

8.5 Sector 5 Macalister Park



Macalister Park, Berhampore

8.5.1 Character and use

This sector defines the western edge of Newtown, extending from Hutchison Road to Britomart Street (Sector five: context map).

The sector comprises three main areas:

1. A **low ridge** extends south from the Brooklyn Hills. Large conifers have been removed from much of the ridgeline and replaced with native vegetation.
2. **Playing fields** are to the east (Rugby League Park and Te Whaea artificial turf) and south (Macalister Park) of the ridge.
3. At the **southern end** the land slopes steeply down to Berhampore. It is densely vegetated in a mixture of exotic and native scrub with a stand of pines at the west end.

This area is mainly used for formal recreation. The 2009 Residents Survey found over a third of residents had visited this area and Berhampore (part of Sector 6) in the past six months. Almost 30 percent had never visited.

Rugby League Park and Macalister Park provide extensive areas of playing fields for formal recreation. In addition, the new artificial sports turf at Te Whaea was built in 2010.

The playing fields also offer opportunities for casual ball games, kite flying, etc, while various tracks on the ridge and the southern slopes provide walking opportunities in less-developed environments.

A play area near Hanson Street is easily accessible from western Newtown and there is another play area at Mt Cook.

The former Wellington Showgrounds (Te Whaea Dance and Drama Centre) are part of the Town Belt, but the provisions of the Town Belt Deed are suspended under the Wellington City Exhibition Act 1959. The showgrounds (except for the new Te Whaea artificial turf) are managed independently from this management plan.

There is one reservoir in the sector at the southern edge of the ridge above Macalister Park.

8.5.2 Land addition and boundary rationalisation

Policies

8.5.2.1 Formally add the following areas to Town Belt:

- the reserve land at Travers Street and Finnimore Terrace
- the land held for sanitary purposes on the corner of Farnham Street and Liardet Street.

8.5.2.2 In the event the use of the former showgrounds terminates, to integrate management of the Wellington Showgrounds site with that of adjacent Town Belt.

8.5.2.3 Regularise the existing and legal road alignments at Liardet Street.

The new Te Whaea artificial playing field is no longer covered by the Wellington City Exhibitions Act 1959 as it has been taken out of the premises lease for the site. The land has reverted to the Town Belt and is covered by the 1873 Town Belt Deed.

The reserve land at Travers Street and Finnimore Terrace, and the land held for sanitary purposes on the corner of Farnham Street and Liardet Street, are covered under this management plan (Sector 5: context map) – a total of 0.94ha.

Please refer to Table 5 at the end of this sector for a complete list of Town Belt land additions and removals and boundary adjustments.

Wallace Street: The 1995 Town Belt Management Plan recommends that “... *the three isolated areas in the Wallace Street vicinity shall be transferred to Road Reserve with provisions made, if necessary, for isolation strips between the areas made road reserve and adjacent freehold land.*”

The three areas near Wallace Street are grassed and have some significant pohutukawa trees and other plantings that contribute to the greening of this area. A community playground has been established on the larger of the three sections. It is recommended these three sections remain as Town Belt.

Liardet Street boundary rationalisation: The area of Town Belt west of Liardet Street has been divided by legal road. The alignment of the legal road and existing road differ. Legal boundary rationalisation is required to make the legal and physical boundaries consistent. A number of access encroachments off Liardet Street across the Town Belt will be resolved at the same time.

8.5.3 Landscape and ecological management

Policies

8.5.3.1 Retain the open space character of Macalister Park and gradually improve plantings for shade and shelter.

- 8.5.3.2 Gradually remove large conifer trees alongside Finnimore Terrace and replace with natives.
- 8.5.3.3 Retain and manage the eucalyptus forest below Finnimore Terrace in the medium term.
- 8.5.3.4 Continue with animal pest control and the control of weeds.
- 8.5.3.5 To work with the lessee of the Wellington Showground building to improve visual amenity and relationship with adjacent Town Belt.

The area provides an open-space backdrop to Newtown and Berhampore and is overlooked from Vogeltown and Mornington.

A more unifying cohesive vegetation pattern is being developed to link the area and provide an attractive backdrop for the sportsfields (Sector 5: landscape and existing vegetation map). The major changes over the past 15 years have been:

- pine-tree removal at the southern end of Finnimore Terrace and replanting in natives
- extensive replanting around the new artificial turf at Te Whaea
- planting of steep grass slopes to reduce mowing hazards
- removal/management of young pine trees at the reservoir site.

There are no large areas of pine trees prioritised for removal over the next 10 years.

8.5.4 Recreation

Policies

- 8.5.4.1 Maintain and develop Macalister Park, Rugby League Park and Te Whaea as facilities for outdoor sport and recreation.
- 8.5.4.2 Investigate possible options through this sector for the Island Bay to Central Business District cycleway and walkway.

The sector is intensively developed for formal recreation (Sector 5: current uses map). Te Whaea and its artificial surface and the natural turf fields at Macalister Park and Rugby League Park are an integral part of the sportsfield network. It is proposed that the natural turf fields are retained at Macalister Park and any future development would support outdoor sport on this park.

Te Whaea artificial sportsfield: In 2010 Wellington City Council completed the Te Whaea artificial sportsfield on what was the upper car park at Te Whaea National Dance and Drama Centre (former Wellington Showgrounds), next to Rugby League Park.

The artificial sportsfield is used for training and competition games by football, rugby union, and other sports codes. The field is 65m by 120m and has floodlighting. The sportsfield area has been removed from the premises management lease and the land returned to Town Belt status, but the land for car parking to the north is still covered by the lease and is used by sportsfield and show building users.

In addition there is a cluster of clubrooms situated on the Town Belt on the corner of Stoke and Hanson streets adjacent to a large parking area. The clubs leasing the areas are:

- **City of Wellington Pipe Band**
- **Cook Island Society New Zealand Wellington Branch**

- **Scout Association of New Zealand, Southern Cross**

In addition, the **Wellington Rugby Football Union** leases the grandstand at Rugby League Park, which is the home base for the Hurricanes and Wellington Lions.

The Hanson Street Play Area is situated on the Town Belt to the north of the car park below Rugby League Park and is due for renewal or decommission in 2022/2023. An assessment will be carried out based on future demographic analysis in this neighbourhood. This area has the potential to become a major entrance to the Town Belt and, in the longer term, be developed into a neighbourhood park space and hub for sporting clubs.

The City to Sea Walkway⁵² (part of Te Araroa, the national walkway), passes through the sector. Most tracks are open to mountain bikes. There is a comprehensive system of tracks linking north-south and between Finnimore Terrace and Adelaide Road. Many of these could be used as key cycle and walking commuting routes and should be considered as part of the proposed Island Bay to City walkway and cycleway, as long as this does not conflict with the recreational nature of the Town Belt.

There is a dog-exercise area on the corner of Liardet and Farnham streets and another area at the southern end of Macalister Park.

The development of the artificial turf at Te Whaea, the former Wellington Showgrounds, has created a new sport and recreation park in this location. It has also brought back the land into Town Belt use and removed it from the lease between the Council and The New Zealand Schools of Dance and Drama Premises Management Trust Board.

8.5.5 Encroachments

There are several access encroachments off Liardet Street that will be resolved during the adjustment of the legal road boundaries (see 8.5.2).

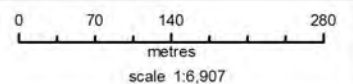
⁵² A 12km walkway from Bolton Street Memorial Park to Island Bay

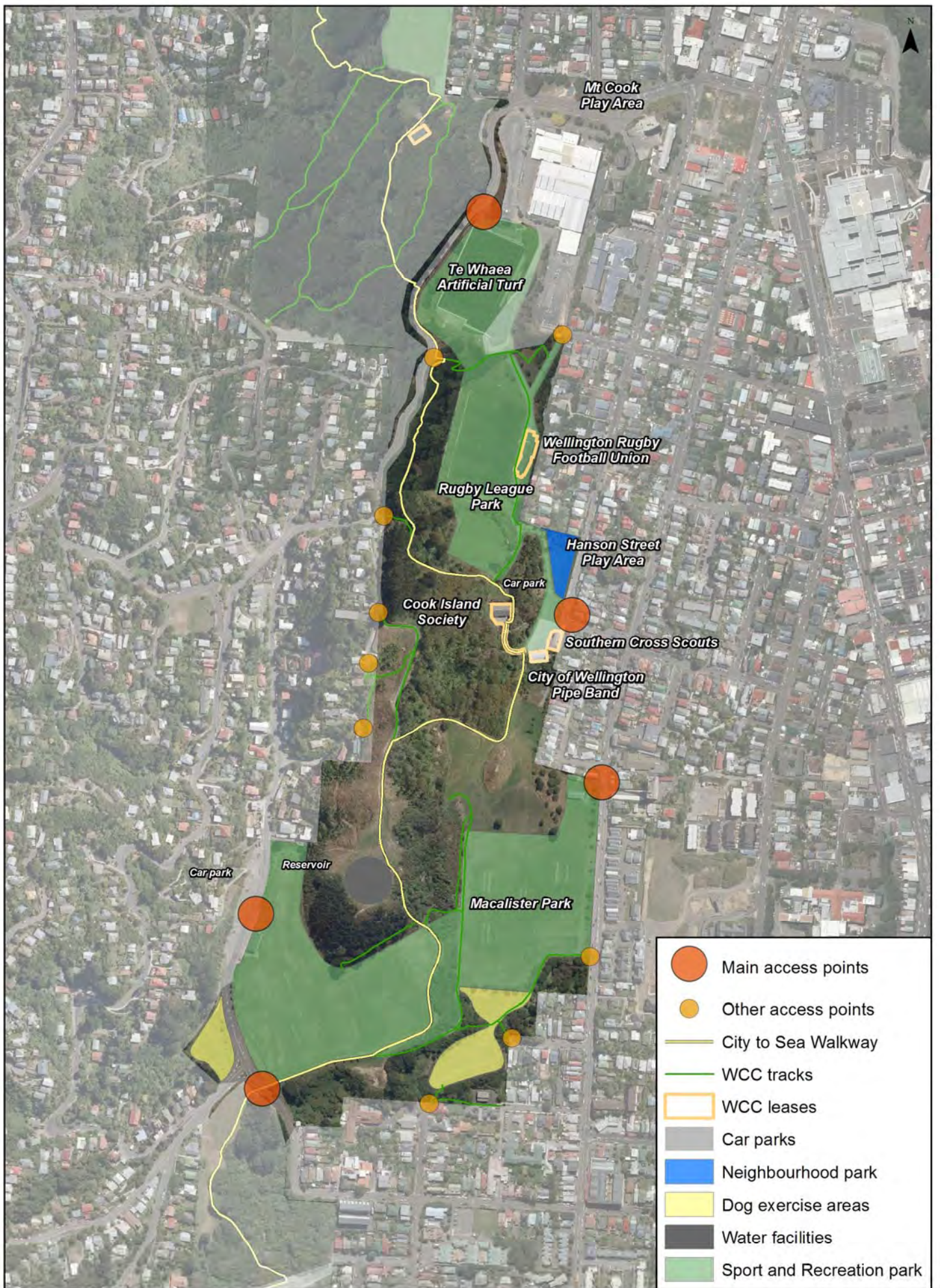


Sector 5 - Macalister Park Context

Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.

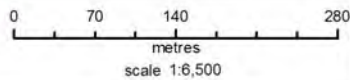
* Land assigned to Te Aro, Pipitea and Kumototo Maori under the McCleverty awards (1847)



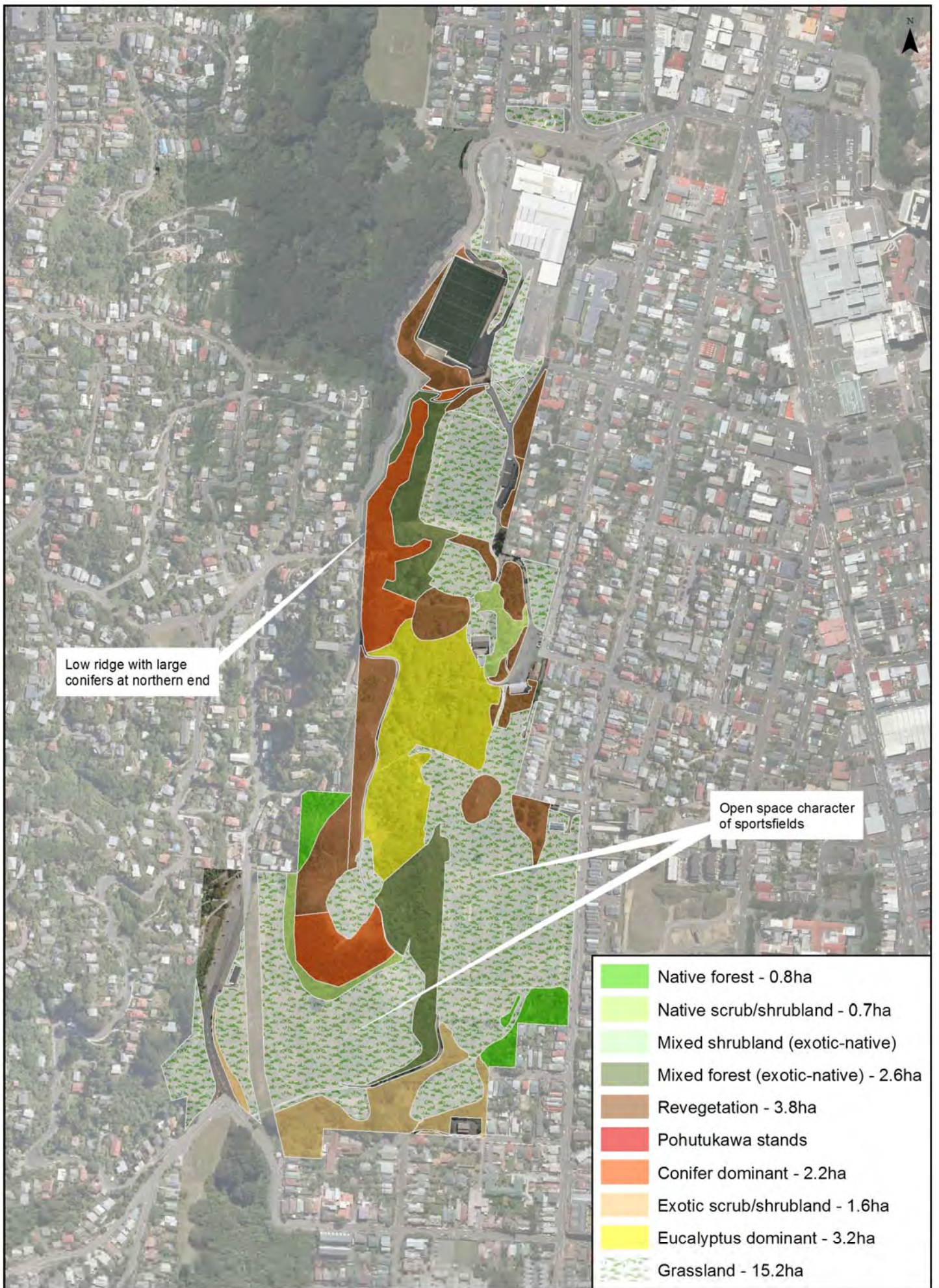


Sector 5 - Macalister Park
 Current uses

- Main access points
- Other access points
- City to Sea Walkway
- WCC tracks
- WCC leases
- Car parks
- Neighbourhood park
- Dog exercise areas
- Water facilities
- Sport and Recreation park

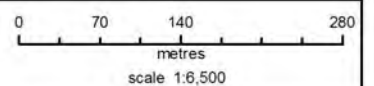


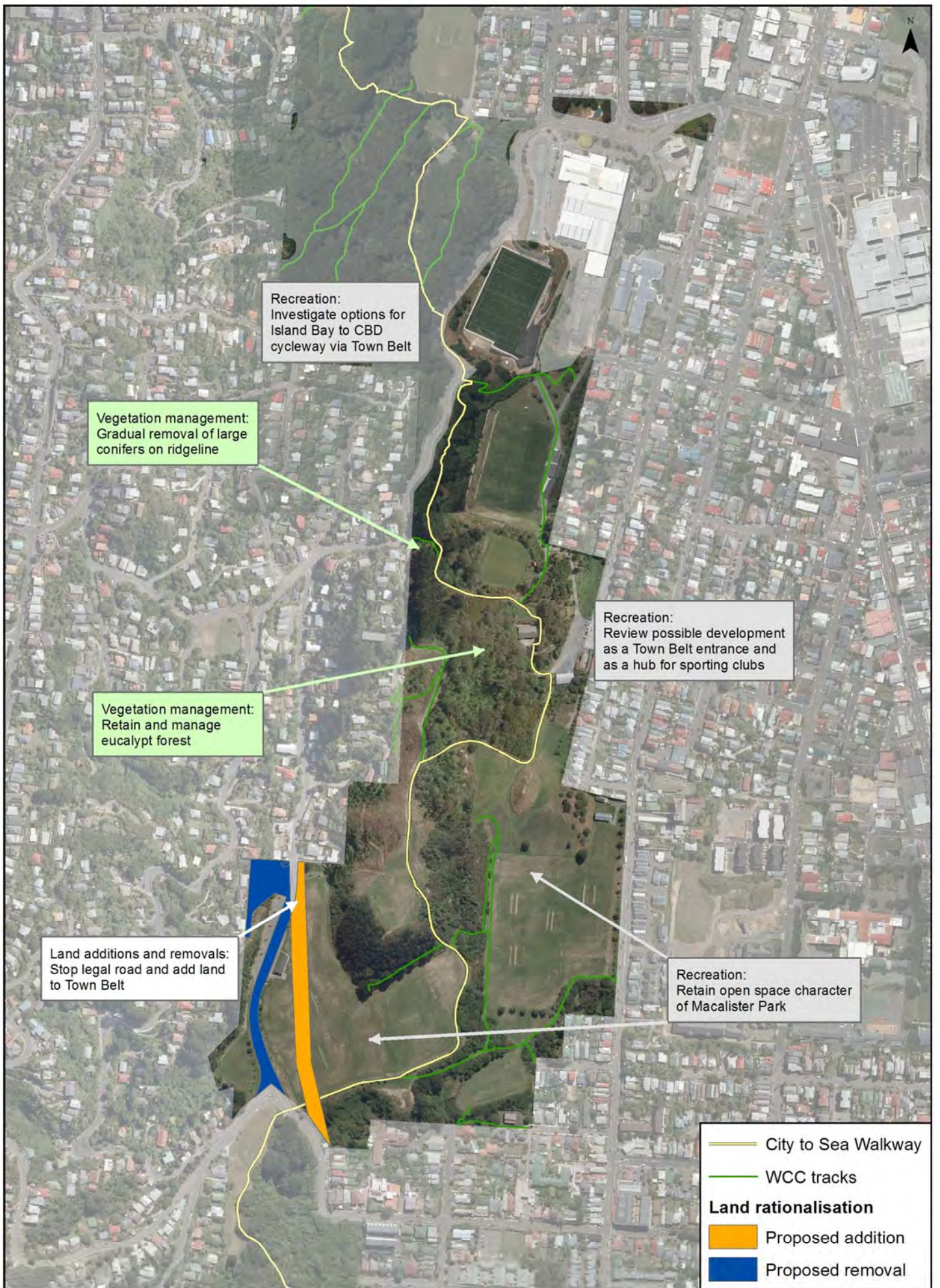
Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.



Sector 5 - Macalister Park
Landscape and existing vegetation

Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.





Sector 5 - Macalister Park
 Management and proposed future changes

Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.

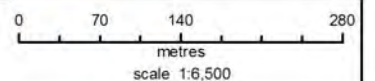


Table 5: Town Belt additions, removals and boundary rationalisation – Macalister Park sector

Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP
Wellington Show Association site	The land is owned by the Council, described as Lot 4 DP 10337, CT 46D/917	This land is located between Hutchison Road, John Street and Hanson Street. It is 5,2230ha and was taken for the Wellington City Exhibitions Grounds by the Wellington City Exhibitions Grounds Act 1927 (WCEA) (see now the 1959 Act). The land is still owned by the Council. Part is leased by the Wellington Show Association, which sub-leases part to Premises Management Trust for the New Zealand Dance and Drama School. This land is part of the Town Belt, but the provisions of the Town Belt Deed are suspended under the WCEA 1959.	The Town Belt Management Plan (TBMP) 1995, part 2, page 21, states that "In the event of the showgrounds use terminating, to integrate management of the Wellington Showgrounds site with that of the adjacent Town Belt."	Approximately 2.111ha of this land (this included the Te Whaea Artificial sportsfield) has now been returned to management under the Town Belt Deed.	In the event of the showgrounds use terminating, the management of the Wellington Showgrounds site should be integrated with that of the adjacent Town Belt. See Policy 8.5.3.5 about improving visual amenity at this site.	3.1119ha is not managed under this plan but the 2.111ha of Te Whaea Artificial is.
Wallace Street land	These three areas are defined as: Lot 5 DP 10337, comprising 0.2003ha Lot 6 DP 10337, comprising 0.1050ha Part Lot 7 DP 10337, comprising 0.1185ha. As all three lots are defined in CT 46D/917 and this title is subject to the Town Belt Deed, this land is therefore legally Town Belt.	Three small pockets of Town Belt land at the corner of Hanson and John streets, and to each side of the Hutchison Road/Wallace Street intersection, have been isolated from the main Town Belt by road alienations. A neighbourhood playground has been developed on one of the sites.	The TBMP, 1995 considers these areas anomalies in terms of Town Belt management and proposes that they be made road reserve.	These three areas contribute to the greening of this area. A community playground has been established on the larger of the three areas.	These areas should be retained as Town Belt. No action required.	Yes, currently Town Belt
Reserve land at Travers Street and Finnimore Terrace	The land is described as: Lots 445, 446 & 447, DP 9808, CT 559/64, comprising 0.2727ha, recreation reserve, NZ Gazette 1995, page 2438 Lot 448, DP 9808, CT 549/96, comprising 0.0918ha, recreation reserve, NZ Gazette 1995, page 2438 Lots 449 & 450, DP 9808, CT 489/262, comprising 0.1999ha, recreation reserve, NZ Gazette 1995, page 2438 Closed Street as shown on SO Plan 23070, CT 624/38, comprising 0.1678ha, recreation reserve, NZ Gazette 1995, page 2438	This is Council-owned recreation reserve land at the southern end of Finnimore Terrace and off Travers Street, Vogelstown. The land is adjacent to Macalister Park Reservoir at 93 Liardet Street.	The land described above is identified as a potential addition to the Town Belt in the Town Belt Management Plan. (Area 6A TBMP 1995, part 1, page 16).	This land connects with existing Town Belt land and is effectively managed as such. It is original Town Belt and now has recreation reserve status. The landscape and vegetation is consistent with adjoining Town Belt land.	The land, described as Lots 445-450 DP 9808 and Closed Street SO Plan 23070, should be added to the Town Belt.	Yes
Site name	Legal description and area	Description, location, current use	Previous policy	Discussion, criteria assessment	Recommendation	Land covered by this TBMP

Liardet Street realignment		<p>The defined legal road does not follow the existing formed road in this area of Liardet Street from the intersection with Priscilla Crescent and running alongside Macalister Park. This area will require resurveying and the existing road made legal road. The areas not required as legal road could be returned to the Town Belt.</p> <p>In addition, five private properties at the top end of Liardet Street (opposite Macalister Park), numbers 64A, 66, 76, 78 & 84 Balfour Street, all have access encroachments over Town Belt land connecting through to Liardet Street.</p>	<p>The TBMP 1995 recommends Liardet Street to be regularised, including the area with the private encroachments, to become road reserve, with appropriate isolation strips. Previous correspondence to property owners has been consistent with the management plan policies.</p>		<p>The Liardet Street road alignment and access encroachments for numbers 64A, 66, 76, 78 & 84 Balfour Street should be resolved.</p>	<p>No, currently legal road, but should be managed consistently with TBMP policies.</p>
<p>Land held for sanitary purposes, corner of Farnham Street and Liardet Street</p>	<p>Described as Section 1 SO Plan 22375, Certificate of Title 597/102, comprising 0.2109ha. It is held for Sanitary Works, NZ Gazette 1928, page 1732.</p>	<p>This land is adjacent to Town Belt land at the corner of Farnham Street and Liardet Street, Berhampore.</p> <p>The area contains a number of drainage assets, including the entrance to a large stormwater tunnel, which heads under Macalister Park to a sewer main. The tunnel entrance is now closed and converted to a standard manhole for inspection purposes. There are also two stormwater intakes, which are inspected and cleared of debris routinely.</p>	<p>This is not original Town Belt land, nor was it identified in the TBMP 1995 as a potential addition to the Town Belt.</p>	<p>This land adjoins existing Town Belt land and is part of the mown grass area. It is perceived to be part of the Town Belt and is a logical addition.</p>	<p>The Council-owned land on the corner of Farnham Street and Liardet Street, Berhampore, described as Section 1 SO Plan 22375, Certificate of Title 597/102, comprising 0.2109ha, should be formally added to Town Belt.</p> <p>Before this Town Belt inclusion, the appropriate easements should be registered against the land's Certificate of Title to secure the access to and maintenance of drainage assets on the land.</p>	<p>Yes</p>