



DRAFT
**Point Dorset Reserve
Management Plan**

June 2011



PORT NICHOLSON BLOCK
SETTLEMENT TRUST

Absolutely

POSITIVELY

ME HEKE KI PŌNEKE
WELLINGTON CITY COUNCIL **Wellington**

DRAFT POINT DORSET RESERVE MANAGEMENT PLAN

1.	Introduction	1
1.1	Purpose of this plan.....	1
1.2	Point Dorset	1
1.3	Structure of the Reserve Management Plan.....	3
1.4	Vision	3
1.5	Strategic fit	3
1.6	Key guiding plans	3
1.6.1	Capital Spaces – Open Space Strategy for Wellington Te Whanganui-a-Tara.....	3
1.6.2	Wellington 2040 Framework.....	3
1.7	Other relevant policies and plans	4
1.7.1	District Plan.....	4
1.7.2	South Coast Management Plan (2002).....	4
1.7.3	Biodiversity Action Plan (2007)	4
1.7.4	Open Space Access Plan (2004)	4
1.7.5	Heritage Policy (2010)	4
1.8	Co-management	4
2	Culture and history.....	5
2.1	Background	5
2.1.1	Oruaiti Pā	5
2.1.2	Fort Dorset.....	5
2.1.3	Shipwrecks.....	9
2.2	Issues	9
2.2.1	Stabilising heritage assets.....	9
2.2.2	Protecting heritage	10
2.3	Objectives	10
2.4	Policies	10
2.4.1	Stabilising heritage assets.....	10
2.4.2	Protecting heritage	11
3	Landscape.....	12
3.1	Background	12
3.1.1	Coastal viewpoint.....	12
3.1.2	Landscape	12
3.2	Issues	12
3.2.1	Retaining views	12
3.2.2	Modifications to landscape.....	12
3.3	Objectives	13
3.4	Policies	13
3.4.1	Retaining views	13
3.4.2	Modifications to landscape.....	13
4	Ecology.....	14
4.1	Background	14
4.1.1	Coastal environment	14
4.2	Issues	14
4.2.1	Pests and weeds	14
4.2.2	Dying flax	15
4.2.3	Ecological restoration.....	15
4.2.4	Human impacts.....	18
4.3	Objectives	18
4.4	Policies	18
4.4.1	Pests and weeds	18
4.4.2	Dying flax	18
4.4.3	Ecological restoration.....	19
4.4.4	Human impacts.....	19
5	Recreation and access	20
5.1	Background	20
5.2	Issues	20
5.3	Objectives	22
5.4	Policies	22

6	Administration.....	24
6.1	Objectives	24
6.2	Policies	24
6.2.1	Plan amendment and review.....	24
6.2.2	Relationship with other management plans and Wellington City Council policies.....	24
6.2.3	Reserve acquisitions.....	24
6.2.4	Community involvement in reserve management	24
6.2.5	Reserve closure and exclusive use	24
6.2.6	Encroachments	24
6.2.7	Utilities/infrastructure.....	24
6.2.8	Motorised vehicle access.....	25
6.2.9	Licences	25
6.2.10	Commercial leases	25
6.2.11	Commemorative and outdoor structures	25
6.2.12	Signs	25
7	Implementation plan	26
7.1	Point Dorset – draft landscape concept plan.....	26
	References	26
	APPENDIX ONE: Species recommended for planting on Point Dorset	27
	APPENDIX TWO: Preliminary feedback on values, issues and ideas for Point Dorset Recreation Reserve (February 2011)	28
	APPENDIX THREE: Draft landscape concept plan	30

1. Introduction

1.1 Purpose of this plan

The purpose of the Point Dorset Reserve Management Plan (the Plan) is to provide Wellington City Council (the Council) and Port Nicholson Block Settlement Trust (the Trust) with a clear framework for making decisions and managing this reserve for the next 10 years.

The objectives and policies in this plan give guidance for the protection, management, development, operation and public use of Point Dorset Reserve.

This management plan identifies:

- the long-term vision for the reserve
- the natural and cultural features of the reserve and how these will be protected
- recreational activities on the reserve
- general reserve management policies
- actions required to implement this plan.

1.2 Point Dorset

Point Dorset is a prominent, undeveloped, coastal escarpment (steep hillside) at the entrance to Te Whanganui-a-Tara (Wellington Harbour). It is situated between Seatoun and Breaker Bay on Motu Kairangi (Miramar Peninsula, see Map A).

It is the site of Oruaiti Pā. O-rua-iti means ‘place of the small pit’, where the kumara and potatoes cultivated nearby would have been stored.

Point Dorset was named after Dr John Dorset, an early European settler who was a surgeon and local politician.

For many centuries the site has been used by Māori and European to protect Wellington’s harbour entrance. The land was used by the Defence Force between 1905 until 1991, and Fort Dorset provided coastal defence and military training.

The Department of Conservation took over the management of the coastal escarpment in 2000 to protect public access and the historic and ecological features.

In 2009, ownership transferred from the Crown to the Trust via the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009. Wellington City Council was appointed to control and manage the land as Recreation Reserve under section 26 of the Reserves Act 1977.

The reserve is culturally and spiritually significant to Taranaki Whānui, being part of Oruaiti Papakainga and a boundary marker for Taranaki Whānui indicating the entrance to the harbour. Pou tohutohu (signposts) guard and protect the entrance of the harbour for the City of Wellington. Taranaki Whānui maintain a kaitiakitanga (guardian) role, fully appreciating and understanding the ecological value and importance of the reserve.

In late 2010 the Council and the Trust invited the community to comment on those features of the site that need protecting and to provide suggestions to assist in the development of this Reserve Management Plan. A summary of this community feedback is provided in Appendix Two.

The following land is covered by this Reserve Management Plan:

Reserve name:	Point Dorset Recreation Reserve
Legal description:	Section 1 SO 38155
Certificate of title:	498577
Area:	8.337ha
Reserve classification:	Recreation Reserve

MAP A Point Dorset Reserve



Point Dorset Recreation Reserve

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.

MAP PRODUCED BY:
Wellington City Council
101 Wakefield Street
WELLINGTON, NZ

ORIGINAL MAP SIZE: A4
AUTHOR: P&G
DATE: FEB 2011
REFERENCE:



Gazette notice:	No gazette notice. Covered by Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009
District Plan zoning:	Conservation site 2C: Fort Dorset; Open Space B
District Plan heritage listing:	Oruaiti Pā is protected as site M114; Fort Dorset is heritage area 17 The land is part of the Rangitatau Reserve Precinct.

The New Zealand Archaeological Association site records for Oruaiti Pā are R27/115 and R27/116. A midden site, which was probably associated with Oruaiti Pā, is R27/194. All these sites are considered destroyed. The ‘military fortification’ is R27/178.

1.3 Structure of the Reserve Management Plan

This management plan looks at the core values of Point Dorset. These are culture and history, landscape, ecology, and recreation and access. For each, there is discussion about the issues, followed by objectives and policies. The management plan also has administration policies (section 6) and an implementation plan (section 7).

1.4 Vision

(INSERT TRANSLATION HERE)

Our vision is to protect, interpret, enhance, and where appropriate restore the cultural, historic, landscape, ecological, and recreation features at Oruaiti, Point Dorset Recreation Reserve.

1.5 Strategic fit

In 2005 the Council adopted seven strategies to guide all its activities and business. Two are relevant to this plan.

1.5.1 Environment Strategy

The aim of this strategy is to protect and enhance Wellington’s natural environment. This includes:

- protecting sensitive natural areas and resources
- providing high-quality, accessible green spaces.

1.5.2 Social and Recreation Strategy

The aim of this strategy is to promote strong, safe and healthy communities. This includes ensuring the infrastructure and services are in place to meet resident and community needs.

1.6 Key guiding plans

1.6.1 Capital Spaces – Open Space Strategy for Wellington Te Whanganui-a-Tara

This strategy was developed in 1998 and provides directions for an integrated approach to managing the natural and recreational environment, including recognition of important landscape features.

Capital Spaces has an open-space concept that reflects the different characteristic landscapes of the city – from the harbour to the rural hinterland. Point Dorset is included in ‘the bays’ category. This is described as “an accessible urban coastline which is rich in recreational opportunities and cultural meaning, and emphasises the natural character and beauty of the coast through the protection of prominent landforms and indigenous vegetation”.

1.6.2 Wellington 2040 Framework

The Wellington 2040 Framework comprises two key projects:

- The City Strategy – identifying and providing a focus for what Wellington needs to do, and how the City should position itself to meet the challenges and opportunities of the future.

- The Central City Plan – a spatial plan for the central city.

The Wellington 2040 Framework will be a Council-led partnership with Wellington communities. It will inform key pieces of Council work, including the development of a new set of Council strategies that in turn will drive the Long Term Plan 2012/22.

1.7 Other relevant policies and plans

Other plans that provide guidance in the development of this plan are:

1.7.1 District Plan

The District Plan is the primary document that manages land use and development within Wellington City. It has been prepared in line with the Resource Management Act (1991).

1.7.2 South Coast Management Plan (2002)

This management plan covers land from just south of the Point Dorset reserve and all coastal reserves around to Karori Stream. Its primary objective is “to protect and enhance the coastal character of Wellington’s South Coast”.

1.7.3 Biodiversity Action Plan (2007)

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

1.7.4 Open Space Access Plan (2004)

This plan sets out the Council’s strategic vision for tracks in and between the city’s parks, reserves and open spaces. There are no specific policies or actions associated with this site.

1.7.5 Heritage Policy (2010)

This policy focuses on the built and non-built heritage and trees in Wellington City. It seeks to protect and promote the use of the city’s historic heritage.

1.8 Co-management

Wellington City Council and the Port Nicholson Block Settlement Trust have developed a series of protocols around co-management of the reserve

- Wellington City Council recognises Taranaki Whānui Mana Whenua status and that Port Nicholson Block Settlement Trust has ownership of the reserve.
- Taranaki Whānui and Wellington City Council agree that to the extent that they are able under the Reserves Act 1977 and the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009, and any other relevant legislation they will have particular regard to the Mana Whenua view.
- Taranaki Whānui will recognise the role of Wellington City Council on matters relating to the control and management of the reserve.
- Taranaki Whānui and Wellington City Council will meet annually to review the performance of the management year and proposed work programme for the upcoming year.
- An annual report will be available to Wellington City Council and Taranaki Whānui

2 Culture and history

2.1 Background

Point Dorset has a long history as a coastal defence site. For many centuries, the Point has been used to defend Te Whanganui-a-Tara (Wellington Harbour).

2.1.1 Oruaiti Pā

The palisaded fort Oruaiti Pā was situated on the headland at Point Dorset and was one of a series of pā on Motu Kairangi (Miramar Peninsula, see Map B¹). The pā would have accommodated around 50 huts. No surface evidence of the pā remains. The site was mainly on the adjacent privately owned land (see Map A).

Oruaiti Pā was visually connected to the major pā of Te Whetu Kairangi (the site of Worsler Bay School) and the headland pā of Rangitatau (above Tarakena Bay). These were established by the descendants of the two half-brothers Tara and Tautoki, sons of the Chief Whatonga. Ethnologist Elsdon Best (1901) estimated Oruaiti Pā was built in 1625AD.

The site was occupied for centuries until Ngāti Ira took over from their Ngāi Tara relations and intermarried with them. In the early 18th century, the heke (migrations) of the Taranaki tribes occurred into and around Te Whanganui-a-Tara.

When New Zealand Company representative William Wakefield arrived in 1839, Te Atiawa Māori were resident on Motu Kairangi (Miramar Peninsula) but it was not considered one of the main areas of occupation as there were no major Te Atiawa pā or kaingā (villages) there.



Pou whenua at Oruaiti Pā



1937 photo of original 6-inch gun emplacements positioned facing south over the harbour entrance.

From Alexander Turnbull Library,
Ref: 1/4-048821-G.

2.1.2 Fort Dorset

A military reserve was proposed for this site in the 1850s (Cooke 2000). In 1880, Colonel Peter Scratchley surveyed the area and proposed a three-gun battery at Point Dorset.

The land was used by the Defence Force between 1905 until 1991 as Fort Dorset. In 1910, the first guns were installed to protect the entrance to the harbour. This battery had two 6-inch guns but all structures have since been destroyed.

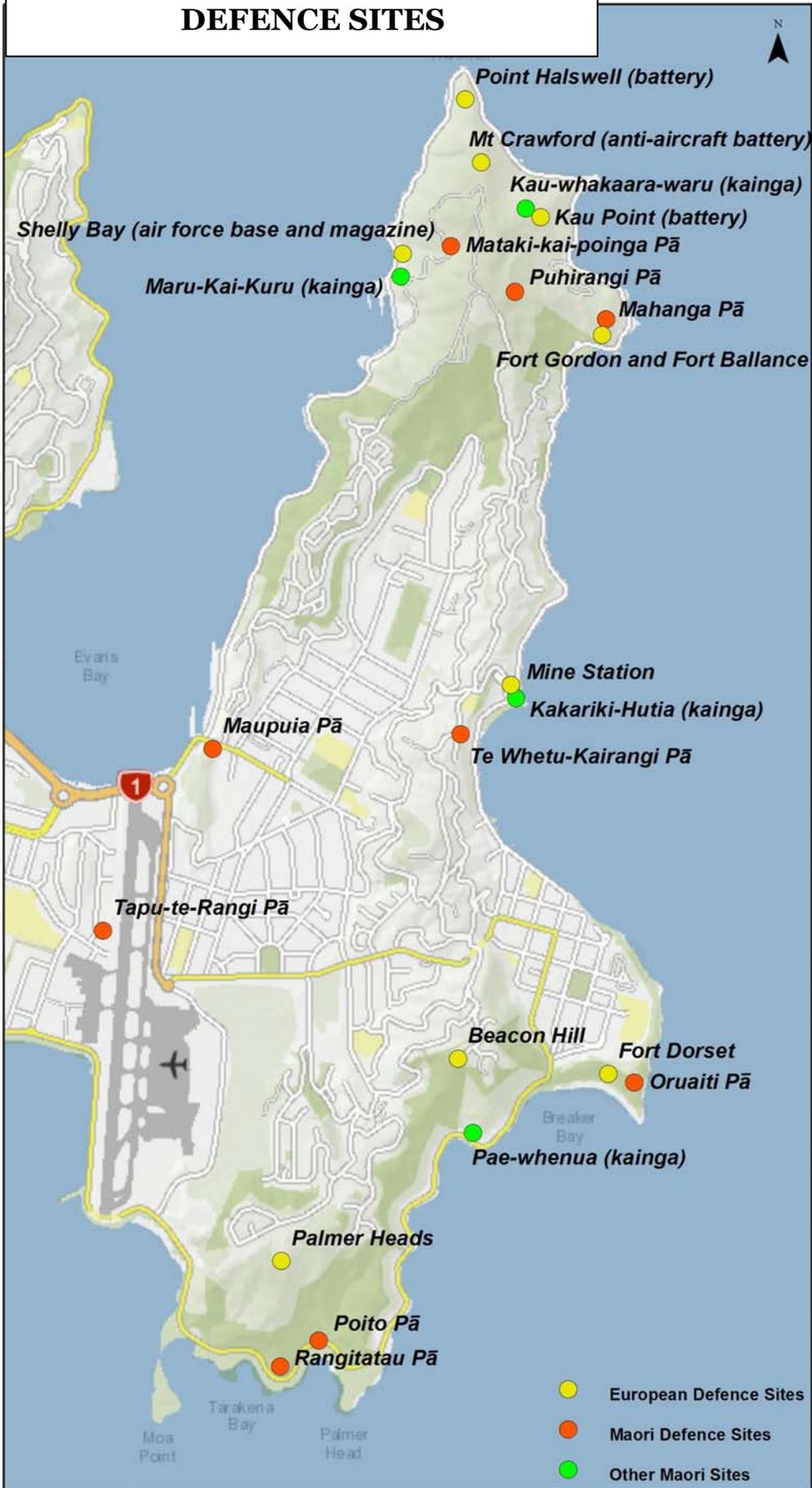
The fort expanded during the 1930s to accommodate more soldiers and prepare for the Second World War. The Steeple Battery was built in 1935 and had two 12-pound guns, but has also been destroyed.

The Gap Battery, built in 1936 and in 1939, had four 4-inch guns. Some of these gun emplacements have been partially buried. The Beach Battery was constructed in 1942 and had two 12-pound guns (partially damaged). Roads, observation posts, searchlights, magazines and barracks were also built to support these defensive positions. The coastal defence area remained operational until 1957. The guns were finally removed in 1960/1.

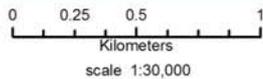
Map C shows the location of the military installations and the year they were built. An asterisk indicates the structure is still standing. A Ministry of Works map of the fort from 1966 also shows the four battery sites (see Map D).

¹ Sources of Pā sites - Crawford (1872), Struthers (1975), Wellington City Council (1994)

MAP B MAORI AND EUROPEAN DEFENCE SITES



Map B - Maori and European defence sites
 Motu Kairangi (Miramar Peninsula)



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.



MAP C MILITARY STRUCTURES AT POINT DORSET (OPUS 2011)

Key

- 1 Pillbox (<1942)
- 2 searchlight emplacement (ca. 1942)
- 3 Possible remains of trig station (?)
- 4 Wood and brick embedded in escarpment (?)
- 5 Searchlight emplacement (1937)
- 6 Beach battery* (1942)
- 7 Searchlight emplacement (1942)
- 8 Steeple battery (1935)
- 9 terraces and pipes – Magazine (1942)
- 10 Gap battery (4 x emplacements)* (1936, 1939)
- 11 Old roadway (>1941)
- 12 Gap Battery observation post* (>1925, <1941)
- 13 6-inch Battery day observation post* (1937)
- 14 Old concrete fence posts* (?)
- 15 Old pathway leading to Gap Battery (>1941, <1945)
- 16 Magazine Building (<1941)**
- 17 6-inch gun emplacements (1910)**
- 18 Original/night 6-inch battery observation post (<1925)**
- 19 Radar building (<1942)**

*indicates standing structure

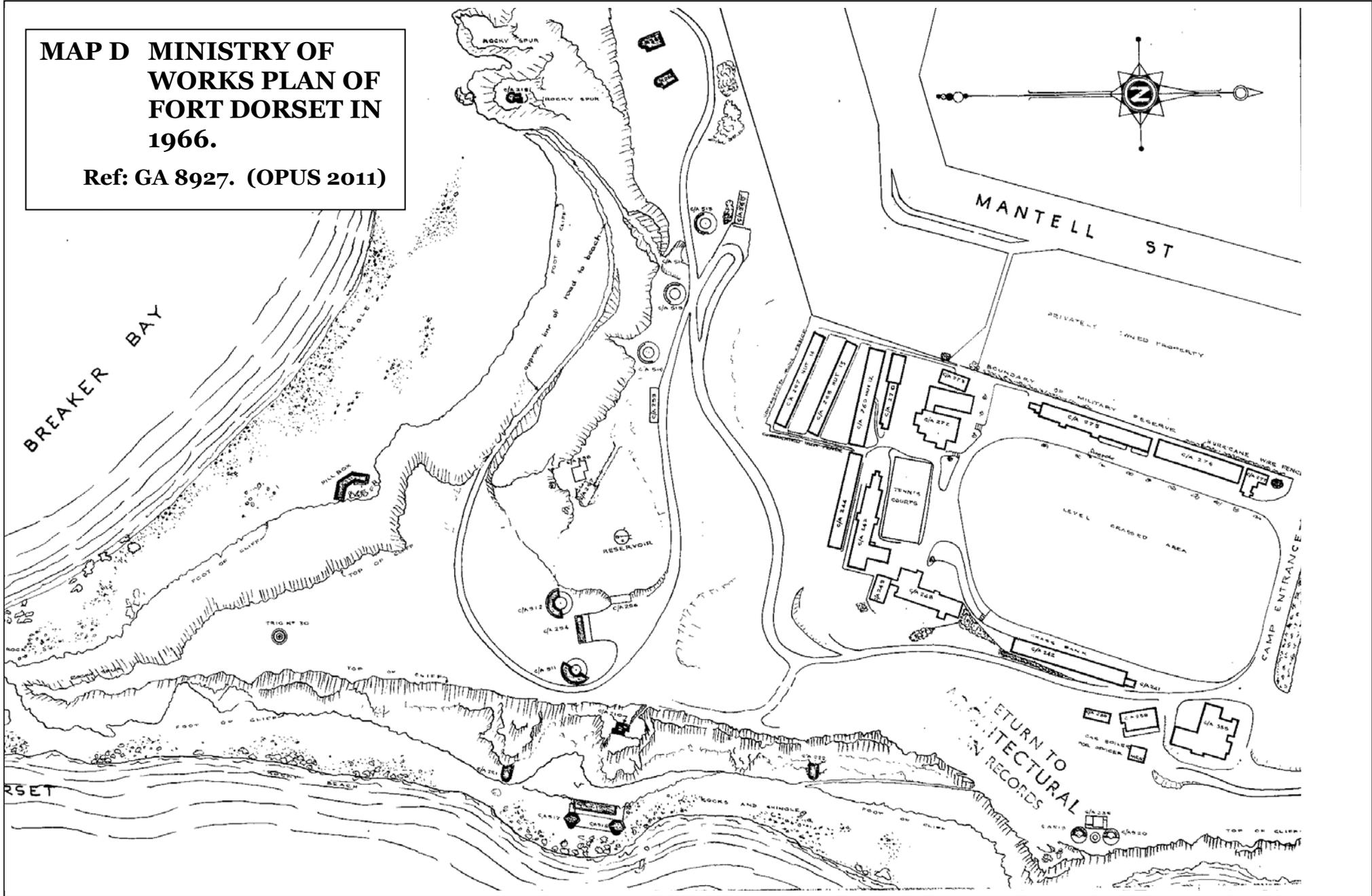
Bold Text = military structures on private land

 = location of O-rua-iti Pa. Not on reserve.



**MAP D MINISTRY OF
WORKS PLAN OF
FORT DORSET IN
1966.**

Ref: GA 8927. (OPUS 2011)



Fort Dorset was one of many coastal defence sites that operated on Motu Kairangi (Miramar Peninsula, see Map B²). The others were:

1. Point Halswell, on the site of the Massey Memorial
2. Kau Point
3. Fort Ballance at Point Gordon, above Scorching Bay
4. A mine station at Worsler Bay
5. Shelly Bay Air Force Base
6. Beacon Hill observation post
7. Palmer Heads, south of Strathmore
8. Mt Crawford (anti-aircraft battery)

Most of the remaining military structures from Fort Dorset are in poor condition; they have become overgrown with vegetation and also have graffiti. Some are unsafe. There is no information on-site about the structures and this makes it difficult to understand their purpose and how they operated, and to visualise which parts of the harbour were patrolled.

2.1.3 Shipwrecks

The rugged Wellington coast has damaged some ships and destroyed others³. Some, which sank near Point Dorset, provide diving opportunities. The pre-1900 wrecks are protected under the Historic Places Act and it is an offence to remove anything from them.

- SUBRAON: In 1848, the *Subraon* sank at the southern end of Breaker Bay during a storm.
- TUI: In 1886, the *Tui* struck Barretts Reef. It rests 500m north of the reef.
- WILLIE McLAREN: In 1889, the *Willie McLaren* hit the bottom near Steeple Rock. It is 300m from Seatoun Beach.
- WAHINE: In 1968, the interisland ferry *Wahine* struck Barretts Reef during an extreme storm. 53 lives were lost. It capsized near Steeple Rock and the wreck was cut up and sold as scrap. A memorial to the *Wahine* is at nearby Churchill Park in Seatoun. One of the propellers is at Wahine Memorial Park, just south of Breaker Bay.

2.2 Issues

Point Dorset is important historically - it was occupied by Māori for several centuries before European colonisation and was the location of a military fort between 1910 and 1991. It is part of a cultural landscape and is directly linked to other sites on Motu Kairanga (Miramar Peninsula, see Map B). Point Dorset is representative of defence sites used by Māori and European and is not unique in Wellington (OPUS 2011).

2.2.1 Stabilising heritage assets

Unfortunately, some of the historic features of Point Dorset have been destroyed (OPUS 2011). Oruaiti Pā was destroyed by the subsequent military installations over the past century. Some of the buildings and structures associated with Fort Dorset are damaged and no repairs have been carried out on the remaining structures for decades. This lack of maintenance has led to some of these structures becoming a danger to public safety.⁴



Observation post

There are natural and human threats to the asset, including erosion of the cliffs above the Beach Battery, seismic creep (movement of fault line), vandalism and graffiti.

² Sources of Military sites: Waters (2004) and Cooke (2000)

³ Maritime Archaeological Association of New Zealand, Te Ara website (www.teara.govt.nz), Dive webpage (wdg.rexedra.gen.nz/ships/wrecks)

⁴ Note that some of the structures are on the adjacent privately owned land and maintenance is the responsibility of the landowner.

The Council will obtain engineering advice on the structural integrity of these structures, and advice will also be sought from a defence expert on the regional and national importance of individual structures. This will be used to determine which structures to keep and maintain, repair and strengthen, fence off from the public, or dismantle or consolidate.

2.2.2 Protecting heritage

There is no on-site information to help visitors find out about Oruaiti Pā and the remaining defence buildings, though some guided walks have been organised in the past to help interpret the site.



Observation post (OPUS 2011)



Beach Battery (OPUS 2011)



Buried emplacement – Gap Battery (OPUS 2011)

Current condition of some of the military installations at Point Dorset

Tauranga waka (waka landing sites) will be located near the Hector Street entrance and at Breaker Bay, near the track to the lookout area (which would be used as a safer landing during northerly winds). A pou whenua (land post) will indicate the tauranga waka.

The policies in 2.4.2 outline some ways to improve understanding and appreciation of the features of Point Dorset.

2.3 Objectives

- Recognise, protect and interpret the historical and cultural features of Point Dorset Recreation Reserve.

2.4 Policies

2.4.1 Stabilising heritage assets

- Where appropriate, historical features will be stabilised and made safe for the public. Expert advice from engineers and defence experts will be obtained by the Council and used to identify which structures to:

- keep and maintain
- repair and strengthen
- fence-off from the public
- dismantle or consolidate. Any removal of existing structures will occur when their impacts on the environment, public safety, heritage significance and recreational uses outweigh the benefits of retaining the structure.
- Significant hazards associated with the remaining historic structures will be identified (eg by signs) and/or avoided (eg fencing, alignment of historic trail) or mitigated.
- Vegetation around the remaining structures will be maintained to protect the historic features (and views) and minimise damage to structures. Any uncommon indigenous plants will be identified and protected.
- Any earthworks will be carried out in line with the archaeological requirements of the New Zealand Historic Places Trust.
- Visitors will be encouraged to keep to the track near Oruaiti Pā to limit future damage.

2.4.2 Protecting heritage

- Work with the Trust as per 1.8: Co-management.
- Work with the New Zealand Historic Places Trust on the management of this historic site.
- Where appropriate, Māori place names will be used, in conjunction with European place names, on signs and maps.
- Develop a route to show the key features including the pā site and its link to other places on Motu Kairangi, the defence installations, the coastal ecology, the views and surrounding landmarks. This may include installing signs or developing a brochure to support this route.
- Interpret tauranga waka sites.
- Allow approved operators to conduct guided walks highlighting the history of this site. Develop protocols for this activity.
- Work with the neighbouring landowner to protect all the remaining defence structures from Fort Dorset.

3 Landscape

3.1 Background

This coastal headland is an important landscape feature.

3.1.1 Coastal viewpoint

Given Point Dorset was used for defence purposes in the past, it is not surprising that it is a good place for sightseeing. This is a popular, accessible viewpoint that provides good views of the harbour entrance and passing boats, Seatoun and Breaker Bay and the eastern harbour and Hutt Valley.



Looking towards Breaker Bay

3.1.2 Landscape

Over the centuries, Point Dorset has been an important geographic feature for people arriving by sea.

Point Dorset provides a green backdrop to Seatoun. On the Breaker Bay side, the undeveloped coastal escarpment contributes to the natural rugged landscape of this area.

The ridgeline has three peaks, with the highest being 58m above sea level. The seaward side of the point is steep and eroding in places.

Parts of the Point have been modified, to accommodate military use, roads and housing over the past 100 years.

A report on the Open Space features of the Point was prepared for the Council by Boffa Miskell in 2001.

The report considered the landscape value of both the private and publicly owned land. The conclusion was the Point “is a very important landform in the Wellington Harbour landscape, as it has strong natural character and defines the harbour ‘gateway’”.



Seatoun in the 1900s. Point Dorset is behind the houses and at top right is the Pass of Branda.

Alexander Turnbull Library, Ref: F-18844-1/2

3.2 Issues

3.2.1 Retaining views

Many people visit Point Dorset to enjoy the views, and want them retained. To maintain these important views, there is a need to consider carefully the plant species and structures near the lookout areas.

The views also hold historic importance. For many centuries the site has been used as a lookout for defence purposes.

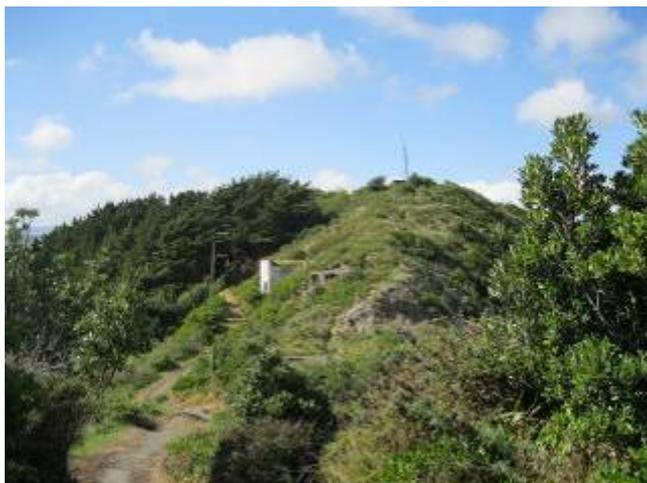


Path to lookout

3.2.2 Modifications to landscape

People appreciate the ‘naturalness’ of the area and the views of open spaces and developed places. The reserve provides an undeveloped backdrop for the surrounding suburbs and many people want the area

left as it is – to retain the rugged wild coast. Some users are concerned about structures being installed at the lookout area, as this may interrupt the area’s natural character.



Telecommunications tower on the ridgeline

The only utility through the reserve is a stormwater drain near the Ludlam Street entrance. However, the adjacent private land has a telecommunications tower, which interrupts the ridgeline.

The private land links the reserve to houses south of the school site, and provides an undeveloped green buffer. Any extension of the built environment will impact on the views of the Point for Seatoun residents. The private land is zoned part Open Space B and part Conservation Site 2C. This zoning does not allow residential development. Any residential development would require either a resource consent or a plan change. The landowner has the ability to apply for a District Plan zoning change. Any plan change, however, would involve public notification and a call for submissions.

3.3 Objectives

- Protect the natural coastal landscape character of Point Dorset Reserve.

3.4 Policies

3.4.1 Retaining views

- Much of the grassed area around the lookout will be retained for the views and to recognise the historic importance of this site for defending the entrance to the harbour.
- Only low-growing coastal plants will be planted near the lookout area.
- Signs will be provided to explain the key landmarks that can be seen from Point Dorset.

3.4.2 Modifications to landscape

- Any additional features, such as signs or structures, should aid people’s enjoyment and understanding of Point Dorset, and be unobtrusive.
- The location, design and materials used for new structures will be carefully considered. No structures will be situated on the ridgeline.
- No utilities, masts or telecommunication structures will be situated on the ridgeline (see 6.2.8).
- The Council will work with neighbouring landowner to retain and enhance the landscape features of Point Dorset to visitors and residents of Seatoun.

4 Ecology

4.1 Background

Coastal ecosystems at the entrance to Te Whanganui-a-Tara are exposed to environmental extremes. These ecosystems have been modified as vegetation has been cleared, and pests and weeds have become established.

4.1.1 Coastal environment

There are some historic descriptions of the vegetation on Motu Kairangi (Miramar Peninsula). Te Manihera, of Wairarapa, recalled the establishment of pā and settlement on the peninsula: “There was at that time [of pā building] a little rimu and totara, with a good deal of tawai, etc, on the eastern or Worsler Bay-side of the peninsula” (Crawford 1872, p400). Buchanan (1872) provided a list of plants that occupied the sea-side and sandhills. He said “introduced species ... have made little progress towards displacement of the indigenous species; this may be accounted for in some measure by the isolated situation, but mostly by the vigorous growth of the plants in possession; only where the scrub is burnt and nothing useful sown, as on the southern sea slopes, or on blown sand where there is only a sparse vegetation, can even the thistle find a holding ground”.

Despite this early observation, Point Dorset has some highly modified areas of vegetation. Photographs taken early last century show much of the vegetation on the headland was removed and the Point farmed. The open grassland was maintained for defence purposes. However there are still threatened species to be found across the headland and the area has a significant advantage as it is one of the few sites around the Wellington coast that is not immediately abutted by road or seawall.

The south-facing side (Breaker Bay) has dense regenerating coastal vegetation including wharariki or coastal flax (*Phormium cookianum*) and taupata (*Coprosma repens*). The rocky cliffs at the harbour entrance are sparsely vegetated, in some cases due to erosion but also evidence of the extreme coastal environment. The high winds and salt levels limit what plants will grow at this site. There is a small existing dune containing scattered spinifex or kowhangatara (*Spinifex sericeus*) and pingao (*Ficinia spiralis*) below the cliffs. There are few examples of indigenous dune habitat around the south coast, and most of these are affected by roads and seawalls.



**Coastal escarpment,
Breaker Bay**

Point Dorset provides important coastal habitat for little blue penguins or korora (*Eudyptula minor*) and other seabirds, including white faced herons (*Ardea novaehollandiae*), black-backed gulls (*Larus dominicanus* or karoro), red-billed gulls (*Larus novaehollandiae* or tarapunga) and the uncommon variable oystercatcher (*Haematopus unicolor* or toreapango).

4.2 Issues

4.2.1 Pests and weeds

Some of today’s weeds were present on Motu Kairangi (Miramar Peninsula) in 1872. They were scarce and Buchanan says many were “confined to the sea shore”. Some pasture grasses were “spreading over blown sand, and acting as a binder by its deep rooting” (Buchanan 1872, p 352).

There is a number of non-indigenous plant species present at Point Dorset. Some were planted or sown and others have arrived through wind and bird dispersal of seed. These plants can cause a problem because they are very successful, even in the harsh growing conditions of the site and they can, in time, predominate over the indigenous vegetation. This can lead to local extinctions of native species, both plants and animals, and damage the natural character of the site.

The vegetation on the north and west-facing slopes is dominated by weedy vegetation, including pine trees, gorse, cape ivy and lupin. Many of the conifers were planted when the area was a defence base.

Particular problems on this site are the South African ice plant (*Carpobrotus edulis*) and the karo (*Pittosporum crassifolium*), which does not naturally occur in Wellington. The South African ice plant is hybridising with the local ice plant (*Dysphyma australe*), which may lead to eventual local extinction of the native species.

The south-facing side is dominated by karo, which has naturalised here and now displaces the species that would have originally grown here. Some pohutukawa (*Metrosideros excelsa*), which also is not found naturally in Wellington and potentially weedy in the Wellington coastal environment, has been planted and is self-seeding.

Other serious weeds needing control are boneseed (*Chrysanthemoides monilifera*), marram (*Ammophila arenaria*), horned poppy (*Glaucium flavum*), cape ivy (*Senecio mikanoides*), and lupin (*Lupinus arboreus*).

The building of houses next to the reserve may create problems if gardens become the source of new weed species. Branches from pine trees have been found dumped over the escarpment onto the dune.

Rabbits are present in high numbers, browsing across the point, and will pose a threat to future plantings. Rats and mice are also present. With the abundance of rabbits and rodents it is very likely that mustelids are present. There are relatively high numbers of weasels at nearby Tarakena Bay and it is also likely that hedgehogs are present.

All of these introduced mammalian predators threaten native wildlife, in particular, penguins and other seabirds nesting at the site and their eggs and chicks. Controls will need to be established to reduce the numbers of these predatory species.

4.2.2 Dying flax

Flax on Point Dorset has been affected by yellow leaf disease. A native leafhopper spreads the disease, which is caused by a phytoplasma. The concern is that as the flax dies, coastal habitats will be overrun with weeds, and seabirds will lose habitat and cover. The Council has started some research into the extent of this problem and ongoing management options.



4.2.3 Ecological restoration

Restoration of the site provides significant challenges.

There are scattered populations of important native species, many of them threatened. There are also fragmented areas of high-value habitat for native sea and shorebirds. Restoration needs to focus on removing weeds and planting to enable the existing populations to link up and become self-sustaining.

Many species originally found on this site are now rare and threatened, largely due to displacement by introduced weeds and habitat loss.

The aim for site restoration is to reduce the weed species, allowing more of the original coastal vegetation to establish. This would be done through natural regeneration and revegetation with eco-sourced coastal plants species that occur naturally around the Wellington coastline (see Map E and Appendix One). The work of Buchanan (1872) has been used to compile this list, although not all the species are still present on the south coast.



Boneseed



Weeds growing over track

MAP E ECOLOGICAL RESTORATION ZONES AT POINT DORSET

CONTRACTOR TO VERIFY DIMENSIONS ON SITE BEFORE CONSTRUCTION

Key - Ecological Zones

- Shrubland - remove weed species (including trees) and plant grass areas in low growing natives
- Duneland - remove weed species, plant open areas in suitable foredune native vegetation and discourage pedestrian access
- Coastal Cliffs - remove key weed species and allow natural regeneration



ALL WORKS PROPOSED ON EXISTING PRIVATE LAND TO BE DISCUSSED WITH APPROPRIATE OWNERS PRIOR TO ANY CHANGE TAKING PLACE

Revegetation would include those plant species now rare and threatened around the coast. This should lead to an increase in the numbers of native animals living in and around the site, including little blue penguins, other seabirds and shorebirds and native lizards.

Weed-control would also be undertaken at the reserve, in particular, removing the naturalised plants. This would be consistent with the management of other sites around the south coast.

The ecological restoration will focus on three key ecosystems:

Duneland

Most of the spinifex and pingao are centered around a dune system where the vegetation has become fragmented, largely due to people trampling on it. The remaining dune vegetation is struggling to survive under these conditions. Erosion of parts of the eastern escarpment has also affected some of the dune habitats. This is making it difficult for dune plants like pingao to establish or maintain a presence. Trying to establish plants on the erosion-prone ground along this escarpment will be difficult. The restoration of the dunes should focus on the large remaining dune by blocking access from the top of the escarpment and planting appropriate eco-sourced species.

The marram from this site needs to be removed before planting. To reduce the further loss of sand from the area, marram can be sprayed in strips and interplanted with pingao, which won't be affected by future spraying. Spinifex can be planted in areas to the north of the dune where marram does not have a strong presence.

As well as spinifex and pingao, sand tussock (*Poa billardiae*), silver tussock (*Poa cita*), ice plant (*Dysphyma australe*) and sand coprosma (*Coprosma acerosa*) will be among the species used.

Shrubland

Along the coast, there are patches of existing shrubland, but these are highly fragmented and separated by areas of exotic grasses.

These patches have the potential to create substantial habitat for penguins, other shorebirds and native lizards. Planting the areas now covered by exotic grasses will also reduce the habitat available for rabbits and help to prevent reinvasion.

The majority of planting will involve taupata, interspersed with coastal flax, wire vine, mingimingi and thick-leaved mahoe. All of these are low-growing species. In the shrubland area, exotic tree species, including macrocarpa, would be removed as well as karo and pohutukawa.

There will be two areas where shrubland restoration will occur:

- 1) at the base of the Breaker Bay escarpment (below the track)
- 2) the flat from Hector Street in the north to the former Beach Battery.

Coastal cliffs

In the areas of the escarpments and the ridgetops there would be limited or no ecological planting. Weed control would take priority here, particularly preventing the spread of weeds from the top of the headland down towards the more sensitive coastal area. Key species to target are the introduced ice plant, karo and boneseed. The isolated patches of gorse and cape ivy should also be targeted to prevent their spread.



4.2.4 Human impacts

Members of the public have raised concerns about environmental damage at Point Dorset. They include the following:

- Use of the reserve and the development of tracks have caused damage and loss of vegetation, for example, the pathway through the fragile dune systems. Some tracks need to be better defined to stop plants being trampled and to reduce erosion.
- Point Dorset is a popular place to exercise dogs. The reserve is not an off-lead dog exercise area under the Council's Dog Policy and there are concerns that little blue penguins and other seabirds would be at risk if dogs were off-lead (see 5.2.3).
- Rubbish is left behind by some users of the reserve.
- Overfishing or overharvesting from the rocks off the point is a concern for some; there are, however, no signs indicating the limits on catch or harvests.
- Over the past decade, the area near Point Dorset has been converted from Fort Dorset (a military base) to housing and a school. There has been confusion about where the reserve boundaries are and the impression that the new houses encroach into the reserve and dune environment because coastal vegetation is being removed to provide views and some residents are planting in the reserve.

4.3 Objectives

- Protect coastal ecosystems so that:
 - biodiversity is protected and enhanced
 - pest plants and animals are controlled effectively
 - changes and influences affecting the health of ecosystems are monitored and acted upon appropriately.
- Restore and enhance coastal ecosystems so that:
 - restoration improves ecological connectivity and enhances existing ecosystems
 - communities are motivated, inspired and educated to get involved in conserving biodiversity.

4.4 Policies

4.4.1 Pests and weeds

- Plant and animal pest management will be carried out in accordance with the relevant policies and priorities set out in the Council's Pest Management Plan (2005).
- A predator trap line will be installed at Breaker Bay to protect penguins and other seabirds nesting in the area.
- No new pohutukawa trees will be planted. Pohutukawa may be removed to enable restoration.
- Conifers that pose a risk to visitor safety will be removed from the reserve. Conifers may also be removed to enable restoration.
- Work will be done with neighbouring landowners to stop the spread of garden weeds into the reserve and stop the dumping of garden waste.

4.4.2 Dying flax

- Monitor the die-back of flax and impact on surrounding plant and animal species.
- Explore management options.

4.4.3 Ecological restoration

- All restoration work shall be carried out with eco-sourced plants.
- Planted species will be restricted to those native to the area.
- The Council will support community restoration initiatives with advice and, where possible, plants and other materials.
- Where possible, plant species will be allowed to establish naturally, once weeds have been removed.
- Planting will be carried out to join patches of existing vegetation, replace some grassed areas and reintroduce/support Wellington's threatened coastal plant species.
- A range of plant growth forms (shrubs, grasses, herbs, etc) will be used.
- To maintain views, only low-growing coastal plants will be used near the lookout area.
- The grassed area in the lookout area will be retained (see 3.4.1).
- The Council shall ensure that Point Dorset is included in citywide monitoring programmes, and that monitoring is carried out in line with the Biodiversity Action Plan (2007).
- Support will be given to community monitoring programmes, such as Places for Penguins, to increase understanding of the biodiversity at Point Dorset.
- Community interest groups involved in planting at Point Dorset will be consulted on specific planting priorities and programmes.

4.4.4 Human impacts

- Formalise or mark sections of track (see 5.4.1).
- Close informal or short-cut tracks that go through areas with important ecology, such as the dune.
- Control dog access at Point Dorset in line with the Council's Dog Policy (see 5.4.1).
- Work with Places for Penguins on ways to improve habitat for penguins.
- Retain rubbish bins at the Breaker Bay and Hector Street entrances.
- Work with the Ministry of Fisheries on education and/or appropriate signs about shellfish limits.
- Clearly define the reserve boundary, especially the area between Hector Street and Ludlam Street.
- To minimise the fire risk, enforce the ban on open fires on Wellington City Council land, unless authorised by the Council.

5 Recreation and access

5.1 Background

Even though Point Dorset was a defence area, it has been used by the public for informal recreation for many years. There are, however, only a few visitor facilities provided (see Map F). This is because it has been open to the public (ie guaranteed public access) for only a decade. There is a seating area on the boardwalk entrance from Ludlam Street, Seatoun (this is not maintained by Council).

There are no signs and some tracks are of poor quality, especially near the Pass of Branda and behind Seatoun Primary School. A popular coastal walk passing through the reserve can be turned into a loop track via the shoreline. This loop provides an extension to the Eastern Walkway, which goes from Tarakena Bay to the Pass of Branda. The nearest toilets are at Churchill Park.

The area is used by a number of local dog-walkers – who exercise their dogs on a daily basis. Point Dorset is not an approved off-lead dog exercise area in Council’s Dog Policy 2009.

The coastal environment is a popular location for gathering kaimoana. People have to access the coast through Point Dorset reserve.

5.2 Issues

5.2.1 Access and track conditions

Many people may be unaware of Point Dorset. The entrances are not signposted and there is no information on the walking and recreation opportunities at the site. There is also no on-site information about its historic and ecological features.

Some of the tracks follow the old roads built to maintain the guns at Fort Dorset. These roads were maintained by the defence force. The tracks are difficult to negotiate in places due to:

- the steepness of the hills
- slippery surface materials
- overgrown vegetation
- poor drainage
- the narrowness of some sections of track
- eroding sections (access across some sections of reserve may be lost if erosion continues).



Pass of Branda track

These conditions are making it difficult for some people, including young families and the elderly, to visit Point Dorset. The challenge will be to develop and maintain a standard of track to provide better access without affecting the ‘naturalness’ or ruggedness of the area.

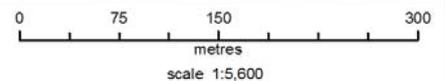
There are a few walking and no mountain-biking opportunities in Seatoun. (There is a footpath near the coast and the Eastern Walkway.) There are places where people can drive and park to view the coast.

MAP F TRACK NETWORK AT POINT DORSET



- Entrance
- ▲ Pā site
- Tracks
- / / / / Private land
- Point Dorset Recreation Reserve

Point Dorset Recreation Reserve



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.

MAP PRODUCED BY:
Wellington City Council
101 Wakefield Street
WELLINGTON, NZ

ORIGINAL MAP SIZE: A4
AUTHOR: P&G
DATE: FEB 2011
REFERENCE:



Point Dorset has been identified as a potential part of the proposed Great Harbour Way Te Ara o Pōneke, which involves the development of an off-road shared path around the harbour from Pariwhero/Red Rocks to Pencarrow Head. Submitters had concerns about the suitability of the steep terrain at Point Dorset for shared-use (walkers and cyclists) and user safety, and the fragile coastal dune environment could be damaged from inappropriate use of bikes.

An assessment of the suitability of this track for shared use has been carried out (as required by the Open Space Access Plan). The assessment found the access up the hill behind Seatoun School and Breaker Bay Road (Pass of Branda) are not practical for up hill bike use and would be unsafe for down hill use. There are a number of other points on the current track network where this is also the case. Given the unsafe nature of these areas bike use would also lead to user group conflict. Based on this finding Point Dorset Reserve will be closed to biking, except for the flat coastal track between Hector Street (near Churchill Park) and the boardwalk off Ludlam Street.

5.2.2 Modifications to the ruggedness of area

There are steep coastal cliffs, including some that are eroding along parts of the walkway and the lookout area. Some users are concerned about man-made structures at the viewpoint, as this will interrupt the natural character of the area. Any additional structures or visitor facilities, such as signs or seating, should have minimal impact on the landscape, ecological and historic features. Many users like the naturalness of this site and want little or no change made.

Any new track development needs to avoid damaging the ecological, archaeological and historic features. The Council should refer to the archaeological assessment (OPUS 2011) and seek advice from heritage experts if required. The Council will require an authority from the Historic Places Trust if there is to be an impact on any pre-1900 features, such as Oruaiti Pā.

5.2.3 Dogs

Point Dorset is managed as an area where dogs can go on a lead, in line with the Dog Policy and Animal Bylaw. A review of the Dog Policy will be undertaken in 2012/13.

Some local dog-owners want this area to become an off-lead dog area. This is an accessible location for walking dogs, which provides some challenge and good exercise. But there are some concerns about off-lead dogs creating problems for other users and wildlife at Point Dorset.

South of Point Dorset and Breaker Bay, dogs are prohibited from the coastal side of the road, including Wahine Memorial Park, Tarakena Bay and Moa Point, because penguins nest in the area. Little blue penguins or korora and other seabirds also nest at this reserve, especially at Breaker Bay. The proposal in this plan is to restore and enhance more habitats that would be suitable for penguins and other seabirds near the northern end of the reserve (see 4.4.1 and 4.4.4).

5.3 Objectives

- To provide outdoor recreational opportunities and experiences that are environmentally and socially sustainable and accessible to communities.
- To provide a track network that does not damage the coastal environment and historic features.

5.4 Policies

5.4.1 Access and track conditions

- All tracks will be physically sustainable and have minimal environmental impact, as far as possible.
- Close informal or short-cut tracks that go through areas of high ecological value.
- Tracks will be signposted and maintained to defined standards.

- Signs and interpretation will be used to tell visitors about recreation opportunities, potential hazards, and the environmental, cultural and historic features of Point Dorset. Signs will also help to manage the interface between public and private land.
- Consideration will be given to planting areas beside the track above the cliffs to define the track and improve public safety.
- The following activities are permitted at this reserve:
 - Walking and running
 - Exercising dogs on-lead (see the Council's *Dog Policy*)*
 - Studying plants and bird-watching
 - Sightseeing
 - Waka landing
 - Mountain biking - only on the track between Hector Street and the boardwalk off Ludlam Street ♦
- The reserve is closed to the following activities:
 - Motorised vehicles – except for management and emergency services
 - Open fires
 - Camping
 - Hunting
 - Exercising dogs off-lead*
 - Mountain biking (except the track between Hector Street and the boardwalk off Ludlam Street) ♦
 - Collection and removal of natural and built material – without Council approval

Note

- * The Council's Dog Policy and Animal Bylaws control dog access to Point Dorset. If a change to dog access is proposed at the next review of the Council's Dog Policy and Animal Bylaws (next review is planned 2012/13), this will override the policy on dog access listed above.
- ♦ The Council's Open Space Access Plan Schedule A will require updating to reflect the tracks at Point Dorset that are closed to mountain biking.

5.4.2 Modifications to ruggedness of area

- Seek to limit new structures on the coast, to only those that are necessary.
The above policy recognises that certain structures are necessary:
 - for the enjoyment of the coast (such as seating)
 - to manage coastal activities (such as signs, litter bins and fences)
 - for the effective functioning of the City's infrastructure.
- The design of any structures within the reserve should take into account the natural character of the environment. The location, design and materials should be appropriate in the context of the reserve and its environment.
- Ensure that the design of facilities and access ways promotes safe use of the coast while at the same time maintaining or enhancing the coastal environment and scenic experience.
- The landscape plan will identify suitable sites for seating to minimise impacts on the environment. These seats will be installed through implementation of the plan, as part of the Plimmer funding.

6 Administration

6.1 Objectives

- To manage Point Dorset Reserve in a way that reflects its reserve classification, site values and the vision and objectives of this reserve management plan, while providing for appropriate recreational activities.

6.2 Policies

6.2.1 Plan amendment and review

This plan will be reviewed after 10 years and any review will be initiated by a decision of the relevant Wellington City Council committee, following the process under section 41 of the Reserves Act 1977.

6.2.2 Relationship with other management plans and Wellington City Council policies

In addition to its purpose under the Reserves Act 1977, this plan is also a general policy of Wellington City Council and will be used as relevant information subject to the provisions of the Resource Management Act 1991 and the District Plan, in considering resource consent applications for land use on any reserves.

(Land to the south of Point Dorset is covered by the South Coast Management Plan 2002.)

6.2.3 Reserve acquisitions

The Council will work with neighbouring landowner(s) to ensure consistent management of the public and private land and seek to continue public access and protection of the historic and ecological features. This will include exploring the potential for the Council to acquire some of the land.

- The Council will try to ensure that the use or management of land that adjoins the area covered by this Management Plan is sympathetic to the objectives of this Management Plan.

6.2.4 Community involvement in reserve management

The Council will encourage community environmental groups (either existing or new) to support the ecological restoration programme at Point Dorset.

6.2.5 Reserve closure and exclusive use

When necessary a reserve(s), or part of it, will be closed to the public subject to the provisions of the Reserves Act 1977.

6.2.6 Encroachments

No new private encroachments will be allowed. All existing encroachments will be removed.

6.2.7 Utilities/infrastructure

The effects of utilities will be minimised by placing only those that are necessary to the normal functioning of the city and which cannot reasonably be located elsewhere.

- All utility structures must be sited to minimise their impact on existing natural and heritage features, wahi tapu sites, visual amenity, recreational facilities and vegetation. No utilities or structures will be placed on the ridgeline.
- In choosing sites for utilities the Council will give preference to areas not zoned Open Space or Conservation sites and sites where there are already utilities.
- All utility structures (that involve pipes, cables, lines or similar equipment) shall be placed underground where practicable.
- The location of utility structures should not compromise recreation uses or future facilities and landscape restoration work.

- The applicant is responsible for reinstating the ground, vegetation or infrastructure to the Council's satisfaction.
- The utility structure must be accurately mapped and documented with plans supplied to the Council.
- The applicant is responsible for all costs arising from an application for a utility lease or easement.
- All utility companies with structures on Wellington City Council land will need to negotiate an agreement with the Council setting out the terms and conditions of access and maintenance, where these details are not already provided in a lease or licence document.

6.2.8 Motorised vehicle access

Motorised vehicle access on and through reserves covered by this plan is restricted to:

- appropriate and necessary management under the authority of Wellington City Council's Manager, Parks and Gardens. This will include Council staff as well as individuals or organisations hired or otherwise by the Council to carry out work at Point Dorset
- approved or existing legal access by utility companies subject to terms and conditions agreed between the utility company and the Council's Manager, Parks and Gardens.
- all emergency or civil defence services.

6.2.9 Licences

Future licences to use reserve land shall be made only where the activity undertaken by the organisation applying for the licence is consistent with the objectives of this management plan and the activity is primarily concerned with public recreation or promotes cultural heritage and/or coastal ecology.

6.2.10 Commercial leases

The Council acknowledges there may be demand for commercial recreation uses. Any application will be assessed against the objectives and policies of this plan and other relevant Council policies.

- The Council will not permit commercial recreation or other commercial activities that have significant impact on the natural or built environment or are likely to affect the enjoyment of the reserve.

6.2.11 Commemorative and outdoor structures

The Council acknowledges there may be demand for installing commemorative structures.

- Any proposals to install sculptures or monuments will be assessed against the Public Art Policy (2003). The proposed materials, design and location will all be considered.
- As the provision of seating at Point Dorset is being covered by the landscape plan, no further commemorative seating will be installed here (see 5.4.2).

6.2.12 Signs

- Event organisers may display temporary signs subject to formal written approval.
- In general, the use of reserves for advertising purposes will be prohibited.

7 Implementation plan

In February 2010, Council agreed that up to \$400,000 from the Plimmer Bequest could be spent on the Point Dorset/Breaker Bay Restoration project.

7.1 Point Dorset – draft landscape concept plan

A draft landscape concept plan has been developed after consideration the public responses to the discussion document (see Appendix Three). This includes improving the:

- entrances to the reserve,
- accessibility, (including possible track upgrades),
- information on heritage features,
- restoring ecosystems, and
- retaining viewpoints.

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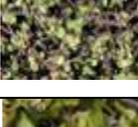
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APPENDIX ONE: Species recommended for planting on Point Dorset

Latin name	Common name	Image	Latin name	Common name	Image
<i>Acaena pallida</i>	Sand piripiri		<i>Linum monogynum</i> var <i>chathamica</i>	NZ true flax, rauhuia	
<i>Aciphylla squarrosa</i>	Speargrass		<i>Melicytus crassifolius</i>	Thick-leaved mahoe	
<i>Coprosma acerosa</i>	Sand coprosma		<i>Melicytus obovatus</i>		
<i>Coprosma propinqua</i>	Mingimingi		<i>Muehlenbeckia astonii</i>	Shrubby tororaro	
<i>Coprosma repens</i>	Taupata		<i>Muehlenbeckia complexa</i>	Wire vine	
<i>Ficinia spiralis</i>	Pingao		<i>Olearia solandri</i>	Coastal tree daisy	
<i>Discaria toumatou</i>	Matagouri (Wild Irishman)		<i>Ozothamnus leptophyllus</i>	Tauhinu	
<i>Dysphyma australe</i>	Ice plant		<i>Pimelea villosa</i> (previously <i>arenaria</i>)	Sand daphne	
<i>Euphorbia glauca</i>	Shore spurge		<i>Phormium cookianum</i>	Wharariki, coastal flax	
<i>Lepidium oleraceum</i>	Nau, Cook's scurvy grass		<i>Poa billardiae</i>	Sand tussock	
<i>Leptinella squalida</i> subsp. <i>squalida</i>			<i>Poa cita</i>	Silver tussock, wi	
<i>Libertia grandiflora</i>	Mikoikoi, New Zealand iris		<i>Spinifex sericeus</i>	Spinifex	
<i>Libertia ixioides</i>	Mikoikoi, New Zealand iris		<i>Tetragonia tetragonioides</i>	NZ Spinach	

APPENDIX TWO: Preliminary feedback on values, issues and ideas for Point Dorset Recreation Reserve (February 2011)

Background

The Council and the Point Nicholson Block Settlement Trust (the Trust) are working together to develop a reserve management plan (requirement of Reserves Act) and a landscape plan for this reserve. In February 2010, the Council agreed that up to \$400,000 from the Plimmer Bequest could be spent on the Point Dorset/Breaker Bay Restoration project.

To identify what this work might include, staff sought community feedback on how people use the area and what they value about it. People were also asked how these features could be protected and if they had any ideas on what they would like to see at Point Dorset.

Eighty-three responses were received. Six were from community groups. The majority of responses were from people residing in the Eastern Ward (76 percent).

This report summarises these responses.

What people like about Point Dorset?

- environment – this includes the coastal environment, the beach, and harbour entrance (over 60 percent)
- views (around 50 percent)
- rugged and wild coast, exposed to the elements (40 percent)
- walking tracks (almost a third)
- accessibility of the Point (around a third) – its proximity to the city or respondents' homes
- history of this site, the pā and defence gun emplacements and bunkers (under 20 percent)
- undeveloped landscape that provides informal or passive recreation (17 percent)
- peace and isolation (15 percent)

What people don't like about Point Dorset?

- poor track conditions (over a third)
- rubbish and concrete debris and the absence of rubbish bins (over a quarter)
- dog access – some want greater enforcement, others want an off-lead dog exercise area (almost 20 percent)
- weeds and pests, such as rabbits (over 15 percent)

Protecting the heritage and cultural values

More than 80 percent of respondents said it was important or very important that the heritage features are protected. Ideas included:

- provide information on the heritage and cultural features of the site (60 percent)
- clean up the bunkers/gun emplacements, eg by removing graffiti (14 percent)
- carry out more research, eg via an archaeological survey (10 percent)
- retain a natural wild area (30 percent).

Protecting the coastal environment

Almost 90 percent said it was important or very important that the native coastal vegetation is restored. Ideas included:

- controlling weeds and pests including rabbits (almost 40 percent)
- using plants hardy to coastal extremes (23 percent), eg by planting native plants (23 percent)
- limiting erosion (23 percent)
- defining the walking track so plants are not trampled (20 percent)

Some supported doing no planting and letting the Point regenerate naturally, or leaving some existing features (like the pohutukawa trees).

Ideas to improve the lookout area

- Half of those responding want the lookout area to be left as it is (50 percent).
- Some wanted seating (27 percent).
- Some unobtrusive information was wanted about the history of the site and landmarks that can be viewed from here (29 percent).

Recreation facilities

- Half of respondents wanted direction and information signs track entrances/junctions, places of historic interest and at the lookout (over 50 percent).
- Some felt no more recreation facilities are needed (around 40 percent). No structures or buildings are wanted as they will undermine the naturalness of the area or block the views.
- Provide some seats (over 35 percent).
- Provide a shelter (14 percent).

Track upgrades

Seventy percent of respondents mentioned a track, or part of the track network, that requires maintenance or an upgrade, especially the Pass of Branda hill and the thin subsiding track behind Seatoun School.

Point Dorset has been identified as part of the proposed Great Harbour Way Te Ara o Pōneke, which involves the development of an off-road shared path around the harbour. In the Great Harbour Way submission, the group says they are looking at two options – via the reserve or the local road network. The optimum track width would be 3m or the creation of separate tracks for cyclists and walkers. Other submitters have concerns about the suitability of the steep terrain at Point Dorset for shared use (walkers and cyclists) and user safety, and the fragile coastal dune environment could be damaged from inappropriate use of bikes.

Other comments

- Try not to develop this place into an unnatural area.
- The Council should acquire neighbouring private property.
- Define the reserve boundary (to avoid going onto private land and help ensure no encroachment into the reserve).

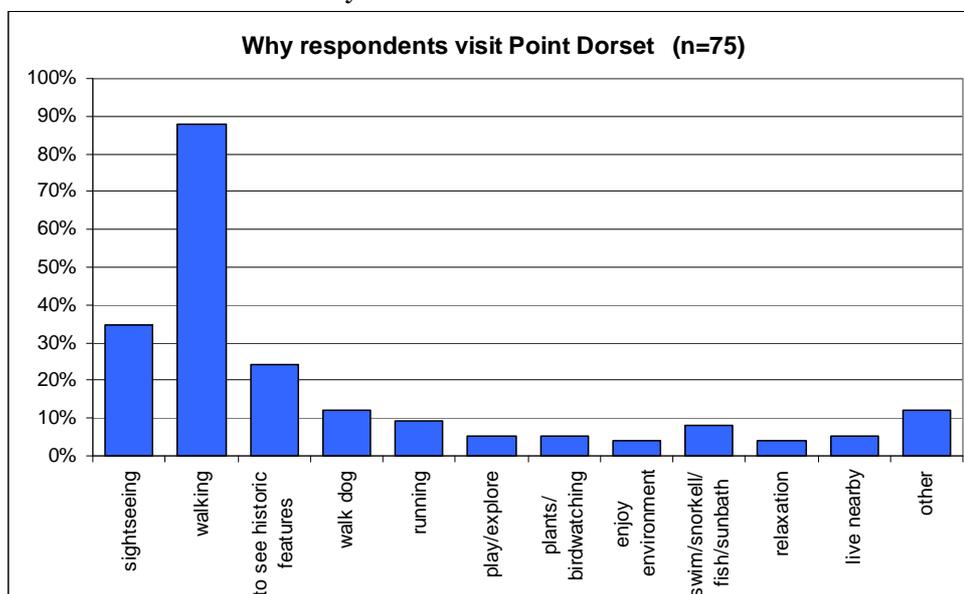
Visitors

- Two-thirds of respondents visit Point Dorset daily or at least once a week. (Almost 60 percent lived nearby, in Seatoun and Breaker Bay.)
- Eighty-eight percent visited at least once a month.
- Ninety-seven percent visited at least once a year.

Why visit

Walking is the most common activity at Point Dorset, followed by sightseeing.

NOTE: The first three activities on the graph were options on the feedback form. All other activities were listed in the 'other' category.



APPENDIX THREE: LANDSCAPE CONCEPT PLAN

Opportunities for Landscape Improvement

- **ENTRANCES:** Acknowledge entrance points to Point Dorset and consider sense of arrival, signage (interpretive/directional), seating and planting. Main entrances include: Hector Street, Breaker Bay. Minor entrances include: Pass of Branda, Ludlum Street
- **ACCESSIBILITY:** Review all tracks for ease of access, drainage, main track vs minor track routes and locations. Consideration will be given to using steps or realigning tracks for better gradients and closing minor, informal or short-cut tracks.
- Review arrival points, tracks merging, track crossings for interpretive and directional signs.
- Review areas along all tracks for public safety particularly above cliffs, giving consideration to using natural or artificial barriers in certain areas.
- Review public/private boundary issues and consider track routes to contain public access and use of private land.
- **HERITAGE:** Develop interpretive signage for key historic features, possibly as a heritage trail and at key points around the coastal edge.
- **ECOLOGICAL RESTORATION:** Review areas and prepare proposals for ecological planting and maintenance of the Point area.
- Work with Places for Penguins on ways to improve habitat for Little Blue Penguins.
- **LOOKOUTS/STOPPING POINTS:** Review arrival, path layouts, plantings, potentials for 'natural coastal' style of seating or signage for people using the Point.
- Acknowledge Tauranga Waka Sites (Waka landing) with interpretive signage at key points.
- **NOTE:** All works will be of low impact within the existing landscape. They will be of a character or style that fits to the natural coastal and undeveloped spirit of Point Dorset.

Key

-  Entry Points: Sense of arrival, car parking, layout, planting
-  Signage: Entry/directional (indicative positions only)
-  Signage: Interpretive (indicative positions only)
-  Stopping Points and Lookouts: Review/reorganise for layout of area, directional and interpretive signage, seating, planting
-  Tracks: Coastal routes
-  Tracks: Main Routes - existing, proposed, may require upgrading works
-  Tracks: Secondary - review for best route/location, may require adding/upgrade/removal
-  Tracks: Heritage - routes to include interpretive and directional signage
-  Existing old military buildings/gun emplacements
-  Sites locations of removed military buildings/ gun emplacements
-  Tauranga Waka Sites (waka landing)
-  Currently private ownership



ALL WORKS PROPOSED ON EXISTING PRIVATE LAND TO BE DISCUSSED WITH APPROPRIATE OWNERS BEFORE ANY CHANGE TAKES PLACE