

5.7 SECTOR 7: CAREYS GULLY/LANDFILL

5.7.1 OVERVIEW

Sector 7 is almost entirely in public ownership. Careys Gully reserve is at the head of the gully on the south side of the Ashton Fitchett Drive and adjoins both Karori Sanctuary and the Southern Landfill. The landfill property occupies a large area south of Careys Gully Reserve, however, only a portion of it is within the currently worked Stage 3.

Forward planning for other stages is underway and will allow the final extent of the landfill operation to be clearly defined. Any areas that are not within the full extent of the operation are potentially available for management primarily for their natural values. This will allow these areas to function as part of the Outer Green Belt landscape and ecosystem, and to provide a natural buffer for the effects of the landfill on the wider area.

The southern-most part of this large property lies over the Tip Track Ridge within catchments flowing directly to the South Coast. This area, while part of the Outer Green Belt, comes directly under the *South Coast Management Plan*, rather than this Plan. The dividing line separating the areas these plans cover is shown on the maps for this sector.

Detailed mapping of the ecology of this area has not been undertaken although two small remnants are known within the Southern Landfill area. There are large areas within the landfill which are recovering well, and because of the significant variation in height and aspect, and the varying coastal influences, the area is known to support a wide variety of regenerating native vegetation.

This area provides important ecological linkages with the South Coast and the southern parts of the Inner Town Belt. However, there is no single corridor of major significance through this area. Instead, there is a number of secondary linkages, including the main ridge above the landfill, which together provide a green connection through and beyond the Outer Green Belt.

The Brooklyn Wind Turbine Lookout is the second of two vehicle-accessible high points in the Outer Green Belt and certainly the most visited. It offers outstanding views of the city and the hills across the harbour. The ridge from the turbine to Hawkins Hill and beyond is a spectacular walk or ride, which does not lose significant height until it is quite close to the South Coast. Hawkins Hill and the wind turbine are important landmarks, which, like the tower on Kaukau, are visible from many parts of the city. The Brooklyn Wind Turbine itself has become an icon and an attraction for visitors to the city.

Viewing from the lookout, mountain biking, running and walking are all popular activities but most activity is confined to the sanctuary perimeter track and the Hawkins Hill Road. At present these are not highly managed or promoted as recreation routes, but they will continue to gain significance.

5.7.2 ISSUES AND OBJECTIVES

5.7.2.1 Role of the Southern Landfill land: relationship with ecological corridor

The Southern Landfill land has a specific purpose: to provide a site where the city's waste can be disposed of safely. The site has a theoretical landfilling life of 150 years. If fully taken up, the yet unconsented stages 4 and 5 would take up a significant portion of the slopes that are currently experiencing significant plant re-growth.

Should the landfill site be fully utilised, this would leave a relatively narrow strip of land where the landfill approaches Hawkins Hill. Since all the land on the other side is privately owned, there is a potential loss of continuity of the broad ecological and access corridor envisaged in *Capital Spaces*.

It is the Council's position that the landfill land has a primary purpose as a site to dispose of waste, and that this fundamental purpose will not be compromised by its position within the Outer Green Belt. However, there is considerable opportunity to integrate landfill management goals with the Outer Green Belt vision.

The Waste Management Plan sets targets for the reduction of waste to landfill which, if achieved, will extend the life of the landfill and therefore prolong the period over which regeneration can occur. If nothing else, this will enlarge the seed source in intervening years. This must be balanced against the potential long-term role of the landfill to serve the wider region as other landfills close. However, it is possible to undertake the following:

- work with the landfill manager to maximise retention of regenerating bush as far as this is consistent with site management needs. This might include some modification to the staging of development
- maximise retention of the regenerating bush as long as possible, so as to use the growing seed source
- modify the concept of the ecological linkage to include the eastern side of the landfill down across into the adjacent gully and Happy Valley Road. This has the benefit of strengthening linkages with the Inner Town Belt. The corridor could pass up the ridge that also takes the Tip Track
- development of a long term site restoration plan that includes extensive planting of native trees.

With this approach, the relatively thin corridor along Hawkins Hill would be retained but the main ecological corridor would be to the east. There may be additional benefits of increasing the buffer to reduce odour, and to increase the stream protection along Happy Valley Road and the landfill stream itself. The use of pines as an odour control belt is still possible, if appropriate indigenous species cannot serve the same purpose. If pines are planted they need to be managed in a way that acts as a nursery for native species and that the risk of wilding pines on the Karori Sanctuary is avoided.

Objectives

1. To recognise the primary role of the Southern Landfill as a waste disposal site, while working where possible to achieve regeneration of bush, where this is consistent with site development.

2. To develop an additional ecological corridor to the east of the landfill down from Careys Gully, while maintaining as far as possible the existing corridor between Polhill and Hawkins Hill.
3. To mitigate the visual effects of the landfill operation by encouraging growth of tall native vegetation in areas regularly used by the public.

5.7.2.2 Access

The main access routes to and within the area are the sanctuary perimeter fence and the Hawkins Hill Road. The road is managed as part of the Southern Landfill property, but there is as yet no clear policy about the status of the road as a key recreation access route. The status of various right-of-way agreements for private users is unclear and needs to be resolved, particularly as the road is likely to become more and more popular if a linkage down to the South Coast is established.

The subdivision of the Long Gully property and a proliferation of other uses has seen this road become much more heavily used beyond the Polhill turbine. This contributes to the need for a clear plan for the management of this road.

Tracks running off the Perimeter Track and the Hawkins Hill Road are generally steep and difficult because of the topography. However, a relatively easy link can be made from the World War II fortification above Sinclair Head and the Coast Road. This should be established and identified as the southern terminus of the Skyline Track.

Objectives

1. To maintain full public access for walking and biking along Hawkins Hill Road and vehicle access as far as the wind turbine at Brooklyn.
2. To clarify all existing access rights to the Hawkins Hill Road, establish a clear policy on the provision of private access and to ensure current vehicle use is consistent with public use of the road.
3. To complete the final stages of the link between Hawkins Hill and Sinclair Head so that there is continuous non-motorised access to the South Coast.
4. To improve linkages between Careys Gully, Polhill and Waimapihi Reserves.

7.7.2.3 Regeneration of bush

The sector lies within an ecodefin which is subject to maritime influences and relatively strong coastal winds. Regeneration of bush is likely to be slow, relative to the more sheltered parts of the Outer Green Belt. Nonetheless, further regeneration of native bush is a primary goal. Fire and the effects of grazing / browsing animals is a particular risk for this area and requires close management.

Objective

Foster the enhancement of bush corridors through the prevention of fire, the management of plant and animal pests, and the protection of areas not needed for landfill operations.

Sector Seven: Future Initiatives

Clarify road use and management

Manage ecological corridors, landfill buffer areas

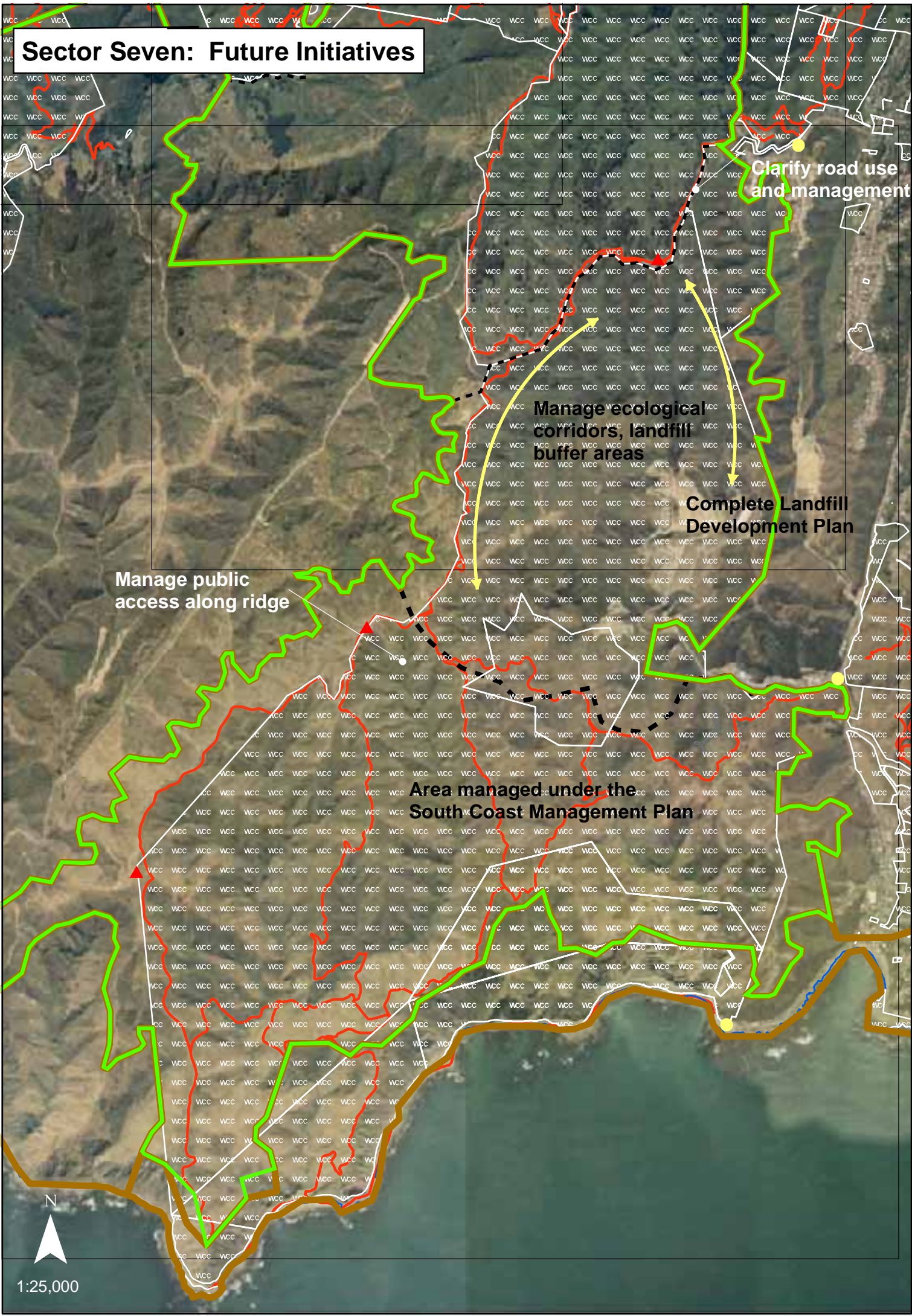
Complete Landfill Development Plan

Manage public access along ridge

Area managed under the South Coast Management Plan



1:25,000



5.7.3 MANAGEMENT AREA POLICIES

Area 7.1 Careys Gully

Long-term vision

- An important ecological buffer area for Karori Sanctuary and an ecological link with other parts of the Outer Green Belt in Sector 7.
- A gateway area for visitors to the Brooklyn Wind Turbine and the track network of Sectors 6 and 7.

Land status

Please refer to the accompanying map and table.

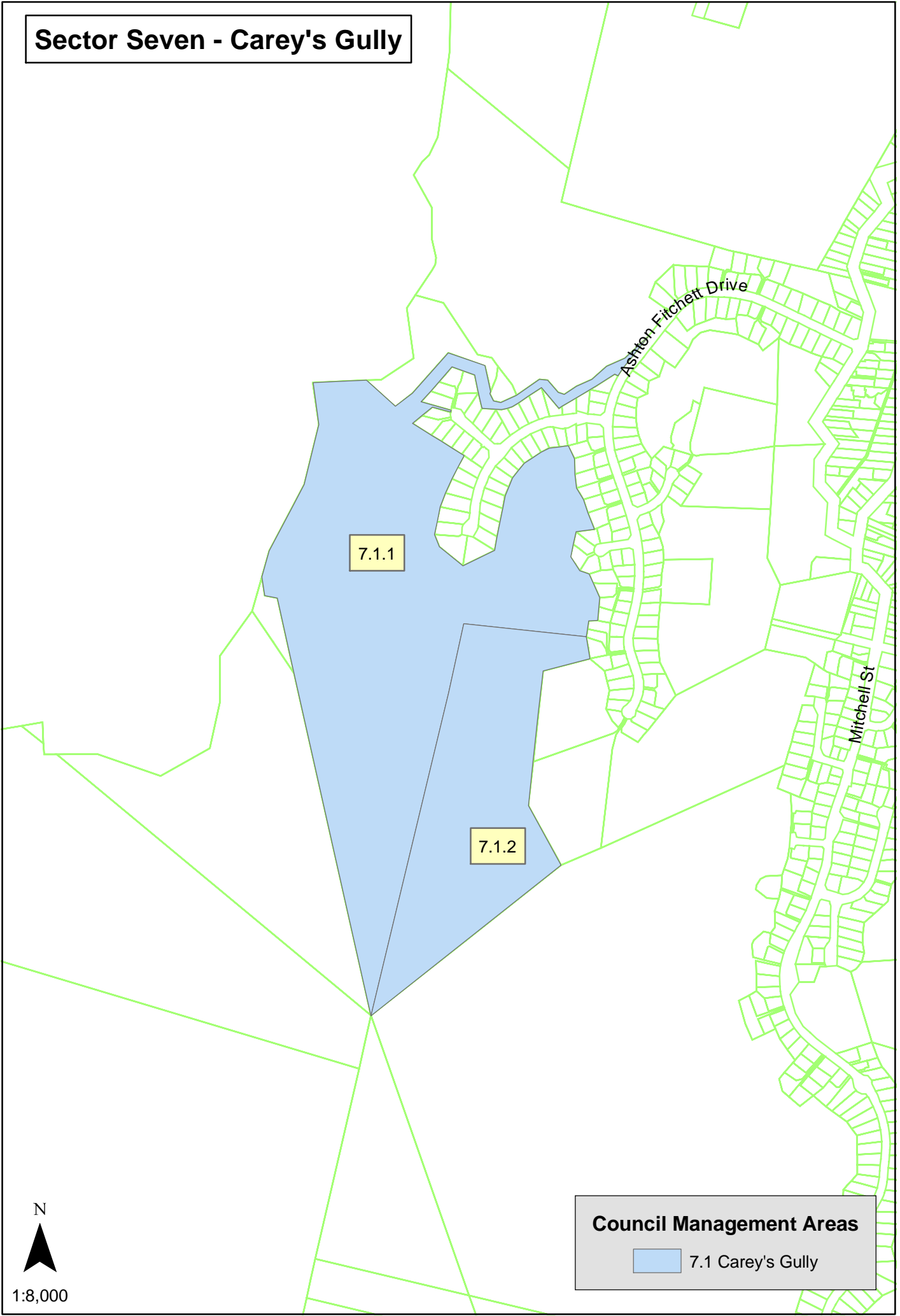
Management Programme

- Examine and clearly define rights and responsibilities in relation to the access road.
- Manage plant and animal pests, and enhance native vegetation along the roadside, and elsewhere as needed.
- Provide signage consistent with a major access point to the Outer Green Belt.

Public use and enjoyment

- Private vehicle access to the Brooklyn Wind Turbine is available to the public and will be managed in a way that is consistent with the objectives of this Plan.
- Access along this road for cycling, walking and running is recognised as a significant part of its use and consideration of this use will be a part of any future road improvements.

Sector Seven - Carey's Gully



7.1.1

7.1.2

Ashton Fitchett Drive

Mitchell St

Council Management Areas
7.1 Carey's Gully



1:8,000

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
7.1	Caney's Gully	7.1.1	2350	Lot 197, DP 86200	53D/837	25.4755 ha	Recreation Reserve	Vested on the deposit of DP 86200	Part Open Space B, Part Rural, Part Outer Residential and Part Conservation 3G	Subject to the Reserves Act 1977. Sewage Drainage easement in Easement Certificate B237420.6. Right of Way, Sewage and water drainage, gas, electricity, telephone and water supply in easement certificate B446147.5. Subject to Section 243(a) Resource Management Act 1991. Subject to rights of way created by Proclamation 517033. Subject to right of way in Transfer B544225.1. Fencing Agreement in Transfer B602156.5. Subject to right of way in Easement Certificate B688354.11. Subject to electricity conveyance, telecommunications and gas supply easements in cross in Transfers B688354.19, 21 & 23, subject to Section 243(a) Resource Management Act 1991.	Reclassify as scenic reserve. Define clearly the provisions created by the various easements and compliance with these provisions by the various beneficiaries. Where necessary seek agreement for the maintenance of the road with the main users.
		7.1.2	2350	Lot 2 DP 83822	50D/883	10.4550 ha	Recreation Reserve	Vested on the deposit of DP 83822		Subject to the Reserves Act 1977 B614527.1 Resolution under Section 321(3) Local Govt Act 1974. Appurtenant hereto are a ROW, sewage and water drainage, gas, electricity, telephone and water supply easement in Transfer B446147.5, subject to Section 243(a) Resource Management Act 1991. Fencing Agreement in transfer B602156.8 and land covenant in Transfer B602156.8.	Reclassify as scenic reserve

Area 7.2 Southern Landfill

Long-term vision

- Continue management as a landfill site.
- Maximise retention of regenerating bush, consistent with landfill management goals.
- Develop a strong ecological linkage on the eastern edge of the landfill to complement the ecological values of the main Hawkins Hill ridge.
- Maintain and enhance pedestrian and mountain bike access, particularly along the Hawkins Hill ridge, including well developed linkages to the South Coast and the Karori Sanctuary Perimeter Track.

Land status

Please refer to the accompanying map and table.

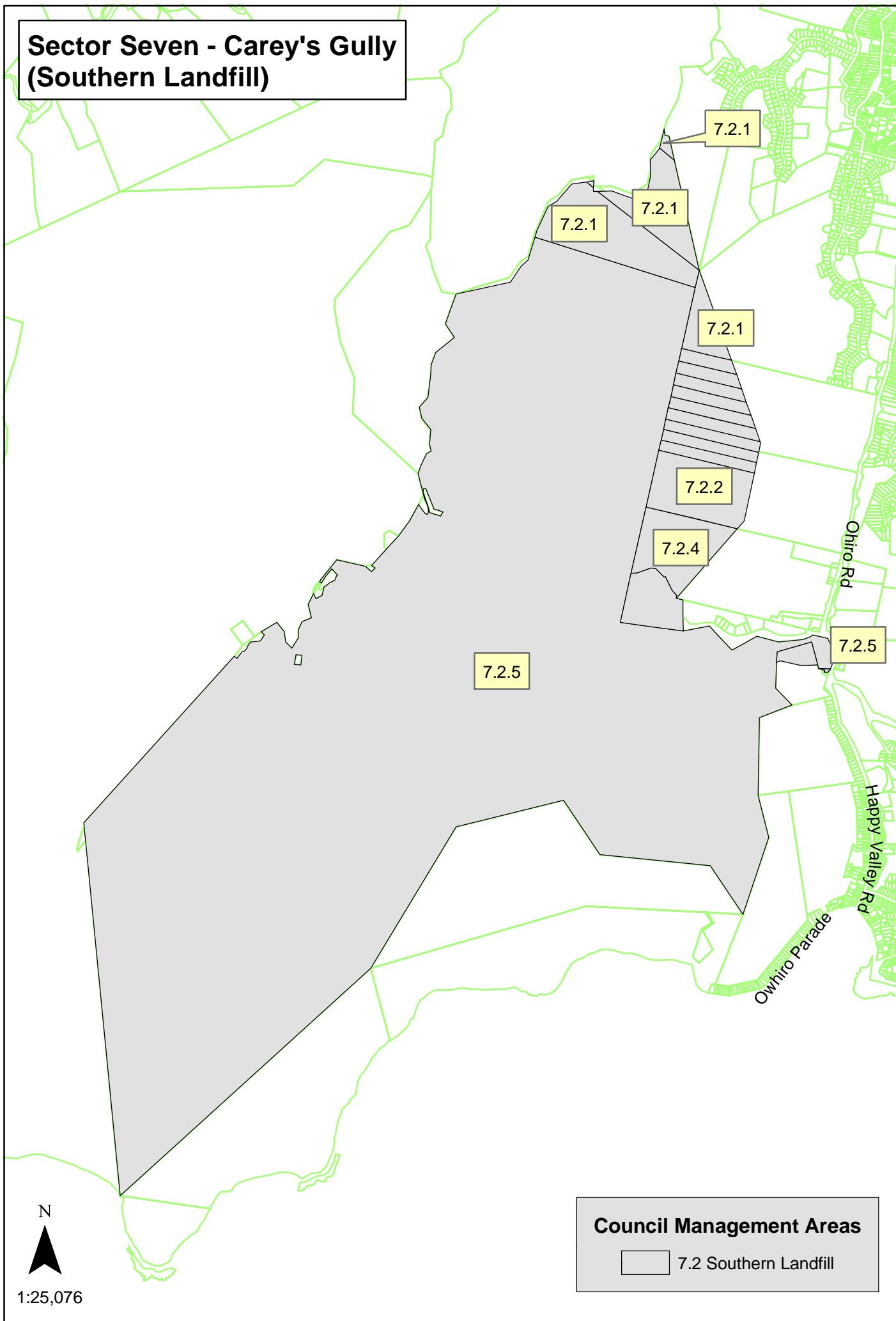
Management Programme

- Integrate the Outer Green Belt role / vision within the landfill site development plan.
- Clarify the status of existing access rights along Hawkins Hill Road and develop operational policy for the management and use of this road.
- Maintain key plant and animal pests to appropriate levels, or in the case of feral goats and pigs, consider area-wide eradication.
- Improve the track network, including the completion of clear and practical access to the bottom of the main spur from Hawkins Hill to Sinclair Head.
- Improve water quality and riparian vegetation along the landfill stream.

Public use and enjoyment

- Public access will be provided for walking and mountain biking for along the Hawkins Hill Road beyond the wind turbine, and on all recreation tracks within this area.
- Special permission may be granted for private vehicular access along the Hawkins Hill Road beyond the wind turbine, subject to the general policies in this Plan and any conditions the Council may wish to impose.
- Requests for private vehicular access on the Tip Track or any other vehicle tracks between this spur and the coast will be considered under the *South Coast Management Plan*.

Sector Seven - Carey's Gully (Southern Landfill)



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
7.2	Southern Landfill	7.2.1	1081	Pt Sec 4, 5, and 6 Upper Kaiwharawhara District and Pt Sec 17 Owihoro District	20C/479	37.3846 ha	Not a reserve		Open Space B	WCC Land held for Sanitary Works (Disposal of Refuse). NZ Gazette 1979/3769. Designated for Refuse Disposal and Associated Works (Designation 61, map ref 2). Subject to a ROW easement created by Proclamation 517033. B544225.3 Transfer grant of ROW	Consider protecting northern section as local purpose reserve for scenery and landfill buffer purposes.
		7.2.2	1081	Pt Subdivisions 8,9,10,11, and 13 of Sec 19 Owihoro District, Pt Subdivisions 15, 16, and 17 of Sec 21 Owihoro District and Pt 14 of Sec 19 and 21 Owihoro District.	12D/875	37.6594 ha	Not a reserve		Open Space B	WCC Land held for Sanitary Works. NZ Gazette 1976/2765. Designated for Refuse Disposal and Associated Works (Designation 61, mapref 2). The land has no frontage to a public road. B.496009.1 Transfer grant of a profit a prendre to take Landfill Gas over part in favour of Nova Gas Limited, for 20 years from 1995.	Consider protecting as local purpose reserve for landfill and related purposes to reflect the long term strategic importance of this land for the Council and the city.
		7.2.3	1081	Pt Sec 22 Owihoro District	46B/601	13.3404 ha	Not a reserve		Open Space B	WCC Land held for Sanitary Works. NZ Gazette 1975/1015. Designated for Refuse Disposal and Associated Works (Designation 61, mapref 2). Appurtenant hereto are water and pipeline rights over Lease A031941 (CT 515331). B.496009.1 Transfer grant of a profit a prendre to take Landfill Gas over part in favour of Nova Gas Limited, for 20 years from 1995.	Consider protecting as local purpose reserve for landfill and related purposes to reflect the long term strategic importance of this land for the Council and the city.
		7.2.4	1081	Lot 4 DP 26908	No CT	7.3576	Not a reserve		Suburban Centres	Designated for Refuse Disposal and Associated Works (Designation 61, mapref 2). NZ Gazette 1976/639	Consider protecting as local purpose reserve for landfill and related purposes to reflect the long term strategic importance of this land for the Council and the city.
		7.2.5	1081	Lot 1 DP 29398 and Lots 1 and 2 DP 29742	21D/612 Pt	789.6713 ha	Not a reserve		Open Space B	WCC Land held for Sanitary Works (disposal of refuse). NZ Gazette 1972/733, 1978/199. Part of this land is designated for Refuse Disposal and Associated Works (Designation 61, map ref 2). The southern portion of the land in this CT (the area to the south of the broken red line on the sector maps) is mostly within the Outer Green Belt concept area but is managed under the South Coast Management Plan.	Subdivide the area and protect the southern portion (along the broken red line) as scenic reserve. Consider whether the upper slopes of the northern part should also be subdivided and protected as local purpose reserve for scenery and landfill buffer purposes, or protect all of the northern part as local purpose reserve for landfill and related purposes.