

3 Management sector plans

3.1 Sector 1

Khandallah, Broadmeadows, Ngaio, Crofton Downs and Kaiwharawhara

A unique feature of this sector is the harbour escarpment and the steep gullies off Onslow Road and Homebush Road. Where topography permits, the bush reserves have been developed to include tracks, with play areas, kick-about space or informal recreation space sometimes also provided.

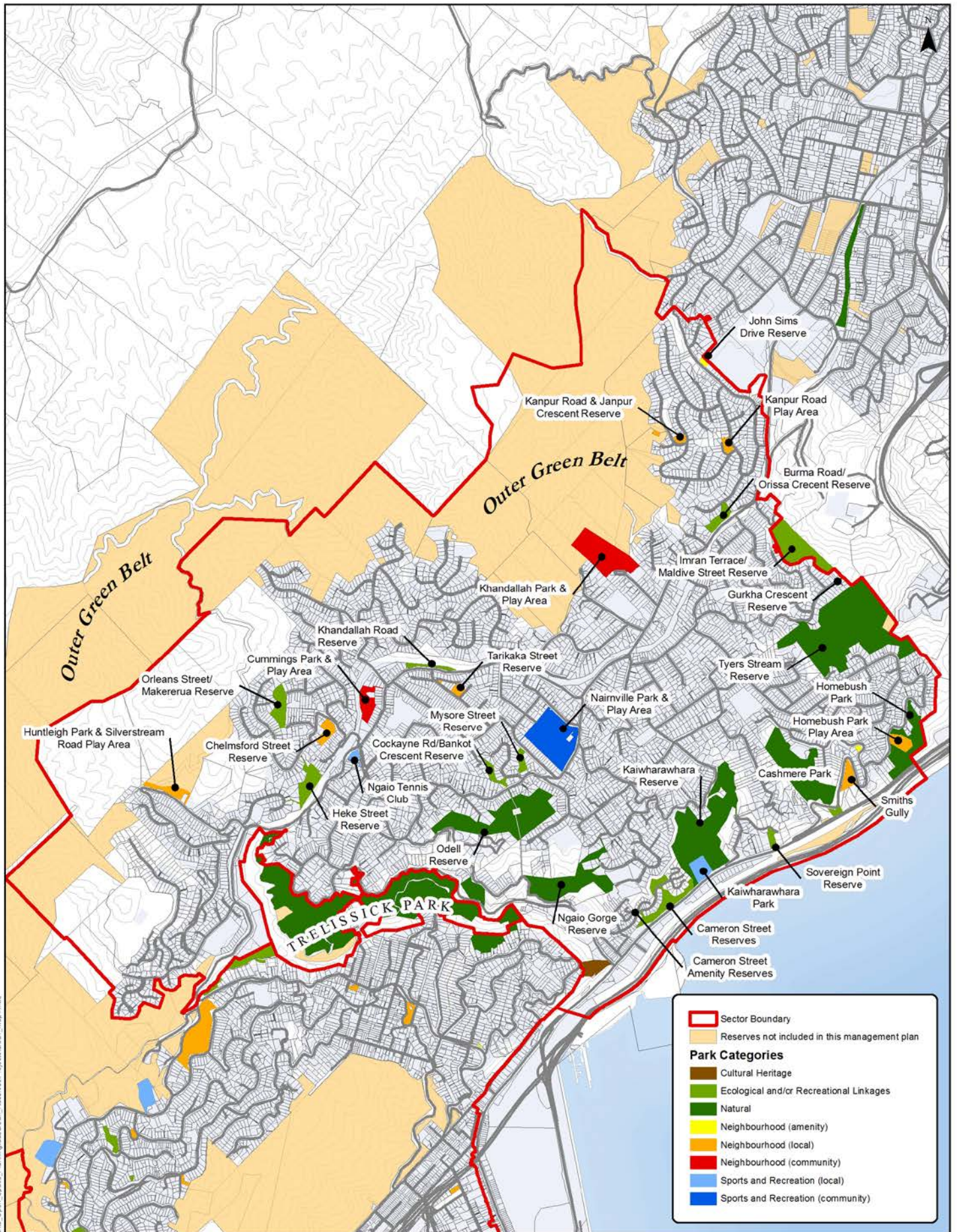
The Outer Green Belt (OGB) extends right down into Broadmeadows, Crofton Downs, Ngaio and Khandallah and provides a prominent natural setting for residential housing in this area and access to the extensive track system.

The suburban reserves enhance ecological connectivity between the OGB and the harbour via the large natural gully reserves and smaller pockets of open space.

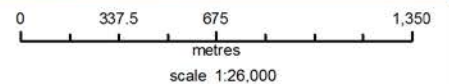
This sector is adjacent to but does not include Trelissick Park or reserves in the Outer Green Belt.

The open space network comprises:

- One sport and recreation (community) park – Nairnville Park, which has a 3/4 size artificial field, three winter fields, two summer cricket blocks, a skateboard ramp and a community playground. Nairnville Recreation Centre is located on the park and provides a range of indoor recreation activities and programmes, changing rooms and public toilets during its hours of operation.
- Kaiwharawhara Park on Hutt Road has one winter field and changing rooms.
- Ngaio Tennis Club leases a recreation reserve on the corner of Crofton Road and Waikowhai Street.
- 10 neighbourhood parks with a further two, Khandallah Park and play area and Silverstream Road play area, on the edge of this sector managed under the Outer Green Belt Management Plan.
- Several large bush reserves. Kaiwharawhara Park, Cashmere Park and Homebush Park form part of the harbour escarpment. Tyers Stream Reserve is above Ngauranga Gorge and Odell Reserve is on the skyline above Ngaio Gorge.
- A number of smaller ecological and/or recreational link reserves (some unnamed) that provide amenity as pockets of 'green' in the suburban landscape and as ecological links between larger bush reserves. Two examples are the Cameron Street Reserves and Mysore Street Reserve.



Sector 1
Map 1 - Reserve Category & Context

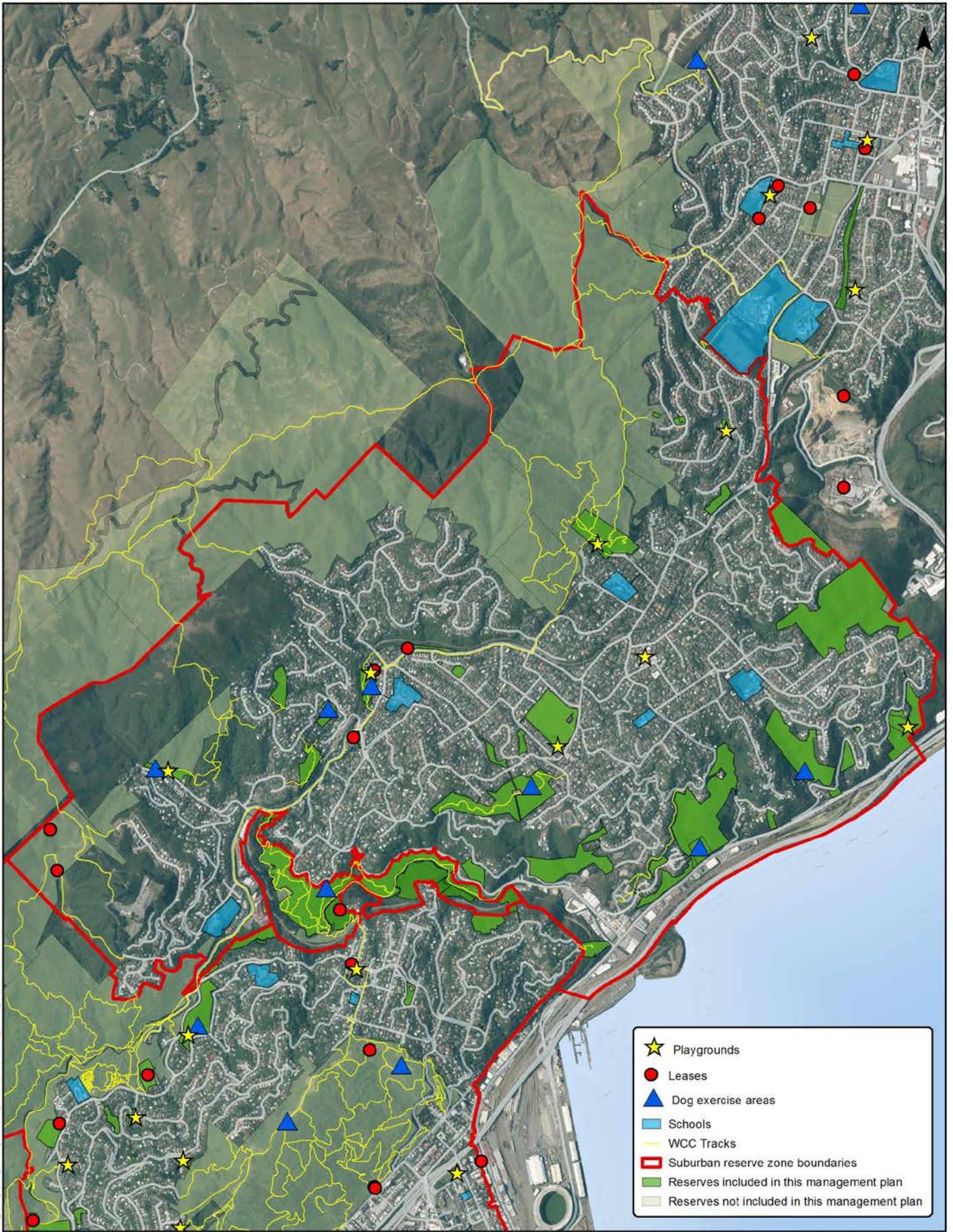


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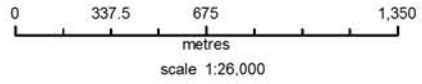
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 AUTHOR: presto2j
 DATE: 23/09/2014
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- ★ Playgrounds
- Leases
- ▲ Dog exercise areas
- Schools
- WCC Tracks
- ▭ Suburban reserve zone boundaries
- Reserves included in this management plan
- Reserves not included in this management plan



Sector 1
Map 2 - Current Values & Use

Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas. Census data sourced from Statistics NZ. Postcodes sourced from NZ Post. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.

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3.1.1 Assessment of the network

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

Sector 1 Map 2 shows specific use including playgrounds, leases on reserves, dog exercise areas and the track network. Schools are also shown to help complete the picture of outdoor recreation opportunities. Ecological sites of significance and heritage trees are not mapped but have been assessed in determining the range of values each park holds.

Sector 1 has a good variety of open space and recreation opportunities. There is a large, well-developed Community Sport and Recreation Park at Nairnville Park, and a variety of neighbourhood parks that vary in size and character. Most of the parks have multiple values, which strengthens both the individual park value and the network value.

For example, Cummings Park has ecological value associated with protection and enhancement of native vegetation and the stream; amenity value for the village and neighbouring properties; cultural value associated with a heritage tree; and a variety of recreation opportunities from walking, formal and informal play, picnicking and dog exercise. It also complements other adjacent community facilities such as the library.

Analysis of a 10-minute or 600 metre walking distance on the street network shows gaps in formal play area provision in central and northern Khandallah, Crofton Downs and the north western area of Ngaio above Fox Street.

The area north of Fox Street is surrounded by the Outer Green Belt but, like Tyers Stream Reserve, access off the street network is constrained by very steep topography. There is a small parcel of land at Vasanta Avenue that could function as a neighbourhood park but due to the fragmented street network would only serve a small area and still leave a gap in the Satara Crescent area.

The Khandallah village playground is not an ideal space but there is no land to the north of the village that would be more suitable. The areas north of the village and to the east and west of Tyers Stream Reserve are lacking but again, there is no land available that could be developed further for either formal play or outdoor recreation generally.

There is the potential to work with schools such as Crofton Downs School and Cashmere Ave School where the gaps have been identified. Crofton Downs School playing fields and open space is regularly used by the community and the school supports and encourages use of all its facilities by the community. Any public access to the Cashmere Avenue School grounds would be a significant benefit to the local community in terms of open space and play opportunities.

Investigating track development in Tyers Stream Reserve may provide northern Khandallah residents with walking and/or cycling opportunities, however there are significant constraints given the steep topography of the reserve. The privately owned Khandallah Tennis and Squash club is located in this area.

An area around Khandallah Village has been identified as being potentially suitable for a zone change to accommodate medium-density housing¹. Should this occur there will need to be an associated provision for land for outdoor recreation as there is already a gap in provision in this area that may be exacerbated with increased population.

Actions

- Address the gap in both play and open space recreation access in the north eastern corner of this sector.
- Work with local schools and sports clubs to investigate community use and access to open space and play opportunities.

¹ Proposed in draft Wellington Urban Growth Plan

3.1.2 Playgrounds

Play opportunities in this sector vary in their context from a village setting (Khandallah library) to a sports and recreation park or neighbourhood park type setting (Nairnville Park, Kanpur Park and Cummings Park) to a more remote, bush type setting (Homebush Park).

There is a gap in provision of playgrounds as previously described.

3.1.3 Dog exercise areas

There are seven off-leash dog exercise areas, one each located in Trelissick Park, Chelmsford Park, Cummings Park, Silverstream Road Reserve, Odell Reserve, Kaiwharawhara Park (restricted access) and Cashmere Park.

The sector is well-served with dog exercise areas. In particular, some of the large reserves such as Odell Reserve and the adjacent Trelissick Park provide off-leash walks and links.

The Cummings Park dog exercise area is well used as it is central, easy to access and drive to and is safe for dogs as its well away from roads. There have been issues raised by other park users around access through the area to other parts of the park and ensuring dogs are restricted to the current designated area. The issue of damage to the turf during the winter months due to intensive use has been mainly resolved.

Action

- Retain the dog exercise area at Cummings Park.

3.1.4 Track network

The area has a comprehensive network of tracks, particularly on the western edge within the Outer Green Belt and through Trelissick Park as part of the Sanctuary to Sea Walkway. There are ongoing community track building and planting projects in the Outer Green Belt between Downing Street, the Skyline Track and Silverstream Road (the 'Silversky' track). They are establishing a dual-use track network throughout the area linking suburban areas with the Outer Green Belt.

There are tracks through the bush at Odell Reserve, Heke Street Reserve and Makererua Street Reserve that provide more local opportunities for off-road walking in the neighbourhood.

The Northern Walkway and national Te Araroa walkway pass through this sector.

Actions

- Develop track links between Downing Street, Silverstream Road and through Huntleigh Park to Huntleigh Park Way (connects the street network around Huntleigh Park and Silverstream Road Play Area).
- Investigate a link from Homebush Park around to Tyers Stream Reserve as part of future subdivision of land above Jarden Mile.
- Investigate a new track link into Chelmsford Park from Heke Street.
- Investigate a future track link between the Hutt Road and Khandallah via Cashmere Park.
- Investigate opportunities for tracks from Vasanta Avenue and Satara Crescent (northwest Ngaio) areas into the Outer Green Belt.

3.1.5 Ecology and biodiversity

The linear nature of the rail corridor in this sector provides opportunity for ecological links.

Tyers Stream reserve is a very large parcel of land with high ecological and biodiversity values. Access to the reserve is constrained by topography but the landscape and ecological values of the site are such that physical access is not a significant issue.

There are several parcels of private land in this sector adjacent to the Outer Green Belt with important landscape and ecological values. They are zoned open space under the District Plan. They have the potential to provide new track links to the Skyline Walkway and are a priority for protection and/or acquisition for their ecological significance and the restoration and track work already underway.

The Girl Guide Association of NZ allows access through its seven-hectare block of land between Silverstream Road and Huntleigh Park Reserve. The Council carries out possum control in the block and the community has started restoration of the stream between the site and Silverstream Road. The land is protected by covenant.

There are sites of ecological significance that are only partially contained within reserve land and extend onto adjacent private land. At Makererua Reserve there is a local community group working to restore native vegetation and control weeds. The group's understanding of the values of their environment and their involvement is likely to lead to better ecological outcomes in their own properties. There is potential for a similar scenario with the residents at Amritsar Street where private property extends down the steep vegetated banks off the ridge to meet the boundary of reserve land. Both the private and reserve land is ecologically significant.

Odell Reserve, Nairnville Park and the small reserves at Mysore Street and Bankot Crescent play an important role in supporting ecological connectivity between the Outer Green Belt, Trelissick Park and the escarpment reserves. Large trees and significant native bush cover should be retained and enhanced in the natural and ecological link reserves and, where it does not interfere with the primary purpose of the reserve, large trees should be planted at Nairnville Park to support this connectivity function.

Actions

- Investigate the protection and /or acquisition of reserve land for landscape, ecological and recreation purposes as part of any proposed subdivision of the land situated to the west of Silverstream Road.
- Investigate the protection and or acquisition of the forest remnant north of Homebush Park as part of any future subdivision of this private land and enable a track link between this park and Tyers Stream Reserve.
- Work with the Girl Guide Association on the future management and protection of its land off Silverstream Road.
- Continue working with KiwiRail to develop the rail corridor as an important ecological link.

3.1.6 Community groups and partnerships

There is a range of community groups working throughout the reserves in this sector, primarily focused on ecological restoration work and track building.

Ngaio Crofton Downs Residents Association has a partnership with the Council to realise the Association's long-term vision of Ngaio as a natural amphitheatre in which people and nature are nurtured. This is in line with Council objectives of establishing connective corridors and the enhancement of walkways, and recognises the role of native ecosystems.

Volunteers help with maintenance in Odell, Makererua and Chelmsford reserves.

The Western Trail Builders group is establishing a track network throughout the western area linking suburban areas with the Outer Green Belt.

There are existing partnerships between schools and the Council in this sector working to improve play area provision and biodiversity values. Cashmere Ave School and Ngaio School are involved with native planting in their school grounds. Cashmere Ave School is equidistant

between three key reserves sites with ecological significance so plays an important role in helping manage biodiversity values within their wider suburban environment.

There is one commercial lease on reserve land on Khandallah Road near the Ngaio Shopping Centre. Cavell Upholstery has a 15-year lease to run their upholstery business. Following the expiry of the lease it is planned to vacate and remove the building.

Wellington Free Kindergarten (Ngaio) is adjacent to Cummings Park on Ottawa Road.

Ngaio Lawn Tennis Club Inc has two artificial courts and a clubhouse on Waikowhai Road. General public access to this site outside of club use times would ensure it is truly part of the public open space network in this sector. Weed clearance and restoration work in the stream area would diversify the potential values of the reserve.

Sector 1 Khandallah, Broadmeadows, Ngaio, Crofton Downs and Kaiwharawhara

Reserve	Park Category	Land Area sqm	Legal Description	CT Reference	Reserve classification	Proposed classification	Actions
Khandallah Park and Play Area	Neighbourhood (community)	n/a	n/a	n/a	n/a		Falls under Outer Green Belt Management however plays a key role in suburban reserves network in Sector 1, in particular for play provision. The outdoor pool at Khandallah Park requires a major upgrade if it is to remain open to the public. The Council will consider options for the future operation of this facility as part of the 2015/25 Long-term Plan. This will inform a comprehensive management plan for the area.
Kanpur Road and Janpur Crescent Reserve	Neighbourhood (local)	527.00	Lot 2 DP 82772	49C/101	Local Purpose Reserve (Public Utility)		Support local community-led initiatives to diversify use.
		530.00	Lot 175 DP 64066	33A/716	Local Purpose Reserve (Utility)		
		1,191.00	Lot 2 DP 64066	49C/516	Local Purpose Reserve (Public Utility)		
Kanpur Road Play Area	Neighbourhood (local)	481.00	Lot 38 DP 32542	25D/481	Recreation Reserve		
		559.00	Lot 39 DP 32542	25D/482	Recreation Reserve		
		627.00	Lot 40 DP 32542	25D/483	Recreation Reserve		
		1,961.00	Lot 52 DP 41163	25D/484	Recreation Reserve		
John Sims Drive Reserve	Neighbourhood (amenity)	1,513.00	Lot 2 DP 86024	53D/204	Recreation Reserve		Continue support of Onslow College work (Waipahihi Stream Project).
Burma Road/Orissa Crescent Reserve	Ecological and/or recreational linkage	7,964.00	Lot 34 DP 40238	25D/462	Recreation Reserve	Scenic B Reserve	

Sector 1 Khandallah, Broadmeadows, Ngaio, Crofton Downs and Kaiwharawhara

Reserve	Park Category	Land Area sqm	Legal Description	CT Reference	Reserve classification	Proposed classification	Actions	
Imran Terrace / Maldive Street Reserve	Ecological and/or recreational linkage	36,118.00	Lot 18 DP 79675	46A/544	Recreation Reserve	Scenic B Reserve		
Gurkha Crescent accessway	Ecological and/or recreational link	198.00	Lot 44 DP 62258	32D/192	Recreation Reserve			
Tyers Stream	Natural	349.00	Lot 6 DP 340944	168247	Fee Simple	Scenic A Reserve	Continue restoration work within Tyers Stream reserve.	
		814.00	Lot 1 DP 13918	46C/677	Fee Simple	Scenic A Reserve		
		920.00	Lot 3 DP 22019	924/2	Fee Simple	Scenic A Reserve		
	Homebush Park and Play Area	Natural and Neighbourhood (local)	147,500.00	Lot 3 DP 90841	58C/631	Fee Simple	Scenic A Reserve	Potential to improve Homebush Play Area by developing a second walkway access off Homebush Road.
			920.00	Lot 2 DP 22019	924/1	Fee Simple	Scenic A Reserve	
			47,318.00	Lot 1 DP 87936 & Lot 2 DP 89053	58C/667	Fee Simple	Recreation Reserve	
			4,699.00	Lot 3 DP 65651	10C/482 cancelled	Recreation Reserve	Scenic A Reserve	
Cashmere Park and Onslow Rd amenity reserve (including Lohia St Reserve)	Natural and Neighbourhood (amenity)	2,080.00	Lot 1 DP 368293	277464	Recreation Reserve	Scenic B Reserve	Review the use and role of the small amenity reserve off Cashmere Avenue.	
		43,093.00	Pt Lot 1-2 DP 9871, also known as Pt Land Bordered Green DP 9871 as shown on the CT	581/130 pt cancelled	Fee Simple	Scenic B Reserve		
		1,187.00	Pt Lot 1 DP 7494	51B/418	Fee Simple	Scenic B Reserve		
		11,756.00	Lot 3 DP 50680 & Lot 2 DP 50681	39A/510	Fee Simple for a Reserve	Scenic B Reserve		
Hutt Road Reserves	Ecological and/or recreational linkage	2,062.00	Lot 71 DP 8007	464/349	Fee Simple	Scenic B Reserve		
		493.00	Lot 2 DP 70907	44A/531	Fee Simple	Scenic B Reserve		

Sector 1 Khandallah, Broadmeadows, Ngaio, Crofton Downs and Kaiwharawhara

Reserve	Park Category	Land Area sqm	Legal Description	CT Reference	Reserve classification	Proposed classification	Actions
Smiths Gully	Neighbourhood (local)	6,789.00	Lot 67-69 DP 8007	643/46	Recreation Reserve		Support local community-led initiatives to diversify use.
Sovereign Point Reserve	Ecological and/or recreational linkage	3,350.00	Lot 12 DP 90708	57D/830	Recreation Reserve		
Kaiwharawhara Park and Kaiwharawhara Reserve	Sport and Recreation (local) and Natural	39,587.00	Pt Lot 24 DP 868	22D/674	Scenic B Reserve		
		4,323.00	Pt Sec 4 Harbour District in Block XI Belmont & Block VII Port Nicholson		Recreation Reserve		
12 Hervey Way - access to Kaiwharawhara Park	Ecological and/or recreational linkage	40.00	Lot 4 DP 397952	391132	Recreation Reserve		Construct and sign-post access once there is sufficient demand from local residents.
Cameron Street Amenity Reserves	Neighbourhood (amenity)	86.00	Lot 114 DP 321404	85382	Recreation Reserve		Support local community-led initiatives to diversify use.
		80.00	Lot 2 DP 342503	174565	Recreation Reserve		
		125.00	Lot 3 DP 342503	174566	Recreation Reserve		
Cameron Street Scenic Reserves	Ecological and/or recreational linkage	3,981.00	Lot 2 DP 397952	391130	Recreation Reserve	Scenic B Reserve	
		14,956.00	Lot 3 DP 397952	391131	Recreation Reserve	Scenic B Reserve	
Ngaio Gorge Reserve	Natural	5,939.00	Lot 1 DP 47877	30B/648	Recreation Reserve	Scenic B Reserve	
		2,524.00	Lot 6 DP 47412	30B/647	Recreation Reserve	Scenic B Reserve	
		37,620.00	Sec 134 Harbour District	21C/720	Recreation Reserve	Scenic B Reserve	
Odell Reserve	Natural	25,557.00	Lot 24 DP 86224	53D/914	Recreation Reserve		Consider disposal of part of Odell Reserve currently occupied by social housing units if they are no longer required for that purpose.
		50,441.00	Lot 2 DP 15246 & Lot 1 DP 11829 & Pt Lot 2 DP 11829	589/44	Recreation Reserve		
Nairnville Park and Play Area	Sport and Recreation (community)	2,323.00	Pt Lot 9 DP 7342	374/60	Recreation Reserve		Plant large tree species to support wider biodiversity values and suburban amenity.
		91.00	Lot 14 DP 19216	721/9	Fee Simple	Recreation Reserve	

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Reserve	Park Category	Land Area sqm	Legal Description	CT Reference	Reserve classification	Proposed classification	Actions
		47,894.00	Pt Sec 4A Harbour District	48C/550	Recreation Reserve		
Mysore Street Reserve	Ecological and/or recreational linkage	4,688.00	Pt Lot 93 DP 16298	41C/610	Fee Simple	Scenic B Reserve	Protect and potentially enhance vegetation as one of a number of small, centrally located reserves that provide ecological links between larger reserves.
Tarikaka Street Reserve	Neighbourhood (local)	3,153.00	Lot 96-97 DP 63402	38A/216	Recreation Reserve		A good local reserve for informal use.
Cockayne Road/Bankot Crescent Reserve	Ecological and/or recreational linkage	5,185.00	Lot 66 DP 16298	946/55 cancelled	Recreation Reserve	Scenic B Reserve	Protect and potentially enhance vegetation as one of a number of small, centrally located reserves that provide ecological links between larger reserves.
Ngaio Tennis Club	Sport and Recreation (local)	2,934.00	Pt Lot 5 DP 404 & Lot 6 DP 1727	210/73 cancelled	Recreation Reserve		Encourage casual use of the club facilities.
Heke Street Reserve	Ecological and/or recreational linkage	1,018.00	Lot 39 DP 16539	972/12	Fee Simple	Scenic B Reserve	
		317.00	Lot 2 DP 64237	28B/239 cancelled	Local Purpose Reserve (Accessway)		
		223.00	Lot 2-3 DP 34041 & Lot 6 DP 28824	13B/303	Scenic B Reserve		
		13,271.00	Pt Lot 40 DP 16539	A1/133	Scenic B Reserve		
Huntleigh Park and Silverstream Road Play Area (part)	Neighbourhood (local)	82,437.00	Lot 1-2 DP 17482, Lot 26 DP 21990 & Sec 42 Kaiwharawhara District	24C/599	Scenic Reserve		Falls under Outer Green Belt Management however plays a key role in suburban reserves network in Sector 1, in particular for play provision. Potential to enhance values with protection and/or acquisition of nearby private land.
		2,147.00	Pt Sec 7 Kaiwharawhara District	13B/954	Recreation Reserve		
Makererua/Orleans Street Reserve	Ecological and/or recreational linkage	12,514.00	Pt Lot 1 DP 41453	13A/1078	Recreation Reserve	Scenic B Reserve	

Sector 1 Khandallah, Broadmeadows, Ngaio, Crofton Downs and Kaiwharawhara

Reserve	Park Category	Land Area sqm	Legal Description	CT Reference	Reserve classification	Proposed classification	Actions
Chelmsford Street Reserve	Neighbourhood (local)	7,094.00	Sec 17 Kaiwharawhara District	13A/557	Recreation Reserve		Look at ways to improve use, particularly as a dog exercise area.
Cummings Park and Play Area	Neighbourhood (community)	2,727.00	Pt Sec 7 Kaiwharawhara District	451/242	Recreation Reserve		Retain dog exercise area.
		422.00	Lot 9 DP 26224	None	Recreation Reserve		
		8,373.00	Pt Sec 5 & 7 Kaiwharawhara District, Lot 1 DP 9103 & Lot 10 DP 6551	421/193	Recreation Reserve		
Khandallah Road Reserve	Ecological and/or recreational linkage	3,928.00	Lot 98 DP 63403	35B/653	Recreation Reserve		

