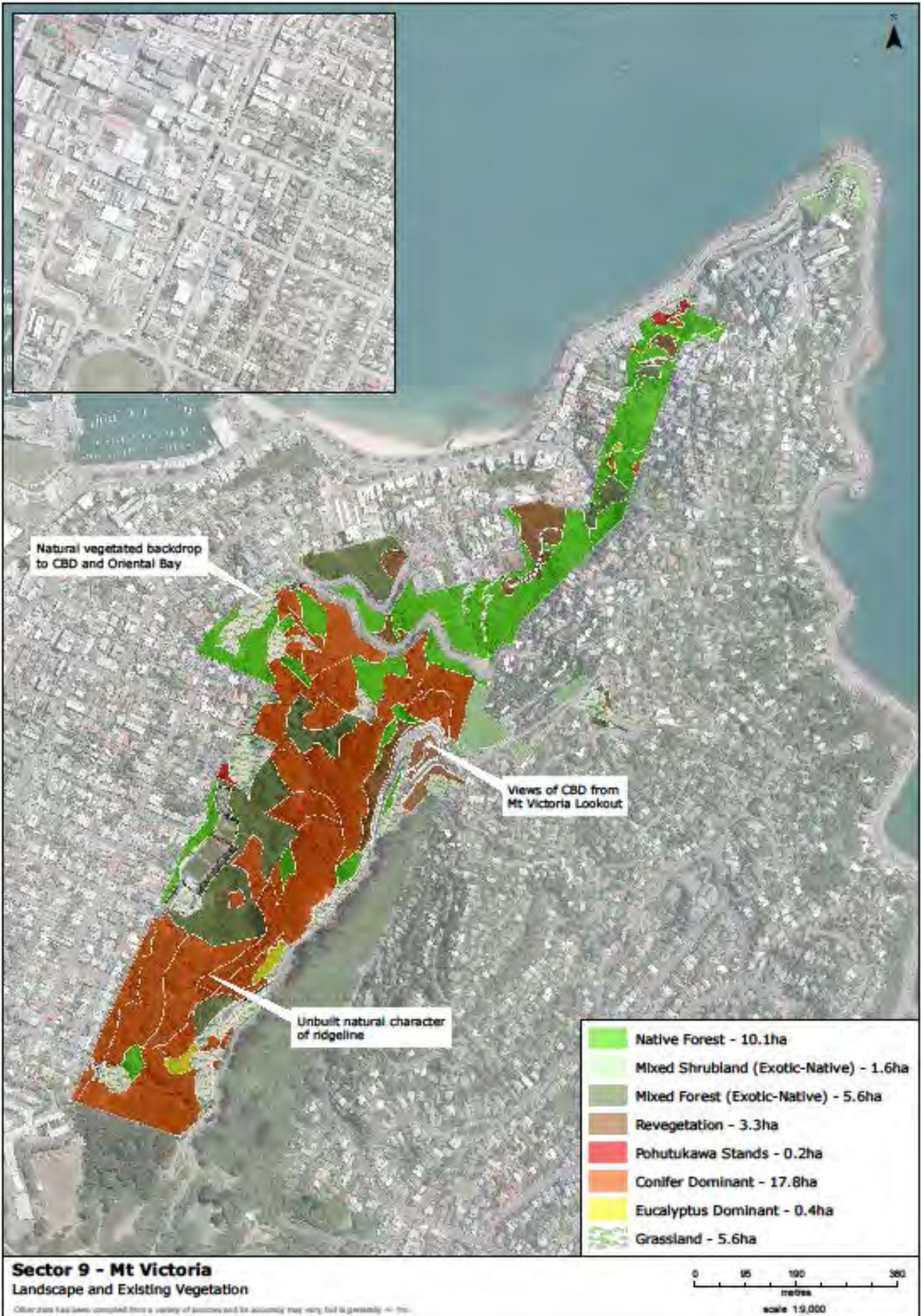
**Wellington Mountain Bike Club** is building and maintaining some tracks in this sector. They have built dual-use tracks and some single-purpose mountain-bike-only tracks.

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<sup>55</sup> An 11km walkway from Oriental Bay to Island Bay







Observations have been compiled from a variety of sources and for accuracy they vary, but is generally in the...



Vegetation management:  
Implement City-to-Summit planting  
programme in partnership with the  
Rotary Club of Wellington

Landscape:  
Develop a landscape  
& recreation masterplan.

Landscape:  
Retain views  
from Lookout

Landscape:  
Retain unbuilt character of  
Lookout Road. Develop  
path between Mt Victoria  
Lookout and Centennial  
Memorial

Vegetation management:  
Retain green framework  
along Alexandra Road

- Hataitai to City Walkway
- Southern Walkway
- WCC Tracks

**Sector 9 - Mt Victoria**  
Management and Proposed Future Changes

0 95 190 380  
metres  
scale 1:9,000

Other data has been compiled from a variety of sources and its accuracy may vary but is generally to the best of our knowledge.

Table 7: 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
Mt Victoria Radio Networks site		<p>This land is located on the east side of Lookout Road along the Mt Victoria ridge, between the Mt Victoria Lookout and Centennial Memorial.</p> <p>This land is owned/administered by Radio Networks and the site used for telecommunications.</p>			If the ownership and/or use of this site changes then the Council will assess this site for possible addition to Town Belt.	No

# 9 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 on the Town Belt<sup>56</sup>.

Within the Town Belt a number of activities and experiences are offered, and there is 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, Sport and Recreation) 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 Wellington Town Belt in a manner that reflects the principles of the Town Belt and recognises and protects key values: ecology, 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.
- 9.2.2 Manage and maintain discretion over activities to ensure appropriate allocation of resources, protection of Town Belt values and the safety of Town Belt users.
- 9.2.3 Maintain discretion over new activities and utilities to avoid or limit impacts on the environment and Town Belt values.

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<sup>56</sup> These rules should be read in conjunction with the Wellington Consolidated Bylaw 2008

- 9.2.4 Follow a process for determining whether new activities and development are appropriate for the area directly affected and for the Town Belt in general.
- 9.2.5 Prohibit activities that are inappropriate for the Town Belt.
- 9.2.6 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 on the Town Belt, but 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 the Council's Open Space Access Plan 2016)
  - dog walking (on leash unless in specified off-leash area – refer to the Council's Dog Policy 2016)
  - 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 (restrictions may apply to some locations or activities (refer to 9.3.3))
  - informal games
  - painting, amateur photography and filming<sup>57</sup>
  - wildlife spotting
  - nature trails
  - orienteering
  - organised sport on a sport and recreation park – subject to standard conditions for booking with Parks, Sport and Recreation
  - firewood collection. Only dead wood on the floor of exotic forest 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.

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<sup>57</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.

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 car parks and leased facilities
- earthworks for the construction or maintenance of walking or cycling tracks where the track surface does not exceed 1.5 metres wide and the work is carried out by or with the permission of the Council. Recorded archaeological sites are avoided and earthworks for track building may require an Archaeological Authority from Heritage New Zealand. 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:

- a. group size for informal activities (up to 30 people is generally considered allowed, subject to assessment of the impact of what the group is doing)
- b. time of the day and duration of activity (assessed on impact)
- c. location (ensuring there is no user conflict between park users)
- d. day of the week or time of year (restriction in regards to events during public holidays and considering weekday and weekend activity)
- e. the weather (restriction of activities and use of certain areas or facilities)
- f. 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 sport and recreation parks subject to booking and payment (as per Council user charges). 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, contact a park ranger).

Commercial (business<sup>58</sup>) 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. Dog walking, for example, is also governed by a separate and specific Council policy (Bylaw and Dog Policy 2016). 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 (2016).

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<sup>58</sup> "Business activity" means an undertaking carried on for pecuniary gain or reward — section 5 WTBA.

## 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 including utilities
- 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 (business) activities
- be large-scale events and a range of other uses
- development of new or extensions to existing formal sporting or club facilities within the footprint of sport and recreation parks or within current leased areas.

- 9.4.2 Wellington City Council will manage activities and development through landowner approval as either a:

- concession
- easement
- lease
- licence
- permit (including land owner approval letter)
- 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 Heritage New Zealand)
- vehicle access from state highway (from the New Zealand Transport Agency).

- 9.4.4 Managed activities that require a permit or booking will be approved or declined by Council staff. These include:
- 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)
  - conducting one-off activities involving site occupation or use (eg weddings, concerts)
  - commercial filming and photography (see footnote for 9.3.2)
  - temporary access, except for park management, emergency access and as identified in the sector plans (eg infrastructure 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 Parks, Sport and Recreation)
  - 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 staff and Council (or a delegated Committee) will approve or decline. These include:
- leasing buildings and/or Town Belt land (subject to policy 6.2.2 and the Leases Policy for Community and Recreational Groups)
  - commercial (business) activities that are either large one-off events or are concessions for 6 months or more (including but not limited to 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
  - utilities (essential systems and networks that provide the city with water, energy, communications and wastewater removal) (see 9.5.4)

- 9.4.6 Public notification. Applications for managed activities will be publicly notified:
- a. when it is required under the Wellington Town Belt Act 2016 (WTBA)
  - b. when it is required by Council policy (eg granting a lease or licence under the Leases Policy for Community and Recreational Groups)
  - c. when 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 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
  - e. when it is a commercial sub-lease or sub-licence or concession.
- 9.4.7 Information required with application. All applications are required to include the following<sup>59</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 the Town Belt
  - d. an explanation of how the development/activity is aligned with the objectives and policies in this plan
  - e. details of other approvals or consents required (eg if consent is required under the Resource Management Act 1991)
  - 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 In addition to many requirements of the WTBA, the Council (Parks, Sport and Recreation) will consider the following when assessing applications for landowner approval:
- a. if the activity and/or development could be co-located, in particular when associated with formal sports facilities
  - 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 there would be fewer potential adverse effects

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<sup>59</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.

- 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
- d. effects (positive and negative) on park infrastructure, approved activities, the surrounding environment and the enjoyment of other park users (limits may be placed on the frequency of the proposed activity and the need for temporary closure)
- e. the level of any additional benefits, enjoyment and use opportunities for park visitors, local and regional community and mana whenua
- f. the extent to which the proposal affects current or future public access
- g. potential to improve access to and interaction with the natural environment and promote personal and community health and wellbeing
- 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
- 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
- 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 the Town Belt, the following criteria will be considered (partly based on Wellington City Council Guidelines for Community Gardens – September 2009):
- Wellington City Council will seek to maintain the public use and open-space values of the land in accordance with the policies in this plan.
  - Alternative open spaces, such as schools, vacant or temporary lots, and community housing have been considered.
  - The location of community gardens and orchards within the Town Belt should support and complement the primary function of the Town Belt and its associated uses and users<sup>60</sup>.
  - Community gardens and orchards should be located to minimise potential conflict with Town Belt uses and users.
  - Community gardens and orchards should not dominate the primary usable area of local or community parks within the Town Belt.
  - Community gardens and orchards must retain their public character.
  - Community gardens and orchards must be not-for-profit.
  - No private allotments will be allowed on the Town Belt.
  - Formal education programmes leading to qualifications are prohibited.
  - Community gardens on the Town Belt must follow the Wellington City Council Leases Policy for Community and Recreational Groups (2012).
- 9.5.4 Utilities: Use of the Town Belt for public utilities (defined as "public services" in section 5 of the WTBA) 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 upgrades<sup>61</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 upgrades 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
    - where the public benefits outweigh any adverse impacts on this recreational nature<sup>62</sup>.
  - b. All new utilities and replacement or upgrades of existing utilities shall comply with the following conditions to the satisfaction of the Council:

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<sup>60</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>61</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.

<sup>62</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.

- (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 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 Heritage New Zealand.
- c. All utility companies wanting to build new or upgrade or replace existing structures on the Town Belt will need to obtain a lease and/or easement from the Council (in line with section 20 of the WTBA 2016). Easements shall be granted for utilities that are located underground. 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 Council (or delegated committee) as per section 20(1) of the WTBA 2016.
- 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.
- 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
- f. Approval from the Council for private discharge utilities will be subject to the following conditions:
- (i) A fee for use of the route and a refundable site restoration bond, as determined by the Council, shall be paid.
  - (ii) The adjoining property owner shall be responsible for accurately mapping the connection(s) and shall provide documentation of this to the Council.
  - (iii) 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.

- (iv) The property owner shall be liable for removing any redundant materials, structures or utility infrastructure if required by the Council.
- g. All existing and future public and private utilities (above and below ground) will be accurately mapped and documented.
- h. All costs arising from the application for a new utility or upgrade 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.
- i. Subject to the ability of the Council to do so under relevant legislation concerning utilities, the Council shall 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.)
- j. When a utility is no longer required 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 business activities on the Town Belt need to be consistent with the provisions of clause 18 of the WTBA in that they must be:
- temporary and any effect of the activity on the Town Belt or users in so more than minor, or
  - consistent with its use as a public recreation ground and the effects of any building or structure required to be built or extended is no more than minor.

Where the business activity is related to an existing sporting or community club or group who are leasing Town Belt land they will only be permitted to the extent that:

- the business activity complements and is ancillary to the group's primary community or recreational activity
- 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.

## 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 Town Belt 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 WTBA.

- 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 Non-recreational activity and development are prohibited<sup>63</sup>.

Note: In considering what is 'non-recreational', the Council will use the definition of public recreation ground in section 9(3) of the WTBA, which means an area provided for:

- a. recreation, sporting activities, and the enjoyment of the public, with an emphasis on outdoor activities; and
- b. the protection of the natural environment and historic heritage.

9.6.4 Leases and licences for non-recreational purposes are prohibited (eg for childcare, Plunket and learning institutions, such as schools and community centres).

9.6.5 Development of new or extensions to existing formal sporting or club facilities is prohibited except:

- within the footprint of sport and recreation parks
- within current leased areas and associated hard infrastructure, such as car parks<sup>64</sup>.

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 identified in the sector plans.

9.6.6 Enforcement of all activities will be through the Wellington City Council Consolidated Bylaw 2008, and the WTBA.

9.6.7 The following activities are specifically prohibited:

- a. spreading of ashes or placenta
- b. construction of private residential dwellings or landscaping
- c. all mining activities
- d. commercial resource harvesting
- e. permanent vehicle access for private purposes
- 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)
- 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)

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<sup>63</sup> This does not include utilities or those activities expressly permitted or managed.

<sup>64</sup> The intention is to protect unbuilt areas and limit new development outside of identified sport and recreation parks, and existing leased club buildings and facilities.

- 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 for educational purposes 9.4.4).

#### 9.6.8 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 the Town Belt Deed, the WTBA and the purpose of provision of public open space. Under the WTBA the Council cannot grant licences for any encroachment.

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 2.5626 hectares 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.

9.6.8.1 Encroachments are a prohibited activity.

9.6.8.2 The Council will resolve the existing encroachments with a view to regaining lost land.

9.6.8.3 The Council will protect the Town Belt from new 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.

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.

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 WTBA. 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:

- 9.6.8.4 The Council will keep a record of all known encroachments.
- 9.6.8.5 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 an agreement to formalise the removal process.
- 9.6.8.6 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.

Note: A 'new' encroachment is one that did not exist before 1995 (the publication date of the previous Town Belt Management Plan). The onus of proof sits with the owner of the encroachment. The Council will consult all relevant records, including aerial photography, to assist with determining whether the encroachment is new.

- 9.6.8.7 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 time frame 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.
- 9.6.8.8 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 9.6.8.7).

- 9.6.8.9 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 may be negotiated. This will allow agreement of reasonable terms while also ensuring that the access encroachment is removed as per policy 9.6.8.1, 9.6.8.2 and 9.6.8.3. 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.
- 9.6.8.10 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.
- 9.6.8.11 Emergency retaining and/or land stabilisation will be managed by way of an agreement 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.
- 9.6.8.12 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 applicant's side of the boundary and not on the Town Belt. The applicant can apply for a temporary access permit to build the wall. The completed structure must be contained on the applicant's property and will be the responsibility of the owner so no encroachment occurs.
- 9.6.8.13 If the encroachment is part of a house or other building, the time frame for removal is likely to be longer and an encroachment agreement 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.
- 9.6.8.14 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 an agreement will end and the encroachment is removed or access stopped.
- 9.6.8.15 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.

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<sup>66</sup> This does not apply to new retaining or building as that will be removed immediately (refer 9.6.8.6 b above).

<sup>67</sup> This does not apply to new houses or parts of houses as they will be removed immediately (refer 9.6.8.6 b above).

- 9.6.8.16 All costs associated with immediate or managed removal, including survey and legal costs, shall be met by the owner of the encroachment.
- 9.6.8.17 Town Belt land cannot be sold to resolve encroachment issues<sup>68</sup>.
- 9.6.8.18 Formalisation of managed removal through an agreement 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 WTBA.
- 9.6.8.19 All encroachment agreements require approval by the Council or a delegated committee.
- 9.6.8.20 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.

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 applicant's 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:

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<sup>68</sup> The WTBA does not permit removal of land from Town Belt (section 22) other than in accordance with the Public Works Act (section 23 of the WTBA)

- 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 plan. See Appendix 5 which outlines the application process for landowner approval.

# 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

to

C O N V E Y A N C E

The Corporation of the City of  
Wellington

under the

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.

[Type text]

**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 **DOETH** 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 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 Wellington Town Belt Act 2016



## Wellington Town Belt Act 2016

Local Act 2016 No 1  
Date of assent 9 May 2016  
Commencement see section 2

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## Preamble

- (1) Whakatauki:
 

“Tumutumu parea, rākau parea, whānui te ara ki a Tāne [Ward off post and weapon, so that the expansive path of mankind is opened up].”

This was uttered by Te Wharepouri Te Kakapi-o-te-Rangi during the arrival of the colonial ships within the Wellington harbour, and upon the Petone foreshore, during the 1830s. Te Wharepouri saw the benefits of building positive relationships with the colonial settlers and working together towards common goals and initiatives. Hence, the focus of this proverb is about the journey of life, overcoming obstacles and issues, and focusing on the main tasks at hand:
- (2) The New Zealand Company was a private land settlement company, formed in London in May 1839, which planned to establish a settlement at Wellington harbour. The Company’s representatives arrived at Wellington harbour in September 1839:
- (3) At the time of the New Zealand Company’s arrival, the iwi groups with take raupatu over all of the lands within the Wellington harbour and its environs were Te Ātiawa, Ngāti Ruanui, Taranaki, Ngāti Tama (together, Taranaki Whānui ki Te Upoko o Te Ika) and Ngāti Toa Rangatira. These iwi each had their own ahi kā over particular areas, as follows:
  - (a) Te Ātiawa at Te Whanganui ā Tara and parts of the southwest coast; and
  - (b) Taranaki and Ngāti Ruanui at Te Aro; and
  - (c) Ngāti Tama at Kaiwharawhara and environs, and parts of the southwest coast; and
  - (d) Ngāti Toa Rangatira at parts of the southwest coast:
- (4) The New Zealand Company’s initial settlement plan provided for the original Town Belt, being public reserves of 1 562 acres (approximately 632 hectares) around the proposed town of Port Nicholson (now Wellington City), that would separate it from the Company’s rural district. These reserves included the land that is now the Wellington Botanic Garden. The instructions from the Company’s secretary, John Ward, to its surveyor, William Mein Smith, included that this land be “public property on condition that no buildings be ever erected upon it”:
- (5) On 16 October 1841, the Governor of New Zealand notified that the reserves provided for in the Company’s plans were “reserved by the Crown for public

purposes”. This was done without consulting or, at that time, compensating the relevant iwi groups:

- (6) On 3 June 1861, the Crown conveyed some of the original Town Belt to the Superintendent of the Province of Wellington “in trust for the purposes of Public Utility to the Town of Wellington and its inhabitants”:
- (7) The Wellington City Reserves Act 1871 instructed the Superintendent to convey some of the original Town Belt to the “Mayor Councillors and Burgesses for the time being of the City of Wellington” upon trust for “purposes of public utility to the City of Wellington and its inhabitants”. The Superintendent carried out this instruction in 1873 by executing the Town Belt Deed, which conveyed 3 parcels of land on trust to the “Corporation”, described in the Town Belt Deed as the “Mayor, Councillors, and Citizens of the City of Wellington”. The 3 parcels were the land known as the “Town Belt”, “Canal Reserve”, and “Basin Reserve”:
- (8) The “Town Belt” parcel and the “Canal Reserve” parcel were conveyed to the Council’s predecessor upon trust “to be for ever hereafter used and appropriated as a public Recreation ground for the inhabitants of the City of Wellington”:
- (9) The “Basin Reserve” parcel was subsequently resettled on the Council’s predecessor by deed dated 17 October 1884 as a separate trust, and the Town Belt Deed has no further application to it:
- (10) The report of the Waitangi Tribunal *Te Whanganui ā Tara me ōna Takiwā: Report on the Wellington District* (Wai 145, 2003) concluded that breaches of the Treaty of Waitangi by the Crown had occurred, including in relation to the Crown’s acquisition of lands within the Wellington harbour and its environs. The historical claims of Taranaki Whānui ki Te Upoko o Te Ika were settled on 19 August 2008 and the historical claims of Ngati Toa Rangatira were settled on 7 December 2012:
- (11) As well as the significance of some of the land to mana whenua, the concept of the original Town Belt and having open green space around the central city are important to the inhabitants of Wellington generally. Over time, many people and community groups have cared for the Wellington Town Belt and worked to recover parts of the original Town Belt not vested in the Council:
- (12) There is some uncertainty about the legal status of the Wellington Town Belt, the extent to which the Wellington Town Belt is protected for future generations, and the Council’s powers to protect, manage, and enhance the Wellington Town Belt. This Act will provide certainty by—
  - (a) becoming the principal source of the Council’s powers for protecting, managing, and enhancing the Wellington Town Belt; and
  - (b) providing a transparent statutory basis for the Council’s trusteeship and management of the Wellington Town Belt; and

- (c) providing a mechanism for land to become part of the Wellington Town Belt:
- (13) The objects of this Act cannot be attained otherwise than by legislation:

**The Parliament of New Zealand therefore enacts as follows:**

**1 Title**

This Act is the Wellington Town Belt Act 2016.

**2 Commencement**

This Act comes into force on the day after the date on which it receives the Royal assent.

**Part 1**  
**Preliminary provisions**

*Purpose and principles*

**3 Purpose**

The purpose of this Act is to—

- (a) provide a transparent statutory basis for the Council's trusteeship and management of the Wellington Town Belt on behalf of the inhabitants of the city of Wellington; and
- (b) impose on the Council responsibilities, and provide the Council with powers, to protect, manage, and enhance the Wellington Town Belt; and
- (c) recognise the history of the original Town Belt and its significance to mana whenua and the inhabitants of Wellington.

**4 Principles**

- (1) In performing its role as trustee of the Wellington Town Belt, the Council must—

- (a) recognise and provide for the protection and enhancement of the Wellington Town Belt for future generations; and
- (b) have particular regard to the following principles:
  - (i) the Wellington Town Belt should be managed in partnership with mana whenua;
  - (ii) the landscape character of the Wellington Town Belt should be protected and enhanced, including by recognising that it was the New Zealand Company's intention that the original Town Belt not be built on;
  - (iii) the Wellington Town Belt should support healthy indigenous ecosystems:

- (iv) the Wellington Town Belt should be accessible to all and for all to enjoy:
  - (v) the Wellington Town Belt should be available for a wide range of recreational activities:
  - (vi) community participation in the management of the Wellington Town Belt should be encouraged and supported:
  - (vii) the historic and cultural heritage of the Wellington Town Belt should be recognised and protected.
- (2) The principles in subsection (1)(b) must be considered together and the order in which the principles are set out is not to be taken as specifying any order of importance or priority.

*(1) Interpretation and application*

## 5 Interpretation

In this Act, unless the context otherwise requires,—

**business activity** means an undertaking carried on for pecuniary gain or reward

**Chest Hospital** means the land described as the Chest Hospital in the management plan under section 12(3)

**Council** means the Wellington City Council

**original Town Belt** means the land provided for as a public reserve around the proposed town of Port Nicholson in the New Zealand Company's plan of 14 August 1840

**public services** means, irrespective of public or private ownership, network infrastructure that is, in the public interest, necessary for—

- (a) the distribution or transmission of energy (including an electrical installation or works as defined in section 2(1) of the Electricity Act 1992 and a distribution system as defined in section 2(1) of the Gas Act 1992); and
- (b) the provision of telecommunications services; and
- (c) the provision of water, wastewater, and stormwater services

**publicly available** means, in relation to making a document or other information publicly available, taking reasonable steps to—

- (a) ensure that the document or other information or a copy of the document or other information is accessible free of charge to the general public; and
- (b) publicise both the fact that the document or other information is available and the manner in which copies of the document or other information may be obtained

**Registrar-General** means the Registrar-General of Land appointed under section 4 of the Land Transfer Act 1952

**temporary**, in relation to an activity, means an activity that—

- (a) is of a non-repetitive, transient nature; and
- (b) does not exceed 4 weeks' duration; and
- (c) does not involve the construction of permanent structures or facilities

**Town Belt Deed** means the deed, whose text is reproduced in Schedule 2, that was entered into between the Superintendent of the Province of Wellington and the Corporation of the City of Wellington and dated 20 March 1873

**Wellington Botanic Garden** means the land described in Schedule 7

**Wellington Zoo** means the land described as the Wellington Zoo in the management plan under section 12(3).

## 6 Meaning of Wellington Town Belt

In this Act, unless the context otherwise requires, **Wellington Town Belt**—

- (a) means—
  - (i) land included under section 21; and
  - (ii) land referred to in section 25(2); and
  - (iii) the land described in Schedule 3; but
- (b) does not include—
  - (i) land referred to in section 23(7); and
  - (ii) land referred to in section 25(1); and
  - (iii) land referred to in section 27.

## 7 Transitional, savings, and related provisions

The transitional, savings, and related provisions (if any) set out in Schedule 1 have effect according to their terms.

## Part 2

### Status and management of Wellington Town Belt

#### (2) *Status*

## 8 Name

The land that comprises the Wellington Town Belt is to be called the “Wellington Town Belt”.

## 9 Legal status

- (1) The Council holds the Wellington Town Belt on behalf of the inhabitants of the city of Wellington as trustee of the trust created by the Town Belt Deed.

- (2) The Town Belt Deed is to be read as if the only term of the trust is to forever hereafter use and appropriate the Wellington Town Belt as a public recreation ground for the inhabitants of the city of Wellington.
- (3) For the purposes of subsection (2), **public recreation ground** means an area provided for—
  - (a) recreation, sporting activities, and the enjoyment of the public, with an emphasis on the retention of public access, open spaces, and outdoor activities; and
  - (b) the protection of the natural environment and historic heritage.

## **10 Public access**

- (1) Members of the public are entitled to freedom of entry and access to the Wellington Town Belt, subject to—
  - (a) subsections (2) to (4); and
  - (b) section 13(3); and
  - (c) any temporary conditions and restrictions that the Council considers necessary for the protection of the Wellington Town Belt or the safety of the public.
- (2) No business activity may be undertaken on the Wellington Town Belt (irrespective of any easement, lease, or licence) unless authorised under sections 18 to 20.
- (3) The Council may impose reasonable charges for the use of facilities on the Wellington Town Belt that are provided by the Council.
- (4) A lessee or licensee in respect of any facility, structure, site, or place on the Wellington Town Belt may, to the extent provided by the relevant lease or licence, restrict access to it and impose a reasonable charge for its use.

### *(3) Management plan*

## **11 Management plan**

- (1) The Council must adopt a management plan for the Wellington Town Belt.
- (2) In exercising its powers with respect to the Wellington Town Belt, the Council must comply with the management plan.
- (3) The Council must review the management plan at intervals of not more than 10 years and, as appropriate, replace or amend it by passing a resolution adopting a new plan or amendments to the current plan.
- (4) Any new plan or amendments to the current plan must be prepared in draft, and the Council must—
  - (a) make the draft publicly available for inspection; and
  - (b) invite the public to make submissions on the draft; and

- (c) give every submitter who asks to be heard a reasonable opportunity to appear in support of the submitter's submission; and
  - (d) take into account all submissions made on the draft.
- (5) The Council may, without complying with subsection (4), amend the management plan, if it passes a resolution that—
- (a) the proposed amendments are minor or technical in nature; and
  - (b) compliance with subsection (4) is unnecessary.

## **12 Contents of management plan**

- (1) The management plan must not contain anything inconsistent with this Act or the trust described in section 9.
- (2) The management plan may set conditions and rules to manage use of the Wellington Town Belt.
- (3) The management plan must—
- (a) describe the land that comprises the Wellington Town Belt as at the date of the management plan; and
  - (b) describe the land that comprises the Chest Hospital and Wellington Zoo; and
  - (c) clearly define the boundaries of the Chest Hospital and Wellington Zoo and ensure that they are easily identifiable in practice; and
  - (d) limit the size of the Chest Hospital to a continuous area not exceeding 0.8973 hectares; and
  - (e) limit the size of Wellington Zoo to a continuous area not exceeding 10.8 hectares.

### *(4) Powers*

## **13 Powers of Council**

- (1) For the purposes of performing its role as trustee of the Wellington Town Belt, the Council has—
- (a) full capacity to carry on or undertake any activity, do any act, or enter into any transaction; and
  - (b) for the purposes of paragraph (a), full rights, powers, and privileges.
- (2) Subsection (1) is subject to this Act, any other enactment, and the general law.
- (3) Without limiting subsection (1), the Council has the power to manage use of the Wellington Town Belt, including by setting conditions and rules in a management plan under section 11.

## **14 Restrictions on Council's powers**

Despite section 13, the Council has no power to—

- (a) sell, exchange, or use as security any part of the Wellington Town Belt; or
- (b) grant any easement, lease, or licence in respect of the Wellington Town Belt other than in accordance with section 17, 19, or 20; or
- (c) authorise any business activity on the Wellington Town Belt other than in accordance with sections 18 to 20.

## **15 Delegation of Council's powers**

- (1) The Council must not delegate—
  - (a) the power to add land to the Wellington Town Belt under section 21; or
  - (b) the power to agree compensation under section 23; or
  - (c) the power to impose charges under section 10; or
  - (d) the power to adopt, replace, or amend a management plan under section 11; or
  - (e) the power to grant leases under section 17.
- (2) Other than to a committee of the Council, the Council must not delegate—
  - (a) the power to consent to the disposal of a lessee's interest under section 17; or
  - (b) the power to grant licences or consent to the disposal of a licensee's interest under section 17; or
  - (c) the power to grant leases and licences under section 19; or
  - (d) the power to grant easements, leases, and licences under section 20.

## **16 Consultation**

- (1) Subsection (2) applies to the exercise of the Council's powers to—
  - (a) build or extend (or authorise the building or extension of) a structure or facility under section 13 or sections 17 to 20, where the effect on the Wellington Town Belt of that structure, facility, or extension will be more than minor; and
  - (b) impose charges under section 10; and
  - (c) grant leases or consent to the disposal of a lessee's interest under section 17; and
  - (d) grant leases under section 19; and
  - (e) add land to the Wellington Town Belt under section 21.
- (2) Before exercising a power referred to in subsection (1), the Council must consider the views of the public and persons likely to be affected by, or to have an interest in, the proposed exercise of the power, including by—
  - (a) making information on the proposed exercise of the power publicly available and inviting submissions on it; and

- (b) giving every submitter who asks to be heard a reasonable opportunity to appear in support of the submitter's submission; and
  - (c) taking into account all submissions made on the proposed exercise of the power.
- (3) Subsection (4) applies to the exercise of the Council's powers to—
  - (a) grant licences or consent to the disposal of a licensee's interest under section 17; and
  - (b) grant licences under section 19; and
  - (c) grant easements, leases, and licences under section 20 other than in response to an emergency (as defined in the Civil Defence Emergency Management Act 2002).
- (4) Before exercising a power in subsection (3), the Council must consider the views of the public and persons likely to be affected by, or to have an interest in, the proposed exercise of the power, including by—
  - (a) making information on the proposed exercise of the power publicly available and inviting submissions on it; and
  - (b) taking into account all submissions made on the proposed exercise of the power.
- (5) At all times there must be an employee of the Council whose—
  - (a) role includes acting as a liaison officer between the public and the Council with respect to the Wellington Town Belt; and
  - (b) role includes oversight of the management plan under section 11; and
  - (c) name and contact details are made publicly available.

(5) *Uses*

**17 Leases and licences**

- (1) The Council may, on any conditions that it considers appropriate, grant leases and licences in respect of the Wellington Town Belt.
- (2) At any point in time, no more than 8 hectares in total of the Wellington Town Belt may be leased or licensed, excluding any leases or licences for public services, any leases or licences in respect of the Chest Hospital and Wellington Zoo, and the lease referred to in section 26(3).
- (3) A lease granted in accordance with subsection (1) must—
  - (a) specify what activities are authorised by the lease; and
  - (b) not be granted for a term, including any renewals, exceeding 20 years; and
  - (c) not be granted for an activity that could reasonably be undertaken under a licence; and

- (d) not allow a right to transfer, sublease, assign, or otherwise dispose of the lessee's interest without the Council's consent.
- (4) A licence granted in accordance with subsection (1) must—
- (a) specify what activities are authorised by the licence; and
  - (b) not be granted for a term, including any renewals, exceeding 10 years; and
  - (c) not allow a right to transfer, sublicense, assign, or otherwise dispose of the licensee's interest without the Council's consent.
- (5) The Council must—
- (a) spend all money received under a lease granted in accordance with subsection (1) on the management of the Wellington Town Belt; and
  - (b) invest the money until spending it.

## **18 Business activities**

- (1) The Council must not authorise a business activity (including under an easement, lease, or licence) on the Wellington Town Belt unless—
- (a) the activity is temporary, and any effect of the activity on the Wellington Town Belt and the public will be no more than minor; or
  - (b) the activity is consistent with the use of the Wellington Town Belt as a public recreation ground (as defined in section 9(3)) and the effect on the Wellington Town Belt of any structure or facility required to be built or extended for the activity will be no more than minor.
- (2) Before authorising a business activity, the Council must make information about the proposed business activity publicly available.
- (3) Subject to subsections (1) and (2), the Council may authorise business activities on the Wellington Town Belt on any conditions that it considers appropriate.

### *(6) Special areas*

## **19 Application of Act to Chest Hospital and Wellington Zoo**

- (1) The purpose of—
- (a) the Chest Hospital is to allow for the use and conservation of the Chest Hospital buildings; and
  - (b) Wellington Zoo is to allow for the operation of Wellington Zoo.
- (2) Despite anything in this Act, for the purposes of subsection (1), the Council may, on any conditions that it considers appropriate, grant leases and licences and authorise business activities in respect of the Chest Hospital and Wellington Zoo, and sections 17 and 18 do not apply.

- (3) A lease or licence under subsection (2) must not be granted for a term, including any renewals, exceeding 33 years.

(7) *Public services*

**20 Public services**

- (1) Despite anything in this Act, the Council may, on any conditions that it considers appropriate, grant easements, leases, and licences and authorise business activities in respect of the Wellington Town Belt for public services, and sections 17 and 18 do not apply.
- (2) Before deciding whether to exercise any power under subsection (1), the Council must consider—
- (a) the effect on the Wellington Town Belt of the proposed public service; and
  - (b) the benefits of the proposed public service; and
  - (c) alternative sites, routes, or other methods for achieving the objectives of the proposed public service.
- (3) Any public service owned by the Council on the Wellington Town Belt at the commencement of this Act is lawful and may be the subject of an easement in favour of any party entitled to use the service.
- (4) The Council may grant a right under this section to itself.

**Part 3**

**Additions to, or removals of parts of, Wellington Town Belt**

**21 Adding land to Wellington Town Belt**

- (1) The Council may pass a resolution that land forms part of the Wellington Town Belt if the fee simple estate in the land is vested in the Council.
- (2) Upon any resolution being passed under subsection (1), the relevant land becomes part of the Wellington Town Belt.
- (3) The Council may not pass a resolution under subsection (1) unless it has consulted the public about the proposal using the special consultative procedure under the Local Government Act 2002.
- (4) The Council must make publicly available and publish in the *Gazette* any resolution passed under subsection (1).

**22 No removal of land from Wellington Town Belt**

Subject to sections 23 and 27, no land may be removed from the Wellington Town Belt.

**23 Application of Public Works Act 1981**

- (8) Despite section 17 of the Public Works Act 1981, the Council may not enter into an agreement to sell any land within the Wellington Town Belt for any public work.
- (9) Sections 40 to 42 of the Public Works Act 1981 do not apply to the addition of land to the Wellington Town Belt under section 21.
- (10) Nothing in this Act or the Town Belt Deed requires the Council to object under section 23(3) of the Public Works Act 1981 to the taking of any part of the Wellington Town Belt.
- (11) Subsection (5) applies if—
- (a) the Minister for Land Information (the **Minister**) or a local authority has given the Council a notice of intention to take any land that is part of the Wellington Town Belt for a public work under section 23 of the Public Works Act 1981; and
  - (b) the notice continues to have effect; and
  - (c) the prerequisites to taking the land under section 26(1) of the Public Works Act 1981 have been satisfied.
- (12) The Council and the Minister or local authority (as the case may be) must make all reasonable efforts to agree on the compensation for the land, which may include either or both of the following:
- (a) an amount of monetary compensation payable to the Council;
  - (b) a grant of land to the Council.
- (13) If the land is taken under section 26 of the Public Works Act 1981 before the Council and the Minister or local authority (as the case may be) agree on the compensation under subsection (5) and the Council and the Minister or local authority (as the case may be) fail to agree on the compensation within 6 months of the land vesting in the Crown or local authority,—
- (a) the Council may make a claim for compensation under the Public Works Act 1981; and
  - (b) the Council may request that compensation be assessed on the basis of the reasonable cost of equivalent reinstatement under section 65(1) of the Public Works Act 1981, in which case the compensation must be assessed on that basis unless—
    - (i) section 65 of the Public Works Act 1981 does not apply; or
    - (ii) the Minister, the local authority, or the Land Valuation Tribunal (as the case may be) considers that compensation assessed on that basis would not be adequate to compensate for the land; and
  - (c) except as modified by this section, the provisions of the Public Works Act 1981 apply.

- (14) Any land that is taken for a public work or declared to be road under the Public Works Act 1981—
- (a) ceases to be part of the Wellington Town Belt; and
  - (b) is no longer subject to this Act.

#### **24 Wellington Town Belt not reserve or road**

- (1) On and from the commencement of this Act, the Wellington Town Belt—
- (a) is not reserve under the Reserves Act 1977; and
  - (b) any status the Wellington Town Belt had as reserve is revoked.
- (2) On and from the commencement of this Act, the Wellington Town Belt—
- (a) is not road under the Local Government Act 1974 or the Public Works Act 1981; and
  - (b) any status the Wellington Town Belt had as road is stopped.

#### **25 Application to Wellington Botanic Garden**

- (1) Any land that is subject to the Wellington Botanic Garden Vesting Act 1891 is to be treated as not being part of the Wellington Town Belt.
- (2) Any land that ceases to be subject to the Wellington Botanic Garden Vesting Act 1891 forms part of the Wellington Town Belt.

### **Part 4**

#### **Miscellaneous provisions**

#### **26 Existing rights not affected**

- (1) This Act does not affect any of the following in existence at the commencement of this Act:
- (a) any estate or interest in the Wellington Town Belt registered under the Land Transfer Act 1952; or
  - (b) any interest in land that comprises part of the original Town Belt, but is not part of the Wellington Town Belt; or
  - (c) any easement, lease, or licence in relation to the Wellington Town Belt; or
  - (d) any business activity authorised under an easement, lease, or licence in relation to the Wellington Town Belt; or
  - (e) any public service that is lawfully established on the Wellington Town Belt.
- (2) This Act does not affect the operation of any law that confers rights in relation to public services (including rights to access, operate, inspect, maintain, replace, construct, or upgrade public services).

- (3) Despite section 30, the Council and any lessee of the lease granted under the Wellington City Exhibition Grounds Act 1959 have the same rights and obligations in all respects as if that Act had not been repealed.

## **27 Land not to be part of Wellington Town Belt**

- (1) On and from the commencement of this Act, the land described in Schedule 4—
- (a) ceases (where relevant) to be subject to the Town Belt Deed and the Reserves Act 1977; and
  - (b) vests in the Council as road within the meaning of section 315 of the Local Government Act 1974.
- (2) On and from the commencement of this Act, the land described in Schedule 5—
- (a) ceases (where relevant) to be subject to the Town Belt Deed; and
  - (b) vests in the Council as local purpose reserve under the Reserves Act 1977.
- (3) On and from the commencement of this Act,—
- (a) the land described in Schedule 6 ceases (where relevant) to be subject to the Town Belt Deed and the Reserves Act 1977; and
  - (b) the fee simple estate in the land vests in the Council free of any encumbrance, interest, or other right or obligation affecting the land existing immediately before the commencement of this Act.

## **28 Entry of Wellington Town Belt in registers**

- (1) The Registrar-General must, in accordance with a written application by the Council, do anything that is necessary to give effect to this Act, including, without limitation, subsections (2) to (6).
- (2) If part of the Wellington Town Belt is not subject to the Land Transfer Act 1952, the Registrar-General must, in accordance with a written application by the Council,—
- (a) make an entry in the index book of the Deeds Register Office; and
  - (b) upon registration under paragraph (a) the land becomes subject to the Land Transfer Act 1952.
- (3) To the extent that part of the Wellington Town Belt is not all of the land contained in a computer freehold register, or there is no computer freehold register for part of the Wellington Town Belt, the Registrar-General must, in accordance with a written application by the Council,—
- (a) create a computer freehold register for the fee simple estate in the land in the name of the Council; and

- (b) record on the computer freehold register any interests that are registered, notified, or notifiable and that are described in the application.
- (4) If part of the Wellington Town Belt is all of the land contained in a computer freehold register, the Registrar-General must, in accordance with a written application by the Council,—
  - (a) record against the computer freehold register a notification that the land is subject to this Act; and
  - (b) remove from the computer freehold register any notification that the land is subject to the Town Belt Deed or the Reserves Act 1977, or held for any purpose that is inconsistent with this Act.
- (5) Subsections (2) and (3) are subject to the completion of any survey necessary to make an entry in the index book or create a computer freehold register.
- (6) The Registrar-General must, in accordance with a written application by the Council,—
  - (a) register any instrument granting a right under section 20; and
  - (b) comply with subsections (2) to (4) in relation to any land that vests under section 21 in the Council as part of the Wellington Town Belt; and
  - (c) do anything that is necessary to give effect to section 27, including to create computer freehold registers and record anything in, and remove anything from, the register.
- (7) Section 11 and Part 10 of the Resource Management Act 1991 do not apply to any matter required for the purpose of, or incidental to, this section.

## **29 Health Sector Transfers (Wellington City Council) Order 2002 amended**

- (1) This section amends the Health Sector Transfers (Wellington City Council) Order 2002.
- (2) In the Schedule, revoke clauses 9, 10, and 11.

## **30 Repeal**

The following Acts are repealed:

- (a) Wellington City Exhibition Grounds Act 1959 (1959 No 8(L));
- (b) Wellington (City) Town Belt Reserves Act 1908 (1908 No 45(L)).

**Schedule 1**  
**Transitional, savings, and related provisions**

s 7

**Part 1**  
**Provisions relating to Act as enacted**

- 1 Transitional provisions relating to *Wellington Town Belt Management Plan (June 2013)***
- (1) The Council's *Wellington Town Belt Management Plan (June 2013)* must be treated as the management plan under this Act until it is replaced or amended under section 11(3).
  - (2) After the commencement of this Act, the Council may, without complying with section 11(4), make changes to the *Wellington Town Belt Management Plan (June 2013)* that are consequential on the commencement of this Act.

## Schedule 2 Town Belt Deed

s 5

Dated 20th March 1873

The Superintendent of the Province of Wellington

to

The Corporation of the City of Wellington

Town Belt and Basin Reserve Wellington

C of W No. 1

C O N V E Y A N C E

under the Wellington City Reserves Act

Corpn. Book Fol. 1

**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 provisoes 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 com- prised 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 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 perch- es 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 sever- ally 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” be- tween the sixth and seventh line of the first schedule having been previously inter- lined)

C.B. BORLASE

Provl. Solr.

Wellington

Wm. Jones

Clerk to Superintendent

William **SEAL** Fitzherbert

**Schedule 3**  
**Land to be part of Wellington Town Belt on this Act coming into force**

s 6(a)(iii)

<b>Area</b>	<b>Description</b>	<b>Instrument</b>
1.1558 ha	Lot 73 Deposited Plan 33790	Computer Register 668467
0.6118 ha	Section 28 Ohiro District	Computer Register WN593/206
0.2727 ha	Lots 445–447 Deposited Plan 9808	Computer Register WN559/64
0.1999 ha	Lots 449–450 Deposited Plan 9808	Computer Register WN489/262
0.0986 ha	Lot 60 Deposited Plan 34918	Computer Register WN11C/754
0.0918 ha	Lot 448 Deposited Plan 9808	Computer Register WN549/96
0.0938 ha	Lot 20–22 Application Plan 1524	Computer Register WN23A/607
4.7345 ha	Section 2 Survey Office Plan 452140	WN676/81
33.9405 ha	Section 30 Ohiro District and Section 1153 Town of Wellington	Computer Register WN6D/671
15.0027 ha	Part Section 1 Upper Kaiwharawhara District	Computer Register WN20A/507
0.0296 ha	Part Section 1 Upper Kaiwharawhara District	Computer Register 590650
0.4070 ha	Section 34 City of Wellington	Computer Register WN75/271
2.3028 ha	Lot 3 Deposited Plan 316137	Computer Register 63102
0.0929 ha	Part Lot 11 Deposited Plan 32496	Computer Register WN10C/1492
0.8973 ha	Lot 4 Deposited Plan 316137	Computer Register 63103
0.2786 ha	Lot 2–8 Deposited Plan 1402	Computer Register WN501/195
0.2188 ha	Lot 13–17 Application Plan 1524	Computer Register WN388/156
0.2023 ha	Part Section 11 Ohiro District	Computer Register WN81/265
0.1937 ha	Lot 4–8 Deposited Plan 22555	Computer Register WN934/78
0.0850 ha	Lot 18–19 Deposited Plan 1402	Computer Register WNE2/465
0.0555 ha	Deposited Plan 11417	Computer Register WN464/324
0.4983 ha	Part Lot 1 Deposited Plan 10508	Computer Register WN608/49
0.0921 ha	Lot 18–19 Deeds Plan 124 and defined on Application Plan 1524	Computer Register WN345/47
0.2522 ha	Part Section 36 City of Wellington	Computer Register WN125/25
0.0354 ha	Part Lot 24 Deposited Plan 1453	Computer Register WN162/266
0.0692 ha	Part Lot 4 Block IX Deposited Plan 995	Gazette Notice 327970.1
0.0665 ha	Part Lot 5 Block IX Deposited Plan 995	Gazette Notice 279720.1
0.1658 ha	Lot 2 Deposited Plan 306858	Computer Register 55700

<b>Area</b>	<b>Description</b>	<b>Instrument</b>
0.1366 ha	Section 1 SO 303812 and Section 8 SO 303817	Part Computer Register 123577
0.2109 ha	Section 1 Survey Office Plan 22375	Computer Register WN597/102
0.9489 ha	Section 2 SO 303812 and Section 4–6 SO 303817	Part Computer Register 69533
0.0234 ha	Part Section 435 Town of Wellington	Computer Register WN46C/419
8.1142 ha	Section 1324 Town of Wellington	Computer Register WN22C/3
13.4047 ha	Part Lot 1 Deposited Plan 66893	Computer Register WN47A/439
0.8479 ha	Lot 3 Deposited Plan 78149	Computer Register WN44D/514
0.7147 ha	Section 167 Evans Bay District	Computer Register WN22B/899
0.3828 ha	Lot 44 Deposited Plan 66894	Computer Register WN36B/370
0.1617 ha	Lot 2 Deposited Plan 80801	Computer Register WN47B/602
0.1456 ha	Lot 2 Deposited Plan 66893	Computer Register WN36B/369
0.0631 ha	Lot 8 Deposited Plan 313319	Computer Register 52420
0.1678 ha	Section 1 Survey Office Plan 23070	Computer Register WN624/38
0.1044 ha	Part Lot 102–105 Deeds Plan 114	Computer Register WN863/42
70.0183 ha	Lot 1, Lot 3 and Lot 6 Deposited Plan 5461, Part Lot 1 Deposited Plan 8709 and Lot 3 Deposited Plan 33855	Computer Register WN12D/ 1439
7.1139 ha	Coloured Green Deposited Plan 10541	Computer Register WN469/200
6.4657 ha	Deposited Plan 10086	Computer Register WN19A/369
45.3454 ha	Part Lot 1 Deposited Plan 10322	Computer Register WN47B/388
1.3376 ha	Section 1 SO 481442	Part Computer Register WN48B/341
0.2518 ha	Section 2 SO 481442	Part Computer Register WN48B/341
33.3238 ha	Parts Lot 1 Deposited Plan 8519 and Parts College Reserve	Part Computer Register WN48B/341 (less Sections 1–5 SO 481442)
24.1836 ha	Part Lot 1 Deposited Plan 8754	Computer Register WN47B/502
10.2960 ha	Part Lot 1 and Lots 2 and 3 Deposited Plan 10507	Computer Register WN427/150
0.6032 ha	Lot 2 Deposited Plan 32684	Computer Register WN10A/992
0.2588 ha	Part Lot 1 Deposited Plan 34279	Computer Register WN18D/ 1361
0.2515 ha	Lot 4 Deposited Plan 81724	Computer Register WN48B/339
0.1629 ha	Lot 1 Deposited Plan 46505	Computer Register WN18C/585
0.1075 ha	Lot 1 Deposited Plan 32684	Computer Register WN10A/991
0.0948 ha	Lot 1 Deposited Plan 80322	Computer Register WN47A/234

<b>Area</b>	<b>Description</b>	<b>Instrument</b>
0.0928 ha	Lot 1 Deposited Plan 33006	Computer Register WN9C/1229
0.0803 ha	Lot 1 Deposited Plan 47203	Computer Register WN18D/ 1360
0.0727 ha	Lot 2 Deposited Plan 46132	Computer Register WN17B/358
0.0670 ha	Lot 3 Deposited Plan 32684	Computer Register WN10A/993
0.0662 ha	Lot 1 Deposited Plan 34024	Computer Register WN15A/ 1225
0.0607 ha	Lot 1 Deposited Plan 33683	Computer Register WN20B/500
0.0596 ha	Lot 3 Deposited Plan 81724	Computer Register WN48B/338
0.0584 ha	Lot 1 Deposited Plan 34625	Computer Register WN12C/1223
0.0579 ha	Lot 5 Deposited Plan 81724	Computer Register WN48B/340
0.0541 ha	Part Lot 1 Deposited Plan 46132	Computer Register WN47C/458
0.0511 ha	Lot 2 Deposited Plan 81724	Computer Register WN48B/337
0.0407 ha	Part College Site Reserve	Computer Register WN19A/370
0.0374 ha	Lot 1 Deposited Plan 81724	Computer Register WN48B/336
0.0278 ha	Lot 1 Deposited Plan 33290	Computer Register WN10A/ 1025
0.0260 ha	Lot 1 Deposited Plan 34790	Computer Register WN11B/1136
0.0102 ha	Lot 11 Deposited Plan 8655	Computer Register WN385/90
0.0088 ha	Lot 2 Deposited Plan 80751	Computer Register WN47B/501
0.0079 ha	Lot 1 Deposited Plan 80170	Computer Register WN46D/916
0.0060 ha	Lot 2 Deposited Plan 80322	Computer Register WN47A/235
0.0050 ha	Lot 1 Deposited Plan 80751	Computer Register WN47B/500
0.0043 ha	Lot 1 Deposited Plan 81126	Computer Register WN47C/457
0.0033 ha	Lot 1 Deposited Plan 84926	Computer Register WN52B/853
0.0032 ha	Lot 1 Deposited Plan 80376	Computer Register WN47A/347
0.0028 ha	Lot 1 Deposited Plan 80431	Computer Register WN47A/502
0.0027 ha	Lot 1 Deposited Plan 80711	Computer Register WN47B/387
0.0018 ha	Lot 2 Deposited Plan 84926	Computer Register WN52B/854
0.1866 ha	Lot 2 Deposited Plan 45564	Computer Register WN19B/859
0.1365 ha	Lot 3 Deposited Plan 45564	Computer Register WN19B/860
0.2201 ha	Lot 1 Deposited Plan 45564	Computer Register WN19B/858
0.2995 ha	Lots 35–36 Deposited Plan 17934	Computer Register WN42D/764
18.6364 ha	Section 2 Survey Office Plan 38299	Computer Register WN58B/128
0.4075 ha	Part Subdivision 3 Block XVA Polhill Gully Native Reserve	Computer Register WN362/202
0.4027 ha	Lot 12–15 Block VIII Deposited Plan 995	Computer Register WN425/168
0.1477 ha	Lot 2–3 Block IX Deposited Plan 995	Computer Register WN849/7
0.0779 ha	Lot 1 Block IX Deposited Plan 995	Computer Register WN835/93

<b>Area</b>	<b>Description</b>	<b>Instrument</b>
0.0717 ha	Part Lot 6 Block IX Deposited Plan 995	Computer Register WN834/34
15.7584 ha	Part Lot 1 Deposited Plan 8914 and Lot 2 Deposited Plan 8914	Computer Register WN46D/912
0.0030 ha	Lot 1 Deposited Plan 80168	Computer Register WN46D/910
0.0020 ha	Lot 2 Deposited Plan 80168	Computer Register WN46D/911
3.3061 ha	Lot 1 Deposited Plan 51766	Computer Register WN21A/468
6.4719 ha	Part Section 13–14 Orangi Kaupapa Block, Part Lot 4 Deposited Plan 706 and Lot 2 Deposited Plan 51241	Computer Register WN21C/945
0.1406 ha	Lots 1 and 2 Deposited Plan 2322	Computer Register 668465
2.9815 ha	Part DP A 2182 and Part Section 10 Ohiro	Part <i>Gazette</i> Notice 066328.1 District(less Lots 1–3 DP 5855)
0.0506 ha	Lot 16 Deposited Plan 2011	Part Proclamation 789176
0.1362 ha	Lots 18 and 19 Deposited Plan 27337	Computer Register WNE2/191
2.7879 ha	Section 1 SO 474071	Part Computer Register WN437/213
30.5575 ha	Section 1 SO 476360	Part Computer Register WN52B/855
0.4142 ha	Section 2 SO 476360	Part Computer Register WN716/19
1.1292 ha	Section 3 SO 476360	Part Computer Register WN716/19
0.0527 ha	Section 4 SO 476360	Part Computer Register WN716/19
0.0181 ha	Section 5 SO 476360	Part Computer Register WN52B/855
0.2178 ha	Section 6 SO 476360	Part Computer Register WN52B/855
7.9383 ha (deduced)	Part Lot 1 DP 8835	Part Computer Register WN52B/855 (less Sections 1, 5–7 and 9 SO 476360)
31.6008 ha	Section 1 SO 474197	Part Computer Register WN19B/861
0.0746 ha	Section 2 SO 474197	Road
0.0859 ha	Section 3 SO 474197	Road
0.2292 ha	Section 4 SO 474197	Road
0.0251 ha	Section 5 SO 474197	Part Computer Register WN19B/861
0.3216 ha	Section 6 SO 474197	Part Computer Register WN19B/861
0.0764 ha	Section 8 SO 474197	Road
0.0008 ha	Section 3 SO 19450	Part Computer Register WN19B/861

<b>Area</b>	<b>Description</b>	<b>Instrument</b>
24.7080 ha (deduced)	Part Lot 1 DP 10181	Part Computer Register WN19B/861 (less Sections 1, 5– 7, and 9–11 SO 474197 and Section 3 and an area coloured red SO 19450)
0.1673 ha	Section 1 SO 19450	Road
0.1145 ha	Section 2 SO 19450	Road
0.0096 ha	Section 4 SO 19450	Road
0.6395 ha	Section 1 SO 474199	Road
0.7561 ha	Section 2 SO 474199	Part Computer Register WN46D/915
0.5498 ha	Section 3 SO 474199	Part Computer Register WN46D/915
27.9636 ha	Part Lot 1 DP 10397	Part Computer Register WN46D/915
27.4201 ha	Lot 1, Lots 4–6, Part Lot 2 and Part Lot 7 DP 10337	Part Computer Register WN46D/917
24.7585 ha	Lots 3, 7 and 8 and Part Lots 1, 2 and 4 DP 10508	Part Computer Register WN12D/ 1438 (less Lots 5 and 6 DP 10508, Sections 1–2 SO 480332)
0.0458 ha	Section 1 SO 18330	Part Deeds Index 1/4A
0.0497 ha	Section 2 SO 18330	Part Deeds Index 1/4A
0.0497 ha	Section 3 SO 18330	Part Deeds Index 1/4A
0.0908 ha	Section 4 SO 18330	Part Deeds Index 1/4A
0.0347 ha	Section 1 SO 18506	Part Deeds Index 1/4A
0.1212 ha	Section 1 SO 479863	Part Deeds Index 1/4A

**Schedule 4**  
**Land not to be Wellington Town Belt on this Act coming into force—  
road**

s 27(1)

<b>Area</b>	<b>Description</b>	<b>Instrument</b>
0.0730 ha	Section 7 SO 476360	Part Computer Register WN52B/855
0.1791 ha	Section 8 SO 476360	Part Computer Register WN716/19
0.1173 ha	Section 9 SO 476360	Part Computer Register WN52B/855
0.0975 ha	Section 10 SO 476360	Part Computer Register WN716/19
0.0158 ha	Section 7 SO 474197	Part Computer Register WN19B/861
0.0026 ha	Section 9 SO 474197	Part Computer Register WN19B/861
0.0048 ha	Section 10 SO 474197	Part Computer Register WN19B/861
0.0526 ha	Section 11 SO 474197	Part Computer Register WN19B/861
0.3764 ha	The land coloured red on SO 19450 with an area of 0a-3r-28.8p	Part Computer Register WN19B/861
0.7210 ha	Section 5 SO 474199	Computer Register WN46D/913, Computer Register WN46D/914 and Part Computer Register WN46D/915
0.2303 ha	Lots 5 and 6 DP 10508	Part Computer Register WN12D/1438
0.0047 ha	Section 2 SO 480332	Part Computer Register WN12D/1438
0.3688 ha	Land coloured blue on SO 27818 with an area of 0a-3r-25.8p	Deeds Index 1/4A
0.7010 ha	Section 3 SO 481442	Computer Register WN48B/341
0.0047 ha	Section 4 SO 481442	Computer Register WN48B/341
0.0831 ha	Section 5 SO 481442	Computer Register WN48B/341

**Schedule 5**  
**Land not to be Wellington Town Belt on this Act coming into force—**  
**local purpose reserve**

s 27(2)

<b>Area</b>	<b>Description</b>	<b>Instrument</b>
0.1860 ha	Section 4 SO 474199	Part Computer Register WN46D/915
0.0206 ha	Section 1 SO 480332	Part Computer Register WN12D/ 1438

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**Schedule 6**  
**Land not to be Wellington Town Belt on this Act coming into force—**  
**general**

s 27(3)

<b>Area</b>	<b>Description</b>	<b>Instrument</b>
0.0154 ha	Lot 3 DP 10337	Part Computer Register WN46D/917

## Schedule 7

### Wellington Botanic Garden land

s 5

<b>Area</b>	<b>Description</b>	<b>Instrument</b>
24.7969 ha	Part Lot 1 DP 8530	Computer Register WN48A/126
0.0023 ha	Lot 1 DP 81339	Computer Register WN48A/124
0.0353 ha	Lot 2 DP 81339	Computer Register WN48A/125
0.0405 ha	Lot 2 DP 74620	Computer Register WN43A/732
0.0037 ha	Lot 1 DP 80242	Computer Register WN47A/35
0.2840 ha	Lot 1 DP 55960	Computer Register WN25B/56
0.1353 ha	Lot 2 DP 55960	Computer Register WN25B/57
0.1862 ha	Sections 1224 and 1225 Town of Wellington	Computer Register WNC2/1321

## **Legislative history**

7 September 2015  
16 September 2015  
26 February 2016  
16 March 2016  
6 April 2016  
4 May 2016  
9 May 2016

Introduction (Bill 43–1)  
First reading and referral to Local Government and Environment Committee  
Reported from Local Government and Environment Committee (Bill 43–2)  
Second reading  
Committee of the whole House (Bill 43–3)  
Third reading  
Royal assent

# Appendix 3 – Land Schedules

## Land covered by the Wellington Town Belt Management Plan

### Schedule 1: Land protected under the Wellington Town Belt Act 2016

All that land situated in the Wellington Land District described below:

Schedule 2		s 6(a)(iii)	
Map reference	Area	Description	Instrument
1	1.1558 ha	Lot 73 Deposited Plan 33790	Computer Register 668467
2	0.6118 ha	Section 28 Ohiro District	Computer Register WN593/206
3	0.2727 ha	Lots 445–447 Deposited Plan 9808	Computer Register WN559/64
4	0.1999 ha	Lots 449–450 Deposited Plan 9808	Computer Register WN489/262
5	0.0986 ha	Lot 60 Deposited Plan 34918	Computer Register WN11C/754
6	0.0918 ha	Lot 448 Deposited Plan 9808	Computer Register WN549/96
7	0.0938 ha	Lot 20–22 Application Plan 1524	Computer Register WN23A/607
8	4.7345 ha	Section 2 Survey Office Plan 452140	Computer Register 590650
9	33.9405 ha	Section 30 Ohiro District and Section 1153 Town of Wellington	Computer Register WN676/81
10	15.0027 ha	Part Section 1 Upper Kaiwharawhara District	Computer Register WN6D/671
11	0.0296 ha	Part Section 1 Upper Kaiwharawhara District	Computer Register WN20A/507
12	0.4070 ha	Section 34 City of Wellington	Computer Register WN75/271
13	2.3028 ha	Lot 3 Deposited Plan 316137	Computer Register 63102
14	0.0929 ha	Part Lot 11 Deposited Plan 32496	Computer Register WN10C/1492
15	0.8973 ha	Lot 4 Deposited Plan 316137	Computer Register 63103
16	0.2786 ha	Lot 2–8 Deposited Plan 1402	Computer Register WN501/195
17	0.2188 ha	Lot 13–17 Application Plan 1524	Computer Register WN388/156
18	0.2023 ha	Part Section 11 Ohiro District	Computer Register WN81/265
19	0.1937 ha	Lot 4–8 Deposited Plan 22555	Computer Register WN934/78

20	0.0850 ha	Lot 18–19 Deposited Plan 1402	Computer Register WNE2/465
21	0.0555 ha	Deposited Plan 11417	Computer Register WN464/324
22	0.4983 ha	Part Lot 1 Deposited Plan 10508	Computer Register WN608/49
23	0.0921 ha	Lot 18–19 Deeds Plan 124 and defined on Application Plan 1524	Computer Register WN345/47
24	0.2522 ha	Part Section 36 City of Wellington	Computer Register WN125/25
25	0.0354 ha	Part Lot 24 Deposited Plan 1453	Computer Register WN162/266
26	0.0692 ha	Part Lot 4 Block IX Deposited Plan 995	Gazette Notice 327970.1
27	0.0665 ha	Part Lot 5 Block IX Deposited Plan 995	Gazette Notice 279720.1
28	0.1658 ha	Lot 2 Deposited Plan 306858	Computer Register 55700
29	0.1366 ha	Section 1 SO 303812 and Section 8 SO 303817	Part Computer Register 123577
30	0.2109 ha	Section 1 Survey Office Plan 22375	Computer Register WN597/102
31	0.9489 ha	Section 2 SO 303812 and Section 4–6 SO 303817	Part Computer Register 69533
32	0.0234 ha	Part Section 435 Town of Wellington	Computer Register WN46C/419
33	8.1142 ha	Section 1324 Town of Wellington	Computer Register WN22C/3
34	13.4047 ha	Part Lot 1 Deposited Plan 66893	Computer Register WN47A/439
35	0.8479 ha	Lot 3 Deposited Plan 78149	Computer Register WN44D/514
36	0.7147 ha	Section 167 Evans Bay District	Computer Register WN22B/899
37	0.3828 ha	Lot 44 Deposited Plan 66894	Computer Register WN36B/370
38	0.1617 ha	Lot 2 Deposited Plan 80801	Computer Register WN47B/602
39	0.1456 ha	Lot 2 Deposited Plan 66893	Computer Register WN36B/369
40	0.0631 ha	Lot 8 Deposited Plan 313319	Computer Register 52420
41	0.1678 ha	Section 1 Survey Office Plan 23070	Computer Register WN624/38
42	0.1044 ha	Part Lot 102–105 Deeds Plan 114	Computer Register WN863/42
43	70.0183 ha	Lot 1, Lot 3 and Lot 6 Deposited Plan 5461, Part Lot 1 Deposited Plan 8709 and Lot 3 Deposited Plan 33855	Computer Register WN12D/1439
44	7.1139 ha	Coloured Green Deposited Plan 10541	Computer Register WN469/200
45	6.4657 ha	Deposited Plan 10086	Computer Register WN19A/369
46	45.3454 ha	Part Lot 1 Deposited Plan 10322	Computer Register WN47B/388
47	1.3376 ha	Section 1 SO 481442	Part Computer Register WN48B/341
48	0.2518 ha	Section 2 SO 481442	Part Computer Register WN48B/341
49	33.3238 ha	Parts Lot 1 Deposited Plan 8519 and Parts College Reserve	Part Computer Register WN48B/341 (less Sections 1–5 SO 481442)

50	24.1836 ha	Part Lot 1 Deposited Plan 8754	Computer Register WN47B/502
51	10.2960 ha	Part Lot 1 and Lots 2 and 3 Deposited Plan 10507	Computer Register WN427/150
52	0.6032 ha	Lot 2 Deposited Plan 32684	Computer Register WN10A/992
53	0.2588 ha	Part Lot 1 Deposited Plan 34279	Computer Register WN18D/1361
54	0.2515 ha	Lot 4 Deposited Plan 81724	Computer Register WN48B/339
55	0.1629 ha	Lot 1 Deposited Plan 46505	Computer Register WN18C/585
56	0.1075 ha	Lot 1 Deposited Plan 32684	Computer Register WN10A/991
57	0.0948 ha	Lot 1 Deposited Plan 80322	Computer Register WN47A/234
58	0.0928 ha	Lot 1 Deposited Plan 33006	Computer Register WN9C/1229
59	0.0803 ha	Lot 1 Deposited Plan 47203	Computer Register WN18D/1360
60	0.0727 ha	Lot 2 Deposited Plan 46132	Computer Register WN17B/358
61	0.0670 ha	Lot 3 Deposited Plan 32684	Computer Register WN10A/993
62	0.0662 ha	Lot 1 Deposited Plan 34024	Computer Register WN15A/1225
63	0.0607 ha	Lot 1 Deposited Plan 33683	Computer Register WN20B/500
64	0.0596 ha	Lot 3 Deposited Plan 81724	Computer Register WN48B/338
65	0.0584 ha	Lot 1 Deposited Plan 34625	Computer Register WN12C/1223
66	0.0579 ha	Lot 5 Deposited Plan 81724	Computer Register WN48B/340
67	0.0541 ha	Part Lot 1 Deposited Plan 46132	Computer Register WN47C/458
68	0.0511 ha	Lot 2 Deposited Plan 81724	Computer Register WN48B/337
69	0.0407 ha	Part College Site Reserve	Computer Register WN19A/370
70	0.0374 ha	Lot 1 Deposited Plan 81724	Computer Register WN48B/336
71	0.0278 ha	Lot 1 Deposited Plan 33290	Computer Register WN10A/1025
72	0.0260 ha	Lot 1 Deposited Plan 34790	Computer Register WN11B/1136
73	0.0102 ha	Lot 11 Deposited Plan 8655	Computer Register WN385/90
74	0.0088 ha	Lot 2 Deposited Plan 80751	Computer Register WN47B/501
75	0.0079 ha	Lot 1 Deposited Plan 80170	Computer Register WN46D/916
76	0.0060 ha	Lot 2 Deposited Plan 80322	Computer Register WN47A/235
77	0.0050 ha	Lot 1 Deposited Plan 80751	Computer Register WN47B/500
78	0.0043 ha	Lot 1 Deposited Plan 81126	Computer Register WN47C/457
79	0.0033 ha	Lot 1 Deposited Plan 84926	Computer Register WN52B/853
80	0.0032 ha	Lot 1 Deposited Plan 80376	Computer Register WN47A/347

81	0.0028 ha	Lot 1 Deposited Plan 80431	Computer Register WN47A/502
82	0.0027 ha	Lot 1 Deposited Plan 80711	Computer Register WN47B/387
83	0.0018 ha	Lot 2 Deposited Plan 84926	Computer Register WN52B/854
84	0.1866 ha	Lot 2 Deposited Plan 45564	Computer Register WN19B/859
85	0.1365 ha	Lot 3 Deposited Plan 45564	Computer Register WN19B/860
86	0.2201 ha	Lot 1 Deposited Plan 45564	Computer Register WN19B/858
87	0.2995 ha	Lots 35–36 Deposited Plan 17934	Computer Register WN42D/764
88	18.6364 ha	Section 2 Survey Office Plan 38299	Computer Register WN58B/128
89	0.4075 ha	Part Subdivision 3 Block XVA Polhill Gully Native Reserve	Computer Register WN362/202
90	0.4027 ha	Lot 12–15 Block VIII Deposited Plan 995	Computer Register WN425/168
91	0.1477 ha	Lot 2–3 Block IX Deposited Plan 995	Computer Register WN849/7
92	0.0779 ha	Lot 1 Block IX Deposited Plan 995	Computer Register WN835/93
93	0.0717 ha	Part Lot 6 Block IX Deposited Plan 995	Computer Register WN834/34
94	15.7584 ha	Part Lot 1 Deposited Plan 8914 and Lot 2 Deposited Plan 8914	Computer Register WN46D/912
95	0.0030 ha	Lot 1 Deposited Plan 80168	Computer Register WN46D/910
96	0.0020 ha	Lot 2 Deposited Plan 80168	Computer Register WN46D/911
97	3.3061 ha	Lot 1 Deposited Plan 51766	Computer Register WN21A/468
98	6.4719 ha	Part Section 13–14 Orangi Kaupapa Block, Part Lot 4 Deposited Plan 706 and Lot 2 Deposited Plan 51241	Computer Register WN21C/945
99	0.1406 ha	Lots 1 and 2 Deposited Plan 2322	Computer Register 668465
100	2.9815 ha	Part DP A 2182 and Part Section 10 Ohiro District	Part Gazette Notice 066328.1 (less Lots 1–3 DP 5855)
101	0.0506 ha	Lot 16 Deposited Plan 2011	Part Proclamation 789176
102	0.1362 ha	Lots 18 and 19 Deposited Plan 27337	Computer Register WNE2/191
103	2.7879 ha	Section 1 SO 474071	Part Computer Register WN437/213
104	30.5575 ha	Section 1 SO 476360	Part Computer Register WN52B/855
105	0.4142 ha	Section 2 SO 476360	Part Computer Register WN716/19
106	1.1292 ha	Section 3 SO 476360	Part Computer Register WN716/19
107	0.0527 ha	Section 4 SO 476360	Part Computer Register WN716/19
108	0.0181 ha	Section 5 SO 476360	Part Computer Register WN52B/855
109	0.2178 ha	Section 6 SO 476360	Part Computer Register WN52B/855

110	7.9383 ha (deduced)	Part Lot 1 DP 8835	Part Computer Register WN52B/855 (less Sections 1, 5–7 and 9 SO 476360)
111	31.6008 ha	Section 1 SO 474197	Part Computer Register WN19B/861
112	0.0746 ha	Section 2 SO 474197	Road
113	0.0859 ha	Section 3 SO 474197	Road
114	0.2292 ha	Section 4 SO 474197	Road
115	0.0251 ha	Section 5 SO 474197	Part Computer Register WN19B/861
116	0.3216 ha	Section 6 SO 474197	Part Computer Register WN19B/861
117	0.0764 ha	Section 8 SO 474197	Road
118	0.0008 ha	Section 3 SO 19450	Part Computer Register WN19B/861
119	24.7080 ha (deduced)	Part Lot 1 DP 10181	Part Computer Register WN19B/861 (less Sections 1, 5–7, and 9–11 SO 474197 and Section 3 and an area coloured red SO 19450)
120	0.1673 ha	Section 1 SO 19450	Road
121	0.1145 ha	Section 2 SO 19450	Road
122	0.0096 ha	Section 4 SO 19450	Road
123	0.6395 ha	Section 1 SO 474199	Road
124	0.7561 ha	Section 2 SO 474199	Part Computer Register WN46D/915
125	0.5498 ha	Section 3 SO 474199	Part Computer Register WN46D/915
126	27.9636 ha	Part Lot 1 DP 10397	Part Computer Register WN46D/915
127	27.4201 ha	Lot 1, Lots 4–6, Part Lot 2 and Part Lot 7 DP 10337	Part Computer Register WN46D/917
128	24.7585 ha	Lot 3, 7 and 8 and Part Lot 1, 2 and 4 DP 10508	Part Computer Register WN12D/1438 (less Lots 5 and 6 DP 10508, Sections 1–2 SO 480332)
129	0.0458 ha	Section 1 SO 18330	Part Deeds Index 1/4A
130	0.0497 ha	Section 2 SO 18330	Part Deeds Index 1/4A
131	0.0497 ha	Section 3 SO 18330	Part Deeds Index 1/4A
132	0.0908 ha	Section 4 SO 18330	Part Deeds Index 1/4A
133	0.0347 ha	Section 1 SO 18506	Part Deeds Index 1/4A
134	0.1212 ha	Section 1 SO 479863	Part Deeds Index 1/4A
Addition of Abel Smith Street land	0.4221ha	Section 1226 Town of Wellington	CFR 805871
<b>Total</b>	<b>521.1633ha</b>		

## **Schedule 2: Land protected under the Reserves act 1977**

All that land situated in the Wellington Land District described below:

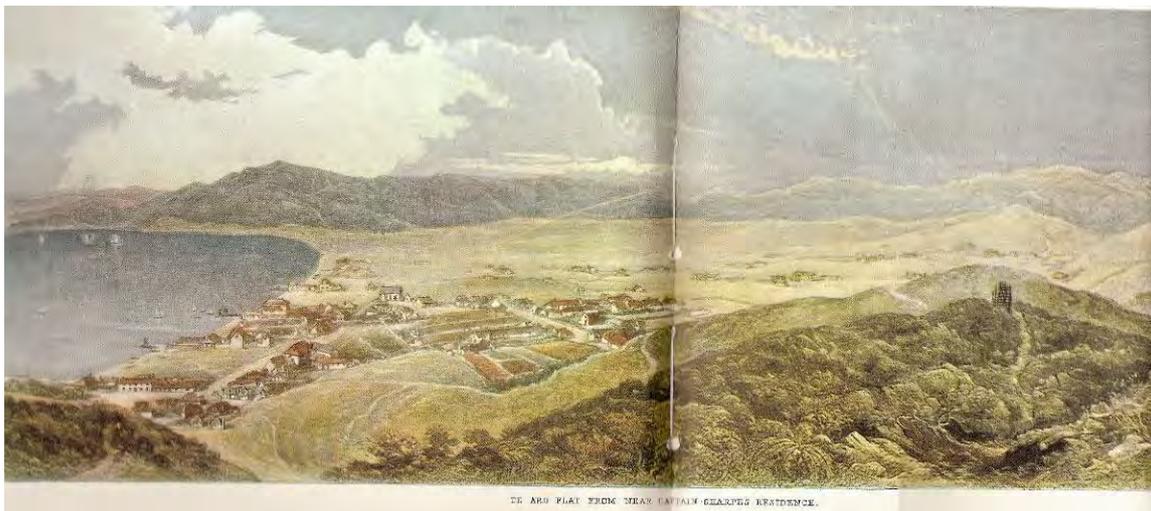
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38	0.3462 ha	Section 1342 Town of Wellington	Computer Register WN38A/760
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# Appendix 4 – Town Belt traditional history

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 manuairua 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, kereru 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:

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

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<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

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.

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<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 I8, 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 Turangarehe 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*

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<sup>74</sup> Cited by Neville Gilmore, Historian for Wellington Tenth 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

*Paora Hukiki for himself and Raniera*

*Signed in my presence, having been previously translated this 11/10/52*

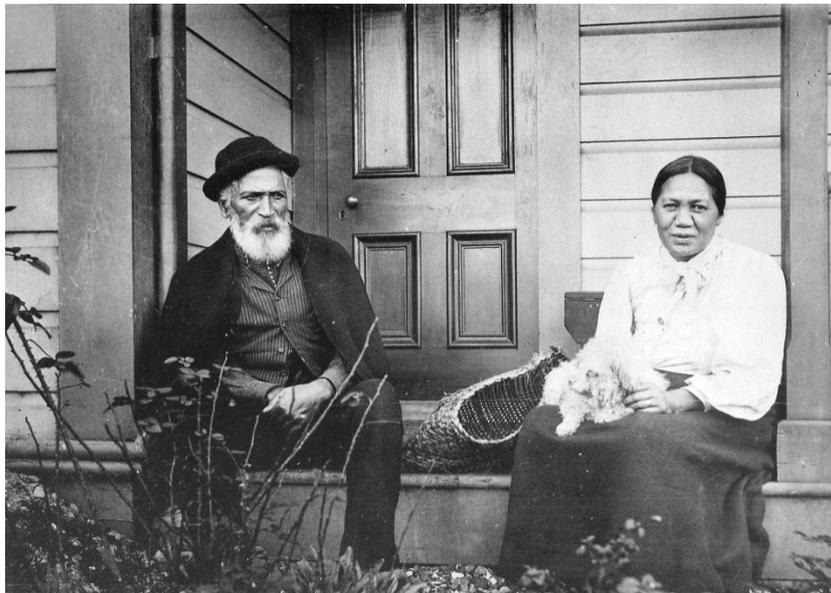
*H. T. Kemp Native Secretary*

*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.*

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<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.

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.

### **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 Ātiawa, 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 ā 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

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<sup>82</sup> David Hamer, *Wellington on the Urban Frontier, in The Making of Wellington 1800 – 1914*, 1990, p231

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 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 the Treaty settlement process. Legislation has been drafted to give effect to aspects of the Deed of Settlement between the Crown and Ngāti Toa

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<sup>83</sup> Port Nicholson Block (Taranaki Whānui ki te Upoko o te Ika) Deed of Settlement, 2009 p 9

Rangatira, signed on 7 December 2012. Part of the redress seeks to acknowledge and compensate Ngāti 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-a-Tara me ōna Takiwā Report reaffirms and recognises the right of take raupatu of Ngāti Toa Rangatira within the Port Nicholson Block, including the Town Belt area.

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- (i) Adkin, G Leslie, *The Great Harbour of Tara, Traditional Māori Place-names and Sites of Wellington Harbour and Environs*, Whitcombe and Tombs Ltd 1959
- (ii) Best, E, Journal of the Polynesian Society, *Te Whanga-nui-a-Tara Wellington in Pre-Pakeha Days*, Vol 10, 1901
- (iii) Best, E, Journal of the Polynesian Society, *The Land of Tara and they who settled it*, Vol 26 & 27, 1917–1919
- (iv) Jellicoe, Roland L, *The New Zealand Company's Native Reserves*, Government Printer, Wellington, 1930
- (v) David Hamer & Roberta Nicholls (eds), *The Making of Wellington 1800 – 1914*, Victoria University Press, 1990
- (vi) Ward, Louis E. *Early Wellington*, Whitcombe and Tombs Ltd, 1928
- (vii) Māori Land Court Minute Book 1C
- (viii) Mulgan, Alan, *The City of the Strait*, A H Reed Wellington, 1939
- (ix) Waitangi Tribunal, *Te Whanganui a Tara me Ōna Takiwā: Report on the Wellington District*, 2003
- (x) Smith, S Percy, *History and Traditions of the Māoris of the West Coast*, Memoirs of the Polynesian Society, 1910, pp 406–411
- (xi) Wellington Tenths Trust, *GIS Map Book 2004*, Neville Gilmore, Ritihia Hailwood and Liz Mellish, November 2004
- (xii) Crown Congress Joint Working Party Historical Report on Wellington Lands, evidence of the Waitangi Tribunal, Document A44, Wai 145, Wellington Inquiry
- (xiii) Turton, H Hanson, *An Epitome of Official Documents relative to Native Affairs and Land Purchases in the North Island of New Zealand*, Government Printer, 1883
- (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. 0P. 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 -

&nbsp;Ka Timote Te heheu

&nbsp;Hemi Tahana Niwa

&nbsp;H. 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 whakaaetia nei, kia tukua whaka reretia 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 he mea 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.

&nbsp;W. Duncan,

&nbsp;Govt Interpreter.

Registration. No. 99

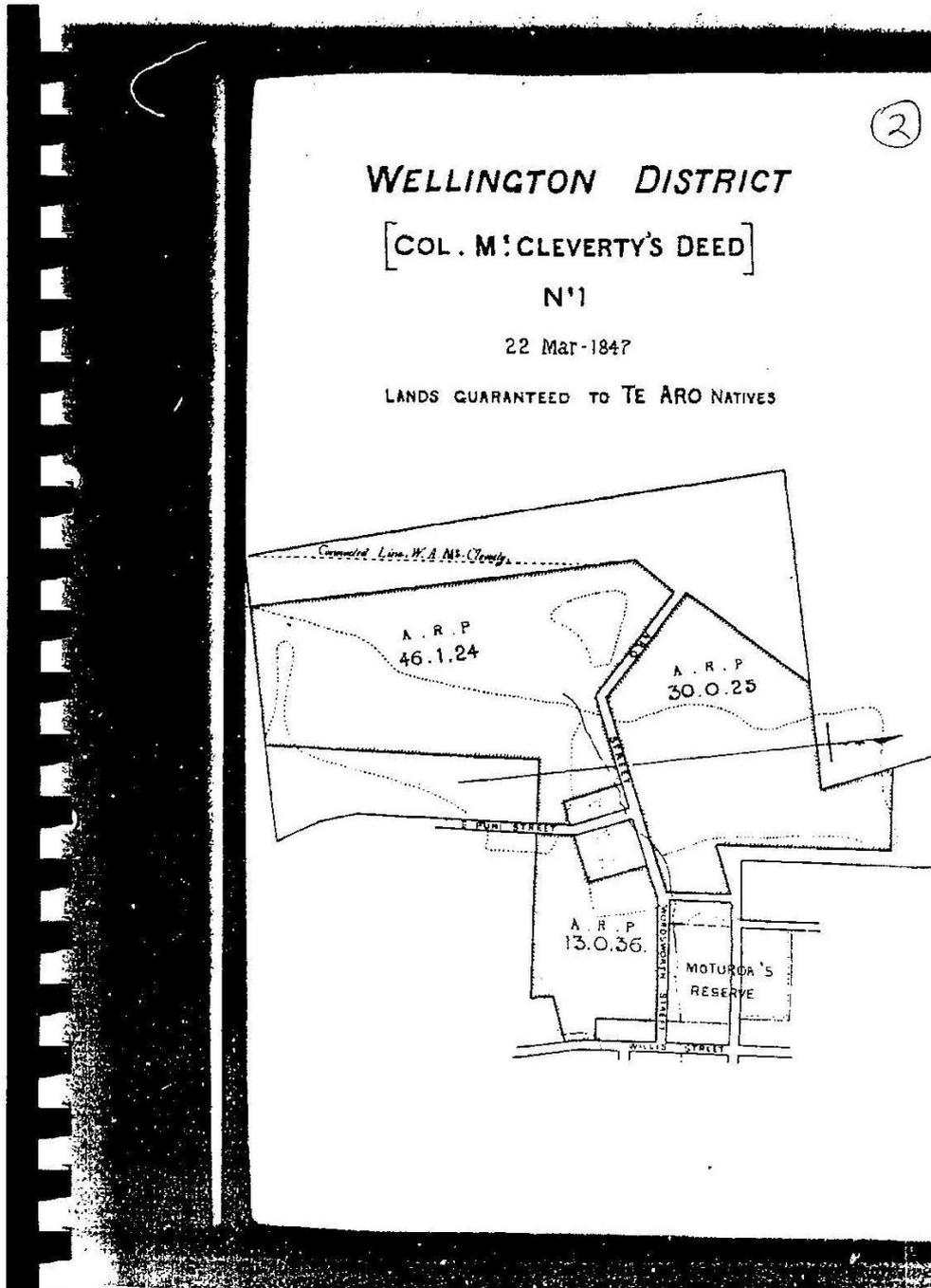
Received for registration at 11 o'clock A.M. 11th March, 1848.

Robert R. Strang, Registrar of Deeds.

A true copy of Original Deed, Maori translation, and Endorsement.

H. Hanson Turton.

Wellington, January 8th, 1876.



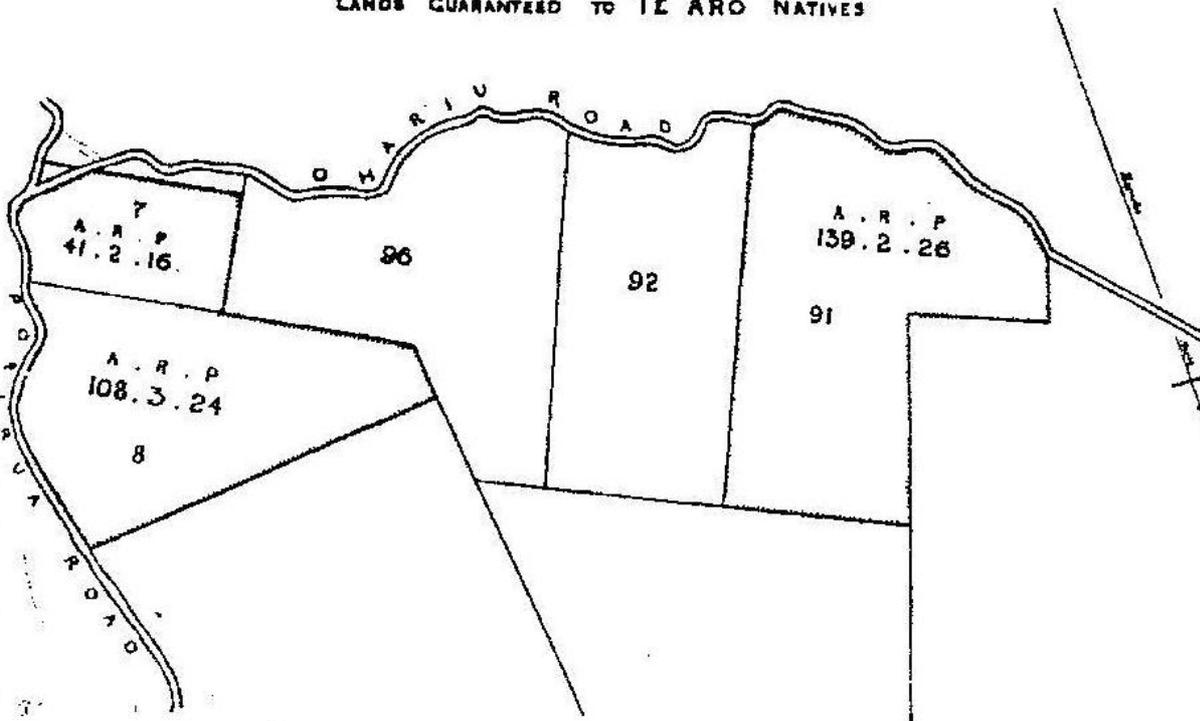
(3)

# COL. M:CLEVERTY'S DEED

N'2

22 Mar - 1847

LANDS GUARANTEED TO TE ARO NATIVES



12  
12  
12

# Appendix 5 – 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.

## 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

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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.

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:

*"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-i-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*

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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.

*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).



Figure 2: Plan of the town of Wellington, Port Nicholson, drawn by Captain William Mein Smith, Surveyor-General) 1840 (Alexander Turnbull Library, MapColl 832.4799gbbd/1840/Acc.316)

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.

## 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

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<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.



*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



*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)*



*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)*

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.

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



*Works in progress, 1949, to transform the Lizard 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 ½ (EP)*

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 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.



*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

<sup>93</sup> Wellington (City) Town Belt Reserves Act 1908

<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.

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.

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



*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

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<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.

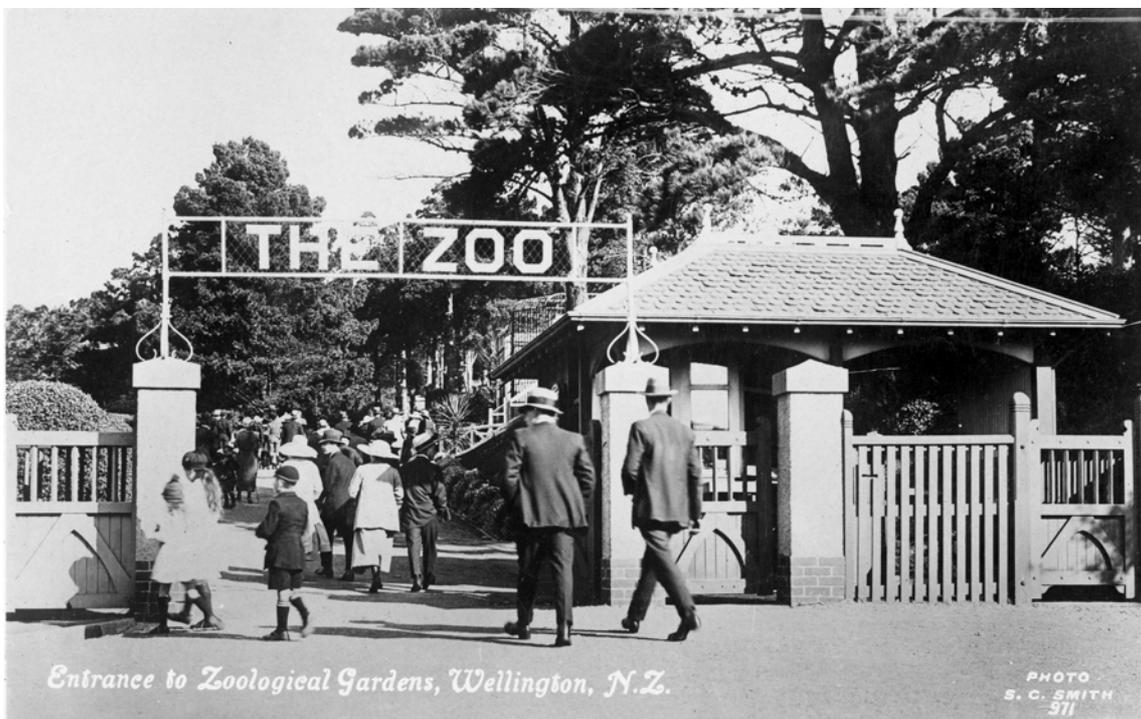
the governors of the New Zealand Institute (later the Royal Society) until the board was dissolved in 1891 and control returned to the Wellington City Corporation<sup>101</sup>.

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.

## The Wellington Zoological Gardens



*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,

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<sup>101</sup> Wellington Botanic Garden Vesting Act 1891

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.

## 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.



Figure 3: Te Ahumairangi Hill (Tinakori Hill), with native forest partly cleared, 1863.  
(Ferguson Collection, Alexander Turnbull Library, PA7-09-02)

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>.

<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 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.

## 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



Figure 4: 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.

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.

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<sup>107</sup> Cook, "Background Report," 20.

<sup>108</sup> Follows, 26.



*Figure 5: 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

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<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.

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.

## **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



*Storm damage among the ageing conifers, Te Ahumairangi Hill (Tinakori Hill), 2005.*

*(Wellington City Council)*

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<sup>111</sup> Cook, “Background Report,” 50.

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).



*Te Ahumairangi Hill after storm damage in 2004: In 2005*



*Te Ahumairangi Hill after storm damage in 2004: 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 21st 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>.

## 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.

### 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

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<sup>112</sup> Cook, "Background Report," 16.

<sup>113</sup> Wellington Regional Council, *Wellington Region Open Space Strategy and Action Plan*, (Wellington, 2009).

<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.

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 of occasions to lease land on the Town Belt and other reserves, successfully in some instances. With applications increasing for buildings of all sorts on 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.



*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 ridgetop 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>116</sup> Quinn, "Origin and Development," 59 – 62.

<sup>117</sup> Wellington City Reserves Act 1871

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.

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



*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, 2nd 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>.

## 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.

*Area of Wellington Town Belt, 1841–2016*

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%
2013	Managed as Town Belt by Wellington City Council (only 389.68 ha legally subject to the 1873 Deed)	520.0178ha	83.2%
2016	Wellington Town Belt Act passed	521.0874	83.3%

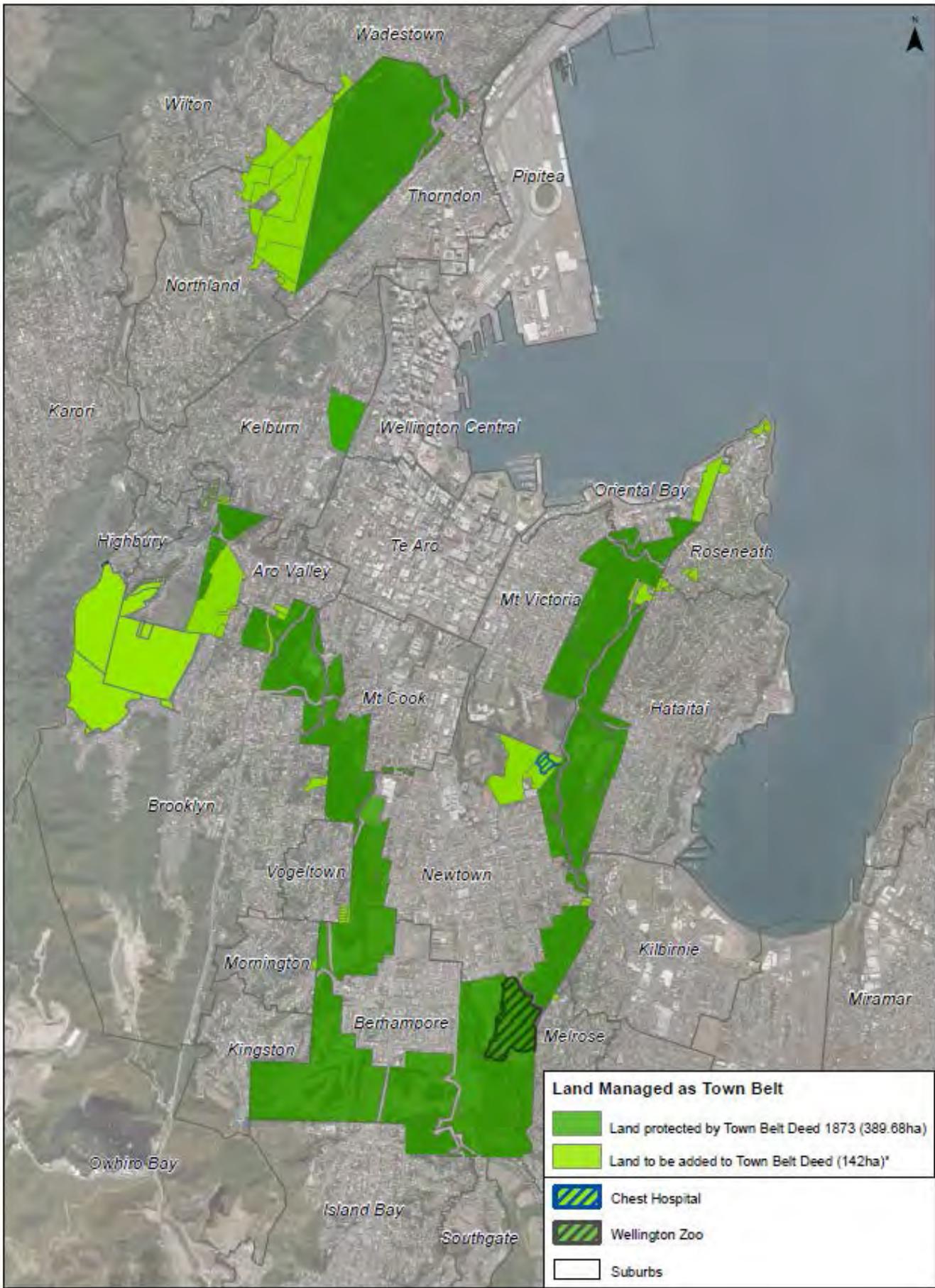
<sup>118</sup> Minutes of Wellington City Council Reserves Public Gardens Baths and Beaches Committee, 22 June 1943, WCA.

<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.



Land added to the Wellington Town Belt under the Wellington Town Belt Act 2016

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.



*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)*

**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.

**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

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<sup>123</sup> WTBMP 1995, Appendix 4.

<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

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.

## 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 shrinking 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 the Town Belt. William Tonks, a Wellington businessman (1837-1916), was opposed to any encroachment onto the Town Belt or 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*

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<sup>127</sup> WCCF. 00001:1905:50.830 Pt 4, Town Belt (general file), (Deed 188), 1974-1983, WCA

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.

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.

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<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.

<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 Hartely, "Another Chunk," editorial, *The Dominion*, 15 December 1970.

## 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.

## 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.

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<sup>134</sup> Wellington (City) Town Belt Reserves Act 1908

<sup>135</sup> Cook, "Background Report," 12

<sup>136</sup> Cook, "Background Report," 11.

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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# Appendix 6 – 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:

- leases and licences for community sport and recreation groups including community gardens
- expansion to existing or new buildings (including Council-owned)
- easements and leases for utilities
- 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 the Council's Leases Policy for Community and Recreation Groups. Council staff, after considering how well the proposal fits with policies in the Wellington Town Belt Management Plan and the WTBA 2016 will make the decision on whether to refer the application to the delegated Council committee for approval subject to public notification.

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 staff before applying for landowner approval. The application will need to include details on:

- preferred location and area
- proposed activity/development
- potential impacts and ways the group will mitigate these
- benefits to community

## Checklist for assessment

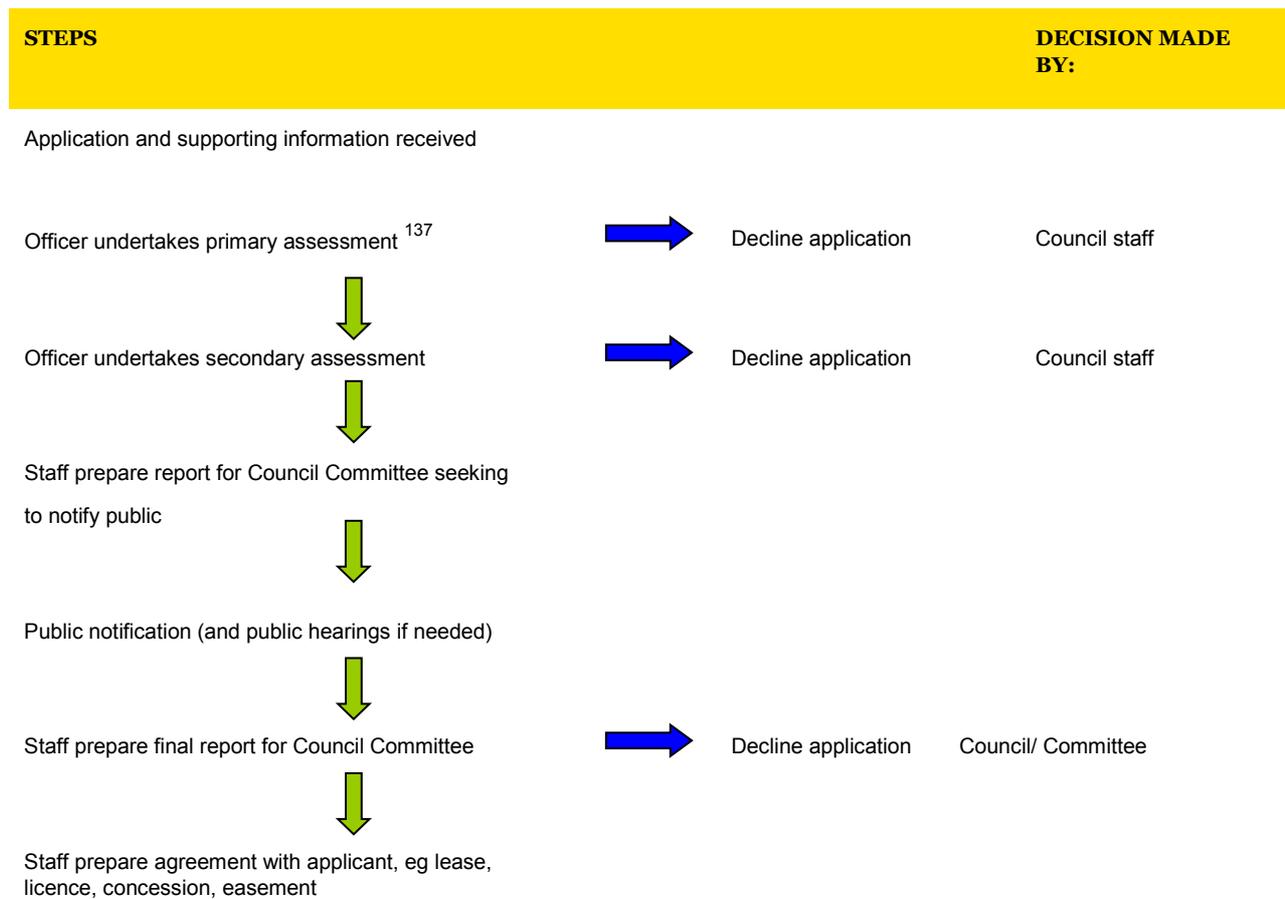
A checklist of the criteria that officers will use to assess the application is provided. This is based on policy 9.5.1: Decision-making guidelines and other policies in the Town Belt Management Plan. Some criteria will not be applicable eg application for a utility.

## 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 before regulatory approval under the RMA.

# Process for Landowner approval to use Town Belt



<sup>137</sup> The applicant may be asked to provide further information during the assessment stage

# CHECKLIST TO ASSESS APPLICATIONS TO USE TOWN BELT

## Based on Policy 9.5

### PRIMARY ASSESSMENT

CRITERIA	CONSIDER	POLICY
Recreation activity	Is this a recreation activity? Open for public participation <b>Decline application if activity is not recreation</b>	6.2.27
	Is the activity permitted on Town Belt? Y/N <b>Decline application if activity is prohibited</b>	9.2.5, 9.3, 9.4, 9.6
Alternative site	Has applicant considered alternative sites for the activity/facility? Y/N <i>If no, return to applicant and ask them to consider alternative sites.</i>	6.2.24 9.5.1(b)
	Are there alternative facilities that could be used in the city, in the region, including non-Council sites, eg schools, privately-owned land? Y/N If yes, where?	6.2.24 9.5.1(b)
	Are there alternative sites on the Town Belt where adverse affects would be less?	9.5.1(b)
	Why applicant says the Town Belt is preferred site?  <b>Decline application if Council staff consider alternative site more appropriate</b>	
Sport and recreation park	Is the proposed site for the facility within a "sport and recreation park" or leased area in the Town Belt Management Plan? See sector maps <b>Decline application if answer is no</b>	6.2.23, 8

## SECONDARY ASSESSMENT (DETAILED)

	CRITERIA	CONSIDER	POLICY
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 and/or at the club?	
I V I T Y	Commercial component	Is there any commercial activity proposed?	9.4, 9.6
		Is the proposed commercial activity directly related to the existing sport or recreation activity?	
		Will the operation of the commercial activity be undertaken directly by the group?	
		Will all the profit go back into the recreation group or promoting the sport or activity?	
	Elite sport (if applicable)	Will the elite sport activity complement community use and public access?	6.2.25
F A C I L I T Y	Demand for facility	Has the applicant demonstrated a need for the proposed facility?	6.2.24
		<ul style="list-style-type: none"> <li>by participants in sports</li> <li>by the community</li> </ul>	
		Would development of the facility lead to nearby facilities being underused?	
I L I T Y	Current facility (if applicable)	What is wrong with the existing facility?	
		Are there alternative ways to fix these shortfalls? More minor modifications?	
Y	Multi-use facility	Is the applicant proposing to share space with other groups?	6.2.26 & 9.5.1(a)
		Is there spare capacity at nearby facilities?	
		Will some buildings become vacant and a liability?	
		If applicant is not going to share facilities or space, why?	
B E N E F I T S	Benefits for users, the community, region, mana whenua	What improvements are envisaged by the applicant?	
		<ul style="list-style-type: none"> <li>increase in use and enjoyment</li> </ul>	9.5.1(e)
		<ul style="list-style-type: none"> <li>provide new opportunities</li> </ul>	9.5.1(e)
		<ul style="list-style-type: none"> <li>promote health and wellbeing</li> </ul>	9.5.1(g)
		<ul style="list-style-type: none"> <li>protect open space over built development, at the site and on the Town Belt in general</li> </ul>	9.5.1(h)
		<ul style="list-style-type: none"> <li>improve public access, including to natural environment</li> <li>potential to host events</li> </ul>	9.5.1(f)-(g) 3.2.2.2 & 6.2.3
E F F E C T S	Effects on current activities at site (positive and negative)	What effects will there be on:	6.2.24
		<ul style="list-style-type: none"> <li>existing activities</li> </ul>	& 9.5.1(d)
		<ul style="list-style-type: none"> <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?	9.2.2
S &	Impacts on Town Belt values	What impacts will there be on:	9.2.3
		<ul style="list-style-type: none"> <li>public access</li> <li>informal recreation</li> </ul>	9.5.1(f) 6.2.1

I M P A C T S		<ul style="list-style-type: none"> <li>• historic sites and sites of significance to mana whenua</li> </ul>	7.2.4-7
		<ul style="list-style-type: none"> <li>• biodiversity and restoration projects</li> </ul>	5.2.7
		<ul style="list-style-type: none"> <li>• biosecurity</li> </ul>	9.5.1(k)
		<ul style="list-style-type: none"> <li>• open space and landscape values?</li> </ul>	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)
C O N S I S T E N T	Existing policies	Ensure proposal is 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 6.2.24
	Past decisions	Check past Council decisions on similar requests	
G R O U P	Group making application	Is the applicant a voluntary or charitable organisation?	Leases policy
		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?	
O T H E R	Resource consent issues	Lighting, noise, parking etc 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).



