



Wellington's Outer Green Belt Management Plan May 2004



Absolutely

POSITIVELY

ME HEKE KI PŌNEKE
WELLINGTON CITY COUNCIL

Wellington

ISSN (1-877232-00-9)

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Cover photo: Tree ferns at Otari-Wilton's Bush



Department of Conservation
Te Papa Atawhai

File ref: PAD 09-02-01

Approval of Management Plans

I am pleased to advise that the Minister's delegate has now approved, pursuant to Section 41 of the Reserves Act 1977, the Wellington City Council's Management Plans for the the South Coast and Wellington's Outer Green Belt in respect of the policies for the historic reserves in former plan, and scenic reserves in the latter plan.

I enclose a copy of the statutory recommendation and approval for your information.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Paula Gunn'.

Paula Gunn
Community Relations Officer (Concessions/Statutory Land Management)
for Conservator

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PURPOSE OF THIS PLAN

This is the first plan for the Outer Green Belt and has three main purposes:

- 1. To provide common objectives and policies to unite the area as one single, yet complex, entity - the Outer Green Belt - and foster management toward these objectives.**
- 2. To provide area-specific policies for Wellington City Council reserves and other properties, and directions for their management where they are currently lacking.** (General objectives and policies for all areas are in Section 4. Area specific objectives and policies are in Section 5).
- 3. To aid the development of good relationships between the Council, tangata whenua, other landowners, special interest groups, and the community, with respect to management and enhancement of the Outer Green Belt.**

With respect to private land, this Plan provides a basis for further discussion between landowners and the Council about the achievement of Outer Green Belt objectives. The specific land management policies of this Plan generally have direct application only with respect to the Council's own operations on its own land. They *can* have application in the management of private land, but only by agreement between a landowner and the Council.

Planning process and timeframe

The planning process for reserves is prescribed in the Reserves Act 1977 and includes the following steps:

- o decision to prepare the management plan made by the Council
- o formal public notification (notices in newspapers and letters to key stakeholders) of the intention to prepare the management plan
- o receipt of initial submissions (advice from interested parties)
- o preparation of the draft plan by Council officers
- o approval by the Council's Built and Natural Environment Committee to release the draft plan for public comment
- o receipt of further submissions
- o verbal submissions heard by the Built and Natural Environment Committee
- o officers recommend changes to plan and these are considered by the Committee
- o final plan submitted to the Committee for approval and decision referred to the full Council for ratification (for any unclassified reserves the plan will have the status of an advance draft only).
- o plan referred to the Minister of Conservation for final approval in regard to scenic reserves and historic reserves.

VISION STATEMENT

The Outer Green Belt is a continuous green belt following the ridges to the west of the city from the South Coast to Colonial Knob, in which indigenous vegetation is restored and an informal recreation network is widely accessible (Capital Spaces, 1998)¹. (Note: the following order does not imply order of precedence).

- *The Outer Green Belt marks the western edge of the city's urban environment. It is both well defined and widely supported by the people of Wellington. It is not separate from the city, but a vital part of it – a living, functioning, natural and cultural landscape providing a wide variety of tangible and intangible benefits for the city. (supported mainly by objectives 4.1.1)*
- *It comprises both public and private land linked by shared ecological and landscape values, and managed compatibly and sustainably. Like our coastline, it spans the whole city from north to south and is part of our shared identity as a city. (supported mainly by objectives 4.1.1 and 4.2.1)*
- *Where possible, a broad and continuous band of indigenous vegetation will be restored, mainly along the eastern slopes, linking the many stream gullies and bush remnants to create larger interconnected forests which, in turn, link with other natural areas as part of the wider city ecosystem. (supported mainly by objectives 4.3.1)*
- *Land use and management respects and reflects the distinctive ridgetop and hilltop landscapes, which are a mix of natural and human influences. An acknowledgement that some change is inevitable is balanced by a commitment to keep these areas as open and uncluttered as possible. (supported mainly by objectives 4.4.1)*
- *The special relationship between tangata whenua and the land comprising the Outer Green Belt is acknowledged. Provision is made for the kaitiakitanga (guardianship) responsibilities of the tangata whenua and their aspirations to become more actively involved in the management of this taonga. (supported mainly by objectives 4.1 and 4.6)*
- *Each of the many special places along its length has its own unique identity and purpose while contributing to the larger vision. A key uniting feature will be the creation of a continuous Skyline Track running from end to end. This will form part of Te Araroa Walkway running the length of New Zealand. (supported mainly by objectives 4.1.1 and 4.6.1)*
- *Wellington residents greatly enjoy looking at and recreating in the Outer Green Belt. They take pride in the fact their city has such a wonderful, diverse landscape and recreational resource, and that this will be protected for future generations. The Outer Green Belt also provides Wellingtonians with a sense of place and special relationship with the land. (supported mainly by objectives 4.5.1)*
- *Visitors to the city enjoy a uniquely 'Wellington' experience in the Outer Green Belt. Whether immersed in an activity or a place only Wellington can offer, or using the Outer Green Belt as a vantage point to view the rest of the city or the South Island, visitors will long remember visiting one of the world's best urban green belts. (supported mainly by objectives 4.5.1)*

¹ Wellington City Council, 1998

1. INTRODUCTION

1.1 ORIGINS OF THE OUTER GREEN BELT VISION

1.1.1 WELLINGTON CITY COUNCIL POLICIES AND STRATEGIES

The origins of the Outer Green Belt concept can be traced through Wellington City Council resolutions and other references to 1976, although it is likely that the concept had been germinating for some time before that. Until as late as 1998, the term Outer Town Belt was used, indicating a similarity in purpose to the Wellington (Inner) Town Belt.

The first formal reference and description is contained in *Preserving Wellington's Open Space*, a precursor to *Capital Spaces*, published in 1976². The plan proposed the 'Outer Town Belt' as one of five focus areas providing for the city's open space needs (the others are coastal open space, outstanding features, active recreation spaces and inner city open spaces). The original vision for the Outer Town Belt was presented in this plan as:

Several connector links are required to form a continuous green belt or outer town belt encircling the outer city suburbs from Brooklyn and Karori north to Johnsonville and Churton [Park]. These links will enable the retention of the skyline surrounding the suburbs, the protection of local features such as Makara High, the formation of a walkway system surrounding the city and possibly in later years, a scenic drive, and a segregation between housing and rural land uses. The outer skyline reserves would then effectively repeat in form and intention the Town Belt, preserved in the original city layout.

In 1978 eight objectives were set for the Outer Town Belt including:

- *protect bush-clad hillsides, soils, wildlife and open space*
- *preserve land for public recreation*
- *improve and enhance the rural landscape near urban areas*
- *protect the natural features of the landscape as a scenic and recreation amenity, particularly the skyline ridges.*

In 1983 and 1985 the Council passed resolutions to endorse the acquisition of Outer Town Belt lands with priority given to the lands behind Otari-Wilton's Bush and Ngaio.

In 1987 the Council confirmed the concept of the Outer Town Belt "to provide a continuous open space network on the skyline from Karori to Johnsonville".

In 1992 the aims of the Outer Town Belt were restated as:

- *fulfilling the functions of structuring suburban growth*
- *protecting the significant landscape of the skyline behind the suburbs of Karori, Ngaio, Khandallah and Johnsonville*

Total area of all Wellington City Council properties in the Outer Green Belt: 2,658 hectares.

Total area of Outer Green Belt concept:
Approximately 5,000 hectares.

Total area of Wellington:
29,000 hectares.

² Wellington City Council, 1976

- *providing a buffer between residential and rural land and ultimately the provision of land for informal recreation, mainly as a skyline walkway.*

A number of key properties have been acquired since 1992, including:

- Kilmister Tops
- former Ivanoff land at Makara Peak
- Karori Reservoir (now Karori Sanctuary)
- the Airstrip Block in upper Stebbings Valley
- former Landsdale Developments Limited land at Old Coach Road.

In 1993 and 1994 the Council made further resolutions focusing on the section from Karori to Kaukau. However, in 1996 the Council was beginning to expand the concept to include the ridges north to Tawa, while also taking a more cautious or considered approach to the means of achievement (ie. alternatives to outright purchase). At this time it also flagged the need for a more comprehensive strategy for protecting important open space, landscapes and ecological values across the city.

Subsequent strategies are consistent with the original vision of protecting ridgetop landscapes, protecting and enhancing areas of bush and providing public access.

Our City – Our Future, 1997³

This was the first strategic plan for a New Zealand city and followed an unprecedented level of community participation. It defined a vision supported by specific goals, targets, indicators and initiatives, including the establishment of *linked protected areas on the outer town belt from the South Coast to Porirua.*

Wellington City Council Strategic Plan, 1997 / 98⁴

This plan was developed to implement the goals and initiatives arising from *Our City – Our Future*. The resulting policy framework provided a foundation for development of the, now named, Outer Green Belt and other natural environment outcomes. The following objectives were stated in the *Strategic Plan* and reaffirmed in strategic reviews in 2000 and 2001.

<i>Biodiversity:</i>	<i>The city environment hosts and protects a representative range of indigenous and non-indigenous plants and animals in their natural communities and habitats.</i>
<i>Ecosystems:</i>	<i>The city's varied marine and land-based ecosystems are valued and, where appropriate, protected and restored.</i>
<i>Open space recreation:</i>	<i>Wellington's open spaces, including the coastline, harbour, Town Belt and Outer Green Belt are accessible to all and provide a wide range of recreational opportunities that do not compromise environmental values.</i>
<i>Landscape and natural heritage:</i>	<i>Features of Wellington's landscape and natural environment with special importance are recognised and, where appropriate, protected.</i>

³ Wellington City Council, 1997

⁴ Wellington City Council, 1997 (2)

Capital Spaces, 1998

The need for a comprehensive plan for the city's open space resulted in the publication of *Capital Spaces – Open Space Strategy for Wellington, Te Whanganui-a-Tara*. Before this plan, *Capital Spaces* provided the most detailed description of what the Outer Green Belt vision was about.

Capital Spaces provides directions for an integrated approach to managing the natural and recreational environment, including recognition of important landscape values.

Guiding principles include:

- enhancing natural succession
- developing better recreational networks and ecological corridors
- protecting threatened species
- reducing fire hazards
- protecting the coast and streams
- the role of open space in managing the city's urban form
- responding to increasing urban density
- taking opportunities for improving the open space network
- promoting outdoor recreation and healthy lifestyles
- balancing recreation and the natural environment.

Capital Spaces also established an open space concept that reflects spatially the different characteristic landscapes of the city - from the harbour to the rural hinterland. This 'spectrum' of proposed open spaces includes the following main categories:

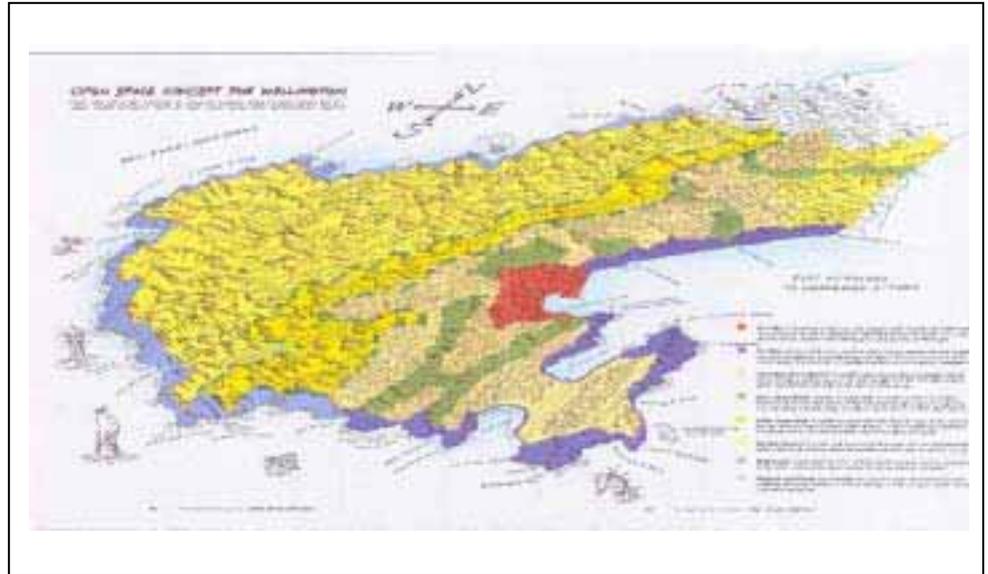
- the city
- the bays
- suburban open spaces
- inner green belts
- Outer Green Belt
- rural hinterland
- wild coast
- harbour and coast.

Capital Spaces describes the Outer Green Belt as:

“A continuous green belt following the ridges west of the city from the South Coast to Colonial Knob, in which indigenous vegetation is restored and an informal recreation network is widely accessible.”

This Plan further explores the issues and opportunities for the Outer Green Belt that are put forward in Section 3.2 of *Capital Spaces*.

Figure 1. Open Space Concept for Wellington



Bush and Streams Restoration Plan, 2001

The Council's *Bush and Streams Restoration Plan* provides more specific directions and actions to achieve better protection and management for bush and streams within the city. Many areas are seeing the regeneration of native bush, but the process is hindered by plant and animal pests and a lack of suitable seed sources. Many streams lack riparian vegetation and are affected by urban stormwater runoff and leachate from former landfills.

The *Bush and Streams Restoration Plan* includes the following specific goals:

- To achieve restoration of native ecosystems as far as possible on the Outer Green Belt.
- This goes beyond the broad objective of restoration of a representative range of ecosystems and habitats to an overall vision of extensive return to past vegetation and habitat across the city.
- Development of a major ecological corridor from the South Coast through to the Tararua Ranges with the city taking an advocacy role in the wider region for this vision.

This is interpreted through the *Outer Green Belt Management Plan* in terms of the real ecological benefits of the Outer Green Belt vision and how this must connect to other ecological linkages - particularly through the Horokiwi area to Belmont Regional Park.

Wellington City District Plan, 2000

This is the Council's principal regulatory document setting out objectives and policies, methods and rules for managing the city environment, land uses and associated activities.

The *Wellington City District Plan (District Plan)* is prepared in accordance with the Resource Management Act 1991 and is based on the principles of sustainability:

<i>Dependency</i>	<i>all life in the natural environment</i>
<i>Irreversibility</i>	<i>some actions can result in permanent loss of species, landforms and heritage</i>
<i>Diversity</i>	<i>is necessary in both natural and urban environments</i>
<i>Efficiency</i>	<i>in the use of renewable and non-renewable resources</i>
<i>Finite resources</i>	<i>recognition that all resources are finite</i>
<i>Equity</i>	<i>in access to and the use of resources</i>
<i>Precautionary approach</i>	<i>should be taken where there is uncertainty and potential for significant harm.⁵</i>

The *District Plan* recognises the Outer Green Belt as an important component in the achievement of a sustainable and attractive city environment. The Plan includes a policy in support of further development of the Outer Green Belt concept, particularly for its role in defining the western edge of the city.

Policy 16.5.1.5: Identify land that contributes towards an Outer Town Belt that will provide an open, undeveloped edge to the city.

Generally the Council has not zoned private land for Open Space or Conservation without the agreement of the landowner (usually this is done where land is agreed to be part of a reserve contribution as part of a residential development). Therefore most private land within the Outer Green Belt concept is zoned Rural. Land use and subdivision consent applications for Rural land in this area are governed by rules for land use and subdivision for this zone type.

Where a change of zoning is sought from Rural to Residential, then the Council has the ability to consider any information or opinions in making its decision. As with all consent decisions, these matters can be appealed to the Environment Court, and some of the existing zones and special conditions applying to them, are the result of Environment Court decisions following an appeal.

This Plan will be further information that the Council, the community and landowners can use in considering *District Plan* changes and new land use proposals.

1.1.2 CONTRIBUTING VISIONS

Tangata whenua aspirations

The recently released Waitangi Tribunal report on the Wellington District states the view of Wellington Maori that, as a result of numerous Treaty breaches, they lost almost all of their land in the district. However the spiritual and cultural link between the tangata whenua and the natural environment, including land, water and air, remains.

Wellington Maori are developing their vision for the natural environment. This may take some time since the various iwi in Te Whanganui a Tara are still in the early stages of strengthening themselves and moving towards settlement of their Treaty claims with the Crown. At the same time, the tangata whenua are becoming increasingly aware of the opportunity to re-establish, in partnership with local authorities, their kaitiakitanga (guardianship) responsibilities in relation to the natural

⁵ District Plan Objectives Policies and Rules, page 1 / 2

environment. The Outer Green Belt provides an opportunity for the Wellington City Council and tangata whenua to do this in partnership, from the outset of the project.

Contemporary Maori values still broadly encompass their traditional beliefs and values with respect to land. An explanation of Maori beliefs and values toward the natural environment is found in the *District Plan* page 2/3.

The goal of environmental management is the maintenance of mauri (life essence) through the exercise of kaitiakitanga (guardianship). Sustainable management involves sustaining the mauri of natural and physical resources.

The Maori environmental management system was developed by trial and error over at least one thousand years. It is based on the spiritual beliefs of Maori, starting with the understanding of creation. In maintaining the mauri within the domain of atua (supernatural being), a set of cultural practices were developed and became the tikanga (practice of tribal groups). There are some similarities of tikanga across tribes and some significant differences or variations.

Tikanga used the concepts of tapu (sacredness or beyond common usage) and rahui (temporary restraint on use, or timeliness of harvest) which are common to all tribes with variations on the way in which they are used. Tikanga sought to unify the elements of all things in a holistic way so that there were not significant separations of te taha tinana (the physical plane), te taha hinengaro (the intellectual plane), te taha wairua (the spiritual plane) and te whanaunga (the social and cultural plane).

The Maori environmental management system is complex, and tikanga is a developing process able to adapt to modern circumstance.

The growing city

The Council's strategic goals, policies and decisions that support the Outer Green Belt were influenced strongly by a community with a growing interest in the city's environment and increasing demand for access to the city's rural fringes. With respect to the natural environment, several notable developments are apparent.

Wilton's Bush has long been an example of what the original forest cover over much of the city would have been like. The Council and the Otari – Wilton's Bush Trust's stewardship of this area continues to demonstrate the potential of our protected areas, if a long term view is taken. Existing management plans for this and some other parts of the Outer Green Belt already provide clear management goals for those areas that the Council continues to work toward.

In other parts of the Outer Green Belt and the city in general, the natural regeneration of native bush can be seen as a steady and dramatic natural transformation of once gorse-covered hills and gullies, into a series of interconnected bush areas. These areas span both public and private lands.

This natural trend and the potential for both positive and negative influences in its progress was the subject of *Natural Wellington – A Plan to preserve and enhance the Natural Treasures of Wellington City*, prepared by the Wellington branch of the Royal Forest and Bird Protection Society in 1991. This plan had two key objectives:

- the preservation and improvement of the natural ecosystems and the native plant and animal species of the Wellington City area
- to bring the native birds back to Wellington.

In 1992 the initial concept for the Karori Wildlife Sanctuary emerged, either directly or indirectly from the ideas contained in *Natural Wellington*. This project is already bringing many rare birds back to this mainland valley and will help to repopulate other parts of the Outer Green Belt and the city.

Also, from 1993/4, Wellington City Council and the Greater Wellington Regional Council (Greater Wellington) began to work more closely on pest control, particularly of possums, and by the end of the decade possum numbers in most key native ecosystems were down to much lower levels. This is almost certainly contributing to the improved viability of these areas as native bird habitats.

In 1993 *Wellington's Living Cloak* was published. This detailed *Guide to the Natural Plant Communities* was commissioned by Wellington Botanical Society and written by Isobel Gabites. It describes the extent of the modifications to the original indigenous ecology of the south-west Wellington region. It puts forward a vision for restoring some of the original ecosystems and provides advice about how natural areas and values can be restored in this area.

The outdoor recreation vision for the Outer Green Belt has grown out of broad community demand and consistent messages that there should be better access to the city's rural fringes. Traditional walking groups have been joined by new walking groups, and by running and mountain biking organisations seeking more than the existing local track network. For the most part, the missing links in the current network are in the Outer Green Belt and there is an expectation that these links will be created without undue delay.

Where there is a perceived need, mountain bikers and runners in particular, have demonstrated a willingness to get out and build tracks. When done in consultation with the Council (according to agreed standards) this is a good way to get things done. Since it was set up in 1998, Makara Peak Mountain Bike Park has grown from the energy of the mountain biking community, with help from the Council, into one of the country's best mountain biking areas.

Many other community groups have made, and continue to make, significant contributions to the city's environment and recreation network. In nearly all cases there is some form of partnership between the community and the Council, with the Council contributing land, money, materials or advice (or a combination of these) and the community contributing energy, time, expertise and sometimes money as well.

For the Outer Green Belt, these partnerships are vital. The Outer Green Belt is very much a work-in-progress and through this Plan the Council will seek to strengthen existing partnerships and forge new ones with other community interest groups and landowners. To be successful, this vision needs to be practical, yet ambitious. It needs to have broad support within the community, and from affected landowners. It should also be based on a long term view of the city, its shape, ecology and culture.

1.2 THE STATUS OF THIS PLAN

This section describes the practical and legal status of this Plan and how it fits into the Council's wider planning programme for parks and open spaces.

1.2.1 RESERVE AND OPEN SPACE PLANNING IN WELLINGTON

The Council is responsible for over 250 individual reserves and open space properties covering a total area of 3,376 hectares. Of those that are protected under the Reserves Act 1977, the majority are classified as recreation reserves. A smaller number are scenic reserves or local purpose reserves.

With so many individual reserves and open space properties, the Council has rationalised its approach to reserve management planning by identifying nine major clusters. For each of these clusters, the Council will prepare an 'omnibus' plan that seeks, among other things, to set management objectives and policies that reflect the particular values of each area consistent with the Council's *Capital Spaces* strategy.

Each of these plans may have a slightly different purpose, reflecting the specific areas covered and their legal status. The Outer Green Belt cluster is probably the most complex in terms of its range of issues, areas and property types and it does not fit neatly into a normal Reserves Act 1977 management plan mould. Therefore the status and specific purpose of the plan needs to be interpreted depending on which particular piece of land is being looked at. The following points should help in this regard:

- Where a reserve within the Outer Green Belt already has a management plan, then that plan will remain, unless stated otherwise.
- Where part of an existing plan is in conflict with the objectives of the Outer Green Belt, then this Plan will include new policies that override the existing conflicting policy.
- General objectives and policies for the Outer Green Belt will apply to all areas whether they have an existing management plan or not, but they must be consistent and interpreted with respect to each different reserve type.
- Where a classified reserve does not have an existing management plan, then this Plan will be the management plan for that area.
- For any unclassified reserves this Plan will only have the status of an advance draft.
- For all other Wellington City Council lands that are not reserves, this Plan will have a non-statutory but similar purpose and function.
- Other detailed development or implementation plans may be prepared for particular areas consistent with this Plan. This Plan will recommend additional plans of this type for some areas, but others may be identified in the future.
- This Plan is not intended to control the use of private land within the concept area, but will be used as a reference document and an advocacy tool. More formal policy in respect of private land in this area may be developed separately, following the appropriate Resource Management Act 1991 process, including appropriate consultation.

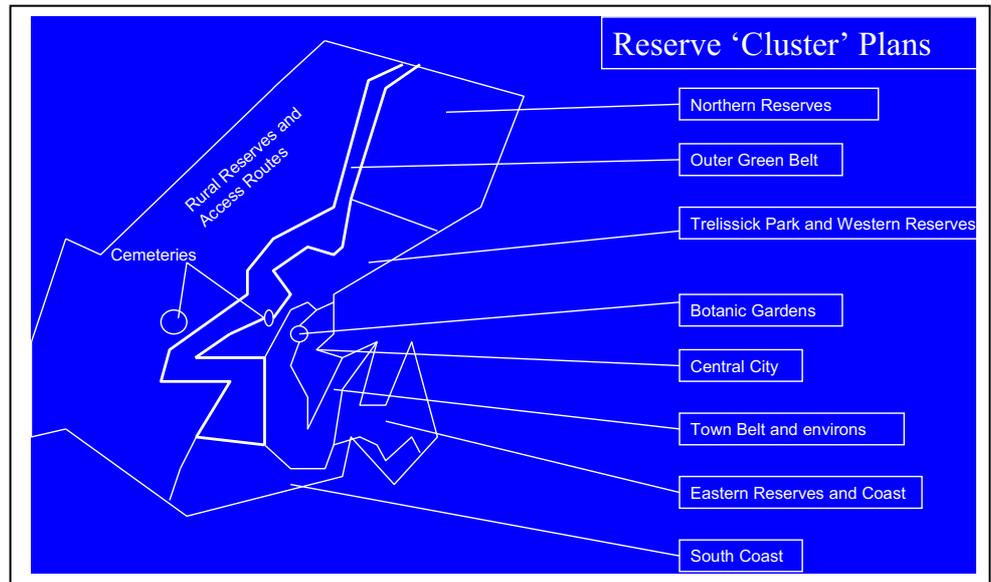
Within the Outer Green Belt there are 27 reserves and other Council properties.

These are further subdivisible into 167 individual land parcels with a variety of legal definitions and types.

Of these, 77 titles are recreation reserve, 22 scenic reserve, 13 local purpose reserve, three are unclassified reserves and 52 are not reserves.

Within the concept there are also approximately 100 private land titles.

Figure 2. Reserve Cluster Plans



1.2.2 THE RESERVES ACT 1977

This cluster plan approach is broadly consistent with the Reserves Act 1977 and its interpretation in the *Local Government Reserves Act Guide* which makes a number of points about omnibus plans and what they can and cannot do. In particular:

“Provided the requirements of s.41 of the Act are otherwise met, a management plan may cover more than one reserve.

Such a multiple-reserve management plan may cover all reserves of a single class (for example: all recreation reserves) or cover reserves of different classes for which the Council is the administering body.

In the latter instance, the provisions in the plan relating to reserves of any particular class must be consistent with the statutory requirements related to that class of reserve (s.41(3)). For example, any goals or objectives in the plan which relate to recreation reserves must be consistent with the purposes defined in s.17. Those for scenic reserves must be consistent with s.19.

The reserves covered by the plan (and their boundaries) must be sufficiently described for a member of the public to recognise them individually. This can be done, for example, by mapping them in adequate detail in the plan. Legal descriptions and references to land status documentation (ie: how the land became a reserve) should be included.

The plan must provide details of the classification of each reserve, and a reference to the authority for the classification (source document) is essential. The purposes for which a reserve must be managed derive from its classification.”

The guide further states:

“The Council can prepare an advance draft of a plan covering an unclassified reserve(s) for which it is the administering body, provided this does not pre-empt the classification process.

The Council cannot, however, invite public submissions on the draft plan until all the reserves which it covers are classified and the draft plan is consistent with those classifications.

And:

“Any land of the Council which is not subject to the Reserves Act 1977 can be included in a multi-reserve plan if the Council wishes. It will need to be distinguished from the reserves and appropriately provided for (Council cannot be bound by the terms of the Act for those areas).”

1.2.3 RELATIONSHIP WITH TANGATA WHENUA

Wellington City Council recognises the importance of the mana whenua relationship and has a formal memoranda of understanding with Wellington Tenth Trust and Ngati Toa Rangatira.

Under the memoranda of understanding, each party recognises the authority of the other to exercise their responsibilities – kawanatanga (governance) by the Wellington City Council and rangatiratanga (customary authority) and kaitiakitanga (guardianship) by tangata whenua.

Actions taken under this Plan will reflect these principles and are intended to provide opportunities for discussion and to develop partnerships. At the time of writing the memoranda of understanding are under review.

The Port Nicholson Block Claim

On 17 May 2003, the Waitangi Tribunal presented the report on Wellington and its environs, *Te Whanganui a Tara me Ōna Takiwā*, to the claimants and their nearly 1,000 supporters at Pipitea Marae.

This very significant document will form the background to subsequent claim settlement negotiations between the claimants and the Crown. The relevance of this document, and the future settlement process and outcomes may take some time to fully resolve, and its relevance for the Outer Green Belt will be discussed directly with the tangata whenua.

1.2.4 FUTURE REVIEW OF THIS PLAN

This is the first plan for the Outer Green Belt. Fulfilling a long term vision for the Outer Green Belt will take many years. For the plan to fulfil its purpose it will need to be kept up-to-date through regular review, either of the whole plan, or particular parts according to need.

Before the first review, all necessary reserve declarations, classifications and re-zonings of Wellington City Council lands will be carried out following the respective processes set out in the Reserves Act 1977 and the *District Plan*.

2. OUTER GREEN BELT DEFINITION

2.1 THE OUTER GREEN BELT CONCEPT AREA

This Plan defines an Outer Green Belt concept area. This is the proposed extent of the geographical feature we call the Outer Green Belt and includes both private and public lands.

The following principles or criteria support the vision and help define the actual extent of the Outer Green Belt concept. The resource information upon which these criteria are based is contained in Section 3 of the Plan.

- *Landscape and landform:* To recognise and protect natural landscape and landform characteristics of the ridge system on the western side of the city.
- *Indigenous ecosystems and important ecological features:* To recognise and protect indigenous ecosystems and important ecological features, and in particular the streams and significant areas of indigenous vegetation from which a more continuous band of vegetation will grow.
- *Recreational places and linkages:* To identify and protect important existing or potential recreational sites and linkages (entrance points, tracks, routes and destinations).
- *Cultural and historic places:* To recognise and protect important cultural and historic places and features identified within the Outer Green Belt.
- *Urban environment edge:* To provide a western edge to the urban environment and a buffer of mainly open lands between the city's urban areas and the rural areas of Makara and Ohariu valleys.
- *Continuity and integrity:* To achieve continuity and integrity in the definition and management of the Outer Green Belt.

The following statements indicate how these objectives were interpreted in defining the proposed concept area boundary. The key statements, in terms of mapping criteria, are in boxes.

2.1.1 LANDSCAPE AND LANDFORM

The Outer Green Belt is dominated by a ridgetop and hilltop environment and the continuous (apart from a break at South Karori Road) ridgeline is the main unifying feature. The concept area will reflect the analysis and mapping of ridgetop and hilltop values in the *Wellington Ridgetops and Hilltops* report⁶, and its subsequent refinement. Part of the aim of that report was to help the Council and the community identify the specific areas having ridgetop and hilltop values across the city.

⁶ Boffa Miskell 2001 (1)

The western extent of the Outer Green Belt concept is derived largely from this landscape analysis, whereas the eastern extent reflects a greater mix of values and influences.

Criteria:

All parts of the ridge system to the immediate west of the city that are within the ridgetop – hilltop values area derived from the Ridgetops and Hilltops report 2001 (and subsequent analysis) will be included in the Outer Green Belt concept area.

2.1.2 INDIGENOUS ECOSYSTEMS AND IMPORTANT ECOLOGICAL FEATURES

Indigenous ecosystems and important ecological features containing relatively high biodiversity, already exist within parts of the concept area. In particular, bush remnants and natural stream courses within or directly contiguous to the main ridgeline are included in the concept area. Bush remnants in Wellington City were identified in a Wellington City Council-funded study by Geoff Park in 1999⁷. They are defined as either primary remnants or secondary remnants (Refer Section 3.2.2 for more information).

Criteria:

Significant contiguous indigenous ecosystems 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.

2.1.3 RECREATIONAL PLACES AND LINKAGES

Generally the important recreational sites and linkages that are associated with the Outer Green Belt will be encompassed by larger areas of landscape or ecological significance. However there will be instances at the periphery, particularly some existing entrance areas, which must be encompassed within the concept.

Criteria:

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.

2.1.4 CULTURAL AND HISTORIC PLACES

Cultural and historic values permeate the landscapes of the Outer Green Belt but are also found in particular places, some of which, despite being at the periphery of the Outer Green Belt, are important to its integrity.

Criteria:

Significant cultural and historic sites, access or features, associated and contiguous with the Outer Green Belt environment will be included in the Outer Green Belt concept area.

⁷ Park, G. E. 1999

2.1.5 URBAN ENVIRONMENT EDGE

An important function of the Outer Green Belt is helping define the extent of the urban environment and providing a buffer between the urban and rural parts of the city. A number of parcels of private land between the main ridge and the city are zoned Rural. The proposed concept line either encompasses all or part of these areas, according to their physical location and the values they contain (criteria 2.1.1 - 2.1.4). In making this determination, the location of nearby urban boundaries is taken into account.

Some areas of undeveloped Outer Residential land may be identified as having values associated with the Outer Green Belt. Some of these areas may become part of the Outer Green Belt as reserve contributions or as the result of other agreements.

Criteria:

Privately owned land zoned Outer Residential will be excluded from the concept unless the location, site and access 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.

Defining the western edge of the built environment does not imply zero growth or intensification within the rural area but, if this happens, then maintaining the integrity of the western side of the Outer Green Belt will become increasingly important.

2.1.6 CONTINUITY AND INTEGRITY

Council property boundaries

In some cases the concept area boundary follows existing Wellington City Council property boundaries - simply because it would be illogical to leave out small pieces of land where most of the area fits properly within the concept.

Northern limits

Capital Spaces identifies Colonial Knob (part of Porirua City) as the logical northern extent of the Outer Green Belt. However, this Plan will only deal directly with Wellington City lands, and the northern limit of the Plan's coverage will be the common territorial boundary within Spicer Forest. Integration of the concept either side of the territorial boundary is being discussed with Porirua City Council.

Southern limits

In *Capital Spaces* the Outer Green Belt ends where the *Wild Coast* concept begins - at the top of the coastal escarpment. This is the basis for the southern limit of the concept as defined in this Plan. However, the catchments of Hape Stream (Spooky Gully) and Waipapa Stream (also known as Te Kopahau Stream) which flow directly to the South Coast, are managed under the *South Coast Management Plan*, 2002.

Best fit

In applying the above criteria, there are instances where, in some places, further adjustment seems logical in order to achieve the best overall fit, shape or meaningful width. Further adjustments of this type are anticipated during implementation of this Plan.

2.2 THE PARTS OF THE OUTER GREEN BELT

2.2.1 SECTORS

This Plan divides the Outer Green Belt into seven sectors. These seven sectors and their sub-areas are the focus for most of the area or site-based policy detail in this Plan (refer Section 5). Key issues, threats or opportunities within each sector are discussed in Part 2 and many of these relate to both public and private land. This part of the Plan discusses the relationships between public and private lands in the Outer Green Belt. The sector names indicate the central or most prominent feature/s of the area only.

2.2.2 COUNCIL MANAGEMENT AREAS

Within each sector, the Council's properties are grouped according to character, identity and status into Wellington City Council Management Areas (CMA's). By definition, private lands are not part of the CMA's unless there is a management agreement between a private landowner and the Council.

The CMA's correspond with many of the existing well-known Wellington City Council reserves such as Wilton's Bush Reserve or Wright Hill Reserve. A particular challenge in this Plan is to foster an Outer Green Belt identity, while ensuring the existing features within the Outer Green Belt retain their identity and purpose.

2.2.3 LAND UNITS

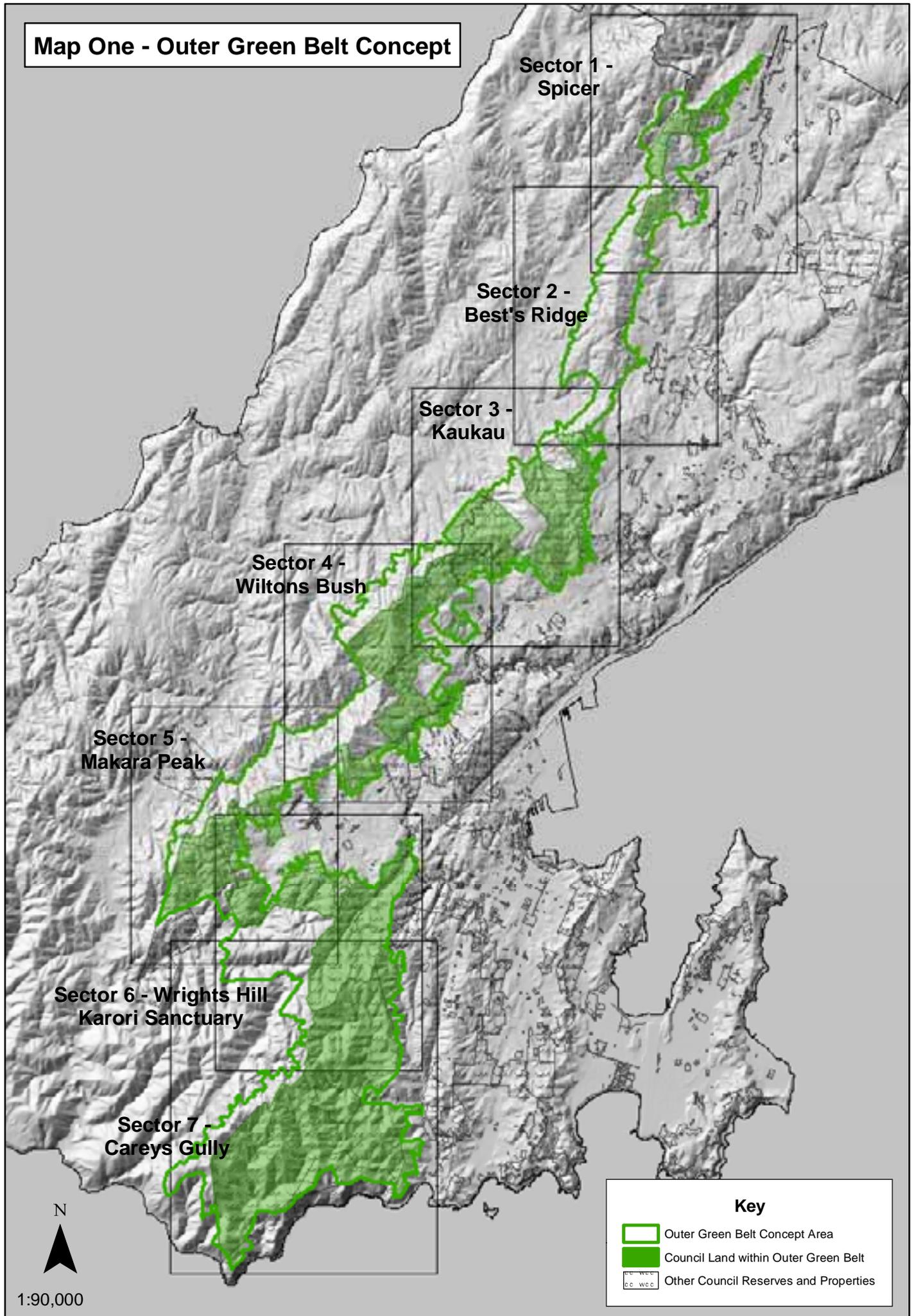
Council Management Areas can be further subdivided into their constituent land units or titles. At this level, the main issue is the legal status of the land and its classification or non-classification under the Reserves Act 1977.

In cases where a particular land unit is large and has parts with quite different character and associations, then it may straddle two CMA's.

2.2.4 SITES AND FEATURES

Sections three to five of the Plan include many references to specific sites and features of landscape, ecological, recreational, cultural or other significance. In the course of preparing this Plan, the Council has identified as many of the important sites and features as possible. However some may still be unknown, and readers are encouraged to tell the Council about anything that appears to be missing. Sites of significance to Maori may remain unidentified in this Plan if this is their intent.

Map One - Outer Green Belt Concept



N



1:90,000

Key

- Outer Green Belt Concept Area
- Council Land within Outer Green Belt
- Other Council Reserves and Properties

Outer Green Belt Sectors and Council Management Areas

Sector 1: Spicer Council management areas: 1.1 Spicer Forest properties 1.2 Tawa Bush Reserves 1.3 Airstrip Block
Sector 2: Bests Ridge Council management areas: 2.1 Churton Park Reserves
Sector 3: Kaukau Council management areas: 3.1 Old Coach Road 3.2 Khandallah / Johnsonville Parks 3.3 Awarua Street Reserves
Sector 4: Otari-Wilton's Bush Council management areas: 4.1 Kilmister Tops 4.2 Otari-Wilton's Bush 4.3 Johnston Hill
Sector 5: Makara Peak Council management areas: 5.1 Karori Park 5.2 Mountain Bike Park
Sector 6: Wrights Hill / Sanctuary Council management areas: 6.1 Wrights Hill 6.2 Karori Sanctuary
Sector 7: Careys Gully / Landfill Council management areas: 7.1 Careys Gully 7.2 Southern Landfill

2.2.5 PRIVATE LAND WITHIN THE CONCEPT AREA

Land within the Outer Green Belt concept will be affected in two ways by the plan.

1. Advocacy and negotiation

The concept area is not an indication that the Council wishes to own this land. Any opportunity the Council has to purchase land will be judged on its merits (ie. the costs of purchase and ownership against the potential contribution to Outer Green Belt objectives and other Wellington City Council objectives) alongside other options.

The Council will provide advice and encouragement to landowners to improve the management and protection of important natural values and, where possible, to provide public access in partnership with the Council.

The Council uses a variety of mechanisms to achieve open space protection. A list of these is included in *Capital Spaces*. These provide a useful reference for future discussions with other landowners.

- Negotiation
- Education
- Studies
- Special projects
- Incentives
- Sponsorship
- Statutory planning
- Easements and rights of-way
- Covenants
- Trusts
- Purchasing of development rights
- Land exchange
- Land purchase

Where the Outer Green Belt covers or is adjacent to areas of land held by organisations with a similar role to the Council (for example Greater Wellington Regional Council) the Council will work with this organisation where appropriate to achieve objectives under this Plan.

Your land: Our Help

Recently, Greater Wellington – the Greater Wellington Regional Council, QE II National Trust and the Department of Conservation, in consultation with territorial authorities, have been developing a programme and information to help landowners interested in protecting and enhancing the biodiversity on their land. A booklet has been prepared called *Your land: Our Help – A guide to biodiversity protection and management assistance for private landowners in the Wellington region*.

Wellington City Council supports this initiative and will, wherever practical, work with these agencies and individual landowners in the pursuit of shared objectives for indigenous biodiversity within the Outer Green Belt.

2. Implementation of other Wellington City Council policies

The *District Plan* and other Wellington City Council policies pertaining to the environment will be supported by the information in this Plan. The concept area is not a new *District Plan* zone, but can be used as relevant information in assessing new land use proposals within this area where the legal mechanisms of the *District Plan* and the Resource Management Act allow.

An anticipated review of the current *District Plan* policy for the management of ridgetops and hilltops will potentially provide more direct regulatory protection for ridgetop and hilltop values across the city.

The Council's *Bush and Streams Restoration Plan* is also supported by the Outer Green Belt concept, but more direct city-wide protection for streams and bush remnants may be addressed as a separate policy initiative including new policies and rules in the *District Plan*.

3. VALUES, ISSUES AND OPPORTUNITIES

3.1 COMMUNITIES OF INTEREST

3.1.1 SOURCES OF COMMUNITY INFORMATION

The Local Government Act 2002 emphasises the importance of communities having involvement in planning for their own future. A number of recent or current planning projects provide community-based input into the formation of policy for the Outer Green Belt:

- Ridgetop and Hilltop Study
- Northern Growth Management Plan
- Rural Community Plans
- Community based pilots for 2002/03 Strategic Review.

This information is supplemented by the consultation process specific to this Plan (refer page seven).

Geographical communities – urban and rural

The Ridgetop and Hilltop Study defined a number of geographical communities of interest as the basis for assessment of ridgetop and hilltop values. The rationale is that different ridgetops and hilltops are valued differently according to a community's location and character. Communities can have strong feelings about particular features in their area, that may not be shared to the same degree by communities further away. These community views need to be given due recognition in city-wide plans.

Perceptions of a place vary according to which side or angle it is viewed from. An interesting and important aspect of the Outer Green Belt is the very different perceptions of the particular sections from eastern and western perspectives. Most Wellingtonians will view the Outer Green Belt from the eastern side. However this plan must ensure that the perceptions of the Makara and Ohariu Valley communities are well understood and reflected appropriately in management decisions. For example, extensive revegetation of farmland on the western side would not be seen as a reflection of rural values as it would result in the loss of hundreds of hectares of productive farm land and valued rural landscapes.

Community organisations

Community organisations tend to make good use of the normal consultation processes undertaken for management plans. The majority of organisations making submissions are highly supportive of the Outer Green Belt vision and some are already involved in making it a reality. Many of these groups made initial submissions on this Plan and their views have been useful in its preparation. A list of submitters and other community organisations and interest groups is provided in Appendix 1.

Landowners

Rural landowners within the Outer Green Belt have some common interests and this Plan has sought to incorporate their views about the Outer Green Belt concept and their potential role in making it a reality. Rural landowners will have a voice through the Makara-Ohariu Rural Community Board and the consultation behind the rural community plans.

Owners of land zoned Rural on the eastern side, possibly have different interests or views to other rural landowners, as some view their land as having potential for residential development.

Any development of rural land for residential purposes requires a resource consent following the process prescribed in the *District Plan*, or a change to the zoning following the process prescribed in the Resource Management Act 1991.

Outer Green Belt users

This encompasses many groups with related but distinct interests, including walkers, runners, mountain bikers and so on. These groups do not have any formal collective representation in Wellington, but are represented to some degree by Federated Mountain Clubs of New Zealand, Inc. and public access advocacy groups.

Utility companies and other business operators

Utilities exist on both public and private land in the Outer Green Belt and include structures for water and electricity reticulation, communication facilities and roads. To the extent that the owners of these utilities (including the Council) have common needs in the Outer Green Belt, they represent a community of interest.

3.1.2 COMMUNITY RELATED ISSUES AND OPPORTUNITIES

Challenges: One concept – many communities

There is a risk that the concept of a continuous and integrated Outer Green Belt might not fully materialise and other competing or conflicting influences become dominant in the same area. A challenge for this planning project is the formation and promulgation of a viable concept for the Outer Green Belt that is consistently understood and supported by all stakeholder communities, and consistent with other Wellington City Council strategies.

Large areas of the Outer Green Belt are in private ownership and there is a chance these owners will see the Outer Green Belt as a threat to their existing rights and land values. A careful reading of this plan should dispel any unrealistic notions in this regard. Much of the private land on the western side is included in the plan on account of its landscape values, and it is not the intent of this Plan that all this land be publicly accessible or retired from farming.

Many community groups now have an involvement in different parts of the Outer Green Belt. Alongside the Council, in its environmental planning and management roles, these groups have a range of core motivations and long-term aspirations. These are mostly mutually compatible, but the Council faces the challenge of their various inputs toward one common vision.

Competing recreational and non-recreational uses on public land within the Outer Green Belt will have parallels in many other similar areas around the city and the country. A common issue is the perceived conflict between public and private interests. Traditionally, private businesses, whether they are utility companies or recreation service providers, have been variously reviled, tolerated or ignored on protected public lands. In reality, private organisations can have a significant and positive contribution to make to the achievement of an Outer Green Belt vision.

Many of the roads and tracks currently used for recreation were built and/or are maintained by utility companies. A significant part of the money needed for the establishment of Karori Sanctuary came from the private sector (the rest came from financial assistance from Wellington City Council, the Lotteries Grants Board, individual donations and memberships) and private landowners have a key role to play in farming some of the large open areas owned by the Council.

Increasingly there is recognition of the role of the private sector in adding variety and depth in the range of outdoor recreation opportunities on public lands. Internationally, these providers are recognising and responding to the need for their activities to be economically, socially and environmentally sustainable.

Special advisory and administrative arrangements

Some of the issues discussed above raise questions of governance and administration such as whether a new Outer Green Belt advisory body is needed to foster cohesion and communication. This plan takes a wait-and-see approach where full use is made of existing governance and administrative arrangements for the wider parks network.

The Environment Reference Group (set up to advise the Council on environmental policy issues) has been particularly helpful in this current planning phase for the Outer Green Belt, and it remains to be seen what sort of input it would have once the Plan is finished. This group was not set up to represent particular groups and therefore under the current terms of reference, it cannot be a forum for the organisations and interest groups involved directly in the Outer Green Belt.

Special administrative arrangements already exist for Karori Sanctuary and Otari-Wilton's Bush, and less formal or complex, or short term arrangements exist for Makara Peak, Wright Hill and some other areas. Special arrangements may be needed for other areas or other groups in the future.

Opportunities: Local and city wide benefits

Taking a long term view, the Outer Green Belt can be seen as a unifying influence, linking communities north to south and east to west. The Outer Green Belt provides views of Wellington City showing its proximity to other cities and the South Island.

The process of establishing the Outer Green Belt will provide many opportunities for people and communities to participate in achieving the vision. An important function of this Plan is to identify the key projects in each area, and through this, communities will see opportunities for their local involvement, whether it be planting, track – building, fundraising, or some other useful activity.

3.2 ECOLOGY

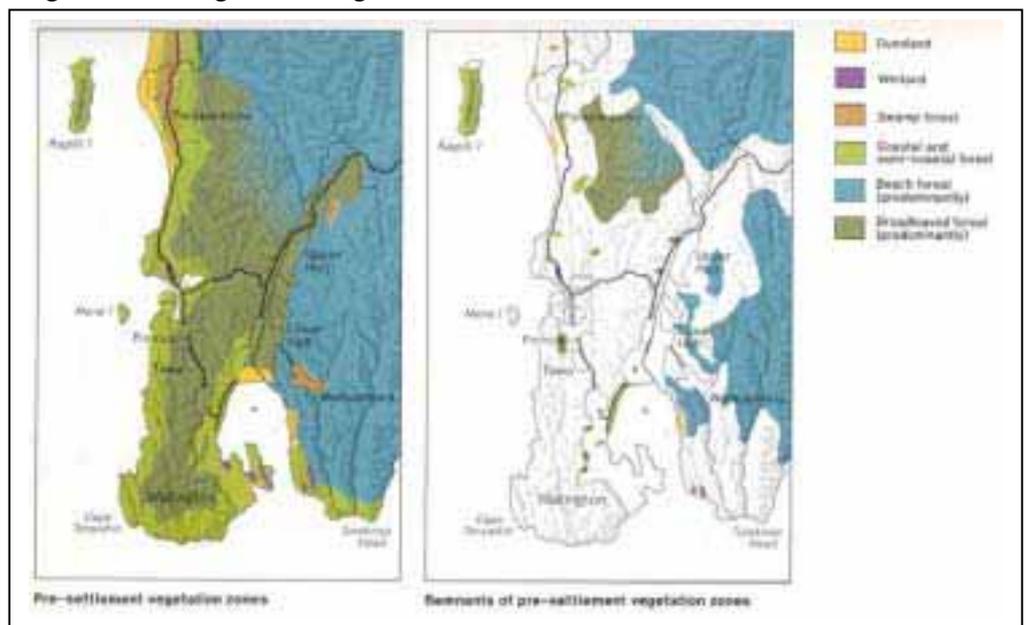
3.2.1 PRE-SETTLEMENT ECOSYSTEMS

Pre-settlement vegetation

There are many sources of information on past ecological character, but the principal sources used here are a report on early historical records of Wellington's vegetation⁸, *Wellington's Living Cloak* by Isobel Gabites⁹ and a recent analysis and depiction of ecodevelopments in Wellington¹⁰. Ecodevelopments are delineated according to biogeoclimatic factors such as wind, sunshine and temperature which would have influenced original patterns of soils and vegetation, and many of these characteristics remain the same, despite significant changes (e.g. vegetation clearance). An analysis specifically of the soil and substrate composition can be found in *Land Types of Wellington City, 1998*¹¹.

A good account of the modification and loss of the original vegetation is provided in *Wellington's Living Cloak*. Figure 3, copied from this book, shows the dramatic disappearance of most of the original native forests cover, wetlands and dunelands.

Figure 3. Wellington's Living Cloak



(image reproduced with author's permission)

Pre-settlement vegetation of the Outer Green Belt was broadleaved forest (predominantly) for most of the area, with coastal or semi-coastal forest at the southern and eastern margins. An almost continuous forest cover was likely and signs of this can still be seen in the form of tree stumps and weathered pieces of wood on the grassy tops of even the highest areas.

⁸ Boffa Miskell, 1998

⁹ Gabites, I., 1993

¹⁰ Boffa Miskell, 2002

¹¹ Landcare Research, 1998

The Outer Green Belt spans four of the 10 principle ecodevelopments described for Wellington (refer Map 2b):

Domain 5: This is a high-energy domain comprising rocky foreshore with steep, shingle beaches, bluffs and steep, stable hillslopes. The South Coast stretch is exposed to salt-laden southerly winds which are mostly turbulent through the hills and gullies, but which flow more smoothly and faster through large valleys aligned north-south. Steep topography and deep gullies create a heterogeneous environment with significant variation in microclimates.

Valleys: Expected pre-settlement vegetation would be high species diversity single tier coastal forest. Even regenerating shrubland and scrub has high species diversity because of the conditions.

Steep land: Expected pre-settlement vegetation would be low diversity coastal forest and shrubland-grassland-flaxland on rock outcrops.

Domain 8: Bands of low hill country experiencing year-round humidity and mild temperatures lying between areas affected by salt laden coastal winds and inland frosts. Pre-settlement vegetation in this domain, which includes Otari-Wilton's Bush, would have been typified by nikau groves in the gullies and tall podocarps emergent over a canopy dominated by tawa, kohekohe and hinau.

Domain 9: Inland hill country and basins covering the majority of the Wellington Peninsula, including most of the Outer Green Belt. This domain has two sub-zones: Tawa-Judgeford area with generally lower altitude and more moderate hill slopes, and the south Wellington Peninsula area dominated by high, steep hills and ridgelines typical of the Outer Green Belt. These areas are highly varied, but share relatively consistent annual rainfall, temperature and winds. They experience more frosts than lower or coastal areas (particularly in the valleys) but are away from the effect of salt laden coastal winds.

Pre-settlement vegetation in these areas would have varied considerably according to aspect and location, but typically included tall conifers and rata over a tawa dominated canopy with moisture-demanding or frost tolerant species such as kahikatea, pukatea and tree ferns in the wetter and more frost-prone valleys.

Domain 10: High peaks and peneplain remnants affected by strong winds, high rainfall and cool temperatures. These areas have skeletal, leached soils and montane vegetation typical of slightly higher altitudes in other parts of the North Island. The pre-settlement vegetation would probably have been devoid of some of the emergents and canopy trees seen in lower altitudes (rata, tawa and hinau) and may have had a greater presence of kamahi-toro canopy on the northern slopes, and miro and halls totara as emergent species (no remnants of this type remain).

As with the rest of the Wellington Peninsula, the original vegetation was almost completely removed and even the small number of isolated remnants were subject to some degree of modification, including removal of the largest and best tall trees. Those areas that could be farmed were, and for many years supported by favourable economic conditions and government subsidies.

These economic conditions began to deteriorate from the 1960s and this led to the gradual decline in the level of pasture management, particularly in the southern parts

of the peninsula (sub-domain 9b), and complete retirement from farming in some areas. Areas that were protected or retired relatively early in the city's history (eg. Otari-Wilton's Bush) show the benefit of many years of indigenous forest regeneration.

Pre-settlement fauna

This description of Wellington's original fauna is based on a combination of early diaries, fossil records, and knowledge of the habitats present^{12,13,14}. The early birdlife is best known. Our early bat, lizard, frog, invertebrate and fish fauna was poorly described and are known mainly through fossil remains and middens. Our knowledge of sea mammals comes from the whaling and sealing industry.

Wellington would have once had a fauna as diverse and abundant as any other coastal site in the lower North Island. With no large rivers or estuaries and relatively few freshwater wetlands, the wildlife would have reflected the predominantly coastal and lowland-forest character of the peninsula. Before Maori arrival, several species of moa, giant swans, pelicans and geese are likely to have been present but all were extinct by the time of the European settlement.

Written records begin in the 1830s and 40s. Early European settlers and naturalists wrote often of the birdlife and described a number of birds which are now locally or nationally extinct including; saddleback, piopio, robin, kokako, stitchbird, banded rail, little spotted kiwi, weka, and huia. Taine described local Maori bringing kereru and kaka to the Thorndon village for barter. Parakeets were prolific in the Karori area. In total 50 species of forest bird would have been present, and perhaps a further 100 species of coastal and marine bird.

However, it was not simply the presence of these species, but their sometimes-overwhelming abundance that impressed the settlers. Near Korokoro Stream, John Pierce wrote:

“there I sat down amidst the most luxuriant foliage, inhaling the fragrance of a thousand wildflowers and blooming shrubs, listening to a concert of a thousand different choristers of the wild woods and gazing upon the beautiful plumage of hundreds of parrots and parroquets together with the mocking or parsons birds”.

The saltmarsh, dunes and dry rolling hills areas of the Miramar isthmus attracted prolific birdlife including “the indigenous quail, plover (banded dotterel), and oyster catcher”. The two main wetland areas, Te Rotojuia Lagoon (“Burnham Water”) and the Basin Reserve wetlands, were dominated by flax, rush, raupo and cabbage tree and were “abounding in eel and wild ducks including flocks of Paradise ducks”.

Geckos and skinks were abundant in the forests and within the coastal shrublands, grasslands, open screes and boulder banks. Native frogs inhabited dark forested streambeds, or hid under logs and in rock piles on damp slopes.

In summer the forest would have been deafening with several species of cicada (kihikihi), and alive with winged insects, the many butterflies (pepe), beetles, native

¹² Boffa Miskell, 1998

¹³ Parrish, G.R. 1984

¹⁴ Stephenson, G. 1977

bees, wasps, flies and swarming ants. Near open water, damselflies (kihitarā) and dragonflies (kapokapowai) would have dodged the beaks of falcon, fantail, and kingfisher. At night, the giant puriri moth and the huhu beetle would have joined the many insects being hunted by morepork (ruru) and laughing owl (whekau). The calls of brown and little spotted kiwi would have echoed throughout the forests and open country of the peninsula.

The major Wellington stream systems, the Karori, Makara, Ohariu, Owhiro, Kaiwharawhara, and Takapu, had abundant eel, koaro, bullies, koura, various galaxiid species and summer swarms of mayflies and other freshwater insects.

The narrow rocky coastline of the South Coast was the winter haulout for large congregations of male fur seal. Weka cruised the beaches investigating seaweed and driftwood. Large numbers of little blue penguin would have emerged from the surf each night and scrambled into the low coastal forest to roost. The summits of the coastal ranges would have been honeycombed with the burrows of sooty and fluttering shearwaters. Tuatara would have scurried through the open coastal forests feeding on large insects, small lizards and sea bird eggs.

The coastal waters and harbour would have supported a great abundance and diversity of fish. In 1839 Dieffenback wrote “fish of many kinds is taken at Kapiti in great abundance, and will become one day an important article of commerce . . . Herrings, mackerels, gurnets, flatfish, several kinds of skate, and a variety of other fish, may be caught here in any quantity”. From time to time the harbour would have been visited by small whales, dolphins and porpoises.

3.2.2 PRESENT ECOLOGICAL VALUES AND CHARACTER

This section provides only a summary of the existing vegetation and the ecological conditions influencing this vegetation and its management.

Present ecological conditions

Apart from minor changes in climate, the biogeoclimatic conditions that form the basis for the ecodevelopments remain largely unchanged from pre-settlement times. However, many hilltops and slopes around Wellington have been subject to topsoil mining and this may have affected some parts of the Outer Green Belt.

In protected areas, the ecology is also now affected by an array of introduced plants and animals which hinder natural regeneration, and by the effects of human activity within and near these areas. Fire has been a major hindrance to regeneration, particular in the scrub phase.

Current vegetation and condition

All Wellington City Council owned lands in the Outer Green Belt have been mapped according to vegetation type and this information is shown on the maps in Section 5. This section aims to give only an overview, particularly in respect to the extent of actual native forest and the key areas of interest.

Map Two shows the areas identified as primary and secondary remnants in the 1999 survey. These areas encompass well known forested areas – as well as the many less significant ones on public and private land. The survey sought to identify and delineate every stand (area) of vegetation within the city boundary in which canopy

Primary remnant:

Any site containing a stand of forest that appears, from the canopy species present, and/or from its ecological character, to constitute a remnant trace of pre-settlement indigenous forest.

Secondary remnant:

Any site with secondary forest within which canopy species characteristic of the pre-settlement forest, are present within the canopy.

There are 1,017 hectares (433 sites) of primary forest remnant in Wellington.

532 hectares (84 sites) are in the Outer Green Belt.

390 hectares (49 sites) are currently protected by District Plan Open Space or Conservation zoning.

tree species characteristic of the district's primary forests are naturally occurring. The survey distinguishes between primary and secondary forest remnants.

Between these remnants on public land there are considerable areas in earlier stages of regeneration. These areas include important early successional forests which are transforming some hillsides and gullies into large green swathes where once there was only gorse. In other areas, more recently retired from farming, there are significant areas of gorse and, in increasingly greater abundance, Darwin's barberry (*Berberis Darwinii*), or various combinations of these alien species and native scrub. Within this pattern there are occasional pine plantations, and small copses or lone pines from earlier plantings.

Private land in the Outer Green Belt also contains a range of vegetation, from significant remnants to large open areas of pasture. Sector 2: Bests Ridge, in particular is characterised by an open pasture condition and is almost completely devoid of tall vegetation.

Sites of botanical interest or importance

Where sites of interest or importance for particular species exist, they are identified and discussed in Section 5.

3.2.3 FUTURE ECOLOGY

Vegetation trends

The significance of the forest remnants is clear if we consider that the core of the Outer Green Belt vision includes the restoration of a continuous corridor of native vegetation along the western edge of the city. It is from these remnants that the main potential exists for the recreation of this extensive band of forest – partly through their natural expansion, and partly as a source of seeds for planting programmes and dispersal by kereru and other native birds.

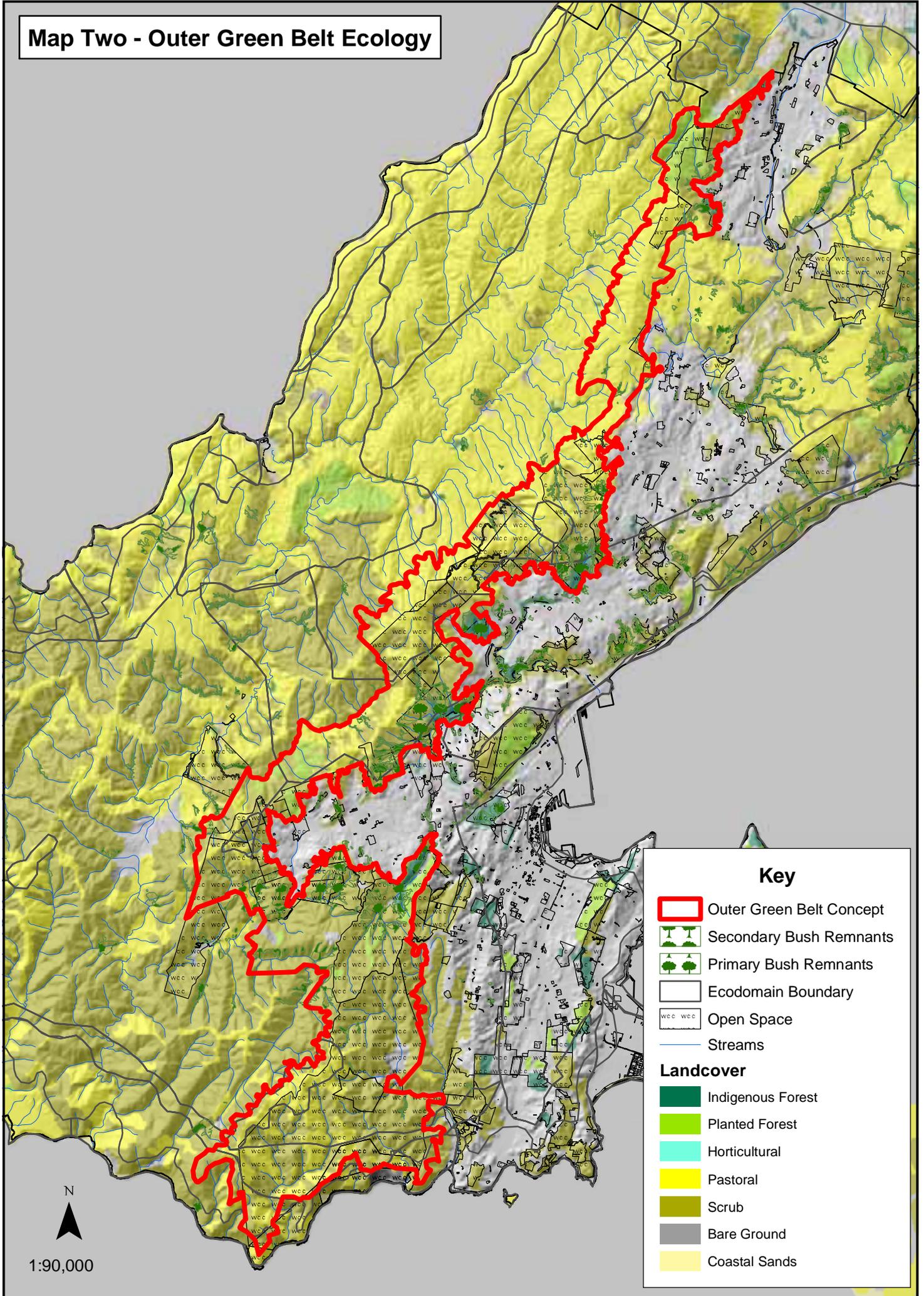
Some remnants are like islands of vegetation within a mostly grassed landscape. Whether fenced or not, these areas will not expand unless some of the surrounding areas are retired from farming. The remnants typically occupy the steep heads of gullies where there is sufficient year-round moisture and shelter to allow the survival and regeneration of the original traces of forest.

In areas that have been retired (and possibly protected) the trend is for colonisation of native and exotic shrub species in various combinations. This process is slower on the more exposed tops and drier north-facing slopes where open areas of grass can persist for many years.

Over time, retired and protected areas generally progress to a taller and different mix of plants, often with the exotic species being overtopped by the taller indigenous forest species. This process is well understood and fairly predictable where the main exotic species is gorse. Where the main exotic species is Darwin's barberry, the long term process is less well understood and is being investigated. Darwin's barberry originates entirely from the adjoining urban environment, being a once popular garden plant.

Because of the many different environmental conditions and ages, the vegetation along the length of the Outer Green Belt is like a mosaic of plant communities at different stages of transition from open grass through to tall forest. The actual

Map Two - Outer Green Belt Ecology



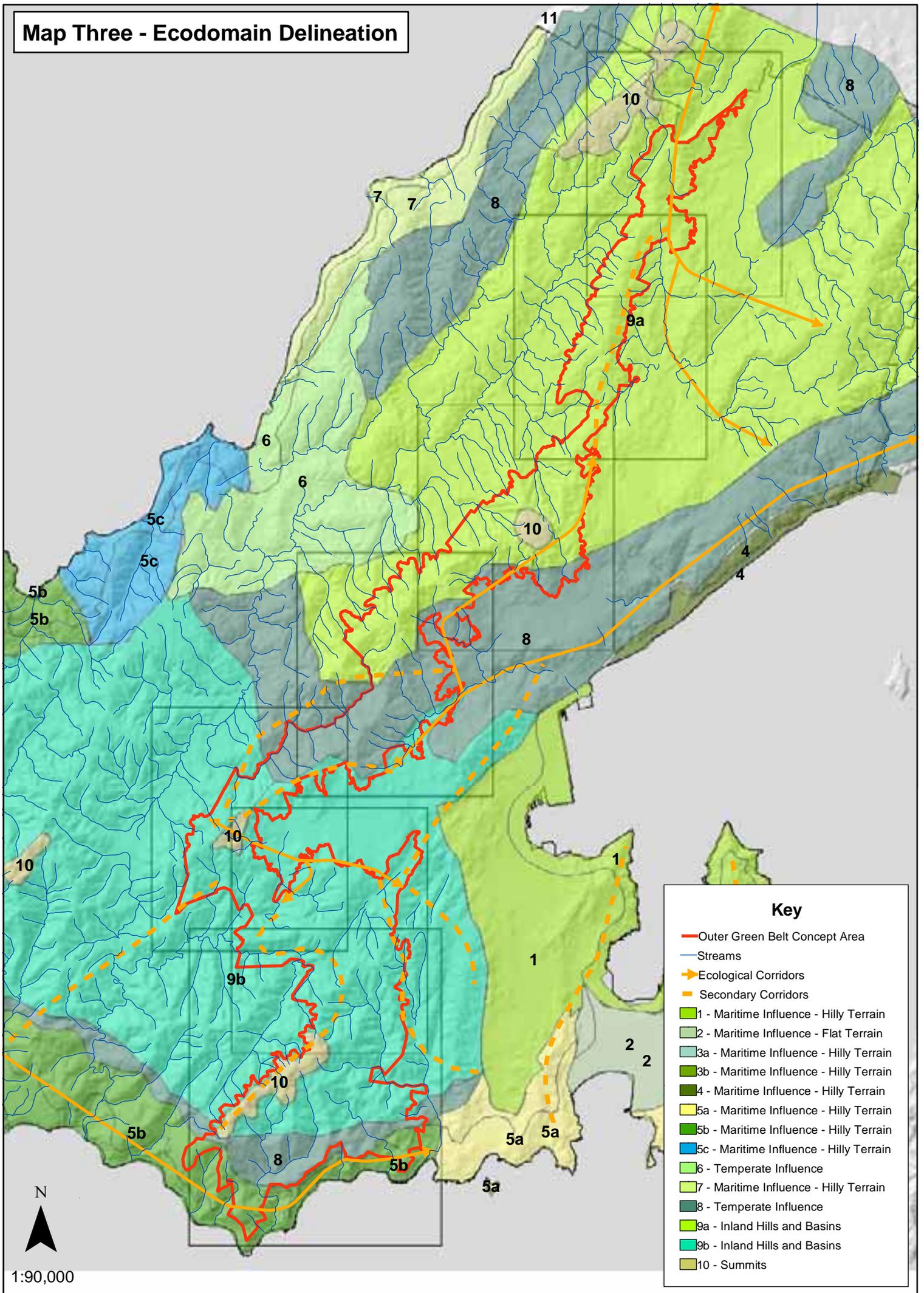
Key

-  Outer Green Belt Concept
-  Secondary Bush Remnants
-  Primary Bush Remnants
-  Ecodomain Boundary
-  Open Space
-  Streams

Landcover

-  Indigenous Forest
-  Planted Forest
-  Horticultural
-  Pastoral
-  Scrub
-  Bare Ground
-  Coastal Sands

Map Three - Ecodomain Delineation



Key

- Outer Green Belt Concept Area
- Streams
- ▶ Ecological Corridors
- - - Secondary Corridors
- 1 - Maritime Influence - Hilly Terrain
- 2 - Maritime Influence - Flat Terrain
- 3a - Maritime Influence - Hilly Terrain
- 3b - Maritime Influence - Hilly Terrain
- 4 - Maritime Influence - Hilly Terrain
- 5a - Maritime Influence - Hilly Terrain
- 5b - Maritime Influence - Hilly Terrain
- 5c - Maritime Influence - Hilly Terrain
- 6 - Temperate Influence
- 7 - Maritime Influence - Hilly Terrain
- 8 - Temperate Influence
- 9a - Inland Hills and Basins
- 9b - Inland Hills and Basins
- 10 - Summits

vegetation has been recently mapped¹⁵ and this information is included in Section 5 of this Plan. This pattern is typified by the public lands on and near Kaukau which includes:

- *Grassland* *Alien species dominant*
- *Shrubland* *Shrubs in grassland*
- *Scrub* *Flax dominant*
- *Scrub* *Gorse or Darwin's barberry dominant*
- *Scrub* *Broadleaved (inland) dominant*
- *Scrub* *Mixed narrow leaved indigenous*
- *Forest* *Alien species dominant (pines)*
- *Forest* *Kohekohe dominant*
- *Forest* *Tawa dominant*
- *Forest* *Mixed broadleaved forest*
- *Rock and Scree*

Apart from a significant remnant in Otari-Wilton's Bush there is very little of the Outer Green Belt with forest containing podocarps. Podocarps were a significant component of much of the pre-settlement vegetation. The co-dependence between podocarps and certain indigenous bird species is an important issue in restoring natural biodiversity and some of the original character to the Outer Green Belt. kereru in particular are important in the natural dispersal of podocarp seeds.

While kereru exist in some areas, they are not sufficiently abundant or widely dispersed, nor are there enough existing podocarps for natural dispersal to take place quickly. For this reason, Project Podocarp has been established as a community initiative (with, support from New Zealand Royal Forest and Bird Society), to plant podocarps in strategically useful locations to assist native birds in future natural dispersal.

3.2.4 ECOLOGICAL ISSUES AND OPPORTUNITIES

The ecological role of the Outer Green Belt

The concept of a continuous ecological corridor, from end to end, is far from being a reality. While some sections are well vegetated and protected there are extensive gaps, especially where the dominant or only cover is pasture and the land is in private ownership. Achievement of the vision requires at the very least, the protection of all existing vegetation, and the linking of this vegetation into one common band.

This Plan provides an opportunity to define more precisely the footprint of the intended corridor so that:

- It is ecologically meaningful and sustainable
- reflects the other roles and values of the Outer Green Belt (landscape, recreation, historic, cultural, utilities)
- it is achievable, legally and practically
- reflects likely changes and the effects of remaining development opportunities at the edge of the built environment.

The support and involvement of private landowners is crucial for this vision to be achieved and the Council will seek their support and involvement using this Plan as a guide. The maps and text in Section 5 broadly indicate the areas of Wellington City Council land which will, over time, be revegetated.

¹⁵ Pacific Eco-Logic Ltd, 2002 (1)

Measuring the ecological condition of the Outer Green Belt

While the overall ecological value of the Outer Green Belt is a somewhat holistic question that is only dealt with descriptively in this Plan, its ecological condition can and will be assessed according to best practice biodiversity monitoring processes and standards.

City-wide the principal basis for measuring biodiversity outcomes are the specific indicators adopted by the Council in 2002¹⁶:

Indicator 1: The distribution and relative abundance of native forest bird species, especially kereru, bellbird and tui in Wellington City Council reserves.

Indicator 2: The structure and composition of forest and coastal plant communities in Wellington City Council reserves.

Indicator 3: The condition of forest vegetation sensitive to possum browse in Wellington City Council reserves.

Indicator 4: The extent of vegetation cover classes within Wellington City Council reserves.

These indicators need to be monitored and interpreted for each part of the Outer Green Belt and more detail on current information and management options relating to these indicators is provided in Section 5.

Botanically, Otari-Wilton's Bush is the most significant site in the Outer Green Belt and requires continued support to ensure its protection. Implementation of the existing *Otari-Wilton's Bush Management Plan*, supported by the policies in this Plan, will see this area gain in significance and develop further as a popular destination for people wanting to see examples of Wellington's original vegetation.

Along with Otari-Wilton's Bush, Karori Sanctuary provides another key destination in the Outer Green Belt for viewing our natural heritage (although the emphasis is on the experience of indigenous fauna as it will be some time before mature native forests return to this area). Continued support for Karori Sanctuary is necessary to ensure it reaches its potential as a sanctuary for native flora and fauna and a major visitor attraction for Wellington.

Identifying and establishing ecological corridors

Inherent in the Outer Green Belt concept is the principle of creating ecological corridors to aid the movement of indigenous flora and fauna within an integrated, interconnected system of protected areas. Originally, Wellington's forests were part of a continuous broad forest extending beyond the present city boundaries to most parts of the North Island. Now, many reserves are ecologically isolated. Even if the Outer Green Belt is completed it would not connect with other areas beyond the city unless other corridors area created over both public and private land.

The Bush and Streams Restoration Plan emphasises to the need for the creation and protection of ecological corridors linking to a larger regional network through Belmont Regional Park. *The Bush and Streams Restoration Plan* shows the broad

¹⁶ Pacific Eco-Logic Ltd, 2002 (2)

ecological corridors which conceptually link the Outer Green Belt into a broader regional network. Other secondary corridors are also indicated and will be looked at more closely in Section 5.

Plant pest management

Plant pests are probably the biggest threat to the Outer Green Belt environment. They can transform a landscape in a relatively short time to an undesirable condition or hinder a desired natural transitional process on a massive scale. The Council's *Pest Management Plan* is the source of general policy for managing this issue.. The following issues, of particular importance for the Outer Green Belt, will need to be addressed in the review.

While gorse is now seen to have a beneficial role in the regeneration of indigenous forest, Darwin's barberry is seen as a probable hindrance to regeneration, particularly in the more exposed areas such as the top of Wright Hill.

In areas like Wright Hill a clear direction for the management of Darwin's barberry needs to be stated. Significant new infestations need to be prevented or managed to ensure the protection of existing indigenous vegetation - and prevent the loss of landscape values and recreation access. The Council needs to consider management of Darwin's barberry under its own programmes as set out by the *Draft Pest Management Plan*.

One such site is Kaukau and the ridge to the south along the route of the Skyline Track, which contains an interesting and diverse indigenous plant community in the form of wind-shorn scrub. Darwin's barberry is invading this area and has the potential to overtop the existing vegetation if left unchecked. The Council is committed to managing this pest, particularly in key native ecosystems and open areas.

Continuing vigilance against other long established or more recent pest plants is also needed in accordance with the *Regional Pest Management Strategy* and the Council's *Draft Pest Management Plan*.

Animal pest management

The most significant areas of indigenous bush are classified by the Greater Wellington Regional Council as Key Native Ecosystem Management Areas (KNEMA's). As such, they are subject to the Greater Wellington Regional Council's possum management target of five percent residual trap catch rate. More detail on the achievement of possum control targets is included in Section 5 of this report.

The two councils have taken a cooperative approach to possum control in the city's reserves and open spaces. The flow-on effects in terms of the forests' ecological health will be established by monitoring biodiversity indicators. Generally, monitoring shows control work has greatly reduced possum numbers – while at the same time there has been a significant increase in the numbers of tui. Kereru numbers have also increased, but their range is still limited to a few key native ecosystems in the Outer Green Belt.

The control programme has been supported by other ground based control operations. Such work has been running at Otari-Wilton's Bush since 1993 and similar initiatives have started elsewhere, particularly within the Outer Green Belt.

Goats have become a major problem on the south west Wellington Peninsula in recent years. This is partly due to the collapse of the goat farming industry in the 1980s. Goats clearly flourish in the steep and rugged, yet relatively open, country in the south west of the city. Landowners vary in their tolerance of goats, and while this is the case, a voluntary system of control will not work. The parts of the Outer Green Belt most affected by goats in recent years are Makara Peak and lands to the south of the landfill (pigs are also an increasing problem in this area). Goats have also periodically been present in the southern portion of Wright Hill.

Karori Sanctuary is an obvious highlight in terms of pest control, being the only part of the Outer Green Belt where (except for mice), mammalian pest species are absent. This is due to the construction of an 8.6 kilometre pest-proof fence surrounding the former Karori Reservoir. The regeneration of bush in the sanctuary will provide an interesting comparison to other parts of the Outer Green Belt not subject to the same level of pest control.

Priority setting for ecological restoration and management

The Council has an on-going programme of planting around the city. This generally has either a biodiversity or ecology focus, or an amenity and landscape focus. In many cases planting projects are closely associated with the management or removal of plant and animal pests.

Biodiversity planting mainly focuses on the protection and enhancement of Key Native Ecosystem management areas and other indigenous forest remnants (creating buffer zones by replacing weeds with pioneer native species and enhancing diversity by planting successional species), but may include riparian planting, revegetation planting (planting of open areas to create ecological linkages) and other initiatives proposed in the *Bush and Streams Restoration Plan*.

The Council is in the process of defining city-wide priorities for biodiversity planting, supporting the goals of the *Bush and Streams Restoration Plan*. Priorities will be based mainly on an analysis of existing biodiversity resources, plant and animal pest management issues, community wishes, and the location of Wellington City Council lands.

Fire

Although there have been few fires recently, fire has been a significant hindrance to native forest restoration in some parts of the city (a fire destroyed part of a pine plantation near Makara Hill Road several years ago). In contrast, the South Coast and Western Hutt Hills have recently suffered from repeated fires, many on or around 5 November each year. Fire has the potential to severely scar the Outer Green Belt landscape and set back natural restoration processes. Planting priorities will include the planting of fire resistant species along scrub margins, where the likelihood and consequences of fire are most significant.

Maintenance of open areas

This Plan interprets the broad vision to find a harmony and balance between ecological, landscape, recreational and cultural objectives. *Capital Spaces* emphasises the restoration of indigenous vegetation and the ecological benefits this would provide. However the potential exists for ecological outcomes to be achieved alongside landscape and recreational outcomes involving areas of bush and areas of open space.

Some of the existing open ridgetop and hilltop landscapes are highly valued for their existing intrinsic value and as open spaces for recreation. This Plan defines those areas which the Council intends to maintain in their existing open condition. This approach was generally supported in the initial submissions on this Plan. More information on these areas and their values is provided in the following sections.

Effects of urban development

Part of the role of the Outer Green Belt is to define the western limit of the urban development, and provide a green backdrop to the city and a buffer between the urban and rural environments.

This Plan proposes an Outer Green Belt concept area defined by a line that encompasses all areas holding Outer Green Belt values, which warrant close attention and protection. Some of this private land may be subject to future subdivision and some level of development, particularly on the lower eastern slopes adjacent to areas already developed. Bush remnants, and areas of high landscape value should be protected from development, particularly for residential purposes, and this Plan includes policy statements to support this.

In time, and partly through this Plan, it is intended that the edge of the city will become more clearly defined and that land beyond this line within the Outer Green Belt is protected from all activities that would harm natural values. This Plan on its own does not have any legal bearing on private land, but may in time be supported by new rules in the *District Plan* or other tools, particularly to protect bush remnants, water courses, ridgeline landscapes and to prevent large scale landform modifications. Any new rules will of course follow in-depth consultation with landowners.

Community / landowner initiatives and assistance

Many of the current projects to restore the natural environment of the Outer Green Belt are based in and originate from the community. These are becoming increasingly sophisticated and the level of coordination between these groups and the Council is increasing. This Plan will help the Council and the community provide a common reference point and a broad (but detailed) vision to which the individual projects contribute. The Council will work to increase the overall level of community participation in this area.

A list of the organisations with which the Council is currently involved in managing and restoring the Outer Green Belt is provided in Appendix 2.

3.3 LANDSCAPE AND LANDFORM

3.3.1 LANDSCAPE AND LANDFORM CHARACTER

This summary of landscape and landform values is derived mainly from a recent study commissioned by the Council entitled *Wellington's Ridgetops and Hilltops – The Natural and Amenity Values*¹⁷. Another useful and well known study of Wellington's geology and landforms is *Rugged Landscape, The Geology of Central New Zealand*¹⁸. This should be referred to for a fuller understanding of the geological makeup of Wellington and the Outer Green Belt.

The Outer Green Belt concept is fundamentally based on a major landform and landscape that is typical of the south west Wellington Peninsula. The improvement of the Outer Green Belt as an ecological feature has been discussed in the previous section. Recognition of the significance of the landform and landscape values, and their protection, is of equal importance in the Outer Green Belt vision.

Wellington defined by ridges and hills

Wellington is a hilly city and the built environment, is partly on and partly constrained by the hills that form it. Many of the smaller ridges in the city have been almost completely built over and this is part of Wellington's urban character. Notably some of the most central ridges were protected by the city's founders and are known today as the Inner Town Belt.

To the north and the west of the central city there are four major ridge systems, shown on Map 3:

- Horokiwi Ridge
- The Outer Green Belt system
(comprising from north to south: Spicers Ridge, Best's Ridge, Totara Ridge, Te Wharangi Ridge, Wright Hill and Te Kopahau Ridge)
- Quartz Hill – Outlook Hill Ridge
- Terawhiti Ridge

The Outer Green Belt ridge is not quite a continuous ridge because it is bisected between Wright Hill and Makara Peak by Karori Stream. Nevertheless, it is perceived as a single entity because it defines the entire western edge of the city from Tawa to the South Coast.

While the highest point in Wellington (Outlook Hill: 534m) is not in the Outer Green Belt, many of the city's best known hilltops are, including:

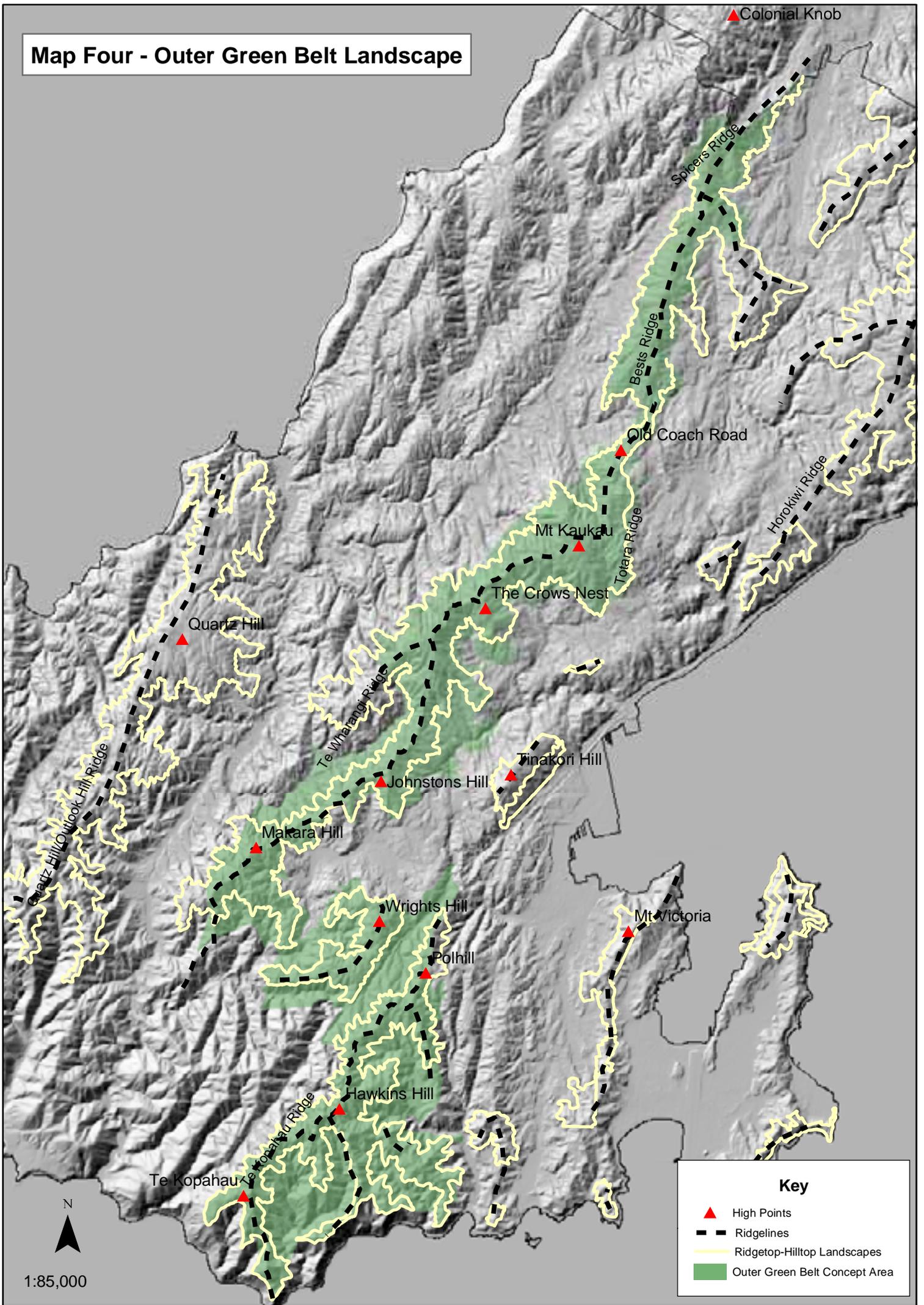
Kaukau:	445m	The Crows Nest:	385m
Makara Hill:	412m	Johnston Hill:	360m
Polhill	299m	Wright Hill:	358m
Te Kopahau:	484m	Hawkins Hill:	495m

By comparison, the highest part of the Wellington Town Belt, Tinakori Hill, is 303m. The highest dwelling in Wellington is probably around 400m near (Hawkins Hill), but the highest residential settlement is Broadmeadows which reaches a height of 320m.

¹⁷ Boffa Miskell Ltd, 2001

¹⁸ Stevens, G. R., 1974

Map Four - Outer Green Belt Landscape



The relationship between the height of the main ridge and the height of the nearest residential development is important as some parts of the ridge are relatively low and the existence of the Outer Green Belt depends on the nearest residential development being significantly lower still. In some places, such as Montgomery Avenue in Karori (300m) this has not been achieved. The recent purchase of land at Old Coach Road (summit at 240m) helped avoid a similar situation where residential development would have gone all the way to the main ridge.

Ohariu Valley Road summit (180m) has already experienced a degree of development not seen elsewhere along this section of ridge. Makara Hill is the only other public road which traverses the main ridge (220m) and remains largely open and undeveloped.

The lowest point is South Karori Road at around 100m above sea level.

Ridgetop and hilltop values

The four main ridges of Wellington, with their characteristic undulating summits above steep flanks, are remnants of an ancient peneplain¹⁹.

Vegetated or not, these ridges form a natural backdrop to the city and a continuous skyline visually linking all the notable high points. Apart from the historic changes to the vegetation, the main modifications are in the form of roads and utilities. The most prominent utilities are the communications tower on Kaukau and electricity supply cables and pylons traversing the ridge at several places.

There are very few buildings along the main ridgeline. Generally the Council wants to prevent or reduce the level of development on or in close proximity to major ridgelines and nowhere is this more important than in the Outer Green Belt.

The broad visual character is a combination of the underlying topography and past and present land use. Southern and eastern areas are mostly clothed in dense vegetation, while the northern and western areas are still mostly farmed and largely devoid of tall vegetation.

Wellington's Ridgetops and Hilltops provides an analysis of the different communities of interest in terms of the perception and appreciation of ridgetop and hilltop values. The perspective of the Outer Green Belt from the rural area is quite different to the perspective from the city side, and these differences will be reflected in the area plans.

The Outer Green Belt ridge system effectively separates the predominantly urban eastern sector of the city from the rural western sector, and consequently defines the western edge of the built environment. The extent to which this edge is formalised and protected is a key issue in establishing the integrity of the Outer Green Belt and achieving the Outer Green Belt vision.

Bush and stream landscapes

The well developed forests in the south and east of the Outer Green Belt, particularly adjoining Karori, Ngaio and Wadestown, are an important landscape element that gives character to these areas. They also provide an example of the vision that this Plan promotes for the entire Outer Green Belt – which is a combination of densely forested slopes and gullies with areas of open ridges and hilltops above.

¹⁹ Boffa Miskell, 2001

3.3.2 LANDSCAPE AND LANDFORM ISSUES AND OPPORTUNITIES

Defining the edge of the built (urban) environment

Cities evolve through an on-going and complex growth process which usually sees new 'green field' areas developed at their edges. In Wellington, the majority of future 'green field' growth will be in the northern suburbs – for example Stebbings Valley in Churton Park.

The *District Plan* does not define an ultimate urban boundary – a line up to which the Council will allow urban development, (although such a line may well be included in future plans). The eastern edge of the Outer Green Belt is potentially the same line, and it exists in parts where the city has fully evolved to its natural limit, give or take a few hectares where land has potential for development and also has value as open space - and final decisions about best use are yet to be made. In the northern suburbs, the logical edge to the built environment is the subject of current discussions mainly through the *Northern Growth Management Plan*. This Plan draws from that analysis and delineates the future built environment and the Outer Green Belt in this area.

West of this line, within the Outer Green Belt, will be areas with important ridgetop and hilltop values, all bush remnants and all areas already protected or zoned for Open Space or Conservation, or essential for public access. This does not indicate that all lands east of this line have no value, but they are not part of the Outer Green Belt concept.

Private land to the west of this line that is included within the Outer Green Belt will not be directly affected by this Plan. However it will show the Council's intent to seek protection of the values contained in these areas and prevention of any land uses or developments that would unduly erode these values.

Ultimately, through negotiations, advocacy, planning consent processes, and possibly further regulation, these values will be more formally protected giving a final definitive western edge to the city and an eastern edge to the Outer Green Belt. This may take some years to achieve.

Protecting ridgetop and hilltop areas

Even with a clear edge to the built environment that is below the main ridgetops, the values of these areas are still potentially threatened. The main threats are:

- placement of utilities and building utility access roads
- unsympathetic land use – such as the planting of pine blocks or wind breaks in prominent ridgetop areas
- development of lifestyle properties along the main ridge and the placement of residential dwellings in prominent ridgetop areas.

The Council accepts the need for some utilities to be placed on ridgetops and hilltops, but will discourage these in places of particular landscape importance or currently undeveloped areas. The Council has a draft policy for assessing applications for new utilities on its land, and additional policies included in this Plan ensure Outer Green Belt values are given due regard.

The Council does not accept the need for lifestyle developments or residential dwellings in the sensitive ridgetop and hilltop environments of the Outer Green Belt. Existing and future *District Plan* rules will continue to restrict this sort of land use.

The Council is considering how best to use the information in the *Ridgetop and Hilltop Study* to give greater protection to these, and similar areas, in other parts of the city.

Current provisions in the *District Plan* are based on a somewhat simplistic '50 metres' rule (developments within 50 metres height of a ridgetop are subject to special scrutiny). Mapping of the important areas will provide greater clarity for landowners as in many places these are significantly more than 50 meters in height from the ridgeline.

However, getting the line in the right place is a significant challenge. One of the difficulties is that the line will not be tied to cadastral boundaries which makes it more difficult to locate the lines on the ground.

The Outer Green Belt concept area is based partly on the footprint of the initial mapping according to the following guidelines:

- the identified values of the particular ridgetop / hilltop
- the importance of adjoining ridgetop / hilltop areas in providing landscape context to the actual ridgetop / hilltop
- the area excludes existing dense residential housing areas.

The resultant footprint is much wider than that covered by the 50 metre rule, but is based on actual values and attributes that can be described. As can be seen from the concept map, the area of ridgetop and hilltop value has considerable width in some areas and less in others.

Defining areas to be kept open and clear

This Plan identifies areas to be kept open and clear for their landscape values and to aid public access and recreation (refer Section 5). These areas are some of the existing ridge and hilltops that are already in an open and clear condition. There is no intention to remove any existing ridgetop or hilltop vegetation unless it is mainly comprised of alien species.

These areas, once defined, must be actively grazed and kept clear of pest plants. The Council will put in place grazing agreements with adjoining farmers in preference to other possible partners, unless this is impractical.

3.4 RECREATION AND ACCESS

3.4.1 EXISTING RECREATION USES

Activities

The Outer Green Belt provides opportunities for outdoor recreation in a variety of natural and semi-natural settings characterised by the dominant landscape elements – ridges and hilltops, forests and streams. At present the extent of these opportunities largely reflects the pattern of landownership. Generally there is little in the way of formal access over private land – although there is the possibility that future access agreements will enhance access.

Recreation involves a combination of places and activities. The Outer Green Belt includes a number of significant places such as Karori Sanctuary and Otari - Wilton's Bush where there is a concentration of natural and historical features with facilities and information to enhance the visitor's experience. The activities at these places are generally passive and often for the enjoyment of the environment, fauna, flora and views (gentle walks, viewing, learning, socialising).

Elsewhere the focus may be more on the activity – walking / tramping, running, mountain biking, where the common element is movement within the natural environment to a desired destination or along a desired route.

The area plans define the main recreation experiences being provided for in each area.

The recreational access network

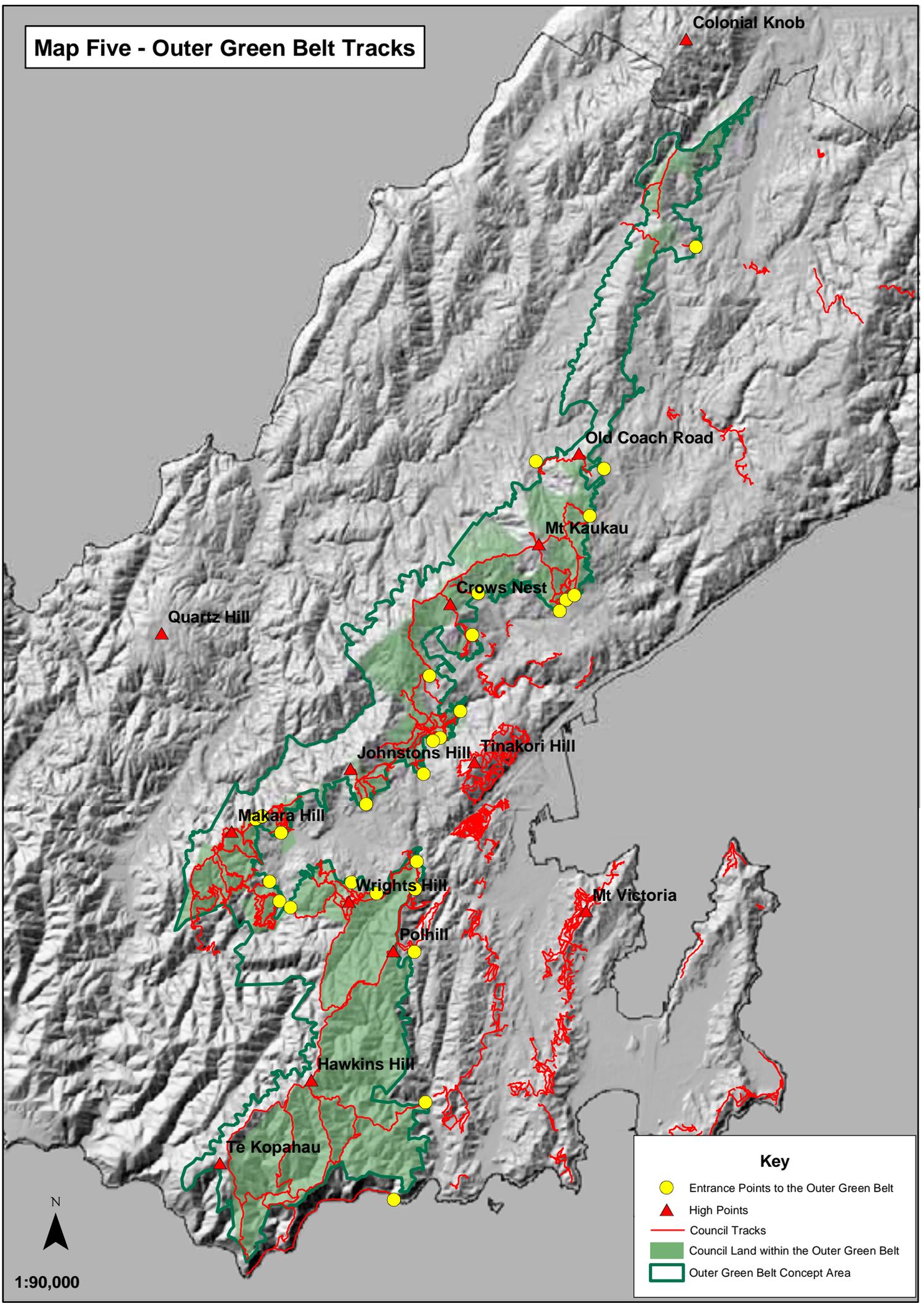
Beyond the main entrances and visitor nodes, the recreation infrastructure is principally the recreational access network (the network of roads and tracks people use to walk and ride in the Outer Green Belt). The planning for this network is a critical part of this Plan, as the value of the Outer Green Belt for recreation depends greatly on the quality and extent of this network. The Council has begun work on a city-wide *Open Space Access Plan* which will address issues of location, usage, design and quality for the entire track network across the city. This will be based on the following basic classification.

There are many roads and vehicle tracks in the Outer Green Belt which are a vital part of the access network and are maintained for reasons other than, or in addition to, recreation access (for example, access to utilities). There is also a number of paper roads (legally a road but as yet unbuilt) within and beyond the Outer Green Belt which may have some future significance for access.

The existing access network combines existing or former motorised vehicle tracks, purpose built recreation tracks and simple routes across open country. Complex local networks at Otari-Wilton's Bush, Makara Peak and Karori Sanctuary, are relatively self contained and provide for short walks and loops within a definable area. Longer cross-country tracks will gain greater prominence through the Outer Green Belt concept following the achievement of more continuous protection and public accessibility.

One that has existed for some time already is the Northern Walkway which has its northern terminus at Khandallah (via Kaukau). More recently the Skyline Walkway was established from Crofton Downs to Kaukau and will eventually be expanded to run the length of the Outer Green Belt as the main axial track connecting all areas.

Map Five - Outer Green Belt Tracks



Key

- Entrance Points to the Outer Green Belt
- ▲ High Points
- Council Tracks
- Council Land within the Outer Green Belt
- Outer Green Belt Concept Area

Also on the horizon is the vision for Te Araroa (the Long Path) which is a nationally based project to connect both ends of the country with one continuous low-level track. This will enter the Outer Green Belt through Spicer Forest and probably pick up the Northern Walkway route to get into downtown Wellington.

Within the seven sectors, there are various new track connections and track improvements needed to complete a coherent track network. Area plans include ideas for specific track improvements.

The Council has completed an access network (track) strategy for the city, and where appropriate, it uses national or international standards for track classification, design and marking.

In addition to recognising any roads (sealed, unsealed or 4 wheel drive) which form part of this network within open space, the following track classifications are used in the access strategy:

Pedestrian (walking) track classes (based on an adaptation of the current Department of Conservation track standard):

- urban path
- short walk
- walking track
- tramping track
- route.

Cycling or mountain biking track classes (other than cycleway, these classes are an international standard for mountain biking):

- cycleway
- easy ride
- average ride
- difficult ride
- extreme ride.

These standards will be used together wherever dual or multiple track uses are intended.

Makara Peak Mountain Bike Park

The capital's rugged topography and tight challenging roads and tracks are well suited to mountain biking. Like Karori Sanctuary, Makara Peak Mountain Bike Park is a community initiative aided by practical support from the Council in the form of land, funding and advice. When completed, it will have around 25 kilometres of track built by and for mountain bikers. It is already nationally recognised as one of the best areas dedicated to mountain biking and attracts riders from well beyond the city's boundaries.

Walkers and runners are not excluded, but they take second place to the needs of mountain bikers in this unique area.

Entry and exit points

There are at least 30 different points of access into the Outer Green Belt at present. However only a small number of these are, or will be, developed as principal entry

areas with parking and landscaping. Where appropriate, these will be marked and signed according to the Council's standards. Some entrances are through adjoining reserves that are not included within the concept area, but will be identified to the public as places from which the Outer Green Belt can be reached (for example, Karori Park).

Exit points are often different from the entry point as people tend to like to do round-trips or loops, rather than returning by the same path.

Destinations

Planning for a comprehensive and versatile access infrastructure requires knowledge of the important destinations – the places and features that attract visitors and provide an objective around which a particular visit is planned. The most prominent destinations are places like - Otari-Wilton's Bush, Karori Sanctuary and Makara Peak. Other key destinations include sections of the main ridge and high points along it.

3.4.2 RECREATION - ACCESS ISSUES AND OPPORTUNITIES

Educational experiences

Recreation and education naturally go together in parks. There are major educational opportunities that could be developed in the Outer Green Belt in addition to Karori Sanctuary and Otari-Wilton's Bush.

Eco-tourism products

The Outer Green Belt presents opportunities for the city in terms of the further development of eco-tourism products and services (tours, visits, etc) to complement the small number that already exist in Wellington²⁰. Eco-tourism is, by definition, sustainable in terms of its focus on protecting the natural capital on which the tourism experiences are dependant. This Plan will include policy to ensure that any tourism business proposals that would make use of the Outer Green Belt would need to satisfy a set of eco-tourism standards according to industry best practice. Current best practice for eco-tourism includes social and economic, as well as ecological, considerations. Social sustainability must include consideration of the effect of tourism on local recreational patterns. The development of eco-tourism therefore should not negatively affect public recreation in the same areas.

Wellington is not yet perceived as a significant eco-tourism destination and most visitors are attracted for either business purposes or because of Wellington's reputation for the arts and culture – and of course Te Papa. The Outer Green Belt can help change this.

Clear guidelines for commercial operations

Commercial recreation (which is related to tourism and eco-tourism, depending on who is participating, the nature of the activity and whether any money changes hands) can play a useful role if it complements the basic service provided by the Council and is managed professionally and sustainably.

Public / private sector partnerships and cooperation work best where there is a clear understanding of the participants' respective roles (and these roles don't overlap or

Definition of
eco-tourism:

Ecotourism encompasses a spectrum of nature-based activities that foster visitor appreciation and understanding of natural and cultural heritage, and are managed to be ecologically, economically and socially sustainable.

compete), and where there are clear guidelines in place. This Plan provides a basic framework for managing commercial recreation activities.

In New Zealand there is an established tradition of public agency protection and management of important natural areas (including the provision of basic recreation infrastructure), while private businesses provide other services such as specialised tours, supplies and accommodation. For the Outer Green Belt, there may be interesting opportunities involving private landowners working with the Council to provide a wide range of recreation opportunities.

Providing a range of recreation opportunities

Getting the right mix of recreation opportunities is important. Submitters to this Plan generally favoured passive and non-motorised activities such as walking, running, mountain biking and horse riding (in some areas). Some people believe there is a place for motorised recreation, but recognise the need for strict controls (see above). Enjoyment of the Outer Green Belt by a cross section of the community is intended, but it must be consistent with the basic purpose of the Outer Green Belt and protection of its natural values.

Appropriate access points, including those where people can drive to high places (as at Wright Hill and Brooklyn), complement other places where access is only by foot and provides a significant physical challenge. This Plan does not include a detailed mapping of the intended recreation settings but it does promote awareness that a wide range of recreation opportunities is derived from a diversity of settings and activities. For example, a visitor may choose to ride a mountain bike a significant distance to a relatively remote area or choose to picnic in a comfortable sheltered environment a short distance from their point of entry.

Health benefits of outdoor recreation

Providing opportunities for recreation in the outdoors has direct benefits on the populations physical and mental health and well-being. This is supported by the *Wellington City Council Recreation Strategy* through Outcomes 4 (Open Space Recreation) and Outcome 5 (Public Health). The strategy advocates the major role sport and recreation can have in helping prevent illnesses sedentary lifestyle can cause: such as obesity, diabetes, heart disease, osteoporosis, high blood pressure and certain cancers.

Improving the track network

Track building is a very significant part of park management, particularly in green belts where walking and mountain biking are the main activities. This plan includes information on the location and design of the track network, new links needed and how it is intended they be built. There is an important role for recreation groups in track building and maintenance, provided everyone is working to the same overall plan.

The Council's existing *Mountain Bike Policy* will apply in the Outer Green Belt. That is, all tracks are open to mountain biking unless specifically declared closed. Makara Peak Mountain Bike Park is a special area containing a track network built by and for mountain bikers with funding from the Council.

Other facilities and services

Over time, additional facilities and services will be developed and provided to support key recreation opportunities and enhance key destinations. This will include further development of the major entry areas (where they are not already sufficiently developed). Adequate parking and information is needed at all major entry areas. Some places may also warrant shelter or toilet facilities, drinking water, seating, grassed areas, fencing, landscaping and so on – reflecting the current use, future potential and significance of the site.

Area plans include a number of specific improvements, but in some areas a detailed development plan will be needed. Across the Outer Green Belt, facility development will be prioritised and funded according to city-wide parks business priorities.

3.5 CULTURE AND HISTORY

3.5.1 CULTURAL AND HISTORICAL VALUES

The Outer Green Belt is a rich cultural and historical resource that can only be partly described in this plan. Some of the highlights are listed below, along with suggested additional reading. The purpose of this Plan is not to be the repository for all historical and cultural information about the Outer Green Belt, but to explore issues and opportunities for the protection and appropriate presentation and enjoyment of these resources.

Maori history and significance

While European settlers gave names to different parts of the skyline, most of the central ridge was known to local Maori as Te Wharangi (broad open space). This ridge was not inhabited by Maori, but was traversed frequently by foot when moving between Te Whanganui-a-Tara and Owhariu (mainly via a route over the Kilmister Tops).

An excellent source of information on Maori place names and their significance in the Wellington area is *The Great Harbour of Tara, Traditional Maori Place-names and Sites of Wellington Harbour and Environs*²¹.

Karori Reservoir

Prior to becoming a wildlife sanctuary, this valley had a long history as part of the city water supply system. In recent years the catchment ceased to be a source of water for the water supply system, but the lower valley contained (and still contains) infrastructure forming part of the Wellington City water reticulation system. The remaining features of historical interest are the two dams and their associated structures, including the iconic valve tower in the middle of the lower dam. Development of the sanctuary provided public access to this formerly closed area and the opportunity to fund and carry out restoration and interpretation of these features.

Further information can be found in the *Karori Reservoir Wildlife Sanctuary Management Plan*.

Wrights Hill Fortress

Historically, Wright Hill is best known for its World War II fortifications, which are the most extensive in Wellington. The fortress was built from 1942 to 1949 to service the 9.2 inch battery gun that was to help protect Wellington from a potential Japanese invasion. This is one of three such installations built in New Zealand. The full history of this fortress (mostly an underground network of tunnels and rooms) is provided in the *Wright Hill Fortress Conservation Plan*.

Old Coach Road

Old Coach Road is the first road connecting Johnsonville and Ohariu Valley, built between 1856 and 1858. Its popular name is a misnomer as there would have been very few coaches along this route. Nevertheless it is recognised as one of the best preserved horse-era roads in New Zealand and has a category one Historic Places Act

²¹ Adkin, G. L., 1959

classification. The whole of the unsealed part, except for the altered section at the bottom of Carmichael Street, is well preserved. The recent purchase of the land either side of Old Coach Road allows the Council to protect and manage this area.

Gold prospecting excavations

A number of former gold prospecting excavations and other remains exist in the Outer Green Belt. The excavations mostly have the form of horizontal shafts 20 metres or more in length. They provide evidence of the former belief that the Wellington was likely to have significant gold deposits. Nothing of any significance was ever found.

History of the Outer Green Belt landscape

This could also be described as the history of European settlement and land use, or the history of the growth of Wellington City. Like much of Wellington, the Outer Green Belt has undergone considerable landscape and ecological modification following the settlement of the area by Europeans in the early 19th century. Areas resembling all the main phases can be found today in different parts of the Outer Green Belt.

These phases include:

- clearance of almost all the dense indigenous forest
- extensive sheep and cattle farming
- retirement of the poorer quality areas as profitability declined
- protection of some areas as reserves for the enjoyment of city residents
- active restoration of key areas
- encroachment of the urban environment up the eastern slopes.

The establishment of Otari – Wilton’s Bush is an important part of this, and the history of botanical study and plant conservation in New Zealand.

3.5.2 CULTURAL AND HISTORICAL ISSUES AND OPPORTUNITIES

A wide view of the city

The size of the Outer Green Belt and the opportunity it gives to see the city as a whole provides an opportunity for interpreting, not just the history of the Outer Green Belt landscape, but the rest of the city as well. Submitters support the inclusion of information and interpretation to enhance the visitor experience and inform the community about the important history of this area.

Maori place names and history

Maori history and values associated with the Outer Green Belt need to be given appropriate recognition. In particular, the names of the various ridges and valleys that make up the Outer Green Belt, could be given greater prominence in Wellington City Council publications and maps.

Historical focal points

The main historical focal points should continue to be protected and further developed as visitor attractions. For Old Coach Road in particular, this will be associated with the provision of appropriate visitor facilities and management of the adjoining land

following its recent acquisition by the Council. A development plan for this area is under way.

Identification and recognition of secondary historical sites

In developing this Plan, many other less prominent historical and cultural features are being identified and will receive recognition. This information is included in Section 5.

Examples include the sites of early settler houses (often marked by an old chimney and a cluster of large macrocarpa trees); former gold mining excavations; logging pits; old farming relics and remains; original native treestumps; stories of former landowners and their relationship with the land; and so on. This information will be useful in telling stories about each part of the Outer Green Belt.

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.

4.2 PRIVATE LAND IN THE OUTER GREEN BELT

4.2.1 OBJECTIVES

1. To advocate to private landowners and the wider community the vision for the Outer Green Belt as contained in this Plan.
2. To foster interest and involvement by private landowners in the achievement of the Outer Green Belt vision.
3. To provide practical advice and, subject to the availability of Wellington City Council resources, appropriate assistance to private landowners for work which directly contributes to the Outer Green Belt vision.

4.2.2 POLICIES

4.2.2.1 Council relationship with adjoining landowners

- a) *The Council will endeavour to maintain good relationships with all adjoining landowners in the Outer Green Belt.*
- b) *To achieve good relationships with other land owners, particular attention in land management will be given to avoiding, remedying or mitigating boundary issues (pest management, access management, fire risk management, fencing, etc).*

4.2.2.2 The role of private land in the Outer Green Belt vision

- a) *The Council will promote awareness that the Outer Green Belt concept, and the values upon which it is based, spans private as well as public land, and the positive role private landowners can play in achieving the Outer Green Belt vision.*
- b) *The Council will maintain a list of all private landowners within the Outer Green Belt concept area and keep these landowners informed about significant issues and opportunities regarding the Outer Green Belt.*
- c) *Landowners will be encouraged to use and manage their land in ways which contribute to the achievement of Outer Green Belt objectives for landscapes, ecosystems and recreation access.*
- d) *The Council will work with other agencies, including Greater Wellington, The Department of Conservation and QEII National Trust to help landowners get information about, access to, the various forms of assistance which may be available for conservation initiatives on private land.*

Explanation

Landowners often have a deep and long held affection for their land and are increasingly aware of its importance for biodiversity and other environmental qualities. What they sometimes lack is knowledge of the sorts of assistance that may be available for improving conservation management and protection on private land.

4.2.2.3 Uses of private land

- a) *Sustainable pastoral uses which respect landscape and ecological values, and any land use that either protects or improves biodiversity, will be encouraged on private land.*
- b) *Plantation forestry on the upper slopes, ridgetops and hilltops, and within the stream environments of the Outer Green Belt will be discouraged.*
- c) *The construction of buildings on ridgetops and hilltops within the Outer Green Belt will be discouraged.*
- d) *Land uses which involve significant modifications to landform, particularly on ridgetops and hilltops within the Outer Green Belt, will be discouraged.*
- e) *The removal of known primary and secondary bush remnants will be discouraged.*

Explanation

Many areas of private land will continue to be farmed and this has been proven as a sound and sustainable use of some parts of the Outer Green Belt (aside from the loss of the original indigenous ecosystems). Other more localised land uses can have both positive and negative effects.

There are many examples around New Zealand of pastoral or agricultural uses mixed in with conservation (and in some cases public access), providing comprehensively sustainable land use patterns.

4.3 ECOLOGY

4.3.1 OBJECTIVES

1. To establish a continuous band of indigenous vegetation mainly on the eastern slopes and including remaining bush remnants and natural stream courses.
2. To protect species of threatened plants, and protect and enhance indigenous ecosystems and sites or features of ecological importance within the Outer Green Belt.
3. To recognise and enhance the ecological connections between the Outer Green Belt and other parts of the city and the region, based on sound ecological principles and data wherever possible.
4. To achieve environmentally sustainable land uses in all parts of the Outer Green Belt.

4.3.2 POLICIES

4.3.2.1 Identifying and establishing a continuous band of indigenous vegetation

- a) The Council will discuss with individual private landowners opportunities for a partnership approach in achieving ecological connections across private land, this may be particularly important for or near significant areas of native bush.*
- b) Planting in existing key native ecosystems and open areas of the Outer Green Belt will be prioritised according to a city-wide framework and priorities for ecological restoration.*
- c) Community interest groups involved in planting within the Outer Green Belt will be consulted on planting priorities and programmes.*
- d) The Council recognises the important role individuals, community-based organisations, landowners and private businesses play in restoring the indigenous ecosystems of the Outer Green Belt and will support community initiatives with advice and, where possible, plants and other materials.*
- e) The Council will work with other agencies such as the Department of Conservation, other territorial authorities and Greater Wellington Regional Council in achieving the above policies.*

Explanation

This Plan seeks to define areas of Wellington City Council land which will form part of the vegetation corridor. Refer Section 5.

4.3.2.2 Protection of forest remnants and other important vegetation

- a) The Council will protect all forest remnants and other important vegetation on Wellington City Council land in the Outer Green Belt. Bush remnants are those identified in the survey and report by Geoff Park in 1999. All other areas of indigenous bush to be managed as part of the natural ecosystems of the Outer Green Belt will be protected for this purpose.*

- b) *Through this Plan and other means the Council will seek the protection of all bush remnants on private land.*

4.3.2.3 Protection of streams

- a) *The Council will protect all streams and natural water courses on Wellington City Council land in the Outer Green Belt with particular emphasis on stream headwaters.*
- b) *Through this Plan and other means the Council will seek the protection of all streams and water courses on private land.*
- c) *Riparian planting will occur as resources permit on Wellington City Council land and be encouraged in all areas to enhance stream ecosystems and water quality (indigenous species will be used where practical).*

Explanation

Streams in the Outer Green Belt have particular significance as the headwaters for all the major streams of the city. If these headwaters are protected and restored to a healthy condition and a catchment-wide approach is taken, there will be significant downstream benefits.

4.3.2.4 Plant and animal pest management

- a) *Plant and animal pest management will be carried out in accordance with the relevant policies and priorities set out in the Council's Bush and Streams Restoration Plan and any future Pest Management Strategies.*
- b) *The Wellington City Council will work closely with the Greater Wellington Regional Council to ensure both statutory and strategic requirements are achieved in terms of pest management in the Outer Green Belt.*
- c) *Darwin's barberry will be monitored and managed vigorously to ensure it does not impede forest restoration or threaten existing vegetation or open areas.*
- d) *Recognise and manage the risk that ecological corridors also provide a conduit for pest species as well as indigenous species.*

Explanation

Existing pest management priorities include:

- Key vegetation remnants
 - Removal or neutralisation of pest threats in at-risk primary remnants
 - Removal or neutralisation of weed threats in advanced secondary regrowth areas associated with primary remnants.
- Stream corridors
 - Containment and suppression of weed threats along the Kaiwharawhara catchment, stream corridors and associated parks and roads open space (areas of road reserve not part of the road carriageway).
- Darwin's barberry is recognised as the most significant plant pest in the Outer Green Belt.

4.3.2.5 Biodiversity research and monitoring

- a) *Biodiversity will be monitored in accordance with the Council's city wide monitoring programme.*
- b) *As far as possible, future monitoring will coordinate with biodiversity monitoring in Karori Sanctuary, recognising the sanctuary's important role in achieving biodiversity outcomes.*
- c) *The Council will encourage and, if possible, assist in the use and study of the Outer Green Belt for biodiversity research by other organisations.*

4.3.2.6 Management of fire risk

- a) *To minimise the threat of fire risk, open fires will be strictly prohibited on Wellington City Council lands in the Outer Green Belt.*
- b) *Fire resistant plants will be planted in high fire risk areas.*
- c) *Information about fire risks will be included where appropriate on signs and other Outer Green Belt information.*
- d) *A fire plan for the Outer Green Belt will be developed in conjunction with the Wellington Emergency Management Office.*

4.4 LANDSCAPE AND LANDFORM

4.4.1 OBJECTIVES

1. To recognise and protect the ridgeline and hilltop landscapes which characterise the Outer Green Belt.
2. To recognise and protect the indigenous forest and scrubland landscapes which are also part of the Outer Green Belt and will become an increasingly important element as the vision is pursued.
3. To achieve a sustainable balance between the maintenance and enjoyment of open ridgeline and hilltop landscapes, and the ecological restoration objectives for the Outer Green Belt.

4.4.2 POLICIES

4.4.2.1 Protection of ridgetop and hilltop values

- a) *The Council will (so far as possible) protect the ridgetop and hilltop landscapes of the Outer Green Belt, using all appropriate means, including Reserves Act classification.*
- b) *In areas where reserve classification is not possible or appropriate, the policies of this Plan will be used and reflected in other management plans for these areas.*
- c) *This Plan will be used in support of other Wellington City Council policy and in the application of the District Plan to protect ridgetop and hilltop values.*
- d) *Ridgetop and hilltop landscapes are a blend of open and forested areas. Parts of the main ridgeline which are presently in open pasture will mostly be retained in this condition. Priority areas for the regeneration of native bush will be gullies and the lower eastern slopes (refer Policy 4.4.2.2)*

Explanation

The definition and description of ridgetop and hilltop landscapes of the Outer Green Belt is that which is contained in *Wellington's Ridgetops and Hilltops*, Boffa Miskell, 2001, supplemented with additional information in this Plan.

4.4.2.2 Defining areas to remain open and clear

- a) *Area plans describe those parts of the ridgetop and hilltop areas owned by the Council which will be kept in an open grassed condition, and those which will have a cover of native vegetation restored. Management decisions will reflect this pattern. More detailed patterns may result from landscape plans for particular areas.*
- b) *Areas to be kept open and clear will generally be those which are already maintained as economically useful farmland. In some areas there is room below these areas for ecological restoration and the creation of a significant band of vegetation.*

4.4.2.3 Use of grazing as a management tool for open areas

- a) *Grazing will continue to be used as a management tool for the maintenance of specified open areas.*
- b) *Grazing should not unduly affect recreation access, and grazing agreements will not allow closure during lambing/calving or the erection of structures which unduly restrict recreational movement.*
- c) *The grazing of cattle should only be in areas where their presence will not create a significant impact on the landscape, the ecosystem, tracks and recreational access or heritage values.*
- d) *Formal agreements for grazing will be in the form of a licence, with a term not exceeding five years.*

4.4.2.4 Plantation forestry

- a) *Existing plantations, pine shelter belts and lone pines within existing or future reserves will be removed over time to reduce their impact on the landscape and ecosystems, unless there are compelling reasons to warrant their retention (for example recreational, heritage or slope stability considerations).*
- b) *Where plantation forestry is needed as a management tool (for example at the landfill or for amenity purposes), it will be confined to slopes with a suitable gradient, below ridgelines and away from riparian areas.*

Explanation

Mature pine forests can be highly valued for recreation because of their open character. The sites of former dwellings is often indicated by small clusters of mature macrocarpa. However, many lone pines, and pine plantings have little value and look incongruous in an otherwise natural bush landscape.

4.5 RECREATION AND ACCESS

4.5.1 OBJECTIVES

1. To increase recreational opportunities of the Outer Green Belt principally through the establishment of an interconnected network of paths, tracks and routes.
2. To provide or allow for recreational activities in the Outer Green Belt which are environmentally and socially sustainable, and based principally on active or passive enjoyment of the Outer Green Belt environment.

4.5.2 POLICIES

4.5.2.1 Appropriate forms of recreation

- a) *The Council will allow and mainly provide for types of recreational activity which, whether active or passive, are based on the quiet enjoyment of the natural environment. This mainly includes:*
 - o *walking and tramping*
 - o *mountain biking (subject to Mountain Bike Policy)*
 - o *running*
 - o *sight-seeing or scenery viewing*
 - o *wildlife viewing*
 - o *nature study (educational and recreational)*
 - o *picnicking.*
- b) *The Council will consider allowing recreational activities which are not part of the above list, in specified areas following analysis of the benefits and effects and subject to reasonable conditions.*
- c) *Where necessary, guidelines will be developed for the approval and management of activities which have significant risks or effects on the Outer Green Belt environment and other users.*
- d) *The Council will discourage and not provide for types of recreational activity which unreasonably damage the environment, recreation facilities (including tracks) or affect the enjoyment of the Outer Green Belt by others.*
- e) *The Council will, in general, discourage the erection of club or recreational buildings and ensure structures are appropriate for the use and consistent with the principles of this Plan.*
- f) *The Outer Green Belt will not, in general, be used as a place for locating those activities which, because of their effects, are unable to be accommodated elsewhere.*

4.5.2.2 The access network

- a) *The access network will be designed and managed in accordance with any future Wellington City Council track policy.*
- b) *The following guidelines will apply in the design, establishment and maintenance of the Outer Green Belt access network:*

- *The primary access network will cater for a wide range of skill and fitness levels and abilities.*
 - *Tracks will be available for shared (ie. pedestrian and cycle) or multiple use wherever this is practical and appropriate.*
 - *There will be easy access to key destinations from main entrances, where possible.*
 - *The access network will be integrated with the wider city and regional track networks.*
 - *New tracks will be physically sustainable and have minimal environmental impact.*
 - *The access network will cater, where appropriate, for pest control, emergency services, and general management purposes.*
 - *Tracks will be signed and maintained to defined standards, with hazards identified and / or mitigated.*
 - *All tracks are closed to horses except where declared open.*
 - *All tracks are closed to motorised vehicles except by special permission on a case-by-case basis (Refer Policy 4.5.2.3).*
- c) *Access to Wellington City Council land in the Outer Green Belt is free and unrestricted subject to the following exceptions and conditions:*
- *Entry to Karori Sanctuary is controlled and subject to an entry fee.*
 - *Access for recreation is closed in the operational area of the Southern Landfill.*
 - *Access to Spicer Forest is controlled by the Greater Wellington Regional Council until a management agreement is established between the two councils.*
 - *The Council may, from time to time, restrict access to any specified area for appropriate management purposes in accordance with the Reserves Act.*
- d) *The Council will seek to establish the Skyline Track as a continuous dual or multiple use track spanning the entire length of the Outer Green Belt following the main ridgeline wherever possible.*
- e) *The Council supports the establishment of the Te Araroa Walkway through the Outer Green Belt following parts of the Skyline Track and the Northern Walkway, or any agreed alternative, and will provide practical assistance in its implementation and submitted to the relevant Council Committee.*

Explanation

The access network includes entry and exit points, roads and motorised vehicle tracks, paths, walking tracks, multiple use tracks, special purpose tracks and routes. This ordering does not imply a hierarchy of importance and the choice of track design partly reflects the type of setting and recreational experiences being provided in each area.

4.5.2.3 Recreational motorised vehicle access

- a) *Motorised vehicle-based recreation, other than driving on existing formed public roads, will be discouraged in the Outer Green Belt, except in accordance with the policies of this Plan and the operational guidelines. Subject to the further area specific policies in Section 5, requests for motorised vehicle-based recreation access, will be considered on their merits, based on a city-wide view of the facts.*

- b) *Generally, vehicular-based recreation must be properly organised and conducted by an appropriately qualified person or organisation to warrant consideration for approval.*
- c) *Commercial motorised vehicle-based recreation or tourism activities will require a concession permit from the Council approved by the Town Belt and Reserves Curator. Any licences or permits longer than one year in duration require approval of the relevant Wellington City Council committee.*
- d) *Commercial concession applications for motorised vehicle-based activities will be assessed in accordance with this policy and any general guidelines or policy for commercial concessions including Policy 4.5.2.7.*
- e) *Detailed guidelines for the assessment and management of recreational motorised vehicle access in the Outer Green Belt will be developed by the Manager, Parks and Gardens.*

Explanation

These policies are subject to further policies in Section 5 which, in respect to particular management areas, may impose a blanket ban on recreational motorised vehicle access.

4.5.2.4 Mountain bike access

- a) *Mountain bike access is in accordance with the principles contained in the Council's Mountain Bike Policy, including the principle that all tracks are open for mountain biking unless declared closed, and riders should give way to walkers on shared tracks.*
- b) *Makara Peak is a special management area which gives priority to the needs of mountain bikers. Mountain bikers are not asked to give way to walkers within this area and signage warning walkers about this and other characteristics of the area will be provided.*
- c) *Any review of the existing policy or the development of a city-wide track policy will take account of the special needs and issues within the Outer Green Belt.*

4.5.2.5 Provision of recreation facilities

- a) *Recreation facilities will be provided by the Council only where they are essential for the public's enjoyment of the Outer Green Belt.*
- b) *Some entrance areas, tracks and destinations may have a higher level of service and a wider range of facilities reflecting the importance and function of the site.*
- c) *Facility provision will be planned on an area basis within a landscape development plan (or similar document) to ensure efficiency, consistency and quality in the provision of facilities.*
- d) *Facilities will be subject to ongoing maintenance and management as set out by the relevant Asset Management Plan and as required following damage.*

4.5.2.6 Signage and interpretation

- a) *Signage and interpretation will be used to inform visitors about recreation opportunities and potential hazards, and environmental, cultural and historic values in the Outer Green Belt. Signs will also help to manage the interface between public and private land.*
- b) *As far as possible, signage and interpretation will be consistent with relevant park signage systems and corporate visual standards. Following internal consultation, variations from city-wide standards may be used in order to reflect the diversity within the Outer Green Belt or to emphasise an area's unique identity.*
- c) *An overall identity for the Outer Green Belt, which can be used within the basic standards may be considered, and adopted following Wellington City Council approval.*
- d) *The Council will produce high quality, accurate maps to inform the community and other potential visitors about the Outer Green Belt and the recreation opportunities it provides.*

4.5.2.7 Commercial recreation services and eco-tourism

- a) *The Council acknowledges the likely demand in the Outer Green Belt for commercial recreation services and eco-tourism. Each application will be assessed against the objectives and policies of this Plan and other relevant Wellington City Council policy.*
- b) *The Council will give priority to businesses which demonstrate, or actively pursue the achievement of industry best-practise standards for eco-tourism (encompassing the principles of environmental, social and economic sustainability).*
- c) *The Council will not permit commercial recreation and tourism businesses which have significant impacts on the natural environment or are likely to adversely affect the enjoyment of the Outer Green Belt by others.*
- d) *Detailed guidelines for the assessment and management of commercial recreation services and eco-tourism in the Outer Green Belt will be developed by the Manager, Parks and Gardens.*

4.6 CULTURE AND HISTORY

4.6.1 OBJECTIVES

1. To recognise, protect and interpret the historical and cultural sites, features and values of the Outer Green Belt.
2. To tell the stories of the Outer Green Belt and their relevance in the history and development of Wellington.

4.6.2 POLICIES

4.6.2.1 Maori place names and history

- a) *Where appropriate, Maori place names will be used in conjunction with commonly used European place names on signs and maps of the Outer Green Belt.*
- b) *Consideration will be given to the adoption of an appropriate Maori name for the Outer Green Belt which is complementary to the existing name.*

4.6.2.2 Recognition, protection and interpretation of cultural and historical features

- a) *Within this Plan and other forms of documentation, the Council will develop and maintain a record of all sites and features of cultural and historical interest or value within the Outer Green Belt.*
- b) *These sites and features will be recognised and protected in a manner reflecting their value and significance, in consultation with any directly affected groups or individuals.*
- c) *Where appropriate, and subject to the availability of funding, historical sites and features will be suitably restored, presented and interpreted for the benefit of visitors to the Outer Green Belt.*
- d) *Collectively, the many and diverse historical and cultural features of the Outer Green Belt will be used, along with other sources of information, to present and interpret the stories of the Outer Green Belt in the context of the wider city and its history.*

5. Area Plans

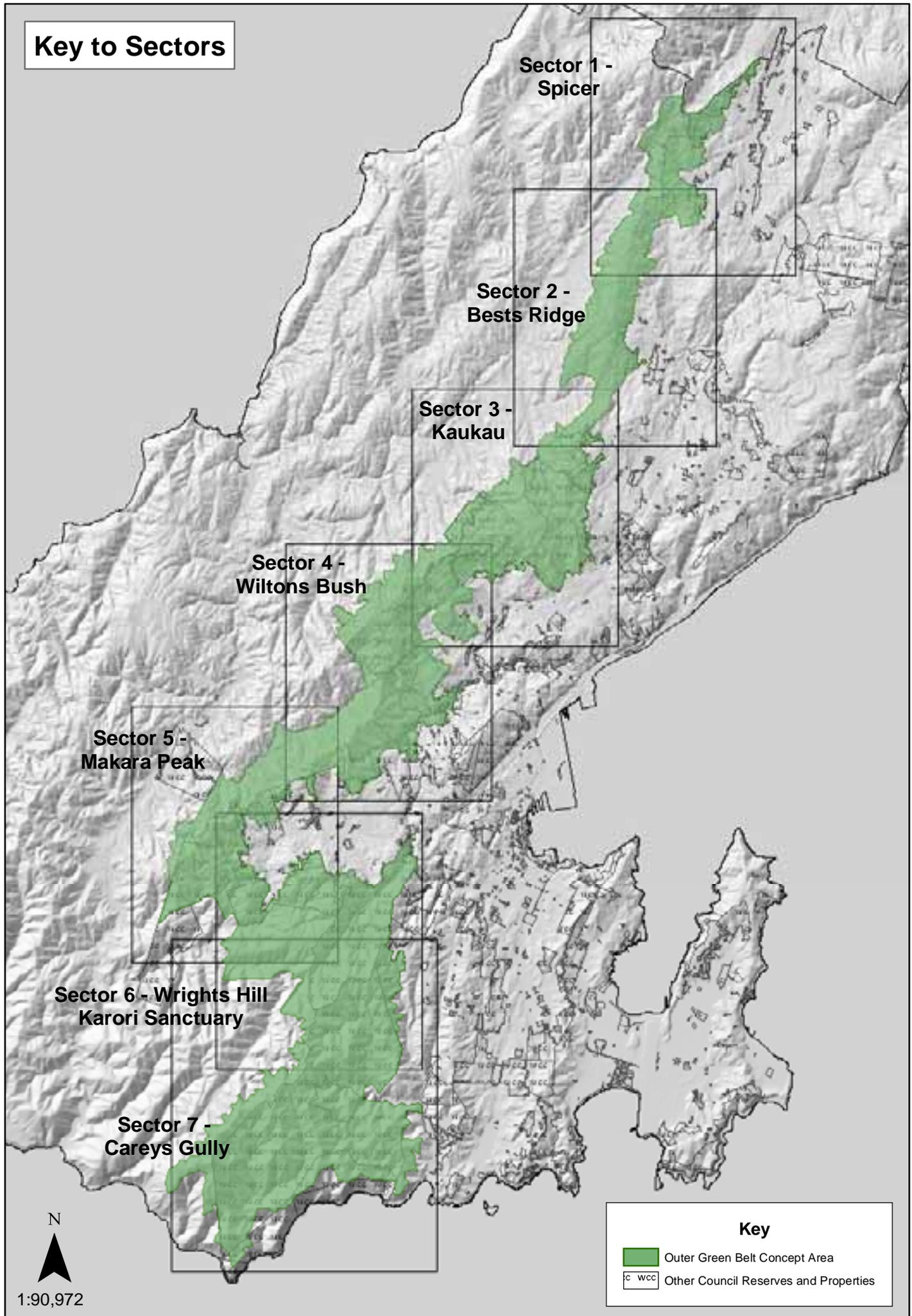
This section of the Plan contains management objectives and policies for the seven sectors and 16 council management areas within the Outer Green Belt.

Council management areas are groups of Wellington City Council properties which have a common purpose and status which is distinct from adjoining areas.

Outer Green Belt sectors and Council management areas

Sector 1: Spicer Council management areas: 1.1 Spicer Forest properties 1.2 Tawa Bush Reserves 1.3 Airstrip Block
Sector 2: Bests Ridge Council management area: 2.1 Churton Park Reserves
Sector 3: Kaukau Council management areas: 3.1 Old Coach Road 3.2 Khandallah / Johnsonville Parks 3.3 Awarua Street Reserves
Sector 4: Otari-Wilton's Bush Council management areas: 4.1 Kilmister Tops 4.2 Otari-Wilton's Bush 4.3 Johnstons Hill
Sector 5: Makara Peak Council management areas: 5.1 Karori Park 5.2 Mountain Bike Park
Sector 6: Wright Hill / Sanctuary Council management areas: 6.1 Wright Hill 6.2 Karori Sanctuary
Sector 7: Careys Gully / Landfill Council management areas: 7.1 Careys Gully 7.2 Southern Landfill

Key to Sectors



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Key
 Outer Green Belt Concept Area
 Other Council Reserves and Properties

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.

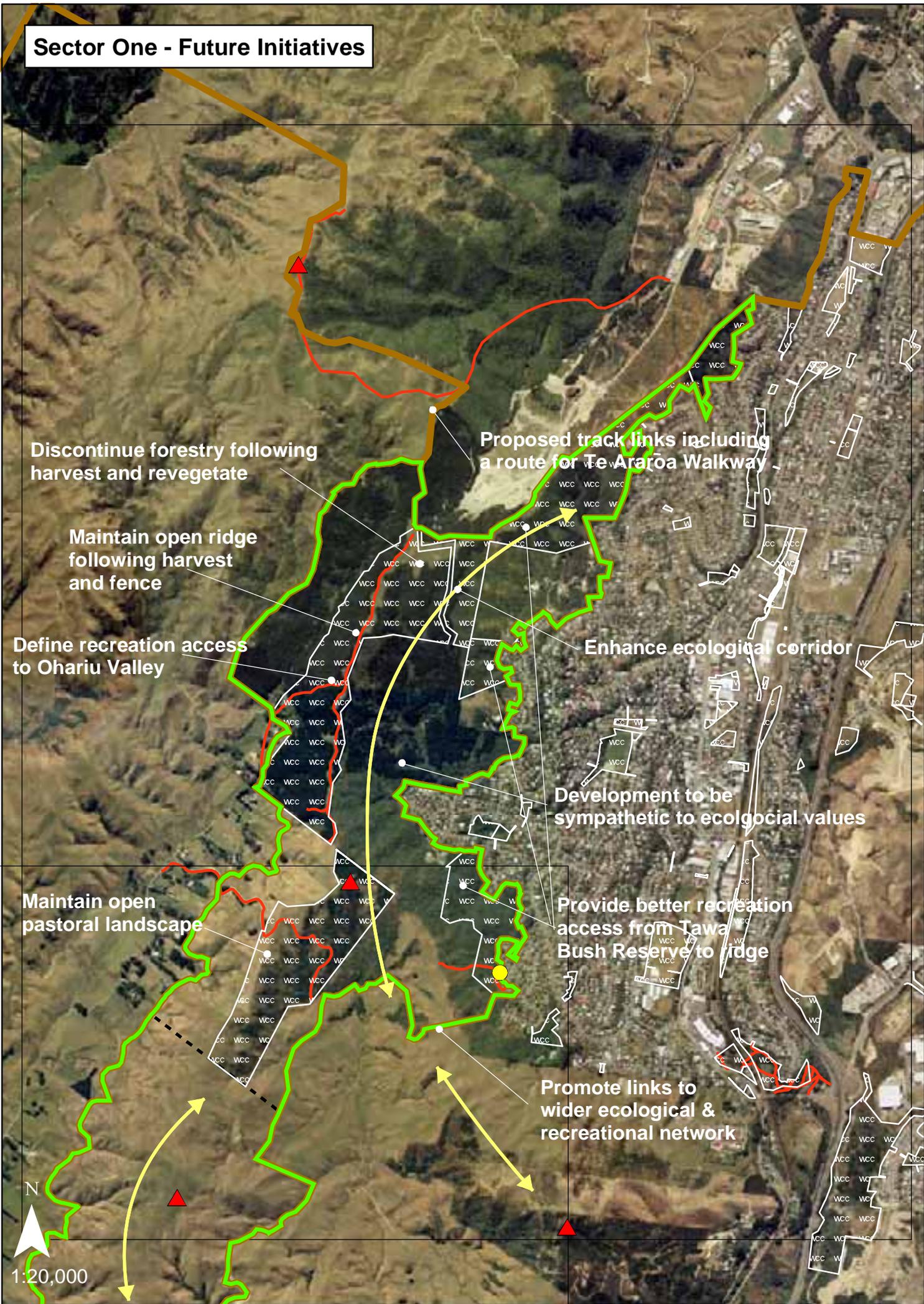
5.1.2.4 Long-term future of the pine forests

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 - Future Initiatives



Discontinue forestry following harvest and revegetate

Maintain open ridge following harvest and fence

Define recreation access to Ohariu Valley

Proposed track links including a route for Te Ara ōa Walkway

Enhance ecological corridor

Development to be sympathetic to ecological values

Maintain open pastoral landscape

Provide better recreation access from Tawa Bush Reserve to ridge

Promote links to wider ecological & recreational network

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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

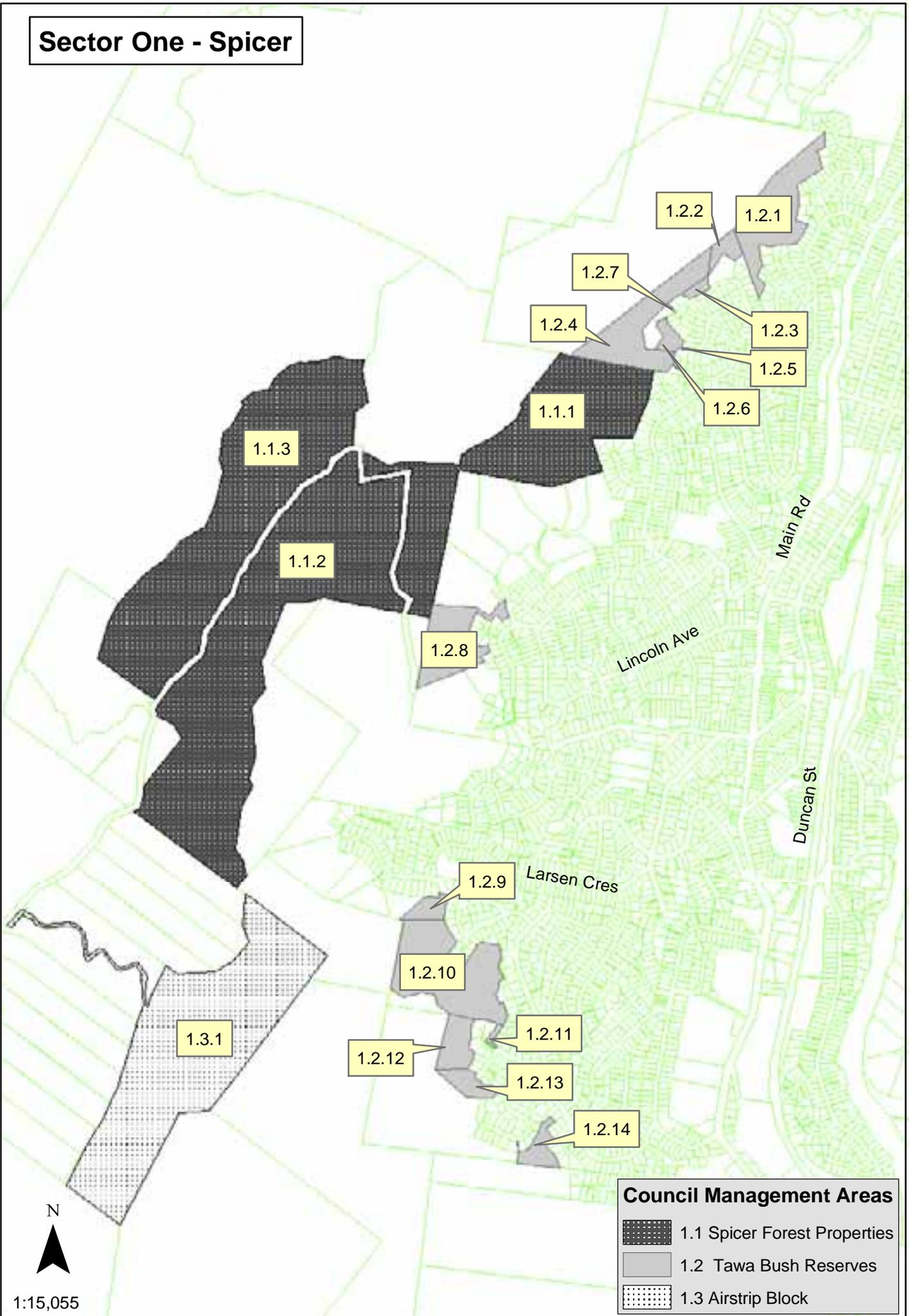
- Continue management of plantation forest areas until current plantings are harvested.
- Final decisions about configuration of grazing to be deferred until closer to the harvest period.
- Develop track along the ridge.
- Review potential to open pines adjacent to tracks.
- Post-harvest:
 - fence areas 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



Council Management Areas	
	1.1 Spicer Forest Properties
	1.2 Tawa Bush Reserves
	1.3 Airstrip Block

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, Forglan 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 DP 86040 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.

5.2 SECTOR 2: BESTS RIDGE

5.2.1 OVERVIEW

Sector 2 is primarily private land. Apart from very small remnants of bush lying along the east flowing stream margins and localised plantation forestry, the entire area is in pasture. The Churton Park reserves lie above the residential area and below the main ridgeline. These are also mainly in pasture.

This pastoral environment is a significant landscape with striking vistas lying above the more closely treed suburban landscape.

There is no established track network in this area and this remains one of the major gaps in access along the main Outer Green Belt ridgeline. As development extends up Stebbings Valley, demand for access to this ridge will increase.

Sector 2 has limited ecological significance and is not directly connected to any of the major ecological corridors. Rather than the creation of a meaningful ecological corridor through this area, the priority should be the protection of open pastoral landscapes on high areas and a green (planted) fringe adjoining the existing and future urban edges (lower slopes).

A number of historic gold mining shafts are present within this sector. The 'Tawa Flats All Luck Gold Mining co.' of 1881 had shafts in the area including one which is now buried beneath Erlestoke Crescent.

5.2.2 ISSUES AND OBJECTIVES

5.2.2.1 Working with landowners

The predominance of private land does not, in itself, present an impediment to the objectives for the sector. The focus on the grassed landscape is consistent with on-going commercial grazing. There is considerable opportunity to work with landowners to negotiate access and encourage the location of buildings away from ridgelines. However, protection as Open Space under the Reserves Act 1977 (with emphasis on the main ridgetop and eastern slopes) could greatly assist all the objectives for this area.

Objectives

1. Work with landowners to:
 - prevent land uses or the building of structures which would have a negative effect on the ridgetop landscape
 - protect Outer Green Belt values through a variety of appropriate means.
2. Consider land acquisition opportunities as they may arise, with a focus on the main ridgeline and the eastern slopes.

5.2.2.2 Access

Bests Ridge is one of two major gaps in access along the main ridge of the Outer Green Belt (the other is between Kilmister Tops and Makara Hill Road). Demand for access along this section has been limited in the past, but with the development of

Churton Park and increasing interest in the improvement of general access to open spaces in the northern suburbs, demand for access along this ridge will increase. Managed access across farmland, whether private or public, is both practical and achievable.

Objectives

1. Work with private landowners to achieve a recreational access route along the main ridgeline, and at one or more side routes on the eastern side.
2. Once established, include the main ridgeline link as a part of the Skyline Track and, secondarily, as part of the Te Araroa Walkway.

5.2.2.3 Ecological linkages and regeneration of indigenous bush

The opportunities for ecological linkages of indigenous vegetation are limited given the pasture landscape and the very small remnants of bush. Widespread regeneration of bush is not sought for this areas, and the main focus is on the retention of the pasture landscape.

However, a buffer of vegetation along the residential edge is sought intended to soften the urban edge and reflect the need for 'greening' within the urban environment. The focus here will be on riparian planting to protect and enhance stream ecosystems.

Objective

Encourage the development of:

- o a buffer of native vegetation along the residential edge of the eastern slopes, which results in a connected and accessible corridor
- o restoration of riparian planting along western stream courses.

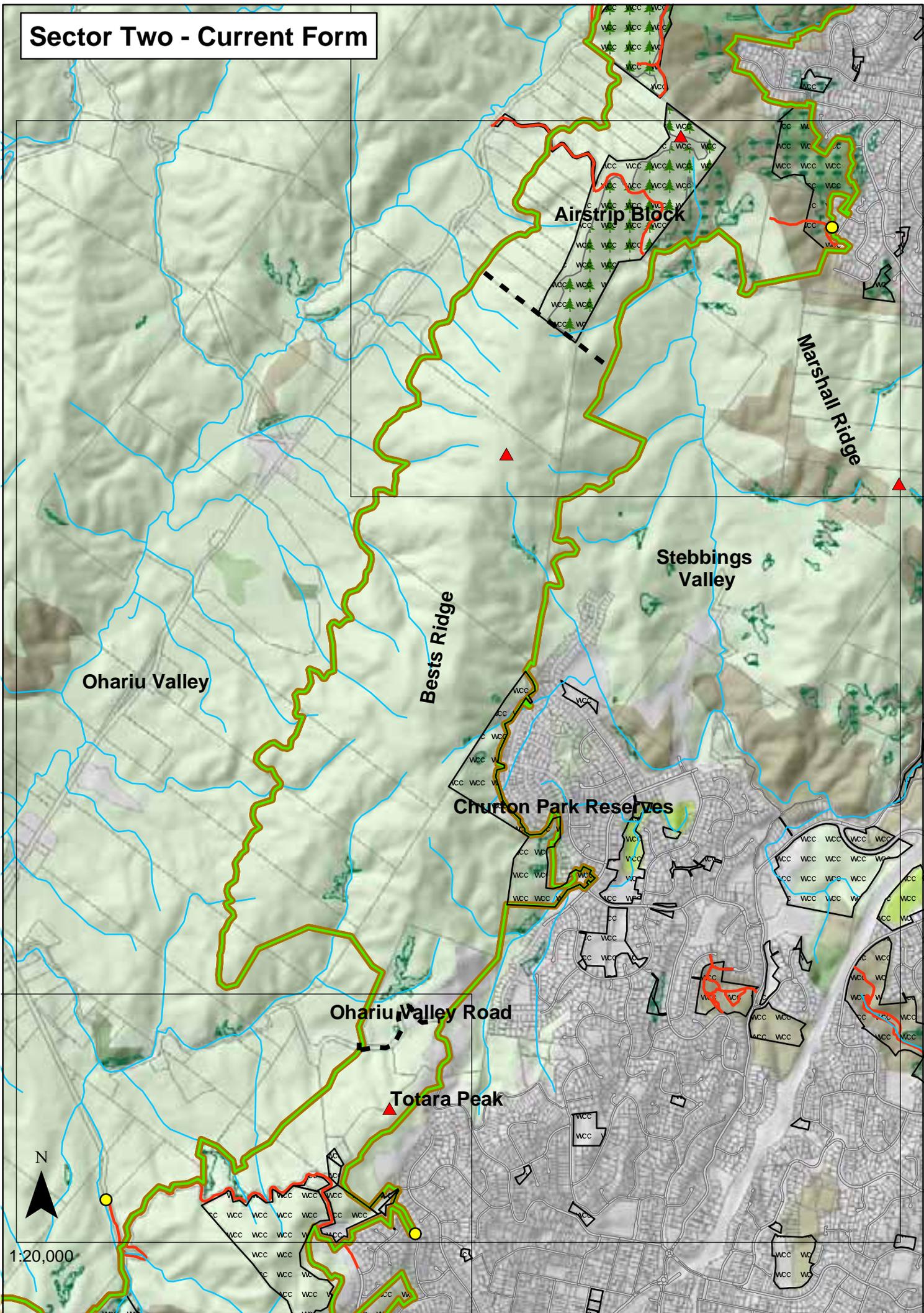
5.2.2.4 Pasture landscape

Plantation forestry is the greatest threat to the existing landscape values of this ridgetop area.

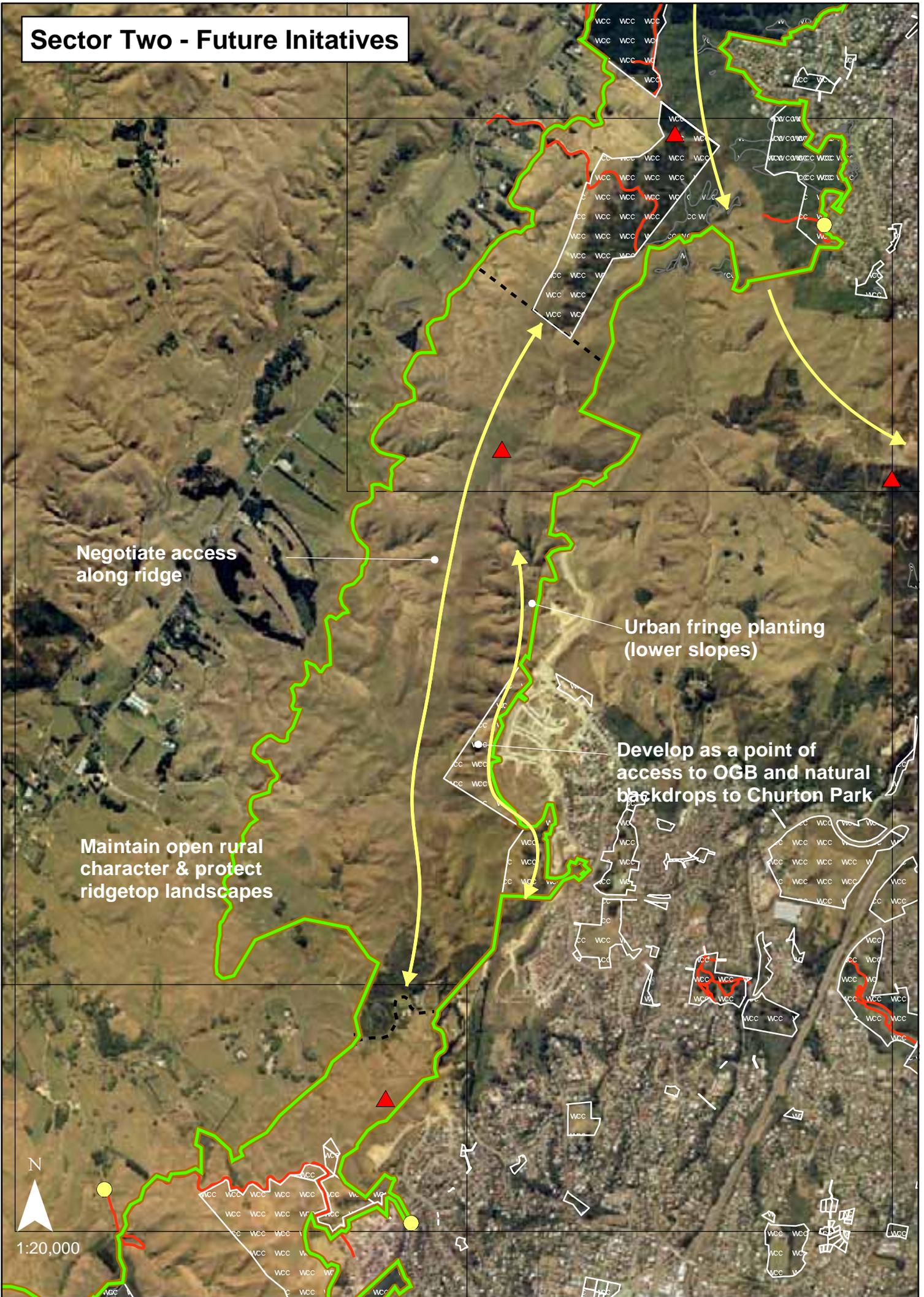
Objective

Discourage or limit the development of plantation forestry within the area because of the negative effects this will have on existing landscape values.

Sector Two - Current Form



Sector Two - Future Initiatives



Negotiate access along ridge

Urban fringe planting (lower slopes)

Develop as a point of access to OGB and natural backdrops to Churton Park

Maintain open rural character & protect ridgetop landscapes

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5.2.3 MANAGEMENT AREA POLICIES

Area 2.1 – Churton Park Reserves

Note: This cluster of reserves lying within the Outer Green Belt will be developed within the overall framework set out above once they come under formal Wellington City Council control. Detailed management provisions set out in the *Churton Park Reserves Network: Development Strategy, Maintenance and Capital Development Plan* (an informal, non-statutory plan and not Wellington City Council policy), will be used where appropriate, subject to Wellington City Council priorities and further landscape planning.

Long term vision

- Develop as a point of access to Sector 2 of the Outer Green Belt for the residents of Churton Park and as a natural backdrop to the local urban environment.

Land status

Please refer to the accompanying map and table.

Management programme

- Develop lower slopes as a natural and attractive buffer to the urban landscape.
- Provide recreational amenities (tracks, etc) consistent with the Outer Green Belt character and purpose.
- Extend access from these reserves to other areas as opportunities arise.
- Maintain the open rural character of the upper slopes.
- Enhance biodiversity mainly by planting in gullies and protecting existing bush remnants.
- Implement specific recommendations of the *Churton Park Reserves Network: Development Strategy, Maintenance and Capital Development Plan* where appropriate.

Public use and enjoyment

- Public access for walking, horse riding and mountain biking will be provided for as the main recreation activities.

Sector Two - Bests Ridge

2.1.1

2.1.2

Erlestoke Cres

Amesbury Drive

Westchester Drive



1:6,000

Council Management Areas

 2.1 Churton Park Reserves

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
2.1	Churton Park hill reserve 1	2.1.1					Proposed reserve		Open Space A	Reserve to vest in accordance with Churton Park subdivision consent and reserves agreement. Open Space B would be more appropriate. Council has not received title.	Monitor progress of reserves agreement. Change zoning to open space B
	Churton Park hill reserve 2	2.1.2					Proposed reserve		Open Space A	Reserve to vest in accordance with Churton Park subdivision consent and reserves agreement. Open Space B would be more appropriate. Council has not received title.	Monitor progress of reserves agreement. Change zoning to open space B

5.3 SECTOR 3: KAUKAU

5.3.1 OVERVIEW

Sector 3 extends from Ohariu Valley Road in Johnsonville to Huntleigh Park Reserve in Ngaio.

Khandallah and Johnsonville Parks and the Awarua Street Reserves protect the environs of Kaukau (one of the most prominent sites in Wellington), if not the actual peak. The top of Kaukau is owned by the Broadcasting Corporation of New Zealand Limited. While the top and western slopes of Kaukau, and the ridges at the southern and northern ends of this sector, are in pasture, much of this sector is in regenerating bush. Another important high point is The Crow's Nest which is a prominent secondary ridge on the city side of the main ridge near Ngaio.

This is a long established section of the Outer Green Belt with the majority of the area in Wellington City Council ownership. The gaps in Wellington City Council ownership are at the top of Kaukau between the main ridge, and between The Crows Nest and the main ridge.

Johnsonville and Khandallah Parks combine to form one of the largest areas of continuous native vegetation in the city - recognised as a Key Native Ecosystem by Greater Wellington the Regional Council in their pest management strategy. A characteristic of this remnant is the relative absence of podocarp species, which apart from their beauty and size, are important for successful breeding by a number of native birds. The ridgeline area around Old Coach Road is still largely in pasture although there are small patches of gorse and broom scrub. Of historical interest at Johnsonville Park is the old water supply system for Onslow County Borough including a tunnel, dam and pump.

Old Coach Road is the most widely known heritage feature in this area and has been subject to many years of debate, due to the perceived risks from the relatively close residential development. The recent purchase of land adjoining Old Coach Road by the Council ensures the protection of some of this important section of ridgeline and the immediate environs of Old Coach Road.

The sector has an extensive system of tracks but there is scope for significant improvement in accessibility, both from the northern end via Old Coach Road and up to the main ridge from Khandallah and Ngaio. There are currently limited linkages between Old Coach Road and Mount Kaukau, but following purchase by the Council, these can now be established.

5.3.2 ISSUES AND OBJECTIVES

5.3.2.1 Protection of key landscape and heritage features

The summit of Kaukau is grazed and this helps maintain the open character of this hilltop, and suppresses weeds such as barberry. As it is one of the most important hilltops in Wellington City, it requires some form of protection and / or a management agreement to maintain landscape values and public access. As grazing on its own fails to completely suppress the growth of barberry, some other form of control will be needed.

The ridgetop areas adjoining Old Coach Road at the north of the sector and near the Crows Nest at the south of the sector, will continue to be grazed and kept clear of weed infestations. The ridgetop area immediately south of Kaukau is not grazed and is therefore subject to a greater threat from barberry and gorse.

Objectives

1. To maintain the open landscapes of the ridgetops and hilltops where they are presently grazed, subject to local modifications (e.g. future landscape plan for Old Coach Road).
2. To recognise and protect Old Coach Road and manage it according to its status and values.
3. To ensure that development on any land in private ownership is located away from the ridgelines, and that the summit at Mount Kaukau in particular is protected from further location of structures.
4. To achieve protection for the summit of Kaukau and The Crows Nest by any appropriate means any potential reserve contributions for adjoining development.

5.3.2.2 Ecological linkages, streams and regeneration of bush

Significant areas of regenerating bush exist in Khandallah and Johnsonville Parks. They are an important part of a corridor leading along the southern part of the Outer Green Belt, but also protect the headwaters of the Korimako branch of the Kaiwharawhara Stream system. This stream is an important corridor of native vegetation and a relatively intact freshwater system lying within an urban area. Its significance is recognised in *The Bush and Streams Restoration Plan*. The relationship between the sector and the wider health of this stream system needs to be recognised and protected.

Preferably grazing on the eastern slopes will only be to the extent necessary to maintain the open ridgetop environment, and should not extend very far down on this side of the main ridge.

Pest management is a significant issue, with the area vulnerable to the incursion of Darwin's barberry. One area that is particularly vulnerable is the ridge area immediately south of Kaukau which warrants special attention and management. A major challenge will be to ensure adequate monitoring and management of any further spread of this plant pest.

The main ecological goal for this area will be the general enhancement of the key native ecosystem, and a key component of this will be the reintroduction of podocarps.

Objectives

1. To encourage regeneration of bush along the eastern flanks of the sector, except in areas specifically defined for grazing.
2. To continue to reduce the threats of pest plants to bush regeneration and halt the northward spread of Darwin's barberry.

3. To manage the sector in a way that recognises its relationship with the Kaiwharawhara Stream system and its importance as an ecological corridor.
4. To encourage land owners to support native bush regeneration in areas which have been retired from farming, and the protection and establishment of riparian vegetation.

5.3.2.3 Access

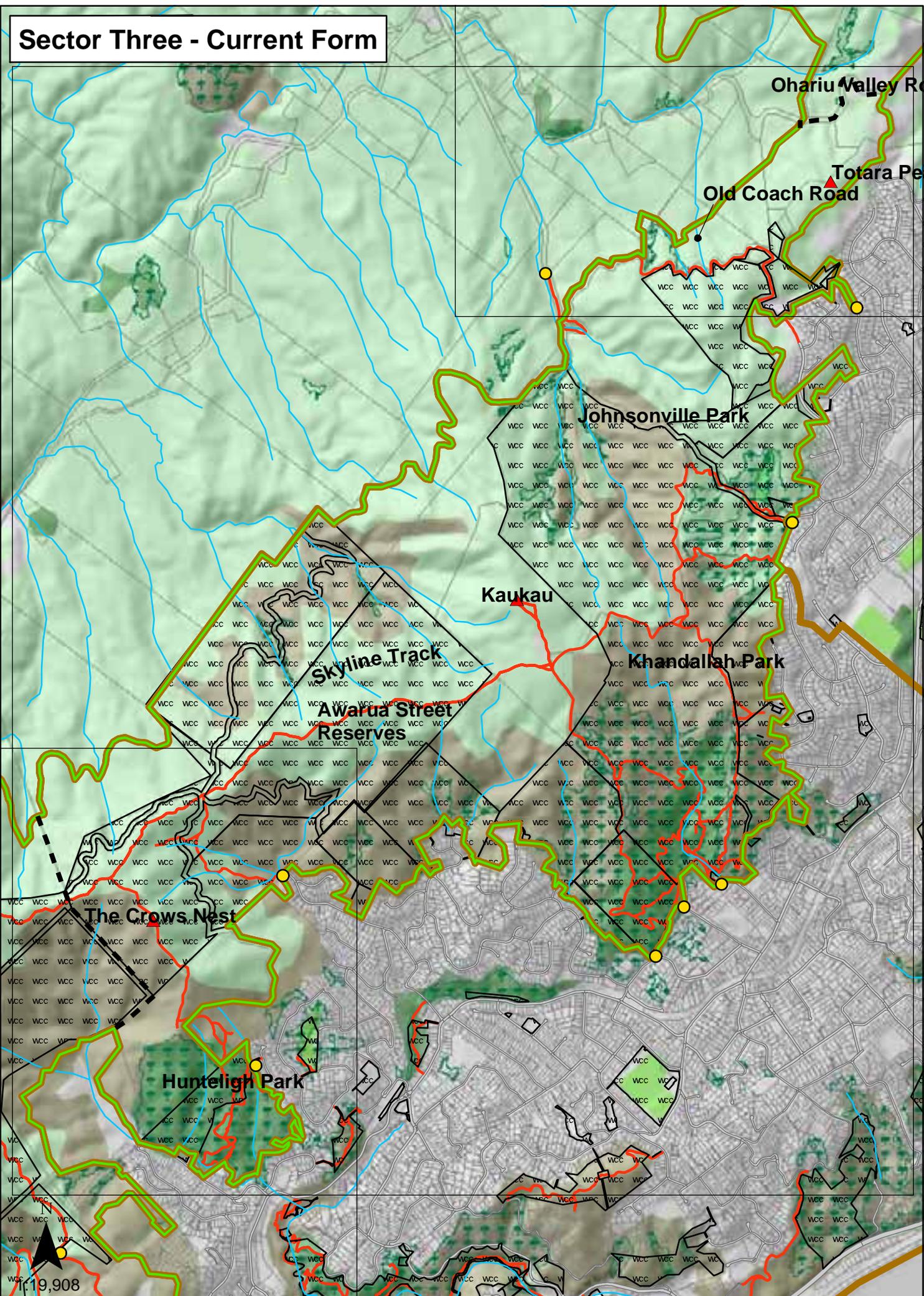
Access is relatively well developed in the sector, but there is a number of significant improvements that can be made, including:

- provide formal access along Totara Ridge from Old Coach Road to Ohariu Valley Road
- provide formal access to the top of Kaukau
- improve accessibility by ensuring tracks are built to appropriate standards
- provide signage and markers for tracks on recently acquired land at Old Coach Road
- formalise access from Silverstream Road to the main ridge via the Crows Nest

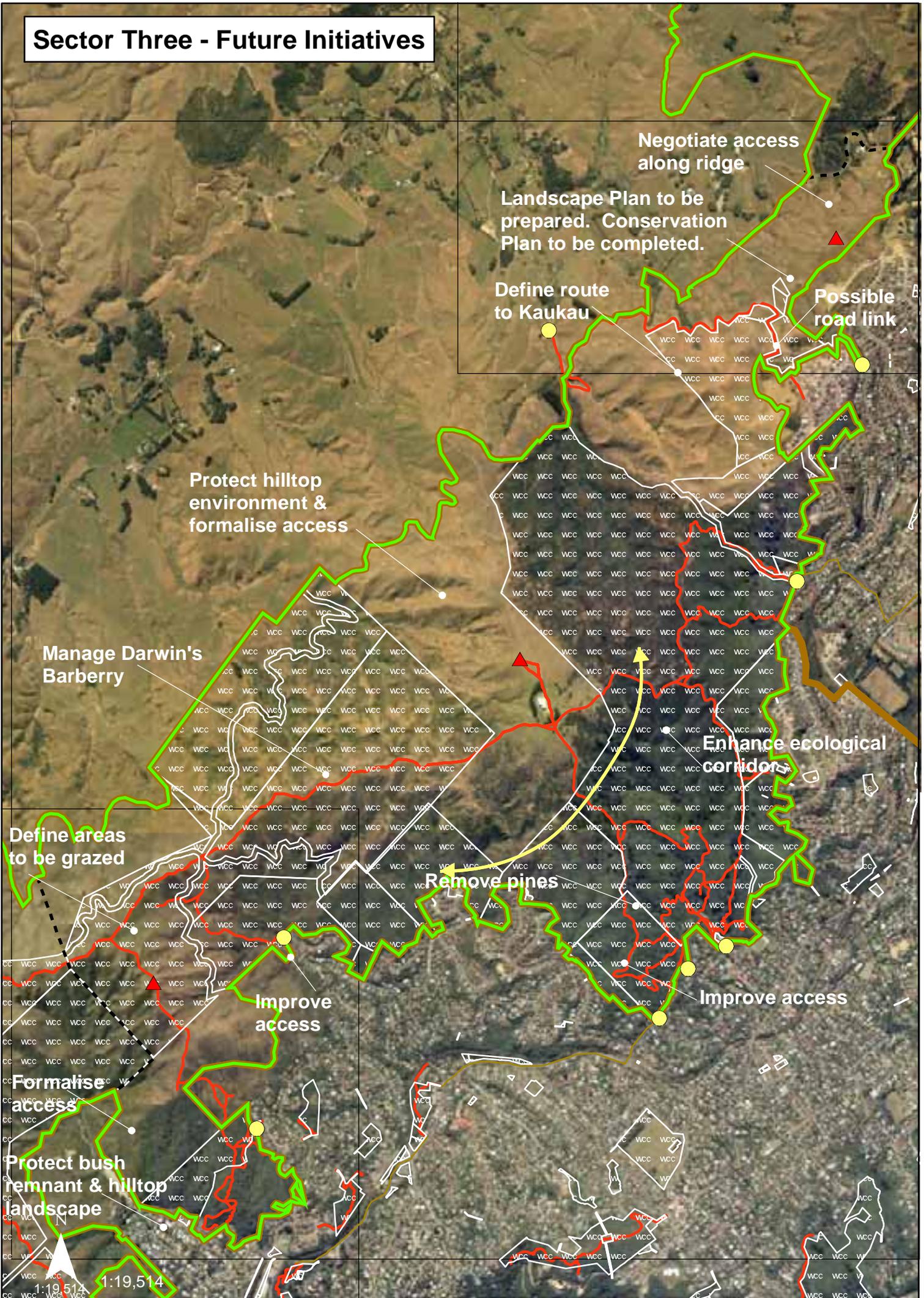
Objectives

1. To complete the required track network for this sector, emphasising walking, but allowing where appropriate, for mountain biking and horse riding.
2. Define and implement the anticipated section of Te Araroa Walkway which would traverse this Sector.

Sector Three - Current Form



Sector Three - Future Initiatives



5.3.3 MANAGEMENT AREA POLICIES

Area 3.1 - Old Coach Road

Long-term vision

- Old Coach Road is protected and managed in a manner reflecting its importance as a Category One historic place, and as an important point of access to the Outer Green Belt.
- The ridgetop environment near Old Coach Road is protected and maintained in its existing, open character.
- Old Coach Road is developed and enhanced as a major access point to the Outer Green Belt.

Land status

Please refer to the accompanying map and table

Management programme

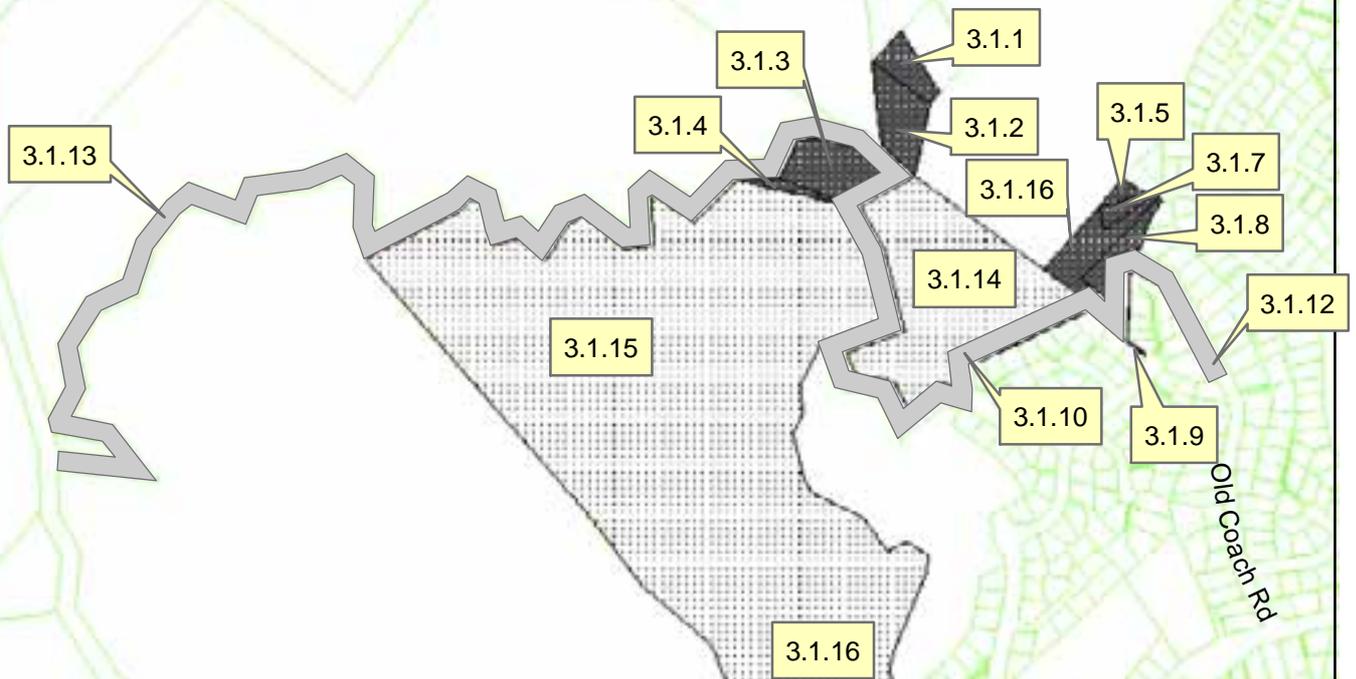
- Complete and adopt the *Old Coach Road Conservation Plan* (confine content to the management of the heritage values, rather than the wider landscape).
- Ensure all parts of the road not needed for public roading purposes (ie. the potential crossing of the McLintock Street extension) are given heritage area status under the *District Plan*
- Consider closing Old Coach Road (as a legal road, except for any section needed for actual roading purposes, and protecting it as a category one Historic Road).
- Prepare and adopt a landscape development plan for the wider area, but focus on the central entrance area. This plan should provide for the establishment of a planted bush strip separating the residential environment from the rural environment on the ridgeline. Adequate parking for visitors will be a key aspect to this plan.
- Reflect in the management of this area any decisions about the extension to McLintock Street arising from the decisions in the *Northern Growth Management Plan*.
- Clearly define walking access to Kaukau.
- Negotiate access along Totara Ridge from Old Coach Road to Ohariu Valley Road and protect by any appropriate means the ridgetop landscape values of this section of ridge.
- Work with the owners of the Hampton Gate development to ensure minimum impact on local landscape and heritage values.
- Protect and enhance biodiversity where possible, while recognising the limited significance of this area to the main ecological values of this sector.

Public use and enjoyment

- Public access for walking and mountain biking will be provided for as the main recreation activities.
- Horse riding on the western side of Old Coach Road and along the main ridge will be allowed, subject to appropriate conditions.

- Access for vehicles on Old Coach Road will be confined to management purposes unless there are exceptional reasons, consistent with the policies of this Plan. Any vehicle access must not damage the road surface.

Sector Three - Kaukau (Old Coach Road)



Council Management Areas

- 3.1 Old Coach Road
- 3.1 Old Coach Road Purchase
- 3.1 Old Coach Road



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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		
3.1	Old Coach Road Reserves	3.1.1	2071	Lot 1 DP 79071	45D/28	0.2210 ha	Recreation Reserve	Vested as reserve on deposit of plan 79071	Open Space B	Land has no frontage to legal road. Subject to Section 5 of the Coal Mines Act 1976 and Section 8 of the Mining Act 1971 – these sections refer to Coal and Minerals found on the land are to remain the property of the Crown. Subject to Section 206 of the Land Act 1924 – this section refers to the leases of the land having no rights to minerals on the land, without a licence.	Consider amalgamation of these reserves into one scenic reserve, excluding Old Coach Road which would have historic reserve status.		
		3.1.2	2009	Lot 1 DP 73472	No CT	0.4174 ha	Recreation Reserve	Vested as reserve on deposit of plan 73472	Open Space B	For easier land administration a new CT should be issued. Prior CT reference is 39A/271. Subject to S.206 of the land Act 1924 - this section refers to the lease of the land having no rights to minerals on the land, without a licence. Subject to S. 8 Coal Mines Amendment Act – this section refers to reservations of coal on alienation's of land by the Crown.			
		3.1.3	2333	Lot 1 DP 85395	53B/193	0.4448 ha	Recreation Reserve	Vested as reserve on deposit of plan 85395	Open Space B				
		3.1.4	2333	Lot 4 DP 87824	53A/829	0.0738 ha	Recreation Reserve	Vested as reserve on deposit of plan 87824	Pl Open Space B and Pt Rural				
		3.1.5	1260	Lot 15 DP 59445	29D/258	0.0658 ha	Recreation Reserve		Open Space A	Subject to restrictions as were imposed in the case of leases by Section 206 Land Act 1924 and to reservations imposed by Section 8 Coal Mines Amendment Act 1950.			
		3.1.6	1260	Lot 3 DP 62410	39C/275	0.0781 ha	Recreation Reserve		Open Space A				
		3.1.7	1260	Lot 1 DP 66655	36C/880	0.3773 ha	Recreation Reserve	Vested as reserve on deposit of plan 66655	Open Space A				
		3.1.8	1260	Lot 13 DP 57705	27B/607	0.1950 ha	Recreation Reserve		Open Space A	Subject to restrictions as were imposed in the case of leases by Section 206 Land Act 1924 and to reservations imposed by Section 8 Coal Mines Amendment Act 1950.			
		3.1.9	2334	Lot 5 DP 85463	52C/269	0.0057 ha	Recreation Reserve	Vested as reserve on deposit of plan 85463	Residential		Easement certificate B779192.5 for water drainage over land, pursuant to S. 245(a) Resource Management Act 1991	Change zoning to open space	
		3.1.10	2335	Lot 6 DP 85464	52D/859	0.0027 ha	Local Purpose Reserve (Isolation Strip)	Vested as reserve on deposit of plan 85464	Heritage Area		Adjoins Old Coach Road, identified in District Plan as a Heritage site.		
		3.1.11	2336	Lot 4 DP 85463	52C/268	0.0038 ha	Local Purpose Reserve (Isolation Strip)	Vested as reserve on deposit of plan 85463	Heritage Area		Adjoins Old Coach Road, identified in District Plan as a Heritage site.		
		3.1.12	2337	Lot 2 DP 85462	52C/270	0.0007 ha	Local Purpose Reserve (Isolation Strip)	Vested as reserve on deposit of plan 85463	Heritage Area		Adjoins Old Coach Road, identified in District Plan as a Heritage site.		
		3.1.13	2527	Old Coach Road			Legal road therefore no CT	Area not defined	Unformed Legal Road	Two parts are described as a Heritage Area, one part as Road	The historic Old Coach Road is identified in the District Planning maps as three separate areas. See map 23 from District Plan.	Consider road closure and creation of historic reserve, excluding any section needed for the possible McL Intock Street extension (refer Northern Growth Management Plan). Redefine any part not needed for roading purposes as Heritage Area in District Plan, where not already so defined.	
			Old Coach Road purchase	3.1.14	2527	Lot 2 DP 80025	Awaiting title	2.6 ha	Not a reserve		Outer Residential	Recently purchased form Landsdale Developments Ltd for Open space purposes. Provision may be made for a through road subject to decisions within the Northern Growth Management Plan.	Protect as scenic reserve and change zoning to Open Space B, while making provision for the possible McL Intock Street extension (refer Northern Growth Management Plan). Identify any part that is surplus to open space or roading purposes and consider subdivision and sale.
				3.1.15	2527	Lot 3 DP 80025	Awaiting title	16.07 ha	Not a reserve		Open Space B and Rural	Recently purchased from Landsdale Developments Ltd for open space purposes.	Protect as scenic reserve and change zoning to Open SpaceB, where currently zoned Rural.

Area 3.2 – Khandallah / Johnsonville Parks

Long-term vision

- Khandallah and Johnsonville Parks are managed together as one of the five principal groups of remnant forest and major key native ecosystems in the Outer Green Belt.
- Biodiversity in this area is managed and enhanced in a way that reflects its ecological linkages with the adjoining Korimako catchment.
- Access to Kaukau, the best known peak in the Outer Green Belt, is a key function of this area, and this access will be enhanced wherever appropriate for walkers and mountain bikers.
- Key entrance areas provide access to the Outer Green Belt, but are also important as community recreation areas for playing, picnicking and other activities.

Land status

Please refer to the accompanying map and table.

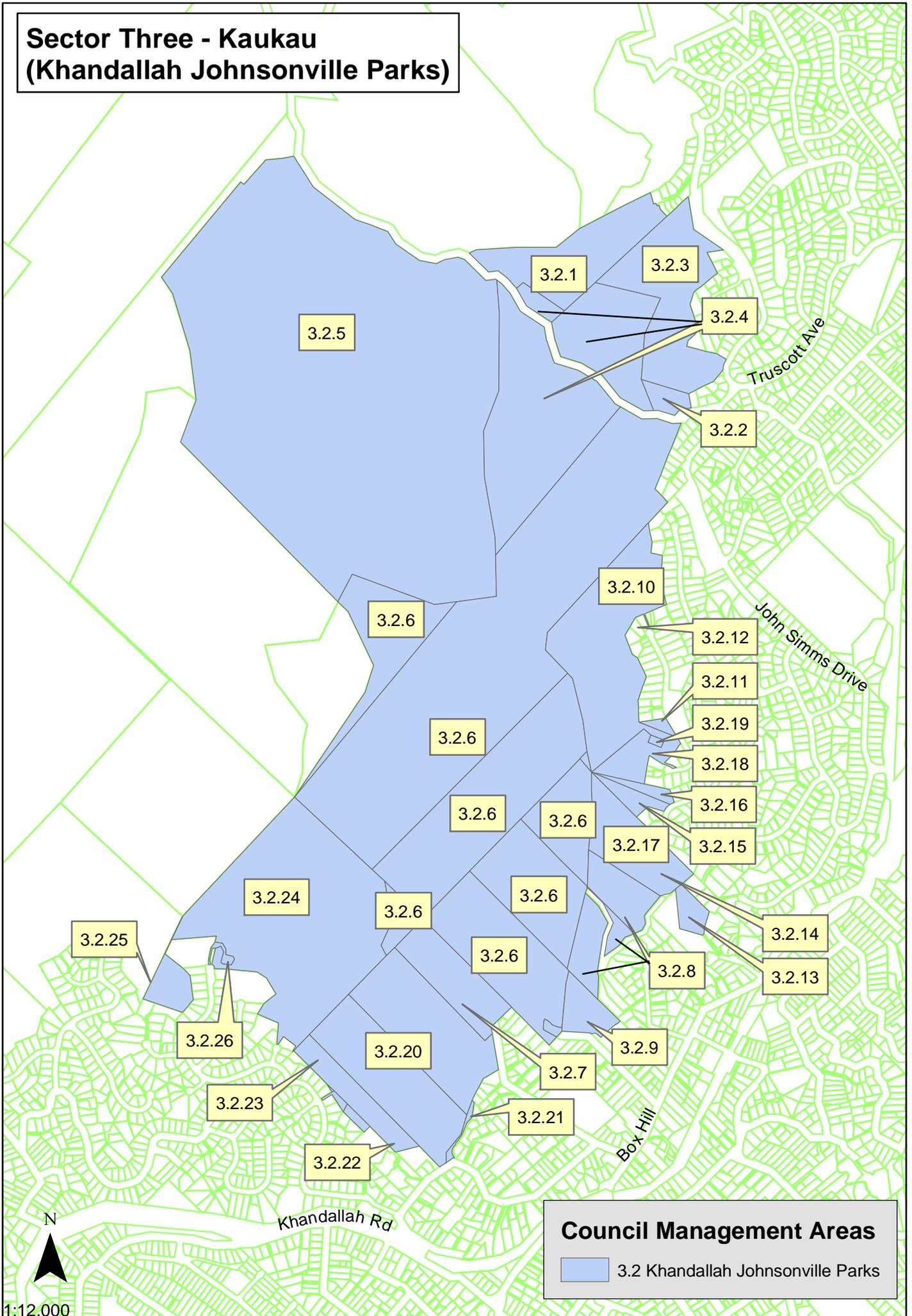
Management programme

- Monitor and maintain control over the spread of Darwin's Barberry, particularly on the upper slopes and ridges around Kaukau.
- Support the goals and programmes of *Project Podocarp*, to re-establish viable populations of podocarps in this area.
- Continue improvements to the track network, focusing on providing safe and enjoyable walking and cycling access to Kaukau, and clear and easy access along the main ridge.
- Consider eradication of scattered pines on the southern and eastern slopes of Kaukau.

Public use and enjoyment

- Public access for walking and mountain biking will be provided for as the main recreation activities. Note, some tracks may continue to be for walking use only.
- Horse riding along the main ridge will be allowed, subject to appropriate conditions.
- Access for vehicles will be confined to management purposes, unless there are exceptional reasons.

Sector Three - Kaukau (Khandallah Johnsonville Parks)



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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
3.2	Johnsonville Park & Khandallah Park	3.2.1	2029	Lot 3 DP 76192	42D/627	5.2130 ha	Recreation Reserve	Vested as reserve on deposit of DP 76192	Open Space B	Street address – 69 MacLintock Street	Consider amalgamating these reserves into one title and reclassifying as scenic reserve where not already so classified.
		3.2.2	678	Lot 64 DP 43204	22B/685	0.6091 ha	Recreation Reserve	Vested as reserve on deposit of DP 43204	Open Space B	Street address – 74 Truscott Ave, also described as Westpark. Looking at the Aerial part of this land is grass, part is Bush, it also adjoins the Old Ohariu Road (paper), consideration of this paper road and appropriate status will be required as part of the Management Plan Process.	Consider closure of Old Ohariu Road (paper road). Reclassify as scenic reserve
		3.2.3	1059	Lot 15 DP 83443	50B/901	6.9973 ha	Recreation Reserve	Vested as reserve on the deposit of DP 83443	Part Open Space B, Part Residential	Part of this land is zoned residential in the District Plan, but has Recreation Reserve status. B641517.9 Easement Certificate for a R.O.W. easement over Lot 3 DP 83443. The right of way was created to service the reservoir located on Part Section 96.	Rezone all as Open Space B. Reclassify as scenic reserve
		3.2.4	1059	Pt Sec 92, 93, 94, 95 and 96, Ohariu District	271/110	27.3163 ha	Scenic Reserve	NZ Gazette 1989/4481	Part Open Space B, Part Conservation (west of Old Ohariu Road)	B040420.1 Gazette notice declares the land to be scenic reserve, 26/10/89. B641517.8 Easement Certificate for a R.O.W. easement over Lot 3 DP 83443. The right of way was created to service the reservoir located on Part Section 96. Details on the portfolio system are different and require updating	Confirm status (refer officer notes)
		3.2.5	1059	Sec 134, Ohariu District	(192/173 cancelled)	63.7810 ha	Scenic Reserve	NZ Gazette 1989/4481	Conservation 5I	Transmission Lines cross over the reserve in the northern corner of the reserve. Certificates of title for land in Johnsonville Park have been cancelled, probably when the gazette notice B040420.1 was issued for the scenic reserve declaration. This has made the land information research very complicated. A current CT would make this much more straight forward in the future.	Confirm status (refer officer notes)
Khandallah Park		3.2.6	1059	Pt Sec 2, Porirua District, Plan A/1093, Pt Lot 1 DP 668, Lot 1 DP 992, Pt Sec 94, 95, 107 & 128, Ohariu District and Pt Sec 4, Porirua District	(Balance of CT 269/209 cancelled).	52.3301 ha	Scenic Reserve	NZ Gazette 1989/4481	Conservation 5E	Certificates of title for land in Khandallah Park have been cancelled, probably when the gazette notice B040420.1 was issued for the scenic reserve declaration. This has made the land information research very complicated. A current CT would make this much more straight forward in the future.	Confirm status (refer officer notes)
		3.2.7	1059	Lot 1 DP 738	(Cancelled CT 882/10)	3.1995 ha	Scenic Reserve	NZ Gazette 1989/4481	Conservation 5F	Certificates of title for land in Khandallah Park have been cancelled, probably when the gazette notice B040420.1 was issued for the scenic reserve declaration. This has made the land information research very complicated. A current CT would make this much more straight forward in the future.	Confirm status (refer officer notes)
		3.2.8	1059	Lots 2 & 3, DP 668 and Lot 3, DP 992	(Cancelled CT 98/1230)	3.5359 ha	Scenic Reserve	NZ Gazette 1989/4485	Part Conservation 5F and Part Open Space	Certificates of title for land in Khandallah Park have been cancelled, probably when the gazette notice B040425.1 was issued for the scenic reserve declaration. This has made the land information research very complicated. A current CT would make this much more straight forward in the future. Subject to the water rights created by Transfers 45975 & 45976 and notice of building line restriction by order in Council 360.	Confirm status (refer officer notes). Consider reclassification of lower area, containing swimming pool and playground as recreation reserve.
		3.2.9	1059	Lot 11, DP 2930	CT 282/107	1.2672 ha	Scenic Reserve	NZ Gazette 1989/4485	Open Space B	Portfolio system requires updating, currently incorrect. A new CT should be issued for this reserve land.	Reclassify as scenic reserve
		3.2.10	1919	Lot 1 DP 67610	No CT	8.8830 ha	Recreation Reserve	Vested as reserve on the deposit of DP 67610	Conservation 5F		

Area 3.3 – Awarua Street Reserves

Long-term vision

- A long and high section of the main ridge connecting Kaukau and the Kilmister Tops, featuring the prominent peak of the Crows Nest.
- The main ridgeline is an open and expansive landscape, mostly grazed but with some well looked after areas of important ridgetop vegetation.
- A relatively remote part of the Outer Green Belt providing outstanding views of the city.
- In partnership with other landowners maintain and enhance the biodiversity of Huntleigh Park Reserve and adjoining areas as part of this key native ecosystem.

Land status

Please refer to the accompanying map and table.

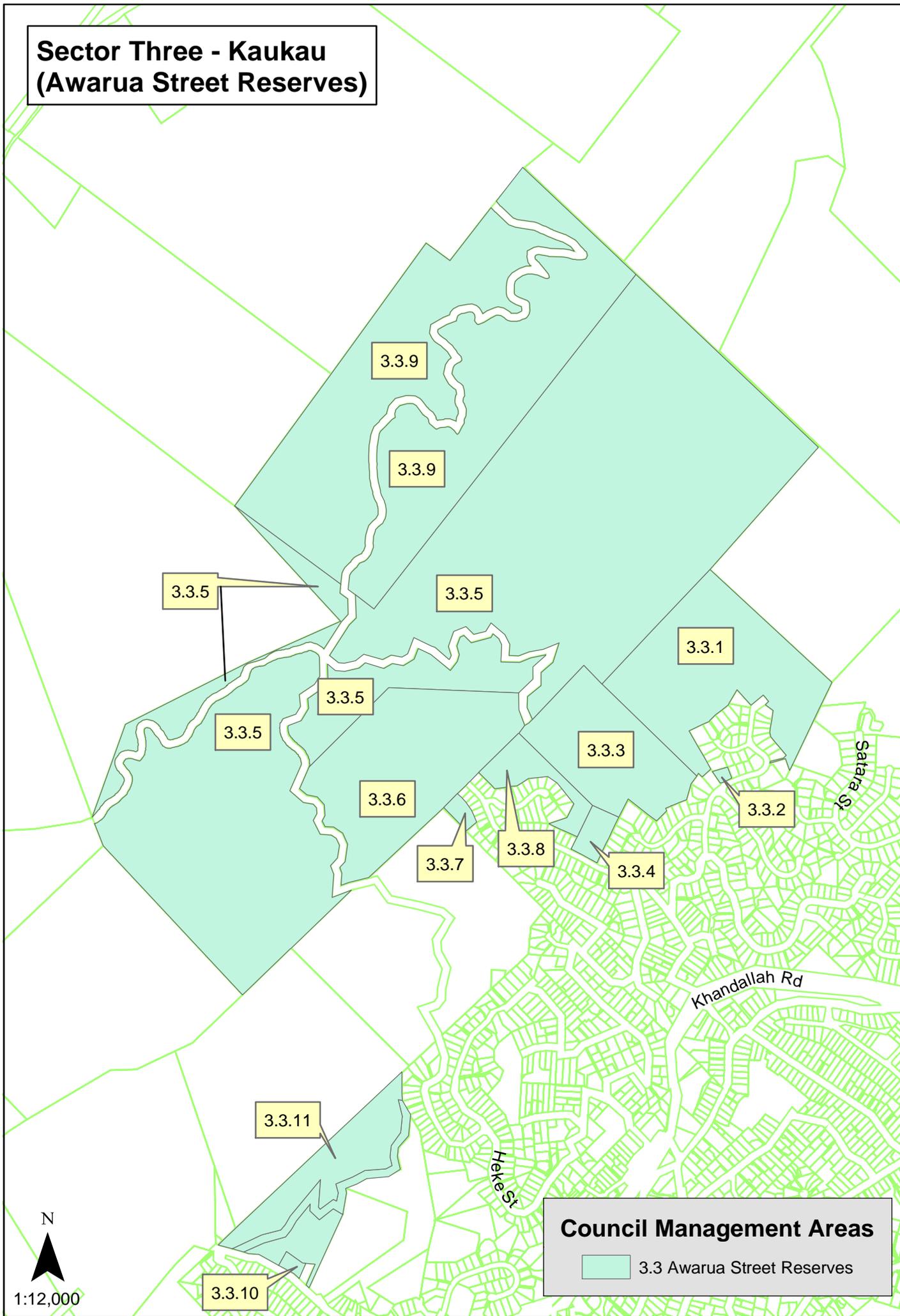
Management Programme

- Clearly define areas to be grazed and undertake any new fencing required to achieve this.
- Protect the ridgeline vegetation south of Kaukau from Darwin's barberry.
- Improve track access from Awarua Street and Silverstream Road. The link from Silverstream Road may require agreement with landowners, or re-routing or both, depending on the outcome of development plans for the Outer Residential zoned land near the Crows Nest.
- Consider exchanging the lower section of the land on the western slopes (area 3.3.9 on the accompanying map) for recreation access to Ohariu Valley.

Public use and enjoyment

- Public access for walking and mountain biking will be provided for as the main recreation activities.
- Horse riding along the main ridge will be allowed, subject to appropriate conditions.
- Access for vehicles will be confined to management purposes, unless there are exceptional reasons.

Sector Three - Kaukau (Awarua Street Reserves)



Council Management Areas

3.3 Awarua Street Reserves

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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		
3.3	Awanui Street Reserves	3.3.1	1370	Lot 41 DP 81645	48B/64	13.9429 ha	Recreation Reserve	Vested as reserve on deposit of DP 81645	Conservation 5D		Consider amalgamating these reserves and reclassifying as scenic where not so classified. Consider closure of the paper roads which traverse this area.		
		3.3.2	1370	Lot 48 DP 57018	26D/454	0.1169 ha	Recreation Reserve				Reclassify as scenic reserve		
		3.3.3	1187	Pt Sec 9 Kaiwharwhara District	20D/1109	8.6527 ha	Not a reserve			Conservation 5D and Part Open Space B	Held as Council owned freehold land, no reserve status. Transferred to WCC in 1986, from GB Kilmister and TA Kilmister.	Protect as scenic reserve	
		3.3.4	1901	Lot 1 DP 33410	12A/416	0.9102 ha	Recreation Reserve			Open Space B		Reclassify as scenic reserve	
		3.3.5	1740	Pt Sec 128 Oharuru District	47C/982	91.6423 ha	Not a reserve			Part Conservation 5D and Part Open Space B	Held as Council owned freehold land, no reserve status.	Protect as scenic reserve	
		3.3.6	2187	Lot 1 DP 62343	31C/990	14.6701	Recreation Reserve			Open Space B	Held as Council owned freehold land, no reserve status. Transferred to WCC from UDC Finance Ltd in 1996, as Recreation Reserve subject to the Reserves Act 1977.	Reclassify as scenic reserve	
		3.3.7	2187	Lot 49 DP 29087	5C/1477	0.3728	Recreation Reserve			Outer Residential	Transferred to WCC from UDC Finance Ltd in 1996, as Recreation Reserve subject to the Reserves Act 1977. The land has no frontage to a public street. Current zoning of Outer Residential is not appropriate for this land.	Rezone as Open Space B	
		3.3.8	2187	Pt Sec 9 Kaiwharwhara District	21A/511	2.1326 ha	Recreation Reserve			Open Space B	Transferred to WCC from UDC Finance Ltd in 1996, as Recreation Reserve subject to the Reserves Act 1977.	Reclassify as scenic reserve	
		3.3.9	473	Pt Sec 109	20D/1107	42.1480 ha	Not a reserve			Open Space B	Taken for the Purposes of a Pleasure Ground subject to Section 32 of the Public Works Act, NZ Gaz 1977/3253. This land is not classified under the Reserves Act 1977.	Protect as scenic reserve	
		3.3.10	Huntleigh Forest Park	487	Pt Sec 7 Kaiwharwhara District and Part closed Street	13B/954	0.2147 ha	Recreation Reserve	G.N. B.04/0423.1, 1989	Outer residential		Outer residential zoning is not appropriate for this land.	Rezone as Open Space B
		3.3.11		487	Lois 1 & 2 DP 17482, Lot 26 DP 21990, and Section 42 Kaiwharwhara District	24C/599	8.2437 ha	Scenic Reserve	G.N. B.04/0427.1	Conservation 5C		Subject to building line restriction in 467989	

5.4 SECTOR 4: OTARI-WILTON'S BUSH

5.4.1 OVERVIEW

The main feature of this sector is the large area of primary and secondary bush remnants that lie across the Te Mahanga branch of the Kaiwharawhara Stream system and against the eastern flanks of the Outer Green Belt. The importance of this area in any otherwise cleared landscape was recognised very early in the history of European settlement in Wellington. Five hundred hectares of land were set aside as Otari Native Reserve in 1847.¹ Following a series of further subdivisions and allocations, and changes of ownership, an area was set aside as Otari Scenic Reserve in 1906. This was followed, in 1925, by Council acquisition of the area that became Otari-Wilton's Bush. The concept of an open air plant museum developed around this time, and now the area has a dual identity reflected in the full name - Otari Native Botanic Garden and Wilton's Bush Reserve.

Otari Native Plant Museum has considerable historical significance for Wellington and New Zealand, due to its longevity and its role in the study, protection and display of New Zealand plants.

Otari-Wilton's Bush is the city's best remaining native forest remnant (podocarp/northern rata) and is at the heart of the present protected area. Surrounding areas of reserve contain mature forest, assumed to have been modified, and more extensive areas of secondary forest.

Lying above Otari-Wilton's Bush are the higher eastern slopes and the main ridgeline running through to Johnstons Hill. Kilmister Tops is a peneplain remnant which is high, broad and largely clear of tall vegetation. This is perceived most dramatically close-up, rather than at a distance, although the glimpses of green and golden pasture at the top of the hill are an attractive contrast to the dense bush below.

The Skyline Walkway has its southern end at Chartwell substation. Despite the existence of a paper road connecting Kilmister Tops and Karori (Parkvale Road), formal and practical public access along this section of the main ridge is not available at present. Achieving this link is a high priority. An extensive local network of tracks within Otari-Wilton's Bush requires formal connections to the main ridge, as and when these can be negotiated. An historic, pre-war access to Otari farms and Kilmister Tops existed from Parkvale Road.

The main access route used by Maori from the harbour to the West Coast lies through this area. The identification of the track's location is an issue for manawhenua, and it remains to be worked through with them as to how it is managed.

5.4.2 ISSUES AND OBJECTIVES

5.4.2.1 Working with private landowners

A significant portion of the tops lie in private ownership and is managed as a commercial farm. There is considerable potential to work with the current landowners to obtain clear access along the ridgeline, access up to the ridgeline and to protect the ridgetop environment.

¹ The history of this area is of significance mostly to the Te Atiawa hapu.

In addition, the former Transpower land which lies between the Kilmister Block and the Otari Native Botanic Garden land is subject to the outcomes of the land claims process. It is currently owned by Department of Conservation, pending a final decision about its future. It will be important to work with Te Atiawa as to the future use of this block if they declare an interest in it. The *Otari-Wilton's Bush Management Plan* recommends inclusion of this area into Otari-Wilton's Bush.

Objectives

1. To work with the owners of Otari Farm to achieve public access and the protection of ridgetop values.
2. To work with the Crown and Te Atiawa to ensure appropriate management of relevant landholdings within the sector.

5.4.2.2 Landscape

The open pasture landscape of the Kilmister Tops, and the private land to the south, is a long-established and attractive landscape which complements the dense bush on the eastern slopes and valleys. Clear definition and fencing of these open areas should continue so that open pasture is separated from regenerating bush, and the two land types can be managed properly.

Objective

To retain the main ridgetops and hilltops in open pasture, where this is the present condition, while recognising the potential to encourage regeneration across to the western slopes lying outside the Outer Green Belt.

5.4.2.3 Ecological linkages, streams and regeneration of bush.

The primary and secondary remnants lying within Otari-Wilton's Bush and on Johnstons Hill are the most significant within the Outer Green Belt. They are an important source of seed for general regeneration across the city. The area is also part of the Kaiwharawhara catchment and plays a significant role in improving water quality after the stream has passed through the old landfill area in Ian Galloway Park.

In addition, the remnants play an important role in the potential regeneration of bush over the ridge and into the western part of the Outer Green Belt in this area. The 'temperate influence' ecoregion (domain eight) runs up through the Kaiwharawhara Stream corridor, across this ridge and down the Makara Stream valley.

The headwaters of the Makara Stream lie between the Outer Green Belt ridge and the ridge leading to the summit of British Peak. There is an opportunity to work with landowners to enhance this area, drawing on the 'reservoir' of Otari-Wilton's Bush. This would potentially create a more ecologically useful corridor than that which could be achieved between Johnstons Hill and Makara Peak via the main ridge.

Objectives

1. To maintain and enhance the sector as:
 - a key junction point with the Kaiwharawhara Stream ecological corridor
 - a potential linkage across the ridge and into the Makara Stream valley system
 - as a major linkage to the Karori Wildlife Sanctuary, particularly in terms of habitat for native bird species.
2. To continue to achieve extensive regeneration of the bush along the eastern slopes.
3. To continue to recognise the central role of the Otari Native Botanic Garden and Otari-Wilton's Bush in vision for the Outer Green Belt ecosystem.
4. To continue to improve the protection of native vegetation and manage plant and animal pests throughout Wellington City Council lands in this area.

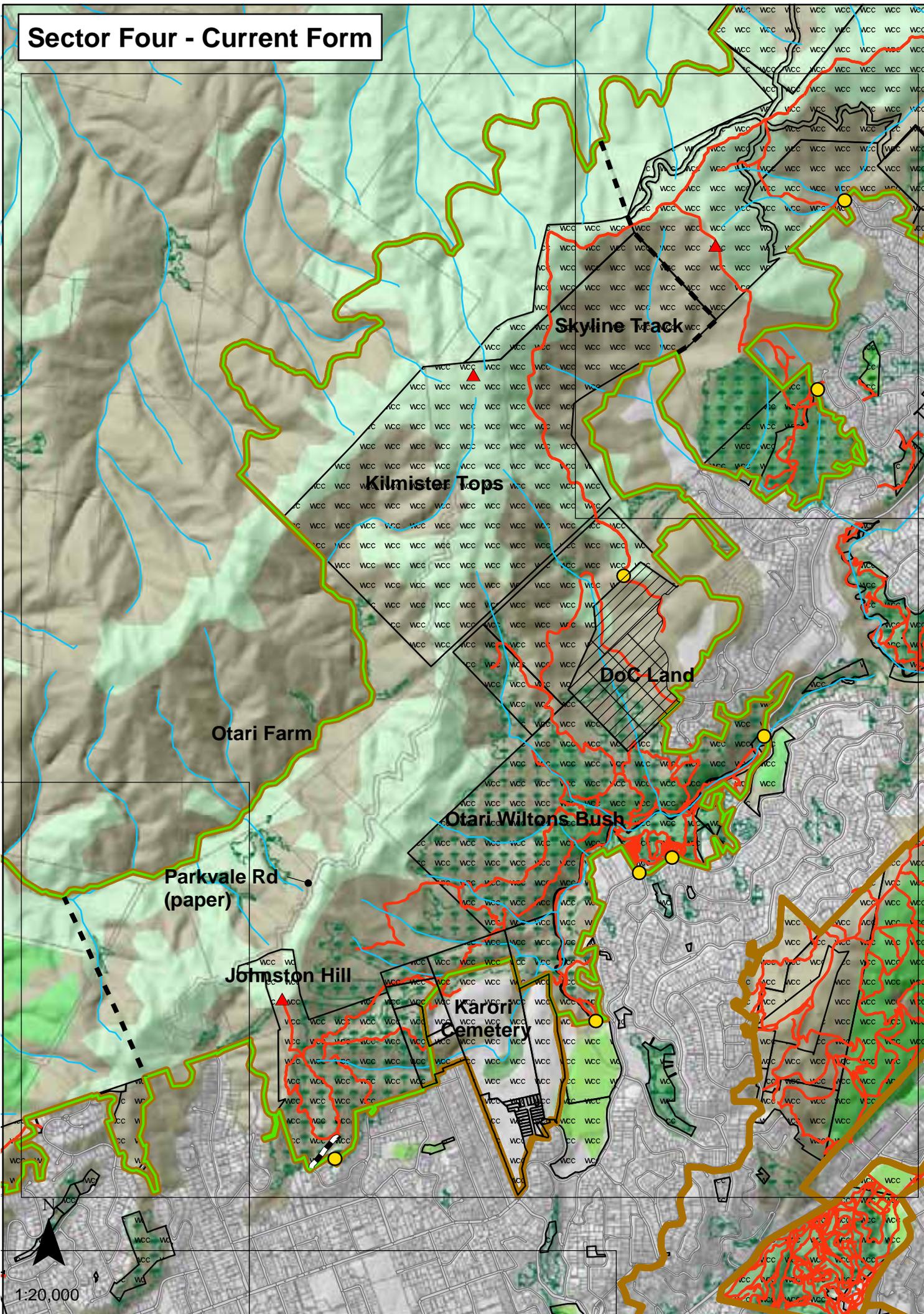
5.4.2.4 Access

The track system is relatively well developed on Wellington City Council land within this sector. Otari-Wilton's Bush provides an excellent 'front-country' amenity area with relatively easy access which then leads to the steeper eastern slopes. In addition to achieving formal public access along the remainder of the main ridge in this area, and linkages to Otari-Wilton's Bush, improvements in terms of track design and construction are needed, along with better track information for visitors.

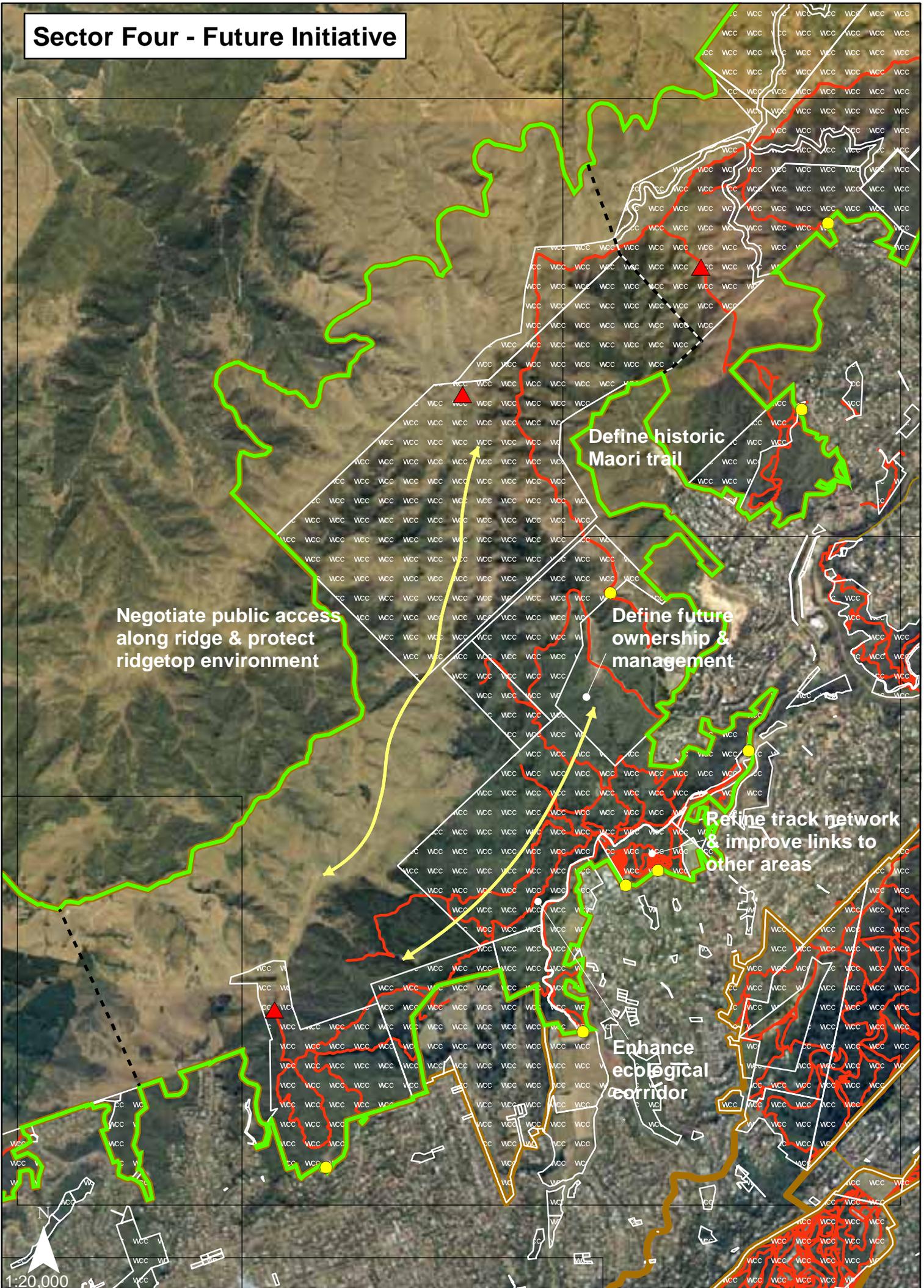
Objectives

1. To achieve formal public access along the main ridgeline from the Kilmister tops to Karori, and connections to this ridge from the existing Otari-Wilton's Bush and Johnstons Hill track networks.
2. To negotiate access from this area westward into the rural environment.
3. To improve the existing track network in terms of design and construction, according to agreed track standards.

Sector Four - Current Form



Sector Four - Future Initiative



5.4.3 MANAGEMENT AREA POLICIES

Area 4.1 - Kilmister Tops

Long-term vision

- Maintain as a major area of open ridgetop and hilltop landscapes with regenerating bush on lower slopes.

Land status

Please refer to the accompanying map and table.

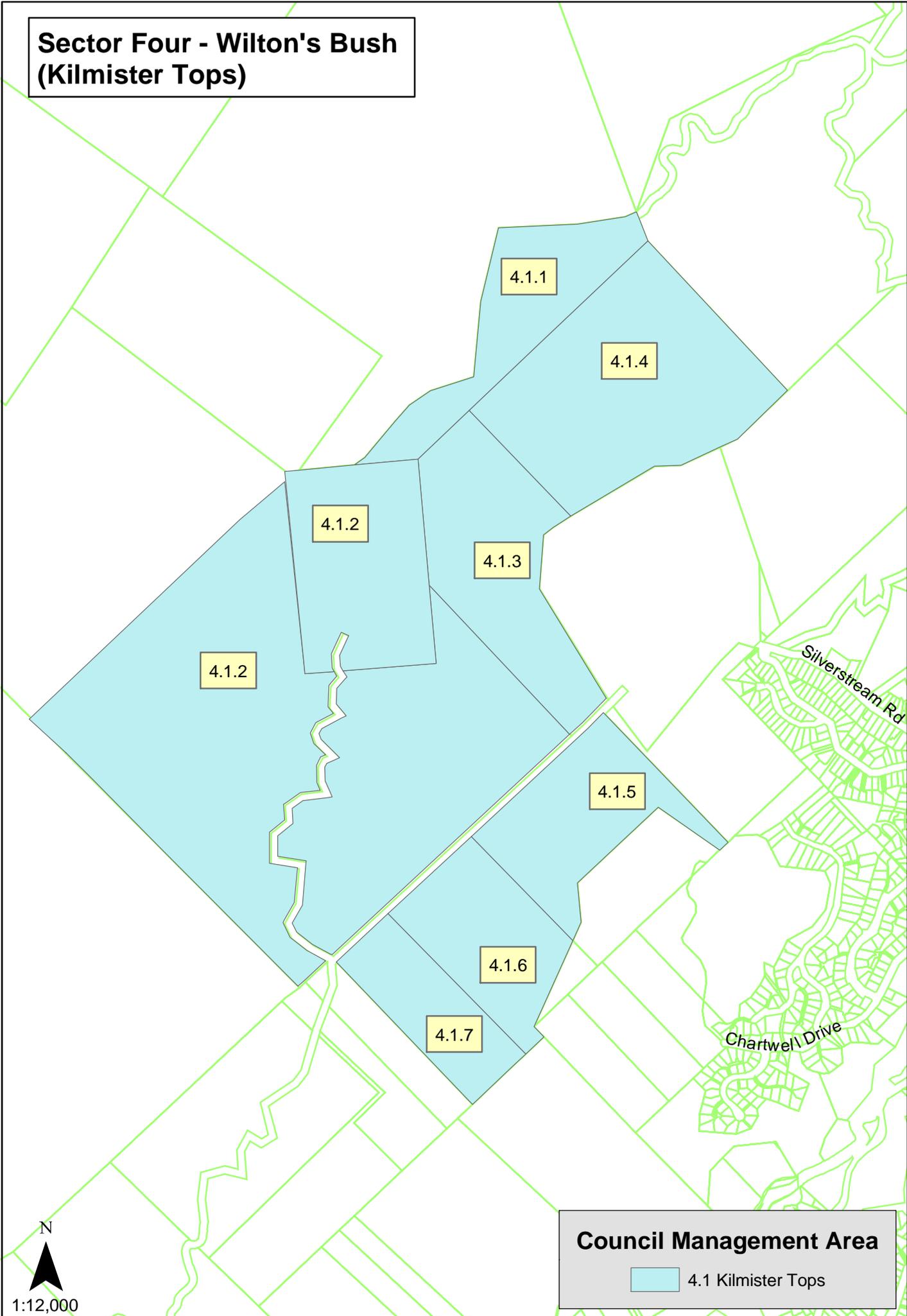
Management Programme

- Clearly define areas to be grazed, and fence accordingly.
- Provide clear and well constructed tracks from key entrances and from Otari-Wilton's Bush to the Kilmister Tops and main ridge areas. Note: clear open areas of the main ridgeline may only need a route, identified by signs and markers.
- Manage plant pests in grazed and regenerating bush areas.
- Develop appropriate entrance facilities once the future of the Crown land at Crofton Downs has been defined.

Public use and enjoyment

- Public access for walking, horse riding and mountain biking will be provided for as the main recreation activities.
- Special permission may be granted on a one-off basis for properly organised tours in off-road vehicles along the main ridge, subject to the general policies in this Plan and any assessment criteria or conditions the Council may wish to impose.

**Sector Four - Wilton's Bush
(Kilmister Tops)**



Council Management Area

4.1 Kilmister Tops

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
4.1	Kilimister Tops	4.1.1	2306	Lot 2 DP 81286	47C/980	12.5003 ha	Recreation Reserve	Vested as reserve on deposit of DP 81286	Open Space B	The district plan maps show transmission lines crossing this land. The old Maori Ohariu/Thomdon Track also crosses over this land. Transpower have a current access agreement with WCC over this land to access their utilities, dated 21/8/2000.	Reclassify as scenic reserve. Consider amalgamating this land and other titles in this group as one scenic reserve
		4.1.2	2342	Secs 54, 56, Pts Sec 52 & 58 Makara District shown as part of the land on Plan A3196 & Lot 1 DP 5398	287/283	194.5147 ha	Not a reserve		Rural	The land is held as Council owned freehold land, it has no reserve status. The old Maori Ohariu/Thomdon Track also crosses over this land. Transpower have a current access agreement with WCC over this land to access their utilities, dated 21/8/2000.	Rezone as Open space B. Protect as scenic reserve
		4.1.3	2342	Pt Sec 57 Makara District	22B/793	18.1284 ha	Not a reserve		Rural	The district plan maps show transmission lines crossing this land. The old Maori Ohariu/Thomdon Track also crosses over this land. The land is held as Council owned freehold land, it has no reserve status. Transpower have a current access agreement with WCC over this land to access their utilities, dated 21/8/2000.	Rezone as Open space B. Protect as scenic reserve
		4.1.4	2342	Pt Sec 11 Kaiwharawhara District	22B/443	28.0585 ha	Not a reserve		Open Space B	The district plan maps show transmission lines crossing this land. The old Maori Ohariu/Thomdon Track also crosses over this land. The land is held as Council owned freehold land, it has no reserve status. Transpower have a current access agreement with WCC over this land to access their utilities, dated 21/8/2000.	Protect as scenic reserve
		4.1.5	2342	PTA2 Ohari Block	94/29	13.4823 ha	Not a reserve		Rural	The district plan maps show transmission lines crossing this land. The land is held as Council owned freehold land, it has no reserve status. Transpower have a current access agreement with WCC over this land to access their utilities, dated 21/8/2000.	Rezone as Open space B. Protect as scenic reserve
		4.1.6	2342	PTA3 Ohari Block	115/275	11.9091 ha	Not a reserve		Conservation 5G	The land is held as Council owned freehold land, it has no reserve status. Transpower have a current access agreement with WCC over this land to access their utilities, dated 21/8/2000.	Protect as scenic reserve
		4.1.7	190	A4-Otari Block	19C/1301	8.6122 ha	Recreation Reserve	NZ Gazette 1988/68	Conservation 5G		Reclassify as scenic reserve.

Area 4.2 - Otari-Wilton's Bush

Long-term vision

- Continue to manage Otari Native Botanic Garden and Wilton's Bush Reserve in accordance with the *Otari Native Botanic Garden Management Plan, 1996* until such time as this plan is reviewed.

The role of Otari Native Botanic Garden and Wilton's Bush Reserve is:

- *To maintain and develop a native botanic garden:*
 - i for the conservation of native plants*
 - ii as a resource for scientific studies and education in natural sciences, conservation and native plant horticulture.*
- *To protect the forest area, taking into account Otari's role as a key link in the Kaiwharawhara catchment ecological corridor.*
- *To provide a recreation area where the natural environment can be enjoyed, subject to necessary measures protecting the environment.*
- Interpret and implement the management plan to reflect the full name of the area – *Otari Native Botanic Garden and Wilton's Bush Reserve*, and its relationship with adjoining reserves and the Outer Green Belt, in accordance with the objectives of this Plan.

Land status

Please refer to the accompanying map and table.

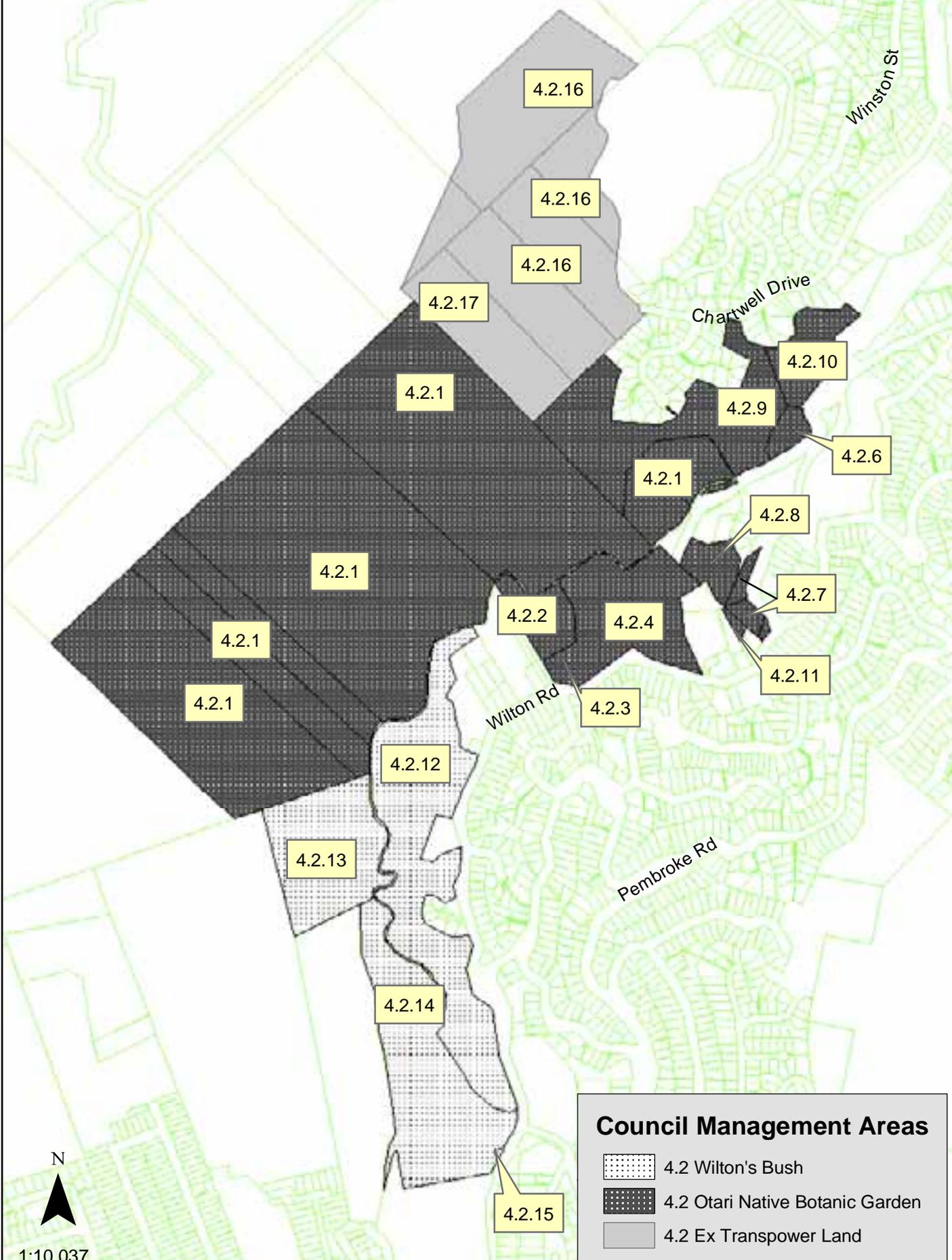
Management Programme

- Please refer to the specific objectives and policies in the *Otari Native Botanic Garden Management Plan, 1996*.
- Review the management plan by 2006.
- Improve the track network and provide better linkages with adjoining areas.
- Continue to focus on the protection and enhancement of the forest ecosystem.
- Continue to focus on the maintenance and improvement of the botanical displays and entrance / amenity areas.
- Ensure forest margins are properly fenced from adjoining grazed areas on Wellington City Council and other properties.

Public use and enjoyment

- Public access for walking, nature appreciation and picnicking will be provided for as the main recreation activities, and the area will be used for as a gateway to the Outer Green Belt for longer walks and tramps.
- The use of mountain bikes, horses and off-road vehicles is not allowed in this area.

Sector Four - Wilton's Bush (Wilton's Bush)



Council Management Areas

-  4.2 Wilton's Bush
-  4.2 Otari Native Botanic Garden
-  4.2 Ex Transpower Land

1:10,037

4.2	Ex-Transpower Land	4.2.16	Not WCC owned, Crown owned land, owned by DOC	Pt Olari A2 & A3, Pt Lots VI & VII Kaiwharawhara District, Pt Sec 1 SO 35925	No CT	17.8447 ha	Not a reserve	NZ Gazette 1999/1550	Part Open Space B and Part Conservation 5G	This land is Crown owned land, it was originally administered by Transpower, in relation to the Wilton substation at the end of Charwell Drive. Subsequently the land was set apart for Conservation purposes, under the Conservation Act 1987 (NZ Gazette 1999/1550) and the Public Works Act 1981 (NZ Gazette 2000/2282). The Department of Conservation currently has responsibility for this land. Pursuant to a longstanding Reserves Agreement between WCC and DOC the intention is for DOC to appoint WCC to control and manage the land as part of the Olari Reserve and Outer Green Belt. This has been delayed in recognition of the still unresolved Treaty Claims by various iwi in the Wellington area. If this area is vested in WCC to Control and Manage, DOC will classify it as Scenic Reserve, pursuant to the Reserves Act 1977. Transpower have a current access agreement with WCC over this land to access their utilities, dated 2/18/2000.	Continue to manage area pending decisions about its future status. If this area is vested with Wellington City Council to control and manage, its status and management should reflect not only the association with Olari-Wilton's Bush but also the more direct association with the Kilmister Tops (Management Area 4.1)
		4.2.17	Not WCC	Pt Lot VII Kaiwharawhara District.	No CT	4.2596 ha	Not a reserve	NZ Gazette 1999/1550	Conservation 5G	Same status as for 4.2.16	As for 4.2.16

Area 4.3 - Johnstons Hill

Long-term vision

- Johnstons Hill is the southern end of Te Wharangi Ridge and in time will be managed in close association with Otari-Wilton's Bush and Kilmister Tops as a major ridgetop landscape and key native ecosystem.

Land status

Please refer to the accompanying map and table.

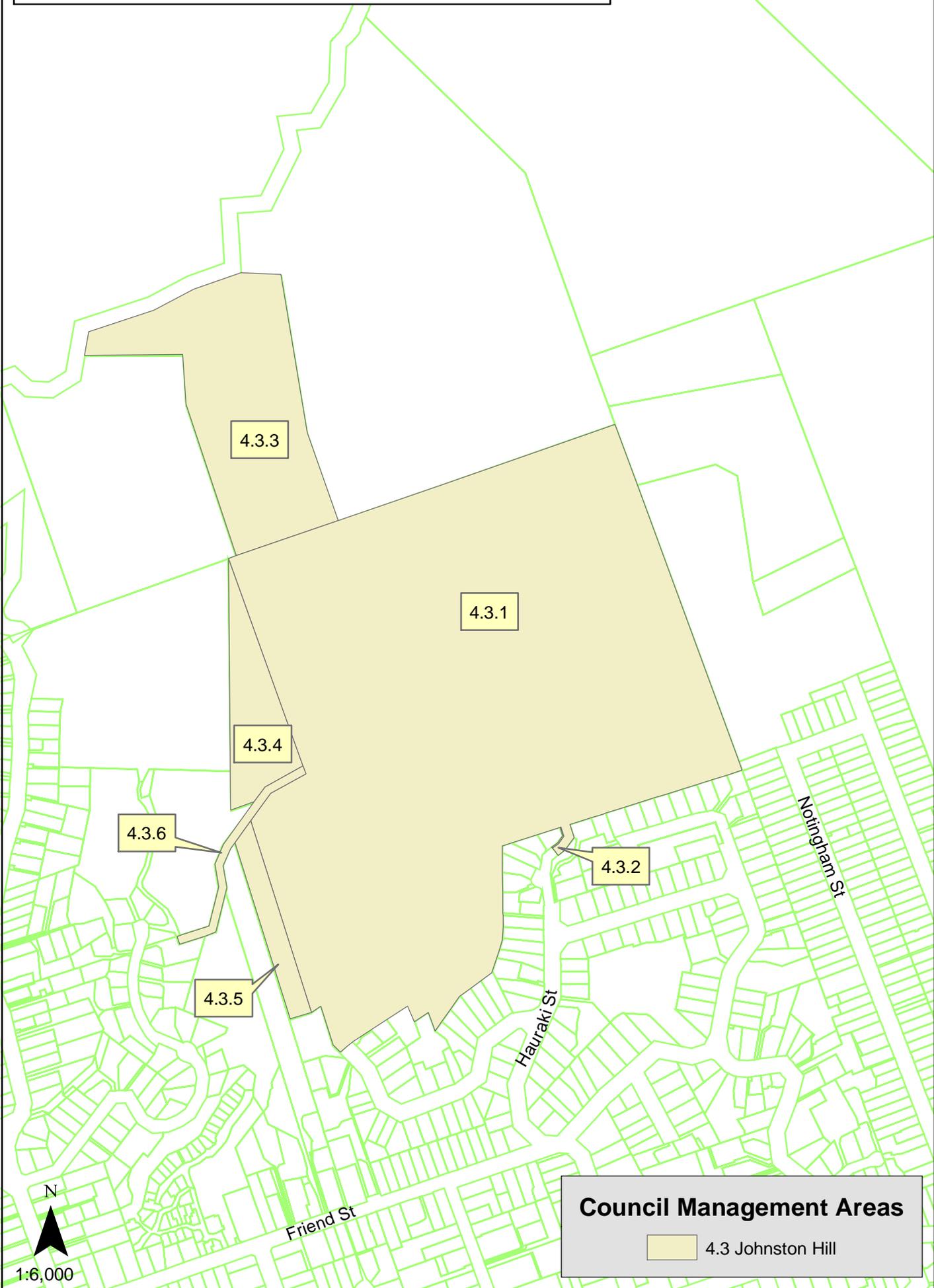
Management programme

- Provide and maintain easy and safe walking tracks to the summit of Johnstons Hill from the main entrance.
- Improve recreational linkages between Johnstons Hill, Otari-Wilton's Bush and Kilmister Tops.
- Protect and enhance forest ecosystems mainly through on-going pest control and the fencing of bush margins from adjoining grazed areas.
- Encourage ecological enhancement of adjoining private land on the western slopes of Johnstons Hill.

Public use and enjoyment

- Public access for walking will be provided for as the main recreation activity.
- Achievement of a practical and legal walking link from Johnstons Hill to the main ridgeline and other reserves to the north and west of this high point is a high priority.
- Future access to the main ridge in the vicinity of Johnstons Hill will be via Parkvale Road in Karori, subject to any land owner approvals that may be needed.
- Access for vehicles within this management area will be confined to management purposes.

Sector Four - Wilton's Bush (Johnston Hill)



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
4.3	Johnston Hill Scenic Reserve	4.3.1	472	Pt Lot 1 DP 12348	488/4	26.9134	Scenic Reserve	NZ Gazette 1989/4485	Open Space B	Johnston Hill Reserve is Crown owned land (Conservation) but WCC was granted authority to control and manage under Gazette notice 1941/3755 & subsequent gazette notices 1957/588, 1953/1740 & 1957/588 confirmed as Domain to be administered by WCC – as Johnston Hill Domain Board. It was then gazetted as Scenic Reserve Gaz 1989/4485. The appointment of WCC to control and Manage the land (NZ Gaz 1941/3755 is not registered on CT 488/4, this needs to be actioned).	Update CT references as indicated.
		4.3.2	472	Lot 10 DP 35300	18A/857	0.0045 ha	Recreation Reserve		Open Space B	This land is WCC owned land. Transfer 230469.2 Grant of batter easement over part lot 7 on plan 35300.	
		4.3.3	472	Lot 1 DP 18143	No CT	4.6127 ha	Scenic Reserve	NZ Gazette 1989/4485	Open Space B	This part of Johnston Hill Reserve is Crown owned land (Conservation) but WCC was granted authority to control and manage under Gazette notice 1957/588 as a Public Domain, to be administered by WCC – as Johnston Hill Domain Board. It was then gazetted as Scenic Reserve Gaz 1989/4485. This land has no current CT, it may be useful to have a CT issued, with all the relevant Gazette references included.	Update CT references as indicated.
		4.3.4	472	Sec 61 Karori District	No CT	1.3517 ha	Scenic Reserve	NZ Gazette 1989/4485	Open Space B	This part of Johnston Hill Reserve is Crown owned land (Conservation) but WCC was granted authority to control and manage under Gazette notice 1957/588 as a Public Domain to be administered by WCC – as Johnston Hill Domain Board. It was then gazetted as Scenic Reserve Gaz 1989/4485. This land has no current CT, it may be useful to have a CT issued, with all the relevant Gazette references included.	Update CT references as indicated.
		4.3.5	472	Lot 1 DP 14695	No CT	0.6416 ha	Scenic Reserve	NZ Gazette 1989/4485	Open Space B	This part of Johnston Hill Reserve is Crown owned land (Conservation) but WCC was granted authority to control and manage under Gazette notice 1953/1740 to be part of Johnston Hill Domain, to be administered by WCC – as Johnston Hill Domain Board. It was then gazetted as Scenic Reserve Gaz 1989/4485. This land has no current CT, it may be useful to have a CT issued, with all the relevant Gazette references included.	Update CT references as indicated.
		4.3.6	472	Pt Sec 37 Karori	20B/1256	Unknown	Not a reserve		Open Space B	This land is identified in the WCC Property system as being part of the Johnston Hill Scenic Reserve. Linking from the reserve to David Crescent. It is zoned Open Space B in the District Plan. It is Council freehold land held for Housing purposes. Reserve classification is required for this land and for clearer definition of the land area etc a new CT should be issued.	Protect as scenic or recreation reserve.

5.5 SECTOR 5: MAKARA PEAK

5.5.1 OVERVIEW

Sector 5 encompasses the main ridge on the northern and western sides of Karori. At the northern end of this sector there is some cross over into the 'temperate ecodomain' running up through the Kaiwharawhara Stream system. Otherwise the area is more subject to a maritime influence. The area has been almost fully cleared of the original forests, except for some small areas of advanced secondary forest at the southern end. Over much of the area there has been a gradual reversion to scrub with some relatively advanced stages of regeneration occurring within the more sheltered areas.

The effect of bush regeneration is to surround the suburb of Karori with a relatively green landscape which on close inspection, has significant problems with pest plants, especially Darwin's barberry.

About half of the area is in public ownership (the southern end) while the northern area is largely privately owned. Makara Peak occupies a central place at the southwestern end of Karori and is a major feature in the landscape. It has been managed as Makara Peak Mountain Bike Park for the last four years. The mountain bike park is nationally recognised as an area specifically dedicated to mountain biking. A five year development plan was prepared by the Makara Peak Supporters in 2001 and includes the following vision:

To create a world class mountain bike park, with dual use tracks for all levels of rider, in a restored native ecosystem.

The road through to Makara is one of only two fully formed public roads passing through the Outer Green Belt and provides a very accessible ridgeline entrance point within this sector.

Two large Wellington City Council landholdings join the sector but are not included in the Outer Green Belt area. These are Makara Cemetery and the property on which the Western Treatment Plant was built. In addition to their existing functions these Wellington City Council properties may become significant for future ecological and recreational linkages, but are not included in the Outer Green Belt concept area. Consideration may be given to including some of these areas if there are clear reasons for doing so and little risk of diluting the integrity of the overall belt.

5.5.2 ISSUES AND OPPORTUNITIES

5.5.2.1 Ecological linkages and regeneration of bush

Apart from a few small areas Sector 5 does not have a high biodiversity value at present, but it offers the opportunity, in conjunction with the adjoining rural landscape, to develop a western corridor that links the two key ecological areas of Sectors 4 and 6. A key to this will be encouraging private landowners in the area lying between Karori Park and Johnstons Hill to manage their properties to enhance this linkage.

A significant risk is the rapid expansion of Darwin's barberry which is likely to impede regeneration. The restoration efforts on Makara Peak will contribute significantly to the regeneration vision and will continue to be supported by the Council.

The most significant biodiversity initiative in this area is the work being done by the Supporters in implementing their five year plan for restoration. Their goal is to *facilitate progress towards the restoration of Makara Peak to a healthy native forest*, which is consistent with their overall vision which is to create riding experiences within a native forest setting.

Objectives

1. To foster the restoration of native vegetation on all Wellington City Council reserves and open spaces in Sector 5.
2. To recognise other existing and potential ecological corridors which can complement the role of the Outer Green Belt in this part of the city, including but not limited to, Makara Stream and Karori Stream.
3. To work with private landowners and neighbours to foster improved biodiversity and ecological connectivity.

5.5.2.2 The access network

An extensive track network (over 25 km) has been built for mountain biking on Makara Peak and is also enjoyed by walkers and runners. This extends across Makara Hill Road and along the main ridge to the top of Karori Park where there is another local network of tracks. However, there is no legal access from Karori Park along the main ridge to Johnstons Hill, and this will be a key addition to the network if it can be achieved.

Makara Peak Mountain Bike Park has a development plan prepared by the Makara Peak Supporters, which reflects some input from the Council. This is not, however, a formal management plan nor a Wellington City Council policy and a more formal plan is needed to give a clear direction and basis for on-going Council support and funding of this project.

Karori Park should provide an easy and safe access to the main ridge, and a possible alternative return route (i.e. a loop track). The existing tangle of tracks does not perform this or any other clear function very well and needs to be reviewed. The top and bottom halves of this reserve have quite different character and function.

Eventually, an extension of the Skyline Track should traverse this sector and all other sectors from north to south and, apart from the connection to Johnstons Hill, can be defined in this area by using the most direct of the existing tracks.

Objectives

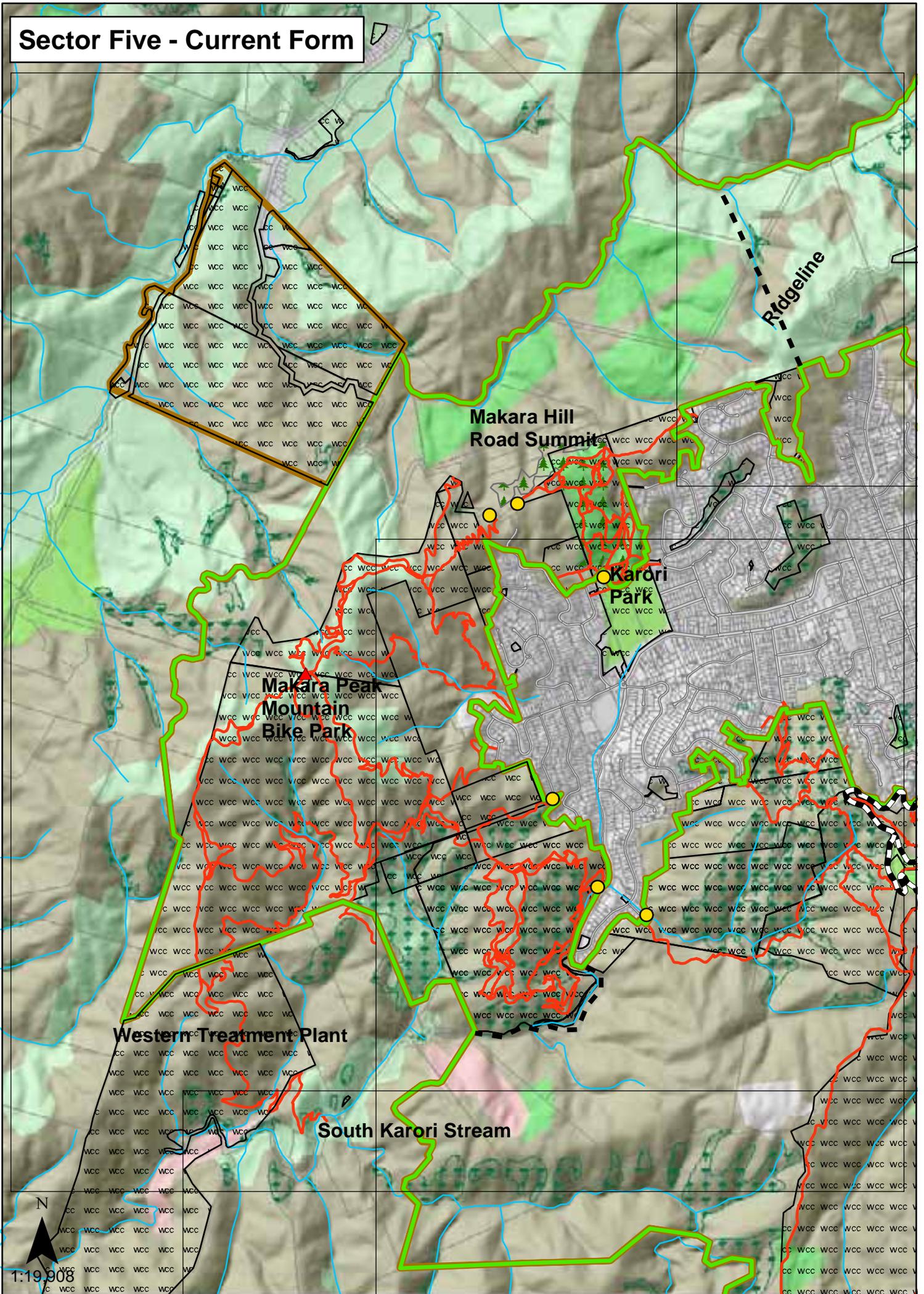
1. To complete the development of Makara Peak Mountain Bike Park, including the track network according to a development plan which has Council approval.
2. To provide public access along the entire ridgeline in Sector 5, connecting with the main ridgelines in Sectors 4 and 6.
3. Improve the track network linking Karori Park sportsfields to the main ridgeline.

5.5.2.3 Outer Green Belt protection: Makara Road

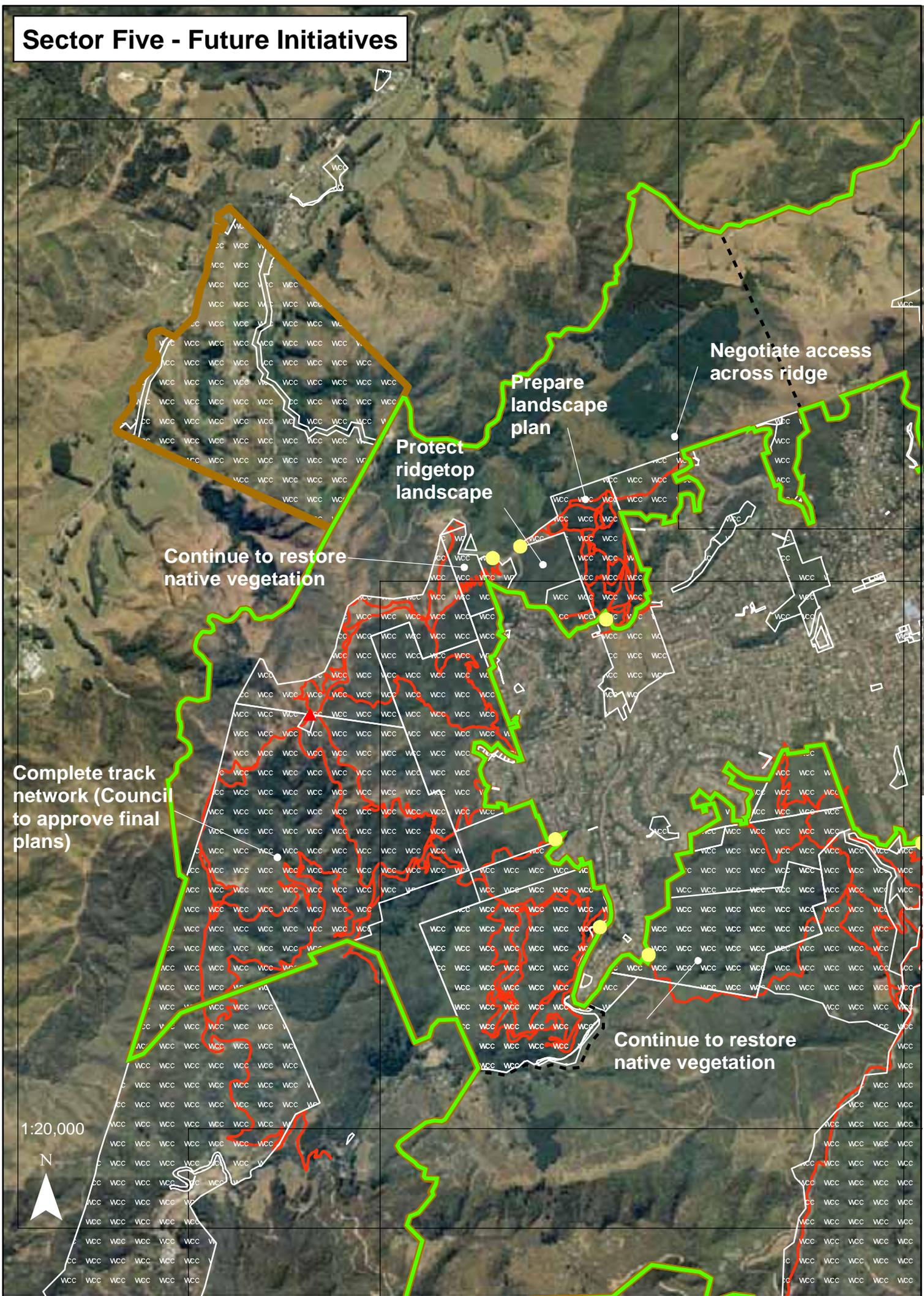
The area to the north of Council management area 5.1.14 – running up to the ridgeline – and to the south of Council management area 5.1.13 is one of the few areas within the Outer Green Belt where residentially zoned land intrudes onto the main ridgeline. The objectives of this Plan cover this specific area through the criteria in Section 2 – particularly criteria 2.1.5.

The Council will work to protect the key landscape values associated with this land. This will involve working with the developers to maintain an undeveloped skyline, including the Makara Road saddle. Key viewpoints to view the skyline are from Karori Road and from Karori Park.

Sector Five - Current Form



Sector Five - Future Initiatives



Continue to restore native vegetation

Protect ridgetop landscape

Prepare landscape plan

Negotiate access across ridge

Complete track network (Council to approve final plans)

Continue to restore native vegetation

1:20,000



5.5.3 MANAGEMENT AREA POLICIES

Area 5.1 - Karori Park

Long-term vision

- Acknowledge the different parts of Karori Park and administer accordingly – the top area as part of the Outer Green Belt and the bottom area as a major sportsfield and recreation area. Subdivide these two areas and reclassify the upper area as scenic reserve.
- Seek to protect the landscape values of the Makara Road saddle and main ridgeline to the south of Council management area 5.1.13. Consideration should be given to purchase, reserve provision as a result of subdivision, and land exchange, as possible ways to achieve this protection.

Land status

Please refer to the accompanying map and table.

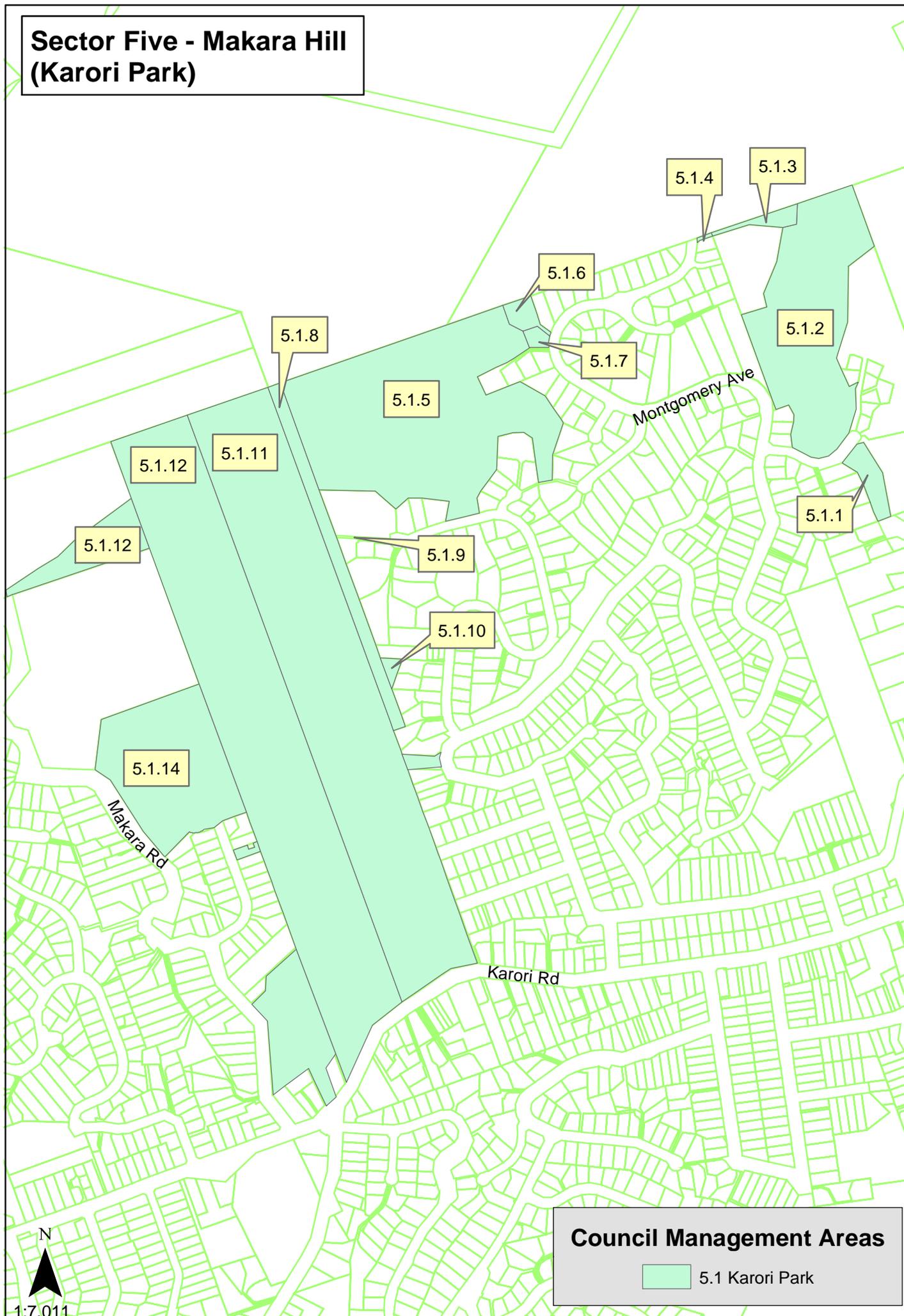
Management programme

- Continue the use and development of the lower area for sport and recreation purposes under a different management plan.
- Prepare a landscape plan for the upper area, including provisions for management or removal of the existing pine forests, revegetation of native bush and rationalisation of the track network.

Public use and enjoyment

- Public access for walking will be provided for as the main recreation activity.
- Provision for mountain biking will be considered on a track-by-track basis.

Sector Five - Makara Hill (Karori Park)



Council Management Areas

5.1 Karori Park

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																																																																																																	
5.1	Alanbrooke Place, Montgomery Ave	5.1.1	1983 & 1985	Lot 4 DP 66392	40D/665	0.3324 ha	Recreation Reserve	Vested on deposit of Plan 66392	Open Space B	Appurtenant hereto are the rights of way in Easement Certificate B086316.3 (subject to section 309(1)(a) Local Govt. Act 1974). Easement certificate B086316.3 pursuant to Section 90A And Act 1952. Right of way (subject when created to Section 309(1)(a) Local Government Act 1974) Grant of Telecommunications Easement in transfer B.216594.3 (subject to Section 309(1)(a) Local Government Act 1974).	Consider amalgamating these reserves into a smaller number of files. Reclassify as scenic reserve																																																																																																	
												5.1.2	1983 & 1985	Lot 1 DP 71465	40D/666	4.2560 ha	Recreation Reserve	Vested on deposit of Plan 71465	Open Space B	Appurtenant hereto are the rights of way in Easement Certificate B086316.3 (subject to section 309(1)(a) Local Govt. Act 1974). Easement certificate B086316.3 pursuant to Section 90A And Act 1952. Right of way (subject to Section 309(1)(a) Local Government Act 1974).	Reclassify as scenic reserve																																																																																							
																						5.1.3	1983 & 1985	Lot 9 DP 71940	39B/165	0.1706 ha	Local Purpose (Reservoir) Reserve	Vested on deposit of Plan 71940	Open Space B	The within land has no frontage to a legal road. Appurtenant hereto are the rights of way in Easement Certificate B086316.3 (subject to section 309(1)(a) Local Govt. Act 1974).																																																																														
																																5.1.4	1285 & 2000	Lot 3 DP 67708	43C/551	0.0115 ha	Local Purpose (Reservoir Access) Reserve		Outer Residential	Rezone as Open Space B																																																																				
																																									5.1.5	1285 & 2000	Lot 1 DP 67709	43C/552	7.3672 ha	Recreation Reserve		Open Space B	Reclassify as scenic reserve																																																											
																																																		5.1.6	1285 & 2000	Lot 42 DP 67707	43C/553	0.1882 ha	Local Purpose (Reservoir) Reserve		Outer Residential	Rezone as Open Space B																																																		
																																																											5.1.7	2000	Lot 41 DP 67707	35B/952	0.0866 ha	Recreation Reserve	NZ Gazette 1993/193	Outer Residential	This lot is a grassed area with children's play equipment sited on it. It is a recreation reserve subject to the Reserves Act. Open space zoning would be more appropriate. B.302221.1 Gazette notice 1993/193 authorises the exchange of the recreation reserve land contained in CT 41A/19 for the within land. B.302221.3 transfer to the Wellington City Council for a reserve for recreational use.	Rezone as Open Space A. Manage playground in accordance with Playgrounds Policy																																								
																																																																					5.1.8	552 & 553	Lot 76 DP 9628	416/51	0.9611 ha	Recreation Reserve	NZ Gazette 1989/4479	Open Space B		Reclassify as scenic reserve																														
																																																																															5.1.9	552 & 553	Lot 204 DP 49090	35B/303	0.0232 ha	Not a reserve		Outer residential	Held for access way purposes, linking between Percy Dyett Drive and Karori Park. Vested on the deposit of plan 49090	Protect as reserve. Rezone as Open Space B																				
																																																																																									5.1.10	552 & 553	Lot 3 DP 68825	No CT	0.0705 ha	Recreation Reserve	Vested on deposit of plan 68825	Outer residential	This triangular lot is bush covered and recreation reserve pursuant to the Reserves Act. It is currently zoned Outer Residential. It does not have a current CT, having one issued which would be useful for future land administration purposes.	Reclassify as scenic reserve. Rezone as Open Space B. New CT required.										
																																																																																																			5.1.11	552 & 553	Pt Sec 41 Karori District	153/281	11.0474 ha	Recreation Reserve	NZ Gazette 1989/4479	Part Open Space B & Part Open Space A	Part of title included within Outer Green Belt concept. This division corresponds with the two different Open Space zones. Electricity easement over part of the land in favour of Capital Power Ltd, B.435402.1 transfer.	Subdivide into two lots - the upper lot to become scenic reserve as part of the Outer Green Belt. The lower lot to retain existing status and not subject to the Outer Green Belt Management Plan.

5.1		5.1.13	552	Lot 3 DP 53185	23A/348	0.8993 ha	Recreation Reserve	Open Space B	Subject to the Reserves Act 1977	Reclassify as scenic reserve
	Ex-School Site	5.1.14	1955	Section 1 SO Plan 32138	33D/730	3.2770 ha	Recreation Reserve	Open Space B	Transferred from the Crown, (an ex-primary school site) to WCC as Recreation Reserve in 1991. Subject to the Reserves Act 1977, subject to Part IV A of the Conservation Act 1987. Electricity easement over part of land, marked "A" on DP 79837 in favour of Capital Power Ltd.	Consider partial revocation and exchange with adjoining Outer Residential lot on upper slopes. Reclassifying retained areas as scenic reserve and manage as part of Outer Green Belt.

Area 5.2 – Mountain bike park

Long-term vision

- To create a world class mountain bike park, with dual use tracks for all levels of rider, in a restored native ecosystem.
- Complete and maintain the mountain bike track network in partnership with the Makara Peak Supporters, according to an agreed plan approved by the Council.
- Continue the restoration of the indigenous forest ecosystem, with linkages to surrounding bush corridors both within and outside the Outer Green Belt.

Land status

Please refer to the accompanying map and table.

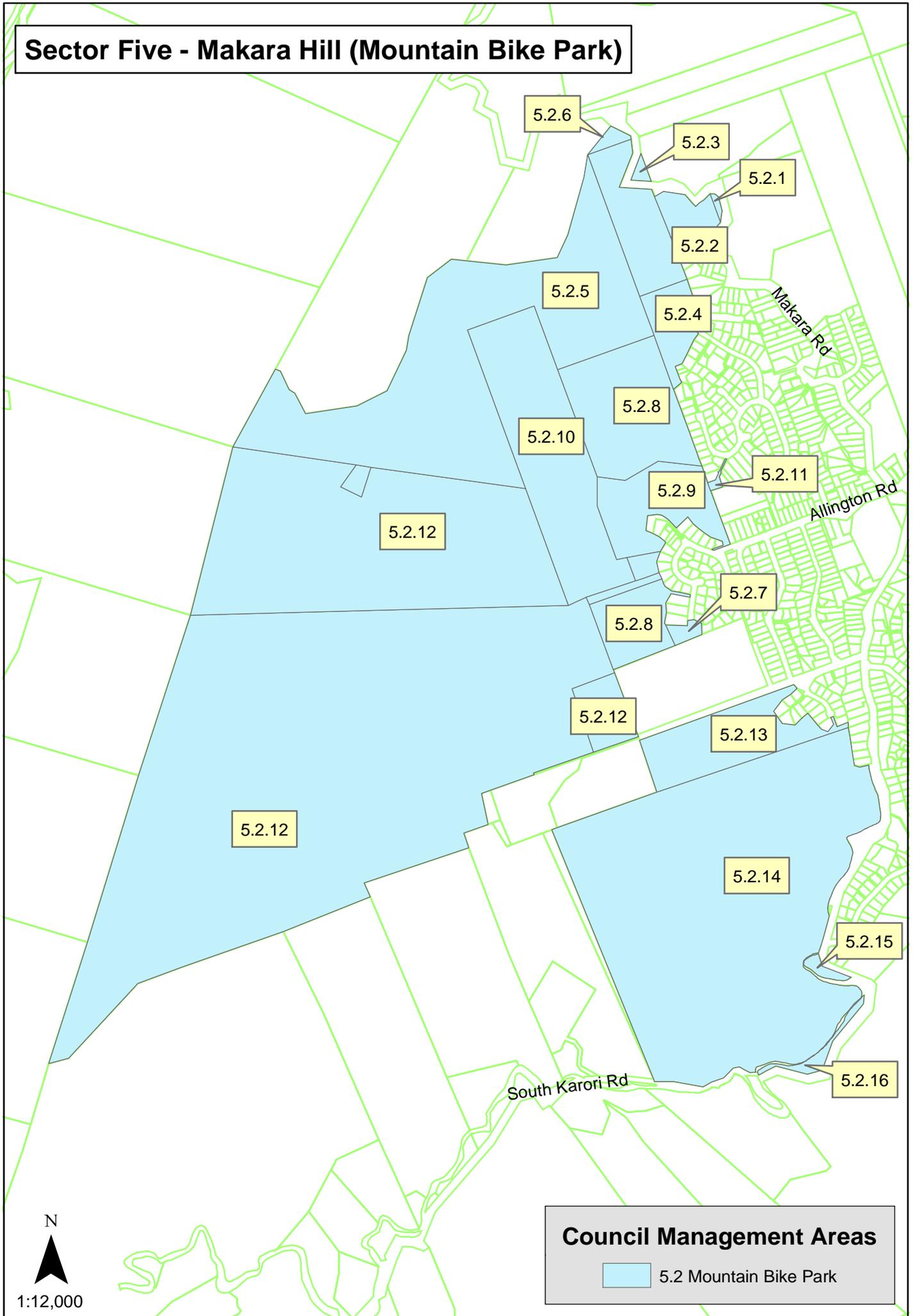
Management Programme

- Continue development of the track network as identified under the *Makara Peak Track Network Five Year Plan (2001-2006)*, subject to its review and approval by the Council in partnership with the Makara Peak Supporters.
- Continue native forest restoration under the *Makara Peak Restoration Five Year Plan 2001*.
- Define and establish the Sector 5 section of the Skyline Track using, wherever possible, the existing track network.
- Seek the protection of land which is essential to the completion and integrity of the park.

Public use and enjoyment

- Public access for mountain biking will be provided for as the main recreation activity.
- Walking and running will be provided for as secondary activities, except on the Skyline Track which will be a multiple use facility.
- The use of vehicles will be for management purposes only.

Sector Five - Makara Hill (Mountain Bike Park)



Council Management Areas

5.2 Mountain Bike Park

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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
5.2	Makara Hill Mountain Bike Park	5.2.1	2464	Pt Sec 41 Karori District	D1/1318	0.0760 ha	Not a reserve		Rural	Council owned land held for street widening purposes. Consideration is required to assess whether this is the appropriate purpose for the land or whether reserve classification is required. It is not within the area identified for the "Makara Peak 5 Year Plan", prepared by the Makara Peak Mountain Bike Park Supporters.	Review land purpose and manage accordingly. Consider reclassifying all reserves in this group as Scenic, consistent with the Outer Green Belt purpose. Scenic reserve allows mainly for recreation which is based on enjoyment of the natural environment. Mountain biking was initially proposed for this area to provide riders with a natural environment in which to ride, as many other bush reserves were unavailable under the mountain bike policy.
		5.2.2	101	Pt Sec 42 Karori District and being also Pt Lot 1 Plan A/2142	942/12	1.4292 ha	Not a reserve		Rural	Council owned land, identified on the Council property system for Water Supply. It houses a reservoir and is subject to a right of way easement over the land to three properties on its southern boundary. Not within the area identified for the "Makara Peak 5 Year Plan", prepared by the Makara Peak Mountain Bike Park Supporters.	Rezone as Open Space B. Consider protection as local purpose reserve.
		5.2.3	1205	Lots 1 & 2 DP 49848	288/696	4.3123 ha	Recreation Reserve		Open Space B		
		5.2.4	2074	Lot 1 DP 48353	208/198	2.0477 ha	Not a reserve		Rural	Council owned freehold land, transferred to Council in 1994. Within the area identified for the "Makara Peak 5 Year Plan" identified as an Open Space site (green) on the Council property management system. The land is subject to a water main easement over it (transfer 343747.2).	Protect as scenic reserve. Rezone as Open Space B.
		5.2.5	2003	Lot 6 DP 68315	41D/286	0.2905 ha	Recreation Reserve	Vested on the deposit of plan 68315	Open Space B	Telecommunication rights and right of way over part of land in favour of Telecom Networks (transfer B.248575.7).	Reclassify as scenic reserve
		5.2.6	2003	Lot 5 DP 68315	41D/285	26.7760 ha	Recreation Reserve	Vested on the deposit of plan 68315	Open Space B	The within land has no frontage to a legal road. Telecommunication rights and right of way over part of land in favour of Telecom Networks (transfer B.248575.7). Subject to an easement to convey telecommunication signals to Transpower (transfer B788750.1).	Reclassify as scenic reserve
		5.2.7	2073	Lot 2 DP 71225 A/2142 and Pt Lot 2 Plan A/2539 and Pt Sec 85 Karori	39A/543	0.3336 ha	Not a reserve		Outer residential	This land is zoned residential, and identified in the WCC Property system for investment purposes. It is also included within the area identified for the "Makara Peak 5 Year Plan" prepared by the Makara Peak Mountain Bike Park Supporters.	Consider sale with covenant on bush area.
		5.2.8	2073		49C/580	11.5491 ha	Not a reserve		Rural	This land is subject to a right of way created by transfer 866267.3. Subject to rights of way, right to install and maintain water supply tanks and right to convey water created by transfer B225616.1.	Protect as scenic reserve. Rezone as Open Space B.
5.2	Makara Hill Mountain Bike Park (cont.)	5.2.9	2073	Lot 12 DP 82380	49C/578	4.8487 ha	Not a reserve		Part Open Space B and Part Rural	Subject to Section 243© of the Resource Management Act 1991. B221575.1 Compensation Certificate under S.19 Public Works Act 1981. B597533.8 Transfer grant of rights to lay and maintain electric cables & to convey electric energy. B597533.9 Easement certificate for water, sewage, gas, ROW, electricity & telephone with adjoining properties. B.597533.11 Memorandum of Encumbrance to WCC	Protect as scenic reserve. Rezone Rural area as Open Space B.
		5.2.10	2073	Pt Sec 49 Makara District	49C/579	12.3213 ha	Not a reserve		Rural	Currently managed as open space as part of Makara Peak Mountain Bike Park.	Protect as scenic reserve. Rezone Rural area as Open Space B.

5.6 SECTOR 6: WRIGHT HILL / SANCTUARY

5.6.1 OVERVIEW

Wright Hill forms a southern edge to the Karori Basin and the progressive restoration of this area will contribute to the overall quality of the area's landscape. The hill is also a significant heritage site. It has extensive World War II fortifications which were built between 1942 and 1949 to service a 9.2 inch battery gun. The full history of the fortress is recorded in the *Wright Hill Conservation Plan* which is administered by the Wright Hill Fortress Restoration Society.

Wright Hill is one of only two hilltops accessible by car (the short walk from the car park is also accessible by wheelchair) and provides one of the most impressive views of the city.

Being largely north-facing and windswept, Wright Hill is only slowly regaining a natural vegetation cover and has probably the most advanced infestation of Darwin's barberry in the city. A reasonably well developed track network, which includes sections of the Sanctuary Perimeter Track, exists on Wright Hill. This is being greatly improved with the addition of a well constructed multiple use track linking to Karori Stream and Makara Peak. This addition enables continuous walking and riding from the South Coast to Karori Park.

The *Wright Hill Recreation Reserve Management Plan*, 1991, is to be replaced by the *Outer Green Belt Management Plan*, 2003.

Wright Hill and Karori Sanctuary are contiguous areas forming one of the largest expanses of indigenous vegetation in the Outer Green Belt and a major ecological hub for this part of the city. Its vegetation is not as well advanced or impressive as that in Otari-Wilton's Bush, but in ecological terms it will increase in significance and importance. A number of important bush remnant occurring on private land, and the recently established Long Gully Bush Reserve (Wellington Natural Heritage Trust, Inc), are included within the concept area for this part of the Outer Green Belt.

Karori Wildlife Sanctuary was conceived a decade ago and the trust was established in 1995. The sanctuary occupies the 252 hectare valley (the headwaters of Kaiwharawhara Stream) that was one of the city's original water catchment areas. Now retired from its original purpose, the valley is encircled by an 8.6 kilometre pest proof fence. Following the removal of all introduced mammalian pests a series of reintroductions of rare and endangered native birds has been undertaken.

Also underway is the natural restoration of the forest, which will, in time, allow much larger populations of birds to be supported, than is the case at present. The sanctuary complements Otari-Wilton's Bush perfectly in terms of a wider Outer Green Belt vision where plants and animals will again flourish in their natural state across a large sweep of the city environment.

The sanctuary's former role as a water collection area can be seen in the two dams, the historic buildings, and other structures, now on display (and in some cases meticulously restored by the sanctuary trust). Other historical points of interest in the valley include several gold mining adits (a mine with a horizontal entrance) and diverse conifer plantings associated with the early settlement period.

While the land is owned by the Council, it is controlled and managed by the sanctuary trust and there is an entry fee and only one point of public entry (off Waiapu Road in

Karori). In this respect it is unique in the Outer Green Belt. The creation of the sanctuary involved the subdivision of the original title into one main sanctuary area and a number of smaller buffer areas to be managed as reserves by the sanctuary trust in accordance with this Plan and any subsequent plans or agreements. The main sanctuary area already has its own management plan prepared by the trust, and this will be periodically updated.

The Perimeter Track, which traverses both the trust and Wellington City Council managed areas, is one of the most important recreation tracks in the city and part of the north-south Outer Green Belt link. The two organisations manage this facility jointly, according to Wellington City Council track standards.

5.6.2 ISSUES AND OBJECTIVES

5.6.2.1 Ecological linkages, streams and bush regeneration

This sector, while not containing any primary bush remnants, presents important opportunities to develop the Outer Green Belt ecological corridor concept. The unique purpose of the sanctuary will have a major 'spillover' benefit for the wider area. In addition, improvements to water quality and fish habitat will provide a major contribution to the community's vision for the Kaiwharawhara Stream.

Wright Hill is a potential receiving area for birds moving out of Karori Sanctuary, and a corridor connecting the sanctuary to areas further north and west. However, it is compromised in this role by the relatively slow improvement in its vegetation and the continuing presence of exotic weeds and mammalian pests.

To the east, this sector is contiguous with Polhill Gully (part of the Inner Town Belt cluster) and the closest large area of native bush to the central city.

Details of the formal arrangements between the trust and the Council about use and management of the sanctuary lands, are contained in separate documents (the key document is the *Heads of Agreement to Lease*, 16 December 1999). This Plan mainly provides an overview of this partnership and describes the Outer Green Belt context for the sanctuary.

Objectives

1. To develop the sector as a major component of the Outer Green Belt ecological corridor, the major ecological hub for the southern part of the city and the natural headwaters of Kaiwharawhara Stream.
2. To continue to work in partnership with the Karori Wildlife Sanctuary Trust to advance the specific goals for the sanctuary while working to maximise the flow-on benefits to the surrounding ecosystem.
3. To recognise the threat of Darwin's barberry to the restoration goals within the sector and the threats to the wider Outer Green Belt, and to continue to give priority to its management and monitoring.
4. To work with private landowners to enhance ecological linkages through the valley area.

5.6.2.2 Access

In recent years the importance of the track network in this sector has become evident. This network is not as old as in other areas, as much of the land was, until relatively recently, unavailable to the public for recreational use.

Now it is one of the best used track networks, particularly for running and mountain biking (except within the actual sanctuary) and is a gateway to other areas in Sectors 5 and 7 and a link with the central city / Inner Town Belt track networks.

The main issue is the need to review this network against some clear criteria or principles, as anticipated in the *Open Space Access Plan*, to list any deficiencies, and define future construction and maintenance standards for each track.

Objective

To continue to develop and improve the track network for recreation and management purposes applying, as appropriate, any future Wellington City Council track standards.

5.6.2.3 Heritage

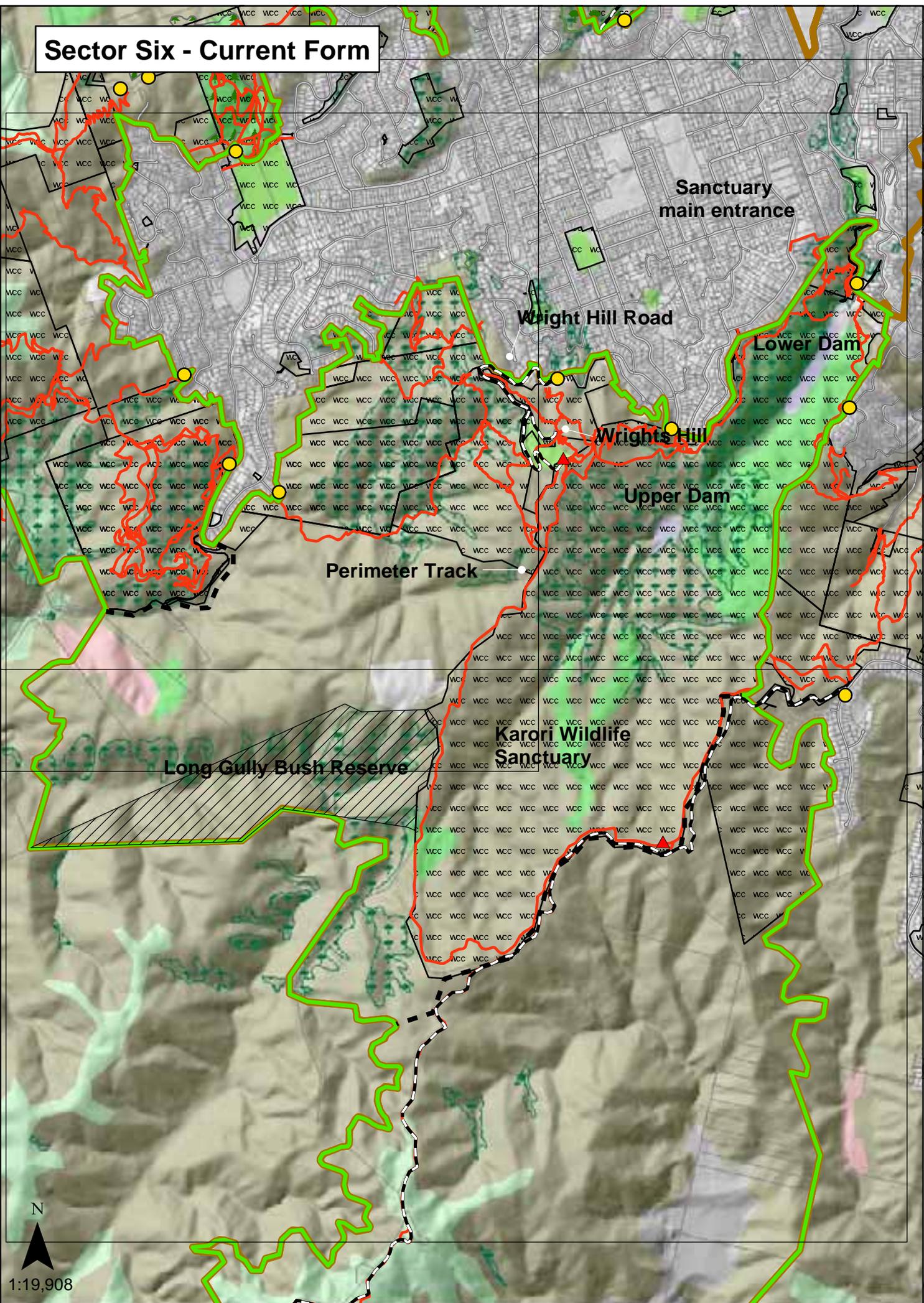
The heritage features of both Wright Hill and Karori Wildlife Sanctuary are well recognised and have clear management regimes. There is considerable potential to increase the profile of these areas as part of both tourism and local recreation initiatives.

Objective

To recognise and protect the historic sites and natural heritage of the sector by:

- supporting the Wright Hill Fortress Society in its maintenance, restoration and caretaking of the fortress
- supporting the Karori Wildlife Sanctuary Trust as a strategic partner in the promotion of the area's natural and cultural heritage
- actively promoting the area as part of a network of historic sites along the Outer Green Belt
- promoting the profile of Wright Hill and Karori Sanctuary as tourist destinations
- treating the areas surrounding Karori Sanctuary as a priority for pest management.

Sector Six - Current Form



Sanctuary
main entrance

Wright Hill Road

Wrights Hill

Upper Dam

Lower Dam

Perimeter Track

Karori Wildlife
Sanctuary

Long Gully Bush Reserve

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Sector Six - Future Initiatives

Improve recreation links to Makara Park

Promote tourism & heritage attraction

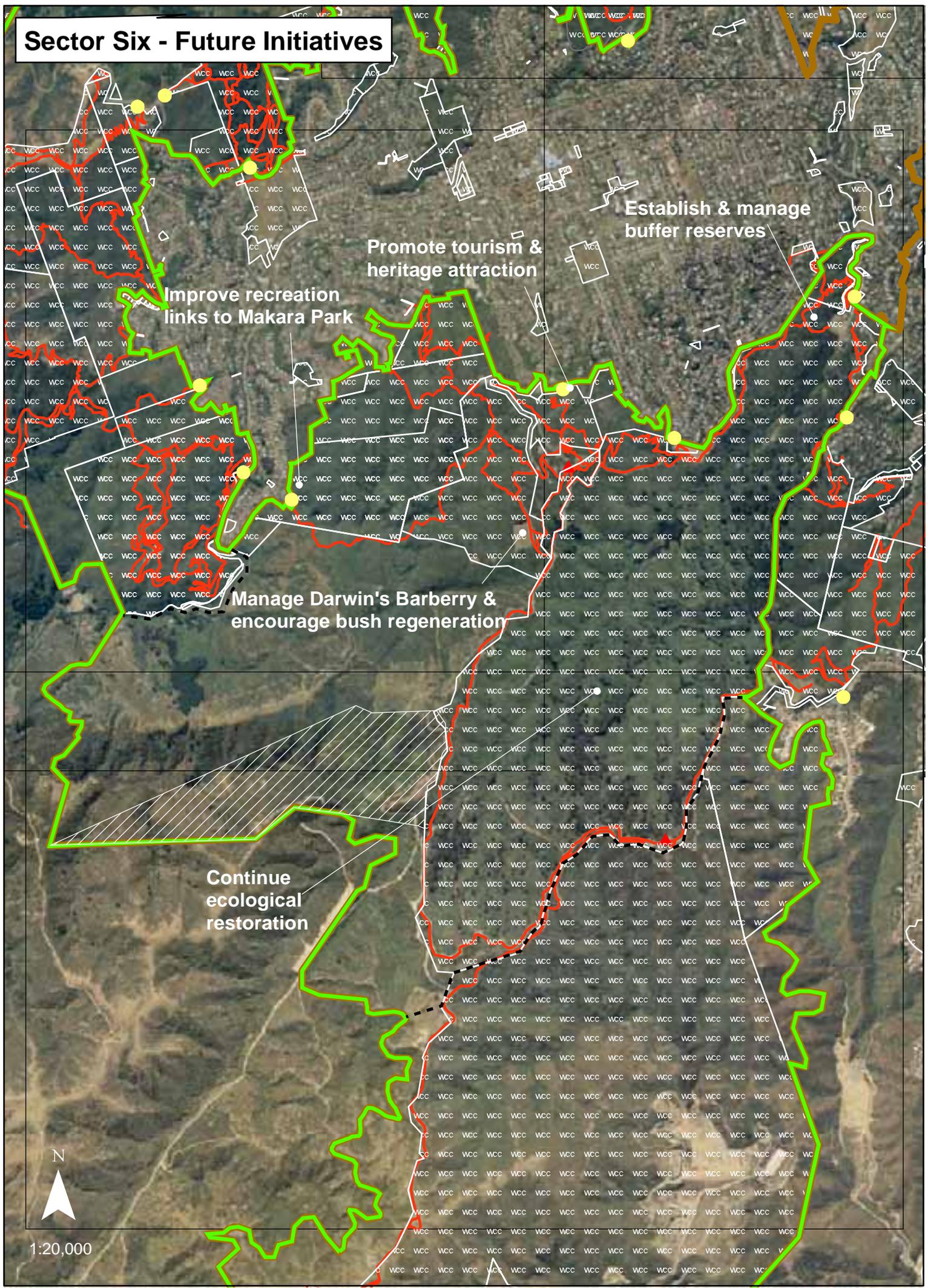
Establish & manage buffer reserves

Manage Darwin's Barberry & encourage bush regeneration

Continue ecological restoration



1:20,000



5.6.3 MANAGEMENT AREA POLICIES

Area 6.1 - Wright Hill

Long term vision

- Wright Hill is managed as a significant high point and viewing area within the Outer Green Belt. It is highly accessible at its summit because of the close proximity of the road-end carpark, and access track.
- Wright Hill is restored as a part of a wider indigenous forest ecosystem, complementing Karori Wildlife Sanctuary and adjoining areas within and beyond the Outer Green Belt.
- The local track network is a key component in the wider track network, well linked to the adjoining areas and maintained according to defined standards.
- The historic fortifications continue to be recognised and maintained as an important historical feature of Wellington, and promoted and enjoyed as a key visitor destination.

Land status

Please refer to the accompanying map and table.

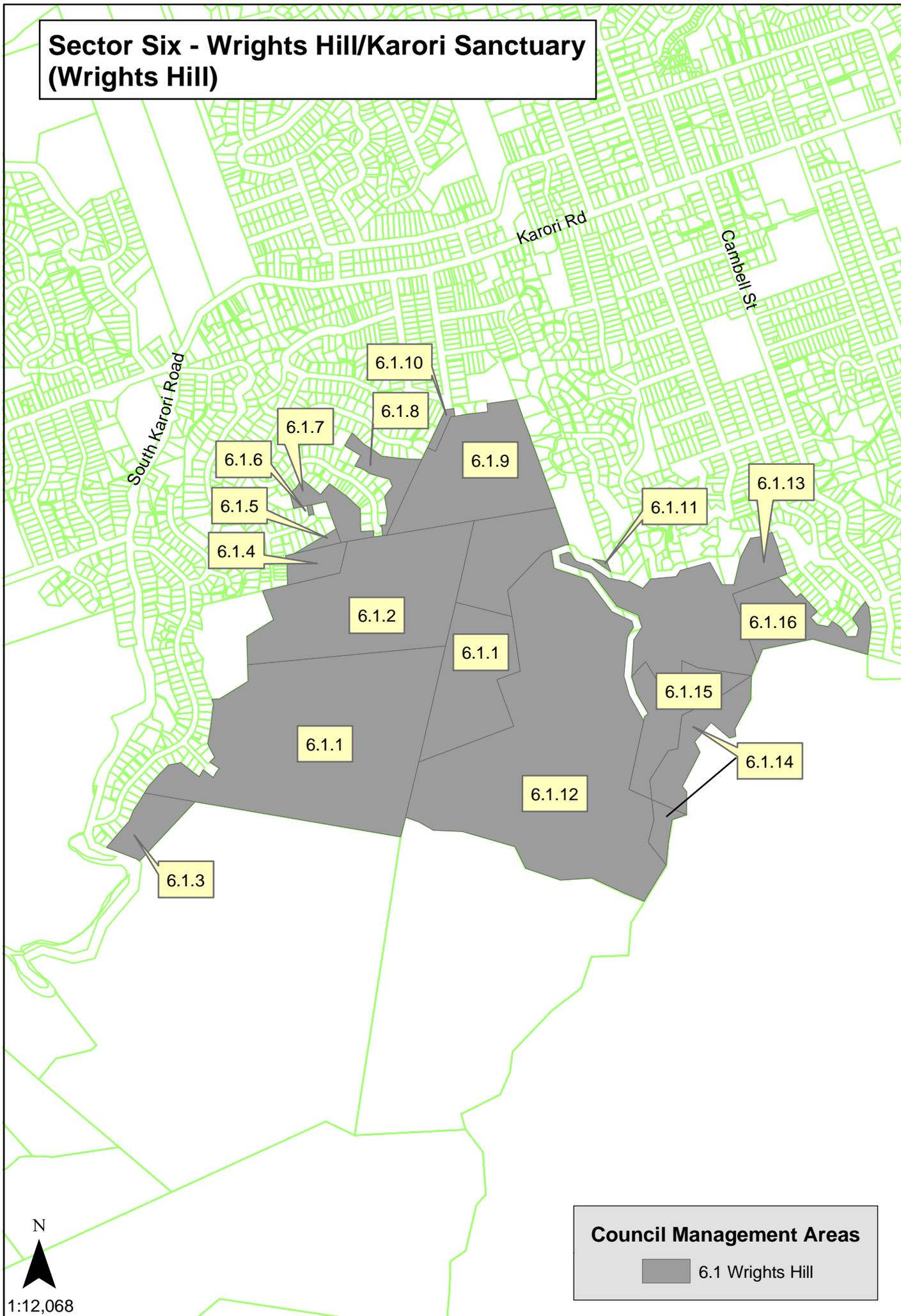
Management programme

- Develop a clear programme to manage Darwin's barberry.
- Maintain other pests to appropriate levels, consistent with the area's special role in relation to Karori Wildlife Sanctuary.
- Support the implementation of the *Wright Hill Fortress Conservation Plan*.
- Encourage and support the work of the it Fortress Restoration Society.
- Continue to develop the track network and maintain according to defined standards.

Public access and enjoyment

- Public access for walking and mountain biking will be provided for as the main recreation activities on the overall track network.
- Public vehicular access on Wright Hill Road will be maintained to allow easy access to the summit for viewing. The track from the carpark to the summit viewing area will be maintained to a wheelchair accessible standard.

Sector Six - Wrights Hill/Karori Sanctuary (Wright's Hill)



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
6.1	Ex-Fletcher Residential Land, 190 South Karori Road (Part)	6.1.1	1320	Pt Sec 46 and 55, Karori District	Part of 46B/837	Approx 31 ha	Not a reserve		Open Space B	Transmission lines cross over part of this land. Subject to an easement to convey Telecommunication signals over Part Section 45 Karori District. Compensation certificates reference 170815.1 & 230179.1 against part of the land under Section 17 Public Works Amendment Act 1948. The land is held as Council freehold. It is not a reserve, consideration is required as to future reserve status for this land.	Protect as scenic reserve.
			1320	Pt Sec 46 and 55, Karori District	46B/835	16.9318 ha	Not a reserve		Open Space B	Appurtenant to Pt Section 46 is a right of way over Lot 88 DP 77320 (CT43D/167) created by transfer B.372717.9. Compensation certificates reference 170815.1 & 230179.1 against part of the land under Section 17 Public Works Amendment Act 1948. The land is held as Council freehold. It is not a reserve, consideration is required as to future reserve status for this land.	Protect as scenic reserve.
			1322	Lot 1 DP 51083	20C/394	1.7318 ha	Recreation Reserve		Open Space B		Protect as scenic reserve.
			2228	Lot 9 DP 82773	49C/99	1.0446 ha	Recreation Reserve		Outer Residential	This land is a reserve subject to the Reserves Act, consideration of its current zoning is required, an Open Space zoning would be more appropriate than Outer residential. The within land has no frontage to a legal road. Subject to easement rights for ROW, stormwater, water, power and gas reticulation, see easement certificate 206763.3.	Reclassify as scenic reserve. Rezone as Open Space B
			2039	Lot 115 DP 71537	No CT	0.2195 ha	Recreation Reserve		Outer residential	This land is a reserve subject to the Reserves Act, consideration of its current zoning is required, an Open Space zoning would be more appropriate than Outer residential. A new CT should be issued for ease of future land administration.	Reclassify as scenic reserve. Rezone as Open Space B
			2039	Lot 116 DP 71537	No CT	0.0307 ha	Recreation Reserve		Outer residential	Lot 116 provides access from Parsons Glen into the adjoining reserve network. This land is a reserve subject to the Reserves Act, consideration of its current zoning is required, an Open Space zoning would be more appropriate than Outer residential. A new CT should be issued for ease of future land administration.	Reclassify as scenic reserve. Rezone as Open Space B
			2039	Lot 2 DP 77321	43D/169	1.2433 ha	Recreation Reserve		Open Space B	The within land has no frontage to a legal road (resolution B.372717.1).	Reclassify as scenic reserve.
			2039	Lot 3 DP 77321	43D/170	1.3740 ha	Recreation Reserve		Open Space B		Reclassify as scenic reserve. Consider a boundary adjustment or small land exchange to enable formal access from the end of Landsdown Road.
			1036	Lots 1 & 2 DP 10126	426/243	8.4343 ha	Not a reserve		Open Space B	Acquired by transfer 212637 for the purposes of a pleasure ground. This is not a reserve, it did not go through the reserve gazettal process previously because of adjoining subdivision (Parklands Drive) water supply easement issues. Some history about this is copied onto the background file. This land requires reserve protection under the Reserves Act 1977.	Protect as scenic reserve. Formalise access.
			1036	Lot 2 DP 67004	36C/77	0.0024 ha	Not a reserve		Outer residential	This very small lot provides a link from Burrows Ave Reserve to the adjoining residential area. It is located to the rear of 41 Lynmouth Avenue, a public ROW exists across the rear of 39 Lynmouth Ave providing access from Lot 2 DP 67704 into the adjoining WCC Road and Traffic accessway (Lots 2 & 3 DP 67069), which links into Lynmouth Ave.	Protect as scenic reserve.

6.1	Wrights Hill Reserve	6.1.11	1401	Sec 18 Upper Kaiwharawhara District, S.O. Plan 34500	No CT	0.0426 ha	Recreation Reserve	NZ Gazette 1987/24	Open Space B	This land is recreation reserve subject to the Reserves Act 1977. It is Crown owned land. Wellington City Council has been appointed to control and Manage the reserve. The land's legal documentation is held in gazette notices 929260.1 and 929260.2. Requesting new CT's for the Wrights Hill land would make future administration references more straight forward.	Reclassify as scenic reserve. Obtain new CTs.
		6.1.12	1404	Sec 16 Upper Kaiwharawhara District, S.O. Plan 34500	No CT	28.3590 ha	Recreation Reserve	NZ Gazette 1987/24	Open Space B	This land is recreation reserve subject to the Reserves Act 1977. It is Crown owned land. Wellington City Council has been appointed to control and Manage the reserve. The land's legal documentation is held in gazette notices 929260.1 and 929260.2. Requesting new CT's for the Wrights Hill land would make future administration references more straight forward. Part of this land is identified as a Heritage area in the District Plan.	Reclassify as scenic reserve. Obtain new CTs.
		6.1.13	1404	Sec 17 Upper Kaiwharawhara District, S.O. Plan 34500	No CT	8.2866 ha	Recreation Reserve	NZ Gazette 1987/24	Open Space B	This land is recreation reserve subject to the Reserves Act 1977. It is Crown owned land. Wellington City Council has been appointed to control and Manage the reserve. The land's legal documentation is held in gazette notices 929260.1 and 929260.2. Requesting new CT's for the Wrights Hill land would make future administration references more straight forward. Part of this land is identified as a Heritage area in the District Plan.	Reclassify as scenic reserve. Obtain new CTs.
		6.1.14	1402	Secs 13 & 14 Upper Kaiwharawhara District	41A/292	3.3705 ha	Recreation Reserve	NZ Gazette 1991/133	Conservation W3	This land is WCC owned land. Part of this land is identified as a Heritage area in the District Plan.	Reclassify as scenic reserve
		6.1.15	1402	Sec 15 Upper Kaiwharawhara District, S.O. Plan 31460		3.6815 ha	Not a reserve		Open Space B	Section 15 is presently held as Crown Land by the Department of Conservation in terms of Section 62 of the Conservation Act. Ownership of this land is currently being disputed (July 1991) by Telecom Corporation of New Zealand Limited. The company has lodged a claim for the land with Treasury pursuant to an Agreement for Sale and Purchase between the Crown and Telecom dated 31 March 1987. Designated for Telecommunication and Radiocommunication & Ancillary Purposes (Designation T17, map ref 11). This land is also identified as a Heritage area in the District Plan.	Monitor progress and outcome of claim. Seek protection under Reserves Act 1977.
6.1	Former Janaki land	6.1.16	2482	Part Section 2 Upper Kaiwharawhara District	5B/488	3.4313 ha	Not a reserve		Open Space B	Recently purchased by WCC for inclusion within the Wrights Hill collection of reserves. Sale of the land was conditional upon the land being protected as reserve within two years, which is consistent with the Council's reasons for purchase.	Protect as scenic reserve as a matter of urgency to comply with the sale and purchase agreement

Area 6.2 - Karori Wildlife Sanctuary

Long-term vision

- Development of a conservation site of international significance which, through the provision of public access and advocacy, enhances understanding and commitment to conservation and New Zealand's natural heritage.
- An ecological 'reservoir' for the wider area.
- Restoration of the upper catchment of the Kaiwharawhara ecosystem, including the return of:
 - uncommon, rare and threatened plants, birds, invertebrates lizards and tuatara, frogs, bats and fish.
- A successful and sustainable tourism destination for visitors to Wellington.
- A sustainable partnership with Karori Wildlife Sanctuary Trust in support of these outcomes.

Land status

Please refer to the accompanying map and table.

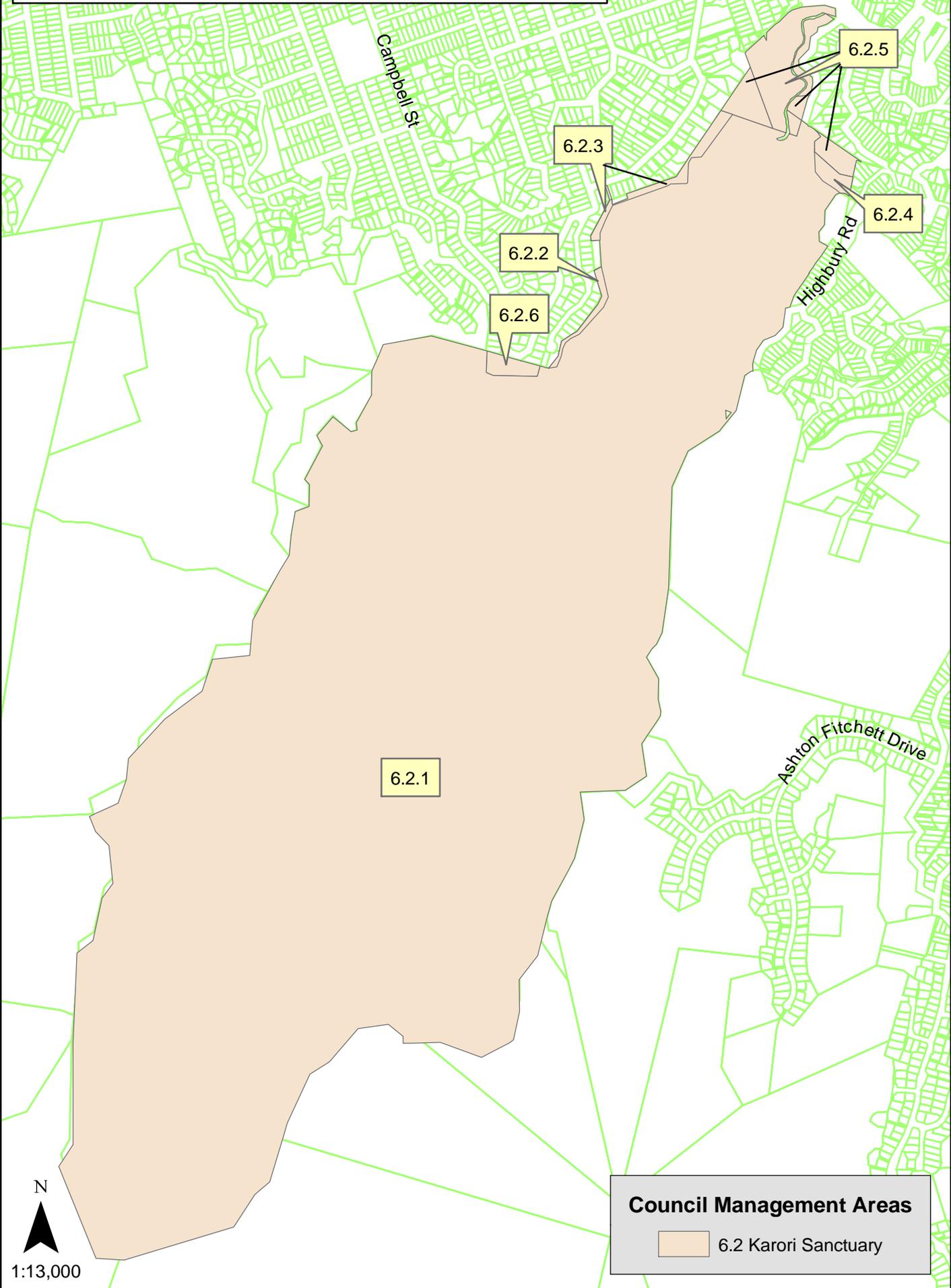
Management programme

- Support the implementation of the *Karori Wildlife Sanctuary Management Plan*.
- Completion and maintenance of the track network, including shared management of the Perimeter Track and interpretation outside the fence.
- Improve the local network of tracks at the northern end of the sanctuary outside the perimeter fence and in the vicinity of Birdwood Reserve.
- Complete the establishment of the perimeter buffer reserves and a clear management regime, consistent with this Plan.
- Complete the formalisation of management for this land through the lease of the land to the trust.

Public access and enjoyment

- Public access within Karori Sanctuary is for walking and other passive recreational activities associated with the viewing and enjoyment of native flora, fauna and heritage.
- The sanctuary trust charges a fee for one-off visits, but unlimited access during open hours can be obtained with the purchase of a sanctuary trust membership to the Sanctuary Trust.
- Public access is provided for walking and mountain biking on the Perimeter Track. Mountain biking is allowed on all other tracks outside the Sanctuary fence unless stated otherwise.
- Special permission may be granted on a one-off basis for properly organised tours in off-road vehicles on the Perimeter Track between Wright Hill and the Polhill Wind Turbine, subject to the general policies in this Plan and any assessment criteria or conditions the Council may wish to impose, and approval from the sanctuary trust.

Sector Six - Wrights Hill/Karori Sanctuary (Karori Sanctuary)



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
6.2	Karori Wildlife Sanctuary and boundary properties		2149	Proposed Lots 1, 3, 4 & 5, being the subdivision of Part Section 1, Parts 1&2 of Section 2, Part Sections 3,4,5,6,7,9,10 and 11 Upper Kaiwharohara District, Part Sections 32 and 34 Karori District, Part Sections 69 and 92 Terawhiti District, Part Lot 15 on Deposited Plan 2050 (as below)					Conservation 3B, W3 and W6,	New CT's are currently being issued. Refer to File 75/2149. The boundaries for Proposed Lots 1, 3,4 & 5 in the Management Area maps are indicative only at this stage .	Complete current process.
-		6.2.1		Proposed Lot 1		246.5 ha	Not a reserve		Conservation 3B, W3 and W6,	This is the main Sanctuary area, encompassed by an 8 kilometre fence, and managed by Karori Wildlife Sanctuary Trust. Subject to the Karori Wildlife Sanctuary Management Plan 1999.	Protect as reserve as per sale and purchase agreement (reference). Complete lease arrangements to Karori Wildlife Sanctuary Trust
		6.2.2		Proposed Lot 3		0.3700 ha	Not a reserve		Conservation 3B, W3 and W6,	This land bordering Versailles Street has been the subject of discussion as to its best use and status. As public land purchased for sanctuary purposes by Wellington City Council, it should be protected. However, it has been maintained and used in common by Versailles Street residents for many years as an open green strip bordering 10 or more houses on the eastern side of the street. The present title boundary runs very close to some of these houses and the area may not work well as a reserve without some rationalisation of this boundary and clear definition of its use and management. The land provides excellent views into the valley and should be retained for public enjoyment and as a buffer to the Sanctuary.	Resolve issues in consultation with adjoining residents and the Sanctuary Trust, taking account of the wider community's interest in this land.
		6.2.3		Proposed Lot 4		0.6600 ha	Not a reserve		Conservation 3B, W3 and W6,	This title has been created to provide a buffer reserve (with free public access) adjoining Karori Wildlife Sanctuary. Its status and management should so far as possible be consistent with other existing or proposed reserves bordering the Sanctuary.	Protect as scenic reserve.
		6.2.4		Proposed Lot 5		0.5100 ha	Not a reserve		Conservation 3B, W3 and W6,	This title has been created to provide a buffer reserve (with free public access) adjoining Karori Wildlife Sanctuary. Its status and management should so far as possible be consistent with other existing or proposed reserves bordering the Sanctuary.	Protect as scenic reserve.
	Bindwood Reserve	6.2.5	1379	Parts Section 32 & 34 Karori District and Parts of Lots 65 & 66 DP 1871	22D/469 pt	5.2375	Not a reserve		Conservation W6	Held as a pleasure ground, gazette reference 480831.1, requires reserve classification	Protect as scenic reserve.
	Croyden Park	6.2.6	1392	Part Section 2 Upper Kaiwharohara District	22D/469 pt	0.5846 ha	Not a reserve		Open Space B	Held as a pleasure Ground, gazette reference 480831.1 requires reserve classification. The site houses a scout hall and is an important secondary entrance to the Sanctuary Perimeter Track.	Protect as recreation reserve

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.

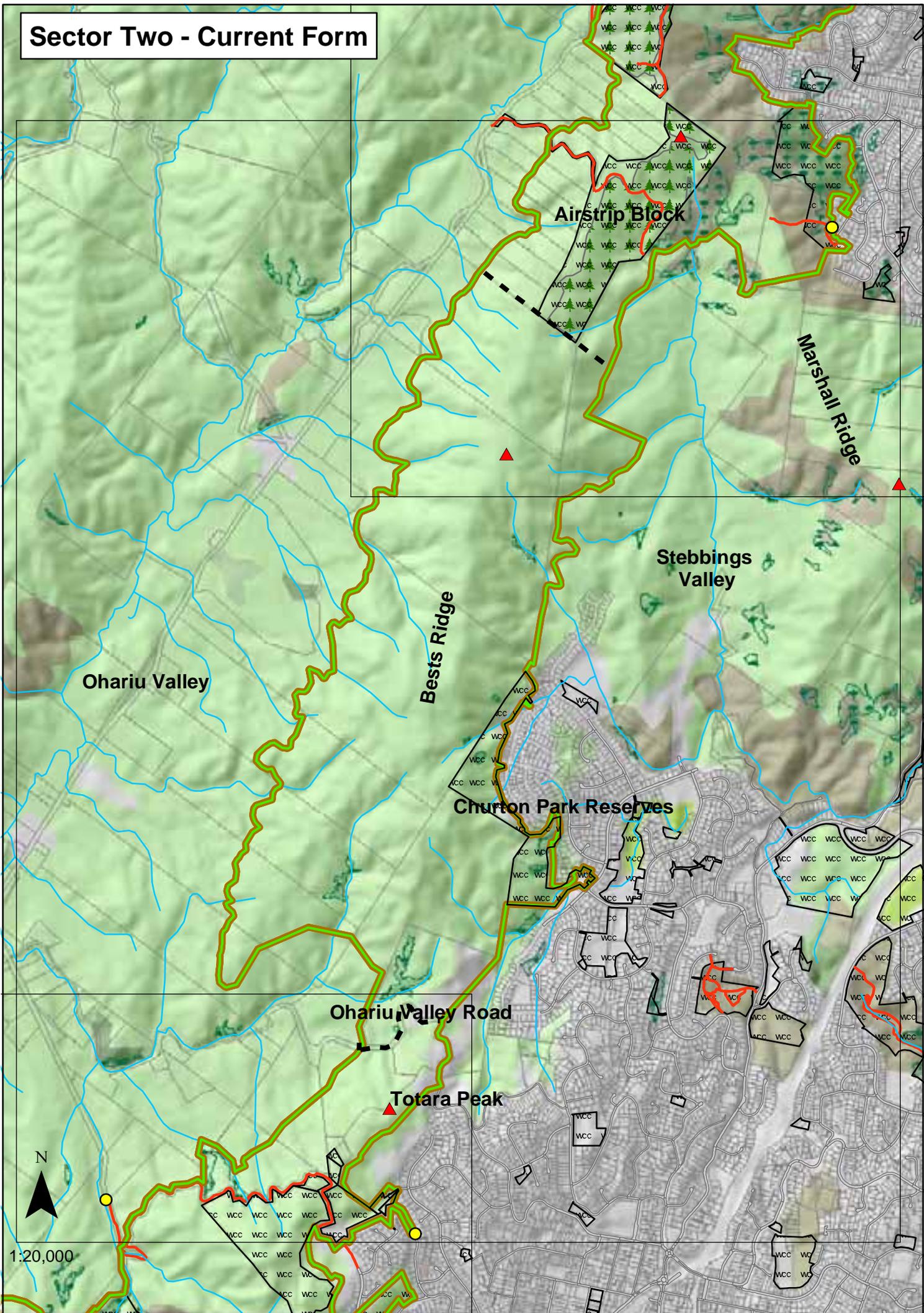
7.7.2.3 Regeneration of bush

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 Two - Current Form



Sector Seven: Future Initiatives

Clarify road use and management

Manage ecological corridors, landfill buffer areas

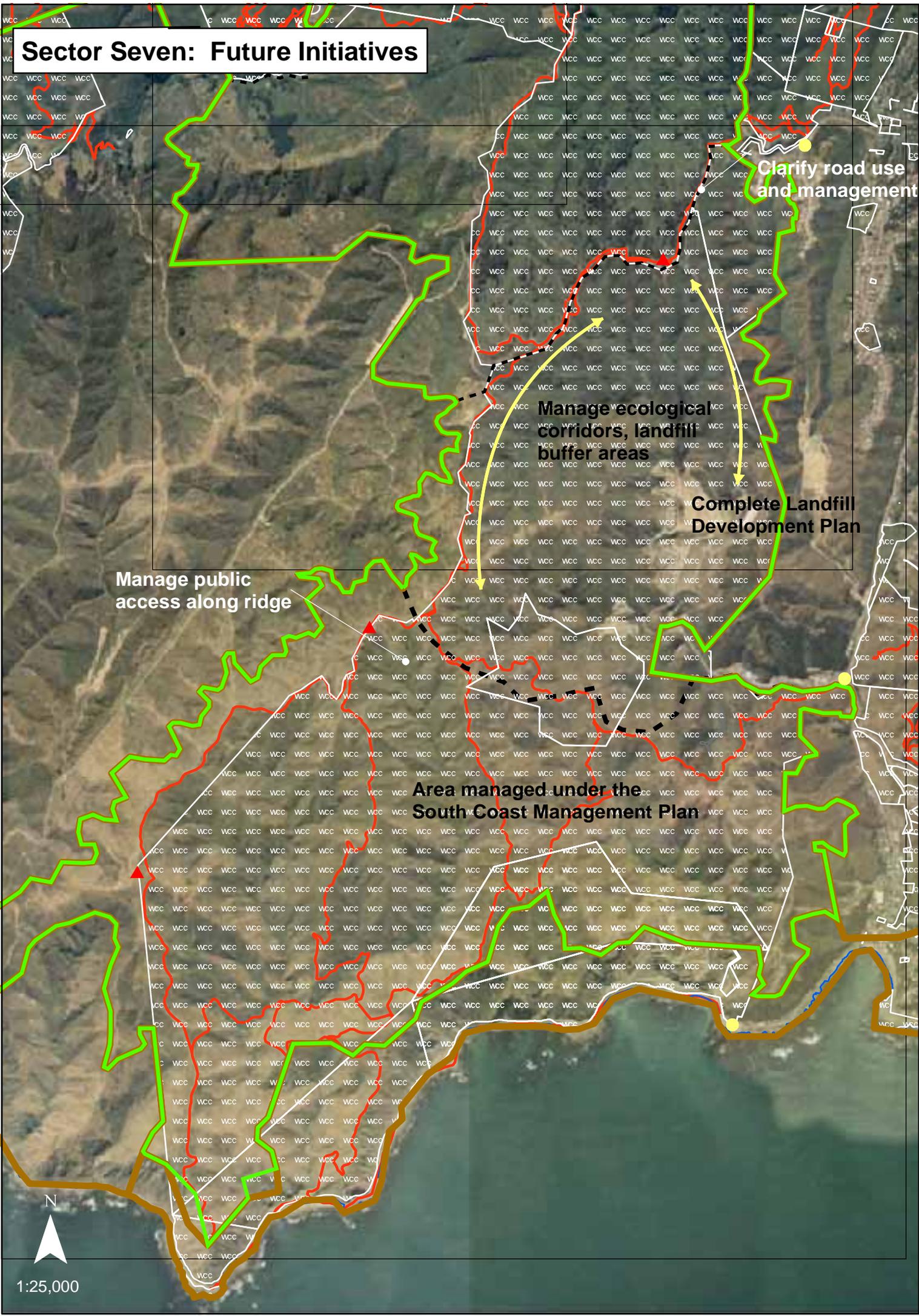
Complete Landfill Development Plan

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.

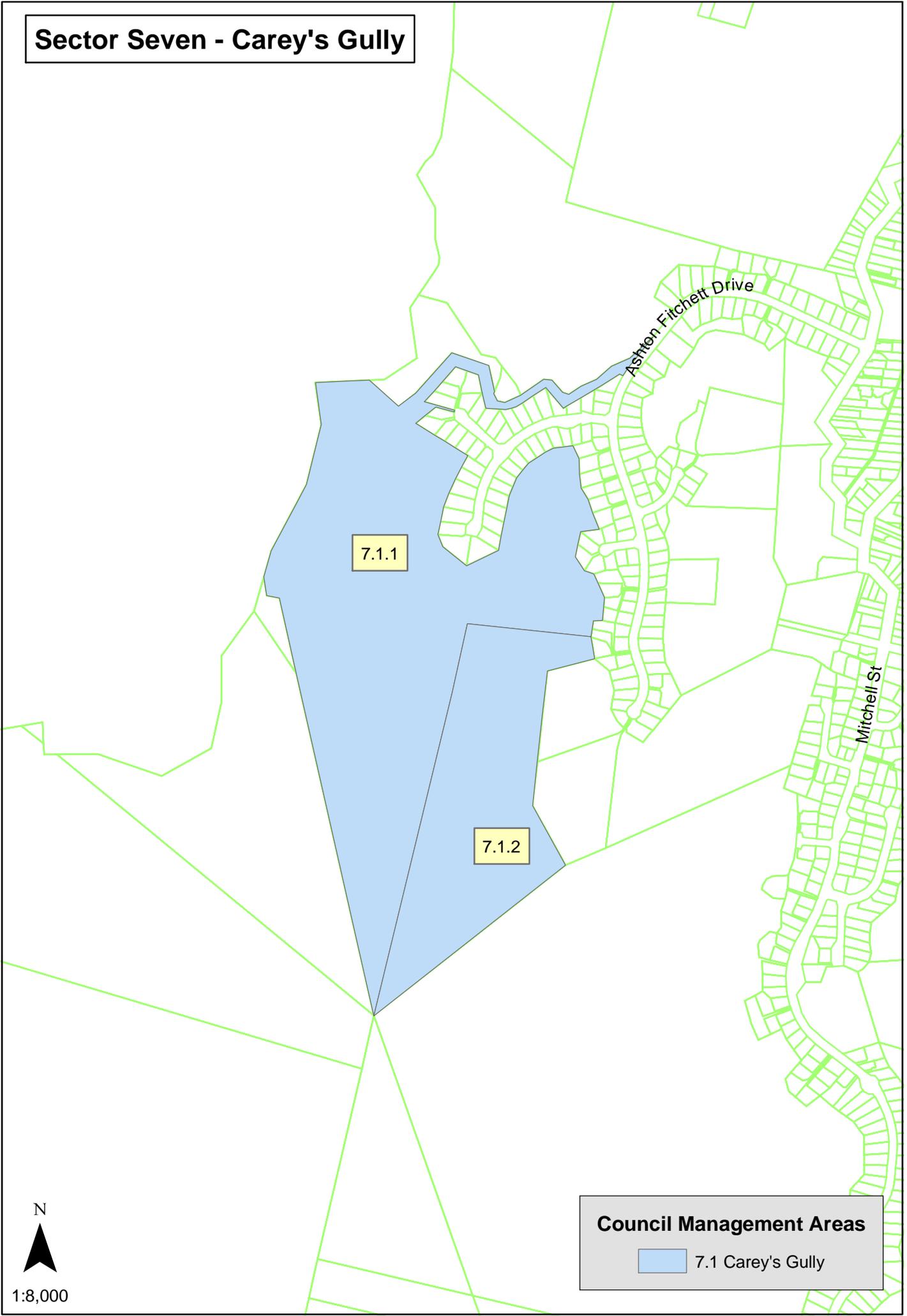
Management Programme

- 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.

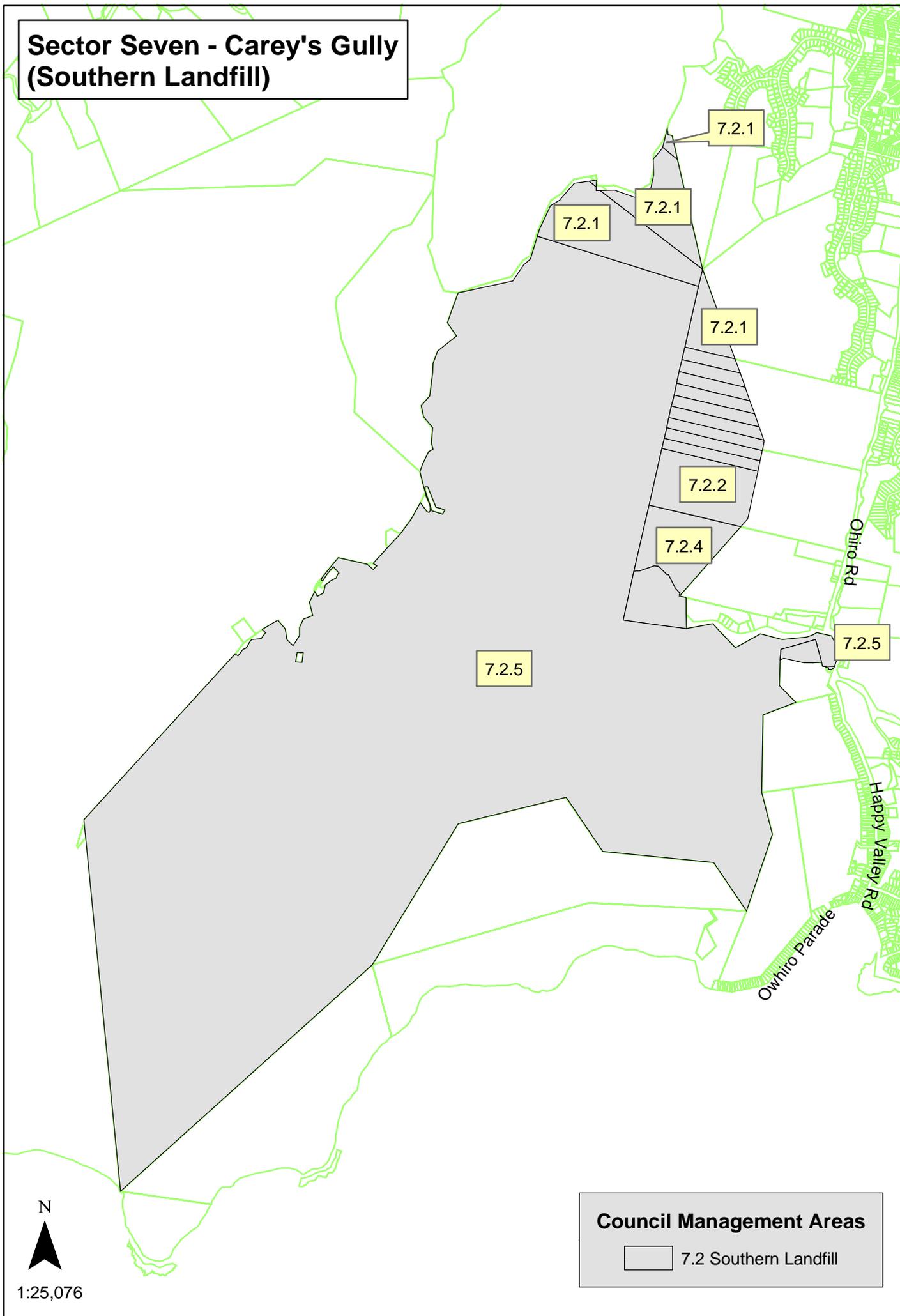
Management Programme

- 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)



Council Management Areas

7.2 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, map ref 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, map ref 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, map ref 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.

Legend

-  OGB en
-  Highpoint
-  OGB see
-  Southern
-  OGB cc
-  WCC br
-  Manage
-  Stream
-  Tracks
-  Roads
-  WCC op
-  Pine pla
-  Bush re
-  Parcel B
-  Indigen
-  Planted
-  Horticul
-  Pastore
-  Scrub
-  Tussod
-  Bare Gr
-  Coastal
-  Coastal
-  Inland v
-  Urban
-  Urban C
-  Mines D
-  Inland v

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APPENDIX 1:

Key stakeholder organisations

- Friends of Tawa Bush Reserves
- Karori Wildlife Sanctuary Trust
- Makara / Ohariu Valley Ratepayers Association
- Makara Peak Supporters
- Mitchelltown Society (Waimapihi Reserve)
- Otari-Wilton's Bush Trust
- Royal Forest and Bird Protection Society
- Te Runanga o Toa Rangatira
- Wellington Botanical Society –Wellington Branch
- Wellington Tenths Trust
- Wright Hill Restoration Society
- Wright Hill Recreation Reserve Committee

APPENDIX 2:

Summary of initial submissions

When the Council notified its intention to prepare this plan in November 2001 it produced a discussion document. This was sent to all landowners in the Outer Green Belt area and to all stakeholder organisations, known interested parties, and to anyone else who requested a copy. Fifty nine submissions were received and are summarised below.

Many submissions were structured around the 20 questions in the discussion document which came under six main headings: general concept, landscape and land use, ecology, recreation, significance to Maori and recent history.

General concept

Support for concept (43 comments)

The majority of the submissions expressed support for the concept. Many of the submitters who did not directly express their support, did so indirectly throughout their submission, or implied that they would support the concept with some modifications.

Support for plan preparation (29 comments)

The support for the intention to prepare this Plan was similar to the support of the concept. The majority of the submissions stated their support for the Plan, or implied their support without directly stating it. A few submissions suggested modifications or a different approach to the Plan preparation.

Landscape and land use

Placement of utilities (29 comments)

The majority of comments in relation to utilities were in favour of the Plan limiting utility placement (24). Submitters suggested utility sharing, location away from skyline, using natural colours and designs, putting income back into Outer Green Belt and reference to other legislation. Several utility companies made submissions and were all in support of the Plan providing criteria for utilities. Utility companies stressed that access to existing facilities must be provided for within the Plan, and that some shielding requirements were inappropriate due to reducing utility effectiveness. Five submitters recommended no new utilities to be located on the Outer Green Belt.

Types of structures (21 comments)

There was some confusion between utilities and structures, and many people commented on utilities in this question. Seven submitters suggested that only structures related to the purpose and principles of the Outer Green Belt are appropriate (i.e. toilets, information boards, signs, picnic spots etc). Five submitters mentioned that the design and colour of structures is important and should be controlled by the Plan.

Ecology

Ridgelines in pasture (30 comments)

Twenty-four submissions supported some or all of the ridgelines remaining in pasture to maintain views and open space values. There were some questions concerning the management of the pasture, fire risk and effects on biodiversity values. Several people suggested that native grasses should be planted or that studies of historic vegetation should determine ridgeline vegetation. Four submitters suggested that it would be best to re-vegetate ridges, with some suggesting that viewpoints could be maintained in specified areas, or from platforms.

Regeneration process (33 comments)

Submitters were split on the issue of natural versus active regeneration (seven vs. 12). Some suggested that in priority areas the Council should be active, and in other areas it should be left to nature. Eighteen submitters made comments on the need for more animal and plant pest control. The requirement for fencing was mentioned three times. A suggestion was also made that mapping of re-vegetation priority areas may be useful.

Role of communities and community groups (17 comments)

Most comments related to the community becoming involved through voluntary activities (12 comments) such as planting, plant and animal pest control, fencing and track building/maintenance. Three submitters suggested that the community should be involved by sharing their ideas on aspirations, values and objectives. One suggestion involved local residents doing their bit by planting natives in their gardens and putting bells on cats. Getting children involved, education and promotion through newspapers and newsletters were also suggested. One other suggestion involved developing a community group to oversee the Outer Green Belt.

Exotic plants and trees (25 comments)

Ten comments suggested that exotic planting is acceptable in the Outer Green Belt. Most of these comments also suggested that care is required when planting exotics so that they do not become weeds. Seven submitters commented that exotic trees should only be a temporary measure, and should be removed once natives have regenerated. There were also seven comments that were totally against the use of exotics in the Outer Green Belt. One comment suggested that only locally eco-sourced plants should be used.

Recreation

Road access (21 comments)

Eleven submitters were against any further vehicle access to the Outer Green Belt. Four submitters suggested limited access to strategic viewpoints or for maintenance or management purposes. Five submitters suggested that there should be a lot more access all around the Outer Green Belt to allow as many people as possible access to the Outer Green Belt.

Track usage (16 comments)

There was a variety of comments in regard to this issue. Eight comments supported track usage by walkers/runners/bikers, and three supported dual (walking and mountain biking) use. Three submitters thought it was most appropriate to separate activities. One person mentioned that steps on tracks were not always appropriate, and another considered that motorised vehicles were not appropriate. One submitter also mentioned they would like to be able to walk the length of the Outer Green Belt.

Track building priorities (38 comments)

There were several suggestions for specific track priorities, which can be referenced from the main summary. However there was a range of general suggestions including well-maintained tracks, improved signage/markings, loop, link and network improvements. Three people suggested that no new tracks were required.

Responsibility for tracks (20 comments)

Nearly all submitters who commented on this issue (18) suggested that Wellington City Council should retain the primary role in maintaining tracks, but that community groups/organisations/businesses could be involved with volunteer work supervised by the Council. Four people mentioned the importance of track standards. One submitter suggested that groups/people “adopt a track” and take on its maintenance.

Permitted recreation activities (22 comments)

All submitters who commented on this issue supported walking and passive activities. Nine submitters supported walking/running and biking. Two submitters suggested that

activities should be limited to non-motorised forms. Three people thought horse riding was acceptable (some mentioned limitation of areas), and one person thought that dog exercising should be permitted. Four people thought that motorbikes and vehicles were acceptable, but realised there may be limitations on the area or timing of the activity.

Controlled or prohibited recreation activities (28 comments)

There was a large response to this question. Thirteen submitters said that motorised vehicles should be prohibited, and a further seven suggested some kind of limitation on motorised vehicle access, either to certain areas or at certain times of the year. There were four comments relating to prohibiting horse riding, and two submitters suggested that horse riding should be controlled. A further nine submitters thought that mountain biking should be controlled in some way. Five submitters thought that dog access should be restricted, and three people thought that activities that created noise or environmental damage should be prohibited.

Commercial recreation (17 comments)

There were six comments stating that commercial recreation should be prohibited. The remaining comments (11) suggested that commercial recreation should be limited in some way. The suggestions included limiting commercial activity to one off-events, non-motorised activities and activities that do not compromise the Outer Green Belt values. There was also a suggestion that appropriate charges should occur for commercial activities, which could be used within the Outer Green Belt.

Special needs or areas (19 comments)

There was a wide variety of comments for this question. Three submitters commented on the need for open space with free access for everybody. There were also three comments on improving the Makara Peak Mountain Bike Park facilities or biking facilities in general. Other suggestions included an orienteering area, native species plantations, and picnic spots. Three submitters suggested that there is currently enough special zoning and no more is required. One submitter suggested Old Coach Road should have its own management plan.

Significance for Maori

Recognition of Maori history and values (12 comments)

The majority of submitters (seven) who made comments on this question suggested the use of pamphlets and signage to communicate Maori legends, names, interpretations and values. Other suggestions included complying with the Treaty of Waitangi, more consultation, identification of Maori tracks and research on significant sites.

Recent history

Historical values (19 comments)

Nine submitters made comments on the need for signs/information boards or pamphlets to explain and provide interpretation about historic sites. It was also suggested that original names should be used. There were two comments in support of preserving heritage values. Other comments included the need for further consultation with heritage organisations or the public.

Land acquisition

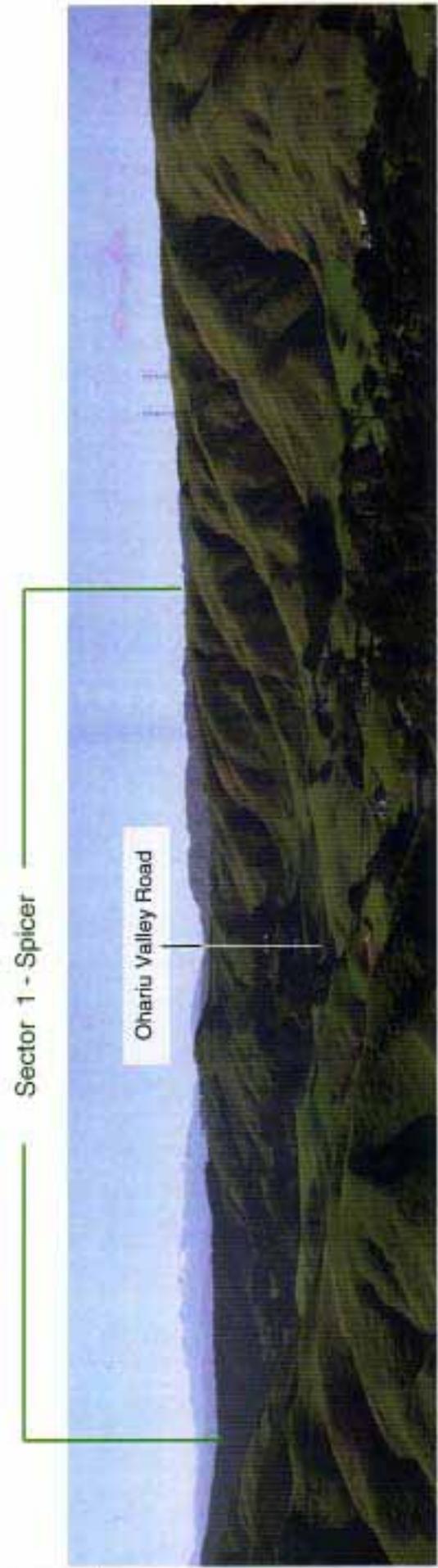
A number of submitters made suggestions about land that could or should be obtained by the Council and added to the Outer Green Belt.

Please note – a summary of the submissions on the *Draft Outer Green Belt Management Plan* can be viewed by contacting the Council.

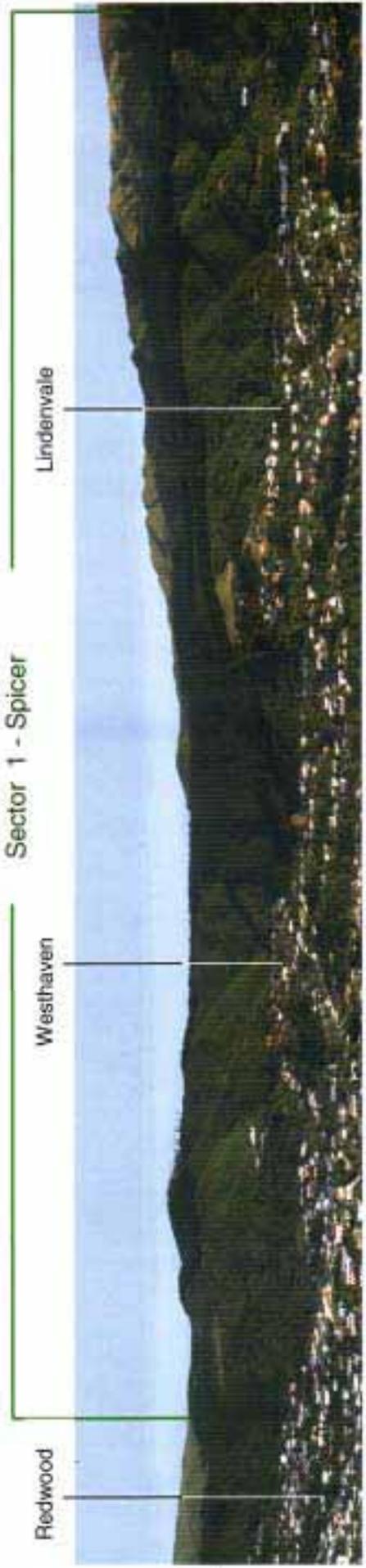
APPENDIX 3:
Sector photographic
panoramas

**Photographic reference
 Outer Green Belt Management Plan**

Sector 1. Spicer



WEST SIDE OF OUTER GREEN BELT - View from Ohariu Valley western hills looking northeast.
 Fig.1.1
 View Location 1



EAST SIDE OF OUTER GREEN BELT - View from Bing Lucas Drive, Greenacres looking west
 Fig.1.2
 View Location 2

Sector 2
Best's Ridge



WEST SIDE OF OUTER GREEN BELT - View from Ohariu Valley western hills looking east.

Fig.2.1
View Location 1

Sector 2
Best's Ridge



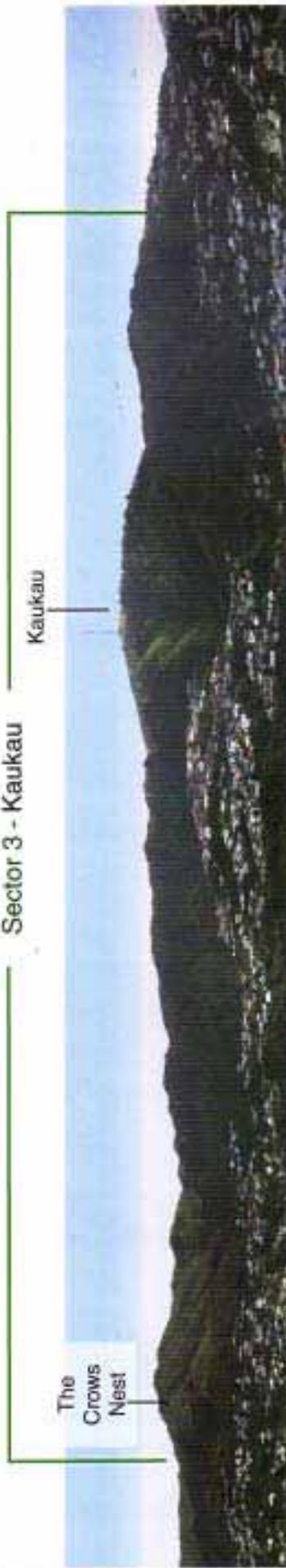
EAST SIDE OF OUTER GREEN BELT - View from Stebbings Valley eastern hills looking west.

Fig.2.2
View Location 3



WEST SIDE OF OUTER GREEN BELT - View from Ohariu Valley western hills looking east.

Fig.3.1
View Location 4



EAST SIDE OF OUTER GREEN BELT - View from Odell's Reserve, Ngaio looking northwest.

Fig.3.2
View Location 5



EAST SIDE OF OUTER GREEN BELT - View from Blackrock Road, Newlands looking west - northwest.

Fig.3.3
View Location 15

Sector 4 – Otari-Wilton's Bush



WEST SIDE OF OUTER GREEN BELT — View from British Peak looking northeast to southeast.

Fig. 4.1
View Location 6

Sector 4 – Otari-Wilton's Bush



EAST SIDE OF OUTER GREEN BELT — View from Town Belt (Tinakori Hill) looking northwest.

Fig. 4.2
View Location 7

Sector 5 – Makara Peak



NORTH SIDE OF GREEN BELT - View from hills east of Makara village looking south.

Fig.5.1
View Location 8

Sector 5 – Makara Peak



WEST SIDE OF GREEN BELT - View from South Makara Road looking east.

Fig.5.2
View Location 9

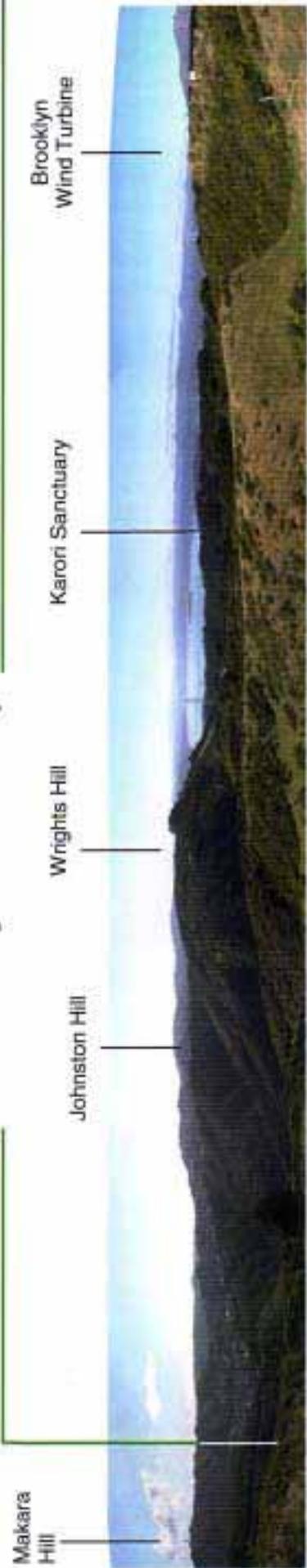
Sector 5 – Makara Peak



EAST SIDE OF GREEN BELT - View from Wrights Hill looking west & north.

Fig.5.3
View Location 10

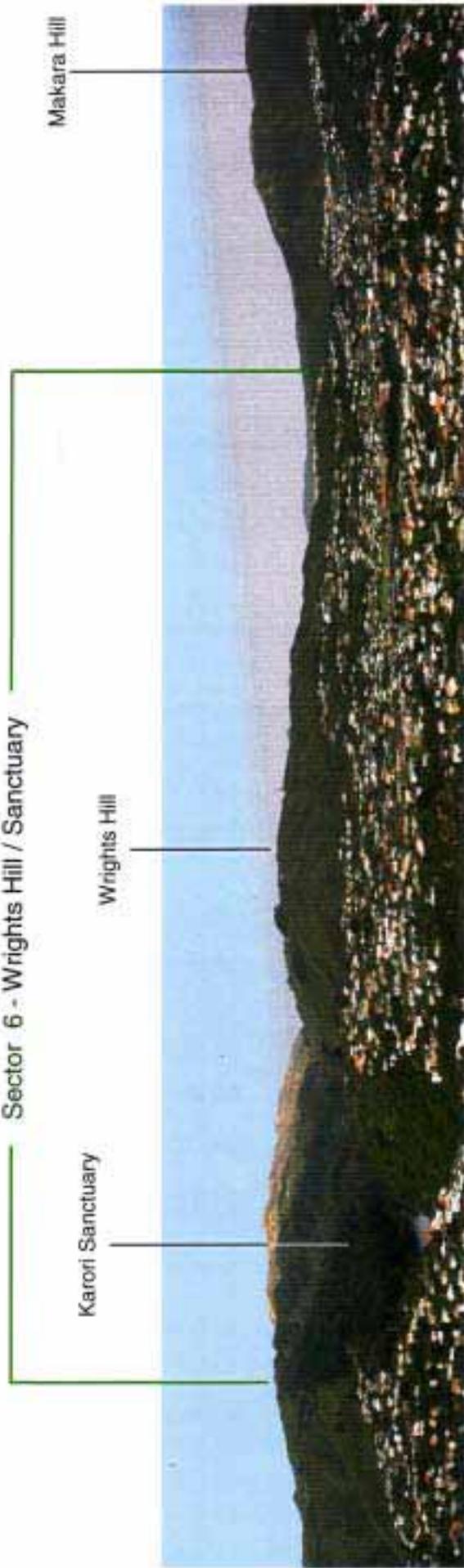
Sector 6 - Wrights Hill / Sanctuary



SOUTH SIDE OF OUTER GREEN BELT - View from northern end of Long Gully looking north.

Fig.6.1
View Location 11

Sector 6 - Wrights Hill / Sanctuary



NORTH SIDE OF OUTER GREEN BELT - View from Stellan Memorial Park, Northland looking southwest.

Fig.6.2
View Location 12

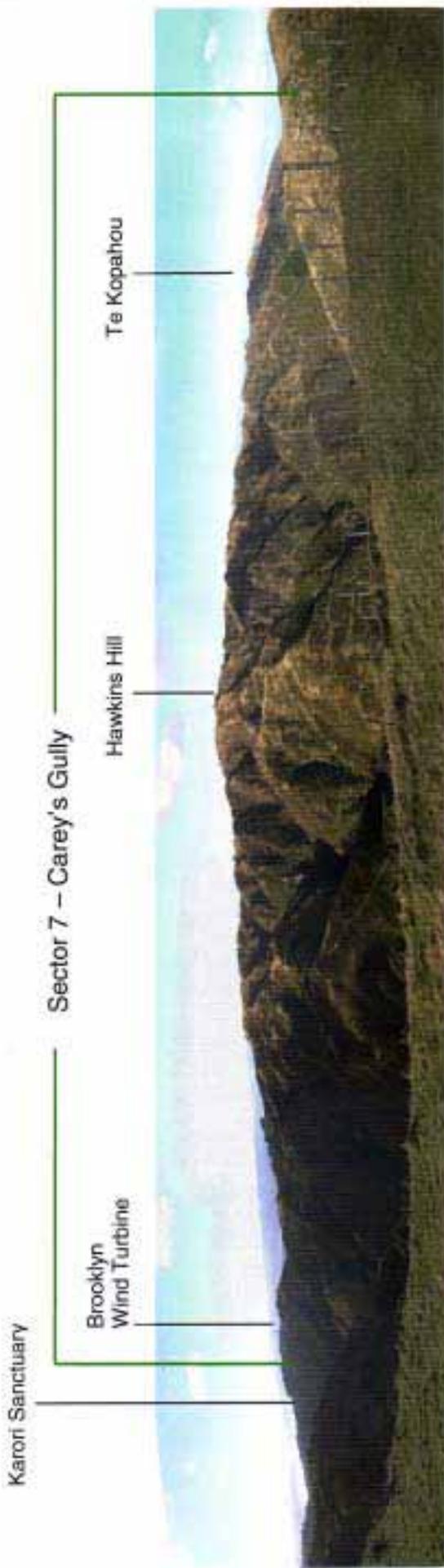


Fig.7.1
View Location 13

WEST SIDE OF GREEN BELT - View from western hill of Long Gully looking east.

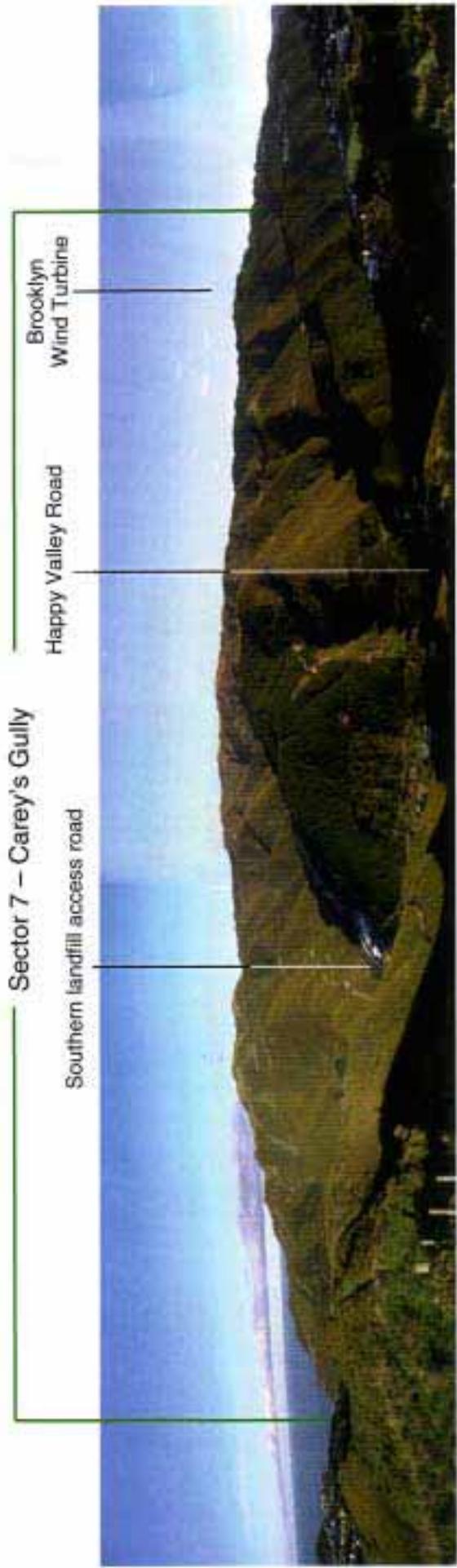


Fig.7.2
View Location 14

EAST SIDE OF GREEN BELT - View from Tawatawa ridge, City to Sea Walkway looking west.