

4. GENERAL OBJECTIVES AND POLICIES

4.1 MANAGEMENT OF THE COUNCIL'S LANDS

4.1.1 OBJECTIVES

1. To manage Wellington City Council owned lands in the Outer Green Belt in a manner that reflects their reserve purpose or proposed purpose, site values and the Outer Green Belt vision, and explore opportunities for the enjoyment of suitable parts for appropriate activities.
2. To enhance the coordination of administration and management of the many Wellington City Council areas in ways which aid the achievement of the Outer Green Belt vision without diminishing other administrative relationships.
3. To achieve an appropriate level and quality of overall management consistent with the Outer Green Belt vision (page nine), and the Council's wider priorities.

4.1.2 POLICIES

The following policies apply to all areas owned by Wellington City Council except where otherwise stated within this Plan, or where the land is leased and under the day-to-day control and management of another organisation. Please note this does not include grazing licences.

4.1.2.1 Plan amendment and review

- a) *This Plan will be reviewed within 10 years and any review will be initiated by a decision of the relevant Wellington City Council committee, following normal process under the Reserves Act 1977.*
- b) *Any of the existing plans for areas within the Outer Green Belt can be reviewed by the same process, but will be done in a way which maintains or improves consistency with the main plan.*

Explanation

The Council may, under the Reserves Act 1977, advertise its intention to review this Plan or a part of the Plan.

The Council may, in the course of a future review or before such a review, revoke an existing management plan for any area for which it has full authority and bring that area entirely under the policies in this Plan instead.

Alternatively, the Council may review any of the existing plans - but will do so in a way that maintains consistency with the objectives and policies of this Plan.

4.1.2.2 Definition of the Outer Green Belt concept

The Council will apply a specific (rather than a general) definition of the Outer Green Belt concept area so that, so far as possible, any piece of land can be clearly identified as either inside or outside this concept.

Explanation

The following physical criteria apply wherever possible. Exceptions in the application of these criteria are explained in the relevant area plans. An explanation of these criteria is in Section 2.1.5.

- a) **Landscape and landform:** All parts of the ridge system to the immediate west of the city that are within the ridgetop and hilltop values area derived from the *Ridgetops and Hilltops Report 2001* (and subsequent analysis) will be included in the Outer Green Belt concept area.
- b) **Ecological features:** Significant contiguous indigenous and important ecological features or areas (including bush remnants and streams) that are not within the ridgetop and hilltop landscape area, but are likely to be key elements in achieving future ecological linkages, will be included in the Outer Green Belt concept area.
- c) **Recreational places and linkages:** Significant recreational sites and linkages that are not within areas established by other criteria, but that are (or are likely to be) key elements in facilitating the use of the Outer Green Belt, or for establishing the community's connection to the Outer Green Belt, will be included in the Outer Green Belt concept area.
- d) **Cultural and historic places:** Significant cultural and historic sites or features associated with the Outer Green Belt environment will be included in the Outer Green Belt concept area.
- e) **Urban environment edge:** Privately owned land zoned Outer Residential will be excluded from the concept, unless the location and site values clearly make this unreasonable. Areas currently zoned Rural on the eastern side of the main ridge will be included or excluded according to their values and the relationships with adjoining open and built areas.
- f) **Continuity and integrity:** Further areas are included where they are needed to achieve continuity and integrity. The Outer Green Belt also has northern and southern limits. These are explained in Section 2.1.5.

4.1.2.3 Area based approach

The Council will use an area-based approach to manage the Outer Green Belt, enabling both general and area-specific policy to be used together.

Explanation

This Plan identifies seven sectors and 16 Wellington City Council management areas as the basis for managing of the Outer Green Belt. These sectors and management areas are listed in Section 2.2 and in Section 5.

4.1.2.4 Relationship with other management plans and Wellington City Council policies

- a) *The following existing management plans for particular Wellington City Council areas within the Outer Green Belt will remain in place until formally revoked or replaced:*
 - o *Otari Native Botanic Garden Management Plan, 1996*
 - o *Wright Hill Fortress Conservation Plan, 1997*
 - o *Karori Wildlife Sanctuary Management Plan, 1997*
- b) *Where any policy in this Plan is in conflict with a policy in an existing plan, then the existing plan's policy will take precedence unless this Plan specifically states the intention to replace the existing policy - or until that policy is formally revoked or replaced in a separate future process.*
- c) *The following existing plans will be replaced by this Plan.*
 - o *Wright Hill Reserve Management Plan, 1991*
- d) *In addition to its purpose under the Reserves Act 1977, this Plan is also a general policy of the 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 in the Outer Green Belt.*

Explanation

Other existing plans, either completed or in draft form, may be acknowledged in the area plans along with information about their status and relevance for future management.

Many other Wellington City Council policies will apply directly or indirectly to the Outer Green Belt. Some of the policy statements contained in this Plan make reference to other relevant Wellington City Council policy to avoid unnecessary repetition.

The *District Plan* and the Resource Management Act will guide the use of this Plan as relevant information in assessing resource consent applications.

4.1.2.5 Reserve declarations, classification and naming

- a) *The Council will identify all Wellington City Council properties in the Outer Green Belt which should be reserves but are not, and in accordance with the Reserves Act 1977 and the objectives of this Plan, undertake the necessary reserve declarations, classification and naming.*
- b) *Without limiting the consultation and classification process, it is generally intended that all reserves in the Outer Green Belt will be classified as scenic reserve unless there are particular reasons for using an alternative classification.*

Explanation

Where possible, this Plan suggests appropriate reserve classifications (refer Section 5). It also explains why some lands should not be classified as reserves.

While the majority of existing reserves are classified as recreation reserves, scenic reserve is considered to be the most appropriate status for the Outer Green Belt, except in a small number of specific places. The main difference between scenic reserves and recreation reserves is in emphasis. The emphasis of land management in the Outer Green Belt is on the protection of landscapes and ecosystems. Tracks and other facilities are provided primarily to enhance the public's enjoyment of the natural environment.

In recreation reserves, the emphasis is on recreational enjoyment. Scenery protection and ecological management are secondary considerations.

4.1.2.6 District Plan zoning

The Council will identify all Wellington City Council properties in the Outer Green Belt which should be zoned Open Space B or Conservation, and undertake the necessary zone change process.

Explanation

In general, all parts of the Outer Green Belt are zoned as Rural, Open Space B or Conservation. There may however, be exceptions where small areas of Outer Residential land are included, where the land owner agrees to this.

A number of Wellington City Council properties managed principally for Open Space are not yet zoned as Open Space. This Plan will identify any intended zoning changes, and give reasons where the existing zoning is to remain.

This Plan does not prevent applications by the Council or private landowners for changes to existing zoning, but consideration of the application should take full account of the values of the land and the reasons this Plan includes it in the Outer Green Belt.

4.1.2.7 Community involvement in land management

- a) *Wellington City Council will encourage appropriate community involvement in the management of Wellington City Council Open Space areas in the Outer Green Belt under the guidance and authority of the Managers, Parks and Gardens.*
- b) *All initiatives and agreements must reflect the general or area specific objectives and policies of this Plan.*
- c) *Where necessary, formal agreements will be entered into to ensure clarity of intent, define responsibilities, maintain standards and reduce risks.*
- d) *Karori Reservoir (remainder reservoir land) will be leased to Karori Wildlife Sanctuary Trust under terms approved by the Council.*

Explanation

There are many potential forms of community involvement in the management of Wellington City Council lands within the Outer Green Belt – from informal agreements for small projects to long term leases for significant areas.

4.1.2.8 Tangata whenua and iwi involvement in land management

- a) *Wellington City Council will seek to improve the management of the Outer Green Belt by working in partnership with tangata whenua and by involving iwi where appropriate.*
- b) *Tangata whenua will be consulted in relation to any aspect of management which relates to or may potentially affect Maori sites, historical associations and place names.*

4.1.2.9 Respect for waahi tapu (sacred sites) and other sites of significance to Maori

All actions will reinforce the protection of and respect for waahi tapu and other sites of significance to Maori which exist in the Outer Green Belt.

4.1.2.10 Utilities

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

- *All utility structures must be sited to minimise their impact on existing natural and heritage features, waahi tapu sites, visual amenity, recreational facilities and vegetation.*
- *In choosing sites for utilities the Council will, having regard to the nature of the utility, give preference to areas not zoned Open Space and sites where there are already utilities.*
- *The Council will not allow the placement of utilities on the following ridgelines and hilltops (as defined in the District Plan or any review of this definition) which are at present free from such structures:*
 - *The Crows Nest*
 - *Johnston Hill*
 - *Kilmister Tops.*
- *All utility structures (that involve pipes, cables, lines or similar equipment) shall be placed underground except where this is not practicable.*
- *The location of utility structures should not unduly compromise recreation uses or future facilities and landscape restoration works.*
- *The applicant is responsible for any reinstatement of natural ground, vegetation or infrastructure to the council's satisfaction.*
- *The utility structure must be accurately mapped and documented with plans supplied to the Council.*
- *All costs arising from an application for a utility lease or easement are the responsibility of the applicant.*
- *All utility companies having 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.*

4.1.2.11 Motorised vehicle access for service / emergency purposes

Apart from the normal use of built public roads passing through the Outer Green Belt, motorised vehicle access on Wellington City Council land in the Outer Green Belt is restricted to:

- *Appropriate and necessary management purposes under the authority of the Manager, Parks and Gardens. This will include Wellington City Council staff as well as individuals or organisations hired or otherwise engaged by the Council to carry out work in the Outer Green Belt.*
- *Approved or existing legal access by utility companies subject to terms and conditions agreed between the utility company and the Manager, Parks and Gardens.*
- *All emergency or civil defence services.*

Explanation

Some motorised vehicle access for management purposes (Council, utility owners, licensed graziers, emergency response, etc) is essential – but this must be monitored and managed. Vehicular access for recreational purposes is addressed in Policy 4.5.2.3.

4.1.2.12 Leases and licences

- a) *Leases and licences may be established to facilitate good management of Wellington City Council lands, consistent with the land's legal status and the objectives and policies of this Plan.*
- b) *Leases and licences for grazing will reflect the landscape objectives and policies for the affected area and should not be longer than five years.*

Explanation

The Wellington City Council may establish leases and licences for appropriate uses and activities on its land in the Outer Green Belt, consistent with the Reserves Act 1977, the Council's *Leases Policy* for Community and Recreation Groups, and this Plan. All leases of public land require final approval by a Wellington City Council committee or sub-committee.

4.1.2.13 Land acquisition process

- a) *In considering land acquisition opportunities, the Council will give priority to land that forms part of the main ridgeline and land on the eastern side of the main ridge.*
- b) *The assessment and reporting of any land acquisition opportunity in the Outer Green Belt will follow normal Wellington City Council procedures, but taking account of this Plan and the size and likely cost of the acquisition.*

Explanation

Evaluations of land acquisition opportunities are required to look at other potential methods for protection, and apply these wherever practical or reasonable. Evaluations generally seek to weigh up the likely cost of acquisition and ownership against the potential of the land to contribute to the achievement of the Council's objectives. Site values are assessed in terms of ecology, landscape, cultural or historic heritage, and recreation.