

5.1 SECTOR 1: SPICER

5.1.1 OVERVIEW

Sector 1 – Spicer is the northernmost part of the city’s Outer Green Belt. As such, it provides the link through to Colonial Knob and the Porirua City reserves system.

It contains a number of significant indigenous bush remnants within the Tawa Bush Reserves (management area 1.2) and Redwood Bush in particular. These remnants are part of five important sources of seed for natural regeneration and restoration that lie along the Outer Green Belt.

The sector is also the point at which ecological linkages from the eastern hills, through the northern suburbs, join the Outer Green Belt.

The Spicer sector has a relatively underdeveloped track network, but again lies at the junction of the Te Araroa Walkway concept with Colonial Knob, and with its projected southern extension.

In terms of landscape, looking from the eastern side, the area is made up of regenerating bush on the lower slopes, with a large area of pine trees on the upper slopes (area 1.1 - Spicer Forest Properties, area 1.3 - Airstrip Block), along with significant portions of pasture on the tops. Some of this land, mainly on the upper slopes is in Council ownership, but the eastern lower slopes and western slopes, below the Spicer Forest Properties (management area 1.1) are in private ownership.

5.1.2 ISSUES AND OBJECTIVES

5.1.2.1 Access

The track network is currently limited, although the use of private land for horse riding is substantial. The tracks do not provide access to key destinations and there are no linkages along the Outer Green Belt area. It is proposed that Te Araroa Walkway should go along Ohariu Valley Road.

The opportunity exists to link along the ridgeline from Colonial Knob along the ridgeline to Bests Ridge. At the same time, there is a need to increase access from Tawa, at the northern end and from the Redwood Bush end, up to the ridgeline. The status of Ohariu Road at the northern end for non-vehicular access, other than for management purposes needs to be clarified – as this would provide linkages down to the Ohariu Valley.

Objectives

1. To work, in conjunction with private landowners where appropriate, to:
 - provide a walkway, on or adjacent to the ridgeline, which links back to Colonial Knob through to sector 2
 - improve access within and between the various blocks of Spicer Forest
 - incorporate this ridgeline walkway into Te Araroa Walkway concept in the long term
 - increase access from the eastern side up to the ridgeline
 - develop a loop track connecting Tawa Bush Reserves via the Spicer Forest Properties.

- ensure access down to Ohariu Valley, possibly via the existing vehicle track (if it conforms with the legal extent of Ohariu Valley Road).
2. To support the interim location of Te Araroa Walkway down to, and along, Ohariu Valley Road.

5.1.2.2 Ecological linkages and regeneration of indigenous bush

The opportunities for ecological linkages of indigenous vegetation exist along the eastern slopes below the ridgelines and above the residential areas. Significant areas of private land lie between the Chastudon Place portion of the Tawa Bush Reserves, the Westwood Reserve and Redwood Bush. If this land is developed, it is important that it is done in a way that allows a more continuous integrated ecological linkage to establish.

One area of advanced secondary forest remnant lies below the Airstrip Block and is in private ownership. It lies adjacent to the Redwood Bush reserve and plays a significant role in the development of the proposed ecological linkage running across the valley from the eastern ridgeline.

Local planting guidelines will be provided and integrated with the *Biodiversity Planting Strategy* when that is completed.

Objectives

1. To encourage the creation of an ecological and landscape corridor along the eastern slopes by:
 - protecting the upper areas through reserve contributions or acquisition
 - locating any development on the lower slopes or in a manner which would minimise earthworks and removal of regenerating bush.
2. To ensure strong linkages between the Redwood Bush component of the Tawa Bush Reserves and the Airstrip Block, while taking account of the wider pastoral landscape.

5.1.2.3 Ridgeline, tops and western slopes landscape

The ridgeline and western side of Sector 1 are currently grazed and present an open landscape above the regenerating lower eastern slopes, which is a distinctive and valued part of the northern area. Retaining some of these slopes and ridgeline areas in pasture would reflect the value of this landscape.

The main issue is the interface between the current grazing and forestry within and adjacent to the Spicer Forest Properties and the Airstrip Block. In the long-term a decision will need to be made about the width of any grazed area along this ridge and the fencing that is needed.

It is proposed that when the current pine plantation is harvested, there be a review of the extent of grazing on the Council owned land. It is likely that at this time, the area of future pasture will be clearly defined and fenced to achieve the appropriate balance between landscape, ecology and recreation objectives.

Objectives

1. To retain the current pattern of grazing on the ridgeline and tops, and western areas until the existing pine plantations are harvested, at which time a review of the extent of grazing will be carried out.
2. Continue to graze the airstrip and surrounding ridgeline area.

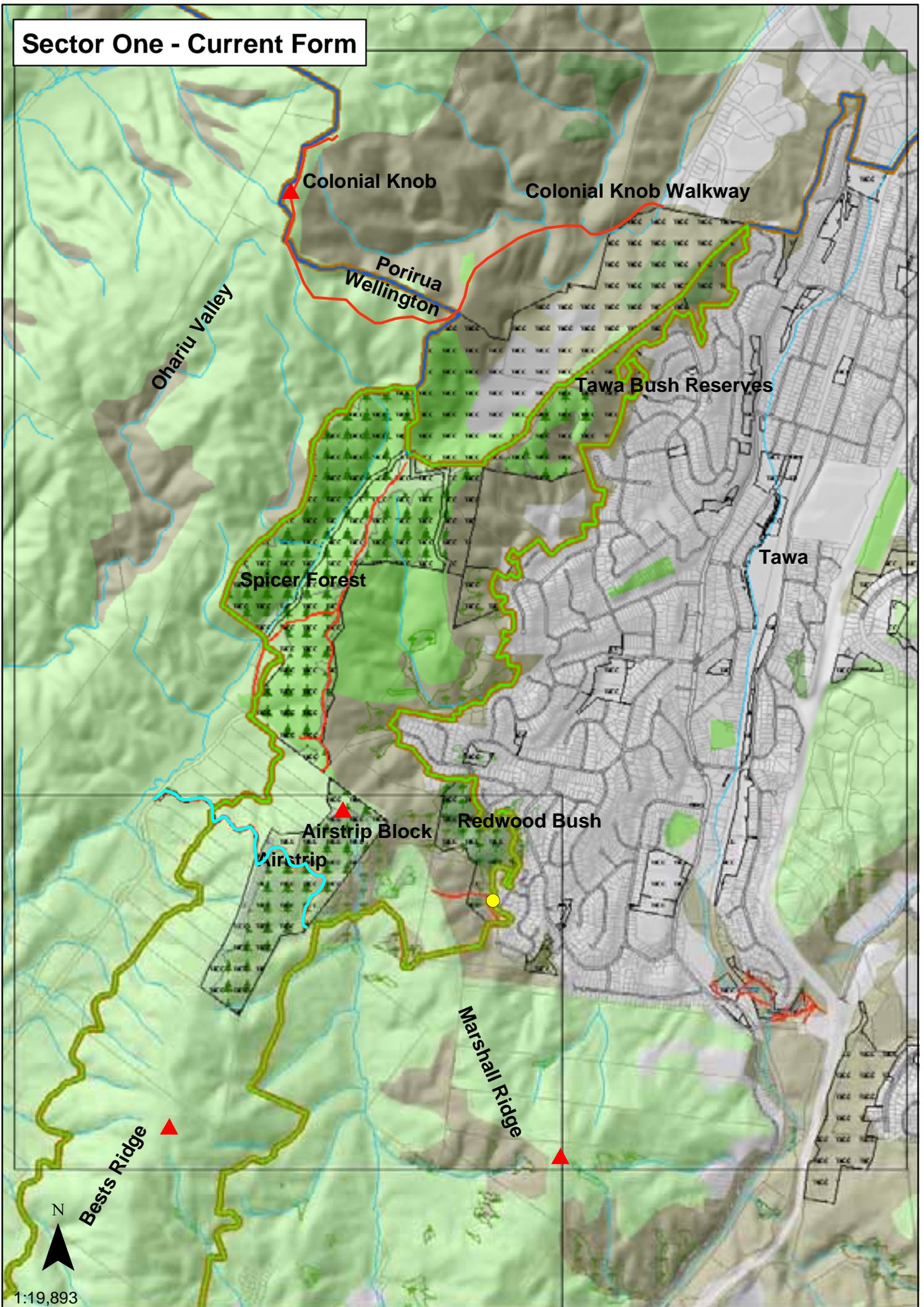
5.1.2.4 Long-term future of the pine forests

The future of plantation forestry in the sector is a key issue. As a general principle, it is proposed that plantation forestry be phased out of the sector over the next 10 to 15 years. However, the community may value the open forest landscape that the pines provide (as on, for example, Mount Victoria). This is acknowledged as an issue and, while the overall plantations will not be replaced, the retention of some pines along parts of the track network should be considered prior to harvest.

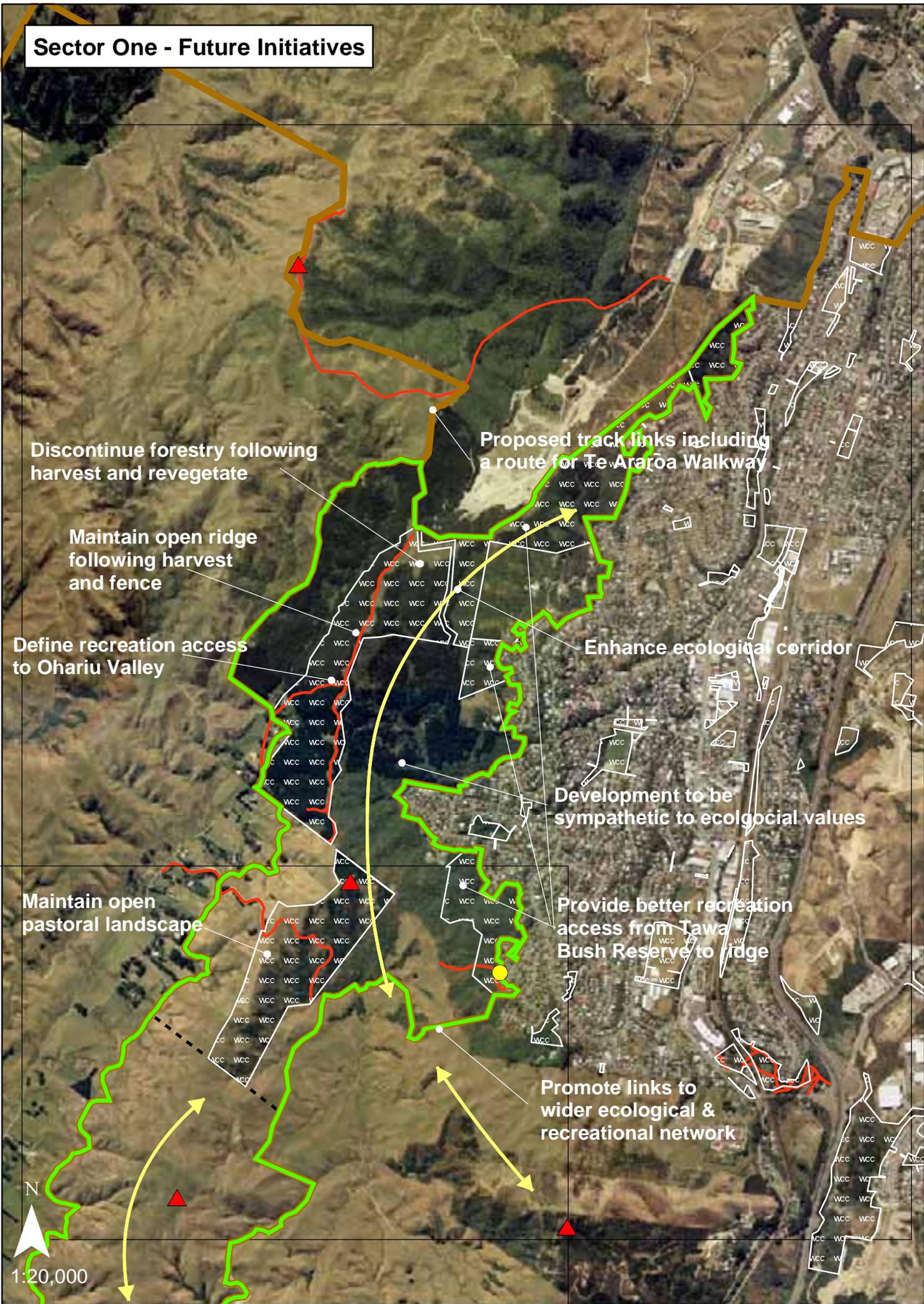
Objective

To cease plantation forestry on Wellington City Council owned lands in Sector 1 after the next harvest.

Sector One - Current Form



Sector One - Future Initiatives



5.1.3 MANAGEMENT AREA POLICIES

Area 1.1 - Spicer

Long-term vision

- Maintain an open ridgeline with good access running north/south linked to Colonial Knob.
- Foster the regeneration of indigenous bush below the main ridgelines.

Land status

Please refer to the accompanying map and table.

Management programme

- Define and agree on a management programme with Greater Wellington Regional Council - final decisions about configuration of grazing to be deferred until closer to the harvest period.
- Review the role of pines in the protection of regenerating bush areas.
- Post-harvest.
 - fence areas below the ridgeline to encourage regeneration
 - develop a grazing pattern which:
 - ensures a relatively large area at the junction with the access to Colonial Knob
 - ensures a clear open area along the main ridge (width to be determined)
- Develop a track along the ridge and appropriate side links, and joining with Colonial Knob Walkway
- Provide practical access along the unformed portion of Ohariu Valley Road
- Assist with the establishment of the Te Araroa Walkway through this area
- Provide visitor information as well as practical and legal access.

Public use and enjoyment

- Public access will be provided for walking, horse riding and mountain biking for as the main recreation activities.
- Access for vehicles will be confined to management purpose's unless there are exceptional reasons to which both Wellington City Council and Greater Wellington have agreed, that are in accordance with all relevant policies of this Plan.

Area 1.2 – Tawa Bush Reserves

Long-term vision

- Foster the regeneration of indigenous bush.
- Increase the profile of these reserves as the primary seed source for ecological restoration in this part of the city.
- Acknowledge Redwood Bush reserve as an important junction of the Outer Green Belt corridor and the potential ecological corridor traversing the northern suburbs to the harbour escarpment.
- Improve access via all three reserve sub-clusters to the upper slopes and links to a the wider open space network envisioned for this area in the *Northern Growth Management Plan*.
- Protect the open space at the junction between the Outer Green Belt and Marshall ridge as a key feature of a wider open space network for the northern suburbs.

Land status

Please refer to the accompanying map and table

Management programme

- Maintain pest management levels in accordance with city-wide standards.
- Establish or improve track linkages through these reserves to the main ridgeline.

Public use and enjoyment

- Public access for walking will be provided for as the main recreation activity.
- Provision for mountain biking and special access needs will be considered on a track-by-track basis.
- Access for vehicles will be confined to management purposes.

Area 1.3 - Airstrip

Long-term vision

- Maintain an open ridgeline with good access running north/south;
- Retention of pasture along the ridgeline for landscape and access purposes.
- Regeneration of indigenous bush below the ridgeline.
- Improved ecological linkage down to the north face of the Stebbings Valley ridge.
- Retention of the airstrip for use by the farming community, and for other appropriate purposes.

Land status

Please refer to the accompanying map and table

Management Programme

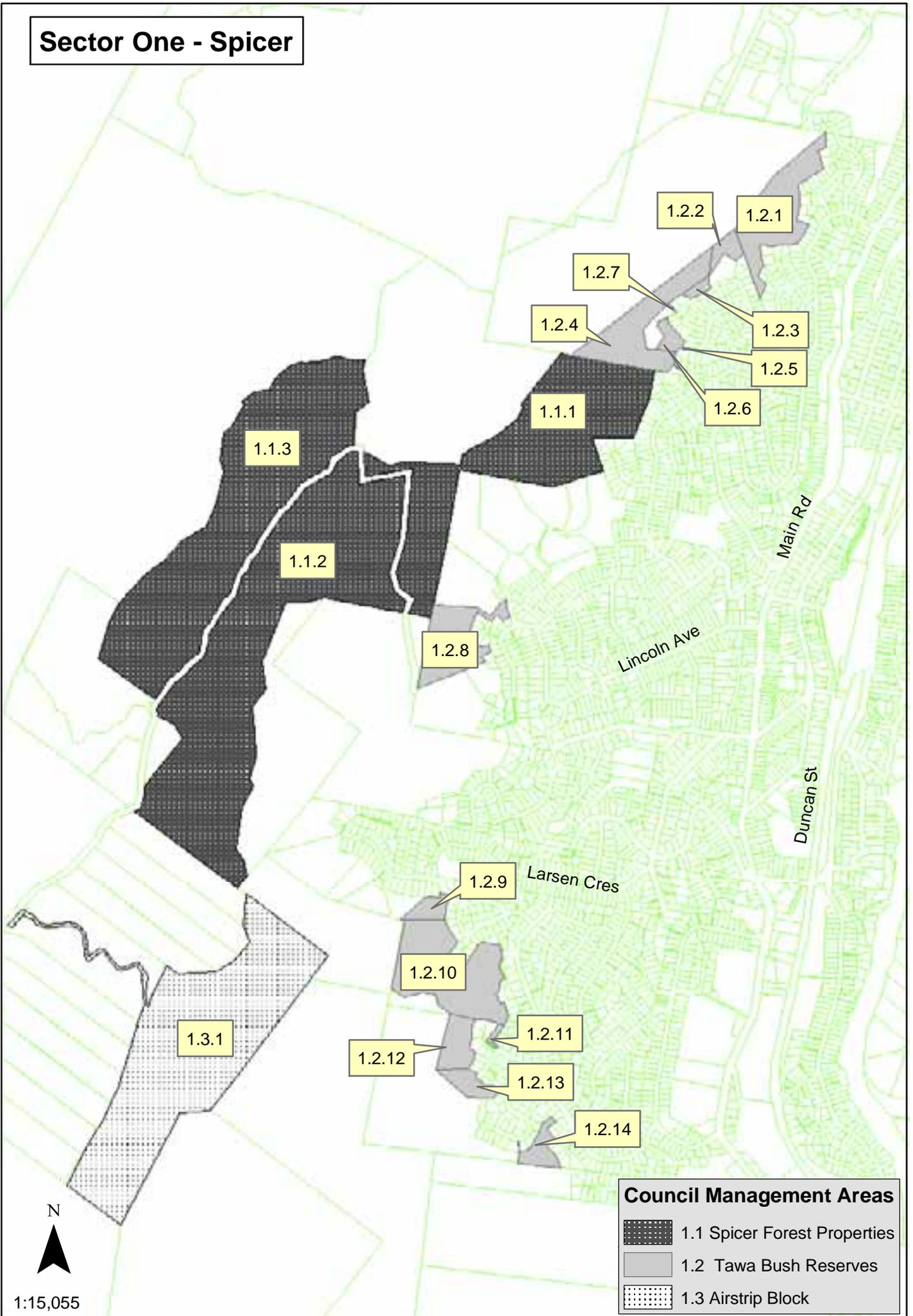
- Continue management of plantation forest areas until current plantings are harvested.
- Final decisions about configuration of grazing to be deferred until closer to the harvest period.
- Develop track along the ridge.
- Review potential to open pines adjacent to tracks.
- Post-harvest:
 - fence areas below ridgeline to encourage regeneration
 - develop a grazing footprint which ensures a clear track and adjacent ridge line area along the ridge (width to be determined).

Sell the house at the bottom (front entrance) of the property, while maintaining reasonable access from Ohariu Valley Road.

Public use and enjoyment

- Public access for walking, horse riding and mountain biking will be provided for as the main recreation activities.
- Access for vehicles will be confined to management purposes unless there are exceptional reasons.
- Access on the present vehicle track from Ohariu Valley Road will be subject to the discretion of the Town Belt and Reserves Curator, pending the sale of the house and the provision of alternative access points.

Sector One - Spicer



Management Area	Site Name	Mapping Reference	WCC Site number	Legal Description	CT Reference	Land Area	Reserve Description	Gazette Reference	District Plan Zoning	Notes	Actions needed
1.1	Spicer Forest Properties	1.1.1	1795	Lot 3 DP 77503	44B/130	20.1780 ha	Not a reserve		Open Space B	Land owned by WCC. This land is within the Spicer Lands Agreement 1983, however there are no encumbrances on the current CT as for the other areas. It also has a different zoning from the remainder of the Spicer Forest land.	Consider formal redefinition of land purpose to open space. Indicate to Greater Wellington the desire to avoid replanting following harvest of current plantation. Subject to redefinition for open space purposes, declare intention to classify as scenic reserve
		1.1.2	1786	Pt Lot 2 DP 54371	42A/298	36.4205 ha	Not a reserve		Rural	Land owned by WCC. Included in the Spicer Forest Lands Agreement 1983. B.289282.1 Caveat registered on CT by Greater Wellington to ensure protection of forestry rights (9.7.1993).	As for 1.1, except agreement not to replant following harvesting needs to be negotiated with Greater Wellington. Subject to above, rezone to Open Space B
		1.1.3	1786	Lot 2 DP 77503	44B/129	28.8190 ha	Not a reserve		Rural	B.288792.1 Caveat registered on CT by Wellington Regional Council to ensure protection of forestry rights (4.5.1993). This land is within WCC boundaries, but is owned by Porirua City Council. Included in the Spicer Forest Lands Agreement 1983. The 75/11786 file makes reference to a historical lease agreement with Tawa Pony Club. There are no formal lease or licence arrangements with WCC on this land.	Discuss with PCC formal redefinition of purpose to open space, including rezoning to Open Space B and classification as scenic reserve.

Management Area	Site Name	Mapping Reference	WCC Site number	Legal Description	CT Reference	Land Area	Reserve Description	Gazette Reference	District Plan Zoning	Notes	Actions needed
1.2	Stuart Duncan Reserve, Katarina Grove, Tawa	1.2.1	1801	Lot 120 DP 48945	No CT	4.8465 ha	Recreation reserve	Vested as reserve on deposit of DP 48945	Open Space B	For easier land administration a new CT should be issued. Prior CT reference is 866999.	Reclassify as scenic reserve
	Chastudon Place, Forglen Place, Tawa	1.2.2	1795	Lot 86 DP 73352	52D/362	0.6525 ha	Recreation Reserve	Vested as reserve on deposit of DP 73352	Open Space B		Reclassify as scenic reserve
		1.2.3	1795	Lot 84 DP 73352	52D/361	0.2841 ha	Recreation Reserve	Vested as reserve on deposit of DP 73352	Open Space B		Reclassify as scenic reserve
		1.2.4	1795	Lot 1 DP 55650	47D/884	4.6468 ha	Recreation Reserve	Vested as reserve on deposit of DP 55650	Open Space B	Easement over reserve for Water reticulation purposes in favour of WCC (Doc B632773.1. Easement over reserve for Gas conveyance purposes in favour of Nova Gas Ltd (Doc B 605106.1)	Reclassify as scenic reserve
		1.2.5	1795	Lot 102 DP 57939	No CT	0.0119 ha	Local Purpose (Accessway) Reserve	Vested as reserve on deposit of DP 57939		Accessway reserve at the end of Ordley Grove. For easier land administration a new CT should be issued.	none
		1.2.6	1795	Lot 83 DP 86775	54B/441	0.5404 ha	Recreation Reserve	Vested as reserve on deposit of DP 86775	Open Space B		Reclassify as scenic reserve
		1.2.7	1795	Lot 85 DP 86775	54B/442	0.0135 ha	Recreation Reserve	Vested as reserve on deposit of DP 86775	Open Space B	Subject to gas easement to Nova Gas Ltd (Doc B700458.14)	Reclassify as scenic reserve
	Westwood Road, Westhaven Drive, Tawa	1.2.8	1835	Lot 1 DP 51597	20D/1436	3.7008 ha	Recreation Reserve		Open Space B		Reclassify as scenic reserve
	Redwood Bush Reserve	1.2.9	1781	Lot 26 DP 52654	40A/175	0.7800 ha	Recreation Reserve	Vested on Deposit of DP 52654	Conservation 5B	Consideration is required whether or not to include Redwood Bush in the OTB Management Area.	Reclassify as scenic reserve
		1.2.10	1781	Lot 1 DP 59929	30A/65	7.3790 ha	Recreation Reserve	NZ Gazette 1992/1172	Conservation 5B	No evidence this land has ever been gazetted or vested as reserve. To be consistent with the rest of Redwood Bush Reserve this land needs to be classified recreation or scenic reserve. Water drainage rights in Easement Certificate 524008.3 subject to Section 309(1)(a) Local Government Act 1974. Fencing Covenant in Transfer 463917.	Reclassify as scenic reserve
		1.2.11	1781	Lot 21 DP 48577	40A/172	0.1537 ha	Recreation Reserve	Vested on Deposit of DP 48577	Conservation 5B		Reclassify as scenic reserve
		1.2.12	1781	Lot 24 DP 48579	40A/174	1.5108 ha	Recreation Reserve	Vested on Deposit of DP 48579	Conservation 5B	The within land has no frontage to a public street.	Reclassify as scenic reserve
		1.2.13	1781	Lot 23 DP 48578	40A/173	0.9443 ha	Recreation Reserve	Vested on Deposit of DP 48578	Conservation 5B		Reclassify as scenic reserve

Management Area	Site Name	Mapping Reference	WCC Site number	Legal Description	CT Reference	Land Area	Reserve Description	Gazette Reference	District Plan Zoning	Notes	Actions needed
1.3	Airstrip Block	1.3.1	2471	Lot 12 DP 27562 and Lot 1 DP 83802	50D/770	28.5969 ha	Not a reserve		Rural	Subject to S.241(2) & S.242(1) and (2) Resource Management Act 1991 by the Wellington City Council (affects DP 83802). Subject to a right of way (in gross) over part marked A on DP 80655 in favour of Transpower New Zealand Limited created by Transfer B515406.2 (affects Lot 12 DP 27562). Subject to a right of way over part marked A on DP86040 created by transfer B673645.4 (affects Lot 12 DP 27582). Address of property is 944 Oharu Valley Road.	Seek to divest house block subject to provision of alternative roading access and subdivision. Initiate process to rezone top of property as Open Space B. Initiate reserve declaration (scenic) following subdivision.